

# Santa Teresa High School

## Campus Master Plan

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March 15, 2004

# Santa Teresa High School

## Master Plan Contents



### ***Volume I: District Master Plan***

### ***Volume II: Campus Master Plan***

- Andrew P. Hill High School Campus Master Plan
- Foothill High School Campus Master Plan
- Independence High School Campus Master Plan
- James Lick High School Campus Master Plan
- Mt. Pleasant High School Campus Master Plan
- Oak Grove High School Campus Master Plan
- Piedmont Hills High School Campus Master Plan
- **Santa Teresa High School Campus Master Plan**
- Silver Creek High School Campus Master Plan
- W. C. Overfelt High School Campus Master Plan
- Yerba Buena High School Campus Master Plan
- Independence Adult Education Campus Master Plan
- W.C. Overfelt Adult Education Campus Master Plan
- Alternative Education Campus Master Plan

### ***Volume III: Preliminary Needs Assessment***

- District Preliminary Needs Assessment
- Andrew P. Hill High School Preliminary Needs Assessment
- Foothill High School Preliminary Needs Assessment
- Independence High School Preliminary Needs Assessment
- James Lick High School Preliminary Needs Assessment
- Mt. Pleasant High School Preliminary Needs Assessment
- Oak Grove High School Preliminary Needs Assessment
- Piedmont Hills High School Preliminary Needs Assessment
- Santa Teresa High School Preliminary Needs Assessment
- Silver Creek High School Preliminary Needs Assessment
- W. C. Overfelt High School Preliminary Needs Assessment
- Yerba Buena High School Preliminary Needs Assessment
- Independence Adult Education Preliminary Needs Assessment
- W.C. Overfelt Adult Education Preliminary Needs Assessment
- Alternative Education Preliminary Needs Assessment

### ***Volume IV: Phase I & Phase II Projects***

- District Phase I Projects
- District Phase II Projects

### ***Volume V: District Facility Design Guidelines***

### ***Volume VI: District Facility Outline Specifications***

### ***Volume VII: Cost Estimation Analysis***

### ***Volume VIII: State Funding***

### ***Volume IX: District Demographics Study***

# Santa Teresa High School



## Campus Master Plan

### **East Side Union High School District Mission Statement**

*It is the mission of East Side Union High School District to provide a safe and effective learning environment: to provide support to all students and families; to strive for continuous improvement; and to implement clear measurements of success.*

### **Table of Contents**

• Introduction	1
• Glossary of Terms	2-6
• Master List of District Priority Projects	7-8
<b>Campus Measure G Scope of Work</b>	
• Introduction to the Proposed Campus Measure G Scope of Work	9
• Campus Measure G Scope Summary	10
• Campus Measure G Existing/Demolition Plan	11
• Campus Measure G Scope Diagram	12
• Campus Measure G Teaching Station Summary	13
• Campus Measure G Scope Probable Construction Cost Summary	14-15
• Campus Measure G Scope Legend of Symbols	16
• Campus Measure G Scope Probable Construction Cost	17-36
<b>Master Plan Full Scope of Work</b>	
• Introduction to the Proposed Master Plan Full Scope of Work	37
• Master Plan Full Scope Summary	38
• Master Plan Full Scope Existing/Demolition Plan	39
• Master Plan Full Scope Diagram	40
• Master Plan Full Scope Teaching Station Summary	41
• Master Plan Full Scope Probable Construction Cost Summary	42-43
• Master Plan Full Scope Legend of Symbols	44
• Master Plan Full Scope Probable Construction Cost	45-72
<b>Appendix</b>	
• Construction Category Descriptions	73-100
• Proposed Building Layouts for Master Planning Purposes	101-103
• Errata/Revision History	104



**P E R K I N S**  
& **W I L L**

# Santa Teresa High School



## Introduction to the Master Plan

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On March 5, 2002, the **East Side Union High School District (ESUHSD)** passed the Measure “G” Bond with \$298,000,000 for facilities Improvements. With a portion of the funds generated from this bond, the ESUHSD proposed to begin a number of modernization and new construction projects at the campuses across the District. These projects include, but are not limited to, replacing relocatable classrooms with permanent buildings, modernizing existing classrooms, modernizing existing restrooms and locker rooms, providing increased safety and security by utilizing perimeter fencing, video camera surveillance and exterior lighting, and improving campus wide technology.

Measure G, as presented to the voters, contained a Bond Project List which listed specific projects for each campus across the District. In order to prioritize the needs of each school, the District developed an **Executive Summary** that works as a “scope of work planning guide” for the modernization of each school, listing projects and assigning priorities and base costs for each campus.

The **ESUHSD** selected Perkins & Will to provide a District Master Plan for the Measure G funded projects as well as future campus needs. The comprehensive Master Plan is comprised of five major parts that work together to outline the needs, scope of work and methods by which all of the new work will be completed.

The **Phase I and Phase II Projects** (formally titled “Quick Start Projects”) were the first part of the Master Plan. The Projects List as defined by the Defined was first reviewed in June 2003, this portion of the Master Plan describes campus improvement projects that had a short lead time and little physical or economic impact on the overall planning efforts at each campus. Phase I projects included those projects that had been implemented by the District and were already underway at the time. Phase II projects were scheduled to begin in late 2003 or early 2004.

The **Preliminary Needs Assessment** was the second report delivered as part of the comprehensive Master Plan. This portion of the Master Plan contains a detailed analysis of each campus and the inherent needs of each school. Included in this document are analysis of existing campus conditions, probable construction costs and existing facility assessments that document the investigations, evaluations and recommendations of Perkins & Will and its consultants.

The **Campus Master Plan** is the third part of the comprehensive Master Plan. It works as a companion to the first two parts of the Master Plan and outlines the scope of work and probable construction costs for the projects funded under Measure G as well as the complete Master Plan for each campus. The Campus Master Plan document describes a scope of work at a campus level and works in conjunction with the two final parts of the Master Plan, the **District Facility Design Guidelines** and the **District Outline Specifications**. These two documents provide a more detailed outline of the work at a building level and describe specific materials and methods to be used on District construction projects.

This **Campus Master Plan for Mt. Pleasant High School** is provided as a recommendation to the District of the scope of work to be performed under Measure G funding along with considerations for future campus improvements. It is a result of the synthesis of information provided by the District, the Campus Steering Committees and the Master Plan consulting team.

# Santa Teresa High School



## Glossary of Terms

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**Allocated Construction Budget**-- 72% of the Project Budget reserved for construction only, including design contingencies and escalation. The remaining 28% is reserved for District associated project costs, including testing, fees, project management and project contingencies.

**Balance of Funds**--The difference between the Allocated Construction Budget and the Total Probable Construction Cost.

**Bond Summary Budget**--Total Measure G funds allotted to each campus per the Citizen Bond Oversight Committee Annual Report, dated August, 2003.

**Campus Priority Projects**--Amount the District anticipates spending for select sub-category projects deemed Campus Priority Projects. It does not include contingency and escalation costs. These projects do not fall under the heading Campus Projects.

**Campus Project**--A project identified through the Master Plan Preliminary Needs Assessment process that does not fall within the projects listed in the Measure G Bond Executive Summary or the Citizen Bond Oversight Committee Annual Report Bond Summary. A Campus Project is considered for master planning purposes, but it may not be funded by Measure G.

**Campus Projects Probable Construction Cost**--Amount each campus anticipates expending for their own projects above and beyond the District Priority Projects, including contingency and escalation costs.

**CDE Total Enrollment 2002-2003 SY**--The number of students at each campus for the 2002-2003 School Year. This number was provided by ESUHSD and is based on the California Department of Education's CBED demographic reports for enrollment reported in October, 2002.

**Current Capacity**--The number of students in each campus at the District Standard of 26.8 loading per Teaching Station.

**Current Loading**--The average number of students housed at each teaching station per campus.

**Design Contingency**--A multiplier applied to base probable construction costs to account for unforeseeable conditions or unknown constraints that may be revealed during design and thereby affect construction cost. This multiplier has been set at 15%.

**District Priority Project (DPP)**--A project considered to fall within the projects listed in the Measure G Bond or the Executive Summary Project Lists, and which is planned to be under construction contract after September 30, 2004 and funded from Measure G funds.

**District Priority Projects (DPP) Probable Construction Cost**--Total construction amount each campus anticipates expending for those projects scheduled to be in a construction contract after September 30, 2004. A design contingency of 15% and a cost escalation of either 12% or 20% is applied for a period of 3 or 5 years respectively. This amount is applied to both DPP and the Design Contingency.

**District Standard Loading**--The number of students housed at each Teaching Station as a District Standard.



## Glossary of Terms



**Escalation**—A multiplier applied to the sum of the base probable construction costs and design contingency to account for construction costs increasing due to inflation and market conditions over time. Applied as a base, un compounded percentage rate added for each year from 2003 to the projected mid-point of construction.

**Executive Summary Budget**--Total Measure G funds allotted to each campus per the Executive Summary “Bond Measures School Safety and Student Success”, no date.

**Existing Teaching Station (Permanent Building)**--The number of teaching stations located in a permanent building.

**Existing Teaching Stations (Relocatable)**--The number of Teaching Stations located in non-interim relocatable buildings.

**General Classroom**--A Standard Teaching Station room.

**Interim Housing**—Relocatable Teaching Stations required to house classes during construction.

### **Master List of District Priority Projects**

A categorized list of project types distilled by Perkins & Will from the campus project lists contained within the Measure G Bond Executive Summary and the Citizen Bond Oversight Committee Annual Report Bond Summary.

**Master Plan Balance of Funds**--The difference between Allocated Construction Budget and Total Master Plan Probable Construction Cost.

**Master Plan Enrollment**--The number of students anticipated at each campus for the purposes of generating the Preliminary Needs Assessment. This number was established by ESUHSD.

**Measure A**--The General Obligation Bond prior to Measure G, passed by East Side Union High School District voters in 1991, now expended.

**Measure G**--A General Obligation Bond of \$298,000,000, passed by East Side Union High School District voters on March 5, 2002.

**Modernization Level 1**--A general construction project that replaces most finishes and some fixtures but does not change existing wall configurations. Refer to the Appendix for an itemized description.

**Modernization Level 2**--A general construction project that replaces all finishes and fixtures, typically for its existing use, sometimes requiring relocation of non-bearing partitions. Upgraded mechanical, plumbing, electrical, technology and new roofing are included. Refer to the Appendix for an itemized description.

**Net Enrollment Change**--The difference between Enrollment 2002-2003 and Master Plan Enrollment.

**Net Relocatables Replaced**--The difference between Existing Teaching Stations (Relocatables) and Teaching Stations Net Change. A positive number indicates the number of new construction of

# Santa Teresa High School



## Glossary of Terms



classrooms to replace relocatable buildings by the end of Measure G construction. A zero indicates that the existing number of permanent Teaching Stations should accommodate the projected enrollment population under the District's Standard Loading, without consideration of other modernization or campus needs.

**New Construction**--A general construction project providing additional program area not within an existing structure.

**Other Funding**--Monies for specific projects from either City or private entities.

**Other Labs**—A specialized instruction classroom, often larger than a General Classroom, such as a Computer Lab, Art or Music Classroom and their associated support spaces.

**Phase I Construction Cost**--Total construction amount the District anticipates expending for those projects included in a construction contract before October 1, 2003. Contingency and escalation costs are not applied to Phase I Projects.

**Phase II Probable Construction Cost**--Total construction amount the District anticipates expending for those projects included in a construction contract between October 1, 2003 and September 30, 2004. A design contingency of 15% is applied. In addition, a 4% escalation cost amount is applied to both Phase II project costs and the design contingency.

**Phase I Project**--A project that is under construction contract before October 1, 2003, to be funded either from Measure G allocations or under the District's Maintenance & Operations Budget.

**Phase II Project**--A project that is planned to be under construction contract between October 1, 2003 and September 30, 2004, to be funded from Measure G funds.

**Projected Enrollment 2011**--The number of students anticipated in each campus for the 2001-2012 School Year. This number was provided by enrollment projection consultants in a report from 2000. These projections did not account for the effects of students attending Evergreen Valley High School.

**Projected Enrollment Oct. 2005**--The number of students anticipated at each campus for the 2005-2006 School Year. This number was provided by the District's enrollment projection consultants in a report from 2000. These projections did not account for the effects of students attending Evergreen Valley High School.

**Recently Modernized Classroom**—A Teaching Station modernized within 10 years of the Preliminary Needs Assessment (1993 or later), presumed by the District to be predominantly compliant with recent DSA requirements.

**Reconstruction**--A general construction project that removes all finishes and infrastructure of an existing building in order to expand or reconfigure that building, sometimes for another use. Reconstruction typically will require seismic and structural upgrades of the building structure. All new mechanical, plumbing, electrical, technology, exterior finishes, roofing, interior finishes are included. Refer to the Appendix for an itemized description.

**Relocatable Classroom**--A portable building housing at least one General Classroom.



## Glossary of Terms

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**Relocatable Non-Teaching Station**—A portable building housing physical education classes, administration, storage or other similar functions.

**Relocatable Other Labs**--A portable building housing at least one specialized instruction classroom.

**Relocatable Science Lab**--A portable building housing at least one Science Lab and designed for science classes.

**Revised Teaching Station Requirement**--The total number of Teaching Stations required per campus, based on the Master Plan Enrollment numbers divided by the District Standard Loading.

**Science Lab**--A Teaching Station room, designed and outfitted for science classes.

**State Eligibility Budget**--The amount of state modernization grant funding for which a campus is currently eligible under the State Allocation Board's AB 16 School Facility Program Regulations, per the District's State Eligibility Consultant's report.

**Teaching Station**—A classroom or space where instruction by teachers takes place, where students are assigned, and are counted for the purpose of determining the project's enrollment capacity, as determined by the California Department of Education. Standard Teaching Stations include class lecture rooms, reading areas, special education, and independent study using technology learning centers within classrooms. Large Teaching Stations include rooms for large group lecture, video presentations and hands-on activities. Science Laboratories and other specialized instruction classrooms are considered to be Teaching Stations. Rooms where Physical Education and Health occur, however, are not counted as Teaching Stations.

**Teaching Stations Net Change**--The difference between Total Existing Teaching Stations and Teaching Stations Needed.

**Total Construction Budget**--Amount the District anticipates spending on construction only for Phase I, Phase II and all District Priority Projects, including their respective contingency and escalation costs.

**Total District Priority Projects**--Amount the District anticipates spending for all District Priority Projects. It does not include contingency and escalation costs.

**Total Enrollment May 2003**--The number of students at each campus in May 2003. Adult Education is not factored into the District's enrollment numbers. This number was provided by ESUHSD.

**Total Existing Teaching Stations**--All current Teaching Stations, including permanent and relocatable buildings. Interim Portables are temporary housing for Teaching Stations undergoing construction and are not included in the Existing Teaching Station Count.

**Total Master Plan Probable Construction Cost**--Amount each campus anticipates expending for all construction projects, including, Phase I, Phase II, District Priority Projects and Campus Projects, including their respective contingency and escalation costs.

**Total Phase I & II Probable Construction Costs**--Includes Phase I and Phase II probable construction costs and their respective contingency and escalation costs.



## Glossary of Terms

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**Total Probable Construction Cost**--Amount each campus anticipates spending on construction only for Phase I, Phase II and all DPP, including their respective contingency and escalation costs.

**Total Project Budget**--The entire amount allotted to each campus for construction and District associated project costs, based on the sum of the Bond Summary Budget, the State Eligibility Budget and Other Funding sources.

# Santa Teresa High School



## Master List of District Priority Projects

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### 1. Mandatory Code Compliance

- ♦ ADA Compliance for Site Accessibility
- ♦ Fire Alarm System
- ♦ Hazardous Materials Abatement

### 2. Recommended Safety Improvements

- ♦ Seismic Upgrade
  - Including buildings, lunch shelters, covered walkways and student drop-offs
- ♦ Pool Modernization to Increase Depth

### 3. Recommended Building Improvements

(Moisture Protection projects are not within scope of other projects listed)

- ♦ Roofing Modernization
- ♦ Exterior Finishes Modernization

### 4. Health

- ♦ Restroom New construction
  - Student and staff restrooms (excluding Locker Room Restrooms)
  - Including finishes, fixtures, ventilation, ADA compliance, etc.
- ♦ Restroom Modernization
  - Student and staff restrooms (excluding Locker Room Restrooms)
  - Including finishes, fixtures, ventilation, ADA compliance, etc.
- ♦ Locker Room Modernization
  - Locker Rooms, Locker Room Restrooms, Showers for students and staff
  - Including finishes, fixtures, lockers, ventilation, ADA compliance, etc.

### 5. Security

- ♦ Security Surveillance Cameras & DVR
- ♦ Security Alarm System
- ♦ Security Exterior Lighting
- ♦ Perimeter Site Fencing
- ♦ Door Hardware Modernization

### 6. Teaching Stations

- ♦ Classroom/Lab Modernization
  - Including finishes, lighting, outlets, etc.
- ♦ Classroom/Lab Reconstruction
  - Including undersized classroom expansion and seismic Modernization
- ♦ Classroom/Lab New Construction to Replace Relocatables
- ♦ Classroom New Construction for Enlargement of Undersized Classrooms Less Than 800 SF
- ♦ Classroom New Construction for Enlargement of Undersized

Classrooms Between 801 and 849 SF

- ♦ Classroom New Construction for Enlargement of Undersized Classrooms Between 850 and 899 SF
- ♦ General Science Lab New Construction for Enlargement of Undersized Labs Less Than 1150 SF
- ♦ Science Lab New Construction for Enlargement of Undersized Labs Less Than 1350 SF
- ♦ Classroom/Lab New Construction for Expanded Program

### 7. Interim Housing

- ♦ For Modernization and New Construction Projects

### 8. Demolition

- ♦ Building Demolition
- ♦ Relocatable Demolition/Removal
- ♦ Site Demolition

### 9. Utilities Infrastructure

- ♦ Existing Utilities Services Improvements
  - Electrical Service Improvements
  - Sewer Line Improvements
  - Domestic Water Supply Improvements
  - Fire Service Water Supply Improvements
  - Gas Supply Improvements
  - Storm Drainage Improvements
- ♦ New Construction Utilities Services Improvements
  - Electrical Service Improvements
  - Sewer Line Improvements
  - Domestic Water Supply Improvements
  - Fire Service Water Supply Improvements
  - Gas Supply Improvements
  - Storm Drainage Improvements

### 10. Technology

- ♦ Technology Infrastructure
- ♦ Data Networking/Wireless Networking
- ♦ Educational Technology End-user Equipment
- ♦ Telephone System Modernization
- ♦ Public Address System Modernization
- ♦ Cable TV System Modernization
- ♦ Clock System Modernization

### 11. Teaching Support

- ♦ Library
  - Modernization or Reconstruction
- ♦ Large Gym
  - Modernization or Reconstruction
- ♦ Small Gym
  - Modernization or Reconstruction

# Santa Teresa High School



## Master List of District Priority Projects

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- New Construction
- ♦ Multi-Purpose
  - Modernization or Reconstruction
  - New Construction
- ♦ Theater
  - Modernization or Reconstruction
  - New Construction

- ♦ Landscape & Irrigation Modernization

### 17. Furniture, Furnishings & Equipment

- ♦ New Furnishings
- ♦ New Lockers

### 12. Nutrition Services

- ♦ Nutritional Services
  - Modernization or Reconstruction
  - Kitchen Equipment

### 13. Administration & Staff

- ♦ Administration Modernization or Reconstruction
- ♦ Student Services New Construction

### 14. General Building Improvements (are not within scope of other projects listed)

- ♦ Lunch Shelter
  - Modernization or New Construction
- ♦ Covered Drop-off
  - Modernization or New Construction
- ♦ Covered Walkway Modernization
- ♦ HVAC System Modernization
- ♦ Electrical Distribution Modernization
- ♦ Lighting Modernization
- ♦ Plumbing System Modernization
- ♦ Paint @ Exterior
- ♦ Paint @ Interior
- ♦ Flooring
- ♦ Ceilings
- ♦ Building Signage
- ♦ Replace Damaged Glazing

### 15. Outdoor Athletic Facilities

- ♦ All Weather Track Construction
- ♦ All Weather Field Construction
- ♦ Athletic Field & Irrigation Modernization
- ♦ Pool Equipment Modernization
- ♦ Field House Construction
- ♦ Bleachers Modernization @ Track & Field
- ♦ Scoreboard Modernization
- ♦ Resurfacing @ Hard Courts

### 16. General Site Improvements

- ♦ Walkway Improvements
- ♦ Student Drop-off Area Improvements
- ♦ Parking Lot Improvements

# Santa Teresa High School



## Introduction to the Measure G Scope

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This **Measure G Scope** of the Master Plan for **Santa Teresa High School** is provided as a recommendation to the District for the scope of work to be performed under Measure G funding along with considerations for future campus improvements. It is a result of the synthesis of information provided by the District, the Campus Steering Committees and the Master Plan consulting team. Measure G, as presented to the voters, contained a Bond Project List which lists projects for each school across the District. The District developed an **Executive Summary** which is a “scope of work planning guide” for the modernization of each school, which lists projects and assigns a priority and base cost for each project. Understanding that the funds supplied under Measure G will not provide for the completion of every project need across the District, the **Measure G Scope** proposal is organized in accordance with the **District Priority Projects** at each campus as set forth by the District.

In order to determine which campus projects would be completed under Measure G funding, an extensive campus analysis was completed by Perkins and Will and its consulting team and was submitted to the District as the **Preliminary Needs Assessment**. The information within this report provided a framework from which decisions regarding the Measure G campus projects were derived. The criteria for the proposal included those items listed in the **Bond Project List** and the **District Executive Summary** along with requirements of the **California Building Code, Department of the State Architect (DSA)** and the campus **Steering Committees**.

The proposal includes a **Measure G Scope Diagram** that provides a graphical representation of the proposed scope of work. The **Measure G Probable Construction Cost Summary** identifies the main project categories and associated costs including project contingency and escalation amounts. The **Measure G Phase I & Phase II Probable Construction Cost** is an itemized description of those projects that are to be completed as part of the first two phases of the Master Plan. The **Measure G Probable Construction Cost** is an itemized description of those projects that are to be completed as part of the third phase of the Master Plan. It includes detailed descriptions of the work to be performed at each existing building, new construction project and site development project along with the anticipated costs for each item.

# Santa Teresa High School

## Campus Measure G Scope Summary

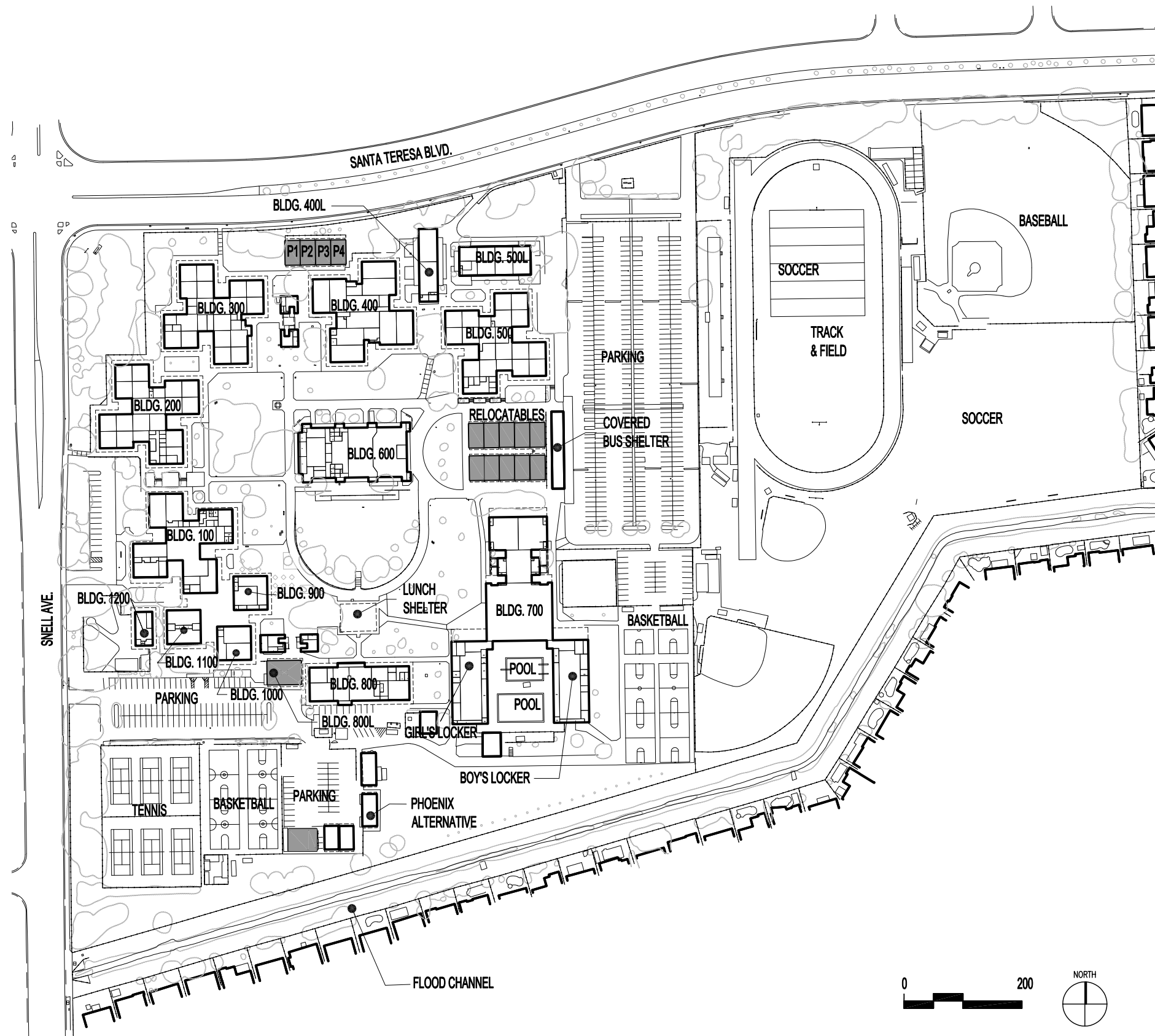
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### **Campus Measure G Project Scope List:**

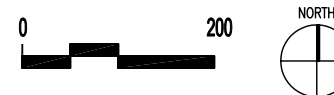
- Site/Building Related Improvements
- Seismic Upgrade of Existing Structures
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- Existing Classroom Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Library Construction
- Administration/Student Services Modernization
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Parking Lot Improvements & Expansion
- Furnishings and Equipment

# Measure G Existing/Demolition Plan



## Legend

- No Modernization Planned
- Modernization Completed
- Removal / Demolition
- Level 1 Modernization
- Level 2 Modernization
- Reconstruction
- New Construction
- Phase I or Phase II



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**Santa Teresa  
High School  
Site Plan**

Date	March 15, 2004
Job Number	73103.058
Scale	1" = 200'
Sheet	ST-01