



School Data

Date School Opened:	1962
2019 - 2020 Projected School Year Enrollment	811
Standard Classrooms:	37
Portable Classrooms:	1
Classrooms Used for Other Programs:	8
Permanent Building Area:	87,832
Facility Capacity:	800

Revised October 2, 2019

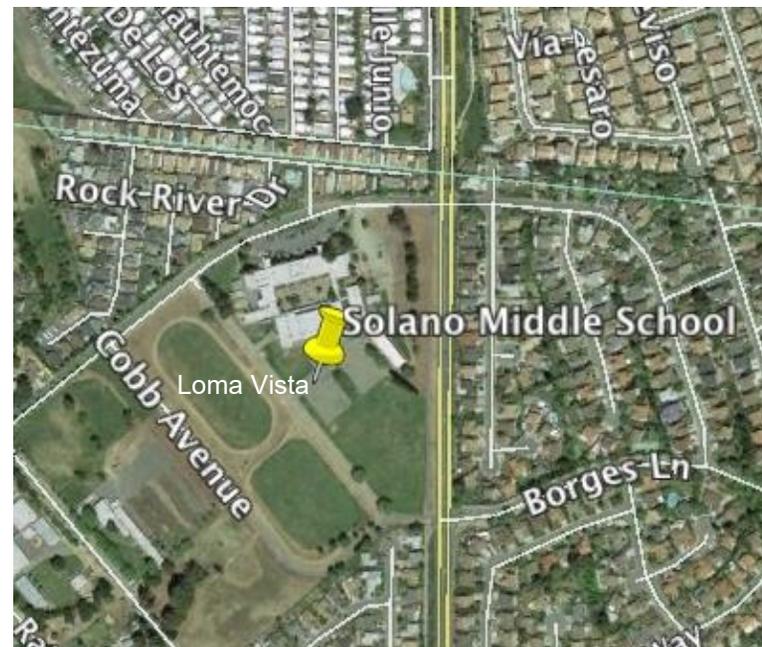
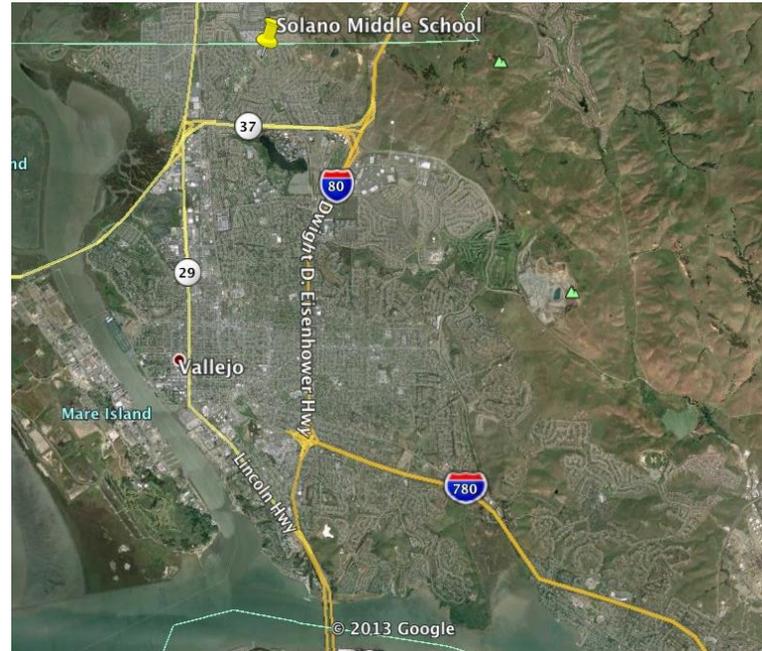
Solano K-8 School

1025 Corcoran

Solano K-8 School - Background information

Solano K-8 School serves students in grades Kindergarten through 8. The campus was formerly Solano Middle School. The main campus buildings are a complex of one and two-story concrete frame buildings arranged around a central courtyard. The Vallejo Charter School, formerly Springstowne Middle School, has the same design

Elements of the concrete structure is showing signs of significant cracking and damage. The school also has significant accessibility issues and does not have adequate security fencing. In addition, the school does not have some elements of the requirements for the grade K-8 programs described in the District's Education Specifications.



Solano K-8 School - Existing Conditions Summary

Facilities Assessment Needs

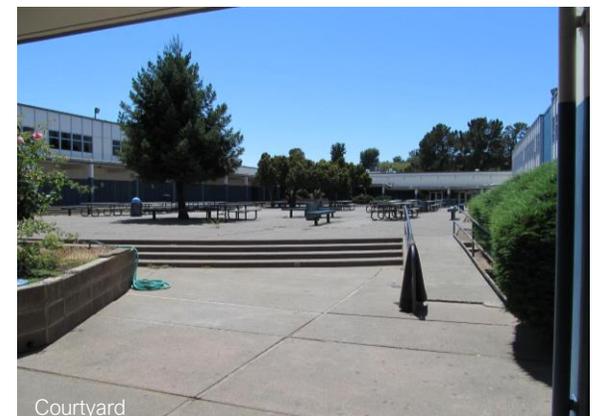
- All finishes throughout classroom areas are at the end of their useful life and in need of replacement.
- Significant cracking, spalling and other damage to exterior concrete walls and columns
- Covered walkways are in very poor condition and need to be replaced
- Accessibility issues are significant and include many paths of travel issues, door thresholds and clearances, toilet rooms, non-compliant drinking fountains, some classroom sinks and casework, and lack of access to athletic fields
- Windows lack insulating properties: single pane glazing with transite panels above and below
- Lighting and daylighting need improvement throughout school including fixtures and controls

Educational Program Needs

- 2 STEM Lab spaces
- Small Group Instruction areas
- Performance venue
- Security Fencing
- Improved exterior areas and curb appeal

Unique Opportunities

- Main courtyard can provide outdoor learning and gathering areas
- Library has potential for flexible learning space



Solano K-8 School - Master Plan Summary

Master Plan Features

- Develop several outdoor areas for learning, gathering, eating
- Modernize Food Service: include access to covered outdoor areas
- Modernize Gymnasium to provide Performance/Multi-use capacity
- Construct 6th Grade classroom wing with STEM and general classrooms
- Develop library to accommodate flexible learning spaces
- Modernize staff work/lounge functions
- Modernize track and refurbish paved play area

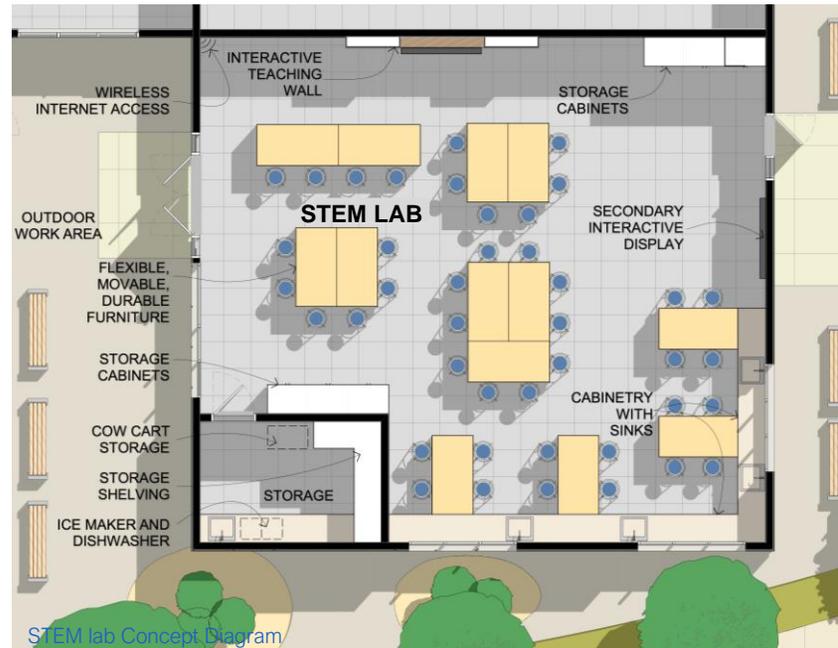
Selected Improvements by Theme

	FACILITIES NEED THEME	IMPROVEMENT
	Campus Safety	Provide drop off loop with drop-off, waiting and through lanes, and crosswalk striping. Complete perimeter fencing and upgrade remaining locks. Provide new window blinds.
	Accessibility	Replace paving and provide other upgrades to create an accessible path of travel to all classrooms. Upgrade ramps, drinking fountains, restrooms and other features to meet accessibility code requirements.
	Technology	Provide A/V system in classrooms, auditorium, MPR, and gym. Add wireless internet throughout the campus. Upgrade electrical, data, and security infrastructure as required.
	Science, Technology, Engineering, Mathematics (STEM)	Modernize two science classrooms to provide STEM Labs with outdoor work areas.
	Community Schools	Develop meeting areas near Administration. New exterior painting, playground equipment and paving. Re-configure student drop off and paving at staff parking lot. New synthetic track and field. New classroom furniture.
	Infrastructure	Replace mechanical units with energy efficient models. Replace roofing. Repair concrete damage throughout campus. Repair site utilities as needed. Modernize restrooms.

Solano K-8 School - Educational Program Needs:

STEM Lab

- Flexible room designed to be used by the entire campus community for science labs, project-based learning and other activities
- Amenities include storage cabinets, perimeter cabinetry with sinks and a connected outdoor work area
- Durable surfaces throughout
- Durable, moveable furniture to easily accommodate a variety of uses
- Wired and wireless internet access and two A/V systems for presentations
- Secure storage room with sink, shelving, computer storage and ice maker



Additional Educational Program Needs

- Outdoor learning and study areas at interior courtyard, in front of Library, and throughout campus
- Multi-purpose room with performance venue
- Band practice facilities
- Display areas for student work
- Upgrade outdoor PE facilities
- Sixth Grade wing with STEM lab and outdoor learning
- Kindergarten Classrooms

Learning Environment Improvements

- Replace interior floor and wall finishes
- Upgrade existing lighting and controls, incorporate natural light
- Replace heating and cooling equipment
- Upgrade Classroom technology infrastructure
- Address accessibility issues throughout campus

Solano K-8 School - Committee Facilities Improvement Priorities

The Master Plan Committee provided their recommendation on the priority of improvements with in the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

Current Facilities Needs (CFN)

- Accessibility issues throughout need to be brought up to current codes: doors, drinking fountains, toilet rooms, paths of travel to all rooms, identification and way finding signage
- Site is wide open: needs security fencing with one point of entry during school hours, weekend access for community
- Security cameras are needed
- Drop off occurs along street front and in gravel parking area adjacent. Cross walks with flashing lights, speed bumps.
- Remove condemned portables from site
- Courtyard: concrete at wood expansion joint is moving, uneven surfaces–safety issue
- Tripping hazards at courtyard, accessible ramps in poor condition
- Exterior concrete walls are showing sign of structural deficiencies
- Repair or replace severely deteriorated covered walkways
- Repair plumbing at Science classrooms sinks
- Flooding occurs in courtyard and at 30's wing

Educational Program Needs (EPN)

- Lighting and use of natural light needed, including- upgrade fixtures and adjust controls at dark corridors
- Replace windows with more energy efficient types
- STEM lab spaces
- Develop small instruction areas
- Need both cafeteria *and* covered eating area
- Need Auditorium or Multi-purpose for performance venue
- Larger band practice room(s) needed

- Track in very bad condition: modernize and provide easier access
- Need lockers or other location for extracurricular activity supplies storage
- Technology – AV: DSA approved projector mounting method
- Need functioning Wireless at school
- Replace interior finishes: paint should be cleanable
- Classroom layout is very rigid, does not allow for flexibility
- Poor acoustics in corridors and many classroom
- Additional storage areas needed throughout campus
- Gym needs new bleachers, window coverings, and improved acoustics

Future Facilities Needs (FFN)

- Library offers opportunity for flexible learning spaces
- Develop the existing patio in front of library Curb Appeal
- Opportunities for garden and outdoor learning areas.
- Develop courtyard area with trees and/or shade structure
- Outdoor teachers' area
- Restore/showcase Historical items, i.e. courtyard mosaic

Solano K-8 School



-  NEW CLASSROOM
-  ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
-  MODULAR BUILDING
-  PORTABLE BUILDING
-  SHADE STRUCTURE
-  TO BE REMOVED
-  COVERED WALKWAYS
- #** CLASSROOM #
- T** RESTROOM
- O** OFFICE
- FS** FOOD SERVICE



Solano K-8 School

Existing Building Plan West



-  NEW CLASSROOM EXISTING
-  ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
-  MODULAR BUILDING
-  PORTABLE BUILDING
-  SHADE STRUCTURE
-  TO BE REMOVED
-  COVERED WALKWAYS
- ##** CLASSROOM #
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Solano K-8 School

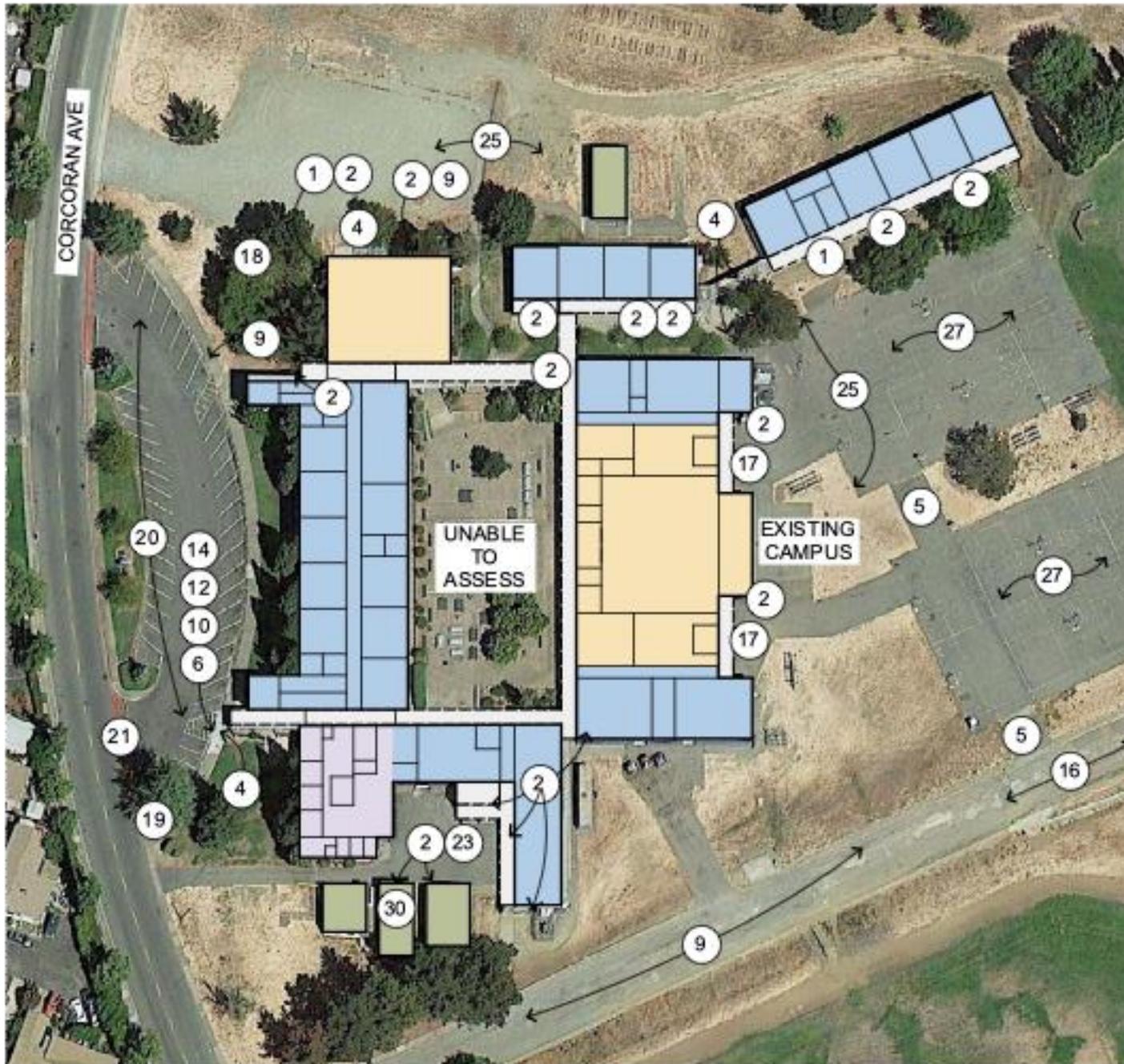
Existing Building Plan East

-  CLASSROOM EXISTING
-  ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
-  MODULAR BUILDING
-  PORTABLE BUILDING
-  SHADE STRUCTURE
-  TO BE REMOVED
-  COVERED WALKWAYS
- ##** CLASSROOM #
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Solano K-8 School

Existing Civil Notes Plan



-  NEW CLASSROOM
-  EXISTING
-  ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
-  MODULAR BUILDING
-  PORTABLE BUILDING
-  SHADE STRUCTURE
-  TO BE REMOVED
-  COVERED WALKWAYS
-  SEE MASTER REPORT FOR SITE PLAN KEY



Solano K-8 School

Conceptual Plan



Solano K-8 School Preliminary Cost Estimate

1025 Corcoran Avenue, Vallejo, CA 94589

707/556-8600

Square Footage (Bldg. only): 86,097

Classrooms: 37

Portables: 1

	CFN	EPN	FFN	Grand Total
Construction Costs	\$ 14,950,280.32	\$ 11,854,283.10	\$ 327,500.00	\$ 27,132,063.42
Sub-Total	\$ 14,950,280.32	\$ 11,854,283.10	\$ 327,500.00	\$ 27,132,063.42
Design Contingency (0%)	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 14,950,280.32	\$ 11,854,283.10	\$ 327,500.00	\$ 27,132,063.42
General Contractor OHP (12%)	\$ 1,794,033.64	\$ 1,422,513.97	\$ 39,300.00	\$ 3,255,847.61
General Contractor Insurance (2%)	\$ 299,005.61	\$ 237,085.66	\$ 6,550.00	\$ 542,641.27
Sub-Total	\$ 17,043,319.56	\$ 13,513,882.73	\$ 373,350.00	\$ 30,930,552.30
Soft Costs: Change Order Contingency, A/E Fees, Inspection, Management Fees, etc. (35%)	\$ 5,965,161.85	\$ 4,729,858.96	\$ 130,672.50	\$ 10,825,693.30
Sub-Total	\$ 23,008,481.41	\$ 18,243,741.69	\$ 504,022.50	\$ 41,756,245.60
Escalation (18%)	\$ 4,141,526.65	\$ 3,283,873.50	\$ 90,724.05	\$ 7,516,124.21
Grand Total	\$ 27,150,008.07	\$ 21,527,615.20	\$ 594,746.55	\$ 49,272,369.81

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
						Qty.	Unit		
SITE ISSUES									
CFN	Site Utilities	Site	Deficiency Site utilities are nearing the end of their useful life Remedy Replace underground utility lines			1	ls	\$ 950,000.00	\$ 950,000.00
CFN	Fencing	Site	Deficiency Fencing Remedy			Completed 2016			\$ -
CFN	Structural	Campus-wide	Deficiency Structural Upgrades Remedy			1	ls	\$ 4,500,000.00	\$ 4,500,000.00
CFN	Electrical	Campus-wide	Deficiency Electrical/Security Systems Remedy			1	ls	\$ 1,980,231.00	\$ 1,980,231.00
CFN	Accessibility Issue	Site	Deficiency Landing at Door/Ramp exceeds 2% Slope at 4 locations throughout site. Remedy Saw cut, remove and replace Landings. Estimated 50 sf ea landing	1		200	sf	\$ 40.00	\$ 8,000.00
CFN	Accessibility Issue	Site	Deficiency Non-compliant Door threshold at 25 locations throughout site. Remedy Remove and replace with compliant threshold.	2		625	sf	\$ 40.00	\$ 25,000.00
CFN	Accessibility Issue	Site	Deficiency Cross slope on path of travel exceeds 2% at 7 locations throughout site. Remedy Remove and replace section of walkway that is non compliant. Estimate of 100 sf ea occurrence.	4		700	sf	\$ 40.00	\$ 28,000.00
CFN	Accessibility Issue	Site	Deficiency Slopes on path of travel > 5% without handrails at 3 locations Remedy Remove and replace ramp with slopes < 5% or provide handrails for ramp as required path of travel.	5		75	sf	\$ 40.00	\$ 3,000.00
CFN	Accessibility Issue	Site	Deficiency Slopes on path of travel > 8.33% at 1 locations Remedy Remove ramp and construct code compliant ramp	6		100	sf	\$ 40.00	\$ 4,000.00
CFN	Accessibility Issue	Site	Deficiency Broken or raised pavement at 5 locations. Remedy Remove and replace pavement. Estimate 100 sf ea occurrence	9	19	500	sf	\$ 40.00	\$ 20,000.00
CFN	Accessibility Issue	Site	Deficiency Non compliant accessible Parking signage Remedy Provide code compliant signage.	10		86097	sf	\$ 0.50	\$ 43,048.50
CFN	Accessibility Issue	Site	Deficiency Non-compliant ramp at accessible parking Remedy Modify ramp as required.	12	16 18	240	sf	\$ 40.00	\$ 9,600.00

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
						Qty.	Unit		
CFN	Accessibility Issue	Site	Deficiency Pavement markings faded. Remedy Restripe as part of pavement slurry item	14	17	2	ea	\$ 450.00	\$ 900.00
CFN	Accessibility Issue	Site	Deficiency No Accessible route of travel. Remedy Provide code compliant accessible route as required to this area.	16		1	ea	\$ 2,500.00	\$ 2,500.00
CFN	Accessibility Issue	Site	Deficiency Accessible drinking fountain not provided Remedy Provide code compliant approved drinking fountain.	17		86097	sf	\$ 0.30	\$ 25,829.10
CFN	Accessibility Issue	Site	Deficiency Non compliant storm drain grate Remedy Provide lock down storm drain grates with 1/2" maximum openings.	18		1	ea	\$ 85.00	\$ 85.00
CFN	Accessibility Issue	Site	Deficiency No Accessible route to public right of way Remedy Provide code compliant accessible route to public right of way.	19		1	ea	\$ 2,500.00	\$ 2,500.00
CFN	Accessibility Issue	Site	Deficiency No Accessible drop off area provided Remedy	20		1	ea	\$ 75,000.00	\$ 75,000.00
CFN	Accessibility Issue	Site	Deficiency Non compliant/missing accessible signage at parking lot entry Remedy Provide code compliant signage	21		Cost included in Signage cost			\$ -
CFN	Fire & Life Safety	Site	Deficiency Inadequate fire protection Remedy Provide additional fire hydrants on site.	25		Cost included in Site Utilities			\$ -
CFN	Accessibility Issue	Site	Deficiency Non-compliant ramp to portable building. Remedy Reconstruct ramp per code requirements	28		1	ea	\$ 2,500.00	\$ 2,500.00
CFN	Accessibility Issue	Site	Deficiency Non-compliant ramp to portable building - railings failing. Remedy Reconstruct ramp per code requirements	30		1	ea	\$ 2,500.00	\$ 2,500.00
EPN	Site	site	Deficiency New Synthetic turf track and field, plus new ramps for accessible path Remedy			1	ls	\$ 4,100,000.00	\$ 4,100,000.00
EPN	Paving & Grading	Site	Deficiency Repairs and Upgrades to Campus Parking Lots and Roadways Remedy			1	ls	\$ 1,350,000.00	\$ 1,350,000.00
EPN	Paving & Grading	Site	Deficiency Pavement broken or failing Remedy Remove existing paving and base and replace full paving section.	26		Cost included in parking Lot cost			\$ -

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION		DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Paving & Grading	Site	Deficiency	Pavement worn or cracked.	27		Cost included in parking Lot cost		\$	-
			Remedy	Fill cracks, slurry seal surface and repaint as necessary						
FFN	Exterior Envelope		Deficiency	Exterior walls dirty and marred.			Cost included in Exterior Painting		\$	-
			Remedy	Clean and Paint						
GENERAL & CAMPUS-WIDE ISSUES										
	Restrooms	Campuswide		Full upgrade to all campus restrooms			3103	sf	\$ 575.00	\$ 1,784,225.00
CFN	Exterior Siding	Main Buildings	Deficiency	Walls are crumbling, plaster is buckling, fascia paint peeling.		07 05	86097	sf	\$ 1.00	\$ 86,097.00
			Remedy	Investigate cause, repair, paint entire exterior.						
CFN	Site	Site	Deficiency	Posts at swing gate are rusted and bent.			Cost included in Fencing		\$	-
			Remedy	Replace posts, re-install gate.						
CFN	Signage	Campus-wide	Deficiency	Exterior signage is poor.			Cost included in signage		\$	-
			Remedy	Incorporate into campus-wide signage program.						
CFN	Roofing	Campus Buildings	Deficiency	Roofing in need of replacement			1	ls	\$ 3,576,738.00	\$ 3,576,738.00
			Remedy							
CFN	Covered Walkways	Main Buildings	Deficiency	Posts at entry covered walkway canopy, cracking is evident			Cost included in Structural		\$	-
			Remedy	Repair and refinish						
CFN	Covered Walkways	Freestanding covered walkway	Deficiency	Posts at covered walkways: connections are loose, wood beams damaged/dry rot; covered walk ways are generally in very poor condition.		03	2000	sf	\$ 4.00	\$ 8,000.00
			Remedy	Replace free standing covered walkways.						
CFN	Soffits	Modular Wing	Deficiency	Soffit at modular classrooms (33-41): rusting at mod lines, soffit wood is failing.			5000	sf	\$ 4.25	\$ 21,250.00
			Remedy	Remove rust, paint. Replace all soffit wood, provide continuous 3" vent.						
CFN	Soffits	Main building exterior	Deficiency	Soffit vent screens at main buildings have been partially painted over.			1	ls	\$ 7,500.00	\$ 7,500.00
			Remedy	Replace screens.						
CFN	Technology	Campus-wide	Deficiency	Technology upgrade needed throughout			86097	ls	\$ 3.00	\$ 258,291.00
			Remedy	Upgrade per district ed specs						
CFN	Mechanical	Campus-wide	Deficiency	Mechanical units are at the end of their useful life			1	ls	\$ 1,485,173.25	\$ 1,291,455.00
			Remedy	Provide new mechanical units throughout						
EPN	Walls, Windows	Campus-wide	Deficiency	Insulation lacking in walls: aluminum windows, single pane, transite infill above and below.		01	86097	sf	\$ 12.00	\$ 1,033,164.00
			Remedy	Replace with dual pane, thermally broken window system.						

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Site	Track	Deficiency	Track is in poor condition, access is circuitous.		06	Cost included in Playfields cost		\$	-
			Remedy	Fully modernize track and provide more direct accessible path						
EPN	Wall, floor, ceiling finishes	Campus-wide	Deficiency	Acoustical treatment in need of repair/replacement			86097	sf	\$ 3.40	\$ 292,729.80
			Remedy	Provide acoustical treatment at walls and/or ceiling.						
2 STORY CLASSROOM										
CFN	Windows	Corridors, Classrooms	Deficiency	Many operable windows do not have limiters: on second floor this can be a hazard.			Cost included in Window costs		\$	-
			Remedy	Provide limiters at all windows.						
CFN	Accessibility Issue	Classroom entries	Deficiency	Many interior doors in alcoves that preclude accessible clearances: 6" at pull side. Some alcoves have push button openers (1, 9, 11, 21, 20, 15, 14). Push button at room 4 has been removed.			7	ea	\$ 2,000.00	\$ 14,000.00
			Remedy	Remove locker divider wing walls.						
CFN	Doors	Corridors	Deficiency	Some interior rated doors are missing rated labels at vision lights. Several doors and frames are damaged.			20	ea	\$ 1,500.00	\$ 30,000.00
			Remedy	Repair and refinish damaged doors and frames. Provide rated vision lites.						
CFN	Accessibility Issue	Boys Restrooms	Deficiency	Boy's toilet room not accessible only 4' from urinal to lav face.			Cost included in Restroom cost		\$	-
			Remedy	Reconfigure: remove 1 lav and 1 urinal to provide access to each.						
EPN	Walls, Windows	Corridors, Classrooms	Deficiency	Walls: Plaster damaged/bubbling/crumbling at some locations, especially near doors.			86097	sf	\$ 2.50	\$ 215,242.50
			Remedy	Investigate possible causes, repair damage, refinish. Provide impact resistant finishes within 5' of doors. All paint to be cleanable.						
EPN	Walls, door hardware	Campus-wide	Deficiency	Walls damaged from door handles slamming into walls.			Cost included in Walls/windows cost		\$	-
			Remedy	Repair damage, refinish wall install floor mounted doorstops.						
EPN	Wall finishes	Classrooms	Deficiency	General lack of tackable surfaces.			8200	sf	\$ 2.50	\$ 20,500.00
			Remedy	Provide tackable surface: 200 sq. ft. per classroom.						
EPN	Flooring, wall finishes	Classrooms, corridors	Deficiency	VCT flooring is in fair condition, wall base is damaged.		10	86097	sf	\$ 5.00	\$ 430,485.00
			Remedy	Replace VCT with linoleum, replaced wall base.						

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Specialties	Corridors	Deficiency	Damaged and missing lockers.						
			Remedy	Remove lockers on one side of corridor. Relocate functional lockers, widen corridor, provide finishes (carpet) to define small group learning areas.		13	1	ls	\$ 487,500.00	\$ 487,500.00
EPN	Ceiling	Corridor	Deficiency	Second floor corridor adhesive applied acoustical tiles, very low, low enough to poke holes and make indentations in tiles.						
			Remedy	Remove tiles, paint rated gyp board, provide acoustical treatment at walls			4800	sf	\$ 3.40	\$ 16,320.00
EPN	Wall, floor, ceiling finishes	Ramps to 2nd floor	Deficiency	No acoustical treatment.		14	Cost included in Acoustical Treatment cost		\$	-
			Remedy	Provide acoustical treatment at walls and/or ceiling.						
EPN	HVAC	Classrooms	Deficiency	HVAC location and sound are disruptive (center of classroom at window, egg crate foam for acoustics).			Cost included in mechanical cost		\$	-
			Remedy	Build mech closet in corner of room for mech. Unit. Relocate or replace ducting.						
MODULAR CLASSROOM WINGS										
CFN	Accessibility Issue	Exterior Doors	Deficiency	Uneven thresholds at exterior doors, kickstand hardware is noncompliant.			60	ea	\$ 500.00	\$ 30,000.00
			Remedy	Replace thresholds, provide compliant hold opens.						
CFN	Window Coverings	Campus-wide	Deficiency	Vertical blinds in fair to poor condition.			86097	sf	\$ 0.88	\$ 75,765.36
			Remedy	Replace window coverings.						
CFN	Accessibility Issue	Room 37	Deficiency	Student sink cabinet at room 37 non-compliant.			1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Replace with accessible sink cabinet.						
CFN	Accessibility	Restroom	Deficiency	Room 41 has a suite toilet room with lift. Room size 6'-5 1/2" x 6'-6 1/2" clear. Flooring is not code compliant (no integral base).			Cost included in Restroom cost		\$	-
			Remedy	Enlarge toilet room in one direction. Relocate fixtures as required to meet code						
CFN	Signage	Campus-wide	Deficiency	Signage at these two buildings looks okay. May need to be remounted: inconsistent - not all rooms have signage.			Cost included in Signage cost		\$	-
			Remedy	Provide complete, consistent signage.						
EPN	Exterior Siding	Classroom wing exterior 37-41	Deficiency	Siding: Cement plaster in vertical panels - some areas of extreme damage.			86097	sf	\$ 1.00	\$ 86,097.00
			Remedy	Repair damage, skimcoat and paint entire building.						

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Doors	Modular Wing	Deficiency	Hollow metal exterior doors and frames; toilet room louvers rusted.			180	ea	\$ 1,300.00	\$ 234,000.00
			Remedy	Replace metal louvers and frames.						
EPN	Doors	Campus-wide	Deficiency	Exterior doors generally need to be refinished, areas of rust			Cost included in Door cost			\$ -
			Remedy	Remove rust, prep and paint.						
EPN	Windows	Campus-wide	Deficiency	Single pane aluminum windows, upper panes operable. Some bent aluminum. Heat penetration noticeable.			Cost included in Window costs			\$ -
			Remedy							
EPN	Walls	Rom 33/34	Deficiency	Interior folding partition between room 33 & 34 is in very poor condition: gaps at floor and at wall, poor condition of seal at top, missing hardware at man-door, exposed foam at exp. Joint			1	ls	\$ 55,250.00	\$ 55,250.00
			Remedy	Remove folding partition. Build new framed wall with communicating door with half-lite.						
EPN	Flooring	Campus-wide	Deficiency	Wall base in poor condition, missing, varying heights.			Cost included in Flooring cost			\$ -
			Remedy	Install new wall base.						
EPN	Walls and Finishes	Campus-wide	Deficiency	Recommend replacement of tackwall panels.			Cost included in Tackwall cost			\$ -
			Remedy	Replace all tackwall panels.						
EPN	Flooring	Campus-wide	Deficiency	Flooring in very poor condition, especially at entry side of rooms.			86097	sf	\$ 5.00	\$ 430,485.00
			Remedy	Replace flooring with linoleum, provide walk-off carpet at entry doors.						
EPN	Ceiling	Campus-wide	Deficiency	Suspended acoustical ceiling tiles warping, but no visible leaks, some areas damaged tiles.			86097	sf	\$ 3.40	\$ 292,729.80
			Remedy	Replace acoustical tiles.						
EPN	Maintenance	Restroom	Deficiency	Boy's and Girl's toilet room appear accessible: flooring dirty.			Routine Maintenance Issue			\$ -
			Remedy	Thoroughly clean flooring.						
EPN	Electrical	Campus-wide	Deficiency	Alternate switched light fixtures: one or both switches not functioning.			Cost included in Electrical			\$ -
			Remedy							
LIBRARY										
CFN	Doors	Library	Deficiency	Door from admin to corridor: Lites covered with paper.			Cost included in Door cost			\$ -
			Remedy	Provide window coverings for security.						
CFN	Accessibility Issue	Library	Deficiency	No walls or guide rails at high/low fountain.			1	ls	\$ 3,500.00	\$ 3,500.00
			Remedy	Install code compliant guide rails.						

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION		DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Flooring	Library	Deficiency	Flooring (carpet) old/worn.		12	2000	sf	\$ 7.50	\$ 15,000.00
			Remedy	Replace						
EPN	Flooring	Snack Bar	Deficiency	Epoxy flooring damaged where bollards were removed.			1	ls	\$ 1,500.00	\$ 1,500.00
			Remedy	Patch						
ADMINISTRATION/SNACK BAR										
EPN	Ceiling	Admin/Snack Bar/ Music Room	Deficiency	Admin corridor ceiling: adhesive applied acoustical tile - dark.			4200	sf	\$ 3.40	\$ 14,280.00
			Remedy	Remove adhesive applied tile - paint fire rated gyp board ceiling. Provide acoustical treatment at walls.						
GYMNASIUM										
CFN	Window Coverings	Gym	Deficiency	Window coverings lacking.		11	86097	sf	\$ 0.88	\$ 75,765.36
			Remedy	Provide window coverings and controls for high windows.						
CFN	Accessibility	Corridor	Deficiency	Passage way and door to weight room is not accessible.			1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Corridor will need to be widened						
EPN	Site	Gym	Deficiency	Needs new bleachers.		09	1	ls	\$ 200,000.00	\$ 200,000.00
			Remedy	Provide new bleachers.						
EPN	Walls & Finishes	Gym	Deficiency	Acoustical treatment lacking.		11	Cost included in Acoustical Treatment cost		\$	-
			Remedy	Provide acoustical treatment at walls from ± 8'-0" AFF to structure at ± 11'-0". Provide acoustical treatment below roof deck.						
EPN	Ceiling	Gym	Deficiency	Spray on fireproofing at structure is extremely unattractive.		11	1	ls	\$ 46,500.00	\$ 46,500.00
			Remedy	Hide via ceiling element at underside of beams.						
EPN	Flooring	Gym	Deficiency	Wood flooring has some damaged areas.			1	ls	\$ 18,000.00	\$ 18,000.00
			Remedy	Repair damage, refinish and stripe existing wood flooring.						
EPN	Flooring, Wall Finish	Weight Room	Deficiency	Flooring and wall finishes are damaged.			Cost included in Flooring cost		\$	-
			Remedy	Repair concrete flooring. Provide impact resistant finish at walls to ± 8'-0" AFF.						
EPN	Walls and Finishes	Weight Room	Deficiency	No acoustical treatment.			Cost included in Acoustical Treatment cost		\$	-
			Remedy	Provide acoustical treatment from 8'-0" AFF to ± 11'-0" AFF. Provide acoustical treatment at ceiling/roof deck..						
EDUCATIONAL PROGRAM NEEDS										
EPN	Site	Site	Deficiency	No Playstructure for K-5 students			1	ls	\$ 150,000.00	\$ 150,000.00
			Remedy	Add two new Play structures, re-build play area						

Solano K-8 School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
						Qty.	Unit		
EPN	Specialties	Gym	Deficiency Relocate corridor lockers to location in gym building. Remedy			1	ls	\$ 125,000.00	\$ 125,000.00
EPN	Site	Site	Deficiency Outdoor play area uneven, deteriorated. Remedy Resurface and stripe. Provide basketball standards.		08	Cost included in Playfield cost		\$	-
EPN	Site	Site	Deficiency Outdoor play area weather protection. Remedy Provide shade structure(s).		08	Cost included in Playfield cost		\$	-
EPN	Educational Needs	Campus Wide	Needs Replace Classroom Furniture			37	CR	\$ 12,000.00	\$ 444,000.00
EPN	Site	General	Deficiency No inside eating area, kitchen, inadequate, no covered outdoor eating Remedy Build new food prep/service/eating area within new multi-purpose building. Provide covered outdoor eating area.			1	ls	\$ 227,500.00	\$ 227,500.00
EPN	General	General	Deficiency Modernize two science classrooms, 1,400 sf each			2800	sf	\$ 200.00	\$ 560,000.00
EPN	General	Library	Need Develop library to accommodate flexible learning spaces.			1800	sf	\$ 560.00	\$ 1,008,000.00
EPN	Technology	Campus-wide	Deficiency Wireless throughout campus Remedy Provide/upgrade wiring to 1gig fiber connection			Per 6/17 meeting, already completed			\$ -
FFN	Site	Site	Need Develop interior courtyard with trees and shade structure.		15	1	ls	\$ 45,000.00	\$ 45,000.00
FFN	Site	Site	Need Develop outdoor learning areas and garden around modular classroom wings with landscaping and seating. "Curb appeal" items: landscaping, drop-off, crossing.		04	1	ls	\$ 225,000.00	\$ 225,000.00
FFN	Site	Library	Need Expand the existing partition in front of library: paving, seating, landscaping.		02	1	ls	\$ 18,500.00	\$ 18,500.00
FFN	Site	Site	Need Provide fenced outdoor area for teachers. Need location.			Cost included in Fencing cost			\$ -
FFN	General	Snack Bar	Need Relocate staff work/lounge functions to current snack bar space.			1	ls	\$ 39,000.00	\$ 39,000.00
								CFN Total	\$ 14,950,280.32
								EPN Total	\$ 11,854,283.10
								FFN Total	\$ 327,500.00
								TOTAL COSTS (not including escalation)	\$ 27,132,063.42

Solano K-8 School- Photographs



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Solano K-8 School - Photographs



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Solano K-8 School - Photographs



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Solano K-8 School - Photographs



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