



## School Data

Date School Opened:	1961
2019 -2020 Projected School Year Enrollment:	469
Standard Classrooms:	29
Portable Classrooms:	0
Classrooms Used for Other Programs:	11
Permanent Building Area:	39,172
Facility Capacity:	477

Revised October 2, 2019

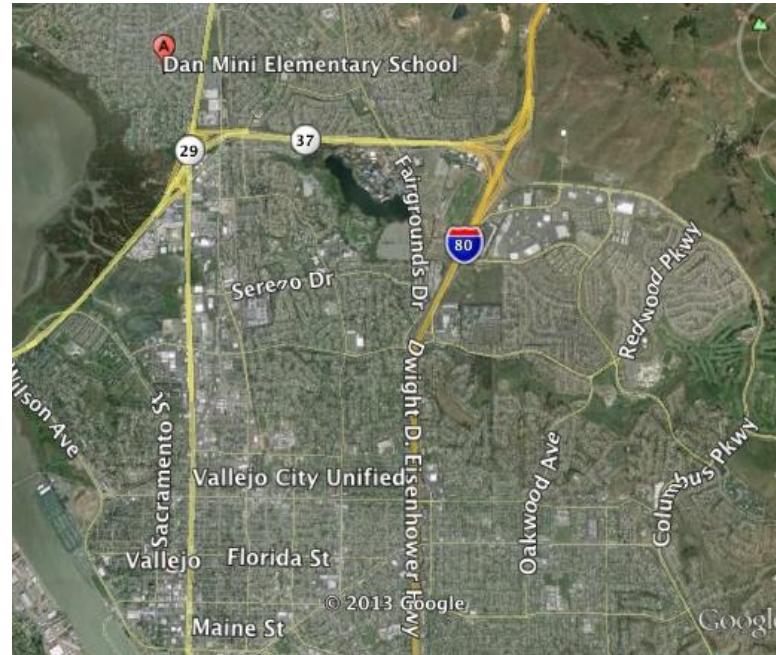
# Dan Mini Elementary School

1530 Lorenzo Drive

## Dan Mini Elementary School - Background information

Dan Mini Elementary School serves grades Pre-K through 5 in the northwestern corner of Vallejo. The campus was designed in a finger plan style like many of the elementary schools in the District. Dan Mini has a large number of portable classrooms, modular classrooms and an undersized Multi-Use Room.

Dan Mini Elementary is named for and located on the former site of the largest dairy ranch in the area in the early 1900s. The school reflects the rich diversity of Vallejo's population in a neighborhood of single family homes that has offered stability over the years. It is not unusual to have a third-generation Dan Mini student.



## Dan Mini Elementary School- Existing Conditions Summary

### Facilities Assessment Needs

- There is dry rot throughout campus at walkways and some window and door frames.
- Signage is lacking or deteriorating
- Accessibility issues throughout campus including thresholds at many exterior doors, Multi-purpose Building, toilet rooms and drinking fountains
- Many interior finishes are at the end of their useful life: flooring condition is poor.
- Exterior finishes need repair and cleaning or replacement
- Several classroom windows have been damaged from exterior via rocks or bb pellets
- There is evidence of Mechanical and Plumbing problems: leaks, rattles, bad smell.
- Lighting fixtures and controls need to be upgraded
- Additional daylighting is needed at classrooms

### Educational Program Needs

- STEM Lab space
- Small Group Instruction areas
- Security Fencing
- Dedicated, flexible Library space
- Renovated and/or expanded Multi-purpose Room

### Unique Opportunities

- Original classrooms can be renovated
- Corridor at Administration entry can be made more welcoming









## Dan Mini Elementary School - Master Plan Summary

### Master Plan Features

- Build new classrooms and student restrooms, including STEM lab and SDC suite
- Construct new Multi-purpose building, with performance and food service capability, restrooms, library space and after school program space.
- Create outdoor learning spaces
- Provide additional Kindergarten and Preschool classrooms and improved play areas
- Provide covered circulation (walkways) throughout campus
- Repair or replace interior and exterior finishes campus wide

### Selected Improvements by Theme

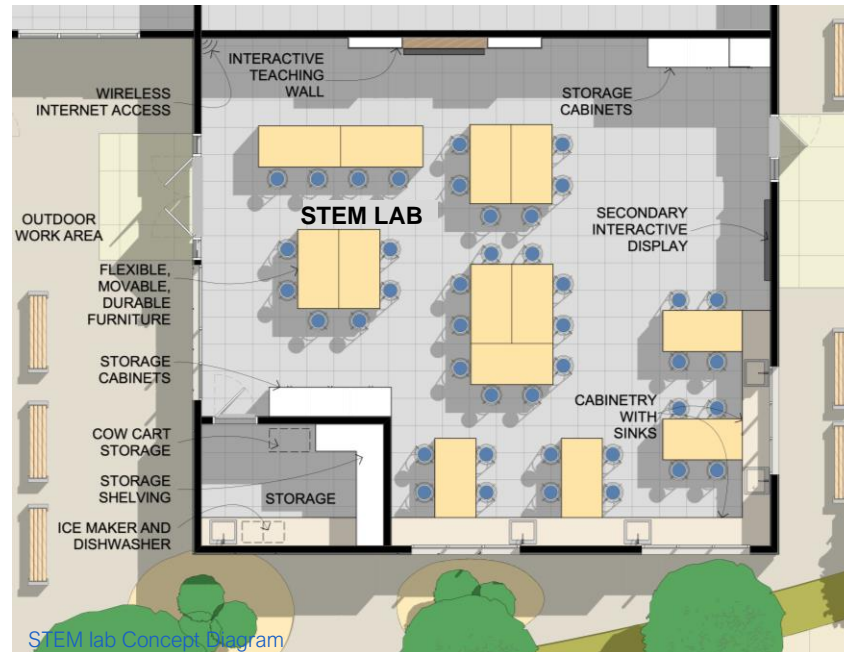
	FACILITIES NEED THEME	IMPROVEMENT
	Campus Safety	Complete perimeter fencing with limited and controlled access points into campus. Upgrade remaining locks. Provide new window blinds.
	Accessibility	Create code compliant ramps and provide accessible paths of travel to each teaching space. Upgrade drinking fountains, restrooms and other features to meet accessibility codes.
	Technology	Provide A/V systems in classrooms, auditorium, MPR, and gym. Add wireless internet throughout campus. Upgrade electrical, data, and security infrastructure as required.
	Science, Technology, Engineering, Mathematics (STEM)	Construct STEM Lab with outdoor work area
	Community Schools	Demolish small Multi-purpose Building and build new, sized for enrollment and program needs. New exterior painting, playground equipment and paving. New classroom furniture.
	Infrastructure	Replace mechanical units with energy efficient models, and repair dry rot in covered walkways. Replace and upgrade roofing. Replace underground utilities. Restroom modernization.



## Dan Mini Elementary 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 areas between classroom wings
- School garden in secure location
- Multi-purpose sized for campus enrollment
- Dedicated, flexible Library

### Learning Environment Improvements

- Repair or replace all interior finishes, including flooring
- Extend covered circulation to all classroom wings
- Upgrade existing Classroom light fixtures and controls
- Replace heating and cooling equipment
- Replace existing portable classrooms with new classroom wings
- Upgrade Classroom technology infrastructure

## Dan Mini Elementary 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)

- Security completely lacking, need fencing to provide security, with single point of entry during the day and access by the community in the evenings and weekends. Existing perimeter fencing along fire lane is in disrepair
- Smoke detectors lacking on campus
- Flooding at play structure area all the time, not just during rain. Flooding at parking area and behind the Multi-purpose
- Ramps lack accessibility compliance
- Exposed wiring at exterior near Kindergarten play area
- Kids get up on roof: need secure roof top receptacles
- Plumbing issues include water fountains not functioning, toilets in Multi-purpose always backed up & unusable
- HVAC system is past its useful life, no AC in Administration Offices, units at Classrooms do not reach across room
- Repair dry rot at walkways and at door and window frames, repair areas with mold/mildew, clean clogged gutters and downspouts
- No accessible drop-off, all drop-off lacks signage: provide code-compliant drop-off and directional signs designating all drop-off areas. Incorporate curb colors to indicate drop-off.
- Additional gates are needed at Mini Drive and at fire lane
- 2 portables on site are in disrepair, function is unknown: remove
- MDF room air conditioning is inadequate
- MPR too small – assemblies are being done in three parts
- Covered circulation throughout campus
- Provide exhaust in restrooms
- Lighting fixtures and controls upgrades
- Fields are in poor condition, parking lot is inadequate
- Teaching wall and white boards at classrooms, where lacking
- More on-site storage needed
- STEM program learning areas

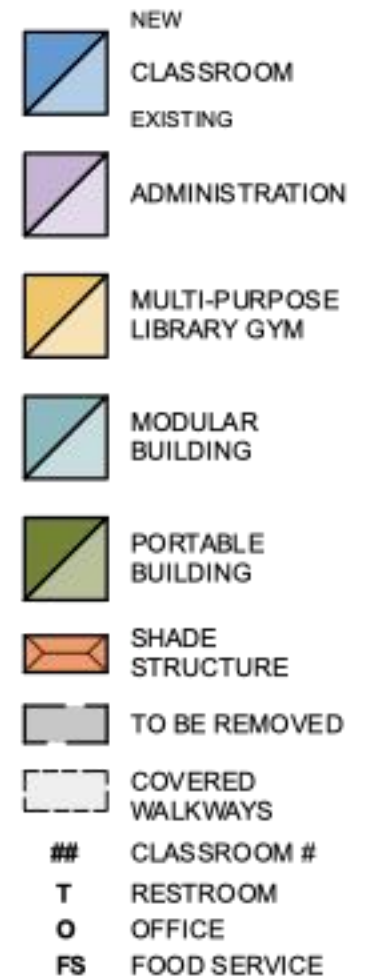
### Future Facilities Needs (FFN)

- Outdoor learning spaces
- Additional covered eating area at Multi-purpose so that existing covered area is available for other functions
- Garden area
- Warm welcoming entry
- Parent private meeting area

### Educational Program Needs (EPN)

- Inadequate power at classrooms
- All interior finishes need repair/replacement including flooring
- Boys restroom does not have enough fixtures: urinals, lavatories (sinks), toilets

## Existing Site Plan



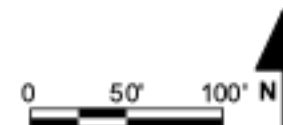


# Dan Mini Elementary School

## Existing Building Plan



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





# Dan Mini Elementary School

## Existing Civil Notes Plan



## Conceptual Plan



# Dan Mini Elementary School

## Preliminary Cost Estimate

1530 Lorenzo Drive, Vallejo, CA 94589

707/556-8570

Square Footage (Bldg. only): 48,304

# Classrooms: 29

# Portables: 0

	CFN		EPN		FFN		Grand Total
Construction Costs	\$	6,492,464.92	\$	12,543,292.24	\$	255,000.00	\$ 19,290,757.16
Sub-Total	\$	6,492,464.92	\$	12,543,292.24	\$	255,000.00	\$ 19,290,757.16
Design Contingency (0%)	\$	-	\$	-	\$	-	\$ -
Sub-Total	\$	6,492,464.92	\$	12,543,292.24	\$	255,000.00	\$ 19,290,757.16
General Contractor OHP (12%)	\$	779,095.79	\$	1,505,195.07	\$	30,600.00	\$ 2,314,890.86
General Contractor Insurance (2%)	\$	129,849.30	\$	250,865.84	\$	5,100.00	\$ 385,815.14
Sub-Total	\$	7,401,410.01	\$	14,299,353.15	\$	290,700.00	\$ 21,991,463.16
Soft Costs: Change Order Contingency, A/E Fees, Inspection, Management Fees, etc. (35%)	\$	2,590,493.50	\$	5,004,773.60	\$	101,745.00	\$ 7,697,012.11
Sub-Total	\$	9,991,903.51	\$	19,304,126.76	\$	392,445.00	\$ 29,688,475.27
Escalation (18%)	\$	1,798,542.63	\$	3,474,742.82	\$	70,640.10	\$ 5,343,925.55
<b>Grand Total</b>	\$	11,790,446.14	\$	22,778,869.57	\$	463,085.10	\$ 35,032,400.82



## Dan Mini Elementary 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			1	ls	\$ 950,000.00	\$ 950,000.00
			Remedy	Replace underground utility lines						
CFN	Accessibility Issues	Site	Deficiency	Landing at Door/Ramp exceeds 2% Slope at 20 locations throughout site.	1		500	sf	\$ 40.00	\$ 20,000.00
			Remedy	Saw cut, remove and replace Landings. Estimated 25 sf ea landing						
CFN	Accessibility Issues	Site	Deficiency	Non-compliant Door threshold at 9 locations throughout site.	2		9	ea	\$ 1,500.00	\$ 13,500.00
			Remedy	Remove and replace with compliant threshold.						
CFN	Accessibility Issues	Site	Deficiency	Cross slope on path of travel exceeds 2% at 15 locations throughout site.	4		1500	sf	\$ 40.00	\$ 60,000.00
			Remedy	Remove and replace section of walkway that is non compliant. Estimate of 100 sf ea occurrence.						
CFN	Accessibility Issues	Site	Deficiency	Slopes on path of travel > 5% without handrails at 1 locations.	5		1	ea	\$ 5,000.00	\$ 5,000.00
			Remedy	Remove and replace ramp with slopes < 5% or provide handrails for ramp as required path of travel.						
CFN	Accessibility Issues	Site	Deficiency	Slopes on path of travel > 8.33% at 19 locations.	6	18	19	ea	\$ 5,000.00	\$ 95,000.00
			Remedy	Remove ramp and construct code compliant ramp						
CFN	Accessibility Issues	Site	Deficiency	Non compliant accessible parking signage.	10	19	1	ea	\$ 100.00	\$ 100.00
			Remedy	Provide code compliant signage.						
CFN	Accessibility Issues	Site	Deficiency	Slopes exceed 2% in any direction on accessible parking stall or loading area.	11	19	1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Repave accessible parking area to provide maximum of 2% cross slope or relocate accessible parking.						
CFN	Accessibility Issues	Site	Deficiency	Non-compliant ramp.	13		1	ea	\$ 5,000.00	\$ 5,000.00
			Remedy	Modify ramp as required.						
CFN	Accessibility Issues	Site	Deficiency	No Accessible route from accessible parking area.	16		1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Provide code compliant accessible route to site.						

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CODE	DISCIPLINE	LOCATION		DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility Issues	Site	Deficiency	Accessible access not provided.	22		1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Provide code compliant access to this area as required.						
CFN	Accessibility Issues	Site	Deficiency	Non compliant storm drain grate.	18	17	1	ea	\$ 85.00	\$ 85.00
			Remedy	Provide lock down storm drain grates with 1/2" max openings.						
CFN	Accessibility Issues	Site	Deficiency	No Accessible route to public right of way.	19		1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Provide code compliant accessible route to public right of way. Reconstruction of front entry necessary to comply.						
CFN	Accessibility Issues	Site	Deficiency	No Accessible drop off area provided	20		1	ea	\$ 75,000.00	\$ 75,000.00
			Remedy	Provide accessible drop-off						
CFN	Accessibility Issues	Site	Deficiency	Non compliant/missing accessible signage at parking lot entry	21		1	ea	\$ 100.00	\$ 100.00
			Remedy	Provide code compliant signage						
CFN	Fire & Life Safety	Site	Deficiency	Non-compliant accessible parking.	23		1	ea	\$ 2,500.00	\$ 2,500.00
			Remedy	Relocate to area with acceptable slopes and reconstruct as necessary.						
CFN	Plumbing	Site	Deficiency	Drainage blocked with debris	29		Routine Maintenance issue		\$	-
			Remedy							
CFN	Plumbing	Site	Deficiency	Sewer blockage reported by maintenance staff.	30		Routine Maintenance issue		\$	-
			Remedy	Reconstruct sewer line as necessary.						
CFN	Accessibility Issues	Site	Deficiency	Broken or raised pavement at 1 locations.	9		25	sf	\$ 20.00	\$ 500.00
			Remedy	Remove and replace pavement. Estimate 25 sf ea occurrence						
CFN	Accessibility Issues	Site	Deficiency	Pavement markings faded.	14		1	ea	\$ 10,000.00	\$ 10,000.00
			Remedy	Restripe as part of pavement slurry item						
EPN	Paving & Grading	Site	Deficiency	Parking Lot repairs and upgrade			1	ls	\$ 175,000.00	\$ 175,000.00
			Remedy							
EPN	Paving & Grading	Site	Deficiency	Pavement broken or failing.	26		1350	sf	\$ 20.00	\$ 27,000.00
			Remedy	Remove existing paving/base and replace full paving section.						

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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	16	45000	sf	\$ 20.00	\$ 900,000.00
			Remedy	Remove nad replace						
<b>GENERAL &amp; CAMPUS-WIDE ISSUES</b>										
CFN	Mechanical	Campus-wide	Deficiency	Mechanical units at end of useful life.			1	ls	\$ 666,595.20	\$ 666,595.20
			Remedy	Replace mechanical units						
CFN	Exterior Envelope	General	Deficiency	Extensive dry rot throughout campus at covered walkway beams, facia, ceiling/roof deck- and at door and window frames		02	48304	sf	\$ 4.25	\$ 205,292.00
			Remedy	Repair or replace all damaged areas						
CFN	Signage	General	Deficiency	Exit signage & accessible route of travel signage lacking at much of campus. Room identification is delaminating, faded.		03 04	48304	sf	\$ 0.50	\$ 24,152.00
			Remedy	Institute new campus-wide signage program						
CFN	Plumbing	General	Deficiency	Plus or minus 3 exterior drinking fountains not accessible.			48304	sf	\$ 0.30	\$ 14,491.20
			Remedy	Provide new hi-low drinking fountains with compliant guiderails						
CFN	Roofing	Campus Buildings	Deficiency	Roofing in need of replacement			1	ls	\$ 1,027,532.00	\$ 1,027,532.00
			Remedy	Replace Asphalt BUR roof						
CFN	Electrical	Campus-Wide	Deficiency	Repair and upgrade Electrical system			1	ls	\$ 555,496.00	\$ 555,496.00
			Remedy							
CFN	General	General	Need	Remove 3 condemned modular classroom buildings and 2 unused portables.			5	ea	\$ 15,000.00	\$ 75,000.00
CFN	Fire & Life Safety	General Campus-Wide	Deficiency	Smoke detectors lacking.			Cost included in electrical cost		\$	-
			Remedy	Provide smoke detectors						
CFN	Signage	Campus-Wide	Deficiency	Vandalism issues at rooftop equipment.			Cost included in Mechanical cost		\$	-
			Remedy	Provide secure rooftop receptacles						
CFN	Signage	Site	Deficiency	Drop off lacks signage.			1	ea	\$ 100.00	\$ 100.00
			Remedy	Paint curb, provide directional signage						
CFN	Roof	Classroom Wing 14 - 15	Deficiency	Metal decking canopy at classrooms 14 and 15 covered walk is dented/in poor condition		05	1	ls	\$ 12,500.00	\$ 12,500.00
			Remedy	Replace						



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CODE	DISCIPLINE	LOCATION		DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility	General & Office/Admin	Deficiency	Corridor to staff lounge is not accessible at 2'-11" wide.			1	ls	\$ 250,000.00	\$ 250,000.00
			Remedy	Corridor must be widened.						
CFN	Walls & Finishes	General & Office/Admin	Deficiency	Building finishes are worn, areas of mold and mildew.			48304	sf	\$ 1.00	\$ 48,304.00
			Remedy	Thorough cleaning of building exterior envelope and walkway exteriors required. Paint.						
CFN	Exterior Envelope	General & Office/Admin	Deficiency	Paint exterior			48304	sf	\$ 1.00	\$ 48,304.00
			Remedy							
CFN	Security	Campus-Wide	Deficiency	Site security is lacking or in disrepair.			Completed 2016 & 2018			
			Remedy	Repair fencing along fire lane. Provide perimeter fencing with single point of entry during school, accessible to community evenings and weekends					\$	-
EPN	Door Hardware	General & Office/Admin	Deficiency	Most to all exterior door cylinders have rust.			48304	sf	\$ 0.36	\$ 17,389.44
			Remedy	Replace all.						
EPN	Electrical	General	Deficiency	Exterior lights at modular classroom buildings 14/15 and 24/25 are on during the day.			Cost included in electrical cost			
			Remedy	Provide daylight sensing controls					\$	-
EPN	Ceiling	Office/Admin	Deficiency	Low suspended second look tile at rated corridor outside of office: very poor condition.			48304	sf	\$ 3.40	\$ 164,233.60
			Remedy	Replace ceiling grid and tiles						
EPN	Finishes, Flooring	Office/Admin	Deficiency	All interior finishes need repair/replacement.			48304	sf	\$ 8.40	\$ 405,753.60
			Remedy	Replace flooring and wall finishes						
EPN	Technology	Campus-Wide	Needs	Upgrade technology			48304	sf	\$ 3.00	\$ 144,912.00
<b>ADMINISTRATION</b>										
CFN	Electrical	Office/Admin	Deficiency	Many of the light switches are push button on/off.			Cost included in electrical cost			
			Remedy	Provide code compliant controls					\$	-
CFN	Accessibility	Office/Admin	Deficiency	Nurse's office entry interior space, sink are not accessible. Adjacent toilet room is not accessible.			400	sf	\$ 400.00	\$ 160,000.00
			Remedy	Combine spaces, reconfigure to provide fully accessible office and toilet room						
CFN	Mechanical	Office/Admin	Deficiency	Mechanical upgrades needed.			1	ls	\$ 579,648.00	\$ 579,648.00
			Remedy	Replace mechanical units						

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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CLASSROOMS										
CFN	Windows	Classroom Wings 10, 20, 30, 40	Deficiency	Many operable window project more than 4" into path of travel			48304	sf	\$ 2.00	\$ 96,608.00
			Remedy	Provide limiters						
CFN	Windows	Modular Classrooms	Deficiency	Window coverings lacking at modular classrooms 24 & 35: expanded metal security grate at exterior instead			48304	sf	\$ 0.88	\$ 42,507.52
			Remedy	Provide campus-wide window covering system						
CFN	Exterior Envelope	Classroom Wing 20	Deficiency	Dry rot (per general note above) is particularly extensive at 20 wings soffits.		02	Cost included in Exterior Envelope cost			\$ -
			Remedy	Remove dry rotted soffit and provide new						
CFN	Plumbing	Classroom Wings 10, 20, 30, 40	Deficiency	At electrical/mechanical room between room 20 and toilets: there is bad water/plumbing smell, possibly mold on walls.		09	1	ls	\$ 15,000.00	\$ 15,000.00
			Remedy	Identify and repair source; replace damaged sections, treat entire area for mold.						
CFN	Electrical	Classroom Wings 10, 20, 30, 40	Deficiency	Lighting: controls at some rooms is at non-accessible entrance door. Controls at one side only.			Cost included in electrical cost			\$ -
			Remedy	Provide controls at accessible entry.						
CFN	Electrical	Classroom Wings 10, 20, 30, 40	Deficiency	4 tube T-12 at modular classrooms 24, 25.			Cost included in electrical cost			\$ -
			Remedy	Replace all T-12 fixtures with T-8 min.						
CFN	Accessibility	Modular rooms 24, 25	Deficiency	Exterior landing > 2%. Second doors have stairs only.			12	ea	\$ 1,500.00	\$ 18,000.00
			Remedy	Provide new concrete or concrete overlay.						
CFN	Accessibility	Modular Classroom	Deficiency	46" wide exit alcove at rear, no clearance at push side of door			1	ls	\$ 5,000.00	\$ 5,000.00
			Remedy	Remove wing wall.						
CFN	Door Hardware	Kindergarten	Deficiency	No door stops or hold opens on exterior doors.		10	Cost included in Door hardware cost			\$ -
			Remedy	Provide code compliant hold opens at doors.		12				
CFN	Doors	Kindergarten Wing	Deficiency	Exterior door thresholds high-non compliant at front and rear.			2	ea	\$ 1,500.00	\$ 3,000.00
			Remedy	Provide asphalt or concrete overlay.						

## Dan Mini Elementary School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
						Qty.	Unit		
CFN	Accessibility	Kindergarten Wing	Deficiency Corridor to exterior play area and toilet room is 43 1/2" wide, provides zero clearance at door push side - wall in non bearing partition and can move to be under existing beam.  Remedy Relocate partition wall.			1	ls	\$ 2,500.00	\$ 2,500.00
CFN	Accessibility	Kindergarten Wing	Deficiency Toilet rooms not accessible size (6'9" x 5'7")  Remedy Enlarge and modify fixture locations.			360	sf	\$ 325.00	\$ 117,000.00
CFN	Accessibility	Kindergarten Wing	Deficiency Ramp to play area is not accessible.  Remedy Provide accessible path of travel.			1	ea	\$ 5,000.00	\$ 5,000.00
CFN	Accessibility	Kindergarten Wing	Deficiency Lav and sink not compliant between height and knee clearance.  Remedy Replace with compliant fixtures and sink cabinet.			2	ea	\$ 2,500.00	\$ 5,000.00
EPN	Walls and Ceilings	All classrooms	Deficiency Wall and ceiling finishes need repair, refinishing.  Remedy Paint ceilings and walls, provide acoustical treatment at walls (ceiling cost included elsewhere)			48304	sf	\$ 3.40	\$ 164,233.60
EPN	Windows	Classroom Wings 10, 20, 30, 40	Deficiency "New " single pane tempered, metal windows with screens, in older wood frame. Some glazing is laminated, some Plexiglas, some tempered glass: bullet holes and other damage.  Remedy Provide laminated safety glass at all high risk locations.		06	Cost included in Window Repair cost			\$ -
EPN	Windows	Modular Classrooms	Deficiency Modular classrooms have typical aluminum sliding windows  Remedy Replace with dual pane, thermally broken.			Cost included in Window Repair cost			\$ -
EPN	Exterior Envelope	Classroom Wings 10, 20, 30, 40	Deficiency Some wall damage at exterior corner locations - i.e. mechanical closets lacking corner guards.  Remedy Provide corner guards to 54" at outside corners			8	ea	\$ 5,000.00	\$ 40,000.00
EPN	Flooring	Classroom Wings 10, 20, 30, 40	Deficiency All VCT flooring in fair to poor condition - carpet, at end of useful life  Remedy Replace flooring throughout		07	48304	sf	\$ 5.00	\$ 241,520.00
EPN	Flooring	Classroom Wings 10, 20, 30, 40	Deficiency Wall base damaged and cracking, possibly cleaning equipment and materials.  Remedy Replace flooring through.		07	Cost included in Flooring cost			\$ -
EPN	Electrical	Classroom Wings 10, 20, 30, 40	Deficiency Acrylic lenses at fluorescent light fixtures are warped.  Remedy Replace with heavier lenses		08	Cost included in Electrical cost			\$ -



## Dan Mini Elementary School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Electrical/ Technology	Classroom Wings 10, 20, 30, 40	Deficiency	Power: some areas seem to lack working receptacles in the surface mounted raceway, evidenced by heavy loads on 4 plex outlets. Inadequate data ports.			Cost included in Electrical cost			\$ -
			Remedy	Repair or replace raceway as required, provide additional data ports.						
EPN	Site	Kindergarten Wing	Deficiency	Play area surface is spongy and slopes up, including in middle of gate.			1	ls	\$ 20,000.00	\$ 20,000.00
			Remedy	Replace entire surface.						
EPN	Fencing	Kindergarten Wing	Deficiency	Replace or repair damaged chain link fence		11	Cost included in Fencing cost			\$ -
			Remedy							
MULTI-PURPOSE ROOM (MPR)										
CFN	Exterior Envelope	Multi-Purpose	Deficiency	Exterior stucco expansion joint is damaged - metal is broken and lathe and plywood are visible.			1	ls	\$ 7,500.00	\$ 7,500.00
			Remedy	Replace expansion joint + 2-3' adjacent stucco						
CFN	Plumbing	Multi-Purpose	Deficiency	Toilets and water fountains do not function.			1	ls	\$ 25,000.00	\$ 25,000.00
			Remedy	Address plumbing issues, replace fixtures.						
CFN	Accessibility	Multi-Purpose	Deficiency	Kitchen fixtures not up to health code, sink cabinet not accessible.			1	ls	\$ 195,000.00	\$ 195,000.00
			Remedy	Provide new equipment, sink, cabinet						
CFN	Flooring	Multi-Purpose	Deficiency	Kitchen flooring does not conform to health code: It is VCT with rubber vinyl cove base.			Cost included in Kitchen/Food Service cost			\$ -
			Remedy	Provide code compliant flooring with integral wall base.						
CFN	Walls & Finishes	Multi-Purpose	Deficiency	Toilet room finishes and partitions in poor condition.			Cost included in Door Hardware cost			\$ -
			Remedy	Provide code compliant hold opens at doors.						
CFN	Accessibility	Multi-Purpose	Deficiency	Ramp width at lower section is non-compliant (31" to 32" between handrails)			1	ea	\$ 5,000.00	\$ 5,000.00
			Remedy							
EPN	Flooring	Multi-Purpose	Deficiency	VCT flooring is in fair condition but it and base are at end of useful life.			Cost included in Flooring cost			\$ -
			Remedy	Replace.						

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CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Ceiling	Multi-Purpose	Deficiency	Ceilings: coffered gypboard squares at central portion with suspended acoustical at perimeter: recessed light fixtures form the top panel of some of the coffers - new lamping may be possible.			Cost included in electrical cost		\$	-
			Remedy	Provide new fixtures and controls.						
EPN	Walls	Multi-Purpose	Deficiency	No acoustical treatment at walls.			Cost included in Wall Finishes cost		\$	-
			Remedy	Provide acoustical treatment at walls.						
RESTROOMS										
	Restrooms	Campuswide		Full upgrade to all campus restrooms			1802	sf	\$ 575.00	\$ 1,036,150.00
CFN	Accessible Plumbing	Restrooms Adjacent to Room 13	Deficiency	Corridor to restrooms is not accessible, urinal is visible from door, evidence of fixture leakage and malfunction.			Cost included in restroom cost		\$	-
			Remedy	Completely reconfigure restrooms to omit corridor and be accessed from exterior.						
CFN	Plumbing	Restrooms at 20's wing	Deficiency	Evidence of fixture leakage and malfunction.			Cost included in restroom cost		\$	-
			Remedy	Replace faucets and flush valves throughout.						
EPN	Walls & Finishes	Restrooms at 20's wing	Deficiency	Restroom finishes need repair, refinish.			Cost included in Wall Finishes and Flooring cost		\$	-
			Remedy	Provide new flooring and wall finishes.						
EDUCATIONAL PROGRAM NEEDS										
EPN	Educational Needs	General	Needs	Remove portable classrooms and restrooms from site.			1	ls	\$ 10,000.00	\$ 10,000.00
EPN	Educational Needs	MPR	Deficiency	Multipurpose is too small to accommodate school needs, is in poor condition throughout, is not fully accessible.		15	10000	sf	\$ 560.00	\$ 5,600,000.00
			Remedy	Demo existing building and build new with performance platform, kitchen, restrooms, library space and after school program space.						
EPN	Educational Needs	Campus Wide	Needs	Replace Classroom Furniture			40	CR	\$ 12,000.00	\$ 480,000.00
EPN	Site	Site	Deficiency	Fields are bad, play area and parking are inadequate.			Costs included in Parking Lot cost and Play Ground cost		\$	-
			Remedy	Extend parking ± 25 spaces; extend asphalt play area and stripping ±1500 sq. ft.						
EPN	Educational Needs	General	Needs	Need new (additional) kindergarten classrooms and improved play area: add 2 kindergarten & 2 pre-school classrooms			4800	sf	\$ 560.00	\$ 2,688,000.00
EPN	Need	Campus-Wide	Needs	Provide covered circulation throughout campus.			1	ls	\$ 1,200,000.00	\$ 1,200,000.00
EPN	Educational Needs	Site	Needs	Provide garden area(s) - secure from vandalism and/or (thievery proof.			1	ls	\$ 15,000.00	\$ 15,000.00

## Dan Mini Elementary School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST	
							Qty.	Unit			
EPN	Educational Needs	Site	Needs	Repurpose one classroom into four small group instruction CR with outdoor access to each room			1	ls	\$ 169,000.00	\$ 169,000.00	
EPN	Educational Needs	Site	Needs	Addition to classroom wing: 2 small group instruction CR			1	ls	\$ 81,250.00	\$ 81,250.00	
EPN	Technology	Campus-wide	Deficiency	Wireless throughout campus			Per 6/17 meeting, already completed			\$ -	
			Remedy	Provide/upgrade wiring to 1gig fiber connection							
FFN	Site	Site	Needs	Repair and Upgrade Play Structures			1	ls	\$ 90,000.00	\$ 90,000.00	
FFN	Need	Entry	Needs	Replace awning and make entry clear, warm, welcoming.		13	Cost included in Covered Circulation cost			\$ -	
FFN	Site	Site	Needs	Provide additional covered outdoor eating area so that existing is free for others functions		14	1	ls	\$ 95,000.00	\$ 95,000.00	
FFN	Educational Needs	Site	Needs	Provide outdoor learning area: paving, seating, landscape, shade.			1	ls	\$ 45,000.00	\$ 45,000.00	
FFN	Need	General	Needs	Provide room(s) for private parent meetings			200	sf	\$ 125.00	\$ 25,000.00	
									CFN Total	\$ 6,492,464.92	
									EPN Total	\$ 12,543,292.24	
									FFN Total	\$ 255,000.00	
									TOTAL COSTS (not including escalation)		\$ 19,290,757.16



## Dan Mini Elementary School - Photographs



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## Dan Mini Elementary School - Photographs



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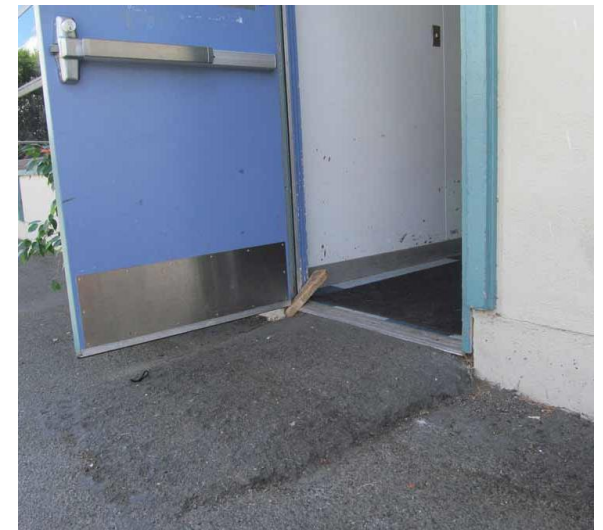
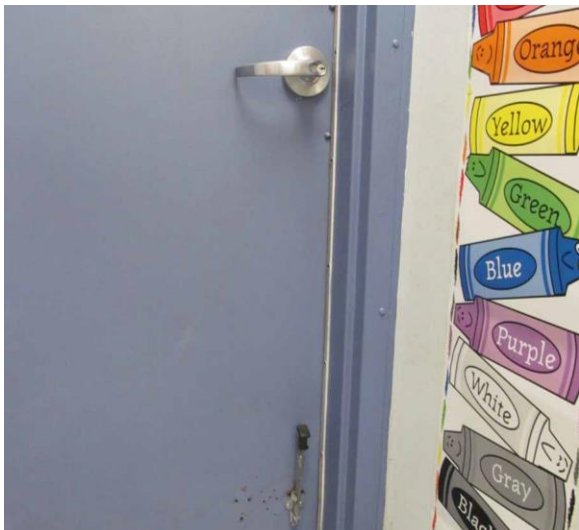
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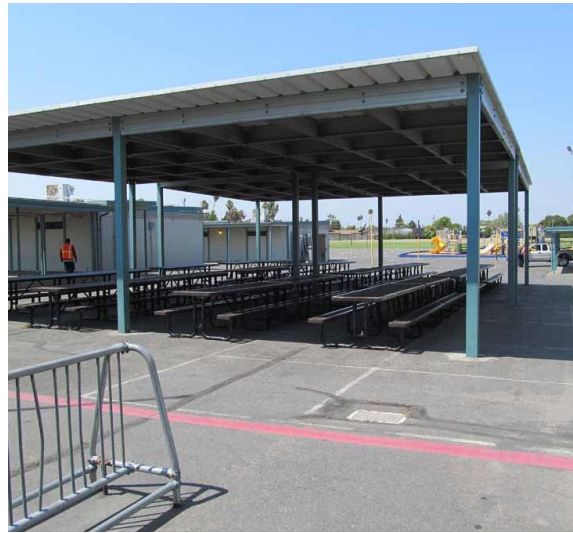
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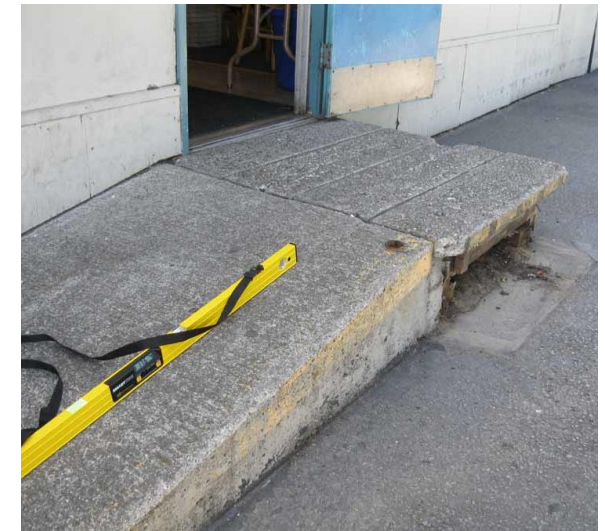
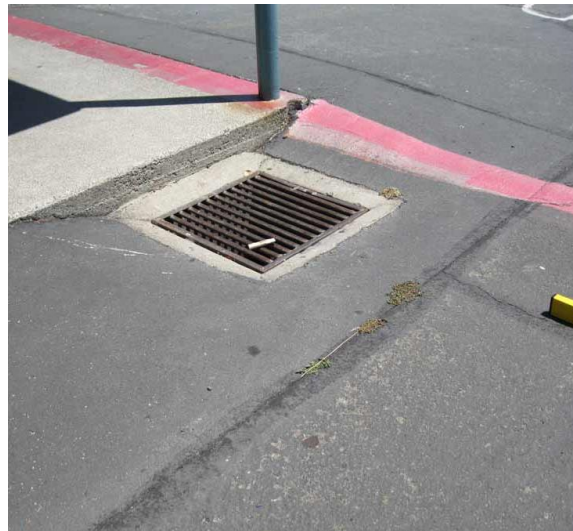
## Dan Mini Elementary School - Photographs



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## Dan Mini Elementary School - Photographs



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