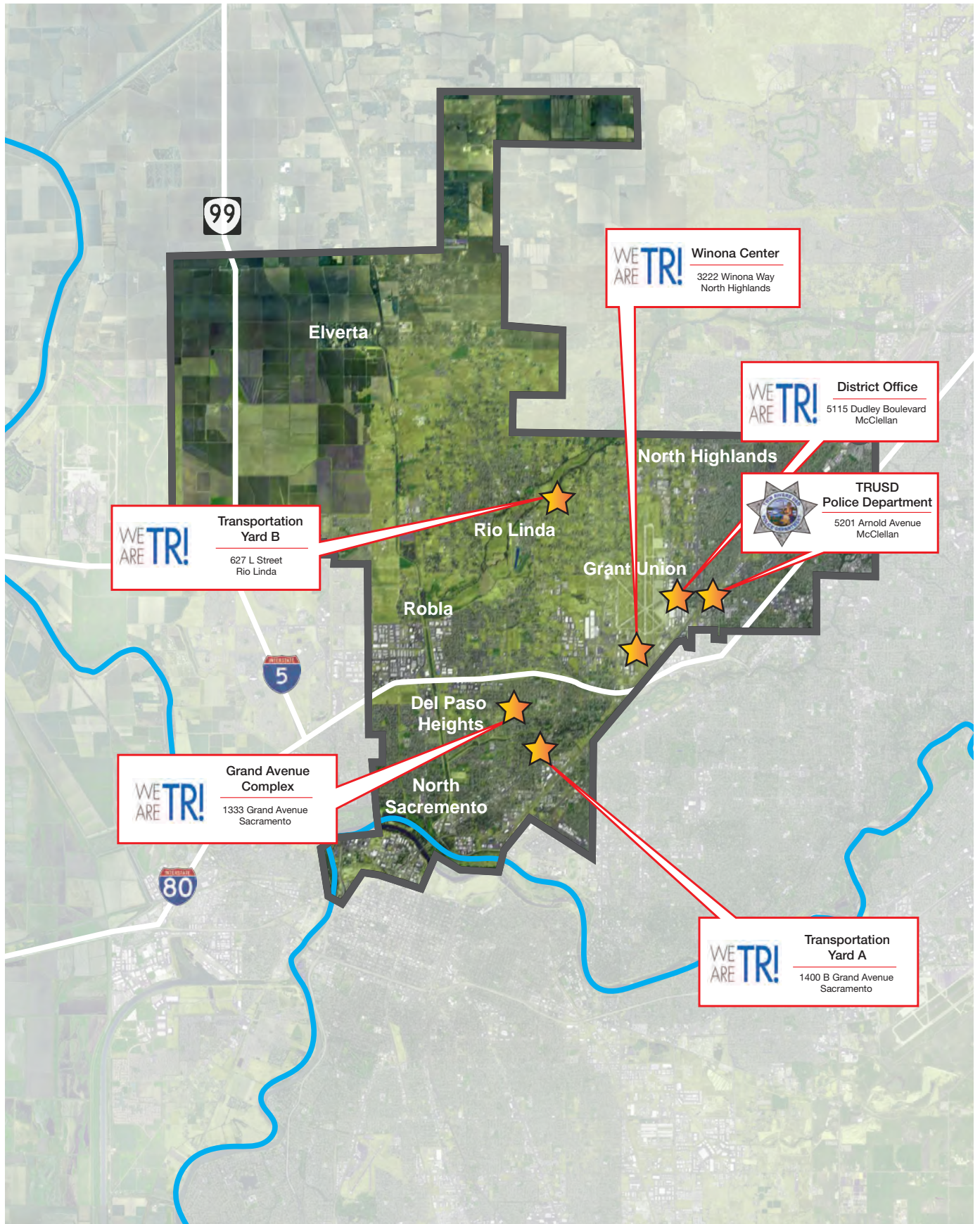


Section Eight  
**SUPPORT FACILITIES**



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WE ARE **TR!**

## DISTRICT OFFICE



5115 DUDLEY BOULEVARD  
MCCLELLAN, CALIFORNIA 95652

ORIGINAL BUILDING COMPLETED: 2009  
BUILDING AREA: 66,000 SF  
SITE ACREAGE: 2.1

# DISTRICT OFFICE

Aerial Image

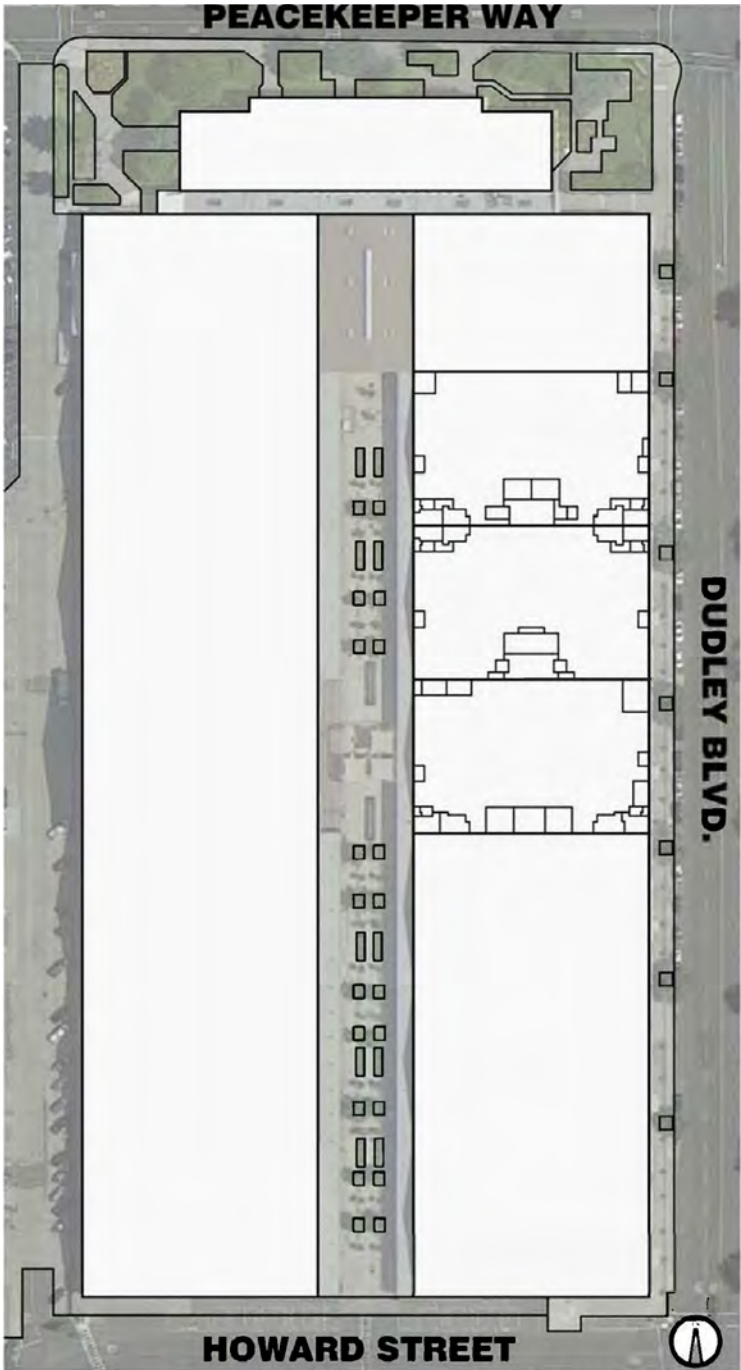


SCALE 1" = 150'



# DISTRICT OFFICE

Existing Site Plan

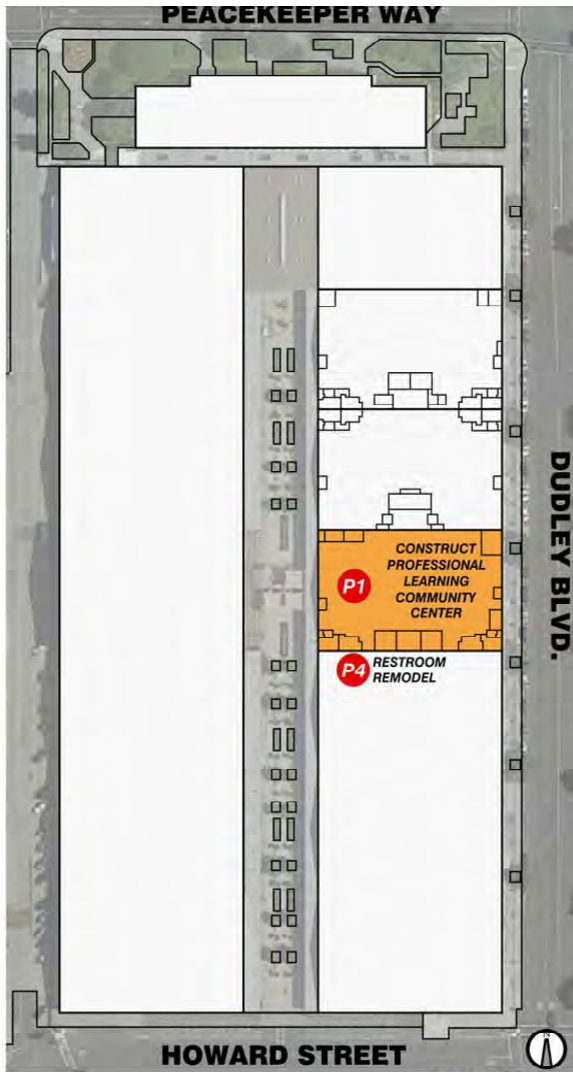


SCALE 1" = 150'



# DISTRICT OFFICE

Proposed Site Plan



SCALE 1" = 150'

SCOPE	PRIORITY KEYNOTES
EXISTING BLDG. - NO WORK	P1 1-5 YEARS \$
MODERNIZATION	P2 6-15 YEARS \$
BUILDING EXPANSION	P3 16-20 YEARS \$
NEW BUILDINGS	P4 21-25 YEARS \$
	TOTAL COST \$

Note:

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



# DISTRICT OFFICE

## 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	\$2,641,188
Priority 3	\$554,689
Priority 4	\$12,089,410
Priority IP	\$0
Priority C	\$11,338,046
<b>Total</b>	<b>\$26,623,333</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$76,794	\$76,794
Architectural	\$0	\$0	\$277,344	\$12,081,135	\$0	\$7,075,328	\$19,433,808
Mechanical	\$0	\$2,641,188	\$0	\$0	\$0	\$51,808	\$2,692,996
Electrical	\$0	\$0	\$277,344	\$0	\$0	\$0	\$277,344
Plumbing	\$0	\$0	\$0	\$8,275	\$0	\$0	\$8,275
Technology	\$0	\$0	\$0	\$0	\$0	\$1,621,332	\$1,621,332
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$0	\$0	\$41,684	\$41,684
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$2,471,100	\$2,471,100
<b>Discipline Totals</b>	<b>\$0</b>	<b>\$2,641,188</b>	<b>\$554,689</b>	<b>\$12,089,410</b>	<b>\$0</b>	<b>\$11,338,046</b>	<b>\$26,623,333</b>

<b>P1 Total</b>	<b>\$0</b>
<b>P1 + P2 Total</b>	<b>\$2,641,188</b>
<b>P1 + P2 + P3 Total</b>	<b>\$3,195,877</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$15,285,287</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$11,338,046</b>
<b>IP + C Totals</b>	<b>\$11,338,046</b>

# DISTRICT OFFICE

## Proposed Work Items

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

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
<b>BUILDING ENVELOPE</b>					<b>\$76,794</b>
6349	BAY B ROOFING	C	2021U	RFM	\$76,794
<b>ARCHITECTURE</b>					<b>\$19,433,808</b>
5259	Provide new room graphics and way-finding signage per ADA requirements.	3	PQ	GRP	\$277,344
5260	Modernize interior per life-cycle maintenance. Include new interior finishes - floor, walls and ceiling.	4	PQ	REN	\$10,922,670
5261	Major restroom remodel.	4	PQ	REN	\$1,158,465
6350	THE STUDENT TEACHER LEARNING CENTER AT BAY D & AV PACKAGE [Completed 2021]	C	2021U	REN	\$6,697,906
5262	DISTRICT OFFICE BAY D REMODEL (161-16-066), 15-16FY	C	2017U	REN15-16	\$90,391
5263	DISTRICT OFFICE BAY D REMODEL (161-16-066), 16-17FY	C	2017+19U	REN16-17	\$265,879
5264	SUPERINTENDENT OFFICE IMPROVEMENTS (006-13-010)	C	2017U	REN16-17	\$21,153
<b>MECHANICAL</b>					<b>\$2,692,996</b>
5267	Replace AHU-250D-1 which is past expected lifespan.	2	PQ	HVAC	\$2,641,188
5268	Replace broken data room condensing unit. [Completed 2017]	C	2017U	HVAC	\$4,208
5271	DISTRICT OFFICE HVAC COMPRESSOR REPLACEMENT (022-14-066) - PBK line item: Replace faulty chiller compressor.	C	2017U	HVAC16-17	\$47,600
<b>ELECTRICAL</b>					<b>\$277,344</b>
5266	Electrical (allowance).	3	PQ	ELE	\$277,344
<b>PLUMBING</b>					<b>\$8,275</b>
5274	Lavatory faucets throughout facility are generally aged. Replace faucets as required.	4	PQ	PLB	\$8,275
<b>TECHNOLOGY</b>					<b>\$1,621,332</b>
5278	DISTRICT OFFICE TECH SERVER ROOM (186-16-066) [Completed 2018], 15-16FY	C	2017+19U	TECH15-16	\$28,881
5279	DISTRICT OFFICE TECH SERVER ROOM (186-16-066) [Completed 2018], 16-17FY	C	2017+19U	TECH16-17	\$1,592,452
<b>SECURITY</b>					<b>\$41,684</b>
5276	DISTRICT OFFICE WIFI DOOR LOCKS (063-16-066) - PBK Line Item: Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	C	2017U	HDW15-16	\$25,000





# DISTRICT OFFICE

## 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
5277	DISTRICT OFFICE WIFI DOOR LOCKS (063-16-066)	C	2017U	HDW16-17	\$16,684
<b>OTHER</b>					<b>\$2,471,100</b>
5273	BAY A SECURITY ENTRANCE & BAY D IMPROVEMENTS (034-15-066, 014-12-066)	C	2017U	OTH15-16	\$2,471,100

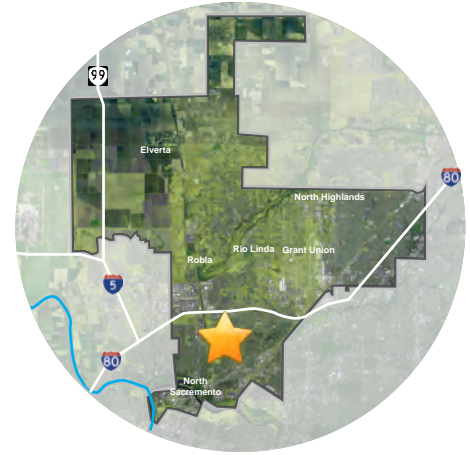
PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$0
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$2,641,188
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$554,689
4	Future Consideration (Life Expectancy 21-25 years)	\$12,089,410
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$11,338,046
		<b>\$26,623,333</b>

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# WE ARE TR!

## GRAND AVENUE COMPLEX



1333 GRAND AVENUE  
SACRAMENTO, CALIFORNIA 95838

BUILDING AREA: 54,553  
BUILDING AREA: 54,553 SF  
SITE ACREAGE: 8.04



# GRAND AVENUE COMPLEX

Aerial Image



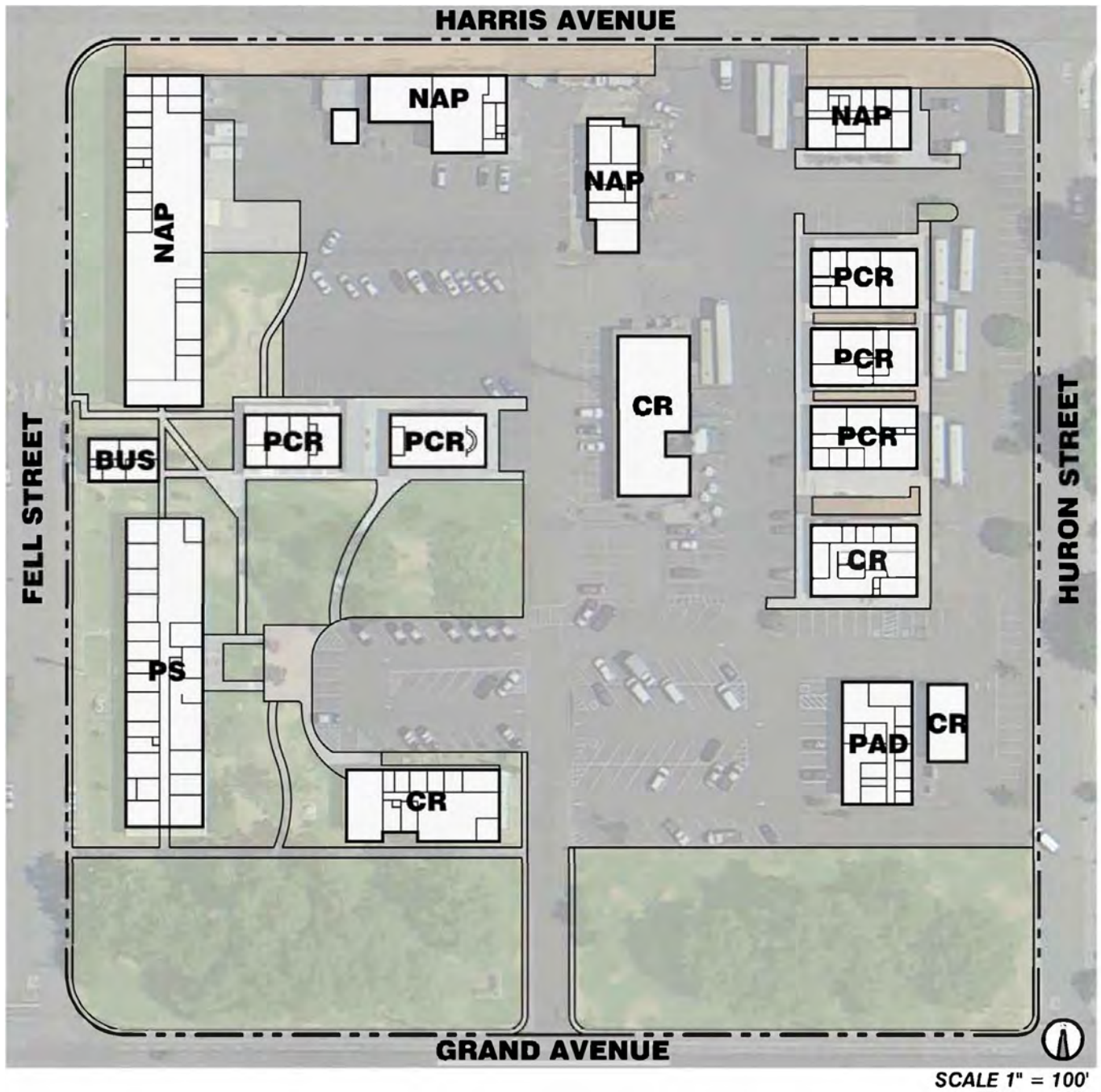
SCALE 1" = 100'





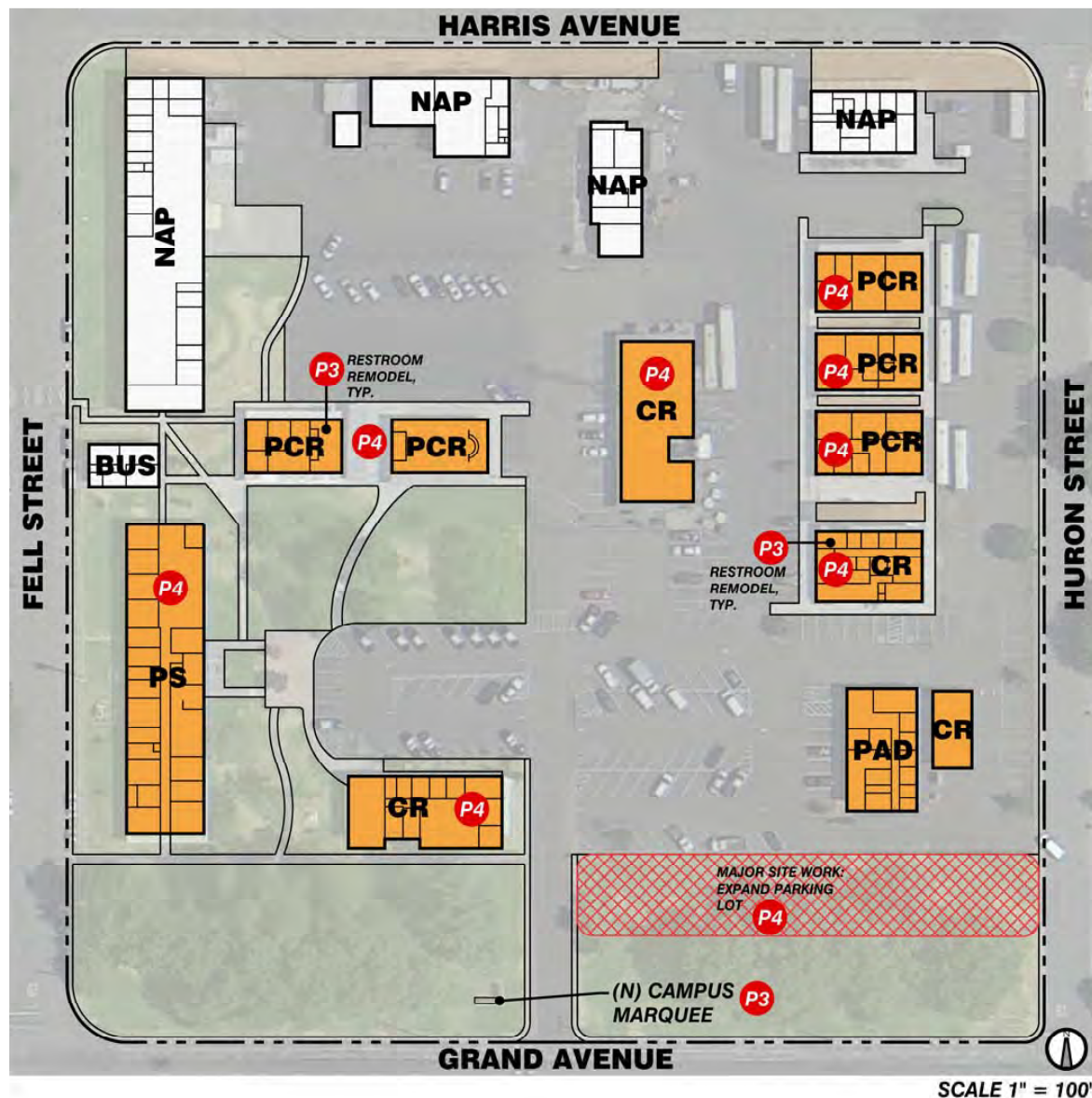
# GRAND AVENUE COMPLEX

Existing Site Plan



# GRAND AVENUE COMPLEX

Proposed Site Plan



SCALE 1" = 100'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS	\$182,187.50	
P2	6-15 YEARS	\$109,312.50	
P3	16-20 YEARS	\$1,961,649.25	
P4	21-25 YEARS	\$1,804,385.00	
TOTAL COST		\$4,057,534.25	

COST ARE SHOWN IN 2016 DOLLARS

ABBREVIATIONS:

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

Note:

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



# GRAND AVENUE COMPLEX

## 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	\$0
Priority 4	\$0
Priority IP	\$0
Priority C	\$18,821
<b>Total</b>	<b>\$18,821</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$0	\$0	\$0	\$18,821	\$18,821
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>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,821</b>	<b>\$18,821</b>

P1 Total	\$0
P1 + P2 Total	\$0
P1 + P2 + P3 Total	\$0
P1 + P2 + P3 + P4 Total	\$0
In Progress (IP) Total	\$0
Complete (C) Total	\$18,821
IP + C Totals	\$18,821

# GRAND AVENUE COMPLEX

## 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>\$18,821</b>
5462	GRAND AVE TRANSPORTATION BUILDING DEMO (085-16-260)	C	2017U	REN15-16	\$18,821

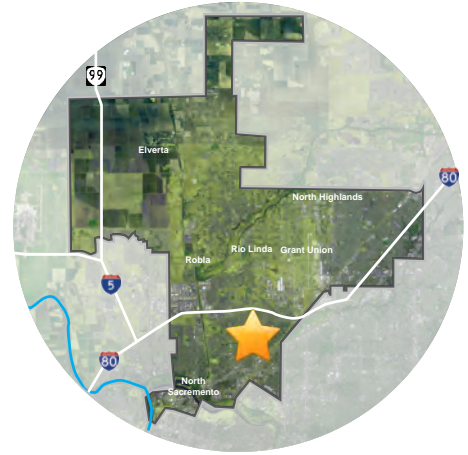
PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$0
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$0
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$0
4	Future Consideration (Life Expectancy 21-25 years)	\$0
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$18,821
		<b>\$18,821</b>





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## TRANSPORTATION YARD A



1400 B GRAND AVENUE  
SACRAMENTO, CALIFORNIA 95838

ORIGINAL BUILDING COMPLETED: 2004  
BUILDING AREA: SF  
SITE ACREAGE: 12.15

# TRANSPORTATION YARD A

Aerial Image





# TRANSPORTATION YARD A

Existing Site Plan

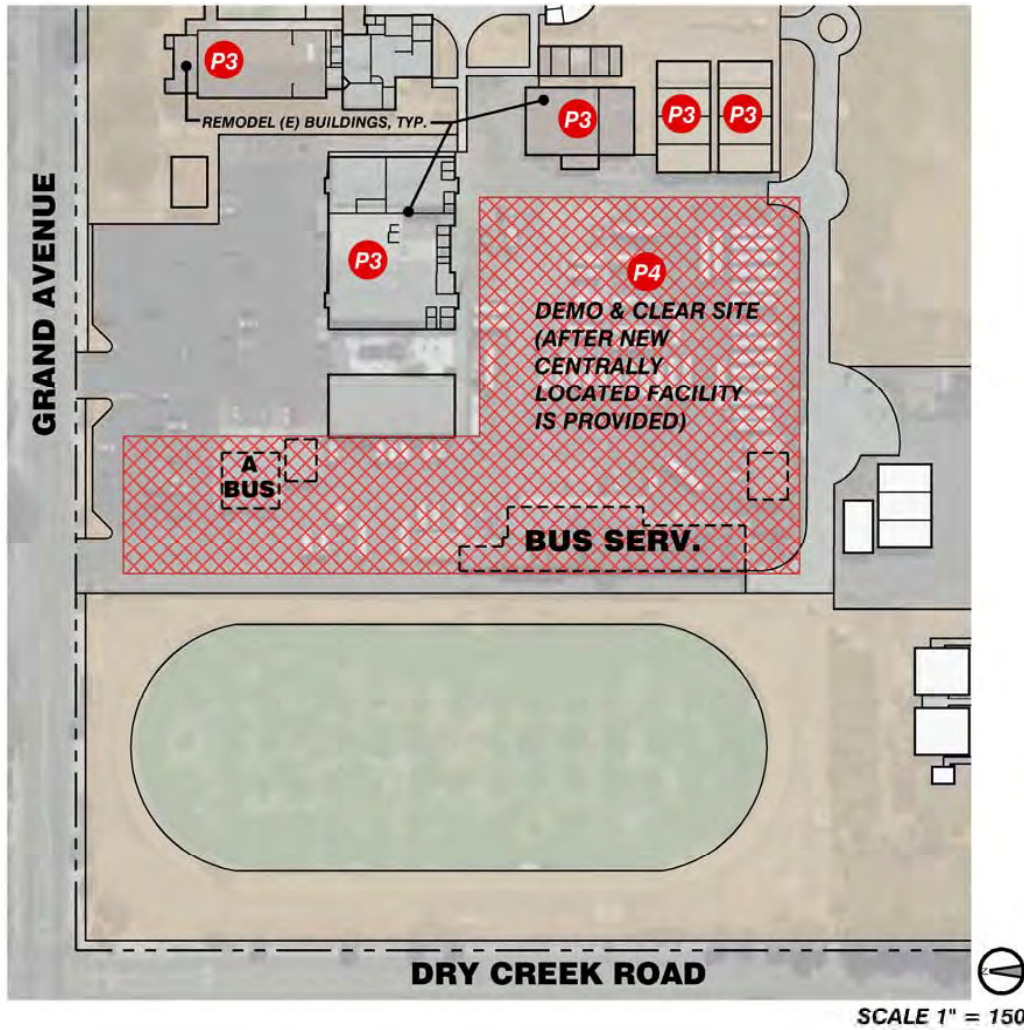


SCALE 1" = 150'



# TRANSPORTATION YARD A

Proposed Site Plan



SCALE 1" = 150'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$138,462.50
P2	6-15 YEARS	\$437,250.00
P3	16-20 YEARS	\$500,359.75
P4	21-25 YEARS	\$827,058.38
<b>TOTAL COST</b>		<b>\$1,903,130.63</b>

COST ARE SHOWN IN 2016 DOLLARS

Note:

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





# TRANSPORTATION YARD A

## 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	\$105,188
Priority 2	\$1,399,379
Priority 3	\$1,866,013
Priority 4	\$947,376
Priority IP	\$3,434,000
Priority C	\$993,347
<b>Total</b>	<b>\$8,745,303</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$70,125	\$1,286,829	\$0	\$0	\$0	\$7,900	\$1,364,854
Building Envelope	\$28,050	\$0	\$0	\$0	\$0	\$314,276	\$342,326
Architectural	\$0	\$0	\$543,080	\$912,291	\$0	\$0	\$1,455,371
Mechanical	\$0	\$0	\$78,449	\$28,962	\$0	\$0	\$107,410
Electrical	\$0	\$0	\$79,241	\$0	\$3,434,000	\$0	\$3,513,241
Plumbing	\$0	\$0	\$71,317	\$6,123	\$0	\$0	\$77,440
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$7,013	\$112,551	\$1,093,925	\$0	\$0	\$0	\$1,213,489
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$671,172	\$671,172
<b>Discipline Totals</b>	<b>\$105,188</b>	<b>\$1,399,379</b>	<b>\$1,866,013</b>	<b>\$947,376</b>	<b>\$3,434,000</b>	<b>\$993,347</b>	<b>\$8,745,303</b>

<b>P1 Total</b>	<b>\$105,188</b>
<b>P1 + P2 Total</b>	<b>\$1,504,567</b>
<b>P1 + P2 + P3 Total</b>	<b>\$3,370,580</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$4,317,956</b>
<b>In Progress (IP) Total</b>	<b>\$3,434,000</b>
<b>Complete (C) Total</b>	<b>\$993,347</b>
<b>IP + C Totals</b>	<b>\$4,427,347</b>

# TRANSPORTATION YARD A

## 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>\$1,364,854</b>
6055	Vehicle wash area does not have an oil interceptor and drains directly to sanitary sewer - provide interceptor and possible treatment and reclamation station to serve vehicle wash drain and washing activity.	1	PQ	SU	\$70,125
6053	Regrade back of yard to prevent flooding.	2	PQ	SD	\$75,034
6054	Repair/Re-surface existing paving area and re-stripe. (Consider removing adjacent track and redesign vehicular entrance to alleviate traffic issue.)	2	PQ	SPM	\$1,211,795
6056	TRANSPORTATION PAVING (030-15-260)	C	2017U	SPM14-15	\$7,900
	<b>BUILDING ENVELOPE</b>				<b>\$342,326</b>
6050	Provide gutters at the Admin and Breakroom.	1	PQ	RFM	\$28,050
6052	TRANSPORTATION ROOFING (070-17-260) - PBK Line Item: Repair roof leak. [Completed 2018]	C	2017+19U	RFM16-17	\$314,276
	<b>ARCHITECTURE</b>				<b>\$1,455,371</b>
6046	Remove and replace all exterior doors and frames.	3	PQ	DR	\$118,862
6047	Install walk-in floor mat (VCT/carpet). See diagram.	3	PQ	FLR	\$285,269
6048	Provide new room graphics and way-finding signage per ADA requirements.	3	PQ	GRP	\$277
6049	ADA - Reconfigure restroom to comply with ADA requirements.	3	PQ	REN	\$138,672
6045	Add restrooms for bus drivers.	4	PQ	ADD	\$912,291
	<b>MECHANICAL</b>				<b>\$107,410</b>
6064	Replace transportation office window air conditioner with mini-split heat pump.	3	PQ	HVAC	\$11,886
6065	Replace parts storage portable unit which has exceeded its life expectancy.	3	PQ	HVAC	\$4,754
6066	Provide exhaust fans and intake/relief at restroom.	3	PQ	HVAC	\$6,339
6067	Replace old broken Reznor unit heaters.	3	PQ	HVAC	\$23,772
6068	Replace abandoned office Nordine heat pump and associated ductwork and diffusers.	3	PQ	HVAC	\$31,697
6069	Shop area has new evaporative coolers. Replace after 15 year expected lifespan.	4	PQ	HVAC	\$28,962



# TRANSPORTATION YARD A

## 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>\$3,513,241</b>
6059	Improve lighting in Shop Building.	3	PQ	LTG	\$79,241
6351	TRANSPORTATION YARD BUS CHARGERS	IP	2021U	ELE	\$3,434,000
	<b>PLUMBING</b>				<b>\$77,440</b>
6073	Water cooler old, not functioning and not ADA - replace with ADA drinking fountain or water cooler.	3	PQ	EDF	\$23,772
6074	Add drinking fountain at Shop.	3	PQ	EDF	\$47,545
6075	Restroom is not ADA - provide ADA fixtures.	4	PQ	FXT	\$6,123
	<b>SECURITY</b>				<b>\$1,213,489</b>
6080	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	PQ	HDW	\$7,013
6082	Add/upgrade site lighting (current site lighting inadequate).	2	PQ	SL	\$112,551
6081	Upgrade and replace intrusion alarm system campus-wide.	3	PQ	SIA	\$1,093,925
	<b>OTHER</b>				<b>\$671,172</b>
6072	TRANSPORTATION ADMIN BLDGS (005-12-260)	C	2017U	OTH16-17	\$671,172

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$105,188
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$1,399,379
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$1,866,013
4	Future Consideration (Life Expectancy 21-25 years)	\$947,376
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$3,434,000
C	Complete Scope of Work (Life Expectancy 0 years)	\$993,347
		<b>\$8,745,303</b>

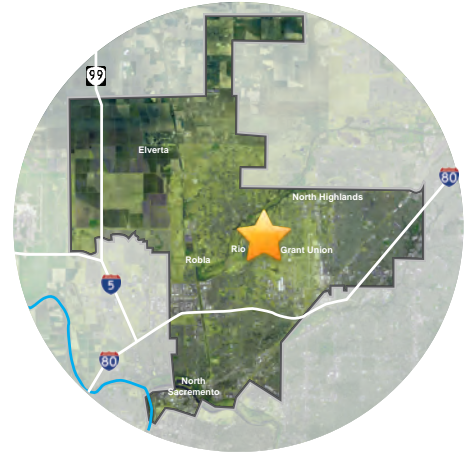
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WE  
ARE **TR!**

## TRANSPORTATION YARD B



627 L STREET  
RIO LINDA, CALIFORNIA 95673

# TRANSPORTATION YARD B

Aerial Image

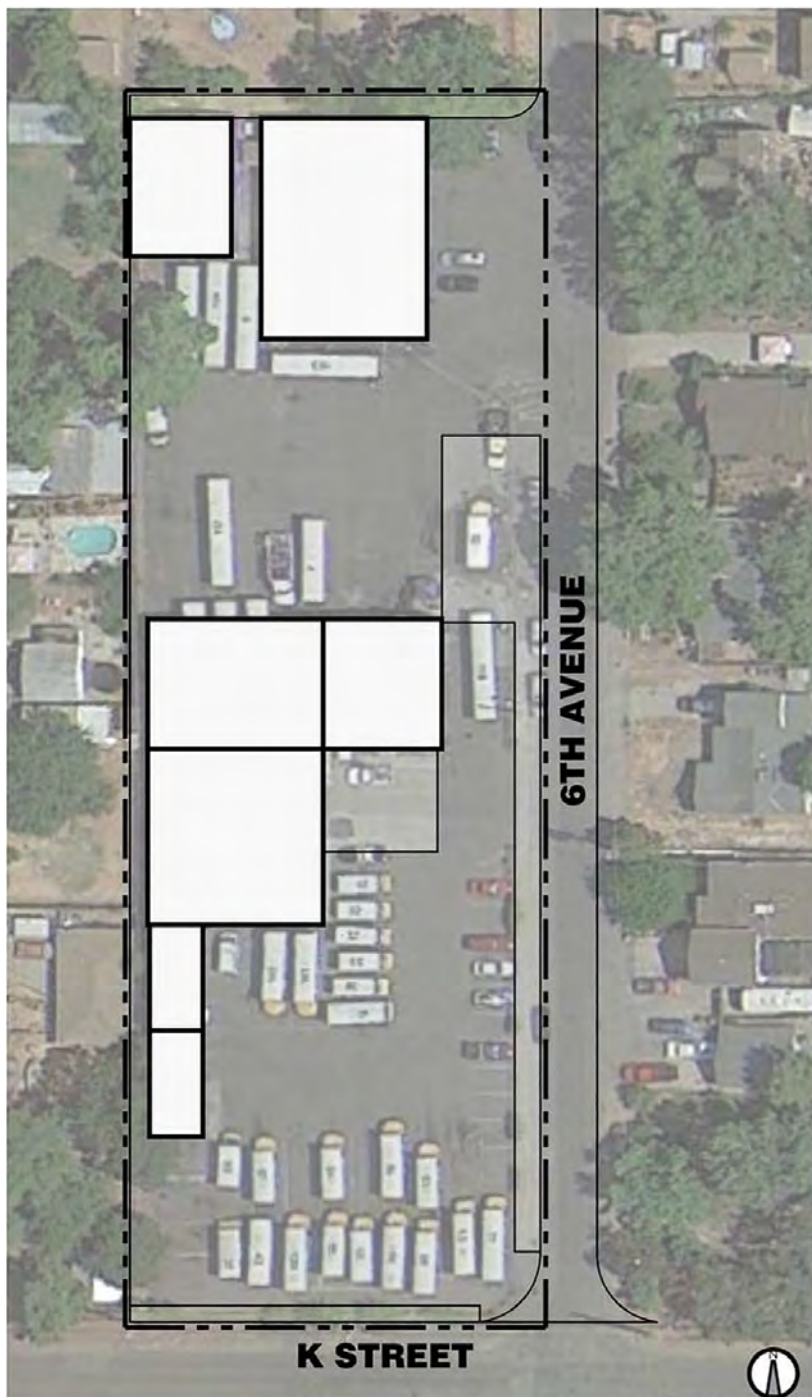


SCALE 1" = 80'



# TRANSPORTATION YARD B

Existing Site Plan

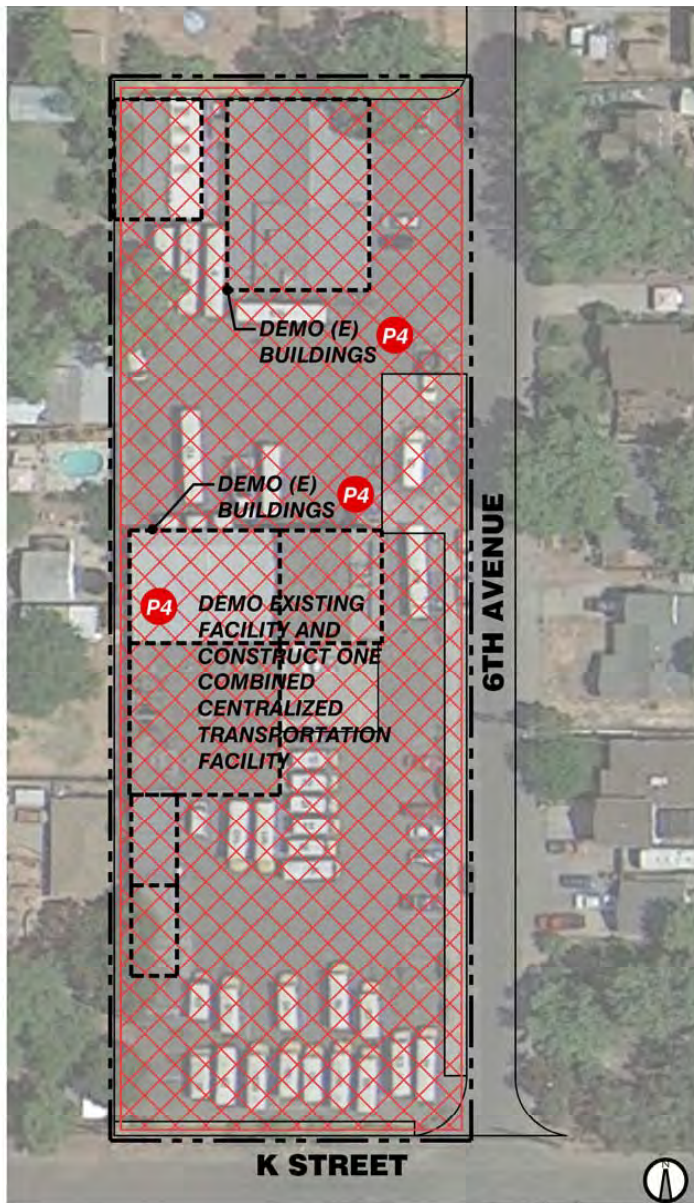


SCALE 1" = 80'



# TRANSPORTATION YARD B

Proposed Site Plan



SCALE 1" = 80'

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

PRIORITY KEYNOTES		
P1	1-5 YEARS	\$0.00
P2	6-15 YEARS	\$0.00
P3	16-20 YEARS	\$0.00
P4	21-25 YEARS	\$1,038,906.00
<b>TOTAL COST</b>		<b>\$1,038,906.00</b>

COST ARE SHOWN IN 2016 DOLLARS

Note:

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



# TRANSPORTATION YARD B

## 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	\$0
Priority 4	\$1,784,326
Priority IP	\$0
Priority C	\$0
<b>Total</b>	<b>\$1,784,326</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$0	\$0	\$330,990	\$0	\$0	\$330,990
Building Envelope	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architectural	\$0	\$0	\$0	\$124,411	\$0	\$0	\$124,411
Mechanical	\$0	\$0	\$0	\$29,789	\$0	\$0	\$29,789
Electrical	\$0	\$0	\$0	\$413,738	\$0	\$0	\$413,738
Plumbing	\$0	\$0	\$0	\$132,396	\$0	\$0	\$132,396
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security	\$0	\$0	\$0	\$753,002	\$0	\$0	\$753,002
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>\$0</b>	<b>\$1,784,326</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,784,326</b>

<b>P1 Total</b>	<b>\$0</b>
<b>P1 + P2 Total</b>	<b>\$0</b>
<b>P1 + P2 + P3 Total</b>	<b>\$0</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$1,784,326</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>



# TRANSPORTATION YARD B

## 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>\$330,990</b>
6086	Repair/Re-surface existing paving area and re-stripe. (Consider removing adjacent track and redesign vehicular entrance to alleviate traffic issue.)	4	PQ	SPM	\$330,990
	<b>ARCHITECTURE</b>				<b>\$124,411</b>
6083	Remove and replace all exterior doors and frames.	4	PQ	DR	\$124,121
6084	Provide new room graphics and way-finding signage per ADA requirements.	4	PQ	GRP	\$290
	<b>MECHANICAL</b>				<b>\$29,789</b>
6088	Replace packaged rooftop heat pump serving office space.	4	PQ	HVAC	\$16,550
6089	Replace ductwork and provide proper air distribution.	4	PQ	HVAC	\$13,240
	<b>ELECTRICAL</b>				<b>\$413,738</b>
6087	Electrical (allowance).	4	PQ	ELE	\$413,738
	<b>PLUMBING</b>				<b>\$132,396</b>
6093	Water cooler is old at Shop building - replace.	4	PQ	EDF	\$24,824
6094	Water closet serving Shop building is not ADA compliant - provide ADA compliant fixture.	4	PQ	EDF	\$24,824
6095	Gas furnace is not securely mounted to floor and is balanced on bricks which is a hazard for the gas pipe connection - mount furnace securely and provide a flexible gas piping connection with shut-off valve.	4	PQ	PLB	\$41,374
6096	Condensate tube serving condensing type furnace is discharging to Shop floor and causing puddling and severe corrosion of surroundings.	4	PQ	PLB	\$41,374
	<b>SECURITY</b>				<b>\$753,002</b>
6099	Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	4	PQ	HDW	\$8,275
6100	Replace perimeter security fencing.	4	PQ	SF	\$620,606
6101	Add/upgrade site lighting (current site lighting inadequate).	4	PQ	SL	\$124,121



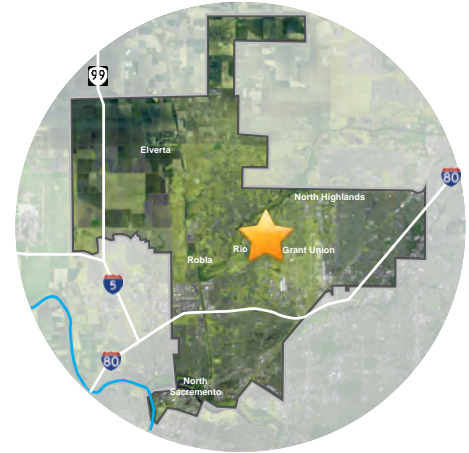
# TRANSPORTATION YARD B

## Proposed Work Items

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

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$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)	\$0
4	Future Consideration (Life Expectancy 21-25 years)	\$1,784,326
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$0
		<b>\$1,784,326</b>

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# TRUSD POLICE DEPARTMENT



5201 ARNOLD AVENUE  
MCCLELLAN, CALIFORNIA 95652

BUILDING AREA: 63,031  
BUILDING AREA: 63,031 SF  
SITE ACREAGE: 1.61

# TRUSD POLICE DEPARTMENT

Aerial Image



**ARNOLD AVENUE**

**PEACEKEEPER WAY**

SCALE 1" = 80'

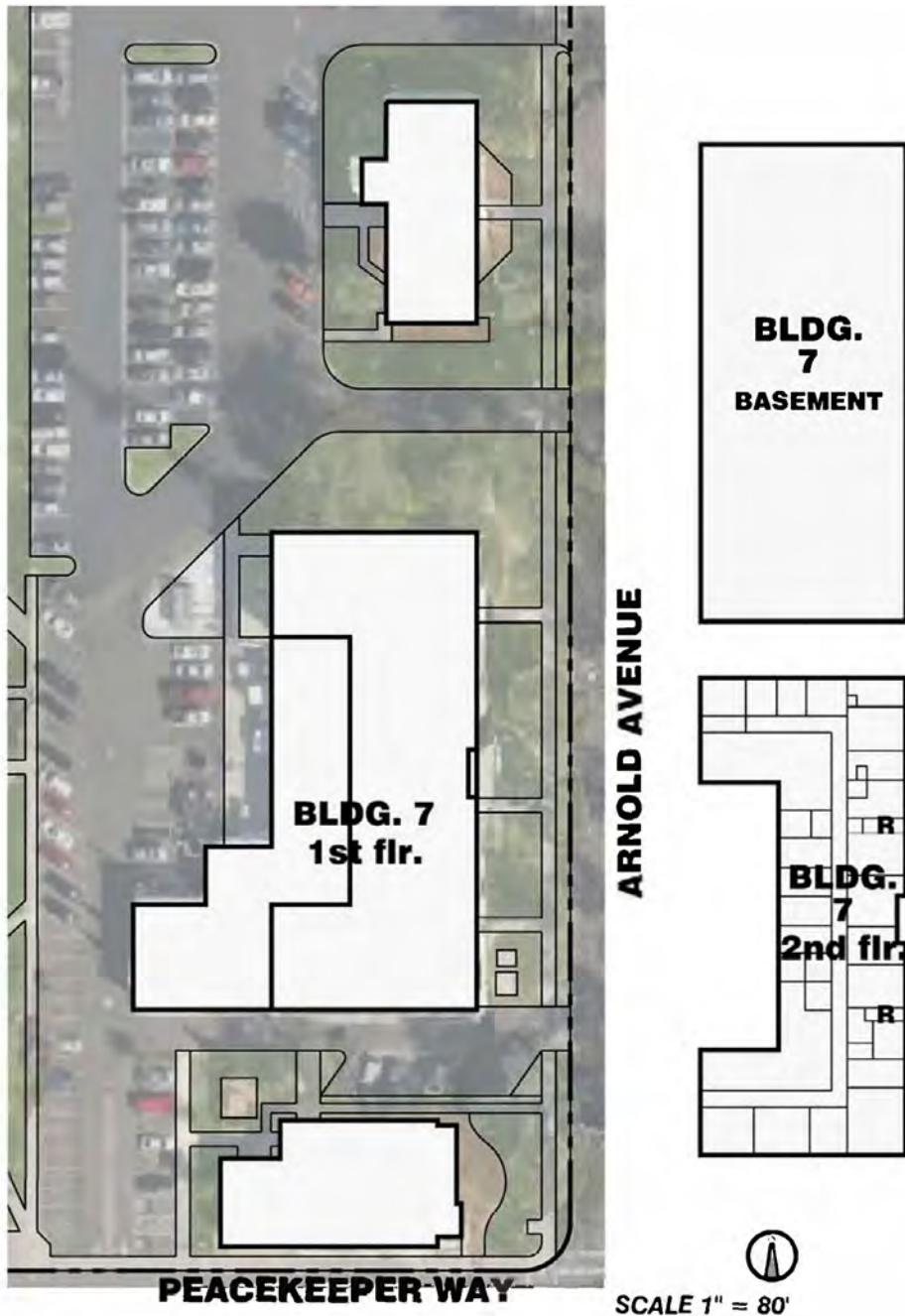






# TRUSD POLICE DEPARTMENT

Existing Site Plan

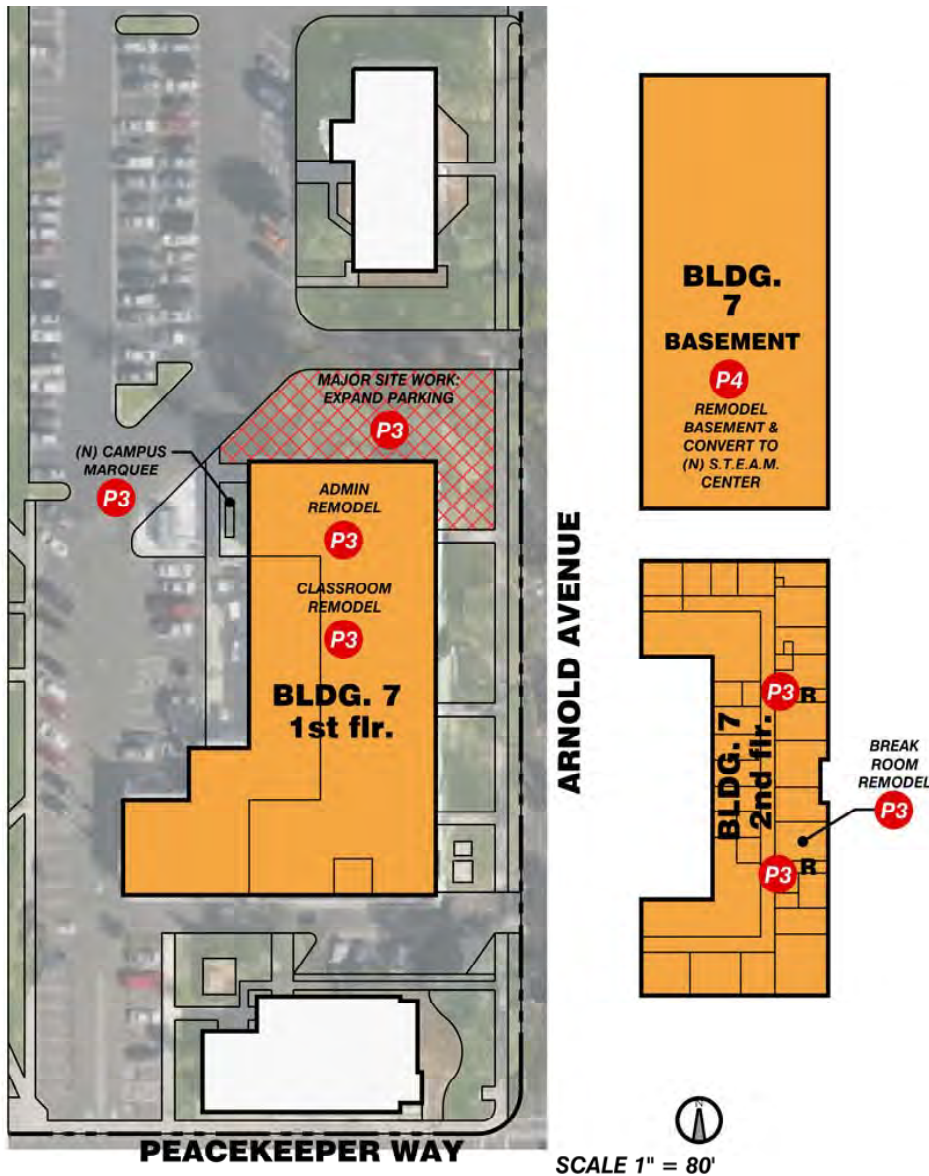


**ABBREVIATIONS:**

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

# TRUSD POLICE DEPARTMENT

## Proposed Site Plan



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

PRIORITY KEYNOTES			
P1	1-5 YEARS	\$185,420.24	
P2	6-15 YEARS	\$72,875.00	
P3	16-20 YEARS	\$93,280.00	
P4	21-25 YEARS	\$6,745,893.00	
<b>TOTAL COST</b>		<b>\$7,097,468.24</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.



# TRUSD POLICE DEPARTMENT

## 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	\$66,619
Priority 2	\$45,020
Priority 3	\$47,545
Priority 4	\$1,111,299
Priority IP	\$0
Priority C	\$193,942
<b>Total</b>	<b>\$1,464,425</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$45,020	\$0	\$0	\$0	\$0	\$45,020
Building Envelope	\$0	\$0	\$0	\$49,649	\$0	\$25,642	\$75,291
Architectural	\$0	\$0	\$47,545	\$608,194	\$0	\$35,063	\$690,801
Mechanical	\$0	\$0	\$0	\$92,677	\$0	\$0	\$92,677
Electrical	\$0	\$0	\$0	\$82,748	\$0	\$0	\$82,748
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire & Life Safety	\$14,025	\$0	\$0	\$278,032	\$0	\$0	\$292,057
Security	\$52,594	\$0	\$0	\$0	\$0	\$133,238	\$185,831
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>\$66,619</b>	<b>\$45,020</b>	<b>\$47,545</b>	<b>\$1,111,299</b>	<b>\$0</b>	<b>\$193,942</b>	<b>\$1,464,425</b>

P1 Total	\$66,619
P1 + P2 Total	\$111,639
P1 + P2 + P3 Total	\$159,184
P1 + P2 + P3 + P4 Total	\$1,270,483
In Progress (IP) Total	\$0
Complete (C) Total	\$193,942
IP + C Totals	\$193,942

# TRUSD POLICE DEPARTMENT

## 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>\$45,020</b>
6027	Provide misc. paving repairs.	2		SPM	\$45,020
	<b>BUILDING ENVELOPE</b>				<b>\$75,291</b>
6025	Repair or replace cracking concrete along McClellan.	4	PQ	WRE	\$49,649
6026	POLICE SERVICES ROOFING (PLANNING) (121-17-070) - PBK Line Item: Provide miscellaneous roof maintenance and repair as proposed by 2016 Roof Assessment Report.	C	2017+19U	RFM16-17	\$25,642
	<b>ARCHITECTURE</b>				<b>\$690,801</b>
6021	Remove and replace all exterior doors and frames.	3	PQ	DR	\$47,545
6020	ADA - Add accessible elevator to access all floors.	4	PQ	ADD	\$608,194
6023	New campus marquee.	C	FRP	SGN	\$35,063
	<b>MECHANICAL</b>				<b>\$92,677</b>
6035	Replace existing pneumatic controls with electronic controls.	4	PQ	HVAC	\$92,677
	<b>ELECTRICAL</b>				<b>\$82,748</b>
6028	Install new elevator power connections.	4	PQ	ELE	\$49,649
6029	Add more power receptacles and circuits.	4	PQ	ELE	\$33,099
	<b>FIRE &amp; LIFE SAFETY</b>				<b>\$292,057</b>
6034	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	\$14,025
6033	Add fire protection/sprinkler system (none at this time).	4	PQ	FSPR	\$278,032
	<b>SECURITY</b>				<b>\$185,831</b>
6042	Add new pole mounted energy efficient LED lighting fixtures in parking lot. Include motion sensors that will automatically reduce the lighting fixture illuminance by 50% when area zone detects no movement.	1	PQ	SL	\$52,594





# TRUSD POLICE DEPARTMENT

## 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
6039	Upgrade and add standardized surveillance camera to 100% IP system campus-wide. Locations and placement must be comprehensively reviewed.	C	2019U	SCM	\$70,125
6040	Provide card reader access portals at all public access doors. [Completed 2020]	C	2021U	SCR	\$63,113

PRIORITY CODE	PRIORITY DESCRIPTION	TOTAL
1	Must Do: Legal, Safety Reasons of Critical Replacements (Life Expectancy 1-5 years)	\$66,619
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy 6-15 years)	\$45,020
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$47,545
4	Future Consideration (Life Expectancy 21-25 years)	\$1,111,299
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$193,942
		<b>\$1,464,425</b>

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## WINONA CENTER

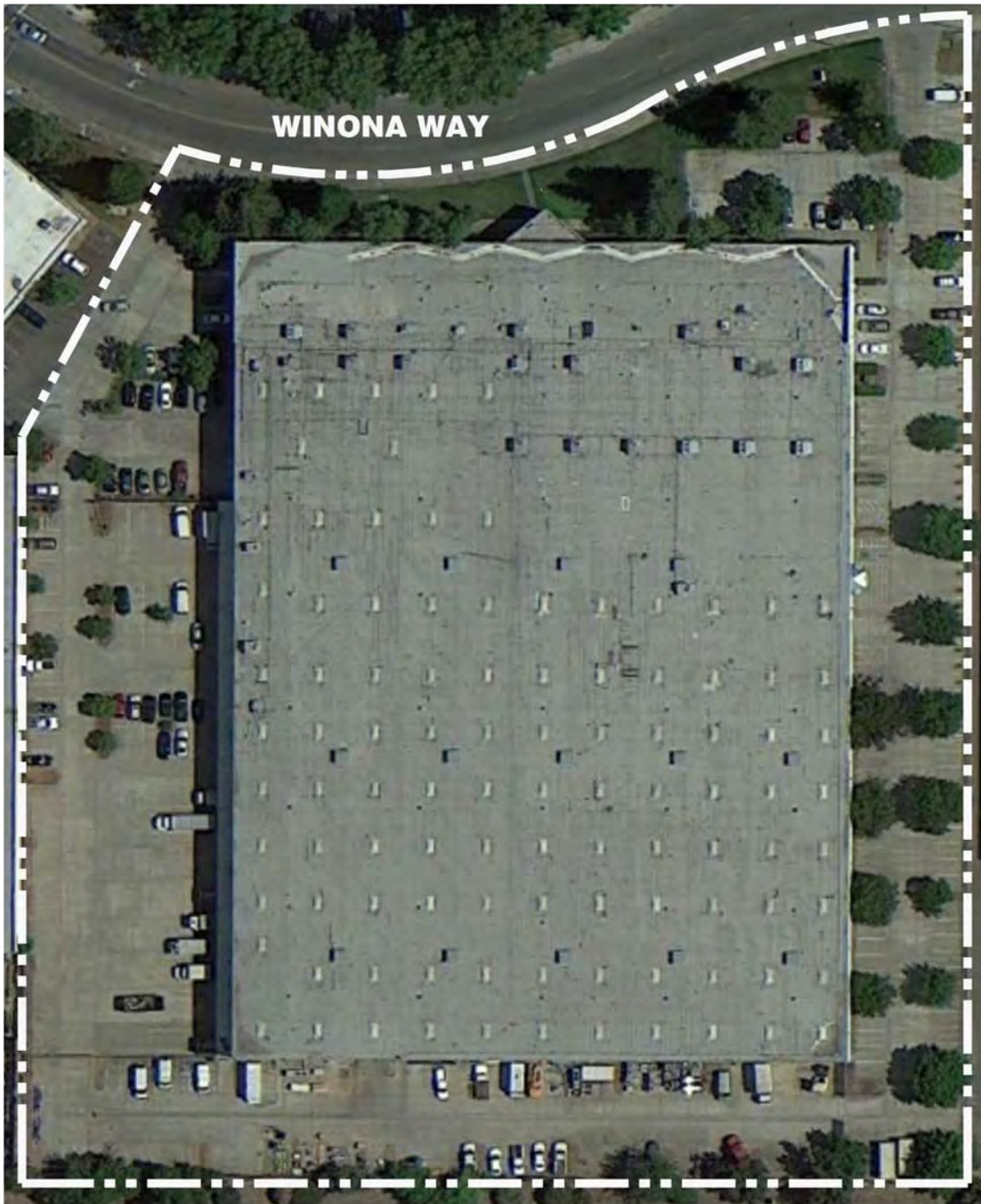


3222 WINONA WAY  
NORTH HIGHLANDS, CALIFORNIA 95660

BUILDING AREA: 175,470  
BUILDING AREA: 175,470 SF  
SITE ACREAGE:

# WINONA CENTER

Aerial Image



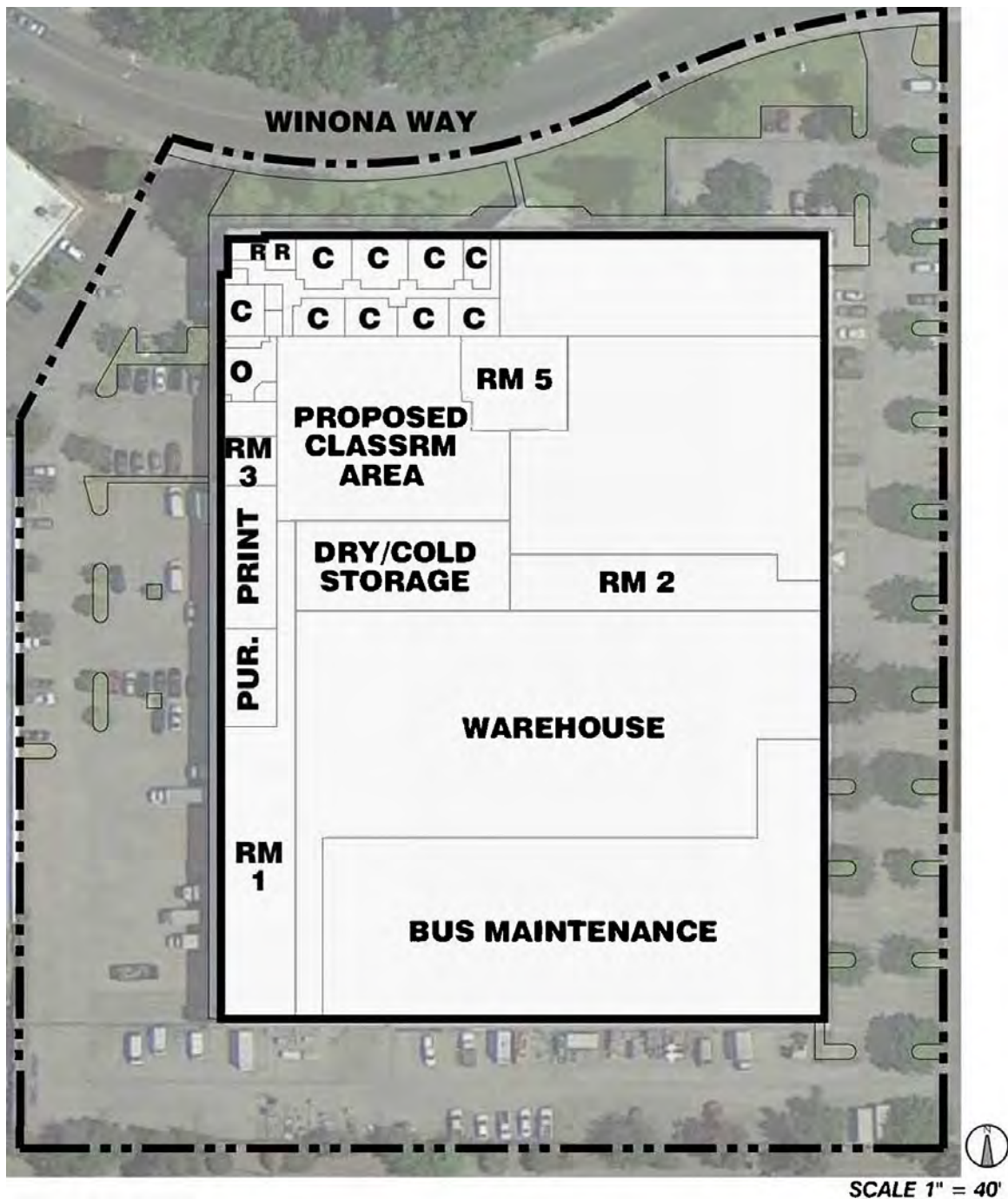
SCALE 1" = 40'





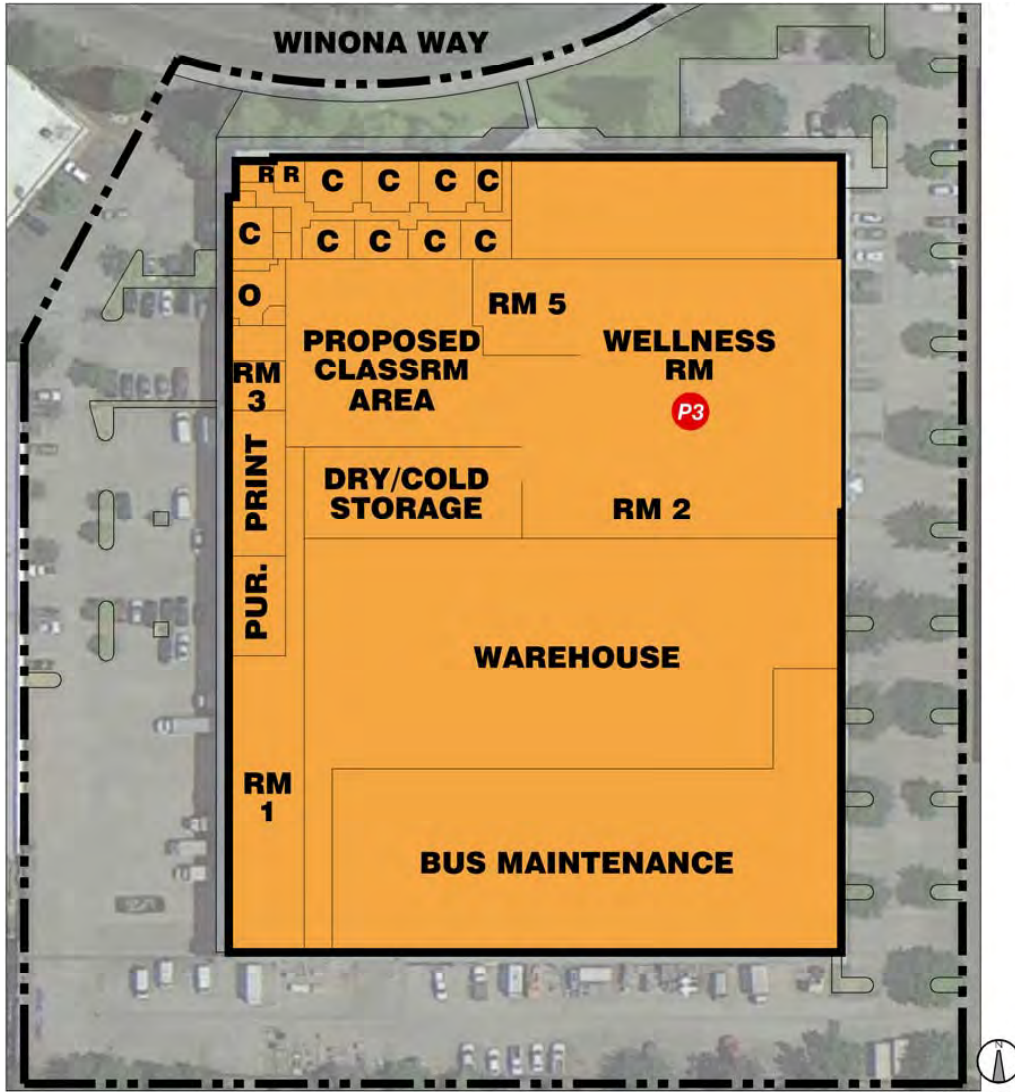
# WINONA CENTER

Existing Site Plan



# WINONA CENTER

Proposed Site Plan



SCALE 1" = 40'

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

PRIORITY KEYNOTES			
P1	1-5 YEARS		\$3,470,855.52
P2	6-15 YEARS		\$619,437.50
P3	16-20 YEARS		\$8,520,049.45
P4	21-25 YEARS		\$1,493,937.50
TOTAL COST			\$14,104,279.97

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.



# WINONA CENTER

## Facility Totals

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

Priority	Total Cost
Priority 1	\$0
Priority 2	\$720,324
Priority 3	\$9,592,407
Priority 4	\$6,154,554
Priority IP	\$0
Priority C	\$3,231,239
<b>Total</b>	<b>\$19,698,524</b>

Discipline	Priority 1	Priority 2	Priority 3	Priority 4	Priority IP	Priority C	Total Cost
Civil	\$0	\$675,304	\$190,179	\$0	\$0	\$0	\$865,483
Building Envelope	\$0	\$0	\$8,733,432	\$3,878,998	\$0	\$682,291	\$13,294,721
Architectural	\$0	\$0	\$95,090	\$2,027,314	\$0	\$72,604	\$2,195,007
Mechanical	\$0	\$45,020	\$573,707	\$0	\$0	\$0	\$618,727
Electrical	\$0	\$0	\$0	\$248,243	\$0	\$14,468	\$262,710
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	\$23,501	\$23,501
Athletics/Activities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Nutrition Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$2,438,375	\$2,438,375
<b>Discipline Totals</b>	<b>\$0</b>	<b>\$720,324</b>	<b>\$9,592,407</b>	<b>\$6,154,554</b>	<b>\$0</b>	<b>\$3,231,239</b>	<b>\$19,698,524</b>

<b>P1 Total</b>	<b>\$0</b>
<b>P1 + P2 Total</b>	<b>\$720,324</b>
<b>P1 + P2 + P3 Total</b>	<b>\$10,312,731</b>
<b>P1 + P2 + P3 + P4 Total</b>	<b>\$16,467,285</b>
<b>In Progress (IP) Total</b>	<b>\$0</b>
<b>Complete (C) Total</b>	<b>\$3,231,239</b>
<b>IP + C Totals</b>	<b>\$3,231,239</b>

# WINONA CENTER

## Proposed Work Items

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

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
	<b>CIVIL</b>				<b>\$865,483</b>
6333	Provide miscellaneous paving repairs/ resurfacing and re-stripe to ensure proper ADA parking spaces and accessible route. Area drain at truck docks/ parking back-up and heavily floods area. Reasons: debris clogs the drain and the drain cannot handle the capacity of water shed from the building roof - provide adequate drainage capacity for the area and provide debris interception.	2	PQ	SPM	\$675,304
6332	Provide new drought tolerant landscaping and irrigation with controls (allowance).	3	PQ	IRR	\$190,179
	<b>BUILDING ENVELOPE</b>				<b>\$13,294,721</b>
6328	Replace existing roof per District standard.	3	PQ	RFR	\$8,733,432
6327	Repair coating roof wear surface (life cycle).	4	PQ	RFM	\$3,878,998
6329	WINONA ROOFING (015-15-067)	C	2017U	RFM14-15	\$19,056
6330	WINONA ROOFING (015-15-067) - PBK Line Item: Repair coating roof wear surface as proposed by the 2016 Roof Assessment Report. [Completed 2017]	C	2017U	RFM15-16	\$653,086
6331	WINONA WAREHOUSE DOCK SEAL (161-18-050) [Completed 2018]	C	2019U	WS19	\$10,149
	<b>ARCHITECTURE</b>				<b>\$2,195,007</b>
6322	Paint previously painted exterior surfaces (life cycle).	3	PQ	PTG	\$95,090
6324	Provide Wellness Room: Include workout room, running track, restrooms and showers.	4	PQ	REN	\$868,849
6325	Major restroom remodel.	4	PQ	REN	\$1,158,465
6323	Paint previously painted exterior surfaces. (2015 Painting Project)	C	PQ	PTG	\$52,313
6326	WINONA WAREHOUSE INTERIOR OFFICE (159-18-050) [Completed 2018]	C	2019U	REN19	\$20,291
	<b>MECHANICAL</b>				<b>\$618,727</b>
6336	Replace broken office VAV diffusers with new VAV boxes and bypass.	2	PQ	HVAC	\$22,510
6337	Replace old restroom exhaust fans.	2	PQ	HVAC	\$22,510
6338	Replace local thermostat controls with controls tied into District energy management system.	3	PQ	HVAC	\$79,241
6339	Replace Carrier packaged rooftop equipment after expected 15 year lifespan.	3	PQ	HVAC	\$494,465





# WINONA CENTER

## Proposed Work Items

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

ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASSIFICATION CODE	TOTAL COST
	<b>ELECTRICAL</b>				<b>\$262,710</b>
6334	Electrical (allowance).	4	PQ	ELE	\$248,243
6335	WINONA WAREHOUSE & PRINT SHOP ELECTRICAL INSTALL (105-16-695) [Completed 2019]	C	2019U	ELE19	\$14,468
	<b>SECURITY</b>				<b>\$23,501</b>
6345	WINONA KEY CARD SYSTEM (115-17-270)	C	2017U	SEC16-17	\$12,780
6346	WINONA DOOR SECURITY SYSTEM (008-14-067)	C	2017U	SEC16-17	\$10,721
	<b>OTHER</b>				<b>\$2,438,375</b>
6340	MAINTENANCE RELOCATION TO WINONA (002-14-270), 14-15FY	C	2017U	OTH14-15	\$2,254,330
6341	MAINTENANCE RELOCATION TO WINONA (002-14-270), 15-16FY	C	2017U	OTH15-16	\$155,693
6342	MAINTENANCE RELOCATION TO WINONA (002-14-270), 16-17FY	C	2017U	OTH16-17	\$28,352

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)	\$720,324
3	Would Like To Do: Curricular, Instructional, Program Enhancement (Life Expectancy 16-20 years)	\$9,592,407
4	Future Consideration (Life Expectancy 21-25 years)	\$6,154,554
IP	In Progress Scope of Work (Life Expectancy 0 years)	\$0
C	Complete Scope of Work (Life Expectancy 0 years)	\$3,231,239
		<b>\$19,698,524</b>

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