

TWIN RIVERS UNIFIED SCHOOL DISTRICT

MADISON ELEMENTARY SCHOOL

5241 HARRISON STREET
NORTH HIGHLANDS, CALIFORNIA 95660



ORIGINAL BUILDING COMPLETED:	1962, 67	
BUILDING AREA:	45,629	SF
SITE ACREAGE:	10	
BUILDING CAPACITY:	752	
CURRENT ENROLLMENT:	697	
ENROLLMENT AS OF:	5/5/2015	

TWIN RIVERS UNIFIED SCHOOL DISTRICT

MADISON ELEMENTARY SCHOOL

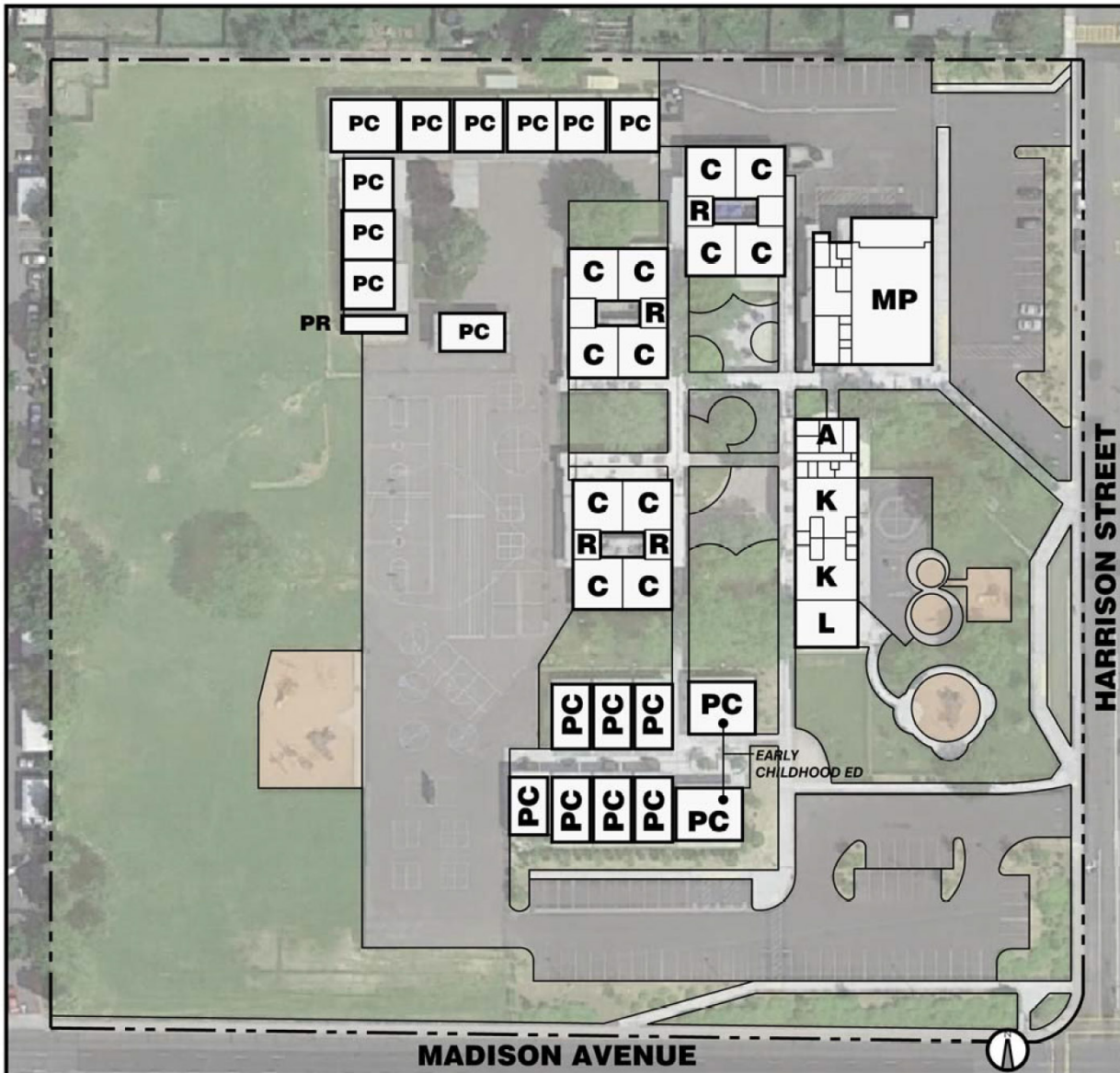


Aerial Image

TWIN RIVERS UNIFIED SCHOOL DISTRICT

MADISON ELEMENTARY SCHOOL

EXISTING SITE PLAN



SCALE 1" = 100'

ABBREVIATIONS:

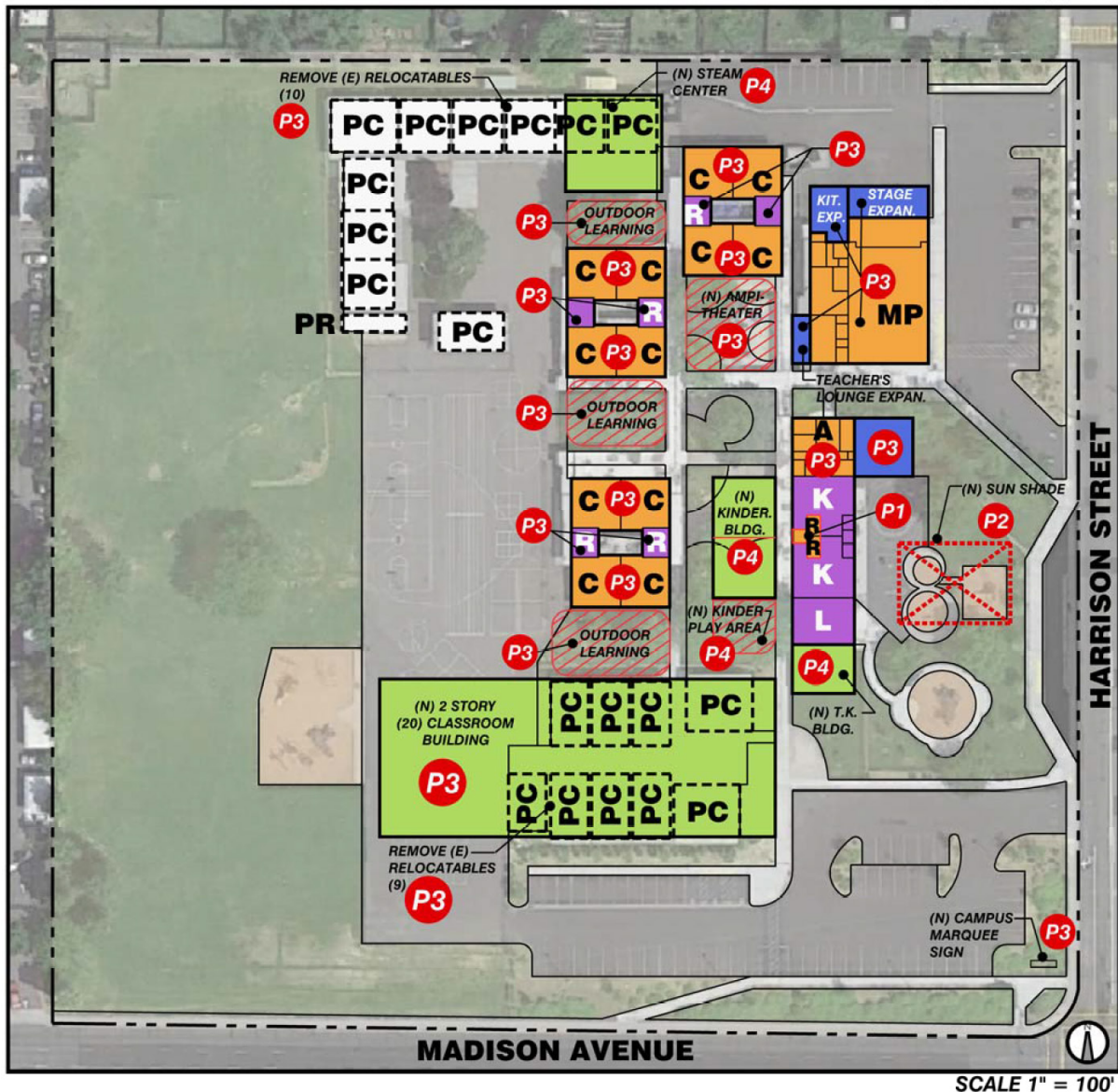
A	ADMINISTRATION
C	CLASSROOM
K	KINDERGARTEN
MP	MULTI-PURPOSE
L	LIBRARY
PC	PORTABLE CLASSROOM
PR	PORTABLE RESTROOM
R	RESTROOM

TWIN RIVERS UNIFIED SCHOOL DISTRICT

MADISON ELEMENTARY SCHOOL

YEAR BUILT: 1962
 ENROLLMENT: 697
 SQUARE FOOTAGE: (E) 45,629 (N) -----

PROPOSED SITE PLAN



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

PRIORITY KEYNOTES			
P1	1-3 YEARS	\$	1,240,136.69
P2	3-5 YEARS	\$	3,334,885.05
P3	5-10 YEARS	\$	20,607,718.50
P4	10+ YEARS	\$	4,005,812.50
TOTAL COST		\$	29,188,552.74

ABBREVIATIONS:

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

MADISON ELEMENTARY SCHOOL – SITE NARRATIVE

Priority 1**\$1,240,136.69**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
- New intrusion alarm
- Major remodel of kindergarten restrooms

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report

Priority 2**\$3,334,885.05**Safety and security improvements

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

Asset protection and other improvements

- New drought tolerant landscaping with irrigation controls
- Exterior paint campus wide
- Site drainage
- Expand parking lot to meet district standard

Proposed Improvements

- Sunshades over new kindergarten play equipment

Priority 3**\$20,607,718.50**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

Improvements that directly impact the classroom

- Classroom major remodel (casework, finishes, window replacement, and building systems) Classroom casework replacement
- New information technology system

Asset protection and other improvements

- Replace freestanding canopies between buildings
- HVAC replacement based on exceeding life expectancy
- Remove existing roof and replace
- Minor remodel of student restrooms (finishes, toilet partitions)
- Walk in Mats

Proposed Improvements

- New outdoor amphitheater and learning spaces
- Kitchen addition / remodel
- Provide "super graphics" mural at MPR
- MPR addition and major modernization with VAPA room at the stage
- Replace existing portables with new (20) classroom building with integral special education learning center.
- New student and staff restrooms

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

- New perimeter site fencing around remaining site

Proposed Improvements

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

Madison 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	\$1,240,136.69
Priority - 2	\$3,334,885.05
Priority - 2.1	\$0.00
Priority - 2.2	\$0.00
Priority - 3	\$20,607,718.50
Priority - 4	\$4,005,812.50
Priority - C	\$0.00
Priority - IP	\$0.00
Priority Totals	\$29,188,552.74

DISCIPLINE	Priority-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$0.00	\$0.00	\$928,225.00	\$239,078.13	\$26,750.00	\$1,194,053.13
Building Envelope	\$0.00	\$63,493.80	\$0.00	\$1,385,650.00	\$0.00	\$1,449,143.80
Architectural	\$0.00	\$189,925.00	\$1,221,806.25	\$16,991,600.00	\$3,979,062.50	\$22,382,393.75
Mechanical	\$0.00	\$0.00	\$133,750.00	\$314,312.50	\$0.00	\$448,062.50
Electrical	\$0.00	\$466,408.99	\$1,039,735.05	\$0.00	\$0.00	\$1,506,144.04
Plumbing	\$0.00	\$10,031.25	\$8,693.75	\$43,602.50	\$0.00	\$62,327.50
Technology	\$0.00	\$183,086.36	\$2,675.00	\$610,287.88	\$0.00	\$796,049.24
Fire & Life Safety	\$0.00	\$73,066.29	\$0.00	\$0.00	\$0.00	\$73,066.29
Security	\$0.00	\$254,125.00	\$0.00	\$187,250.00	\$0.00	\$441,375.00
Nutrition Services	\$0.00	\$0.00	\$0.00	\$835,937.50	\$0.00	\$835,937.50
Priority Totals	\$0.00	\$1,240,136.69	\$3,334,885.05	\$20,607,718.50	\$4,005,812.50	\$29,188,552.74
Totals MP+P1						\$1,240,136.69
Totals MP+P1+P2						\$4,575,021.74
Totals MP+P1+P2+P3						\$25,182,740.24
Totals MP+P1+P2+P3+P4						\$29,188,552.74

Madison 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						\$1,194,053.13
	C32	Provide shade structure over Pre-K and Kindergarten playground equipment.	2	FRP	CNPY	\$80,250.00
	C33	Replace existing freestanding canopies between buildings.	2	FRP	CNPY	\$200,625.00
	C34	Provide new drought tolerant landscaping and irrigation with controls - (Allowance).	2	FRP	IRR	\$133,750.00
	C35	Add new Flagpole.	2	FRP	MEQ	\$6,687.50
	C36	Provide additional parking per District standards (visitors, student and staff).	2	FRP	SPN	\$80,250.00
	C37	Replace Pre-K and Kindergarten playground equipment.	2	FRP	PGE	\$334,375.00
	C38	Flood problem during rain @ drive way at front of school - provide means of area drainage.	2	FRP	SD	\$52,162.50
	C39	Playcourts need to be resealed and add graphics.	2	FRP	SPM	\$40,125.00
	C40	Provide new campus marquee appropriately located near front of campus.	3	FRP	SGN	\$80,250.00
	C41	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
	C42	Provide ornamental fencing at front of campus for access control and way-finding.	3	FRP	SF	\$25,078.13
	C43	Provide fencing around remaining campus for access control.	4	FRP	SF	\$26,750.00
BUILDING ENVELOPE						\$1,449,143.80
	B29	Provide miscellaneous roof maintenance and repair as proposed by 2014 Roof Assessment Report.	1	FRP	RFM	\$63,493.80
	B30	Replace existing roof per District Standard.	3	FRP	RFR	\$984,400.00
	B31	Replace old inefficient exterior classroom windows with new insulated aluminum windows - reconfigure location per District Standard.	3	FRP	WDW	\$401,250.00
ARCHITECTURAL						\$22,382,393.75
	A1	Provide new room graphics and way-finding signage per ADA requirements.	1	PQ	GRP	\$16,050.00
	A2	Hardware - Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	FRP	HDW	\$107,000.00
	A3	ADA - Add accessible lift at stage.	1	FR	MEQ	\$20,062.50
	A4	Major restroom remodel – Kindergarten	1	FRP	REN	\$46,812.50
	A5	Incorporate VAPA Music room onto stage or in portable.	2	FRP	ADD	\$93,625.00
	A6	Repair / patch Gyp. board ceiling at multi-purpose room.	2	FR	CLG	\$3,343.75
	A7	Replace old canopy breezeway structures along classroom wings and provide proper piping supports.	2	FRP	CNPY	\$88,275.00
	A8	Minor Boys and Girls Student Restroom Modernization- (1 sets): Include new finishes (flooring, hard wall-surfacing, ceiling, etc.), fixtures, partitions, etc. to ensure ADA accessibility.	2	FRP	REN	\$334,375.00
	A9	Renovate existing – MPR. Include new finishes; expand to accommodate current capacity.	2	FRP	REN	\$702,187.50
	A10	Provide additional student/staff restrooms.	3	PQ	ADD	\$32,100.00
	A11	Construct 5000sf stage addition and expand existing MPR. Provide for new VAPA "music" room requirements at stage.	3	FRP	ADD	\$2,340,625.00
	A12	Construct new (20) classroom addition to replace all portable classrooms.	3	FRP	ADD	\$12,037,500.00
	A13	Provide "super" graphics paint package mural and floor logo at MPR	3	FRP	GRP	\$20,062.50
	A14	Casework - Remove and replace casework at Building "B".	3	FR	CWK	\$80,250.00
	A15	Casework - Remove and replace casework at Building "C".	3	FR	CWK	\$140,437.50

Madison Elementary School

DISCIPLINE REPORT

Print Date: 5/9/2015

Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A16	Ceiling - Remove and replace existing ceiling with new acoustical lay-in tile and grid per District Standards throughout Classroom Building 'B' - Rooms 4, 5, 6 and 7	3	FR	CLG	\$26,750.00
	A17	Ceiling - Remove and replace existing ceiling with new acoustical lay-in tile and grid per District Standards throughout Classroom Building 'C' - rooms 10, 11, 12, 13, 14, 15 and speech	3	FR	CLG	\$40,125.00
	A18	Floor - Remove and replace carpet. Building 'B' - Rooms 4, 5, 6 and 7	3	FR	FLR	\$32,100.00
	A19	Floor - Remove and replace carpet and VCT. Building 'C' - rooms 10, 11, 12, 13, 14, 15 and speech	3	FR	FLR	\$40,125.00
	A20	Floor - Install walk-in mat (VCT/carpet). See diagram.	3	FRP	FLR	\$107,000.00
	A21	Replace/Add tackboard all four walls in classroom	3	FRP	MBTB	\$120,375.00
	A22	Paint - interior previously painted surfaces throughout all classrooms.	3	FRP	PTG	\$40,125.00
	A23	Paint - exterior previously painted surfaces.	3	FRP	PTG	\$61,525.00
	A24	Renovate (20) portable classrooms: Include new flooring, paint, misc. exterior roofing and siding repairs, etc. Provide secondary emergency means of egress.	3	FRP	REN	\$401,250.00
	A25	Expand and/or reconfigure - Admin. Renovate and expand existing administration/clinic area. Provide sense of entry and properly sized lobby/reception area (include ADA accessible restrooms, etc.)	3	FRP	REN	\$1,471,250.00
	A26	Construct (1) Transitional Kindergarten classroom.	4	FRP	ADD	\$561,750.00
	A27	Construct (2) new kindergarten classrooms to replace existing portable classrooms.	4	FRP	ADD	\$1,170,312.50
	A28	Construct New S.T.E.A.M Center Building.	4	FRP	ADD	\$2,247,000.00
MECHANICAL						\$448,062.50
	M59	Replace old exhaust fans.	2	FRP	HVAC	\$20,062.50
	M60	Portable rooms 27 through 34 are on stand alone thermostat. Provide controls for these rooms connected to district energy management system.	2	FRP	HVAC	\$23,406.25
	M61	Provide flexible duct connection at existing packaged rooftop units due to duct noise issues.	2	FRP	HVAC	\$38,118.75
	M62	Replace down discharge diffusers with horizontal discharge diffusers in due to occupant comfort issues.	2	FRP	HVAC	\$52,162.50
	M63	Portable buildings have Bard exterior wall mounted equipment installed in 2010. Replace units after expected 15 year lifespan.	3	FRP	HVAC	\$80,250.00
	M64	Majority of school has Carrier equipment installed in 2007. Replace units after expected 15 year lifespan.	3	FRP	HVAC	\$234,062.50
ELECTRICAL						\$1,506,144.04
	E45	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	\$5,820.80
	E46	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	\$305,143.94
	E47	Replace existing exposed broken EMT conduits and associate fittings on roof in conjunction with roof maintenance and repair.	1	FRP	RFM	\$60,187.50
	E54	North parking lot has no parking lighting. Recommend: Provide new pole mounted LEDlighting fixtures. All the exterior lighting are control by one or multiple astronomic time clocks, no photocell. Recommend also to replace the time clock lighting contr	1	FRP	LTG	\$16,050.00

Madison Elementary School**DISCIPLINE REPORT**

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	E55	Exterior building and walk pathway has limited exterior lighting for egress, safety and security. Broken fixture lens due to vandalism throughout the campus. Some lighting fixtures are water damaged by leaking roof. All exterior lighting controls thro	1	FRP	LTG	\$66,875.00
	E74	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	\$12,331.75
	E48	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 d	2	FRP	ELE	\$9,028.13
	E49	Campus original old sub-panel boards & wires: Recommend replace old panels due to no parts available and replace old wires.	2	FRP	ELE	\$33,437.50
	E56	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
	E57	Multi-Purpose and 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 fixtur	2	FRP	LTG	\$68,373.00
	E58	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	\$918,196.43
	E50	Upgrade/replace emergency generator and automatic transfer switch.	3	FRP	EG	\$0.00
PLUMBING						\$62,327.50
	P67	replace kitchen water heater: and flexible temperature/ pressure relief (T&P) with rigid metal pipe and discharge to approved receptacle. Also provide expansion tank and drain pan, and insulate water piping.	1	FRP	PLB	\$10,031.25
	P68	grease trap in kitchen is old - replace	2	FRP	PLB	\$4,012.50
	P69	replace water heater serving janitor @ classroom 11 provide expansion tank, drain pan, discharge T&P to approved receptacle and seismically secure.	2	FRP	PLB	\$4,681.25
	P70	watercloset and lavatory @ office not ADA compliant - provide ADA compliant fixtures.	2	FRP	FXT	\$0.00
	P71	There is a pot wash sink but no food prep sink in kitchen - provide food prep sink and drain indirectly to approved receptacle.	3	FRP	PLB	\$6,687.50
	P72	in-ground hose bibbs throughout campus are broken - replace	3	FRP	PLB	\$24,075.00
	P73	drinking fountains are generally new condition throughout campus but not ADA compliant - provide ADA compliant drinking fountains as required.	3	FRP	EDF	\$12,840.00
TECHNOLOGY						\$796,049.24
	T44	Clock & Bell: Campus wide, recommend: Upgrade replacement clock and bell system.	1	FRP	CLK	\$61,028.79
	T80	PA/Intercom & Communication: Recommend: Upgrade replacement with new PA/Intercom & Communication system.	1	FRP	TECH	\$122,057.58
	T81	MDF rack: data cables are disarraig. Recommend reconnect to a neat orderly standard.	2	FRP	TECH	\$2,675.00
	T82	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	3	FRP	TECH	\$610,287.88
FIRE & LIFE SAFETY						\$73,066.29

Madison Elementary School**DISCIPLINE REPORT**

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Proposed Work Items

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DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	FL52	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	\$61,028.79
	FL53	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	FRP	LTG	\$12,037.50
	FL51	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	2	PQ	REN	\$0.00
SECURITY						\$441,375.00
	S75	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
	S76	Provide card reader access portals at all public access doors @ Multi-Purpose, Gym, Teachers Workroom & Library	1	FRP	SCR	\$26,750.00
	S78	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	SCM	\$113,687.50
	S77	Provide card reader access portals at all remaining exterior doors (including classrooms).	3	FRP	SCR	\$171,200.00
	S79	Intrusion Alarm. Campus wide upgrade replacement with new intrusion alarm system.	3	FRP	SIA	\$16,050.00
NUTRITION SERVICES						\$835,937.50
	FS65	Expand and Renovate – Kitchen: Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	3	FRP	ADD	\$802,500.00
	FS66	Replace dishwasher in Kitchen.	3	FRP	MEQ	\$33,437.50

Madison 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 - 3 years)	\$1,240,136.69
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$3,334,885.05
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: 5 - 10 years)	\$20,607,718.50
4	Future Consideration - (Life Expectancy: 10 plus years)	\$4,005,812.50
C	Complete - (Life Expectancy: 0 years)	\$0.00
IP	In Progress - (Life Expectancy: 0 years)	\$0.00
		\$29,188,552.74