

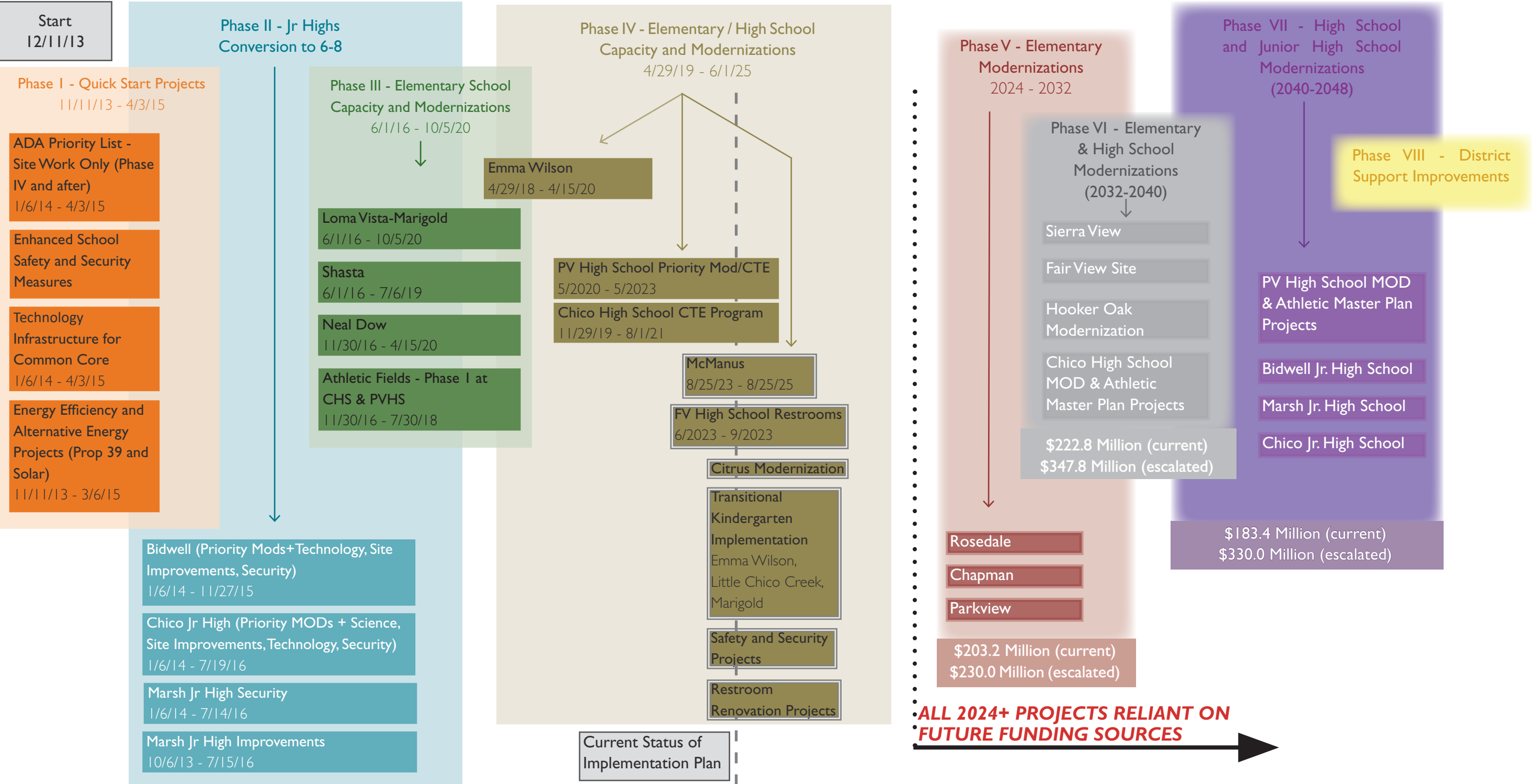


SECTION 9. IMPLEMENTATION AND COST MODELING



IMPLEMENTATION PLAN

To support funding of future facilities needs in the District, the implementation plan has been repeated here with the addition of Order of Magnitude costs for future phases. It should be noted that assumptions were made for the scope, schedule and secondary impacts such as interim housing requirements. Those details are provided in the appendix. Escalation is a significant impact, estimated at 4% per year, but the opinions of cost are also shown in current dollars as well for comparison. Additionally, contingency of 10% was added to each project to allow for changing assumptions, and District "soft costs" of 25% were included in order to provide for expenditures required of the District beyond construction. The total program implementation, or "needs" of the District are estimated through Phase 7 at just under one billion dollars. District support facilities improvements are not included as they are anticipated well beyond the year 2048. It is important that the implementation plan is reliant on available funding either in the form of Local General Obligation Bonds, State School Facilities Funding and District Developer fees. Phase IV will be completed using remaining funds from the District's current General Obligation bond and related resources.





SECTION 10. APPENDICES



APPENDIX I: CONDITION ASSESSMENT

HOW TO USE THESE TABLES:

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Drop-off areas for bus and parents, neither have ADA accessible drop-off compliance.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					LED Marquee, flag pole, Playground equipment (not shaded), hardcourts are in poor condition, PV canopies over portion of parking lot. New Kinder playstructure . Small chain link fenced bike rack area.

A/E - Architect/Engineer Comment
A: Architect
C: Civil Engineer
E: Electrical
M: Mechanical
P: Plumbing
S: Structural

Description of what conditions were looked for for each scope category

General condition given per category/building

Good Condition

Light Renovation

Heavy Modernization

Replacement Preferred

Comments on current condition of scope by Architect or Engineer

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING D CLASSROOMS / LIBRARY	BUILDING F MULTI-PURPOSE	BUILDING G RESTROOMS	BUILDING H CLASSROOMS
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE		39,453	4,044	5,376	14,343	1,027	See Bldg F
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin -cem plaster; NO windows Soffit- T&G, some dry rot Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	Exterior skin - cem plaster;wood siding & mtl. sash wall/wdw sys. @ side elevation Soffit- T&G, some dry rot- Replace Roofing - tar and gravel-Replace Doors wood in HM frames Windows - single pane, metal sash- Replace Roof drainage - no gutter / downspouts to grade	Exterior skin - cement plaster Roofing - assumed tar & gravel-Rplace Exterior wood doors Windows- single glazed metal sash- Replace	Exterior skin - cement plaster Roofing - assumed tar & gravel- Replace Exterior wood doors to playground - giant gas meter in the way - Replace door & frames	Same as D

CHAPMAN ELEMENTARY

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Drop-off areas for bus and parents, neither have ADA accessible drop-off compliance.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					LED Marquee, flag pole, Playground equipment (not shaded), hardcourts are in poor condition, PV canopies over portion of parking lot. New Kinder playstructure . Small chain link fenced bike rack area.
SECURITY	A	Fencing, gates, hardware / access					Single point of entry to Bldg. where Admin. is located., campus is fenced
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Flatwork at building doors exceeds ADA slopes. Numerous walkways along buildings exceed ADA slopes.
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					ADA symbols in parking stall do not meet standards
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Asphalt in basketball area and south of Building H is cracking and needs to be replaced. Remainder of onsite asphalt and asphalt in parking area has some cracks and should be crack and slury sealed.
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					Replace all walkways at entry doors to classrooms and restrooms.
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					Sewer under Building C has clogging issues (possibly a piece of rebar was driven thru the pipe during construction causing an obstruction?) Difficult cleaning/ snaking of pipe. All existing sewer pipes are original and should be replaced. There is little to no drainage system on east side of campus which causes ponding. Storm drainage is needed. 3/4 domestic water piping in courtyard is failing and needs to be replaced.
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					ADA Compliant Hydration Station found in hallways, New Condition.
MISC SITE OBSERVATIONS	ALL						Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING D CLASSROOMS / LIBRARY	BUILDING E CLASSROOMS	BUILDING F MULTI-PURPOSE	BUILDING G RESTROOMS	BUILDING H CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		39,453	4,044	5,376	See Bldg F	14,343	1,027	See Bldg F
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin -cem plaster; NO windows Soffit- T&G, some dry rot Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	Exterior skin - cem plaster;wood siding & mtl. sash wall/wdw sys. @ side elevation Soffit- T&G, some dry rot- Replace Roofing - tar and gravel-Replace Doors wood in HM frames Windows - single pane, metal sash- Replace Roof drainage - no gutter / downspouts to grade	Same as D	Exterior skin - cement plaster Roofing - assumed tar & gravel-Rplace Exterior wood doors Windows- single glazed metal sash- Replace	Exterior skin - cement plaster Roofing - assumed tar & gravel- Replace Exterior wood doors to playground - giant gas meter in the way - Replace door & frames	Same as D
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Door Hardware: Lever; non-compliant threshold Flooring:VCT Walls: Ceiling: 2x4 susp. Acous, 2x4 flourescent	Door Hardware: knobs, non-compliant threshold Flooring:VAT in Classrms; carpet in Library Walls: tackable & wd. operable partition Ceiling: 2x4 susp. Acous, 2x4 flourescent Sink: Not ADA compliant	Door Hardware: Lever; non-compliant threshold Flooring:VCT Walls: Ceiling: 2x4 susp. Acous, pendant flourescent Sink: Not ADA compliant		Door Hardware: push/pull, non-compliant threshold Flooring: tile, non-compliant flr slope Walls:4' tile wainscot & gyp bd Ceiling: gyp. bd., surf. Mtd. flourescent -Replace Sink: wall lavatories	Same as E
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.					Entry doors not compliant (width & threshold) non-compliant ADA clear space at interior; ,m	
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.						
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway	DSA EB-3 / EB- 4, Insuifficient landing clearance at exit door:	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J CLASSROOMS	BUILDING B, C, K, L PORTABLES	MISC
BLDG COLOR ASSESSMENT					
SQUARE FOOTAGE		39,453	2,745	11,918	
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.			
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.			
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.			
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.			
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway		

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in parking lot, MSB and PV equipment in fenced enclosure in parking lot. 120/208V 1600A Siemens MSB is ~30 years old, servicable condition but approaching end of servicable life (up to 50 years). 1600A should be sufficient for a campus this size. Much older Zinsco MSB in same yard is not servicable and missing deadfront.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Older Silent Knight 5207 FACP, did not observe smoke detectors, there may be some pull stations. Does not meet any current code requirements, high priority item.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Older Bogen Multicom 2000 in a large rack in someone's office, not per current standards. Old clocks.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	No intrusion alarm system in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Very old gear (60 years or older) observed in custodial closet. Many existing panels on campus are similar age. All panelboards are full, no spare breakers. Individual circuits are overloaded, up to 19 duplex receptacles on a single circuit is CEC violation. 3-phase feeder to portables is miissing a phase leg, district has 'worked around' to make it work. Lots of surface raceways in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of older luminaires with T8 fluorescent lamps. Some LED exit signs observed, and 'bugeye' emergency lights that are no longer maintained. Ceiling mounted motion sensors, where present, have been 'bypassed'. Lighting controls do not meet any current energy code requirements. Exterior lighting consists of LED parking lot lights and CFL wallpacks, many of which were on during the daytime.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located in the library, it is not in a dedicated room with cooling. New fiber has been routed through the campus. Horizontal cabling is a combination of CAT5E and CAT6. Limited upgrades have been completed. Pathway for low voltage systems is primarily routed overhead on canopies as there is not sufficient UG pathway. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING D CLASSROOMS / LIBRARY	BUILDING E CLASSROOMS	BUILDING F MULTI-PURPOSE	BUILDING G RESTROOMS	BUILDING H CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	This building has (4) Older Lennox Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. No Relief Air.	This building has (5) newer Johnson Controls Roof Mounted Ac-Units. Newer installation with 8 years of life left.	This building has (4) newer Johnson Controls Roof Mounted Ac-Units. Newer installation with 8 years of life left.	This building has (2) newer Johnson Controls Roof Mounted AC-Units. Newer installation with approx. 8 years of life left.	Singel Exhaust Fans serving both Core Restrooms.	This building has (4) newer Johnson Controls Roof Mounted Ac-Units. Newer installation with 8 years of life left.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Poor Air Distribution (2) Supply Air Grille and single point return. Ceilings stained.	Poor Air Distribution (2) Supply Air Grille and single point return. Ceilings stained.	Poor Air Distribution (2) Supply Air Grille and single point return. Ceilings stained.	Kitchen Hood is original and is coupled to Roof Mounted Reznor w/ Evaporative Cooler Section. In need of replacement, now.	Exhaust Ducting only. Original Construction	Poor Air Distribution (2) Supply Air Grille and single point return. Ceilings stained.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Fans are switch with lights	Combination of Delta and Johnson Controls
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Sinks are CW only and original	Sinks are CW only and original	Sinks are CW only and original	Plumbing Fixture are from original construction.	Sinks are CW only and original	Sinks are CW only and original
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Original Water Heater at Kitchen in need of replacement, now. Kitchen Plumbing Fixture appear to be from original construction. One Newer Johnson AC-Unit serving Administration Area.Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Plumbing Fixture are from original construction.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING B, C, K, L PORTABLES	MISC
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Portables appear to be Wall Mounted Heat Pumps from the original construction.	
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.		
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Stand alone Programmable T-Stat's.	
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.		
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)		ADA Compliant Hydration Station found in hallways, New Condition.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.		
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.		

CITRUS ELEMENTARY

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					No Parking lot is provided for campus and all drop off is at curbside.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Flagpole is surrounded by trees, old hand set lettering marquee, Playground paving is cracked, no trash enclosure is provided, fenced bike rack area
SECURITY	A	Fencing, gates, hardware / access					Campus is secured with fence all around site. Main entrance is a single point of entry, but not directly into Admin.,
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Onsite walkways along Buildings B, a portion of Building C and Building D to not meeting ADA standards, the offsite sidewalks along West Fourth Avenue and Citrus Avenue are old and should be replaced
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					The playground asphalt and very damaged and should be replaced
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					The storm drain pipes in the quad area are old, clogged and do not function well and should be replaced
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					City sewer main is located on site and is old and needs to be replaced, sewer pipes serving the existing houses east of the site are located on the school site - they are starting to fail, onsite school sewer pipes are old and starting to fail, all sewer pipes should be replaced, an irrigation valve between Building C and Citrus Avenue is too small and should be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Gas Meter in good condition, Needs Earthquake valve. Gas Distribution in good condition. (mostly in attic spaces).
MISC SITE OBSERVATIONS	ALL						Remove old Boiler from Basement. Capture Storage space.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING B KINDERGARTEN CLASSROOMS	BUILDING C ADMIN / CRS / MPR	BUILDING D CLASSROOMS LIBRARY	BUILDING E, F PORTABLES
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE		34,752	23,053	2,483	See building A	5,376	3,840
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin - cement plaster Soffit- wood Roofing - comp. shingle Doors: wood in HM frames Windows - single pane, wood windows Roof drainage - gutter w/ downspouts to grade	Exterior skin - plaster Soffit- mtl deck Roofing - built-up Doors: alum in alum frames Windows - alum storefront Roof drainage - no gutter / downspouts to grade	Same as Bldg A	Exterior skin - cement plaster Soffit- metal deck Roofing - built-up Fascia - metal Doors: alum in alum frames Windows - alum storefront Roof drainage - no gutter / downspouts to grade	
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Doors - knob hardware Flooring - carpet / VCT Walls: gyp. bd. Ceilings: 2 x 4 susp acous Lighting: 2x4 flourescent Sinks not ADA compliant	Doors - knob hardware Flooring - carpet / VCT Walls: tackable. Ceilings: 2 x 4 susp acous Lighting: surf mtd flourescent Sinks not ADA compliant	Same as Bldg A	Doors: knob hardware Flooring:VCT Walls: gyp bd / markerboards; wood operable partition Ceilings: 2x4 susp acous-some damage Lighting: pendant flour Sinks not ADA compliant	
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Classroom sinks non-compliant Staff toilets non-compliant Boys floor slope non-compliant	Sink non-compliant Toilet rooms non-compliant	Nurse toilet not compliant	Sinks non-compliant	
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.			MPR has in-wall tables, all finishes are worn, refrigerators & freezer located along back wall due to small are of Kitchen; stage is not accessible Kitchen has worn VCT flooring, inadequate space for all equipment.		
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	DSA EB-3 / EB- 4, Required exits at the ends of corridor are non-accessible	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4, Required exits at the ends of corridor are non-accessible	DSA EB-3 / EB- 4	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier; location, size of space	PG&E electrical service in fenced exterior enclosure, 120/208V 1200A Cutler Hammer MSB is ~30 years old, servicable condition but approaching end of servicable life (up to 50 years). Yard includes unused HVAC equipment that should be removed to allow proper service of gear. 1200A may not be sufficient for future campus renovations if all-electric.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	Silent Knight 6820EVS control panel (added to serve addition of portables) is consistent with current district standards, but the remainder of the campus includes old horns, pull stations, and is not compliant with current code.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Very old simplex system is beyond its servicable life and may not be properly functional.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	No intrusion alarm system in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Most existing panels on campus are old and past their servicable life. Some fused gear 50+ years old observed in basement. Lots of surface raceways in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of older luminaires with T8 fluorescent lamps. Some LED exit signs observed, and 'bugeye' emergency lights that are no longer maintained. Lighting controls do not meet any current energy code requirements. There is no parking lot lighting (not really a parking lot). Exterior lighting consists of old CFL or HID wallpacks.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located in teacher's lounge, it is not in a dedicated room with cooling. New fiber has been routed through the campus. Horizontal cabling is a combination of CAT5E and CAT6. Limited upgrades have been completed. Pathway for low voltage systems is primarily routed through ample attic space; some UG pathway. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING B KINDERGARTEN CLASSROOMS	BUILDING C ADMIN / CRS / MPR	BUILDING D CLASSROOMS LIBRARY	BUILDING E, F PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Multiple Outdoor Condensing Units located in Chainlink Yards. +20 years old. Needs replacement.	Multiple Outdoor Condensing Units located in Chainlink Yards. +20 years old. Needs replacement.	MP and Kitchen served by Roof mounted AC-Units (3) 8-10 years old with concentric SA/RD diffuser (noisy).	Roof mounted AC-Units (5) 10 years old.	
INTERIOR EQUIPMENT ASSESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Gas Fired Furnaces located in attic. +20 years ols and needs replacement. Good access to roof. OSA Hood on roof on courtyard side.	Gas Fired Furnaces located in closets. +20 years ols and needs replacement.	MP and Kitchen served by Roof mounted AC-Units (3) 8-10 years old with concentric SA/RD diffuser (noisy).	Classrooms / Libray served by Roof mounted AC-Units (5) 10 years old.	Portables appear to be Wall Mounted Heat Pumps from the original construction.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Alerton Controls	Alerton Controls	Alerton Controls	Alerton Controls	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	ADA upgrade have been completed in the core Restrooms, Approximately 10-12 years ago.	ADA upgrade have been completed in the core Restrooms, Approximately 10-12 years ago.	ADA upgrade have been completed in the core Restrooms, Approximately 10-12 years ago.	Plumbing Fixture are from original construction.	Plumbing Fixture are from original construction.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	10 year old gas fired Water Heater. Ok condition.	Plumbing equipment is from the original construction.	Plumbing equipment is from the original construction.	Plumbing equipment is from the original construction.	Plumbing equipment is from the original construction.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.					

EMMA WILSON ELEMENTARY

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Drop off & parking area appears adequate. 2 drop off areas both need accessible loading zone
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					LED Marquee, flag pole & concrete monument sign. Playground equipment (not shaded), hardcourts, and,PV shade structure., New Kinder play area hardcourt, shade structures & playstructure (shaded)
SECURITY	A	Fencing, gates, hardware / access					New fencing with entry gates at various points. Does not have one point of entry directly into the Admin office.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Some walkways along Buildings A, B and G do not meet ADA requirements
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					No comment
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					South vehicle parking area should be crack and slurry sealed
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					Poor drainage in quad area north of Building C and additional drainage needed, the vehicle parking area east of Buildings H and L floods during heavy storms, flooding of West 8th Avenue often occurs at the same time and it is suspected the issue could involve the city's drainage system
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					The irrigation system has water hammer issues due to the connection to the CARD well, sewer pipes north of Building C have clogging issues and should be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					Gas Meter in good condition, Needs Earthquakee valve. Gas Distribution in good condition. (mostly in attic spaces).
MISC SITE OBSERVATIONS	ALL						Constructed in 1993.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / LIBRARY	BUILDING B CLASSROOMS	BUILDING C MULTI-PURPOSE	BUILDING D CLASSROOM	BUILDING E CLASSROOM	BUILDING F CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		52,922	6,992	9,888	5,751	1,992	4,800	1,992
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - CMU Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle, pulls & PH Card Access - required Windows - HM Other - N/A	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - CMU Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle, pulls & PH Card Access - required Windows - HM Other - N/A	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - CMU Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle, pulls & PH Card Access - required Windows - HM Other - N/A	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - TI-11 Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle, pulls Card Access - required Windows - Aluminum Sash Other - N/A	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - TI-11 Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle Card Access - required Windows - Aluminum Sash Other - N/A	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - TI-11 Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle Card Access - required Windows - Aluminum Sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Admin function is adeuate in existg space. Library is adequate in existing space Walls - Gyp Bd, & tack board - adequate Int Door/Frm/Hdwr - HM Frm & Wd Dr. Pulls, & Lever handle Flooring - carpet,VCT, sht Vinyl, & tile - replace & update Ceiling - 1x1 accoustic, 2x4 ACT replace tiles as needed & Gyp Bd - paint Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A	Space - Classroom function is adeuate in existg space. Walls - Gyp Bd, marker board & tack board - adequate Int Door/Frm/Hdwr - HM Frm & Wd Dr. Pulls, & Lever handle Flooring - carpet,VCT, sht Vinyl, & tile - replace & update Ceiling - 2x4 ACT replace tiles as needed & Gyp Bd - paint Casework/Sink - ADA Space Planning - N/A Other - N/A	Space - MP function is adeuate in existg space. Walls - CMU, Gyp Bd, acoustical tile - adequate Int Door/Frm/Hdwr - HM Frm & Wd Dr. Pulls, Lever handle, & PH. Bathroom Wd doors should be replaced with HM Flooring - VCT, sht Vinyl, & tile - replace & update Ceiling - 2x4 ACT replace tiles as needed & Gyp Bd - paint Casework/Sink - ADA Space Planning - N/A Other - N/A	Space - Classroom function is adeuate in existg space. Walls - Gyp Bd, marker board & tack board - adequate Int Door/Frm/Hdwr - N/A Flooring - carpet tile & VCT - replace & update Ceiling - 2x4 ACT replace tiles as needed Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A	Space - Classroom function is adeuate in existg space. Walls - Gyp Bd, marker board & tack board - adequate Int Door/Frm/Hdwr - N/A Flooring - carpet tile & VCT - replace & update Ceiling - 2x4 ACT replace tiles as needed Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A	Space - Classroom function is adeuate in existg space. Walls - Gyp Bd, marker board & tack board - adequate Int Door/Frm/Hdwr - N/A Flooring - carpet tile,VCT, tile - replace & update Ceiling - 2x4 ACT replace tiles as needed Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - ADA but needs update Single occupancy toilet - not ADA	Multi Compartment bathroom - ADA but needs update	Multi Compartment bathroom - ADA but needs update. Ceiling needs repair Drinking Fountain must be replaced Kithchen replace sheet vinyl floor with epoxy, hand washing sink Not ADA			
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Library space is adequate		MP has a stage with chair lift and movable wall Kitchen function is adequate in existing space			
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items						

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G KINDER CLASSROOMS	BUILDING H OLD KINDER CLASSROOMS	BUILDING J PORTABLES	BUILDING L KINDER CLASSROOMS
BLDG COLOR ASSESSMENT						
SQUARE FOOTAGE			9,888	2,816	3,098	5,705
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting windows, etc.	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - CMU Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle Card Access - required Windows - HM Other - N/A	Roof - Standing mtl seam. built up roof - replace with single ply Roof Fascia - metal - paint Roof Drains - Gutter & DS to SD - paint Soffit - cement plaster - paint Walls - CMU Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM . Lever handle Card Access - required Windows - HM Other - N/A	To be Removed	Roof - Standing Mtg Seam - new Roof Fascia - Metal - new Roof Drains - Gutter & DS to SD - new Soffit - metal deck & Wd beams - new Walls - CMU - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr -HM Frm & Dr. Lever handle, pulls & PH - new Card Access - installed Windows - Alumn storefront - new Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Classroom function is adeuate in existg space. Walls - Gyp Bd, marker board & tack board - adequate Int Door/Frm/Hdwr - HM Frm & Wd Dr. Pulls, & Lever handle Flooring - carpet,VCT, sht Vinyl, & tile - replace & update Ceiling - 2x4 ACT replace tiles as needed & Gyp Bd - paint Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A	Space - Classroom function is adeuate in existg space. Walls - Gyp Bd, marker board & tack board - adequate Int Door/Frm/Hdwr - HM Frm & Wd Dr. Pulls, & Lever handle Flooring - carpet,VCT, sht Vinyl - replace & update Ceiling - 2x4 ACT replace tiles as needed & Gyp Bd - paint Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A	To be Removed	Space - Classrooms are adequate Walls - Gyp Bd, marker board & tack board - new Int Door/Frm/Hdwr - HM Frm & Wd Dr, PH, pulls, & Lever handle - new Flooring - carpet, sht Vinyl & epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - ADA but needs update. Floor mounted grab bar needs to be removed. Ceiling needs repair.	Single occupancy toilet - not ADA		Single occupancy toilets - ADA - new Class Sink - ADA -new

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in securt exterior enclosure, 277/480V 1000A GE MSB is ~ years old and in servicable condition. 500kVA xfmr and 1600A 120/208V switchboard and PV equipment also in enclosure. Service is adequate for campus this size, last analysis prior to kinder wing addition peak demand was 151kW (under 200A). Campus has large PV array backfeeding the MSB.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	Silent Knight 6820EVS control panel was added during the Kinder Wing addition, which includes code required voice notification. The remainder of the campus is not compliant with current code, and is primarily a manual system and not addressible.
CLOCK / INTERCOM / SPEAKER	E	System, headend, type (i.e. VOIP), replace vs retrofit	Clock/PA system is Valcom and meets current district standards for elementary schools.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Vista intrusion alarm system consisting of door contacts and motion sensors is in use but requires some re-programming. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Gear is approximately 30 years old but generally in good condition.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	With exception of new Kinder Wing, most interior lighting consists of older luminaires with T8 fluorescent lamps. Many parabolic luminaires which do not provide good lighting. Lighting controls in these areas do not meet any current energy code requirements. There is no parking lot lighting (not really a parking lot). Exterior lighting consists of LED parking lot lighting and old CFL or HID wallpacks.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	For the most part adequate throughout campus. MDF is located in electrical room, it is adequate except there is no cooling. New fiber has been routed through the campus. Horizontal cabling is a combination of CAT6 and CAT6A. There is some UG pathway for low voltage systems. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	AV in most classrooms does not meet current district standards of flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / LIBRARY	BUILDING B CLASSROOMS	BUILDING C MULTI-PURPOSE	BUILDING D CLASSROOM	BUILDING E CLASSROOM	BUILDING F CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.	Portables appear to be Wall Mounted Heat Pumps from the original construction.	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Existing ductwork is all original and in good condition.	Existing ductwork is all original and in good condition.	Existing ductwork is all original and in good condition.	Portables appear to be Wall Mounted Heat Pumps from the original construction.	Existing ductwork is all original and in good condition.	Existing ductwork is all original and in good condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Controls	Johnson Controls	Johnson Controls	Johson Controls	Johnson Controls	Johnson Controls
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	FS are present in Kitchen Area and support Spaces. From original construction.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G KINDER CLASSROOMS	BUILDING H KINDER CLASSROOMS	BUILDING J PORTABLES	BUILDING L KINDER CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.	Roof Mounted AC Units, Approx. 7-8 years old. Estimated 8 years of life expectancy.	Portables appear to be Wall Mounted Heat Pumps from the original construction.	Portables appear to be Wall Mounted Heat Pumps from the original construction.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Existing ductwork is all original and in good condition.	Existing ductwork is all original and in good condition.	Existing ductwork is all original and in good condition.	Existing ductwork is all original and in good condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Controls	Johnson Controls	Stand alone Programmable T-Stat's.	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.	Plumbing Fixtures are from original construction and in good condition.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..	Plumbing Equipment is from original construction and ready for replacement..
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.				

MARIGOLD ELEMENTARY

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Main parking lot is new with ADA parking & drop off
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Play ground, hardcourt and play structures are new. Flag pole and monument sign are new. No marquee sign. New CMU trash enclosure
SECURITY	A	Fencing, gates, hardware / access					Campus perimeter is fully fenced with and the campus has a single point of access through the Administration office.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					New campus
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					New campus
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					New campus
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					New campus
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					New campus
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					New campus
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / MULTI-PURPOSE	BUILDING B KINDER CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E LCASSROOMS / MEDIA CNETER
BLDG COLOR ASSESSMENT			New Building 2018	(E) Bldg w/ Deep Mod 2018	(E) Bldg w/ Deep Mod 2018	(E) Bldg w/ Deep Mod & Addition 2018	New Building 2018
SQUARE FOOTAGE		38937	13,776	5,554	4,516	4,200	10,891
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Single ply - new Roof Fascia - N/A Roof Drains - Roof Drain to DS to SD - new Soffit - fiber cement soffit panel - new Walls - Nichiha & CMU block - new Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & alumn Storefront. PH, pull, Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Asphalt shingle - new Roof Fascia - Wood Roof Drains - Gutters to DS to SD - new Soffit -Nichiha - T&G Walls - CMU block Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr -HM Dr & Frm. PH, pull, Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Asphalt shingle - new Roof Fascia - Wood Roof Drains - Gutters to DS to SD - new Soffit -Nichiha - T&G Walls - CMU block Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr -Aluminum Storefront Dr & HM Dr & Frm. PH, pull, Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Asphalt shingle - new Roof Fascia - Wood Roof Drains - Gutters to DS to SD - new Soffit -Nichiha - T&G Walls - CMU block Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr -Aluminum Storefront Dr & HM Dr & Frm. PH, pull, Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Single Ply - new Roof Fascia - N/A Roof Drains - Roof drains to DS to SD - new Soffit -Nichiha - fiber cement soffit panel - new Walls - Nichiha - new Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr -Aluminum Storefront Dr & HM Dr & Frm. PH, pull, Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board, Magnetic marker laminate board, tile - new Int Door/Frm/Hdwr - HM Frm & Wd. Lever handle - new Flooring - Carpet tile, Sht vinyl, Vinyl tile, Tile, Epoxy - new Ceiling - 2x4 ACT, Gyp Bd, Exposed deck- new Casework/Sink - ADA ok, new Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board, Magnetic marker laminate board, tile - new Int Door/Frm/Hdwr - HM Frm & Wd. Lever handle - new Flooring - Carpet tile, Vinyl tile, Epoxy - new Ceiling - 2x4 ACT, Gyp Bd - new Casework/Sink - ADA ok, new Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board, Magnetic marker laminate board, tile - new Int Door/Frm/Hdwr - HM Frm & Wd. Lever handle - new Flooring - Carpet tile, Vinyl tile, Epoxy - new Ceiling - 2x4 ACT, Gyp Bd - new Casework/Sink - ADA ok, new Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board, Magnetic marker laminate board, tile - new Int Door/Frm/Hdwr - HM Frm & Wd. Lever handle - new Flooring - Carpet tile, Vinyl tile, Epoxy - new Ceiling - 2x4 ACT, Gyp Bd - new Casework/Sink - ADA ok, new Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board, Magnetic marker laminate board, tile - new Int Door/Frm/Hdwr - HM Frm & Wd. Lever handle - new Flooring - Carpet tile, Vinyl tile, Epoxy - new Ceiling - 2x4 ACT, Gyp Bd - new Casework/Sink - ADA ok, new Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Single Occup toilets room , Multi Compartment bathroom - ADA ok - new	Single Occup toilets room - ADA ok - new	Single Occup toilets room - ADA ok - new		Single Occup toilets room , Multi Compartment bathroom - ADA ok - new
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	MP with accessible stage - new Kitchen & Servery - new	Has separate enclosed play area with play structure			Library - new
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items					

HOOKER OAK ELEMENTARY

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					A shared bus / parent drop-off area is provided, not ADA compliant. No trash enclosure is provided
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Hardcourt paving is in poor condition, Kinder play structure is shaded, no bike racks were found, flag pole is provided, manual lettering message sign provided.
SECURITY	A	Fencing, gates, hardware / access					The campus is secured with a fence around the campus. There are multiple access into the main building from the street, no direct access into Admin.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Some walkways along Buildings A, C and E with slopes exceeding standards, pedestrian ramp and curb ramp along 3rd Avenue exceeding standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Slurry seal, replace striping and pavement markings and signs
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Vehicle parking area should be crack and slurry sealed, asphalt play area is cracked and should be replaced
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					The storm drain connection from onsite to offsite is located along Arbutus Avenue, it has continual maintenance issues and is difficult to access and should be modified/replaced, there is poor drainage between Buildings B and C and a new drainage system should be installed
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					All onsite water pipes are old and should be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Gas Meter in good condition, Needs Earthquake valve. Gas Distribution piping is in poor condition and need full replacement. Located on roof, and not secured per code.
MISC SITE OBSERVATIONS	ALL						Original 1948 construction. Remove old Boiler from Basement. Capture Storage Space of approx. 1200 sf..

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS / LIBRARY	BUILDING E ADMIN / MPR / KINDER CR	BUILDING D, F, G, H PORTABLES
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE		40,930	28,617	see building A	5,652	see building A	6,661
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin - cem plaster Soffit- cement plaster Fascias - wood, poor condition Roofing - composition shingle Doors -wd. doors in wd. Frames, knob hardware, no ADA compliant threshold Windows - single pane, metal sash w/ wood trim, poor condition Roof drainage - gutter / downspouts to grade	Same as A	Same as A	Same as A	
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Flooring - VCT, worn, Replace Walls - concrete Ceiling -2x4 acous tile Lighting - 2x4 lay-in flourescent Sinks- not ADA compliant	Same as A	Flooring - VAT, Abate & Replace Walls - cement plaster & plywd. Ceiling -1x1 acous tile Lighting - pendant hung flourescent Sinks- not ADA compliant	Flooring - VCT, worn, Replace Walls - concrete Ceiling -2x4 susp acous tile panels Lighting - 2x4 Flourescent lay-in Door Hardware - old panic bar- Replace	
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Restrooms are fairly large, finishes need refresh, sufficient area for any ADA upgrades necessary.	Same as A			
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.			Library is classroom size, undersized, tables and chairs do not have sufficient space, all hard surfaces,VCT flooring, plaster walls, 1x1 ceiling acous. tile	MP- stage not ADA accessible, in-wall tables Kitchen- very tight, poor access to servery and queue to servery into corridor or from back door- ineffecient layout.	
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do ltems	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4, Admin office small & non-accessible	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service feeds ancient gear with multiple meters, located in a basement. None of the gear is servicable, and presents a worker safety issue due to lack of code required clearance. A separate ~30yo 1000A 277/480V service for HVAC is installed at exterior, in servicable but poor condition.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Older Silent Knight 5208 FACP with pull stations, did not observe smoke detectors, there may be some pull stations. Does not meet any current code requirements. A Wheelock voice system was added on to accommodate addition of portables.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Older Bogen Multicom 2000 in MDF room, not per current standards. Old clocks.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	No intrusion alarm system in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Very old gear (60 years or older) observed throughout campus. All panelboards are full, no spare breakers, and limited branch circuiting to support modern instructional requirements. Some of the wiring is exposed with cloth sheathing, which has not been code compliant in a very long time. Lots of surface raceways in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of older luminaires with T8 fluorescent lamps. In general most spaces are underlit to the point of being unsafe. Lighting controls do not meet any current energy code requirements. Exterior lighting consists of LED parking lot lights and CFL wallpacks.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Newer MDF has been located in storage room; not a dedicated space, no cooling. Somne recent upgrades to cabling. IDF cabinets are located in classrooms, which is not ideal. Pathway is routed through attic space, but concrete walls make routing extremely difficult.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A CLASSROOMS	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS / LIBRARY	BUILDING E ADMIN / MPR / KINDER CR	BUILDING D, F, G PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition					
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Duct distribution is approx. 20 years old. Classrooms	Duct distribution is approx. 20 years old. Classrooms	Duct distribution is approx. 10 years old. Classrooms	Duct distribution is approx. 20 years old. Classrooms	duct distribution is from original construction.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Delta Controls. Needs updating.	Delta Controls. Needs updating.	Delta Controls. Needs updating.	Delta Controls. Needs updating.	Stand alone Programmable T-Stat
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixture are from original construction and needs to be replaced and update to beet ADA requirements.	Plumbing Fixture are from original construction and needs to be replaced and update to beet ADA requirements.	Plumbing Fixture are from original construction and needs to be replaced and update to beet ADA requirements.	Plumbing Fixture are from original construction and needs to be replaced and update to beet ADA requirements.	Plumbing Fixture are from original construction.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing equipment is from the original construction and needs full replacement. Hallway Drinking Fountains are approx. 8 years old.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from original construction.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.

LITTLE CHICO CREEK ELEMENTARY SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					
SECURITY	A	Fencing, gates, hardware / access					
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Some walkways along buildings do not meet ADA slopes
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Striping and pavement markings are fading and should be re-applied, some signage and pavement markings do not comply with standards
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Vehicle areas should be crack and slurry sealed.
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					The irrigation system along Amanda Way was damaged and has been abandoned and needs to be replaced.
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					Gas Meter is located in the exterior equipment yard and in good condition.
MISC SITE OBSERVATIONS	ALL						The Mechanical System is a two-pipe Heating / Cooling System. Commonly know as a Changeover System.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A MULTI-PURPOSE	BUILDING B ADMINISTRATION	BUILDING C LIBRARY	BUILDING D SPED CLASSROOMS	BUILDING E CLASSROOMS	BUILDING F KINDER CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		44,523	7,327	3,006	3,978	3,006	2,250	5,503
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Ext. Finish: Cement Plaster with tile wainscot Doors: Hollow metal doors and frames Thresholds: Not ADA compliant Roofing: Composite shingle Roof Drainage: Gutter with pipe downspout connected to storm drain
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Doors - Lever hardware Flooring - damaged VCT Walls: Acous. Panels & gyp. bd., in-wall tables Ceilings: 1 x1 acous. tile Lighting:uplight flour: Sinks not ADA compliant Refrigerator and service carts stored along walls, no room in Kitchen for storage.	Doors - Lever hardware Flooring - Carpet Walls: Gyp. bd. Ceilings: 1x1 acous. tile Lighting: 2x4 surf. Mounted flour: Nurse: VCT flooring, sink is not ADA compliant, toilet room is ADA compliant.	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Doors - Lever hardware Flooring - Carpet /VCT Walls:Tackable panels Ceilings: 2x4 acous. tile Lighting: 2x4 flour lay-in
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.		Nurse and Staff toilet rms appear ADA compliant.	Student restrooms typically do not have ADA compliant threshold. Restroom interiors are tile floor and walls in good condition. Fixtures are generally compliant with ADA.			Student restrooms in classrooms are ADA compliant.
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Kitchen sht vinyl flooring worn					
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do ltems	Stage is not accessible. Drinking fountains not ADA compliant.					

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G CLASSROOMS	BUILDING L CLASSROOMS	BUILDING M CLASSROOMS	BUILDING N CLASSROOMS	BUILDINGS H, I, J, K PERM MODULAR/ PORTABLES
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE			2,250	2,250	5,023	2,250	7680
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Same as Bldg. F	Ext. Finish: Cement Plaster with tile wainscot Doors: Hollow metal doors and frames Thresholds: Not ADA compliant Roofing: Composite shingle Roof Drainage: Gutter with pipe downspout connected to storm drain
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.			Student restrooms typically do not have ADA compliant threshold. Restroom interiors are tile floor and walls in good condition. Fixtures are generally compliant with ADA.		Doors - Lever hardware Flooring - carpet / VCT Walls: Tackable panels Ceilings: 2 x 4 susp acous Lighting: 2x4 flourescent Sinks not ADA compliant
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items		Extreme cross slope in the path of travel between Bldgs. G, H, L and K			

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in exterior yard with dumpsters, HVAC equipment, etc. 277/480V 1600A Cutler Hammer MSB is ~25-30 years old, servicable condition (and has been serviced recently). MSB is adequately sized for a campus of this size, and is backed by a PV system, PVs are installed on the roof.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Most of campus is on the Edwards 6632 FACP, which is monitored by a newer Silent Knight 5208 panel. Most of the campus includes old horns, pull stations, and is not compliant with current code. No voice.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	The campus has been upgraded to Valcom IP, which is consistent with current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Existing intrusion alarm system is older but still in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Most existing panels on campus are older but in servicable condition. Surface raceways in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of luminaires with T8 fluorescent lamps. Pendant lighting in classrooms. Lighting controls do not meet any current energy code requirements. Exterior lighting consists of LED parking lot lights and CFL wallpacks.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located in library, it is not in a dedicated room with cooling. New fiber has been routed through the campus. Horizontal cabling is CAT6 and relatively new. Pathway between buildings is 'daisy chained' which is not good for connecting to central MDF. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A MULTI-PURPOSE	BUILDING B ADMINISTRATION	BUILDING C LIBRARY	BUILDING D SPED CLASSROOMS	BUILDING E CLASSROOMS	BUILDING F KINDER CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is mostly from the original construction and is at the end of life.	Water Heater in Adminstration has recently been replaced.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.						
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G CLASSROOMS	BUILDING L CLASSROOMS	BUILDING M CLASSROOMS	BUILDING N CLASSROOMS	BUILDINGS H, I, J, K PERM MODULAR/ PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	The Interior Servel Air Handling Units are original to the construction and are expected to last appro. 8-10 years with a recommendation to have the coils cleaned now.	Wall Mounted Heat Pumps in good conditions
INTERIOR EQUIPMENT ASESSEMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	The Main componest of this two pipe system are Boilers, Chiller; and Cooling Towres have recently been replaced and in good condition. Distribution Pumps are at the end of life and in need of replacement.	
ENERGY MANAGEMENT SYSTEMS	M/P	EMCSType of system, web based / Programmable T-Stat?	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Johnson Control w/ Delta Communication Module - Good Condition.	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixtures are of the original construction and in good condition.	Plumbing Fixture is mostly from the original construction and is in ok condition.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is in ok condition.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.					
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.					

MCMANUS ELEMENTARY SCHOOL

Campus and building currently undergoing modernization.

New construction in progress and all existing buildings to remain to be upgraded

NEAL DOW ELEMENTARY SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					New drop off, parking area appears to need a slurry coat.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					New LED Marquee, flag pole, playground equipment (not shaded), hardcourts, and shade structure,& PV shade structure.
SECURITY	A	Fencing, gates, hardware / access					New fencing with one point of entry directly into the Admin office.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					new campus
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					new campus
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					new campus
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					new campus
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					new campus
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					new campus
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / CLASSROOMS	BUILDING B KINDER CLASSROOMS	BUILDING C LIBRARY / KINDER CLASS- ROOMS	BUILDING D CLASSROOMS	BUILDING E CLASSROOMS	BUILDING F MULTI-PURPOSE
BLDG COLOR ASSESSMENT			New Modernization	New Modernization	New Modernization	New Building	New Building	New Building
SQUARE FOOTAGE		49,305	17,491	2,598	10,455	4,134	3,348	11,280
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Single ply - new Roof Fascia - (E) metal - new paint Roof Drains - Gutter & DS to SD - new paint Soffit - metal deck & Wd beams - new paint Walls - (E) conc - portions new paint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle, pulls & PH - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Single ply - new Roof Fascia - (E) metal - new paint Roof Drains - Gutter & DS to SD - new paint Soffit - metal deck & Wd beams - new paint Walls - (E) conc - portions new paint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront Lever handle, pulls & PH - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Single ply - new Roof Fascia - (E) metal - new paint Roof Drains - Gutter & DS to SD - new paint Soffit - metal deck & Wd beams - new paint Walls - (E) conc - portions new paint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront Lever handle, pulls & PH - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl - new Roof Fascia - mtl - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & CMU - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl - new Roof Fascia - mtl - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & CMU - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl & Single Ply - new Roof Fascia - mtl - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & CMU - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Admin function is adeuate in existg space, classrooms are adequate in existing space - newly modernized Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - HM Frm & Wd Dr, PH, pulls, & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x2, 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - classrooms are adequate in existing space - newly modernized Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - HM Frm & Wd Dr, PH, pulls, & Lever handle - new Flooring - sht Vinyl & epoxy - new Ceiling - 1x1 accoustical tile & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - Library & classrooms are adequate in existing space - newly modernized Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - HM Frm & Wd Dr, PH, pulls, & Lever handle - new Flooring - carpet, sht Vinyl & epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - classrooms are adequate and functional Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - classrooms are adequate and functional Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - function is adeuate in existg space, classrooms are adequate Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - PH & Lever handle - new Flooring - sht Vinyl & epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - N/A Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - ADA -new Single occupancy toilet - ADA - new Class Sink - ADA -new	Single occupancy toilet - ADA - new Class Sink - ADA -new	Single occupancy toilet - ADA - new Class Sink - ADA -new	Multi Compartment bathroom - ADA -new Single occupancy toilet - ADA - new Class Sink - ADA -new		Multi Compartment bathroom - ADA -new Single occupancy toilet - ADA - new
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.			New Library modernization			New MP with wall in tables, full kitchen, accessible stage, and multi Compartment bathrooms
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items						

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / CLASSROOMS	BUILDING B KINDER CLASSROOMS	BUILDING C LIBRARY / KINDER CLASS- ROOMS	BUILDING D CLASSROOMS	BUILDING E CLASSROOMS	BUILDING F MULTI-PURPOSE
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	New Roof Mounted AC-Units replaced in approx. 2019 (4 years old). Full Air Side economizer.	New Roof Mounted AC-Units replaced in approx. 2019 (4 years old). Full Air Side economizer.	New Roof Mounted AC-Units replaced in approx. 2019 (4 years old). Full Air Side economizer.	New Building	New Building	New Building
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	New Air Distribution, good condition.	New Air Distribution, good condition.	New Air Distribution, good condition.	New Building	New Building	New Building
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Alerton Controls. Good Condition.	Alerton Controls. Good Condition.	Alerton Controls. Good Condition.	Alerton Controls. Good Condition.	Alerton Controls. Good Condition.	Alerton Controls. Good Condition.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Recent Modernization, however, Building A Core Restrooms are original and need ADA updates.	Recent Modernization	Recent Modernization	New Building	New Building	New Building
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Original WH needs replacement.	Recent Modernization	Recent Modernization	New Building	New Building	New Building
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	FS in Corridors	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	New Building	New Building	New Building
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

PARKVIEW ELEMENTARY SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Parking lot paving cracking, fair condition. Drop-off does have ADA compliant drop-off area. Inner campus has non-compliant path of travel cross-slope conditions, door landings and thresholds - remove and replace.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Site has a flag pole. Does not have a marquee of any type. Hardcourts are in poor condition. Playground equipment new but does not have shade structures. Site drinking fountains not ADA compliant. Lunch shelter is provided outside MP bldg. There is no trash enclosure
SECURITY	A	Fencing, gates, hardware / access					Campus is secured by fencing. Entry to Admin is by camera and electronic access at gate, however, no single point of entry thru Admin, full access to campus once entry allowed.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Walkways along Buildings F, G, H J and K do not meet ADA standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					No comment ADA compliant parking stalls are provided.
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Vehicle parking/travel areas and onsite asphalt is cracked, install crack and slurry seals
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					All water and sewer piping is old and should be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Gas Meter is in fair condition. Consider installaing an Earthquake Valve. Site gas distribution is in need if replacement. +35 years old.
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A KINDER CLASSROOMS	BUILDING E CLASSROOMS	BUILDING F CLASSROOMS / LIBRARY	BUILDING G ADMINISTRATION	BUILDING H CLASSROOMS	BUILDING I RESTROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		34,373	2,810	4,044	5,376	10,833	see building G	1,102
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin - cem plaster Soffit- plywood, some dry rot Fascias - wood, poor condition Roofing - tar and gravel Doors -wd. doors in wd. Frames, no ADA compliant threshold Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	Same as F	Exterior skin - plaster & mtl. sash wall/wdw sys. @ side elevation Soffit- mtl decking, glu-lam beam deterioration @ ends Roofing -built-up Doors-Alum. In Alum. Frames, no ADA compliant thresholds Windows - Aluminum Roof drainage - no gutter / downspouts to grade	Exterior skin - cem plaster Soffit- plywood, some dry rot Fascias - wood, poor condition Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	Exterior skin - plaster;wood siding & mtl. sash wall/wdw sys. @ side elevation Soffit- plywood, some dry rot Fascias - wood, poor condition Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	Exterior skin - plaster;wood siding & mtl. sash wall/wdw sys. @ side elevation Soffit- plywood, some dry rot Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.		Door Hardware- Lever; non-compliant threshold Flooring- VCT Walls - gyp. bd. Ceiling- 2x4 susp. Acous, 2x4 flourescent	Wood folding partition between classrooms Sinks- not ADA compliant Flooring - carpet Lighting - surface mtd. flourescent	Floors- VCT Walls - gyp bd. Ceilings - 1 x1 applied acous tiles in corridor, gyp. bd. in offices8	Wood doors VCT / Carpet flooring 2x4 ACT clg - damaged tiles painted clerestory Vinyl tack panels / markerboards black out curtains lot of exposed conduit, raceways Sinks- not ADA compliant	Doors: wood w/ push/pull hardware Flooring: tile, slope issues Walls: tile wainscot/gyp bd Ceilings: gyp. bd. Lighting: 2x4 flourescent
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.			Boys - Floor mounted urinals, sloped tile flooring, not ADA compliant Girls - not ADA compliant	Staff Toilet rms - Lever door hardware Flooring - sht. vinyl- Replace Walls - gyp. bd. with FRP Lighting - recessed can light		Non-accessible entry and back door, tile finishes w/ floor slopes
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.				Non-accessble spaces, knob hardware, non-accessible sinks,		
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4, Non-compliant thresholds/ramps @ doors	DSA EB-3 / EB- 4

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J CLASSROOMS	BUILDING K MULTI-PURPOSE	BUILDING B, C, D, M PORTABLES
BLDG COLOR ASSESSMENT					
SQUARE FOOTAGE			see building G	3,001	7206
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Same as H	Exterior skin - cem plaster Soffit- plywood, some dry rot Roofing - tar and gravel Doors - mtl sash doors in mtl sash frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade	
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Same as H	Flooring - VCT Walls - Plywood Ceiling - gyp. bd. w/ acous tile panels Lighting - surf mounted Flourescent Door Hardware - knob @ Kitchen	
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.			
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		Non-accessible stage, in-wall tables, interior is worn Kitchen - VCT flooring, gyp bd. walls and ceiling, pendant globe fixtures	
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	Same as H	DSA EB-3 / EB- 4	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in fenced enclosure on north side of campus. 120/208V 1200A Zinsco MSB is 50+ years old and not in servicable condition, potential safety hazard. 1200A may not be sufficient for future campus renovations if all-electric. No solar.
FIRE ALARM SYSTEM	E	Existing system, code compliant, replace vs retrofit, Voice Evac, etc.	Silent Knight 6820EVS control panel (added to serve addition of portables) is consistent with current district standards, but the remainder of the campus includes old horns, pull stations, and is not compliant with current code.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Older Bogen Multicom 2000 in a large rack, not per current standards. Old clocks.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Existing intrusion alarm system is older but still in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Most existing panels on campus are older but in servicable condition. Surface raceways in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of luminaires with T8 fluorescent lamps. Lighting controls do not meet any current energy code requirements. Some LED exit signs observed, and 'bugeye' emergency lights that are no longer maintained. Exterior lighting consists of LED parking lot lights and CFL wallpacks.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is relatively new, located in work room, it is not in a dedicated room with cooling. New fiber has been routed through the campus. Horizontal cabling is a combination of CAT5E and CAT6.. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A KINDER CLASSROOMS	BUILDING E CLASSROOMS	BUILDING F CLASSROOMS / LIBRARY	BUILDING G ADMINISTRATION	BUILDING H CLASSROOMS	BUILDING I RESTROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition						
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Air Distribution is in ok condition.	Air Distribution is in ok condition.	Air Distribution is in ok condition.	Air Distribution is in ok condition.	Air Distribution is in ok condition.	Air Distribution is in ok condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Delta Controls/Alerton	Delta Controls/Alerton	Delta Controls/Alerton	Delta Controls/Alerton	Delta Controls/Alerton	Delta Controls/Alerton
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.	Plumbing Equipment is mostly from the original construction and is at the end of life.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J CLASSROOMS	BUILDING K MULTI-PURPOSE	BUILDING B, C, D, M PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Existing Gas Fired AC-Units are at the end of life and need to be replaced.	Existing Gas Fired AC-Units are at the end of life and need to be replaced.	Portables appear to be Wall Mounted Heat Pumps from the original construction.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Air Distribution is in ok condition.	Air Distribution is in ok condition.	Air Distribution is in ok condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Delta Controls/Alerton	Delta Controls/Alerton	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixture, ok condition.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is mostly from the original construction and is at the end of life.	Water Heater has recently been replaced and in good condition. All other equipment is mostly from the original construction and is at the end of life.	Original Plumbing Equipment, Ok condition.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.			

ROSEDALE ELEMENTARY SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					A/C paving in poor condition throughout parking lot Campus has ADA POT issues throughout entire campus, door thresholds, cross slopes, raised concrete stoops, etc.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Hardcourt paving is in poor condition. Bike rack is not fenced in - open to campus No trash enclosure is provided. Lunch areas have PV canopy shade structure. Play structures are not shaded. LED marquee and monument sign is provided. Flag pole is provided
SECURITY	A	Fencing, gates, hardware / access					There is single point of access to the Admin. office. Campus is secured with fencing all around.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Walkways along Buildings A, C, D, H, I and K do not meet ADA requirements, some walkway along Oak Park Avenue parking area do not meet ADA requirements
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					No comment.
ASPHALT PAVING	C	Replace vs Repair; seal coat, restripe parking areas, hardcourts, etc.					Vehicle areas along Oak Park Avenue need crack and slurry seal, vehicle area along Oak Street is alligator cracked and needs new paving, portions of onsite asphalt are cracked and portions should be crack and slurry sealed and portions replaced.
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					Replace all walkways at entry doors to classrooms and restrooms
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					Localized flooding occurs between Buildings A and B and north of Buildings E, F and G and a drainage system should be installed
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					Both the sewer and water system are old and failing and should be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / MPR / CLASSROOMS	BUILDING B KINDER CLASSROOMS	BUILDING H LIBRARY/CLASSROOM	BUILDING I CLASSROOMS	BUILDING J RESTROOMS	BUILDING K CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		38,668	16,474	2,745	8,015	see building A	1,102	see building A
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin - cement plaster Soffit- metal deck Roofing - built-up Fascia - 1x wood Doors - wood doors/wood frames Windows -metal sash Roof drainage - no gutter / downspouts to grade	Exterior skin - cement plaster & mtl sash window/wall @ back elevation Soffit- plywood, dry rot Roofing - built-up Fascia - 1x wood Doors - HM in HM frames; mtl sash door @ back elevation Roof drainage - no gutter / downspouts to grade	Exterior skin - cement plaster Soffit- metal deck Roofing - built-up Fascia - metal Doors: alum in alum frames, knob hardware Windows - alum storefront Roof drainage - no gutter / downspouts to grade	Same as K	Exterior skin - cement plaster Roofing - assumed tar & gravel Exterior wood doors to playground - giant gas meter in the way	Exterior skin - plaster;wood siding & mtl. sash wall/wdw sys.@ back elevation Soffit- plywood, some dry rot Roofing - tar and gravel Doors: wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts to grade
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Doors: lever hardware Flooring:VCT Walls: masonite in Office; gyp. bd. Ceilings: 1 x 1 acous adered tile Lighting: surf. Mounted & pendant flourescent	Doors:knob hardware Flooring:VCT Walls: plywd / markerboards; Ceilings: 2x4 susp acous - damaged tiles Lighting: 2x4 flourescent	Doors: lever hardware Flooring:VCT Walls: plywd / markerboards; tackable in Library Ceilings: 2x4 susp acous - damaged tiles Lighting: 2x4 flourescent	Same as K	Doors: wood w/ push/pull hardware Flooring: tile, slope issues Walls: tile wainscot/gyp bd Ceilings: gyp. bd. Lighting: 2x4 flourescent	Doors: lever hardware Flooring:VCT Walls: plywd / markerboards black out curtains lot of exposed conduit, raceways Ceilings: 2x4 susp acous - damaged tiles, painted clerestory Lighting: 2x4 flourescent
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.					Sinks: wall hung lavatory, possible compliance Toilets: Compliant Urinals: Non-compliant, floor fixtures Non ADA Compliant - fixtures, doors, walls, floor slope, etc.	
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Door threshold not ADA compliant-remove & replace walkway	Door threshold not ADA compliant-remove & replace walkway	Door threshold not ADA compliant-remove & replace walkway	Door threshold not ADA compliant-remove & replace walkway	Door threshold not ADA compliant-remove & replace walkway	Door threshold not ADA compliant-remove & replace walkway
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4+-

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in fenced dedicated exterior enclosure, 277/480V 800A Cutler Hammer MSB is ~25-30 years old, and in servicable condition. Yard includes PV equipment that backfeeds MSB. 800A may not be sufficient for future campus renovations if all-electric.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Very old Faraday 7800 manual system is monitored by an old Silent Knight 5208. Mostly pull stations on campus, does not meet any current code requirements.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Very old simplex system retrofit with Bogen control modules has been patched together and is not compliant with current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	No intrusion alarm system in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Old gear in custodial room 60+ years old long past servicable life, many existing panels on campus are similar vintage. Lots of surface raceways in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of older luminaires with T8 fluorescent lamps. Some LED exit signs observed, and 'bugeye' emergency lights that are no longer maintained. Lighting controls do not meet any current energy code requirements. There is no parking lot lighting (not really a parking lot). Exterior lighting consists of old CFL or HID wallpacks.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located in library, it is not in a dedicated room with cooling. New fiber has been routed through the campus. Horizontal cabling is a combination of CAT5E and CAT6. Pathway for low voltage systems is primarily routed overhead, limited UG pathway. Classrooms have WAPs. IDFs in classrooms is not ideal.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / MPR / CLASSROOMS	BUILDING B KINDER CLASSROOMS	BUILDING H LIBRARY/CLASSROOM	BUILDING I CLASSROOMS	BUILDING J RESTROOMS	BUILDING K CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	New Roof Mounted AC-Units (York) good condition. Approx. 3 years old. Kitchen has Evaporative Cooler and older MUA Unit, both in need of replacement.	Rooftop AC-Units approx. 7-8 years old.	Rooftop AC-Units approx. 7-8 years old.	Rooftop AC-Units approx. 7-8 years old.	Ceiling exhaust fans are part of the original construction.	Rooftop AC-Units approx. 7-8 years old.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	New Air Distribution. Good Condition.	Original Air Distribution. Suggest duct cleaning with any planned modernization project	Original Air Distribution. Suggest duct cleaning with any planned modernization project	Original Air Distribution. Suggest duct cleaning with any planned modernization project	Original Air Distribution. Suggest duct cleaning with any planned modernization project	Original Air Distribution. Suggest duct cleaning with any planned modernization project
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Delta Controls / Alerton	Delta Controls / Alerton	Delta Controls / Alerton	Delta Controls / Alerton	Delta Controls / Alerton	Delta Controls / Alerton
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement	Original Plumbing Fixtures needs replacement
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	New Water Heater install approx. 2 years ago.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from the original construction and needs full replacement.	Plumbing equipment is from the original construction and needs full replacement.
FIRE SPRINKLER SYSSTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.

SHASTA ELEMENTARY SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					parking, drop off, landscaping, & irrigation new
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					kinder play area hardcourt, shade structures & playstructure is new & shaded (E) play ground area had new slurry seal, re-stripped basketball court & four square, etc. (E) Play structure looks adequate (no shade)
SECURITY	A	Fencing, gates, hardware / access					Fencing and gates are new Single point of access into Admin
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Walkways along Buildings B, C and MP do not meet ADA standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Pavement markings do not meet standards
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Vehicle area along the Esplanade and onsite asphalt area west of basketball court should be crack and slurry sealed
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					On windy rain days rainwater blows into the south side of Building K
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Gas Distribution in good condition.
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN/CLASSROOMS	BUILDING B LIBRARY/CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E CLASSROOMS	BUILDING KI KINDER
BLDG COLOR ASSESSMENT			NEW BLDG			NEW BLDG	NEW BLDG	NEW BLDG
SQUARE FOOTAGE		48265	5,447	5,712	7,131	6,042	7,890	2,900
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Standing seam mtl - new Roof Fascia - fiber cement - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & cement plaster - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl - adquate Roof Fascia - Metal -paint Roof Drains - Gutter & DS to SD - repaint Soffit - Metal deck -repaint,Wd beams - repair as needed & repaint Walls - CMU block - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM DR & FRM - repaint. Lever handle Card Access - required Windows - Alumn sash - adequate Other - N/A	Roof - Standing seam mtl - adquate Roof Fascia - Metal -paint Roof Drains - Gutter & DS to SD - repaint Soffit - Metal deck -repaint,Wd beams - repair as needed & repaint Walls - CMU block - repaint Door Landing - ADA Door Threshold - Some not ADA Doors/Frm/Hdwr - HM DR & FRM - repaint. Lever handle Card Access - required Windows - Alumn sash - adequate Other - N/A	Roof - Standing seam mtl - new Roof Fascia - fiber cement - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & cement plaster - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl - new Roof Fascia - fiber cement - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & cement plaster - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl - new Roof Fascia - fiber cement - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & cement plaster - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - storefront Door, PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - Library function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd & CMU - repaint. tack board. Int Door/Frm/Hdwr - HM Frm,Wd Door: lever handle Flooring - VCT, carpet, ASB VAT, sht Vinyl, tile, epoxy - (replace/repair/adequate) Ceiling - 2x4 ACT at Classrooms - replace tiles, Gyp Bd at bathrooms - repaint Casework/Sink - Most is dated - replace. Sink - Not ADA Space Planning - special needs therapy space seems tight Other - N/A	Space - Library function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd & CMU - repaint. tack board. Int Door/Frm/Hdwr - HM Frm,Wd Door: lever handle Flooring - VCT, carpet, ASB VAT, sht Vinyl, tile, epoxy - (replace/repair/adequate) Ceiling - 2x4 ACT at Classrooms - replace tiles, Gyp Bd at bathrooms - repaint Casework/Sink - Most is dated - replace. Sink - Not ADA Space Planning - N/A Other - N/A	Space - function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - storefront Door, PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - storefront Door, PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - storefront Door, PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Single occupancy toilet - ADA - new Class Sink - ADA -new	Multi Compartment bathroom - Non ADA fixtures, needs an update	Multi Compartment bathroom - Door layout not ADA, needs an update	Class Sink - ADA -new	Multi Compartment bathroom - ADA -new Single occupancy toilet - ADA - new Class Sink - ADA -new	Multi Compartment bathroom - ADA -new Single occupancy toilet - ADA - new Class Sink - ADA -new
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		Shelving - wall to wall book shelves - Seems tight but adequate Circulation Desk - seems small but is adequate				
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items						

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING K2 KINDER	BUILDING MP MULTI-PURPOSE/ CLASSROOMS
BLDG COLOR ASSESSMENT			NEW BLDG	
SQUARE FOOTAGE			4,908	8,235
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Standing seam mtl - new Roof Fascia - fiber cement - new Roof Drains - Gutter & DS to SD - new Soffit - Fiber cement - new Walls - Fiber cement & cement plaster - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Aluminum storefront & HM DR & FRM - new. Lever handle - new Card Access - installed Windows - Alumn storefront - new Other - N/A	Roof - Standing seam mtl - adquate Roof Fascia - Metal -paint Roof Drains - DS to SD - repaint Soffit - Metal deck -repaint,Wd beams - repaint Walls - CMU block repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM DR & FRM - repaint. PH & Lever handle Card Access - required Windows - Alumn sash - adequate Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - function is adeuate in existg space, classrooms are adequate in existing space Walls - Gyp Bd, marker laminent & tack board - new Int Door/Frm/Hdwr - storefront Door, PH & Lever handle - new Flooring - carpet & sht Vinyl, epoxy - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA - new Space Planning - N/A Other - N/A	Space - Function is not adeuate in existg space, needs stage Walls - Gyp Bd - repaint Int Door/Frm/Hdwr - HM Frm & DR - repaint, with lever handle Flooring - VCT - replace, epoxy at kitchen - adequate Ceiling - Gyp Bd - repaint, 1x1 glue on tile - adequate Casework/Sink - Kitchen hand sink - Not ADA, Casework is adequate Space Planning - Function is not adeuate in existg space, needs stage Other - Non accessible riser stage, drop down screen, OH projector
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - ADA -new Single occupancy toilet - ADA - new Class Sink - ADA -new	kitchen hand sink - Not ADA
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		No permanent stage
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items		Riser stage not accessible

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN/CLASSROOMS	BUILDING B LIBRARY/CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E CLASSROOMS	BUILDING KI KINDER
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition						
INTERIOR EQUIPMENT ASESMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	New Building	Poor Air Distribution needs replacement	Poor Air Distribution needs replacement	New Building	New Building	New Building
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Alerton	Alerton	Alerton	Alerton	Alerton	Alerton
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	New Building	Original Plumbing Fixture needs replacement	Original Plumbing Fixture needs replacement	New Building	New Building	New Building
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	New Building	Original Plumbing Equipment needs replacement. Classroom Sinks are ADA Compliant.	Original Plumbing Equipment needs replacement	New Building	New Building	New Building
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	New Building	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	New Building	New Building	New Building
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in exterior yard in secured enclosure, 120/208V 1600A MSB is ~25-30 years old, servicable condition. The original much older Zinsco MSB was not removed when MSB was upgraded, this is a maintenance issue and potential safety issue.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Campus has been upgraded to district standard Silent Knight 6820EVS, completely upgraded except for duct detectors.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	The campus has been upgraded to Valcom IP, which is consistent with current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Existing Ademco intrusion alarm system is installed but not in use. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Existing panels on campus are mix of relatively new and in servicable condition, and older and past servicable life.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	In renovated classroom and admin wings, lighting has been upgraded to LED with dimming controls. MPR is older fluorescent lighting. Wattstopper panel controls exterior lighting except at the MPR. Building mounted CFL wallpacks were on during the day.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located in staff room and does not have dedicated cooling, so overheating is a regular problem. Remainder or IT system has been recently upgraded. There is a usable underground pathway system between buildings. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Classrooms have a flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING K2 KINDER	BUILDING MP MULTI-PURPOSE/ CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	New Building	Existing Gas Fired AC-Units are approx. 20 years old and are in need of replacement. (4 total).
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	New Building	Poor Air Distribution needs replacement
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Alerton	Stand Alone Programmable Thermostat's
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	New Building	Recent Modernization, however, Building A Core Restrooms are original and need ADA updates.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	New Building	New Water Heater at Kitchen. Good Condition. Staff RR has new IWH.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	New Building	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.		

SIERRA VIEW ELEMENTARY SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					A/C paving in poor condition throughout parking lot Blind spot coming out of parking lot with landscaped fence Landscape is worn at front of school, lot's of barren areas Campus has ADA POT issues throughout entire campus, door thresholds, cross slopes, raised concrete stoops, etc. Bike racks is not fenced in - open to campus
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					New PV covered dining canopy structure Quad area is nicely landscaped, seating A/C hardcourt paving is worn, needs new striping for games No trash enclosure - located at front of school Some benches, new metal and worn wood - front of campus and scattered throughout the campus Fairly new play equipment, fiber bark is a mess - not contained well Kinder play - no separation from rest of campus
SECURITY	A	Fencing, gates, hardware / access					Some areas have new ornamental fencing wih gates at front entry Mostly worn chain link fencing - lacks ADA compliant gates, clearances, etc.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Campus has ADA POT issues throughout entire campus, door thresholds, cross slopes, raised concrete stoops, etc. Lot of portables with old ramps
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Non ADA compliant parking stalls, drop-off areas, no ramp at drop-off, striping, signage
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Parking lot is alligatoring in a number of locations, poor condition, replace paving in vehicle area, crack and slurry seal onsite pavement, there is an existing gravel area east of the vehicle parking area that should be paved
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					Replace all walkways at entry doors to classrooms and restrooms.
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					Rain water leaders just dump into quad areas, no direct drainage
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					Existing domestic water piping is failing and should be replaced, existing gas piping is failing and should be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						Admin front door is behind security fence Campus frontage looks tired; barren landscape, needs painting, portable stuck in front (does have beautiful large tree) Large mural is main focal point on MPR, large unsightly HVAC units on roof Large open area at front of campus proposed for more parking - can redesign Interior quads have no direct egress, many doors are locked with chains/padlocks Lot of portables, unsightly ramps, etc. Irrigation pump house at front of school

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING B CLASSROOMS	BUILDING C LIBRARY	BUILDING F CLASSROOMS	BUILDING G ADMIN	BUILDING G MULTI-PURPOSE	BUILDING H CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		37,715		1,296	4,374	14,014	see bldg G admin	see bldg G admin
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - tar & gravel-Replace Roof Fascia - Wood-Replace l Roof Drains - Roof drains w/ downspouts-replace Soffit - (replace/repair) cement plaster; wd T&G, metl deck, plywd, fiber cement Walls - (replace/repair/paint) cement plaster, fiber cement, brick, cmu block, corrugated mtl, plywd siding	Modular / portable building	Same as Building K	Exterior wood doors (behind fencing) single pane glazing cement plaster cmu block	Exterior wood doors (behind fencing) single pane glazing cement plaster cmu block	Same as Building K
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.		Carpet 1x1 Glue-on clg tiles minimal windows (clerestory)	1x1 Glue-on clg tiles Clerestory and exposed ducts - no drop clg ASB (VAT) flooring Plywood wall finish Wood doors	Admin - not efficient space layout Check-in rollup counter door VCT flooring ACT clg	VCT flooring glue on clg tiles o/ plaster blackout drapes make shift stage (risers) drop down screen / oh proj	
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.				Non ADA Compliant toilets, nurse toilet / sink		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		Library with adjacent workroom wall to wall book shelves			in-wall tables Kitchen very old	
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items		Non ADA sink in workroom			Non ADA - stage, tables, hardware, DF, etc.	
				IDF, elect panels in library			MDF cabinet in MPR	

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J AND D RESTROOMS	BUILDING K CLASSROOMS	BUILDING L KINDER CLASSROOMS	BUILDING N SPECIAL ED CLASSROOM	BUILDING A, E, I, M PORTABLES
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE			2204	see bldg G admin	2,692	1,237	10529
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior wood doors to playground - giant gas meter in the way	Exterior skin - plaster, brick/cmu Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts. Entire back wall stl sash construction, replace	Exterior skin - plaster, brick/cmu Roofing - tar and gravel Doors wood in HM frames Windows - single pane, metal sash Roof drainage - no gutter / downspouts	Portable CR - Not Reviewed	Portable CRs not reviewed
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Ceramic floor tile Ceramic wall tile up to 5' Gypsum ceiling w/ covered skylight	Wood doors VCT / Carpet flooring 2x4 ACT clg - damaged tiles painted clerestory Vinyl tack panels / markerboards black out curtains lot of exposed conduit, raceways	Wood doors VCT / Carpet flooring 2x4 ACT clg - damaged tiles Vinyl tack panels / markerboards black out curtains lot of exposed conduit, raceways		
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Non ADA Compliant - fixtures, doors, walls, floor slope, etc.		Non ADA compliant toilets, sinks, casework		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Old boiler room used for PE Storage				
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	Non ADA DF on exterior	Non ADA sinks, thresholds, hardware	Non ADA sinks, thresholds, hardware, casework		

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in exterior yard 120/208V 2500A Cutler Hammer MSB is ~25-30 years old, missing deadfront panels, some exposed wiring, and in need of service/refurbish. MSB is adequately sized for a campus of this size, and is backed by a PV system, PVs are installed on shade structure. Old Square D MSB remains in use, over 60 years old, located in custodial closet and beyond its servicable life.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	Silent Knight 5207 manual system, does not meet any current code requirements, complete upgrade required.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Bogen Multi-com 2000 is located in principal's office, does not meet current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	No intrusion alarm on campus. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Most existing panels on campus are older and either nearing or past their servicablelife. Surface raceways in classrooms. Receptacle for IDF in MPR is shared with other receptacles in the space, which leads to nuisance trips. Lots of surface raceway in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of luminaires with T8 fluorescent lamps. Bugeyes and exit lights for EM lighting. Lighting controls do not meet any current energy code requirements. Exterior lighting consists of LED parking lot lights and CFL wallpacks. Exterior wallpacks on during the day.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located high on a wall in the MPR, difficult to service, it is not in a dedicated room with cooling. New fiber has been routed through the campus. Horizontal cabling is CAT6 and relatively new. Pathway between buildings consists primarily of exposed conduit. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector. MPR has projector.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING B CLASSROOMS	BUILDING C LIBRARY	BUILDING F CLASSROOMS	BUILDING G ADMIN	BUILDING G ADMIN/ MULTI-PURPOSE	BUILDING H CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	This building has (4) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. No Relief Air.	Did not have access to the interior of this building.	This building has (4) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. No Relief Air.	This building has (2) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. Relief Air Hood Present.	This building has (4) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. Relief Air Hood Present.	This building has (4) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. Relief Air Hood Present.
INTERIOR EQUIPMENT AESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Existing Ductwork, good condition.	Did not have access to the interior of this building.	Existing Ductwork, good condition.	Existing Ductwork, good condition.	Kitchen Hood is original and is coupled to Roof Mounted Reznor w/ Evaporative Cooler Section. In need of replacement, now.	Existing Ductwork, good condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Sinks are CW only and original	Plumbing Fixture are from original construction.	Sinks are CW only and original	Plumbing Fixture are from original construction.	Plumbing Fixture are from original construction.	Sinks are CW only and original
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Original Water Heater at Kitchen in need of replacement, now. Kitchen Plumbing Fixture appear to be from original construction. One Newer Johnson AC-Unit serving Administration Area.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J AND D RESTROOMS	BUILDING K CLASSROOMS	BUILDING L KINDER CLASSROOMS	BUILDING N SPECIAL ED CLASSROOM	BUILDING A, E, I, M PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Singel Exhaust Fans serving both Core Restrooms.	This building has (4) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. No Relief Air.	This building has (2) Older Roof Mounted AC-Units that are at the end of life. Fixed Minimum OSA. Relief Air Hood Present.		Portables appear to be Wall Mounted Heat Pumps from the original construction.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Exhaust Ducting only. Original Construction	Existing Ductwork, good condition.	Existing Ductwork, good condition.		
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Fans are switch with lights	Combination of Delta and Johnson Controls	Combination of Delta and Johnson Controls		Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Sinks are CW only and original	Sinks are CW only and original	Sinks are CW only and original	Portable CR - Not Reviewed	Portable CRs not reviewed
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.		
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.

BIDWELL JUNIOR HIGH SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Drop off at front of shool is relatively new with loading zone. Parking lot has extensive cracking.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					(E) marquee sign - adequate bike enclosure looks adequate, Trash enclosure CL - adequate flag pole (interior to site), shade structures with PVs relatively new hardcourts have a large amount of cracking.
SECURITY	A	Fencing, gates, hardware / access					The site has existing perimeter fencing, a mix of CL and decorative Metal at frontage Single point of entry to Admin Office
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					A few walkways that do not meeting ADA standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					No comment
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Asphalt areas along North Avenue, the north side of the campus, the paved onsite road along the east side of the campus are all in poor condition and should be re-paved, the basketball paving should be crack and slurry sealed
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					The drainage system near the basketball courts is clogged and needs to be flushed out
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					No known issues
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					80% of Gas Site distribution piping is in poor condition and needds replacement
MISC SITE OBSERVATIONS	ALL						It was noted that the grease interceptor connected sewer mains are clogging most likely due to lack of suffiecent slope.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / MPR	BUILDING B LIBRARY	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING F CLASSROOMS	BUILDING I CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		79058	11,937	3,401	30,106	Combined w/ bldg C	5,740	5,740
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - (E) TPO Roof Fascia - Wood -repair Roof Drains - Gutter & DS to surface - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. Alumn Dr & Frm. PH/Lever handles - adequate Card Access - required Windows - Alumn sash - adequate	Roof - (E) TPO Roof Fascia - Wood -repair Roof Drains - Gutter & DS to SD - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. PH/Lever handles - adequate Card Access - required Windows - Alumn sash - replace	Roof - (E) TPO Roof Fascia - Wood -repair Roof Drains - Gutter & DS to SD - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. Lever handles - adequate Card Access - required Windows - Alumn sash - replace	Roof - (E) TPO Roof Fascia - Wood -repair Roof Drains - Gutter & DS to surface - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. knob handles - replace Card Access - required Windows - Alumn sash - replace	Roof - (E) TPO Roof Fascia - Wood -repair Roof Drains - Gutter & DS to surface - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. Lever/pull handles - adequate Card Access - required Windows - Alumn sash - replace	Roof - (E) TPO Roof Fascia - steel Roof Drains - Gutter & DS to SD - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. Lever/pull handles - adequate Card Access - required Windows - Alumn sash - replace
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adequate in existg space Walls - Gyp Bd, Accoustic panels, tile - adequate Int Door/Frm/Hdwr - HM Frm/HM & WD Door: PH/Lever handle / knobs - replace Flooring - Sheet vinyl, carpet, tile - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glued on acoustic tile, Exposed duct - re-paint as needed Casework/Sink - ADA ok Space Planning - ok Other - N/A	Space - Function is adequate in existg space Walls - Gyp Bd, tack board - adequate Int Door/Frm/Hdwr - HM Frm/HM & WD Door: PH/Lever handle - adequate Flooring - vinyl tile, carpet - adequate Ceiling - 2x4 ACT, Gyp Bd, 1x1 glued on acoustic tile, Exposed duct, ceiling fans- replace and repaint as needed Casework/sink - ADA ok Space Planning - ok Other - N/A	Space - Function is adequate in existg space Walls - Gyp Bd, tack board - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. Lever handle - adequate Flooring - vinyl tile, tile - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on acoustic tile, Exposed duct, - replace and repaint as needed Casework/sink - ADA ok Space Planning - ok Other - N/A	Space - Function is adequate in existg space Walls - Gyp Bd, tack board - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. Lever handle - adequate Flooring - vinyl tile, tile - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on acoustic tile, Exposed mechanical, - replace and repaint as needed Casework/sink - ADA ok Space Planning - ok Other - N/A	Space - Function is adequate in existg space Walls - Gyp Bd, tack board - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. Lever handle - adequate Flooring - vinyl tile, tile - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on acoustic tile, Exposed mechanical, - replace and repaint as needed Casework/sink - ADA ok Space Planning - ok Other - N/A	Space - Function is adequate in existg space Walls - Gyp Bd, tack board - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. Lever handle - adequate Flooring - vinyl tile, tile - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on acoustic tile - replace and repaint as needed Casework/sink - looks ok ADA, casework needs updating Space Planning - ok Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Admin toilets - ADA ok Kitchen toilet - not ADA needs update MP gang bathroom - ADA ok		gang bathrooms - ADA ok, updated interior DF - ADA ok	gang bathrooms - ADA ok, updated interior		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Kitchen needs update to floor and celing	Library modernized in 2015 in adequate condition Shelving - wall to wall book shelves (update/ adequate/new) Circulation Desk - adequate		Some Science Classrroms	Science Classrooms - looks in good shape	Home economics - casework could use updating
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	EB-3 & EB-4		EB-3 & EB-4	EB-3 & EB-4	EB-3 & EB-4	EB-3 & EB-4

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J CLASSROOMS	BUILDING K SHOWER & LOCKER	BUILDING L GYM
BLDG COLOR ASSESSMENT					
SQUARE FOOTAGE			3,420	6,668	8,818
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - (E) TPO Roof Fascia - Wood -repair Roof Drains - Gutter & DS to SD - adequate Soffit - Cement plaster - repaint Walls - Cement plaster -repaint Door Landing - not ADA Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. Lever/pull handles - adequate Card Access - required Windows - Alumn sash - replace	Roof - (E) TPO Roof Fascia - steel Roof Drains - Gutter & DS to SD - adequate Soffit - metal deck- repaint Walls - concrete -repaint Door Landing - not ADA Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. PH/Lever/pull handles - adequate Card Access - required Windows - Alumn sash - replace	Roof - (E) TPO Roof Fascia - steel Roof Drains - Gutter & DS to SD - adequate Soffit - metal deck- repaint Walls - concrete -repaint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Dr & Frm. PH/Lever/pull handles - adequate Card Access - required Windows - Alumn sash - replace
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adequate in existg space Walls - Gyp Bd, tack board - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. Lever handle - adequate Flooring - vinyl tile, tile - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on acoustic tile - replace and repaint as needed Casework/sink - sink not ADA, casework needs updating Space Planning - ok	Space - Function is adequate in existg space Walls - Gyp Bd, tile & concrete - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. PH/Lever handle - adequate Flooring - concete & tile Ceiling - exposed metal deck - repaint as needed Casework/sink - none Space Planning - rethink showers for privacy	Space - Function is adequate in existg space Walls - Gyp Bd & concrete - adequate Int Door/Frm/Hdwr - HM Frm/HM - adequate. PH/Lever handle - adequate Flooring - refinished wood floors Ceiling - exposed duct and 1x1 acoustic tile - repaint as needed Casework/sink - none Space Planning - ok
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.		DF ADA ok Bathroom ADA ok, update interior Locker ADA bench in place Shower ADA bench in place, could use an update	DF ADA ok Bleachers have ADA companion seating
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Band room - practice room not ADA accessible Climbing wall looks recently instlled		
DSA CODE COMPLIANCE	A	ADA, Fire Life Safety, Structural - Must Do	EB-3 & EB-4	EB-3 & EB-4	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E transformer with exposed terminals is located in dedicated room. This transformer is at least 60-70 years old. Bus duct feed to MSB in adjacent room. Cutler Hammer MSB is 1600A, 277/480V, and approx. 25 years old. Adequate capacity for a campus this size.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	A new Silent Knights 6820EVS panel was added at room 305A, and serves the Admin and MP Building. The remainder of the campus is old Simplex manual system which meets no current code requirements.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Bogen Multi-com 2000 does not meet current district standards. Clock system is very old, probably original to the campus. High priority.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Two separate existing intrusion alarm systems on campus are both functional. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Many existing panels on campus are very old and obselete, i.e. 50-60 years old. Admin and MP Building were modernized but not all old gear was not replaced. Lots of surface raceway in classrooms. Most classrooms have not been modernized and therefore limited power/receptacles.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	New LED lighting and nLight controls at Admin and MP Building. Remainder of campus is old fluorescent lighting and controls do not meet current code requirements. Exterior corridors that are main walkways for students are very dark during the day. LED parking lot lighting and canopy lighting was installed in recent prop 13 project but was poorly done.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located in room 305A, and meets all of the campus needs, is in a dedicated room with cooling. New fiber has been routed through the campus. Natural gas generator backs up the MDF has exposed gaslines that are subject to potential damage. Horizontal cabling is a combination of new CAT6 and 6A, and older CAT5E. Some IDFs located in classrooms which is not ideal. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / MPR	BUILDING B LIBRARY	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING F CLASSROOMS	BUILDING I CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition						
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	New VRF System install at Admin in 2019. MP has new Roofmounted AC-Unit with full economizer. Boiler Room has an old abandoned Boiler that needs to be removed.	MP has new Roofmounted AC-Unit with new air distribution.	Poor Air distribution with concentric SA/R diffuser in center of classroom (noisy) most classrooms. Replace all with new 4 diffuser layout.	Poor Air distribution with concentric SA/R diffuser in center of classroom (noisy) most classrooms. Replace all with new 4 diffuser layout.	Poor Air distribution with concentric SA/R diffuser in center of classroom (noisy) most classrooms. Replace all with new 4 diffuser layout.	Poor Air distribution with concentric SA/R diffuser in center of classroom (noisy) most classrooms. Replace all with new 4 diffuser layout.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Mix of Systems. Mostly Alerton	Alerton	Mix of Systems. Mostly Alerton	Mix of Systems. Mostly Alerton	Mix of Systems. Mostly Alerton	Mix of Systems. Mostly Alerton
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Older Gas Fired Water Heater, approx. 20 years old needs to be replaced.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J CLASSROOMS	BUILDING K SHOWER & LOCKER	BUILDING L GYM	BUILDING E & G PORTABLES	(2) STORAGE UNITS BEHIND GYM	
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition					Portables appear to be Wall Mounted Heat Pumps from the original construction.	
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Ductwork in ok condition.	Ductwork in ok condition.	New Ground Mounted Ac-Units install with full Airside Economizers.	Distribution is original construction.	Distribution is original construction.	
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Alerton	Alerton	New Alerton	Stand alone Programmable T-Stat's.	Stand alone Programmable T-Stat's.	
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition.	Plumbing Fixtures are from original construction and in ok condition.	
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Plumbing Equipment is from original construction.	Locker Rooms Domestic Hot Water System has been replaced with new Lochinvar Boiler and Storage Tank. Good Condition.		Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

CHICO JR HIGH SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Relatively new parking and drop off loop at west end of campus
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Hardcourts look recently striped, bike enclosure is adequate, flag & monument sign pole at main entry, marquee at drop off area.
SECURITY	A	Fencing, gates, hardware / access					Decorative & CL at perimeter of school. Single point of entry at front of school but does not enter directly into Admin.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Numerous door areas do not meet ADA standards, some walkways do not meet ADA standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Parking stalls look new
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Asphalt vehicle area on east side of school has lots of cracking and should be replaced
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					The areas east of the main building consistently flood and drainage facilities should be installed, the area between Buildings E and F has poor surface drainage, the quad area north of Building R has poor surface drainage
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					Irrigation piping in long courtyards is failing and should be replaced, the grease interceptor between Building P and Memorial Way is missing/not functioning resulting in lots of clogging in these pipes
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.
MISC SITE OBSERVATIONS	ALL						It was noted the site kitchen Grease Trap has clogging issues. Boiler Room Mechanical components need to be demo'd.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN / LIBRARY	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E GYM	BUILDING F SHOWER & LOCKER
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		92,026	65,539	See bldg A	See bldg A	See bldg A	9,028	8,015
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Built up including covered walkway - replace Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint/replair some Soffit - Cement plaster - repaint Walls - Cement plaster & CMU - adequate Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr / alumn. PH/Lever handle/Knob - replace Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up including covered walkway - replace Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint/replair some Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr: Lever Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up roof & TPO at covered walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repair/repaint Soffit -Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr: Lever Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up including covered walkway - replace Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr: Lever Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Standing metal seam & TPO at covered walkway - adequate Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & CMU - repaint Door Landing - ADA ok Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr: Lever , PH, Pulls - replace as needed Card Access - required Windows - None Other - N/A	Roof - Built up roof including covered walkway - replace. Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - plywd & T&G at ext. covered walks- repaint Walls - cement plaster - repaint Door Landing - no ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr: Lever , PH, Pulls - replace as needed Card Access - required Windows - metal sash - replace Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - is not adeuate in existg space, limited existing building Walls - Gyp Bd & FRP - repaint / replace Int Door/Frm/Hdwr - HM Frm & Dr/ Wd Frm & Door: Lever handle/ Knob - replace Flooring - VCT, carpet, Sht vinyl - replace Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on tile - replace & repaint as needed Casework/sink - replace, Not ADA Space Planning - Not addequate space for program Other - N/A	Space - is adeuate in existg space, limited existing building. Some rooms with numerous isolation units are not ADA accessible Walls - Gyp Bd & tack panel - repaint / replace Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle - replace Flooring - VCT - replace Ceiling - 2x4 ACT - replace & repaint as needed Casework - adequate Space Planning - some spaces Nnt addequate space for program - rooms with isolation units Other - N/A	Space - is adeuate in existg space, limited existing building. Some rooms with numerous isolation units are not ADA accessible Walls - Gyp Bd & tack panel - repaint / replace Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle - replace Flooring - VCT - replace Ceiling - 2x4 ACT - replace & repaint as needed Casework- adequate Space Planning - N/A Other - N/A	Space - is adeuate in existg space accessible Walls - Gyp Bd & tack panel - repaint / replace Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle - replace Flooring - VCT - replace Ceiling - 2x4 ACT - replace & repaint as needed Casework/Sink - not ADA Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tile - repaint Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle/, knobs - replace Flooring - wood, concrete, & tile - adequate Ceiling - plaster, 1x1 acoustic panels, gyp - replace & repaint as needed Casework/Sink -none Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tile - repaint Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle/, knobs - replace Flooring - concrete, & tile -replace/ update Ceiling - gyp bd - repaint Casework/Sink -none Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	single Occup toilets room - Not ADA				Multi Compartment bathroom - ADA ok	Multi Compartment bathroom - ADA ok Staff toilet & shower - No ADA
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Shelving - wall to wall book shelves - adequate Circulation Desk - replace				Bleachers seem relatively new, back boards and score board - adequate	DF - not ADA Showers - no ADA Locker bench - No ADA
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	EB-3 & EB-4	EB-3 & EB-4	EB-3 & EB-4	EB-3 & EB-4		EB-3 & EB-4

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G STORAGE	BUILDING H BAND & CHOIR	BUILDING I WOOD SHOP	BUILDING J BOILER	BUILDING L CLASSROOMS	BUILDING M CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE			1,102	See bldg A	See bldg A	1,655	See bldg A	See bldg A
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	No Access	Roof - TPO at roof including coverd walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster - repaint Door Landing - no ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever , PH, Pulls - replace as needed Card Access - required Windows - metal sash - replace Other - N/A	Roof - TPO at roof including coverd walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster - repaint Door Landing - no ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever , WD Dr&Frm - replace. PH, Pulls - replace as needed Card Access - required Windows - metal sash - replace Other - N/A	Roof - built up Roof Fascia - N/A Roof Drains - Gutter & DS to surface - repaint Soffit - N/A Walls - concrete w/ cement plaster - repaint Door Landing - no ADA Door Threshold - not ADA Doors/Frm/Hdwr - WD Frm & Dr. knobs - replace Card Access - required Windows - metal sash - replace Other - N/A	Roof - TPO at roof including coverd walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up Roof. TPO at coverd walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.		Space - is adeuate in existg space Walls - Gyp Bd & 1x1 accoutic tile- repaint Int Door/Frm/Hdwr - HM Frm & Dr.,Wd dr & Frame - Not ADA knobs - replace Flooring - VCT -replace/update Ceiling - 1x1 acoustic tile - repaint/replace as needed Casework/Sink -none Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & 1x1 accoutic tile- repaint Int Door/Frm/Hdwr - HM Frm & Dr.,Wd dr & Frame - Not ADA knobs - replace Flooring - VCT -replace/update Ceiling - gyp bd & 1x1 acoustic tile - repaint/replace as needed Casework/Sink -none Space Planning - N/A Other - N/A	Space -used for storage Walls - concrete - repaint Int Door/Frm/Hdwr - WD Frm & Dr., knobs - replace Flooring - concrete Ceiling - concrete - repaint Casework/Sink -none Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tack board- repaint Int Door/Frm/Hdwr - HM Frm & Dr.,Wd dr & Frame - Not ADA knobs - replace Flooring - VCT-replace. Epoxy - new Ceiling - gyp bd & 2x4 ACT - repaint / replace as needed Casework/Sink -non ADA in labs Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tack board- repaint Int Door/Frm/Hdwr - HM Frm & Dr. lever handle Flooring - VCT-replace. Ceiling - gyp bd & 2x4 ACT - repaint/replace as needed Casework/Sink -non ADA Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.		DF - not ADA		Single occupancy toilet - not ADA		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		Choir Room - tiered risers needs ADA companion area Practice rooms - doors are not ADA			Science Labs	Science Labs
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items		EB-3 & EB-4	EB-3 & EB-4		EB-3 & EB-4	EB-3 & EB-4

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING N CLASSROOMS	BUILDING O CLASSROOMS	BUILDING P MULTI-PURPOSE	BUILDING Q COVER CORRIDOR	BUILDING R SCIENCE LABS
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE			See bldg A	See bldg A	See bldg A	See bldg A	5,656
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Built up Roof. TPO at covered walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever; PH & pull. Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up Roof. TPO at covered walkway Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster & T&G at ext. covered walks- repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever; PH & pull. Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up Roof - replace Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster - repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever; PH & pull. Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up Roof - replace Roof Fascia - Wood - replace/repaint Roof Drains - Gutter & DS to surface - repaint Soffit - Cement plaster - repaint Walls - cement plaster & wood siding - repaint Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr. PH & pull. Card Access - required Windows - Single glazing, Mtl sash - replace Other - N/A	Roof - Built up Roof - replace Roof Fascia - N/A Roof Drains - Roof drains Soffit - cement plaster Walls - cement plaster - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. PH & pull. Card Access - required Windows - aluminum sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - is adeuate in existg space Walls - Gyp Bd & tack board- repaint Int Door/Frm/Hdwr - HM Frm & Dr. lever handle Flooring - VCT-replace. Epoxy - new Ceiling - gyp bd & 2x4 ACT - repaint/replace as needed Casework/Sink -non ADA Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tack board- repaint Int Door/Frm/Hdwr - HM Frm & Dr. lever handle Flooring - VCT, carpet, tile, sheet vinyl - replace. Epoxy - new Ceiling - gyp bd & plaster - repaint Casework/Sink -non ADA Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd - repaint Int Door/Frm/Hdwr - HM Frm & Dr. lever handle, PH, pull, knobs - replace Flooring - VCT-replace. Epoxy - new Ceiling - gyp bd & 2x4 ACT - repaint/replace as needed Casework/Sink -non ADA Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tack boards - repaint Int Door/Frm/Hdwr - HM Frm & Dr. lever handle, PH, pull, knobs - replace Flooring - VCT-replace. Ceiling - gyp bd / plaster - repaint Casework/Sink -none Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tack boards - repaint Int Door/Frm/Hdwr - HM Frm & Dr. lever handle, PH, pull Flooring - epoxy Ceiling - 2x4 ACT Casework/Sink -not ADA in prep room Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.			Multi Compartment bathroom - not ADA Single occupancy toilet - ADA ok newly modernized	Multi Compartment bathroom - ADA ok newly modernized Single occupancy toilet - ADA ok newly modernized	Single occupancy toilet - ADA ok
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Maker Space		Stage - not accessible - no chair lift Nurses Office - update Staff Lounge - update Kitchen - floor recent updated. Equipment & hood look up to date		Science building - relatively new 2015
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	EB-3 & EB-4	EB-3 & EB-4	EB-3 & EB-4	EB-3 & EB-4	

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN/LIBRARY	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E GYM	BUILDING F SHOWER & LOCKER
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition						
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Ducting is in ok condition.	Ducting is in ok condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.
FIRE SPRINKLER SYSSTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G STORAGE	BUILDING H CLASSROOMS	BUILDING I WOOD SHOP	BUILDING J BOILER	BUILDING L CLASSROOMS	BUILDING M CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition						
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Did not Access	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Did not Access	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Did not Access	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Did not Access	Johnson Controls Installaion by Shasta Control Company.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Did not Access	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Did not Access	hall gang bathrooms recent mod
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Did not Access	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas distribution on roof is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Did not Access	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.
FIRE SPRINKLER SYSSTEM	M/P	Does AFS exist, location, code compliant, etc.	Did not Access	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	Did not Access	No Automatic Fire Sprinkler Systems found.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING N CLASSROOMS	BUILDING O CLASSROOMS	BUILDING P MULTI-PURPOSE	BUILDING Q COVERE CORRIDOR	BUILDING R SCIENCE LABS	BUILDING W POOL STORAGE
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition						
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.Approx. 12 years old.	no scope.	Good Air Distribution,
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	Johnson Controls Installaion by Shasta Control Company.	no scope.	Johnson Controls Installaion by Shasta Control Company.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	hall gang bathrooms recent mod	hall gang bathrooms recent mod	hall gang bathrooms recent mod	Plumbing Fixtures in ok condition. Needs updating.	no scope.	New Plumbing
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	Gas Distribution is in ok condition. Suggest complete replacement with the installation of new HVAC Units.	no scope.	New Gas Distribution and New Plumbing WH, etc.
FIRE SPRINKLER SYSSTEM	M/P	Does AFS exist, location, code compliant, etc.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	No Automatic Fire Sprinkler Systems found.	no scope.	New FS System.

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	There are three PG&E services on campus, one at the new science wing, and two at the north end of campus; one feeds a 1200A 277/480V Cutler Hammer MSB approx. 30 years old for HVAC equipment, and the other feeds a 1600A 120/208V switchboard located in a storage room. The latter is completely inaccessible due to storage completely blocking the gear.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	The fire alarm system consists of a Silent Knight 5820XL-EVS at the admin wing with emergency voice. System is up to code.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Clock system is obsolete American Time with Simplex system and does not meet current district standards. High priority item.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Existing Ademco intrusion alarm system, new system at Admin and Science wing, but not consistent throughout the campus.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Many existing panels are original to the campus and past servicable life. Panels are located in classrooms and custodial space instead of dedicated electrical rooms. One old panel observed in a recently modernized student's restroom, unlockable, where breakers serving classrooms and staff rooms can be turned off by students. Gear in Science wing is new.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Most interior lighting consists of luminaires with T8 fluorescent lamps, gymnasium building and new science wing have been upgraded to LED.. Most exterior lighting has been upgraded to LED.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	IT has been recently upgraded with new fiber; with Cat6 or better horizontal cabling. Pathway is exposed conduit on roof of the main corridor. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector.

MARSH JUNIOR HIGH SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Parking and landscaping are adequate. Drop Off needs an accessible loading zone. Admin parking is adquate
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Concrete monument sign, Marquee, and flag pole are adequate . Hard court is in adequate condition
SECURITY	A	Fencing, gates, hardware / access					Fencing is adequate. Single point of entry is in place, directly into Admin.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Vehicle parking areas and asphalt areas near Buildings G, H and O have cracking, install crack and slurry seal, replace asphalt in basketball court area
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Site has areas of poor grading and drainage, ground water rises to surface in various locations
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					None known.
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service,ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D SCIENCE / INDUSTRIAL TECHNOLOGY	BUILDING I LIBRARY	BUILDING L GYM
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		90,881	5,827	11,846	6,518	8,458	7,345	17,555
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Asphalt Shingle - adequate Roof Fascia - Wood with mtl flashing - repaint Roof Drains - Gutter & DS to SD - repaint Soffit - minimal Cement plaster at entry - repaint Walls - Cement plaster - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM Frm & Door: Lever handle Card Access - required Windows - Alumn sash Other - N/A	Roof - Asphalt Shingle - adequate Roof Fascia - Wood with mtl flashing - repaint Roof Drains - Gutter & DS to SD - repaint Soffit - N/A Covered Walkway - repaint Walls - Cement plaster - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM Frm & Door: Lever handle Card Access - required Windows - Alumn sash Other - N/A	Roof - Asphalt Shingle - adequate Roof Fascia - Wood with mtl flashing - repaint Roof Drains - Gutter & DS to SD - repaint Soffit - N/A Covered Walkway - repaint Walls - Cement plaster - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM Frm & Door: Lever handle Card Access - required Windows - Alumn sash Other - N/A	Roof - Asphalt Shingle - adequate Roof Fascia - Wood with mtl flashing - repaint Roof Drains - Gutter & DS to SD - repaint Soffit - N/A Covered Walkway - repaint Walls - Cement plaster - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM Frm & Door: Lever handle Card Access - required Windows - Alumn sash Other - N/A	Roof - Asphalt Shingle - adequate. Built up roof. Roof Fascia - Wood with mtl flashing - repaint Roof Drains - Gutter & DS to SD - repaint Soffit - N/A Covered Walkway - repaint Walls - Cement plaster - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM Frm & Door: Lever handle Card Access - required Windows - Alumn sash Other - N/A	Roof - Asphalt Shingle - adequate. Built up roof. Roof Fascia - Wood with mtl flashing - repaint Roof Drains - Gutter & DS to SD - repaint Soffit - N/A Covered Walkway - repaint Walls - CMU & Cement plaster - repaint Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - HM Frm & Door: Lever handle Card Access - required Windows - Alumn sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adequate in existg space Walls - Gyp Bd & tack board-adequate Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle Flooring - VCT, carpet, Sht vinyl - replace Ceiling - 2x4 ACT replace tiles as needed, Gyp Bd, 1x1 glue on tile Casework/Sink - sink not ADA Space Planning - N/A Other - N/A	Space - Classrooms functions are adequate in existg space Walls - Gyp Bd, marker board & tack board- adequate Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle Flooring - VCT & sheet vinyl - update Ceiling - 2x4 ACT replace tiles as needed, Gyp Bd Casework/Sink - casework - update. sink not ADA Space Planning - N/A Other - N/A	Space - Classrooms functions are adequate in existg space Walls - Gyp Bd, marker board & tack board- adequate Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle Flooring - VCT & sheet vinyl - update Ceiling - 2x4 ACT replace tiles as needed, Gyp Bd Casework/Sink - sink not ADA Space Planning - N/A Other - N/A	Space - Classrooms functions are adequate in existg space Walls - Gyp Bd, marker board & tack board- adequate Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle Flooring - VCT, sheet vinyl & LVT - update Ceiling - 1x1 glue on tile & 2x4 ACT replace tiles as needed, Gyp Bd Casework/Sink - casework if in bad shape. sink not ADA Space Planning - N/A Other - N/A	Space - Library & Computer Lab functions are adequate in existg space Walls - Gyp Bd, marker board & tack board- adequate Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle, pull, & PH. Flooring - Carpet,VCT & epoxy - update Ceiling - Wd T&G, 1x1 glue on tile,& 2x4 ACT replace tiles as needed, Gyp Bd Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A	Space - Gym functions are adequate in existg space Walls - Gyp Bd, - adequate Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle, pull, & PH. Flooring - Carpet,VCT & tile - update Ceiling - metal deck, 2x4 ACT replace tiles as needed, 1x1 glue on tile. Gyp Bd - repair & repaint Casework/Sink - Sink not ADA Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	single Occup toilets room - ADA, update		single Occup toilets room - ADA	single Occup toilets room - ADA	Multi Compartment bathroom - ADA new update Single Occup toilets room - door does not have 18 on push side ADA	Multi Compartment bathroom - ADA update. Hole in ceiling Single Occup toilets room - ADA
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.						Locker rooms & staff offices - adequate
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items						

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING M SCIENCE	BUILDING P STUDENT ACTIVITY CENTER	BUILDING E MODULAR	BUILDING F, G, H, O PORTABLES
BLDG COLOR ASSESSMENT						
SQUARE FOOTAGE			6,546	13,721	4,036	9,029
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Asphalt Shingle, single ply, & standing seam polycarbonate panels. - new Roof Fascia - Wood with mtl flashing - new Roof Drains - Gutter & DS to SD - new Soffit - N/A Covered Walkway - new Walls - Cement plaster - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Alumin storefront. Lever handle, pull, and PH. - new Card Access - required Windows - Alumn sash Other - N/A	Roof - Single ply - new Roof Fascia - mtl panel - new Roof Drains - roof drains to SD - new Soffit - metal deck & metal panel - new Covered Walkway - new Walls - Cement plaster, tile, corrugated metal - new Door Landing - ADA Door Threshold - ADA Doors/Frm/Hdwr - Alumin storefront. Lever handle, pull, and PH. - new Card Access - required Windows - Alumn storefront Other - N/A	To be Removed	To be Removed
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space -science classroom functions are adeuate in new space Walls - Gyp Bd, glass marker panels, tack board, acoustic panels - new Int Door/Frm/Hdwr - HM Frm & wd Dr: Lever handle.- new Flooring - epoxy & concrete - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA Space Planning - N/A Other - N/A	Space -MP & classroom functions are adeuate in new space Walls - Gyp Bd, glass marker panels, tack board, acoustic panels - new Int Door/Frm/Hdwr - HM Frm & Dr: Lever handle. Flooring - carpet tile, epoxy & concrete - new Ceiling - 2x4 ACT & Gyp Bd - new Casework/Sink - ADA Space Planning - N/A Other - N/A	To be Removed	To be Removed
BUILDING CONDITIONS - ELECTRICAL (MISC)			Fixtures, accessories, ADA compliant, finishes,	Multi Compartment bathroom - ADA new Single Occup toilets room - ADA - new		

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E electrical service in secure exterior enclosure with solar equipment, 2000A 277/480V Murray MSB is ~20 years old and in good condition and adequately sized for a campus of this size.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Silent Knight 5820XL with voice add-on serves the Gym, MP Building, and Science wing. The remainder of the campus is fed by Edwards FACP. The two systems should be consolidated so that everything is via the Silent Knight panel.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Valcom IP Clock/PA system is adequate, but does not exactly meet current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Intrusion alarm system is functional. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Some gear (transformers and panels) located at building exterior rather than in dedicated electrical rooms. In general all switchgear is in servicable condition.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	With exception of MP Building, most interior lighting is T8 fluorescent, many parabolic style fixtures which are especially inefficient. Exterior lighting consists of LED parking lot lights, remainder of exterior lighting has not been upgraded.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is in dedicated room with cooling. IT has been recently upgraded with new fiber, with Cat6 or better horizontal cabling. Some of the existing underground pathway is daisy chained between buildings which is not ideal. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector. MPR has projector.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D SCIENCE / INDUSTRIAL TECHNOLOGY	BUILDING I LIBRARY	BUILDING L GYM
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Mechanical systems consist of split-system w/Gas Fired Furnaces and outdoor Condensing units. Approx. 24 years old and nearing the end of life. Outdoor refrigerant piping is in poor condition. Suggest replacement of indoor/out section within 4-5 years. complete with refrigerant piping.	Mechanical systems consist of split-system w/Gas Fired Furnaces and outdoor Condensing units. Approx. 24 years old and nearing the end of life. Outdoor refrigerant piping is in poor condition. Suggest replacement of indoor/out section within 4-5 years. complete with refrigerant piping.	Mechanical systems consist of split-system w/Gas Fired Furnaces and outdoor Condensing units. Approx. 24 years old and nearing the end of life. Outdoor refrigerant piping is in poor condition. Suggest replacement of indoor/out section within 4-5 years. complete with refrigerant piping.	Mechanical systems consist of split-system w/Gas Fired Furnaces and outdoor Condensing units. Approx. 24 years old and nearing the end of life. Outdoor refrigerant piping is in poor condition. Suggest replacement of indoor/out section within 4-5 years. complete with refrigerant piping.	Mechanical systems consist of split-system w/Gas Fired Furnaces and outdoor Condensing units. Approx. 24 years old and nearing the end of life. Outdoor refrigerant piping is in poor condition. Suggest replacement of indoor/out section within 4-5 years. complete with refrigerant piping.	Mechanical systems consist of Carrier Roof Mounted AC-Units. Approx. 20 years old and nearing the end of life. Outdoor refrigerant piping is in poor condition. Suggest replacement of indoor/out section within 4-5 years. complete with refrigerant piping.
INTERIOR EQUIPMENT ASESMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Air distribution is original construction when AC-Units were added and in good condition.	Air distribution is original construction when AC-Units were added and in good condition.	Air distribution is original construction when AC-Units were added and in good condition.	Air distribution is original construction when AC-Units were added and in good condition.	Air distribution is original construction when AC-Units were added and in good condition.	Air distribution is original construction when AC-Units were added and in good condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Alerton Controls	Alerton Controls	Alerton Controls	Alerton Controls	Alerton Controls	Alerton Controls
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in ok condition. New ADA requirements should be considered with any modernization project.	Plumbing Fixtures are from original construction and in ok condition. New ADA requirements should be considered with any modernization project.	Plumbing Fixtures are from original construction and in ok condition. New ADA requirements should be considered with any modernization project.	Plumbing Fixtures are from original construction and in ok condition. New ADA requirements should be considered with any modernization project.	Plumbing Fixtures are from original construction and in ok condition. New ADA requirements should be considered with any modernization project.	Plumbing Fixtures are from original construction and in ok condition. New ADA requirements should be considered with any modernization project.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	None found	None found	None found	None found	None found	
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING M SCIENCE	BUILDING P STUDENT ACTIVITY CENTER	BUILDING E, F, G, H, O PORTABLES	BUILDING E, F, G, H, O PORTABLES		
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	New Building	New Building	Portables appear to be Wall Mounted Heat Pumps from the original construction.	Portables appear to be Wall Mounted Heat Pumps from the original construction.		
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	New Building	New Building	Air distribution is original construction when AC-Units were added.	Air distribution is original construction when AC-Units were added.		
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	New Building	New Building	Stand alone Programmable T-Stat's.	Stand alone Programmable T-Stat's.		
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	New Building	New Building	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.		
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	New Building	New Building	Plumbing Equipment is of the original construction and in good condition.	Plumbing Equipment is of the original construction and in good condition.		
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	New Building	New Building	None found	None found		
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

CHICO SENIOR HIGH SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					(3) Existg parking lot to the. PV shade over 1 parking lot. Drop off pull out along north side of campus.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					monument sign & flag pole at front of campus, no visible marquee minimal hard court no visible exterior basketball courts New stadium PV shade structure at Parking lot
SECURITY	A	Fencing, gates, hardware / access					Perimeter of site has chain link and decorative metal fencing. Existing fencing at front of school is climbable No single point of entry into Admin
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Some walkways along Buildings B, C, D, G and T do not meet ADA standards, there are quite a few raised walkways due to trees
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					No comment
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Student parking area along West Sacramento Avenue are in poor condition and should be repaved, onsite pavement west of Building G should be crack and slurry sealed
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					The concrete plaza west of Building B should be rebuilt to better comply with ADA standards
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					The quad area north of Building M has flooding issues and needs additional drainage, flooding occurs between Building G and Inspire and additional drainage is needed, flooding occurs on the south side of Building C and additional drainage is needed
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					All domestic water piping is failing and should be replaced, there is frequent sewer clogging near Building D - more cleanouts are needed
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					The site has underground Gas Distribution Issues due to age and condition. It is estimated that approx. 30% of the U.G. Gas piping needs replacemeny within the nex 2-5 years.
MISC SITE OBSERVATIONS	ALL						EMCS U.G. wiring and conduit are at end of life. Approx. 50% of the wiring and conduit is in need of replacement within the next 2-5 years.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN/CLASSROOMS	BUILDING AG CLASSROOMS (AGRICULTURE)	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS (MUSIC)	BUILDING F CLASSROOMS (ART)
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		220,469	25562	13,516	19024	19024	9,973	7,062
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Built up roof - replace, saw ponding on roof Roof Fascia - Cement Plaster - repaint Roof Drains -Roof Drain to DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - brick Door Landing - some not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - alumn Frm.& Dr. , Mtl Dr: Lever &Knob - replace as needed Card Access - required Windows - Alumn sash Other -N/A	Roof - Built up roof - replace Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - concrete & gyp bd Door Landing - some not ADA Door Threshold - some not ADA Doors/Frm/Hdwr -HM Frm.& Dr: Lever &PH - replace as needed Card Access - required Windows - Alumn sash Other -N/A	Roof - TPO Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Brick & Cement Plaster Door Landing - some not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - Alumn Frm.& HM Dr: PH, Pull, Lever &Knob - replace as needed Card Access - required Windows - Alumn sash Other -N/A	Roof - TPO Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Brick & Cement Plaster Door Landing - some not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - Alumn Frm.& HM Dr: PH, Pull, Lever &Knob - replace as needed Card Access - required Windows - Alumn sash Other -N/A	Roof - tar & gravel - replace Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Brick & Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - HM Frm.& Dr: Lever handles Card Access - required Windows - metal sash - replace Other -N/A	Roof - Built up roof - replace Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - Aluminum Frm.& HM Dr: Lever handles Card Access - required Windows - aluminum sash - replace Other -N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function seems adeuate in existg space Walls - Gyp Bd, Brick, tile - update/repaint as needed Int Door/Frm/Hdwr - HM Frm,Wd/ HM Dr: Lever/Pull. Knobs - replace Flooring - VCT, carpet, Sht vinyl, Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd, 1x1 glue on tile replace as needed Casework/Sink - Not ADA Space Planning - N/A Other - N/A	Space - Function seems adeuate in existg space but needs updating Walls - Gyp Bd, concrete, FRP - update/repaint as needed Int Door/Frm/Hdwr - HM Frm, & Dr: Lever, Pull, PH - replace Flooring - VCT, epoxy, Concrete - replace as needed Ceiling - Exposed wood deck Casework/Sink - Space Planning - N/A Other - N/A	Space - Function seems adeuate in existg space Walls - Gyp Bd, tack board, marker laminate, tile - update/repaint as needed Int Door/Frm/Hdwr - WD Frm,Wd Dr: PH,Lever,Pull, Knobs - replace as needed Flooring - VCT, carpet, Sht vinyl, Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function seems adeuate in existg space Walls - Gyp Bd, tack board, marker laminate, tile - update/repaint as needed Int Door/Frm/Hdwr - WD Frm,Wd Dr: PH,Lever,Pull, Knobs - replace as needed Flooring - VCT, carpet, Sht vinyl, Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function seems adeuate in existg space Walls - Gyp Bd, wood panel, marker, tile - update/repaint as needed Int Door/Frm/Hdwr - WD Frm,Wd Dr: PH,Lever,Pull - replace as needed Flooring - VCT, Sht vinyl, Tile, Concrete - replace as needed Ceiling - 1x1 acoustic, Gyp Bd - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function does not seems adeuate in existg space Walls - Gyp Bd, marker - update/repaint as needed Int Door/Frm/Hdwr - WD Frm,Wd Dr: PH,Lever,Pull - replace as needed Flooring - VCT, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - not ADA Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - Not ADA needs update	Single Occupancy Toilet - ADA ok, looks recently updated	Multi Compartment bathroom - ADA ok, looks recently updated	Multi Compartment bathroom - not ADA	Multi Compartment bathroom - not ADA , updated	
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Stairwell at elevator handrails are not code compliant	Circular Hand washing station is not ADA			Band and Chior rooms nice size	Art Classrooms
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	EB-3 & EB-4				Band and Chior practice rooms not ADA	

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G GYM & LOCKER ROOMS	BUILDING H CLASSROOMS (HOME EC.)	BUILDING IT INDUSTRIAL TECHNOLOGY	BUILDING J CLASSROOMS	BUILDING K CLASSROOMS	BUILDING L LIBRARY & THEATER CLASS- ROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE			See bldg D	11,267	16212	16942	11,558	
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - tar & gravel - replace Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Brick & Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - HM Frm.& Dr. Lever handles Card Access - required Windows - metal sash - replace Other -N/A	Roof - tar & gravel - replace Roof Fascia - N/A Roof Drains - Scupper & DS to SD - repair/repaint as needed. Soffit - N/A Walls - Brick & Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - HM Frm.& Dr. Lever handles Card Access - required Windows - metal sash - replace Other -N/A	Roof - Single Ply Roof Roof Fascia - cement plaster - paint Roof Drains - Roof Drains to SD - repair/repaint as needed. Soffit -Cement plaster - paint Walls - Brick & Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - HM Frm.& Dr. Lever handles Card Access - required Windows - aluminum curtain wall & aluminum sash Other -N/A	Roof - Single Ply Roof Roof Fascia - cement plaster - paint Roof Drains - Roof Drains to SD - repair/repaint as needed. Soffit -Cement plaster - paint Walls - Brick & Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - HM Frm.& Dr. Lever handles Card Access - required Windows - aluminum curtain wall & aluminum sash Other -N/A	Roof - Tar & Gravel at roof and covered walkway - replace Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - brick Door Landing - some not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - Alumn Frm.& Dr. PH & Pull - replace as needed Card Access - required Windows - Alumn sash Other -N/A	
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function seems adeuate in existg space Walls - Gyp Bd, tack board, marker laminate, tile - update/repaint as needed Int Door/Frm/Hdwr - WD Frm, Wd Dr. PH,Lever,Pull, Knobs - replace as needed Flooring - VCT, carpet, Sht vinyl, Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - Some function do not seems adeuate in existg space Walls - CMU, Gyp Bd, tack board, laminate, tile - update/repaint as needed Int Door/Frm/Hdwr - HM Frm, Wd Dr. ,Lever Handles - replace as needed Flooring - VCT,Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd, 1x1 acoustic tile - replace & repair as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - function seems adeuate in existg space Walls - Gyp Bd, tack board, tile - update/repaint as needed Int Door/Frm/Hdwr - HM Frm, Wd Dr. ,Lever Handles - replace as needed Flooring - VCT,Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd, 1x1 acoustic tile - replace & repair as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - function seems adeuate in existg space Walls - Gyp Bd, tack board, tile - update/repaint as needed Int Door/Frm/Hdwr - HM Frm, Wd Dr. ,Lever Handles - replace as needed Flooring - VCT,Tile, Concrete - replace as needed Ceiling - 2x4 ACT, Gyp Bd, 1x1 acoustic tile - replace & repair as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - Function seems adeuate in existg space Walls - Gyp Bd & tile -paint as needed Int Door/Frm/Hdwr - WD Frm, Wd Dr. Lever handles & Knobs - replace as needed Flooring - VCT, carpe tile , tile - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - not ADA Space Planning - N/A Other - N/A	
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.					Multi Compartment bathroom - not ADA	
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.						
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items						

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING M LINCOLN HALL	BUILDING N FITNESS LAB	BUILDING S CLASSROOMS	BUILDING SA ASSOCIATED STUDENTS BUILD-ING	BUILDING ST STORAGE
BLDG COLOR ASSESSMENT							
SQUARE FOOTAGE			19,250	5,404	7,965	840	2,699
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Single Ply Roof Fascia - N/A Roof Drains - Scupper & DS to SD - repair/repaint as needed. Soffit - N/A Walls -Concrete & metal panels Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Alumin Storefront, PH, pulls. Card Access - required Windows - metal sash - replace Other -N/A	Roof - Single Ply Roof Fascia - N/A Roof Drains - Roof Drain to SD - repair/repaint as needed. Soffit - N/A Walls -CMU, cement plaster Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Alumin Storefront, PH, pulls. Card Access - required Windows - translucent wall & storefront Other -N/A	Roof - Built up roof - replace Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Brick & Cement Plaster Door Landing - not ADA Door Threshold - some not ADA Doors/Frm/Hdwr - Aluminum Frm.& HM Dr. Lever handles Card Access - required Windows - aluminum sash - replace Other -N/A	Roof - Metal roof Roof Fascia - Cement Plaster - repaint Roof Drains - Gutter & DS to SD - repair/repaint as needed. Soffit - Cement plaster - repaint Walls - Brick & Cement Plaster Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. Lever handle Card Access - required Windows - aluminum sash - replace Other -N/A	No access
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Some function adeuate in existg space Walls - CMU, conc & gyp Int Door/Frm/Hdwr - HM Frm, Wd Dr. ,Lever Handles - replace as needed Flooring - epoxy Ceiling - acoustadeck, Gyp Bd Casework/Sink - ADA ok Space Planning - N/A Other - N/A	Space - Some function adeuate in existg space Walls - CMU, conc & gyp Int Door/Frm/Hdwr - HM Frm, Wd Dr. ,Lever Handles - replace as needed Flooring - epoxy Ceiling - acoustadeck, Gyp Bd Casework/Sink - ADA ok Space Planning - N/A Other - N/A	Space - Function does not seems adeuate in existg space Walls - Gyp Bd, marker - update/repaint as needed Int Door/Frm/Hdwr - WD Frm, Wd Dr. PH,Lever,Pull - replace as needed Flooring - VAT, VCT - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - not ADA Space Planning - N/A Other - N/A	Space - Function seems adeuate in existg space Walls - Gyp Bd - update/repaint as needed Int Door/Frm/Hdwr - N/A Flooring - Carpet - replace as needed Ceiling -Gyp Bd - repaint as needed Casework/Sink - not ADA Space Planning - N/A Other - N/A	
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.					
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.					
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items					

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A ADMIN/CLASSROOMS	BUILDING AG CLASSROOMS (AGRICULTURE)	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS (MUSIC)	BUILDING F CLASSROOMS (ART)
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	(11) Trane Packaged Units are + 30 years old and need replacement. Additionally (3) Large Seasons-4 Multi-Zones approx. 20 years old and have approx. 5-8 years of life left.	(5) Trane Packaged AC-Units +25 years old and at end of life.	(4) Bryant & (5) Trane Packaged AC-Units +25 years old and end of life.	(24) Trane Packaged AC-Units +25 years old and end of life.	(7) Carrier Packaged AC-Units + 25 years old and at end of life.	(5) Trane Packaged AC-Units +25 years old and end of life.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	The buildings have a mix of Alerton and Delta Energy Management Systems.	The buildings have a mix of Alerton and Delta Energy Management Systems.	The buildings have a mix of Alerton and Delta Energy Management Systems.	The buildings have a mix of Alerton and Delta Energy Management Systems.	The buildings have a mix of Alerton and Delta Energy Management Systems.	The buildings have a mix of Alerton and Delta Energy Management Systems.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Older Gas Fired Water Heater, approx. 20 years old needs to be replaced.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G GYM & LOCKER ROOMS	BUILDING H CLASSROOMS (HOME EC.)	BUILDING I INDUSTRIAL TECHNOLOGY	BUILDING J CLASSROOMS	BUILDING K CLASSROOMS	BUILDING L LIBRARY & THEATER CLASS-ROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	(4) Carrier Packaged AC-Units +10years old and (4) Mini-split Systems serving Coaches Offices. (1) Split System serving Dance, new.	Not reviewed.	(6) Packaged AC-Units 15-20 years old nearing end of life.	Not reviewed.	Not reviewed.	(2) Season's - 4 Multi-Zones +20 years old, 5-8 years of life left.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Not reviewed.	Distribution is original construction when AC-Units were added.	Not reviewed.	Not reviewed.	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	The buildings have a mix of Alerton and Delta Energy Management Systems.	Not reviewed.	The buildings have a mix of Alerton and Delta Energy Management Systems.	Not reviewed.	Not reviewed.	The buildings have a mix of Alerton and Delta Energy Management Systems.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.						
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Not reviewed.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Not reviewed.	Not reviewed.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	Not reviewed.	Not reviewed.	Plumbing Equipment is from original construction.	Not reviewed.	Not reviewed.	Plumbing Equipment is from original construction.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING M LINCOLN HALL	BUILDING N FITNESS LAB	BUILDING S CLASSROOMS	BUILDING SA ASSOCIATED STUDENTS BUILD-ING	BUILDING ST STORAGE
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Not reviewed.	Not reviewed.	(7) Carrier Packaged AC-Units +25years old, at end of life.	Not reviewed.	Not reviewed.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Not reviewed.	Not reviewed.	Distribution is original construction when AC-Units were added.	Not reviewed.	Not reviewed.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Not reviewed.	Not reviewed.	The buildings have a mix of Alerton and Delta Energy Management Systems.	Not reviewed.	Not reviewed.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.					
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Not reviewed.	Not reviewed.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Not reviewed.	Not reviewed.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	Not reviewed.	Not reviewed.	Plumbing Equipment is from original construction.	Not reviewed.	Not reviewed.

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E service at the NE corner of campus is not in a secure enclosure. The 3000A 277/480V MSB is 50+ years has a pump handl main switch and fused switches for distribution, it is long past its servicable life. PV system interconnected at the MSB. Site pullboxes that require access have been buried; this requires on site-investigation and correction.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	Fire alarm system is primarily EST IRC-3, thought there is also a Silent Knight 5820XL on campus. Voice was added on for the Stadium Only. Systems should be consolidated, for a campus this size a new 6820-EVS should be provided. High priority item.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Valcom IP Clock/PA system is adequate meets current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Multiple (6-8) separate intrusion alarm systems (Ademco) on campus, consider consolidating. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Most of the existing gear on campus (buildings Admin/B/C/D) is as old as the MSB and past its servicable life; newer gear in good condition at J/K and Lincoln Center (MP and Cafeteria) In older wings panels are located in classrooms, corridors, custodial closets or outside of classrooms instead of dedicated electrical rooms. Gear in Gym building storage room observed without code required working clearance. Electrical equipment located in basement of gym that has experienced flooding.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Lighting in J/K is newer and good condition but not LED. Lighting in lincoln Hall is LED. Older wings have not been renovated, lighting is primarily T8 fluorescent and even some incadescent. Inverter in gym has been bypassed and is non functional (life-safety code issue). Some but not all exterior lighting has been upgraded to LED, PV canopies in parking lot have T8 lighting; exterior lighting controlled by BMS.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is in dedicated room with conditioning but not dedicated cooling. IT has been recently upgraded with new fiber. Horizontal cabling is a mix of CAT5E, CAT6 and CAT6A. Pullboxes part of the existing underground pathway have been buried and no longer accessible. No data at baseball and softball fields. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector.

PLEASANT VALLEY HIGH SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Relatively new drop off area and accessible parking. Part of parking lot has received a slurry coat.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					"Marquee Flag pole at Admin Hard court looks ok New stadium PV shade structures in Parking lot"
SECURITY	A	Fencing, gates, hardware / access					Fencing at perimeter of campus with a single point of entry to Admin Bldg
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Some onsite pathways do not meet ADA standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Vehicle parking area and asphalt area east of stadium are cracked and should be crack and slurry sealed
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					Storm drain pipes in vicinity of Buildings B, C, D, P and O are clogged and need to be replaced, campus has frequent flooding in this area that flows between Buildings B and O and south of Building G and east of Building F and thru asphalt area toward stadium, the roof between Buildings O and P is open and allows rain between the buildings and to collect in the recessed foundation area and a drainage system is needed to collect this water
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					The sewer pipes in the vicinity of Buildings H, V and W have clogging issues and should be replaced or slip lined, there are underground hose bibs that are failing and need to be replaced
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING V ADMINISTRATION	BUILDING A CLASSROOMS MEDICAL	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E INDUSTRIAL ARTS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		206,318	7,173	8,415	8,281	8,289	8,742	10,266
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Standing mtl seam - new Roof Fascia -Cement Plaster - new Roof Drains - Gutter & DS to SD - new Soffit - Cement plaster -new Walls - Cement plaster; Corrugated mtl - new Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr; alumn storefront. PH/Lever handle/ Pull - new Card Access - required Windows -Storefront - new Other - N/A	Roof - asphalt shingle - new Roof Fascia - Wood - newly painted Roof Drains - Gutter & DS to SD - new Soffit - Cement plaster - paint Walls - Cement plaster - newly painted Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr: PH/Lever handle/Pull - newly painted Card Access - required Windows -Alumin sash Other - N/A	Roof - asphalt shingle - replace Roof Fascia - Wood - replace/ paint as needed Roof Drains - Gutter & DS to SD - repair as needed Soffit - Cement plaster - paint & repair as needed Walls - Cement plaster - paint Door Landing - not ADA Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr: Knobs - replace Card Access - required Windows -Alumin sash Other - N/A	Roof - asphalt shingle - replace Roof Fascia - Wood - replace/ paint as needed Roof Drains - Gutter & DS to SD - repair as needed Soffit - Cement plaster - paint & repair as needed Walls - Cement plaster - paint Door Landing - not ADA Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr: Lever; Knobs - replace Card Access - required Windows -Alumin sash Other - N/A	Roof - asphalt shingle - new Roof Fascia - Wood - newly painted Roof Drains - Gutter & DS to SD - new Soffit - Cement plaster - paint Walls - Cement plaster - paint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr: PH/Lever handle/Pull Card Access - some installed, required at others Windows -Alumin sash Other - N/A	Roof - asphalt shingle & single ply - new Roof Fascia - N/A Roof Drains - Roof Drain to DS to SD - new Soffit - N/A Walls - CMU, corrugated metal, cement plaster Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr: PH/Lever handle/Pull Card Access - installed Windows -Alumin sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board, FRP - new Int Door/Frm/Hdwr - HM Frm & Dr: PH/Lever handle - new Flooring - Carpet tile, Sht vinyl,Vinyl Tile, Epoxy - new Ceiling - 2x4 ACT, Gyp Bd - new Casework/Sink - ADA ok Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Dr: PH/Lever handle Flooring - Carpet tile, Sht vinyl,VCT - replace as needed Ceiling - 2x4 ACT, Gyp Bd - replace as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr: Lever Handle & Knobs - Replace Flooring - Carpet tile & VAT - replace as needed Ceiling - 1x1 and 1x2 acoustic tile - replace as needed Casework/Sink - no ADA Space Planning - N/A Other - Movable wall doesn't seem used.	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr: Lever Handle & Knobs - Replace Flooring - Sheet Vinyl, epoxy, Carpet tile & VAT, tile - replace as needed Ceiling - 1x1 acoustic tile, 2x4 ACT, gyp bd - replace as needed Casework/Sink - ADA ok Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr: Lever Handle & Knobs - Replace Flooring - Sheet Vinyl, epoxy, Carpet tile & VAT, tile - replace as needed Ceiling - 1x1 acoustic tile, 2x4 ACT, gyp bd - replace as needed Casework/Sink - ADA ok Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd Int Door/Frm/Hdwr - HM Frm & Dr: Lever Handle Flooring - Sheet Vinyl & concrete Ceiling - exposed & 2x4 ACT Casework/Sink - ADA ok Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	single Occup toilets room - ADA ok			Multi Compartment bathroom - Non ADA floor slopes to drain, does not appear to have an accessible toilet stall.		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.					Art classroom received some updates	
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do ltems						

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING F LOCKER ROOM	BUILDING G EAST GYM	BUILDING H WEST GYM	BUILDING K WEIGHT ROOM	BUILDING L LIBRARY	BUILDING M CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE			5,502	5,953	11,212	2,609	14,452	13,960
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - asphalt shingle Roof Fascia - Wood - paint Roof Drains - Gutter & DS to SD Soffit - Cement plaster - paint Walls - Cement plaster - paint Door Landing - no ADA Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. PH/Lever handle/Pull Card Access - required Windows - N/A Other - N/A	Roof - asphalt shingle Roof Fascia - Wood - paint Roof Drains - Roof drain to DS to SD Soffit - Cement Plaster - paint Walls - cement plaster over concrete Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr. PH/Lever handle Card Access - required Windows -N/A Other - N/A	Roof - Asphalt shingle at manzard roof & single ply Roof Fascia - Wood - repair & paint as needed Roof Drains - Roof drain to DS to SD Soffit - Cement Plaster - paint Walls - cement plaster over concrete Door Landing -ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. PH/Lever handle Card Access - required Windows -N/A Other - N/A	Roof - Standing Metal Seam Roof Roof Fascia - Mtl Roof Drains -Gutter to DS to SD Soffit -N/A Walls - Corrugated Mtl Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr. Door PH.Pull Card Access - required Windows -N/A Other - N/A	Roof - Asphalt shingle at manzard roof & single ply Roof Fascia - Wood - replace/ paint as needed Roof Drains - Roof Drain & DS to SD - repair as needed Soffit - Cement plaster - paint & repair as needed Walls - Cement plaster - paint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. Lever; PH, Pull Card Access - required Windows -HM Other - N/A	Roof - asphalt shingle Roof Fascia - Wood - replace/ paint as needed Roof Drains - Roof Drian to DS to SD - repair as needed Soffit - Cement plaster - paint & repair as needed, saw leaks in soffit Walls - Cement plaster - paint Door Landing - ADA ok Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever Handles Card Access - required Windows -Alumin sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space Walls - Gyp Bd & tile Int Door/Frm/Hdwr - HM Frm & Dr. Lever Handle Flooring - Sheet Vinyl, tile, & concrete Ceiling - Gyp Bd & 2x4 ACT Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Concrete, pads Int Door/Frm/Hdwr - N/A Flooring - Wood Ceiling - 1x1 acoustic panels Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Concrete, pads Int Door/Frm/Hdwr - N/A Flooring - Wood Ceiling - Exposed wd deck Casework/Sink - N/A Space Planning - N/A Other - N/A	No access	Space - Function is adeuate in existg space Walls - gyp bd & tack board - paint as needed Int Door/Frm/Hdwr - - HM Frm & Wd Dr. Lever Handle & pulls Flooring - Carpet tile & VCT, tile - replace as needed Ceiling - 1x1 acoustic tile, 2x4 ACT, gyp bd - replace as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd, Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr. Lever Handle Flooring - VCT Ceiling - 2x4 ACT, gyp bd - replace as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - ADA looks ok, but needs updating Did not see an accessible shower.				Multi Compartment bathroom - ADA looks ok, but needs updating	DF - not ADA
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.						
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	Did not see an accessible bench in the locker room.		Didn't see companion seats at bleachers			

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING R PE MAT ROOM	BUILDING S (ALSO KNOWN AS N) CLASSROOMS	BUILDING T STUDENT CENTER	BUILDING U MAINTENANCE SHED	BUILDING W CENTER FOR THE ARTS	BUILDING Y CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE			2,785	16,685	1,276	1,231	7,173	42,164
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Standing Metal Seam Roof Roof Fascia - Mtl Roof Drains -Gutter to DS to SD Soffit -N/A Walls - Corrugated Mtl Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr. Door PH.Pull Card Access - required Windows -N/A Other - N/A	Roof - Asphalt shingle at manzard roof & single ply Roof Fascia - Wood - replace/ paint as needed Roof Drains - Roof Drian to DS to SD - repair as needed Soffit - Cement plaster - paint & repair as needed Walls - Cement plaster - paint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. Lever Handles, PH, Pull Card Access - required Windows -Alumin sash Other - N/A	Roof - Built up roof - replace Roof Fascia - N/A Roof Drains - Roof Drian to DS to SD - repair as needed Soffit - Cement plaster - paint & repair as needed, saw leaks in soffit Walls - Cement plaster - paint Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - HM Frm & Dr. Lever Handles Card Access - required Windows - N/A Other - N/A	Roof - Metal roof Roof Fascia - N/A Roof Drains - none Soffit - N/A Walls - corrugated metal Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr -Corrugated metal doors Card Access - N/A Windows - N/A Other - N/A	Roof - Standing metal seam at manzard & single ply Roof Fascia - metal Roof Drains - Roof Drian to DS to SD - repair as needed Soffit - Cement plaster - paint Walls - Cement plaster over CMU- paint Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Aluminum storefront Dr. PH & pulls Card Access - required Windows -Alumin storefront Other - N/A	Roof - Standing metal seam at manzard & single ply Roof Fascia - metal Roof Drains - Roof Drian to DS to SD Soffit - Cement plaster - paint Walls - Cement plaster & corrugated metal Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Aluminum storefront Dr. PH & pulls Card Access - required Windows -Alumin storefront Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	No access	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr. Lever Handle Flooring -VCT & Tile Ceiling - 2x4 ACT, gyp bd - replace as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	No access	No access	Space - Function is adeuate in existg space Walls - Gyp Bd- paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr. Lever Handle , pulls, PH Flooring - Carpet, concrete, tile , sheet vinyl Ceiling - 2x4 ACT, gyp bd, acoustic clouds- replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd, tack board, tile Int Door/Frm/Hdwr - HM Frm & Dr. Lever Handle , pulls, PH Flooring - Carpet, concrete, tile , sheet vinyl Ceiling - 2x4 ACT, gyp bd, acoustic clouds- replace as needed Casework/Sink - ADA ok Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.		Science Classroom are in good shape but missing an ADA sink			Multi Compartment bathroom - ADA looks ok	Multi Compartment bathroom - ADA ok
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.					Choir & Band room	
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do ltems			Area outside doors does not allow for level landing			

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING Z CAFETERIA / CULINARY	BUILDINGS O, P MODULAR
BLDG COLOR ASSESSMENT				
SQUARE FOOTAGE			16,675	11177
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Standing metal seam at manzard & single ply Roof Fascia - metal Roof Drains - Roof Drian to DS to SD - repair as needed Soffit - metal panel Walls - Cement plaster & corrugated metal Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Aluminum storefront Dr. PH & pulls Card Access - installed Windows -Alumin storefront Other - N/A	Roof - Asphalt at manzard & single ply Roof Fascia - Wood Roof Drains - Roof Drian to DS to SD - repair as needed Soffit - plywood - paint Walls - Cement plaster - paint Door Landing - ADA ok Door Threshold - not ADA Doors/Frm/Hdwr - HM Frm & Dr.Lever handle Card Access - required Windows -Alumin sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space Walls - Gyp Bd, FRP,Tile Int Door/Frm/Hdwr - HM Frm & Wd Dr. Lever Handle , pulls, PH Flooring - Epoxy, concrete, tile , sheet vinyl Ceiling - 2x4 ACT, gyp bd, acoustic clouds below exposed deck Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - Gyp Bd,Tack board - paint as needed Int Door/Frm/Hdwr - HM Frm & Wd Dr. Lever Handle Flooring - VCT Ceiling - 2x4 ACT - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - ADA lok	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	PG&E service is central to the campus in secure enclosure with existing 4000A 277/480V main switchboard, GE Spectra series about 30 years old. MSB is in servicable condition but underground conduit pathway is limited an lots of exposed conduit and no way to route new feeders from the MSB for new work. Numerous disconnects attached to the MSB presumably for bus taps. PV system interconnected at the MSB.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Campuswide fire alarm upgrade to Silent Knight 6820EVS completed within the past year.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Valcom IP Clock/PA system is adequate meets current district standards.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	No intrusion alarm on campus except at the school store. Security cameras throughout the campus. No access control system.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Older gear in many of the existing buildings that haven't been renovated (and in some that have had recent 'light' renovations) nearing end of servicable life. In many cases gear is in attic space that is not easily accessible or adequately lit.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Many of the existing buildings that haven't been renovated include old T8 fluoresent lighting and limited controls, which do not meet current energy code requirements. New buildings and recent renovations have LED lighting, some have nLight controls and others Cooper Wavelinx. LED parking lot lighting.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is located at Building L, IT has been recently upgraded with new fiber and horizontal cabling. Undeground pathway is adequate. No data at baseball and softball fields. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display or projector.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING V ADMINISTRATION	BUILDING A CLASSROOMS MEDICAL	BUILDING B CLASSROOMS	BUILDING C CLASSROOMS	BUILDING D CLASSROOMS	BUILDING E INDUSTRIAL ARTS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Not reviewed.	Newly Renovated w/ Trane Split Systems.	(9) Lennox Packaged AC-Units +30 years old and at end of life.	Newly Renovated w/ Trane Split Systems.	Newly Renovated w/ Trane Split Systems.	Not reviewed.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Not reviewed.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Not reviewed.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Not reviewed.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	Not reviewed.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Not reviewed.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Not reviewed.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Not reviewed.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Not reviewed.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	Not reviewed.					Not reviewed.
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING F GYM & LOCKER ROOM	BUILDING G GYM & LOCKER ROOM	BUILDING H WEST GYM	BUILDING K WEIGHT ROOM	BUILDING L LIBRARY	BUILDING M CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	(20 Carrier & (2) Lennox Packaged AC-Units serving main spaces. (4) Split Systems serving offices. All equipment is approx. 28 years old and at it's end of life.	(2) Carrier Packaged AC-Units 8 years old.	(4) Carrier Packaged AC-Units 8 years old.	(3) recently installed Split System Units. Good condition	(12) Carrier Packaged AC-Units + 20 years old and nearing the end of life.	(13) Carrier Packaged AC-Units + 20 years old and nearing the end of life.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING R PE MAT ROOM	BUILDING S CLASSROOMS	BUILDING T STUDENT CENTER	BUILDING U MAINTENANCE SHED	BUILDING W CENTER FOR THE ARTS	BUILDING Y CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Bard Heat Pumps, approx. 8 years old. Good condition.	(11) Carrier Packaged AC-Units + 20 years old and nearing the end of life.	Bard Heat Pumps, approx. 8 years old. Good condition.	Not reviewed.	Packaged AAON Roof Top AC-Units, Approx. 18 years old.	Not reviewed.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Not reviewed.	Distribution is original construction when AC-Units were added.	Not reviewed.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	The campus has a mix of both Alerton and Johnson Controls Good condition.	Not reviewed.	The campus has a mix of both Alerton and Johnson Controls Good condition.	Not reviewed.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Not reviewed.	Plumbing Fixtures in ok condition. Needs updating.	Not reviewed.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.	Not reviewed.	Plumbing Equipment is from original construction.	Not reviewed.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.				Not reviewed.		Not reviewed.

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING Z CULINARY / MULTI-PURPOSE	BUILDINGS O, P MODULAR	BUILDINGS X PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Not reviewed.		
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Not reviewed.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Not reviewed.	Stand alone Programmable T-Stat's.	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Not reviewed.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	Not reviewed.		
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	Not reviewed.		

FAIR VIEW HIGH SCHOOL

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					
SECURITY	A	Fencing, gates, hardware / access					
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Walkways along Buildings B, C, D, G, H, I, J and the parking area do not meet ADA standards, numerous door areas do not meet ADA standards
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					No comment
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Crack and slurry seal parking areas
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					Replace all walkways at entry doors to classrooms and restrooms.
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					An existing water tank and well are abandoned and should be removed, there is no irrigation at Building N and the edge of pavement in this area and it should be added, there is a private irrigation pipe under the sidewalk along East Avenue that should be relocated
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Gas Distribution on roofs looks to be in good condition. System has seismic piping expansion joints and piping hold-downs.
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING B IN SCHOOL SUSPENSION	BUILDING C CLASSROOMS	BUILDING D RESTROOMS	BUILDING E CLASSROOMS	BUILDING F MUTI-PURPOSE	BUILDING G CLASSROOMS
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE		31,109	1,270	4,270	1,027	4,253	5,466	4,246
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Exterior skin -cement plaster Soffit- cement plaster Roofing - tar and gravel- Replace Doors:hollow metal in HM frames w/ knob hardware- Replace - non-compliant ADA landing & threshold at door Windows - alum. storefront - single glazed Roof drainage - no gutter / downspouts to grade	Exterior skin - plaster;wood siding & mtl. sash wall/wdw sys. @ back elevation-Replace Soffit- plywood, some dry rot Roofing - tar and gravel- Replace Doors: wood in HM frames w/ knob hardware- Replace Back door- alum. in alum. frame, knob hardware & conc. stoop landing - not ADA compliant Windows - single pane, metal sash- Replace Roof drainage - no gutter / downspouts to grade	Exterior skin - cement plaster Roofing - assumed tar & gravel- Replace Exterior wood doors to playground - giant gas meter in the way	Same as C	Exterior skin - cement plaster Roofing - assumed tar & gravel- Replace Exterior wood doors to playground - giant gas meter in the way- Replace doors and frames	Same as C
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Doors: knob hardware Flooring:VAT - Abatement reqd. Walls: plywood Ceilings: cement plaster, lot of exposed conduit, raceways Lighting: dbl pendant hung flourescent Sink not ADA compliant	Doors: knob hardware Flooring:VAT - Abatement reqd. Walls: cement plaster lot of exposed conduit, raceways Ceilings: cement plaster Lighting: 1x4 flourescent Sink not ADA compliant	Doors: wood w/ push/pull hardware- Replace Flooring: tile, slope issues- Correct Walls: tile wainscot/gyp bd Ceilings: gyp. bd. Lighting: 2x4 flourescent	Same as C	Doors: wood w/ old bar panic hardware- Replace Flooring:VAT-Abate & Replace Walls: gyp bd w/ in-wall tables Ceilings: 1 x 1 acous tile Lighting: 2x4 surface mounted flourescent	Same as C
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.			Possible non-compliant ADA floor slopes, entry and back doors not ADA compliant in width, landing and threshold			
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.					MP does not have a stage Kitchen Doors: wood w/ knob hardware- Replace Flooring:VAT-Abate & Replace Walls: gyp bd Ceilings: 1 x 1 acous tile Lighting: 1x4 pendant hung flourescent, lot of exposed conduit and wiremold	
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items		DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway	DSA EB-3 / EB- 4	DSA EB-3 / EB- 4, Door threshold not ADA compliant- remove & replace walkway

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J COMPUTER LAB & OFFICE	BUILDING N CONSTRUCTION TECH SHOP
BLDG COLOR ASSESSMENT				
SQUARE FOOTAGE			1,224	2,708
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Old portable building	New building
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.		New building
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	DSA EB-3 / EB- 4	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10Gb) Carrier, location, size of space	PG&E service is in dedicated enclosure behind school with 1600A GE Spectra Series MSB, 120/208V, approx. 25-30 years old, servicable condition. There is room for additional breakers.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	Silent Knight 5820XL without voice evacuation. System is fully automatic and has been upgraded, but prior to voice requirement.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Bogen Multi-com 2000 does not meet current district standards. Clock system is very old, probably original to the campus. High priority.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Four separate intrusion alarm systems (Vista) on campus, consider consolidating. Cameras throughout the campus. No access controls.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Panelboards located at roof level are essentially unservicable due to location. Many panels observed may be 60+ years old and obsolete. Lots of exposed conduit routed on sided of buildings. Wiremold used in classrooms.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	Interior lighting consists of troffers with T8 lamps, old pendants with T5 lamps, LED exit lights and old bug-eye emergency lights. No automatic lighting controls. LED parking lot lighting, remainder of exterior lightign on buildings is old CFL and incandescent.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	MDF is in dedicated room with conditioning but not dedicated cooling. IT has had some upgrades, with new fiber and mostly new CAT 6/6A horizontal cabling. Much of the conduit infrastructure is surface mounted conduit on buildings and overfilled. Some IDF cabinets are in classrooms. Classrooms have WAPs.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	Most classrooms have a flat panel display.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING B IN SCHOOL SUSPENSION	BUILDING C CLASSROOMS	BUILDING D RESTROOMS	BUILDING E CLASSROOMS	BUILDING F MUTI-PURPOSE	BUILDING G CLASSROOMS
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	BDP Roof mounted AC-Units +30 years.Units are at end of life and need replacement within the next 2-5 years..	(4) BDP Roof mounted AC-Units +30 years.Units are at end of life and need replacement within the next 2-5 years..	(2) Original Roof Mounted Exhaust Fans. Need replacement	(5) BDP Roof mounted AC-Units +30 years.Units are at end of life and need replacement within the next 2-5 years..	(2) BDP Roof mounted AC-Units +30 years.Units are at end of life and need replacement within the next 2-5 years..	(5) BDP Roof mounted AC-Units +30 years.Units are at end of life and need replacement within the next 2-5 years..
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Controls Needs updating	Johnson Controls Needs updating	Johnson Controls Needs updating	Johnson Controls Needs updating	Johnson Controls Needs updating	Johnson Controls Needs updating
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Gas Fired Hot Water Heater; +20 years old. Needs replacement.	Plumbing Fixtures in ok condition. Needs updating.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	None found	None found	None found	None found	None found	None found
EXISTING SEISMIC CONCERNS	S	EB-3, EB-4 triggers, etc.						

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING J COMPUTER LAB & OFFICE	BUILDING N CONSTRUCTION TECH SHOP	BUILDING A, H, I, K, L, M, N PORTABLES	BUILDING A, H, I, K, L, M, N PORTABLES
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Interior Mounted Trane Split System. 8-10 years old. Server room need new dedicated Mini-Split.	New Roof Mounted Reznor MAU with Evaporative Cooling. +20 years old. New Shop Dust Collector; 5 years old.	Portables appear to be Wall Mounted Heat Pumps from the original construction. +25 years old and need replacement.	Portables appear to be Wall Mounted Heat Pumps from the original construction.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.	Distribution is original construction when AC-Units were added.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Johnson Controls Needs updating	Johnson Controls Needs updating	Stand alone Programmable T-Stat's.	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project	Plumbing Fixtures are from original construction and in ok condition. Replacement should be considered with any modernization project
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	None found	Fully Fully Fire Sprinklered.	None found	None found

OAK BRIDGE ACADEMY

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					In a business park - does not have drop-off. Does have accessible parking space
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					In a business park - does not have hardcourt, play structure, flag pole, bike lockers, or marquee sign. Has a garden at the rear of building.
SECURITY	A	Fencing, gates, hardware / access					No fencing at rear side of building for garden area. There is a single point of access in the Administration.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Some onsite pathways and ramps do not comply with ADA requirements
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Areas do not meet slope requirements
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Some areas of alligator cracking and other cracks. Replacement of cracked pavement areas.
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					No known issues
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Commerical Site
MISC SITE OBSERVATIONS	ALL						No provision in Mechanical systems for Code required Outside Air.

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A	BUILDING B
BLDG COLOR ASSESSMENT				
SQUARE FOOTAGE				
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - asphalt shingle - adequate Roof Fascia - Wood - repaint as needed Roof Drains - Gutter & DS to Grade - repaint as needed Soffit - WdT&G - as needed Walls - Cement plaster; & CMU block - repaint as needed Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr -alumn storefront Dr. Push & PULL - adequate Card Access - required Windows - Aluminum storefront - adequate Other - N/A	Roof - asphalt shingle - adequate Roof Fascia - Wood - repaint as needed Roof Drains - Gutter & DS to Grade - repaint as needed Soffit - WdT&G - as needed Walls - Cement plaster; & CMU block - repaint as needed Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr -alumn storefront Dr. Push & PULL - adequate Card Access - required Windows - Aluminum storefront - adequate Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor; wall, ceiling) casework, shades, etc.	Space - is adeuate in existg space Walls - Gyp Bd, tack board, marker board & tile - repaint as needed Int Door/Frm/Hdwr - Wd Frm & Door: Lever handle - adequate Flooring - sheet carpet & Sht vinyl - replace as needed Ceiling - 2x4 ACT & Gyp Bd - replace as needed Casework/Sink - Not ADA Space Planning - very efficient use of space - lots of staff desk stations Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd & tile - repaint as needed Int Door/Frm/Hdwr - Wd Frm & Door: Lever handle - adequate Flooring - sheet carpet & Sht vinyl - replace as needed Ceiling - 2x4 ACT & Gyp Bd - replace as needed Casework/Sink - Not ADA Space Planning - A maze of offices and staff desk stations Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	single Occup toilets room - may not be ADA	single Occup toilets room - not be ADA DF - not ADA

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/MDG	E	Data infrastructure (i.e. 10GB) Carrier; location, size of space	5 separate meters feed 5 100A panels located in undersized electrical room. There is no light in the electrical room. There is not code required working clearance in front of the gear. 5 separate meters should be consolidated into a single service.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Sub-panels in each separate 'suite'. Gear is by Zinsco and not servicable.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Romex in accessible ceiling space in inappropriate for commercial construction. MC Cable above ceiling not installed or supported per code. Recpetacles near sinks with no GFCI protection. Surface raceway.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Time clock in electrical closet controls exterior lighting. No automatic interior controls, manual switches only. Very few LED lights, primarily T8 fluorescent and even some incandescent lamps. LED exit lights with bug-eyes.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	No functional fire alarm system observed, some smoke detectors may be 'stand alone'. High priority.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	No clock/PA system observed.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	System is installed, but not clear if it is functional or being used. Security cameras obseverd. No access control system.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	MPOE is a very small closet with no light and no working clearance. Wiring is not installed in a workmanlike manner nor is it labeled. Some WAPs and interior IT upgrades observers, could not find the IDF in this building.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	The exterior equipment consist of ground mounted condensing units. These units vary in age and the majority are +18 years or older.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	The Interior Equipment consist of attic mounted gas fired split systems with Cooling Coils. It should be noted that on all systems no provisions have been made for fresh outside air. Adding OSA will require larger units than those currently installed.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	Zoning was originally completed per exposure E,W,N, etc.Programmable stats and Intermatic Timeclocks are the only EMCS system availbal.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures are from original construction.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	3-4 Electric How Water Heaters are located in the attic spaces.They appear to be 6-8 years old.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	None found

CORPORATE YARD

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Asphalt area for parking is not in good condition, seems tight on parking near facility office & M&O portables, cars parked in areas that are not parking spaces.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					
SECURITY	A	Fencing, gates, hardware / access					The property seems to be fully fenced one main entrance to the site but does not have a single point of entry for the site, may not be a requirement.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Portions of path of travel near Building K do not meet slope requirements.
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					ADA flatwork stall near Building J does not meet slope requirements.
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Asphalt very cracked near the entry to the site.
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues.
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure, no fire loop, etc.					No known issues.
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A WAREHOUSE, SHOP, BUS RE-PAIR, & NOW NUTRITIONAL SERVICES OFFICE	BUILDING B LAUNDRY, BREAKROOM	BUILDING C GROUNDS STORAGE	BUILDING D STORAGE	BUILDING E PAINT SHOP	BUILDING F PLANS ROOM
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE								
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Metal roof - shop areas could use insulation Roof Fascia - Metal Roof Drains - Gutter & DS to SD - repaint as needed Soffit - N/A Walls - corrugated metal - repaint as needed Door Landing - not ADA Door Threshold - not ADA Doors/Frm/Hdwr - Mtl Frm with HM Door: Lever handle & Knobs - replace Card Access -required Windows - Alumn sash Other - N/A	Roof - Metal roof Roof Fascia - N/A Roof Drains - No Gutter & DS Soffit - N/A Walls - Corrugated metal Door Landing - no ADA Door Threshold - ADA ok Doors/Frm/Hdwr - Wd Frm & Fiberglass Door: Knob - replace Card Access -required Windows - Aluminum sash Other - N/A	Roof - Metal roof Roof Fascia - N/A Roof Drains - No Gutter & DS Soffit - N/A Walls - Corrugated metal Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - Mtl Frm & Door: Knob - replace Card Access -required Windows - wood sash, some are boarded Other - N/A	Roof - Metal roof Roof Fascia - Wood Roof Drains - No Gutter & DS Soffit - N/A Walls - Corrugated metal Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - Wd frm & dr: lever handle Card Access -required Windows - Aluminum sash Other - storage door for pesticide is deteriorated - replace	Roof - Metal roof Roof Fascia - N/A Roof Drains - No Gutter & DS Soffit - N/A Walls - Corrugated metal Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - Mtl Frm & Door: Knob - replace Card Access -required Windows - Alumn sash Other - N/A	Roof - Metal roof Roof Fascia - wood Roof Drains - No Gutter & DS Soffit - plywood Walls - T1-11 - repaint as needed Door Landing -ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Door: Knob - replace Card Access -required Windows - Alumn sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space, limited existing building. Walls - metal and gyp bd - shop areas could use insulation Int Door/Frm/Hdwr - Wood Frm & Wd Door: Lever handle. Knob - replace Flooring - VCT, Sht vinyl, concrete - replace as needed Ceiling - Gyp Bd & Metal roof deck - repaint as needed Casework/Sink - not ADA Space Planning - N/A Other - N/A	Space -Space size is adequate Walls - gyp bd - paint as needed Int Door/Frm/Hdwr - Wd frm & Dr: Knobs - replace Flooring - concrete - add a flooring Ceiling - gyp bd - repaint as needed Casework/Sink - no ADA Space Planning - N/A Other -	Space -Space size is adequate Walls - gyp bd - paint as needed Int Door/Frm/Hdwr - N/A Flooring - concrete Ceiling - plywd - repaint as needed Casework/Sink - N/A Space Planning - N/A Other - Space could use some clean up.	Space -Space size is adequate Walls - metal Int Door/Frm/Hdwr - N/A Flooring - concrete Casework/Sink - N/A Space Planning - N/A Other - N/A	Space -Space size is adequate Walls - gyp bd - paint as needed Int Door/Frm/Hdwr - N/A Flooring - concrete Ceiling - plywd - repaint as needed Casework/Sink - N/A Space Planning - installing additional shelving to organize materials could open floor area. Other - Space could use some clean up.	Space - Function is adeuate in existg space, has been used for meetings, could use meeting table and chairs. Walls - tack panels & white board Int Door/Frm/Hdwr - N/A Flooring - VCT - replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	single Occup toilets room-many are not ADA accessible, new toilets rooms in the nutrician office are not ADA compliant. Bus repair area has various toilet facilities that are not ADA accessible.					
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Bldg houses bus repair - some repair/ replacement needed for lifts, Carpenters shop, Nutritional service equipment and dry good storage, other supplies, it serves as a receiving area. Also newly tenant improvement for Nutricianal Service offices.	Washer, dryer & utility sink.		Tire Storage		
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do ltems	Mezanine at Bus Barn and Warehouse areas are not accessible.					

BUILDING CONDITIONS - ARCHITECTURAL

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G MAINTENANCE & OPERATIONS OFFICE MOVED OUT, FACILITIES WILL EXPAND INTO THIS SPACE	BUILDING H FACILITIES OFFICE	BUILDING I RESTROOMS	BUIDING J/K M&O, WAS NUTRITION SERVICES OFFICE	BUILDING L BAKERY	BUILDING M PORTABLE
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE								
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting windows, etc.	Roof - Metal roof Roof Fascia - wood Roof Drains - No Gutter & DS Soffit - plywood Walls - T1-11 - repaint as needed Door Landing -ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr Wd Frm with fiberglass Door: Knob - replace Card Access -required Windows - Alumn sash Other - floor in 2 rear offices degraded to the point of failure.	Roof - Metal roof Roof Fascia - wood Roof Drains - Gutter & DS to grade Soffit - plywood Walls - T1-11 - repaint as needed Door Landing -ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr HM frm & Dr: Knob - replace Card Access -required Windows - Alumn sash Other - N/A	Roof - Metal roof Roof Fascia - wood Roof Drains - Gutter & DS to grade Soffit - plywood Walls - T1-11 - repaint as needed Door Landing -ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr HM frm & Dr: Lever Handles Card Access -N/A Windows - Alumn sash Other - N/A	Roof - Metal roof Roof Fascia - Wood Roof Drains - No Gutter & DS to grade Soffit - N/A Walls - Corrugated metal - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr metal frm & Dr: Lever handle. Card Access -N/A Windows - Aluminum Sash Other - N/A	Roof - Asphalt shingle roof Roof Fascia - Wood Roof Drains - No Gutter & DS to grade Soffit - N/A Walls - Corrugated metal - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr metal frm & Dr: Lever handle. Card Access -N/A Windows - Aluminum Sash Other - N/A	Roof - Metal roof Roof Fascia - wood Roof Drains - Gutter & DS to grade Soffit - plywood Walls - T1-11 - repaint as needed Door Landing - no ADA. ramp not ADA compliant Door Threshold - ADA ok Doors/Frm/Hdwr HM frm & Dr: Lever Handles Card Access -N/A Windows - Alumn sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor; wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space, M&O was moving out of this space. Portable is slated to house Facilities offices Walls - tack panels & gyp bd - paint as needed Int Door/Frm/Hdwr - Wd frame & doors. Lever handles. Flooring - VCT & Sht carpet-replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - gyp bd - paint as needed Int Door/Frm/Hdwr - N/A Flooring - sheet vinyl - replace as needed Ceiling - gyp bd - paint as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - tack panels & gyp bd - paint as needed Int Door/Frm/Hdwr - Wd frame & doors. Lever handles. Flooring - VCT & Sht carpet-replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - gyp bd - new Int Door/Frm/Hdwr - Wd frame & Dr: Lever Handles - new Flooring - sheet vinyl - new Ceiling - 2x4 ACT - new Casework/Sink - No ADA Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - gyp bd & FRP Int Door/Frm/Hdwr - N/A Flooring - concrete Ceiling - gyp bd Casework/Sink - N/A Space Planning - N/A Other - N/A	No access
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.						
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	floor in 2 rear offices degraded to the point of failure, repairs are needed.					Furniture Storage
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items			Stairs at each end only access is through the Facility Portable	Newly renovated for M&O offices.		

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING N FILTER BARN	BUILDING P STORAGE	BUILDING Q BS19 STORAGE	TRANSPORTATION PORTABLE	TOILET PORTABLE	PORTABLE 24 M&O CONFERENCE & TRAIN- ING ROOM
BLDG COLOR ASSESSMENT								
SQUARE FOOTAGE								
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Metal roof Roof Fascia - wood Roof Drains - Gutter & DS to grade Soffit - plywood Walls - T1-11 - repaint as needed Door Landing -ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr HM frm & Dr. Lever Handles Card Access -required Windows - Alumn sash Other - N/A	Roof - Metal roof Roof Fascia - none Roof Drains - No Gutter & DS Soffit - N/A Walls - corrugated metal - repaint as needed Door Landing - no ADA Door Threshold - ADA ok Doors/Frm/Hdwr metal frm & Dr. Knob - replace Card Access -N/A Windows - Alumn sash Other - N/A	Roof - Metal roof Roof Fascia - none Roof Drains - Gutter & DS to grade Soffit - N/A Walls - corrugated metal - repaint as needed Door Landing - No ADA Door Threshold - No ADA Doors/Frm/Hdwr metal frm & Dr. Knob - replace Card Access -N/A Windows - Aluminum Sash Other - N/A	Roof - Metal roof Roof Fascia - Wood Roof Drains - Gutter & DS to grade Soffit - N/A Walls - T1-11 - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr metal frm & Dr. Lever handle. Card Access -N/A Windows - Aluminum Sash Other - N/A	Roof - Metal roof Roof Fascia - none Roof Drains - Gutter & DS to grade Soffit - N/A Walls - T1-11 - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr Wd frm & HM Dr. Knob - replace Card Access -N/A Windows - aluminum sash Other - N/A	Roof - Metal roof Roof Fascia - none Roof Drains - Gutter & DS to grade Soffit - N/A Walls - T1-11 - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr metal frm & Dr. Lever handle. Card Access -N/A Windows - Aluminum Sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	No access	No access		Space - Function is adeuate in existg space Walls - gyp bd - paint as needed Int Door/Frm/Hdwr - Wd frame & Dr. Lever Handles Flooring - VCT - replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - No ADA Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - gyp bd - paint as needed Int Door/Frm/Hdwr - Wd frame & Dr. Flooring - epoxy Ceiling - Gyp bd - repaint as needed Casework/Sink - no ADA Space Planning - N/A Other - N/A	Space - Function is adeuate in existg space Walls - marker board & gyp bd - paint as needed Int Door/Frm/Hdwr - N/A Flooring - VCT - replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.					Multi Compartment bathroom - ADA ok	
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.	Filter Barn	Custodial Supplies				
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items				Ramp looks ADA accessible	Ramp looks ADA accessible	Ramp looks ADA accessible

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	PORTABLE 25 TRANSPORTA-TION TRAINING & BREAK ROOM	ORANGE TRAILER
BLDG COLOR ASSESSMENT				
SQUARE FOOTAGE				
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - Metal roof Roof Fascia - none Roof Drains - Gutter & DS to grade Soffit - N/A Walls - T1-11 - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - metal frm & Dr. Lever handle. Card Access -N/A Windows - Aluminum Sash Other - N/A	Roof - Metal roof Roof Fascia - N/A Roof Drains - No Gutter & DS Soffit - N/A Walls - Corrugated metal Door Landing - no ADA Door Threshold - no ADA Doors/Frm/Hdwr - Mtl Frm & Door. Knob - replace Card Access - N/A Windows - wood sash Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - Function is adeuate in existg space Walls - marker board & gyp bd - paint as needed Int Door/Frm/Hdwr - Wd frm & Door. Levery Handle. Flooring - VCT - replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - No ADA Space Planning - N/A Other - N/A	No Access
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.		
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.		Mechanical supplies
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	Ramp looks ADA accessible	No ADA Access

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	Two main PG&E electrical services, #1 is 120/208V 800A, about 40 yrs old but decent condition. Serves bakery, bus charging stations, new portables. At capacity. #2 is old Zinsco board, not servicable, 600A 120/240V, 60 yrs old with solar backfeed. Large solar array.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit, Voice Evac, etc.	Panels in bakery are inaccessible due to the way users store their equipment. Gear has no room for additional breakers, which has lead to bus taps to separate disconnects.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e. VOIP), replace vs retrofit	Typical portable buildings.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Some LED area ligths. Many building mounted exterior lights are HID and CFL. Food preps areas are grossly underlit, approximately 15 footcandles where 50 is required by code. Very little LED indoors, mostly T8 fluorescent with manual controls only.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Manual system, not many components. Fire suppression at bakery is stand alone. No students, so not necessarily a high priority.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	No clock/PA system observed (or required)
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Ademco intrusion alarm. Security cameras obseverd. No access control system.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	MDF near facilities offices, IDFs located in portables.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A WAREHOUSE, SHOP, BUS RE-PAIR, & NOW NUTRITIONAL SERVICES OFFICE	BUILDING B LAUNDRY, BREAKROOM	BUILDING C GROUNDS STORAGE	BUILDING D STORAGE	BUILDING E PAINT SHOP	BUILDING F PLANS ROOM
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	The Mechanic Shop on the West End of the building has Cooling provided by wall mounted (2) Evaporative Cooling Units. (New EC was on site ready to replace one of the (2) existing. No Mechanical Equipment on building roof.	(1) Outdoor Condensing Unit approx. 18 years old.	Storage Only, No Mechanical Systems	Storage Only, No Mechanical Systems	This space has a horizontal gas fired furnace, approx. 30 years old.	This building has a roof mounted AC-Unit approx. 6-8 years old. (Installed too close to edge of roof per code.
INTERIOR EQUIPMENT ASSESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	The remaining spaces have interior gas fired Unit Units which approx. +30 years old. (10) system total. There are (2) mini splits serving small office spaces that are +20 years old. One small vertical heat pump serve the Carpenter Office/Shop.	Small Gas fired Split System with Condensing Unit, approximately 22 years old.	Storage Only, No Mechanical Systems	Storage Only, No Mechanical Systems	Small interior paint booth 8x12 with single exhaust system, 30 years old.	Some roof mounted duct in ok condition.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	Existing Emergency Eye Wash and Shower, good condition. Does not have tempered water supply as required by today's code.	All Plumbing Fixtures are from the original building construction.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condensation piping, water heaters, service sinks, hose bibbs, gas regulators (seismic braced)	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.
FIRE SPRINKLER SYSTEM	M/P	Does AFS exist, location, code compliant, etc.	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING G MAINTENANCE & OPERATIONS OFFICE MOVED OUT, FACILI- TIES WILL EXPAND INTO THIS SPACE	BUILDING H FACILITIES OFFICE	BUILDING I RESTROOMS	BUIDING J/K M&O, WAS NUTRITION SER- VICES OFFICE	BUILDING L BAKERY	BUILDING M PORTABLE
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Portables have Wall Mounted Bard Heat Pumps from the original construction. Good Condition.	Portables have Wall Mounted Bard Heat Pumps from the original construction. Good Condition.	Exhaust Fan Only no conditioing.	Small Split System at Exterior.	The Bakery space is currently served by (3) large Gas Fired Reznor Heating and Ventilating Units. All (3) are +30 years old and past their useful life. All units should be replaced. In Addition the interior space could be well served by a 5 ton Split System for times when the Hood/MAU are not in operation.	Portables have Wall Mounted Bard Heat Pumps from the original construction. Good Condition.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Single wall return and ducted supply air in ceiling. Typical distribution.	Single wall return and ducted supply air in ceiling. Typical distribution.	Single Register.	Fan Coil on wall.	Minimal ducting for the Make Air Units, (ok condition)	Single wall return and ducted supply air in ceiling. Typical distribution.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	All Plumbing Fixtures are from the original building construction.	No Plumbing
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	All Plumbing Equipment is from the original building construction.	No Plumbing
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers

BUILDING CONDITIONS - MECHANICAL/PLUMBING (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING N FILTER BARN	BUILDING P STORAGE	BUILDING Q BSI9 STORAGE
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	Storage Only, No Mechanical Systems	Storage Only, No Mechanical Systems	Storage Only, No Mechanical Systems
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEMTYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Storage Only, No Mechanical Systems	Storage Only, No Mechanical Systems	Storage Only, No Mechanical Systems
ENERGY MANAGEMENT SYSTEMS	M/P	EMCS Type of system, web based / Programmable T-Stat?	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.	No EMCS present. All buildings are on Programmable T-Stat's and Timeclocks.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	No Plumbing	No Plumbing	No Plumbing
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	No Plumbing	No Plumbing	No Plumbing
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	No Fire Sprinklers	No Fire Sprinklers	No Fire Sprinklers

DISTRICT ADMINISTRATION OFFICE

SITE CONDITIONS

CAMPUS SITE SCOPE	A/E	INTENT OF SCOPE FOR PRICING	COST PER SF				SITE CONDITION ASSESSMENT
			HIGH	MEDIUM-HIGH	MEDIUM	LOW	
EXTERIOR SITE ASSESSMENT	A	Parking lots, drop-off, landscape / irrigation					Site is an old school if it were to house a school it does not have a drop-off.
EXTERIOR SITE AMENITIES	A	Playgrounds, hardcourts, shade structures, bike lockers, flag poles, marquee signs, etc.					Site is an old school if it were to house a school it does not have a hardcourt, playstructure, bike locker, or marquee.
SECURITY	A	Fencing, gates, hardware / access					Chain link fence occurs at field but not at parking making the facility open to the public. There is an entry from the sidewalk on E 7th St, but it is not a single point of entry.
ADA PATH OF TRAVEL	C	Exceed 5% pathways, 2% cross slopes, door thresholds, stairs, ramps, etc.					Path of travel near Building C exceeds ADA slope requirements.
ADA PARKING STALLS	C	Code compliant, striping, signage, ramps, etc.					Portions of the parking stalls exceed ADA slope requirements.
ASPHALT PAVING	C	Replace vs Repair, seal coat, restripe parking areas, hardcourts, etc.					Some localized pavement settling and alligator cracking to be replaced. Remainder of asphalt to be crack and slurry sealed.
CONCRETE PAVING/ WALLS/CURBS	C	Replace vs. repair					
STORM DRAINAGE	C	Areas that pond, drain inlets, retention needed, etc.					No known issues.
U/G UTILITY LINES	C	Replace vs repair; i.e. clogged lines, low water pressure,no fire loop, etc.					No known issues.
FIRE TRUCK ACCESS	C	Current path compliant, gates, etc. - min 20' wide					
AGENCY ISSUES	C	City, County, Fire Access, etc.					
SITE ELECTRICAL UPGRADE	E	Existing MSB - size, condition, upgrade needed, etc.					
SITE LIGHTING & CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress					
SITE PLUMBING	P	Gas service, ADA drinking fountains, etc.					Site gas distribution is in good condition. Approx. 22 years old.
MISC SITE OBSERVATIONS	ALL						

BUILDING CONDITIONS - ARCHITECTURAL (CONTINUED)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A MAIN BUILDING	BUILDING B PORTABLE PSYCHOLOGISTS' OFFICES	BUILDING C CONFERENE ROOM BLDG
BLDG COLOR ASSESSMENT					
SQUARE FOOTAGE					
BUILDING EXTERIOR	A	Condition - materials, repair / replace, painting, windows, etc.	Roof - asphalt shingle at manzard roof & built up roof - adequate Roof Fascia - Wood - repaint as needed Roof Drains - Gutter & DS to Grade - repaint as needed Soffit - cement plaster - paint as needed Walls - Cement plaste - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Wd Frm & Dr. Push & PULL - adequate Card Access - required Windows - Aluminum sash - adequate Other - N/A	Roof - Standing Metal Seam Roof - adequate Roof Fascia - Wood - repaint as needed Roof Drains - Gutter to DS to Grade - repaint as needed Soffit - Plywood - paint as necessary Walls - T1-11 - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - HM Frm & Dr. Lever handles - adequate Card Access - required Windows - Aluminum sash - adequate Other - N/A	Roof - asphalt shingle at manzard roof &single ply roof - adequate Roof Fascia - Wood - repaint as needed Roof Drains - Roof Drian to DS to Grade - repaint as needed Soffit - plywd - paint as needed Walls - Wd board and batten - repaint as needed Door Landing - ADA ok Door Threshold - ADA ok Doors/Frm/Hdwr - Aluminum Storefront and Wd Frm & Dr. Lever handles, Push & PULL - adequate Card Access - required Windows - Aluminum sash - adequate Other - N/A
BUILDING INTERIOR	A	Condition - finishes (floor, wall, ceiling) casework, shades, etc.	Space - is adeuate in existg space Walls - Gyp Bd, tack board, marker board & tile - repaint as needed Int Door/Frm/Hdwr - Wd Frm & Door: Lever handle - adequate Flooring - Carpet tile,VCT, tile & Sht vinyl - replace as needed Ceiling - 2x2 ACT, 2x4 ACT & Gyp Bd - replace as needed Casework/Sink - N/A Space Planning - very efficient use of space - lots of staff desk stations Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd, tack board - repaint as needed Int Door/Frm/Hdwr - HM Frm & Door: Lever handle - adequate Flooring - Carpet tile - replace as needed Ceiling - 2x4 ACT - replace as needed Casework/Sink - N/A Space Planning - N/A Other - N/A	Space - is adeuate in existg space Walls - Gyp Bd, tack board, marker board - repaint as needed Int Door/Frm/Hdwr - Wd Frm & Door: Lever handle - adequate Flooring - Carpet tile,VCT, tile & Sht vinyl - replace as needed Ceiling - 2x2 ACT & Gyp Bd - replace as needed Casework/Sink - No ADA Space Planning - N/A Other - N/A
RESTROOMS	A	Fixtures, accessories, ADA compliant, finishes, etc.	Multi Compartment bathroom - Womens is Not ADA		Single accomidation toilet room - Not ADA
SPECIALITY SPACES REVIEW	A	MPR, Libraries, Kitchens, Science, etc.			
DSA CODE COMPLIANCE ITEMS	A	ADA, Fire Life Safety, Structural - Must Do Items	Exit ram at rar of building looks ok, secondary exit with stairs is not accessible.	ADA ramp - ok	

BUILDING CONDITIONS - ELECTRICAL (MISC)

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	MISC
UTILITY MPOE/ MDG	E	Data infrastructure (i.e. 10GB) Carrier, location, size of space	Main metered switchboard located in basement, Zinsco board is in good condition but well past its servicable life. Relatively undersized for the facility. Separate PG&E service located outside behind building, the 200A main breaker is not secured; anyone could walk off the street and turn off power to the main district servers. Another separate service for the portable used for special needs.
FIRE ALARM SYSTEM	E	Existing system, code compliant , replace vs retrofit,Voice Evac, etc.	Lots of very old load centers, some Zinsco, located in hallways, offices. Panels in the MDF are backed up by a large UPS in the room, and generator located behind building, next to the 2nd PG&E service. Conference room is an old modular building with a very old (60+ years) 400A panel.
CLOCK / INTERCOM / SPEAKER SYSTEM	E	System, headend, type (i.e.VOIP), replace vs retrofit	Some older wiring in attic. In general not sufficient available branch circuit power.
ACCESS / INTRUSION / SECURITY	E	Types of systems, hardware, CCTV, opening contacts, etc.	Time clock in electrical closet controls exterior lighting. No automatic interior controls, manual switches only. Very few LED lights, primarily T8 fluorescent and even some incandescent lamps. LED exit lights with bug-eyes.
ELECTRICAL SYSTEMS	E	Rooms and panels, code compliant, receptacles, circuiting, etc.	Fire suppression system at the server rack. FA system is old and manual only.
LIGHTING AND LIGHTING CONTROLS	E	Fixture types and conditions, efficiency, controls, life safety / egress (Int/Ext)	No clock/PA system observed.
TECHNOLOGY SYSTEMS	E	IDF locations, sizes, infrastructure, cabling, # data drops per space, etc.	Unclear is intrusion alarm is in use. Security cameras observe. No access control system.
AUDIVISUAL SYSTEMS	E	Classroom technology, presentation spaces; i.e. conf rooms, library, MPR, etc.	District MDF is located here, in a dedicated room with cooling. Seems adequate. WAPS and data outlets observed, but not sure if meets current district standards.

BUILDING CONDITIONS - MECHANICAL/PLUMBING

BUILDING SCOPE	A/E	INTENT OF SCOPE FOR PRICING	BUILDING A MAIN BUILDING	BUILDING B PORTABLE PSYCHOLOGISTS' OFFICES	BUILDING C CONFERENE ROOM BLDG
EXTERIOR EQUIPMENT ASSESSMENT	M/P	Exterior Equipment - Rooftop, wall mounted BARD, etc. - condition	(5) Lennox Roof mounted AC-Units +22 years.Units are at end of life and need replacement within the next 5-7 years..	Portables appear to be Wall Mounted Heat Pumps from the original construction. 10 years old.	Portable has split system Heat Pumps. 10 years old.
INTERIOR EQUIPMENT ASESSMENT	M/P	SYSTEM TYPE, Boilers, VRF, Pumps, Ducts, diffusers, split systems, exhaust fans, etc.	Distribution is original construction when AC-Units were added. Concealed above layin ceiling.	Distribution is original construction when AC-Units were added. Concealed above layin ceiling.	Distribution is original construction when AC-Units were added. Concealed above layin ceiling.
ENERGY MANAGEMENT SYSTEMS	M/P	EMCSType of system, web based / Programmable T-Stat?	Alerton Controls	Stand alone Programmable T-Stat's.	Stand alone Programmable T-Stat's.
PLUMBING FIXTURE REVIEW - ADA COMPLIANCE	M/P	Plumbing Fixtures, Restrooms, sinks, drinking fountains / bottle fillers, etc.	Plumbing Fixtures in ok condition. Needs updating. Minor ADA fixtures have been replaced approx. 15 years ago.	Plumbing Fixtures in ok condition. Needs updating.	Plumbing Fixtures in ok condition. Needs updating.
PLUMBING EQUIPMENT REVIEW	M/P	Gas, condnesation piping, water heaters, service sinks, hose bibbs, gas regaultors (seismic braced)	Plumbing Equipment is from older modernization project.	Plumbing Equipment is from original construction.	Plumbing Equipment is from original construction.
FIRE SPRINKLER SYSYTEM	M/P	Does AFS exist, location, code compliant, etc.	None found	None found	None found

APPENDIX 2: COST MODEL

HOW TO USE THESE TABLES:

The cost model is intended to develop an Order of Magnitude opinion of probable cost for the entirety of the Facilities Master Plan. These matrices demonstrate the assumptions for each of the projects as well as some broader program level costs:

- Project assumptions are generally assigned unit costs per square foot - low, moderate and high unit costs depending upon the type of project, the scope of the modernization, etc.
- Project assumptions include "per acre" numbers to account for scope such as utility/infrastructure needs, accessibility challenges, etc.
- There are some "lump sum" assumptions for areas such as interim housing.
- We have included a contingency on each project to account for the high level of the assumptions and the unknowns of each project.
- The District "soft costs" have been included at 25%. These soft costs include design fees, inspection fees and other costs associated beyond construction.
- Escalation is an important part of the FMP assumptions. It is included at 4% per year. It is significant, especially in distance projects. Escalation can be variable; this represents an average, and is not shown as a compounded escalation, which could increase costs further.

COST ESTIMATE DETAIL

SUMMARY

Chico Unified School District	Summary	
Facilities Master Plan Budget Model	Phases 4 - 7	
	2023 Dollars	With Escalation
Phase 4 Remaining Funds	66,390,000	68,403,000
Phase 5	203,222,250	230,057,960
Phase 6	222,887,500	347,800,750
Phase 7	183,356,250	330,041,250
Sub-Total	675,856,000	976,302,960

PHASE IV

CHICO UNIFIED SCHOOL DISTRICT	REMAINING BOND FUNDS 2023								
FACILITIES MASTER PLAN BUDGET MODEL	PHASE IV COMPLETION: CITRUS,TK, SAFETY AND SECURITY AND RESTROOMS								
	ASSUMED ESCALATION	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 25%)	TOTAL PROJECT
	4% annually	Quantity		Unit Cost	Sub Total				
CITRUS ELEMENTARY SCHOOL	4%				13,450,000	13,988,000	1,398,800	3,846,700	19,233,500
DEVELOP INTERIM HOUSING		1	LS	2,500,000	2,500,000				
NEW CONSTRUCTION		24,000	SF	300	7,200,000				
SITE DEVELOPMENT DEMOLITION		3	Acres	1,250,000	3,750,000				
TK IMPLEMENTATION:	4%				9,150,000	9,516,000	951,600	2,616,900	13,084,500
NEW CONSTRUCTION AT EMMA WILSON, LCC, MARIGOLD (5 ROOMS)		6,750	SF	800	5,400,000				
SITE DEVELOPMENT DEMOLITION		3	Acres	1,250,000	3,750,000				
RESTROOM UPGRADES - ALLOWANCES	4%	1	LS	10,000,000	10,000,000	10,400,000	1,040,000	2,860,000	14,300,000
SECURITY UPGRADES - ALLOWANCES	4%	1	LS	4,000,000	4,000,000	4,160,000	416,000	1,144,000	5,720,000
SUB-TOTAL					36,600,000	38,064,000			
CONTINGENCY (10%)					3,660,000	3,806,400			
SOFT COSTS (ESTIMATED AT 25%)					10,065,000	10,467,600			
SUB-TOTAL PROJECT - PHASE IV					50,325,000	52,338,000			
PORTION OF SOFT COSTS FOR PHASEV (10%)	0%				16,065,000	16,065,000	-	-	16,065,000
CHAPMAN		46,500,000	\$	10%	4,650,000				
ROSEDALE		65,750,000	\$	10%	6,575,000				
PARKVIEW		48,400,000	\$	10%	4,840,000				
TOTAL PROJECT - PHASE IV					66,390,000	68,403,000			

PHASE V

CHICO UNIFIED SCHOOL DISTRICT	ASSUMED BOND ISSUE 2024								
FACILITIES MASTER PLAN BUDGET MODEL	PHASE V: REPLACEMENT CAMPUSES AT CHAPMAN, ROSEDALE AND PARKVIEW						BY PROJECT		
	ASSUMED ESCALATION	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 25%)	TOTAL PROJECT
	4% annually	Quantity		Unit Cost	Sub Total				
CHAPMAN ELEMENTARY: 320 STUDENTS (JULY 2026 MID-POINT)	12%				46,500,000	52,080,000	5,208,000	8,593,200	65,881,200
DEVELOP INTERIM HOUSING		1	LS	6,000,000	6,000,000				
NEW CONSTRUCTION		35,000	SF	800	28,000,000				
SITE DEVELOPMENT DEMOLITION		10	Acres	1,250,000	12,500,000				
ROSEDALE ELEMENTARY: 672 STUDENTS (JULY 2026 MID-POINT)	12%				65,750,000	73,640,000	7,364,000	12,150,600	93,154,600
NEW CONSTRUCTION		65,000	SF	800	52,000,000				
SITE DEVELOPMENT DEMOLITION		11	Acres	1,250,000	13,750,000				
PARKVIEW ELEMENTARY: 496 STUDENTS (JULY 2028 MID-POINT)	16%				48,400,000	56,144,000	5,614,400	9,263,760	71,022,160
NEW CONSTRUCTION		48,000	SF	800	38,400,000				
SITE DEVELOPMENT DEMOLITION		8	Acres	1,250,000	10,000,000				
SUB-TOTAL					160,650,000	181,864,000			
CONTINGENCY (10%)					16,065,000	18,186,400			
SOFT COSTS (ESTIMATED AT 15%; 10% WAS COMPLETED IN PH IV)					26,507,250	30,007,560			
TOTAL PROJECT - PHASE V					203,222,250	230,057,960			

PHASE VI

CHICO UNIFIED SCHOOL DISTRICT	ASSUMED BOND ISSUE 2032								
FACILITIES MASTER PLAN BUDGET MODEL	PHASE VI: REPLACEMENT CAMPUSES AT SIERRA VIEW, FAIR VIEW. MOD AT HOOKER OAK, CHICO HS						BY PROJECT		
	ASSUMED ESCALATION	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 25%)	TOTAL PROJECT
	4% annually	Quantity		Unit Cost	Sub Total				
SIERRA VIEW ELEMENTARY: 496 STUDENTS (JULY 2034 MID-POINT)	40%				49,650,000	69,510,000	6,951,000	19,115,250	95,576,250
NEW CONSTRUCTION		48,000	SF	800	38,400,000				
SITE DEVELOPMENT DEMOLITION		9	Acres	1,250,000	11,250,000				
FAIR VIEW HIGH SCHOOL: 320 STUDENTS (JULY 2034 MID-POINT)	40%				36,750,000	51,450,000	5,145,000	14,148,750	70,743,750
NEW CONSTRUCTION		35,000	SF	800	28,000,000				
SITE DEVELOPMENT DEMOLITION		7	Acres	1,250,000	8,750,000				
HOOKER OAK ELEMENTARY: 320 STUDENTS (JULY 2034 MID-POINT)	40%				14,250,000	19,950,000	1,995,000	5,486,250	27,431,250
NEW CONSTRUCTION		4,000	SF	800	3,200,000				
RENOVATION		35,000	SF	300	10,500,000				
SITE DEVELOPMENT DEMOLITION		3	Acres	1,250,000	3,750,000				
CHICO HIGH SCHOOL (JULY 2036 MID-POINT)	48%				75,700,000	112,036,000	11,203,600	30,809,900	154,049,500
BLACK BOX THEATER AND SUPPORTING SPACES		10,000	SF	1,000	10,000,000				
CTE BUILDING (AG)		6,000	SF	800	4,800,000				
NEW SCIENCE CLASSROOM BUILDING		32,000	SF	900	28,800,000				
RENOVATION OF A, B, C		35,000	SF	400	14,000,000				
RENOVATION OF L		6,000	SF	350	2,100,000				
RENOVATION OF F		7,000	SF	250	1,750,000				
ATHLETICS FIELD HOUSE		10,000	SF	800	8,000,000				
SITE DEVELOPMENT DEMOLITION (INC. ATHLETICS)		5	Acres	1,250,000	6,250,000				
SUB-TOTAL					162,100,000	252,946,000			
CONTINGENCY (10%)					16,210,000	25,294,600			
SOFT COSTS (ESTIMATED AT 25%)					44,577,500	69,560,150			
TOTAL PROJECT - PHASE VI					222,887,500	347,800,750			

PHASE VII

CHICO UNIFIED SCHOOL DISTRICT	ASSUMED BOND ISSUE 2040								
FACILITIES MASTER PLAN BUDGET MODEL	PHASE VII: PLEASANT VALLEY MOD/ATHLETICS, JUNIOR HIGH SCHOOL MODERNIZATIONS						BY PROJECT		
	ASSUMED ESCALATION	CONSTRUCTION COSTS - 2023 VALUES				WITH ESCALATION	CONTINGENCY (10%)	SOFT COSTS (ESTIMATED AT 25%)	TOTAL PROJECT
	4% annually	Quantity		Unit Cost	Sub Total				
PLEASANT VALLEY HIGH SCHOOL (JULY 2042 MID-POINT)	80%				33,500,000	60,300,000	6,030,000	16,582,500	82,912,500
BUILDING B RENOVATION (LIGHT)		8,200	SF	250	2,050,000				
WEST GYMNASIUM RENOVATION OR REPLACEMENT		11,200	SF	1,000	11,200,000				
GYMNASIUM LOBBY EXPANSION		6,000	SF	1,000	6,000,000				
ATHLETICS FIELD HOUSE		10,000	SF	800	8,000,000				
SITE DEVELOPMENT DEMOLITION (INC. ATHLETICS)		5	Acres	1,250,000	6,250,000				
BIDWELL JUNIOR HIGH SCHOOL (JULY 2042 MID-POINT)	80%				29,350,000	52,830,000	5,283,000	14,528,250	72,641,250
NEW CONSTRUCTION		12,000	SF	800	9,600,000				
RENOVATION		40,000	SF	400	16,000,000				
SITE DEVELOPMENT DEMOLITION		3	Acres	1,250,000	3,750,000				
CHICO JUNIOR HIGH SCHOOL (JULY 2024 MID-POINT)	80%				32,750,000	58,950,000	5,895,000	16,211,250	81,056,250
INTERIM HOUSING FOR MODERNIZATION		1	LS	5,000,000	5,000,000				
RENOVATION		60,000	SF	400	24,000,000				
SITE DEVELOPMENT DEMOLITION		3	Acres	1,250,000	3,750,000				
MARSH JUNIOR HIGH SCHOOL (JULY 2042 MID-POINT)	80%				37,750,000	67,950,000	6,795,000	18,686,250	93,431,250
INTERIM HOUSING FOR MODERNIZATION		1	LS	5,000,000	5,000,000				
RENOVATION		60,000	SF	400	24,000,000				
SITE DEVELOPMENT DEMOLITION		7	Acres	1,250,000	8,750,000				
SUB-TOTAL					133,350,000	240,030,000			
CONTINGENCY (10%)					13,335,000	24,003,000			
SOFT COSTS (ESTIMATED AT 25%)					36,671,250	66,008,250			
TOTAL PROJECT - PHASE VII					183,356,250	330,041,250			

APPENDIX 3: STRUCTURAL SCHEMATIC DESIGN REPORT

DESCRIPTION OF PROJECT

This report provides a structural assessment of the existing gymnasium located at Pleasant Valley High School in Chico, CA. The existing wood trusses at the roof the gymnasium had been found to have some locations of wood damage at the truss chords. The existing truss damage has been repaired, but the existing trusses are subject to annual structural observation. The structural assessment in this report addresses the potential implications of replacing the entire roof framing system with a new roof framing system.

The propose includes a complete demolition of the existing roof including all architectural, structural, and MEP components to replace the existing wood trusses that currently require annual inspection. The extent of modification to the existing gravity and lateral system will require a seismic rehabilitation per 2022 CAC 4-309(c). This requires the entire building to be brought up to current code compliance. This design is based on requirements of DSA and the 2022 CBC.

The resulting upgrades to the roof and foundations are shown within this report.

EXISTING BUILDING INFORMATION

- Building H is located on the west side of campus directly adjacent to the theater
- Plan Shape, Dimensions and Area:
 - o Overall building dimensions (floor): approximately 128'-0" by 98'-0"
 - o Overall building dimensions (roof): approximately 142'-0" by 112'-0"
 - o Rectangular floor plan, area 12,544 square feet
- Seismic Design Criteria - ASCE 41-17
 - o Site Class: D-Default
 - o Hazard Level BSE-2N, S-4
 - o $S_s = 0.754$, $S_1 = 0.754$, $S_{xs} = 0.905$, $S_{x1} = 0.62$, $F_a = 1.2$, $F_v = 1.988$
 - o Hazard Level BSE-1N, S-2
 - o $S_{xs} = 0.603$, $S_{x1} = 0.414$
- Current and future use is as a Gymnasium (CBC Risk Category III)
- (E) Type of construction is reinforced concrete walls with a flexible wood roof diaphragm
- (N) Type of construction is reinforced concrete walls with a flexible steel deck diaphragm
- As built drawing information:
 - o Prepared by Selden Nespar Dolven Larson, dated February 17, 1976
 - o Approved by the State of California September 16, 1976

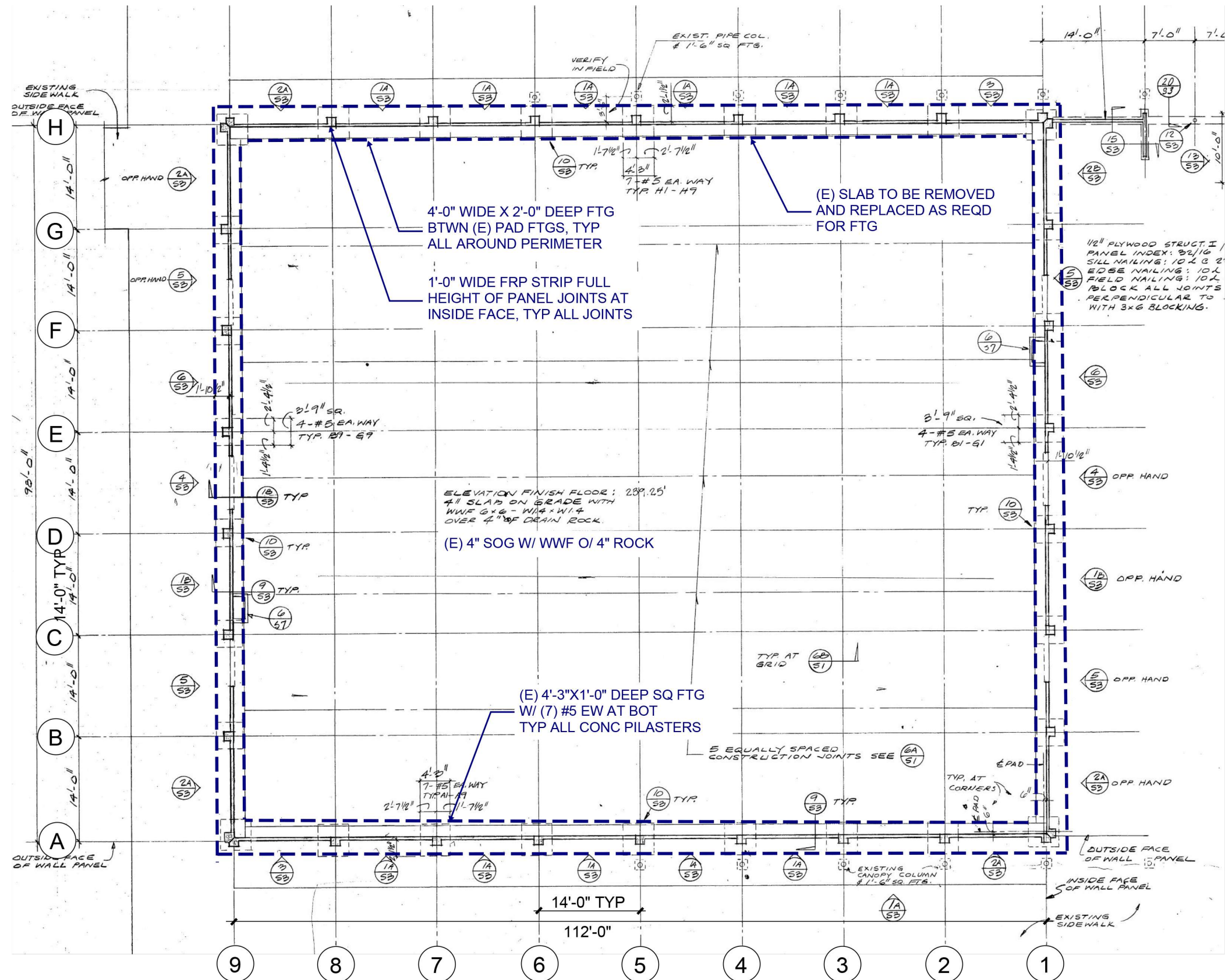
SITE PLAN



CHICO UNIFIED SCHOOL DISTRICT
PLEASANT VALLEY HIGH SCHOOL
BUILDING H: GYMNASIUM

1475 EAST AVENUE, CHICO CA

GENERAL NOTES

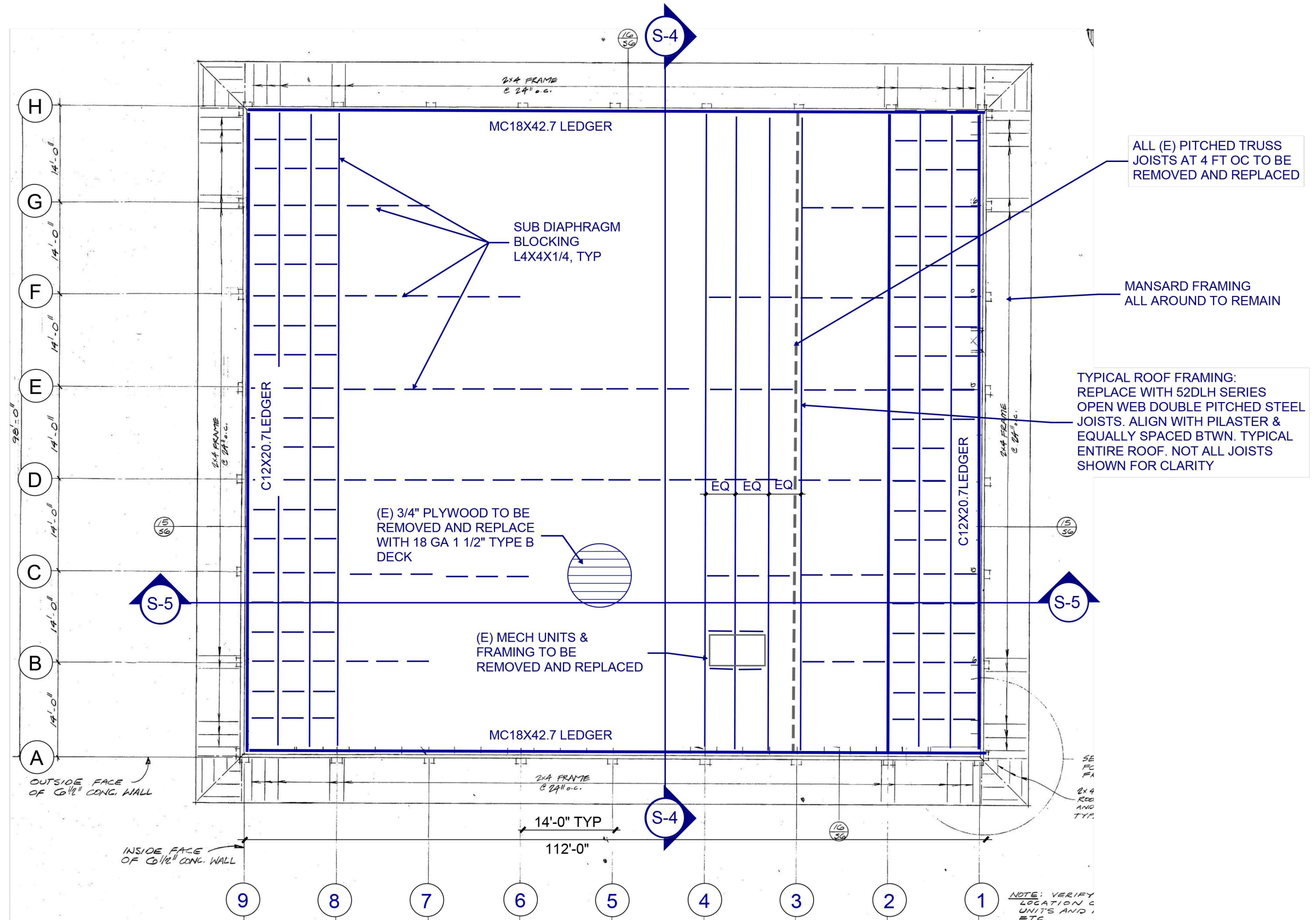


FOUNDATION PLAN

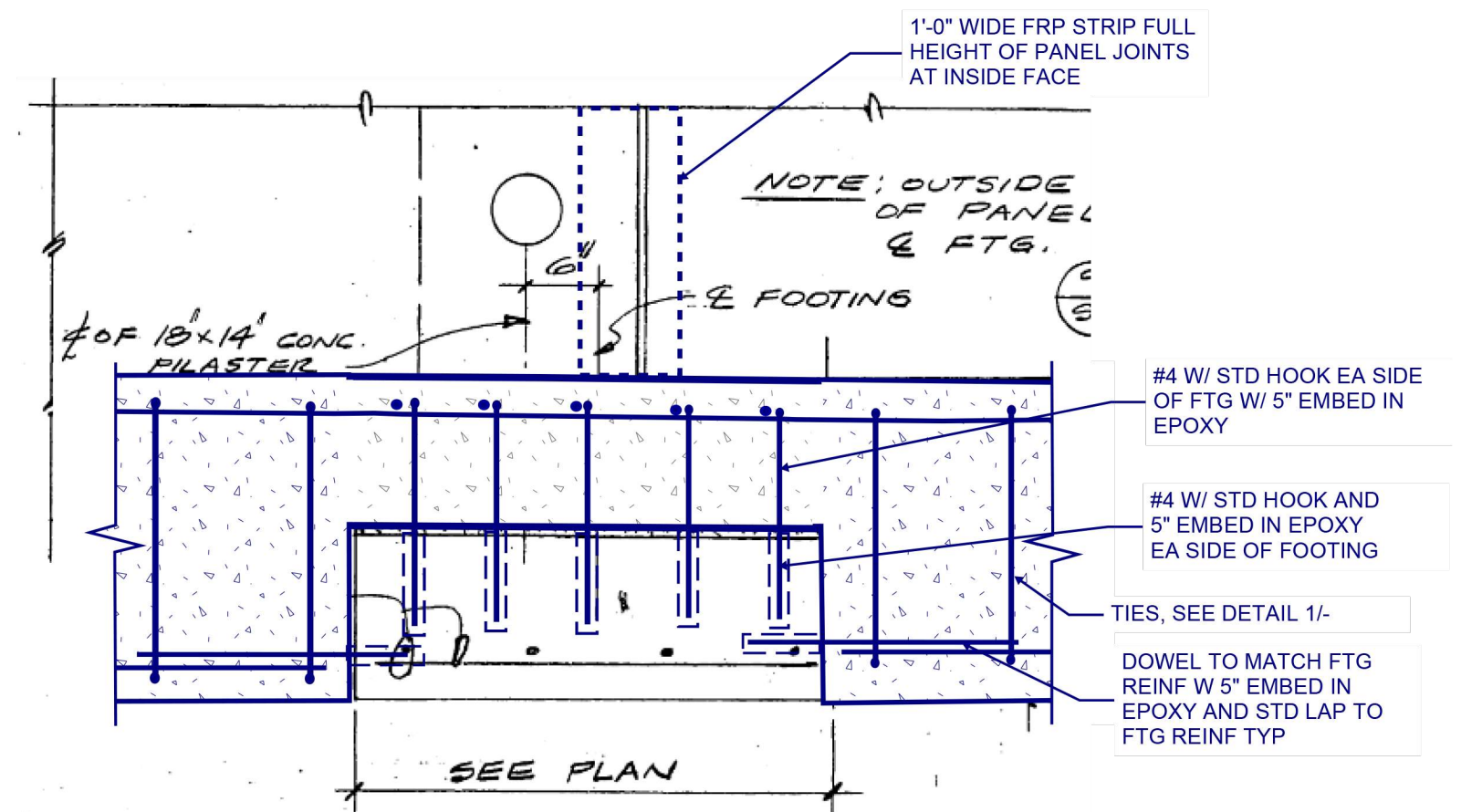
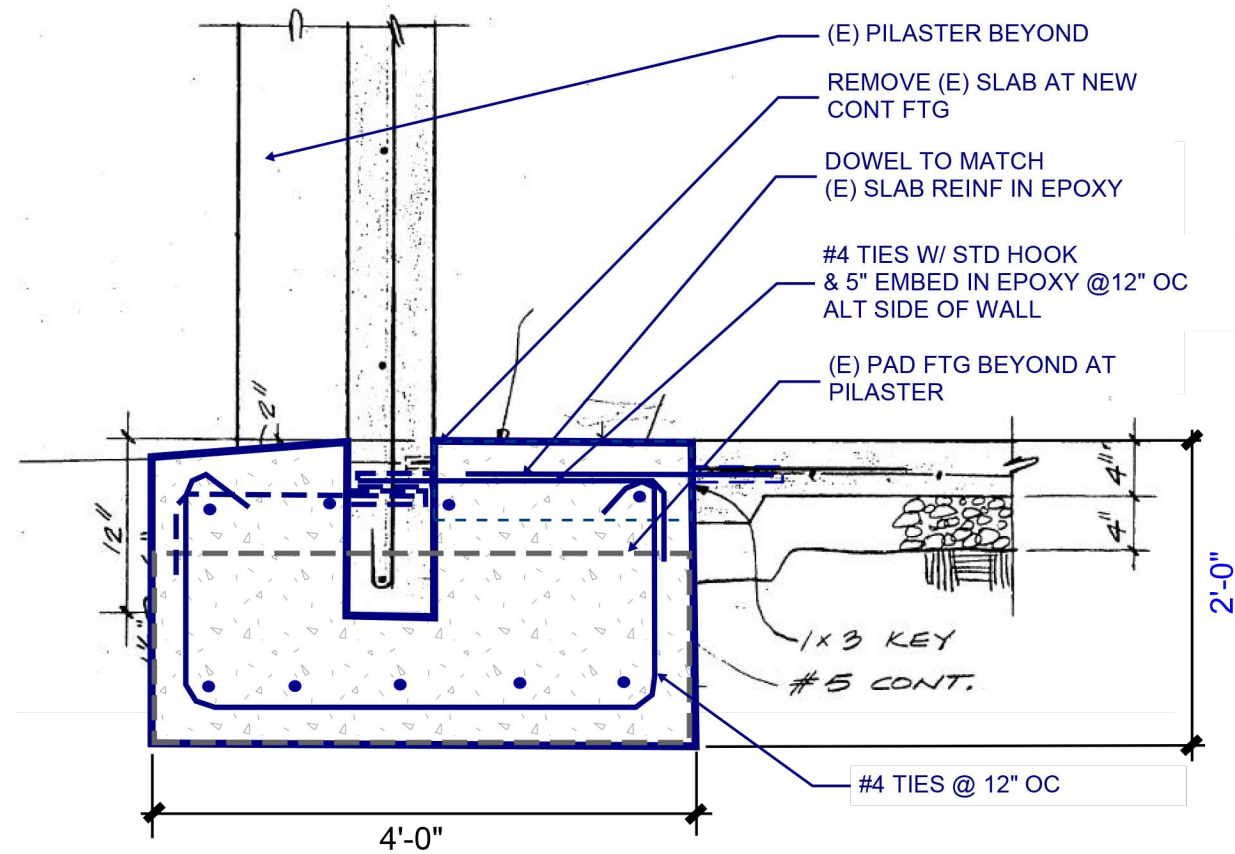
PLEASANT VALLEY HIGH SCHOOL - BUILDING H - GYMNASIUM

AUGUST 18, 2023

S-1



ROOF FRAMING PLAN

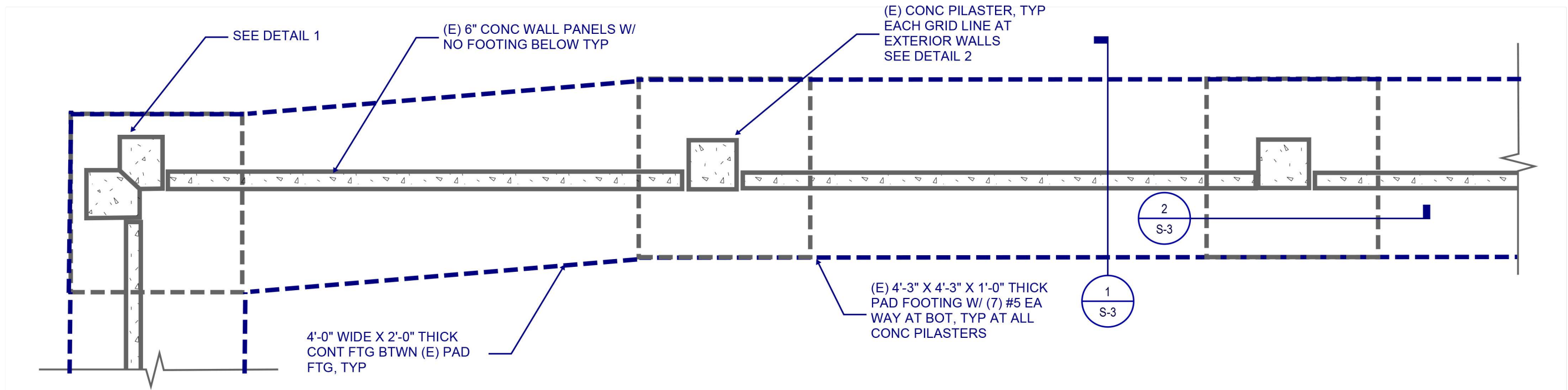


1 FTG AT (E) CONC WALL PANELS

1" = 1'-0"

2 FTG AT (E) PAD FOOTING

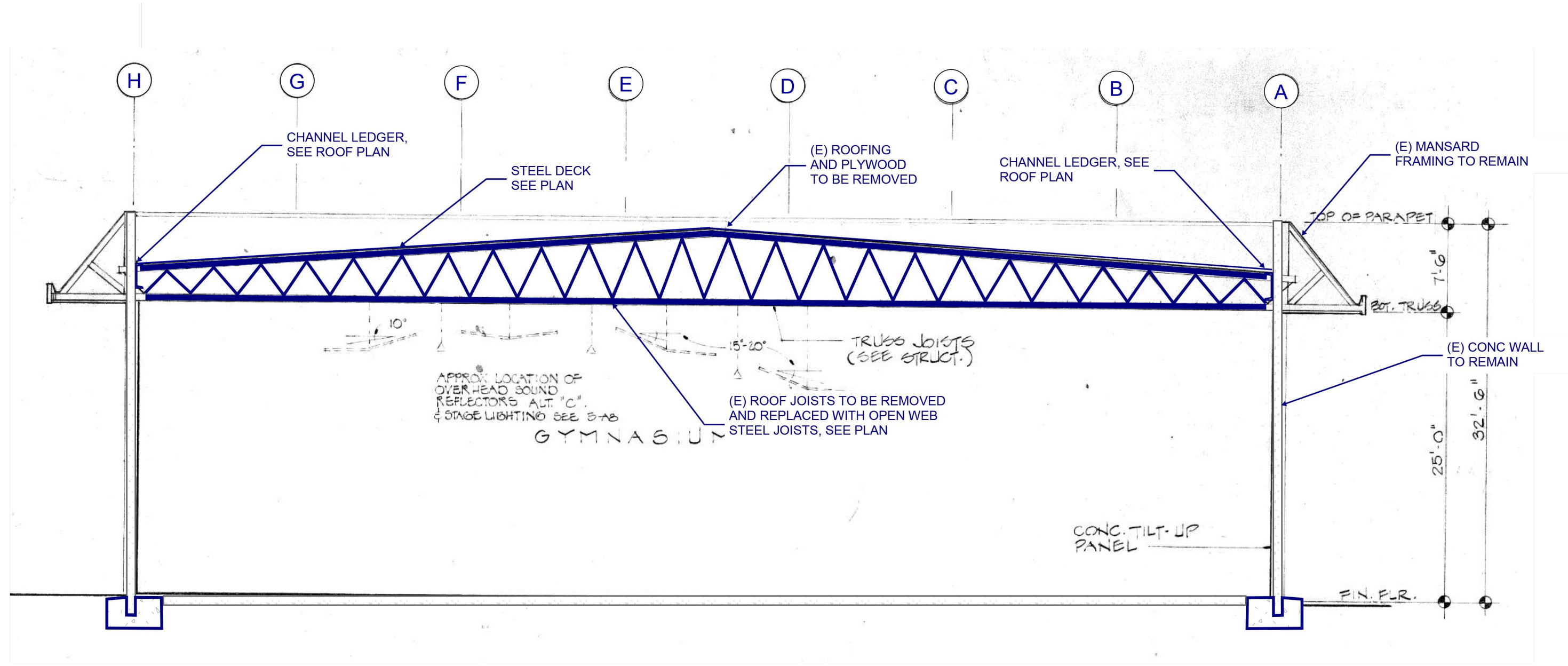
1" = 1'-0"



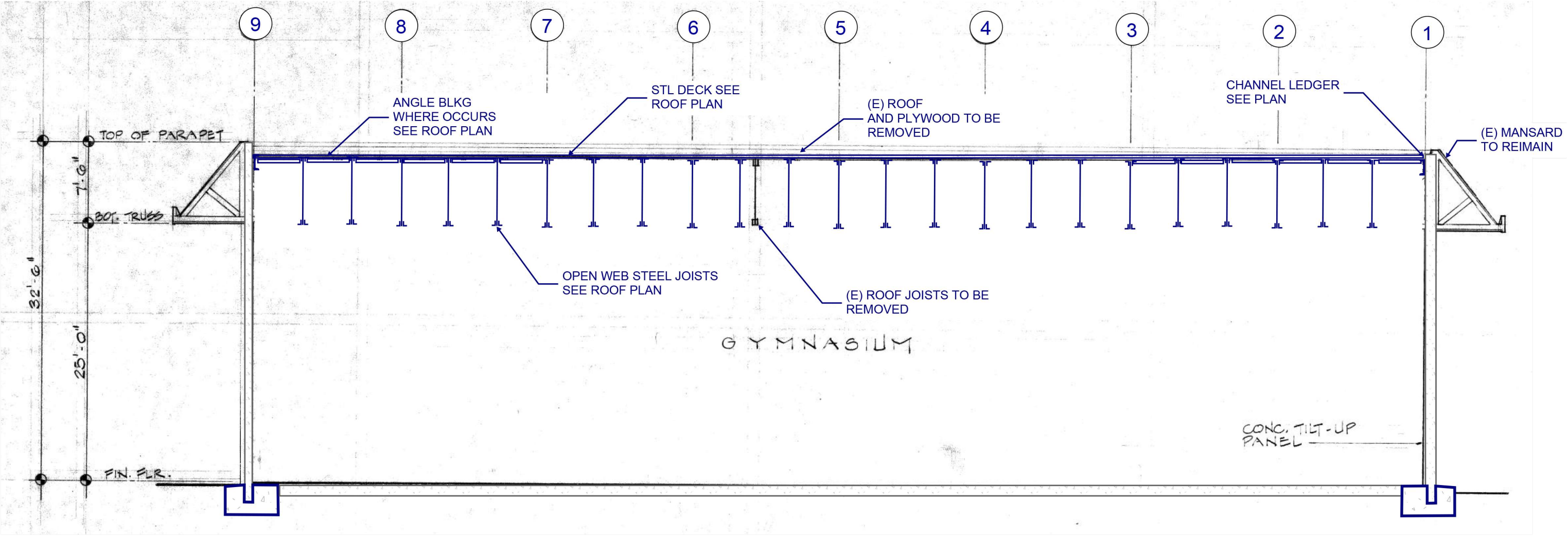
PARTIAL FOUNDATION PLAN - TYPICAL EXTERIOR WALL

PLEASANT VALLEY HIGH SCHOOL - BUILDING H - GYMNASIUM AUGUST 18, 2023

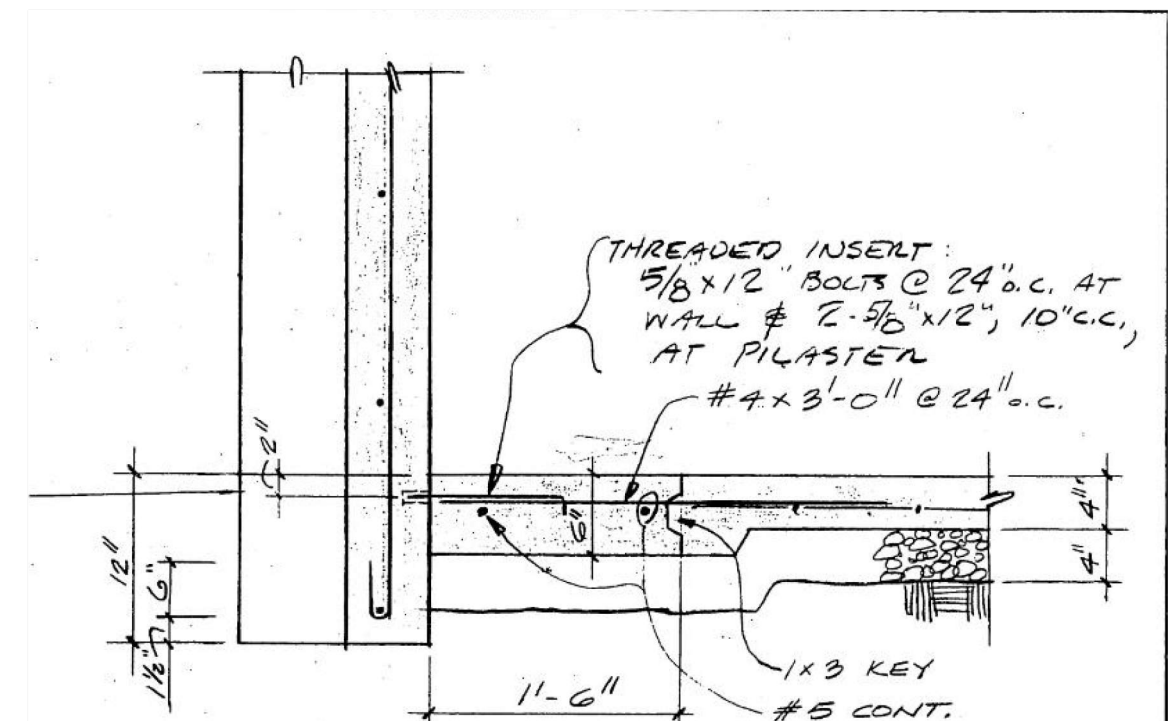
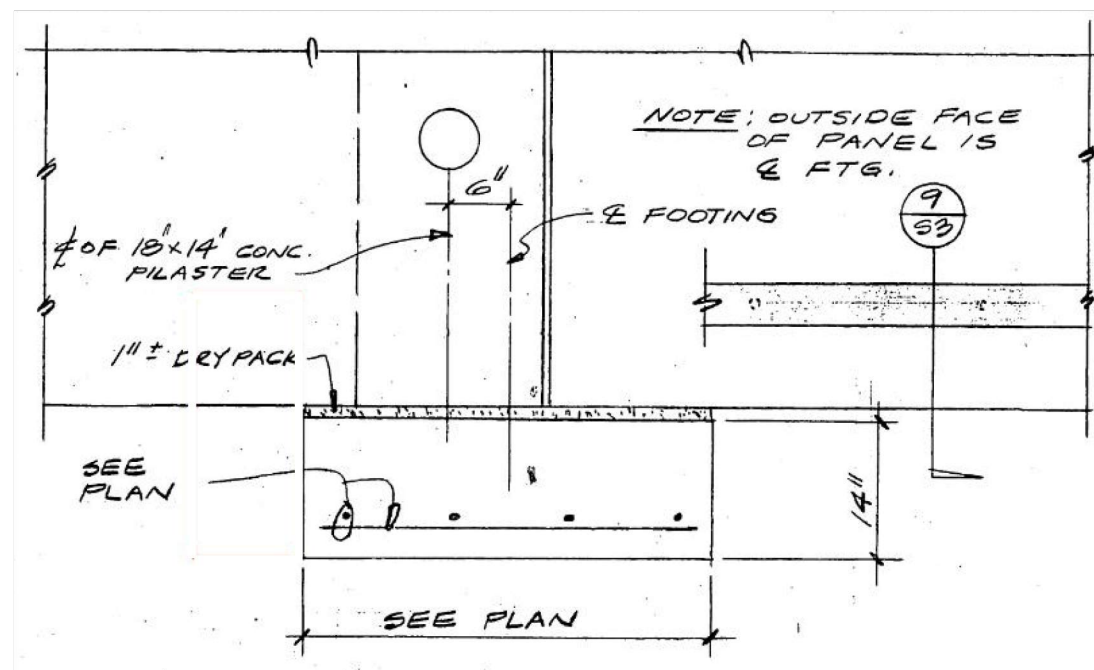
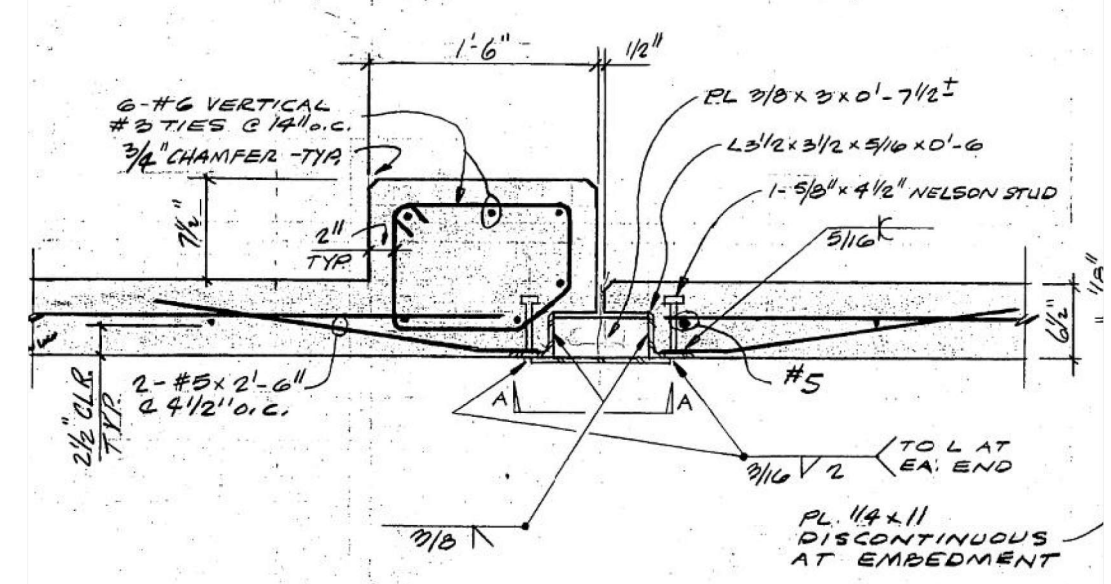
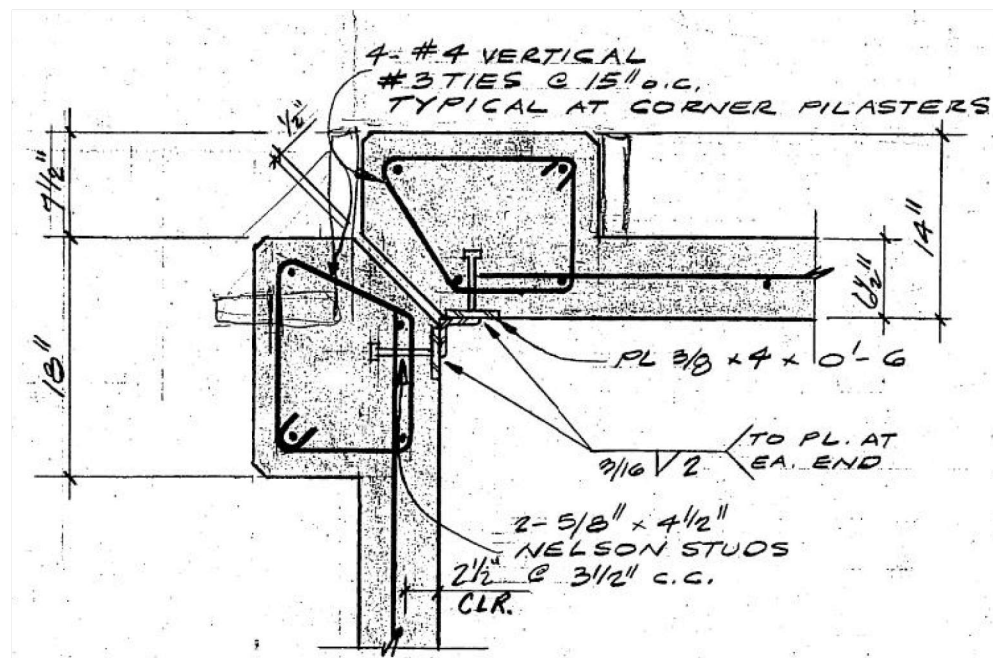
S-3



BUILDING SECTION



BUILDING SECTION





LIONÄKIS

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
GRAPHICS