

TWIN RIVERS UNIFIED SCHOOL DISTRICT

HAGGINWOOD ELEMENTARY SCHOOL

1418 PALO VERDE AVENUE
SACRAMENTO, CALIFORNIA 95815



ORIGINAL BUILDING COMPLETED:	1935, 1952
BUILDING AREA:	38,893 SF
SITE ACREAGE:	7.4
BUILDING CAPACITY:	700
CURRENT ENROLLMENT:	463
ENROLLMENT AS OF:	5/5/2015

TWIN RIVERS UNIFIED SCHOOL DISTRICT



HAGGINWOOD ELEMENTARY SCHOOL



TWIN RIVERS UNIFIED SCHOOL DISTRICT

HAGGINWOOD ELEMENTARY SCHOOL

EXISTING SITE PLAN



SCALE 1" = 120'

ABBREVIATIONS:

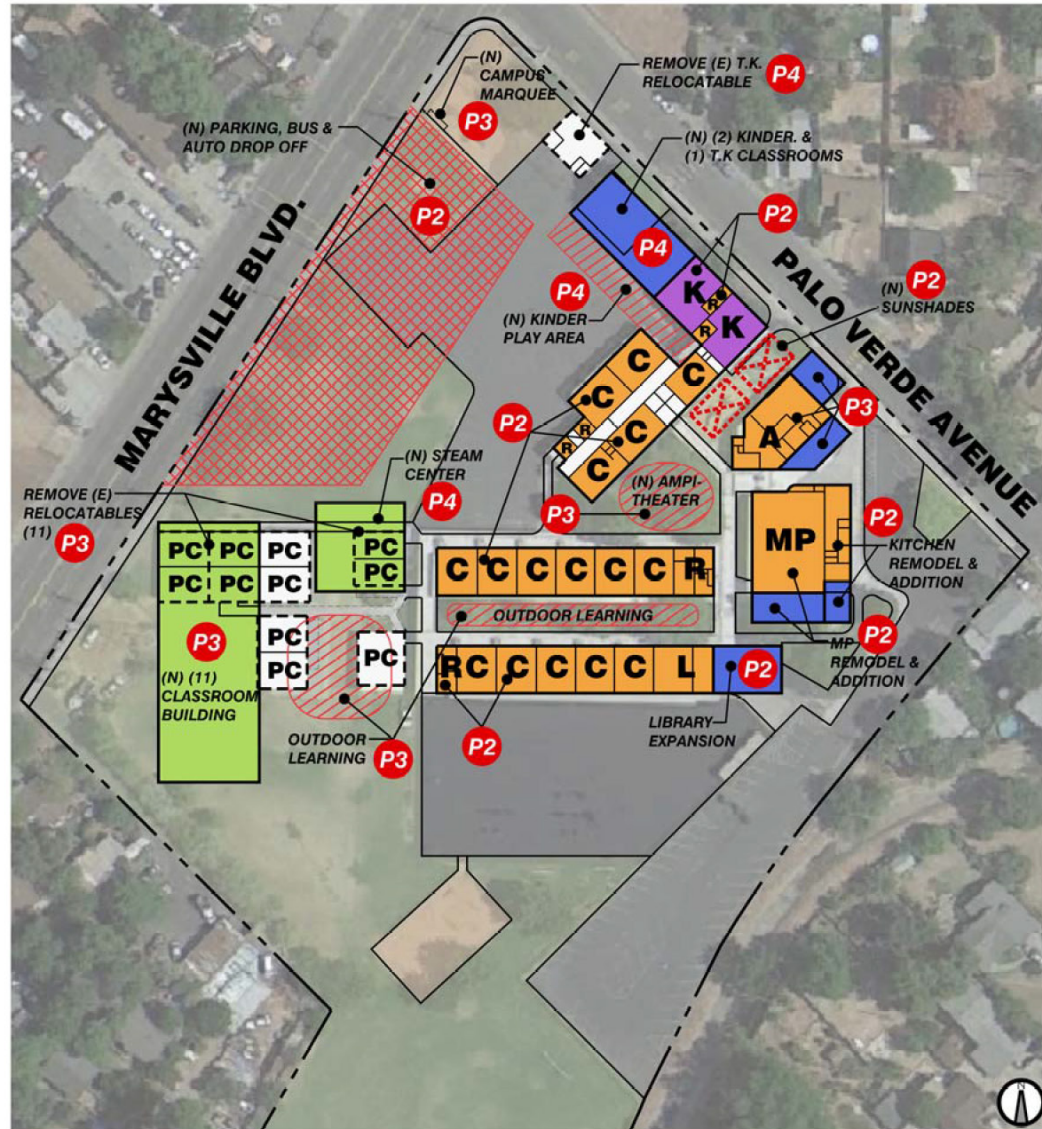
A	ADMINISTRATION
C	CLASSROOM
K	KINDERGARTEN
MP	MULTI-PURPOSE
L	LIBRARY
PC	PORTABLE CLASSROOM
PR	PORTABLE RESTROOM
R	RESTROOM

TWIN RIVERS UNIFIED SCHOOL DISTRICT

HAGGINWOOD ELEMENTARY SCHOOL

YEAR BUILT: 1935
ENROLLMENT: 463
SQUARE FOOTAGE: (E) 38,893 (N) -----

PROPOSED SITE PLAN



SCALE 1" = 120'

SCOPE

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

PRIORITY KEYNOTES

P1	1-3 YEARS	\$ 1,314,077.70
P2	3-5 YEARS	\$ 12,797,171.91
P3	5-10 YEARS	\$ 8,226,628.13
P4	10+ YEARS	\$ 4,005,812.50
TOTAL COST		\$ 26,343,690.24

ABBREVIATIONS:

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

HAGGINWOOD ELEMENTARY SCHOOL – SITE NARRATIVE

Priority 1 \$1,314,077.70
Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2 \$12,797,171.91
Safety and security improvements

- New and replacement site, building and parking lot lighting
- New auto and bus drop-off/pick-up area with covered canopy.
- New emergency generator and auto transfer switch

Improvements that directly impact the classroom

- Classroom major remodel (new casework, finishes, window replacement, and mechanical, electrical, lighting systems)
- MPR addition and major modernization to include stage / VAPA room
- New information technology system

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Replace deteriorated breezeway canopies outside all classrooms
- Replace freestanding canopies between buildings
- Paint exterior campus wide
- Kitchen addition / remodel
- Major remodel of student restrooms
- Major remodel of kindergarten restrooms
- Upgrade Energy Management System (EMS)
- New information technology system
- Expand parking lot to meet district standard off 100 spaces (visitor and staff)
- HVAC replacement based on exceeding life expectancy
- Remove existing roof and replace

Proposed Improvements

- Sunshades over new kindergarten play equipment
- New conditioned Low Voltage (L.V.) room.

Priority 3 \$8,226,628.13
Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- Administration addition and remodel with secure sense of entry
- New card reader access and door hardware at all remaining exterior doors
- New intrusion alarm

Improvements that directly impact the classroom

- Replace existing portables with new (11) classroom building.
- MPR addition and major modernization to include stage / VAPA room

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Provide "super graphics" mural at MPR

Priority 4 \$4,005,812.50
Safety and security improvements

- New perimeter site fencing around remaining site

Improvements that directly impact the classroom

- Construct (2) kindergarten classroom addition to replace existing portable kindergarten classrooms
- Construct (1) Transitional Kindergarten
- Construct new S.T.E.A.M Center Building - 4,800 sq.ft.

Hagginwood Elementary School

FACILITY SUMMARY REPORT

Print Date: 5/9/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority - MP	\$0.00
Priority - 1	\$1,314,077.70
Priority - 2	\$12,797,171.91
Priority - 2.1	\$0.00
Priority - 2.2	\$0.00
Priority - 3	\$8,226,628.13
Priority - 4	\$4,005,812.50
Priority - C	\$0.00
Priority - IP	\$0.00
Priority Totals	\$26,343,690.24

DISCIPLINE	Priority-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$0.00	\$0.00	\$940,262.50	\$277,865.63	\$26,750.00	\$1,244,878.13
Building Envelope	\$0.00	\$22,488.73	\$1,356,225.00	\$0.00	\$0.00	\$1,378,713.73
Architectural	\$0.00	\$113,687.50	\$6,450,093.75	\$7,777,562.50	\$3,979,062.50	\$18,320,406.25
Mechanical	\$0.00	\$16,718.75	\$392,823.75	\$0.00	\$0.00	\$409,542.50
Electrical	\$0.00	\$662,724.56	\$2,230,222.40	\$0.00	\$0.00	\$2,892,946.96
Plumbing	\$0.00	\$28,087.50	\$19,393.75	\$0.00	\$0.00	\$47,481.25
Technology	\$0.00	\$104,038.78	\$572,213.26	\$0.00	\$0.00	\$676,252.04
Fire & Life Safety	\$0.00	\$64,056.89	\$0.00	\$0.00	\$0.00	\$64,056.89
Security	\$0.00	\$302,275.00	\$0.00	\$171,200.00	\$0.00	\$473,475.00
Nutrition Services	\$0.00	\$0.00	\$835,937.50	\$0.00	\$0.00	\$835,937.50
Priority Totals	\$0.00	\$1,314,077.70	\$12,797,171.91	\$8,226,628.13	\$4,005,812.50	\$26,343,690.24

Totals MP+P1	\$1,314,077.70
Totals MP+P1+P2	\$14,111,249.61
Totals MP+P1+P2+P3	\$22,337,877.74
Totals MP+P1+P2+P3+P4	\$26,343,690.24

Hagginwood Elementary School

DISCIPLINE REPORT

Print Date: 5/9/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$1,244,878.13
	C28	Provide shade structure over Pre-K and Kindergarten playground equipment.	2	FRP	CNPY	\$80,250.00
	C29	Replace existing freestanding canopies between buildings.	2	FRP	CNPY	\$120,375.00
	C30	Provide new drought tolerant landscaping and irrigation with controls - (Allowance).	2	FRP	IRR	\$133,750.00
	C31	Provide additional parking per District standards (visitors, student and staff).	2	FRP	SPN	\$240,750.00
	C32	Replace Pre-K and Kindergarten playground equipment.	2	FRP	PGE	\$334,375.00
	C33	Repair concrete sidewalks that are cracking around the intermediate playground.	2	PQ	SPM	\$30,762.50
	C34	Provide new campus marquee appropriately located near front of campus.	3	FRP	SGN	\$80,250.00
	C35	Dumpster location is inefficient	3	FRP	OTH	\$33,437.50
	C36	Add or modify existing outdoor amphitheater to serve as an outdoor learning space. Provide adequate shade and seating area for entire student body and provide multiple outdoor learning spaces. Each space to accommodate 80 students (assuming two classes o	3	FRP	REN	\$133,750.00
	C37	Provide ornamental fencing at front of campus for access control and way-finding.	3	FRP	SF	\$25,078.13
	C38	Restripe parking to ensure proper ADA spaces and accessible route.	3	FRP	SPM	\$5,350.00
	C39	Provide fencing around remaining campus for access control.	4	FRP	SF	\$26,750.00
BUILDING ENVELOPE						\$1,378,713.73
	B24	Provide miscellaneous roof maintenance and repair as proposed by 2014 Roof Assessment Report.	1	FRP	RFM	\$22,488.73
	B25	Replace existing roof per District Standard.	2	FRP	RFR	\$834,600.00
	B26	Repair damaged plaster wall located outside room 19 - (See Principals Questionnaire).	2	FRP	WRE	\$20,062.50
	B27	Replace old inefficient exterior classroom windows with new insulated aluminum windows - reconfigure location per District Standard.	2	FRP	WDW	\$501,562.50
ARCHITECTURAL						\$18,320,406.25
	A1	Provide new room graphics and way-finding signage per ADA requirements.	1	FRP	GRP	\$16,050.00
	A2	Hardware - Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	FRP	HDW	\$97,637.50
	A3	Expand existing - Library. Construct 2,000 square feet Library addition.	2	FRP	ADD	\$936,250.00
	A4	Construct 5000sf addition to include new stage with existing MPR - (currently no stage). For new VAPA "music" room requirements.	2	FRP	ADD	\$2,340,625.00
	A5	Casework - Remove and replace educational/classroom casework throughout all 19 classrooms. Provide ADA accessibly sink locations.	2	FRP	CWK	\$381,187.50
	A6	Ceiling - Remove and replace existing ceiling with new acoustical lay-in tile and grid per District Standards throughout all classrooms.	2	FRP	CLG	\$200,625.00
	A7	Replace old canopy breezeway structures along classroom wings and provide proper piping supports.	2	FRP	CNPY	\$176,550.00
	A8	Floor - Install walk-in mat (VCT/carpet). See diagram.	2	FRP	FLR	\$97,637.50
	A9	Floor - Remove and replace VCT and carpet throughout classroom wings.	2	FRP	FLR	\$240,750.00
	A10	Replace/Add tackboard all four walls in classroom	2	FRP	MBTB	\$133,750.00
	A11	Paint - interior previously painted surfaces throughout all classrooms.	2	FRP	PTG	\$33,437.50
	A12	Paint - exterior previously painted surfaces.	2	FRP	PTG	\$53,500.00

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	A13	Expand and/or reconfigure Pre-K and Kindergarten restrooms: Reconfigure restrooms in Room 16 and 17 to be ADA accessible; include new finishes and fixtures.	2	FRP	REN	\$70,218.75
	A14	Renovate (12) portable classrooms: Include new flooring, paint, misc. exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	2	FRP	REN	\$240,750.00
	A15	Renovate existing - Library. Include new finishes, shelving, circulation desk, etc.	2	FRP	REN	\$374,500.00
	A16	Major Boys and Girls Student Restroom Modernization- (2 sets): Include new finishes (flooring, hard wall-surfacing, ceiling, etc.), fixtures, partitions, etc. to ensure ADA accessibility.	2	FRP	REN	\$468,125.00
	A17	Renovate existing – MPR. Include new finishes; Exterior door and window replacement, acoustical treatment.	2	FRP	REN	\$702,187.50
	A18	Construct new eleven (11) classroom addition to replace all portable classrooms.	3	FRP	ADD	\$6,620,625.00
	A19	Provide "super" graphics paint package (include wall mural at MPR and floor logo)	3	FRP	GRP	\$20,062.50
	A20	Expand and reconfigure – Admin. Renovate and expand existing administration, teacher workroom / break room, clinic area. Provide secure sense of entry.	3	FRP	REN	\$1,136,875.00
	A21	Construct one (1) Transitional Kindergarten classroom.	4	FRP	ADD	\$561,750.00
	A22	Construct (2) new kindergarten classrooms to replace existing portable classrooms.	4	FRP	ADD	\$1,170,312.50
	A23	Construct New S.T.E.A.M Center Building.	4	FRP	ADD	\$2,247,000.00
MECHANICAL						\$409,542.50
	M54	Replace kitchen window air conditioner with packaged rooftop unit.	1	FRP	HVAC	\$16,718.75
	M55	Replace broken outside air hoods and screens.	2	FRP	HVAC	\$6,955.00
	M56	Upgrade energy management system supervisory controller.	2	FRP	HVAC	\$13,375.00
	M57	Replace broken restroom exhaust fans.	2	FRP	HVAC	\$16,050.00
	M58	Portable buildings have Bard exterior wall mounted equipment. Replace units after expected 15 year lifespan.	2	FRP	HVAC	\$16,050.00
	M59	Replace damaged exterior ductwork.	2	FRP	HVAC	\$37,450.00
	M60	Replace broken powered exhaust modules at Carrier rooftop units.	2	FRP	HVAC	\$42,131.25
	M61	Majority of school has Carrier equipment installed in 1999. Replace units which have exceeded their expected lifespan.	2	FRP	HVAC	\$260,812.50
ELECTRICAL						\$2,892,946.96
	E41	Original campus main switchboard: The pull section missing cover. Provide section cover.	1	FRP	ELE	\$2,675.00
	E42	Kitchen: More power outlets and circuits are needed. Inadequate outlets that's badly needed for kitchen equipment and appliances. Equipment and appliances are located wherever staff find space with outlets in the kitchen, the Cafeteria or Multi-Purpose	1	FRP	ELE	\$10,272.00
	E43	Typical classrooms: More power outlets and circuits are needed. Inadequate outlets that's badly needed for computers and other teacher's equipment. Teachers using multiple plug strips, daisy chained, plugged into one wall receptacle which is in violatio	1	FRP	ELE	\$530,633.06
	E44	Replace existing exposed broken EMT conduits and associate fittings on roof in conjunction with roof maintenance and repair.	1	FRP	RFM	\$43,335.00

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	E50	Limited exterior building and walkway lighting for egress, safety and security. All exterior lighting controls through one or multiple astronomical time clocks, no photocell. Recommend add new lighting fixtures and replacing all the lighting fixtures wi	1	FRP	LTG	\$66,875.00
	E72	Library and Computer Rooms: More power outlets and circuits are needed for computers and library equipment. Recommend adding new receptacle outlets and circuits.	1	FRP	ELE	\$8,934.50
	E45	Campus Administration general Computer and general use receptacles/outlets appear to be inadequate when the staff plugged in space heater and/or microwave oven resulting overloading the circuit and tripping circuit breaker in the panel. Recommend adding	2	FRP	ELE	\$13,856.50
	E46	Upgrade/replace emergency generator and automatic transfer switch.	2	FRP	EG	\$167,187.50
	E51	Campus has no existing building master lighting control system in place. All local manual switching with no occupancy sensors to auto shut off of lighting when room is not occupy, exception only in the Library room. No day light sensor in place. Recomm	2	FRP	LTG	\$10,700.00
	E52	Multi-Purpose/Cafeteria Room: Current lighting fixtures with local manual switching are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system. The new LED light fixtures p	2	FRP	LTG	\$63,678.38
	E53	All classrooms lighting fixtures are obsolete, exceeded their life expectancy and are manually switched. Recommend to replace with energy efficient LED lighting fixtures and lighting control system to comply with current Title 24 lighting compliance wit	2	FRP	LTG	\$1,974,800.03
PLUMBING						\$47,481.25
	P64	Food prep-sink connected directly sanitary sewer - drain indirectly to approved receptacle.	1	FRP	PLB	\$2,675.00
	P65	Water temperature & pressure relief discharges to floor - discharge indirectly to approved receptical.	1	FRP	PLB	\$6,687.50
	P66	Grease trap in kitchen is old - replace	1	FRP	PLB	\$4,012.50
	P67	relace Kitchen water heater. also replace corroded water and gas connection piping, provide seismic straps, expansion tank and overflow pan. also provide expansion tank and dain pan.	1	FRP	PLB	\$10,031.25
	P68	Water closet serving staff at kitchen is not ADA compliant - replace	1	FRP	FXT	\$4,681.25
	P69	Condensate pipe in HVAC closet serving MP/ Cafeteria is draining to floor drain and creating water puddling in closet - install floor sink or add funnel to floor drain to accept condensate drainage.	2	FRP	PLB	\$2,675.00
	P70	Janitor sinks throughout campus are old - rplace.	2	FRP	PLB	\$16,718.75
	P71	Water closet serving kindergarten classroom 16 has failing drain seal.	3	FRP	PLB	\$0.00
TECHNOLOGY						\$676,252.04
	T79	PA/Intercom & Communication: Recommend: Upgrade replacement with new PA/Intercom & Communication system.	1	FRP	TECH	\$104,038.78
	T40	Clock & Bell: Campus wide, recommend: Upgrade replacement clock and bell system.	2	FRP	CLK	\$52,019.39
	T80	Information Technology (I.T.) systems: Provide infrastructure to include racks, cabinets, patch panels, conduit pathways, cables (fiber optic & Cat-5E), data device outlets and power as needed and determined by District's I.T. planned upgrade and/or repla	2	FRP	TECH	\$520,193.88
FIRE & LIFE SAFETY						\$64,056.89

Hagginwood Elementary School

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	FL48	Recommend upgrade to new Fire Alarm system to comply with DSA & NFPA 72. All existing and new strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction if the visual strobes are not synchronized.	1	FRP	FA	\$52,019.39
	FL49	No interior and/or exterior egress emergency lighting. Limited exit light signs. Exit signs are only in the gymnasiums and the multi-purpose rooms. Recommend adding new egress lighting fixtures with integrated emergency battery pack and adding new exit	1	PQ	LTG	\$12,037.50
	FL47	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	2	FRP	REN	\$0.00
SECURITY						\$473,475.00
	S73	Provide District wide standardized surveillance camera to 100% IP system. Campus wide, upgrade additional and replacement of the surveillance cameras system. Locations and placement must be comprehensively reviewed in design.	1	FRP	SCM	\$113,687.50
	S74	Provide card reader access portals at all public access doors @ Multi-Purpose, Gym, Teachers Workroom & Library	1	FRP	SCR	\$26,750.00
	S76	Provide District wide standardized surveillance camera to 100% IP system. Campus wide, upgrade replacement of the surveillance cameras system. Locations and placement must be comprehensively reviewed.	1	FRP	SEC	\$113,687.50
	S78	Limited parking lot lighting for egress, safety and security. All exterior lighting control through one or multiple astronomic time clocks, no photocell. Recommend add new pole mounted energy efficient LED lighting fixtures to include motion sensors th	1	PQ	SL	\$48,150.00
	S75	Provide card reader access portals at all remaining exterior doors (including classrooms).	3	FRP	SCR	\$155,150.00
	S77	Intrusion Alarm. Campus wide upgrade replacement with new intrusion alarm system.	3	FRP	SEC	\$16,050.00
NUTRITION SERVICES						\$835,937.50
	FS62	Expand (1,000 sf) and Renovate – Kitchen: Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	2	FRP	ADD	\$802,500.00
	FS63	dishwasher in kitchen is old - replace	2	FRP	MEQ	\$33,437.50

Hagginwood Elementary School**DISCIPLINE REPORT****Proposed Work Items***Print Date: 5/9/2015**All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.*

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
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CODE	PRIORITY	TOTAL
MP	Major Projects: Items That Have Been Planned Or Have Already Been Designated As Projects	\$0.00
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 2 years)	\$1,314,077.70
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$12,797,171.91
2.1	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 4 - 5 years)	\$0.00
2.2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 5 - 6 years)	\$0.00
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 6 - 10 years)	\$8,226,628.13
4	Future Consideration: Not To Be Addressed With Bond Funding At This Time - (Life Expectancy: 10 plus y	\$4,005,812.50
C	Complete - (Life Expectancy: 0 years)	\$0.00
IP	In Progress - (Life Expectancy: 0 years)	\$0.00
		\$26,343,690.24