

Alternative Education

Campus Master Plan



March 15, 2004

Alternative Education

Master Plan Contents



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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.

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

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Introduction to the Master Plan



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.

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Glossary of Terms



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.

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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

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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.

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Glossary of Terms



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.

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Glossary of Terms



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.

Alternative Education

Master List of District Priority Projects

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

Alternative Education

Master List of District Priority Projects

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

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

- ♦ Landscape & Irrigation Modernization

17. Furniture, Furnishings & Equipment

- ♦ New Furnishings
- ♦ New Lockers

Alternative Education

Introduction to the Measure G Scope



This **Measure G Scope** of the Master Plan for **Alternative Education** 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.

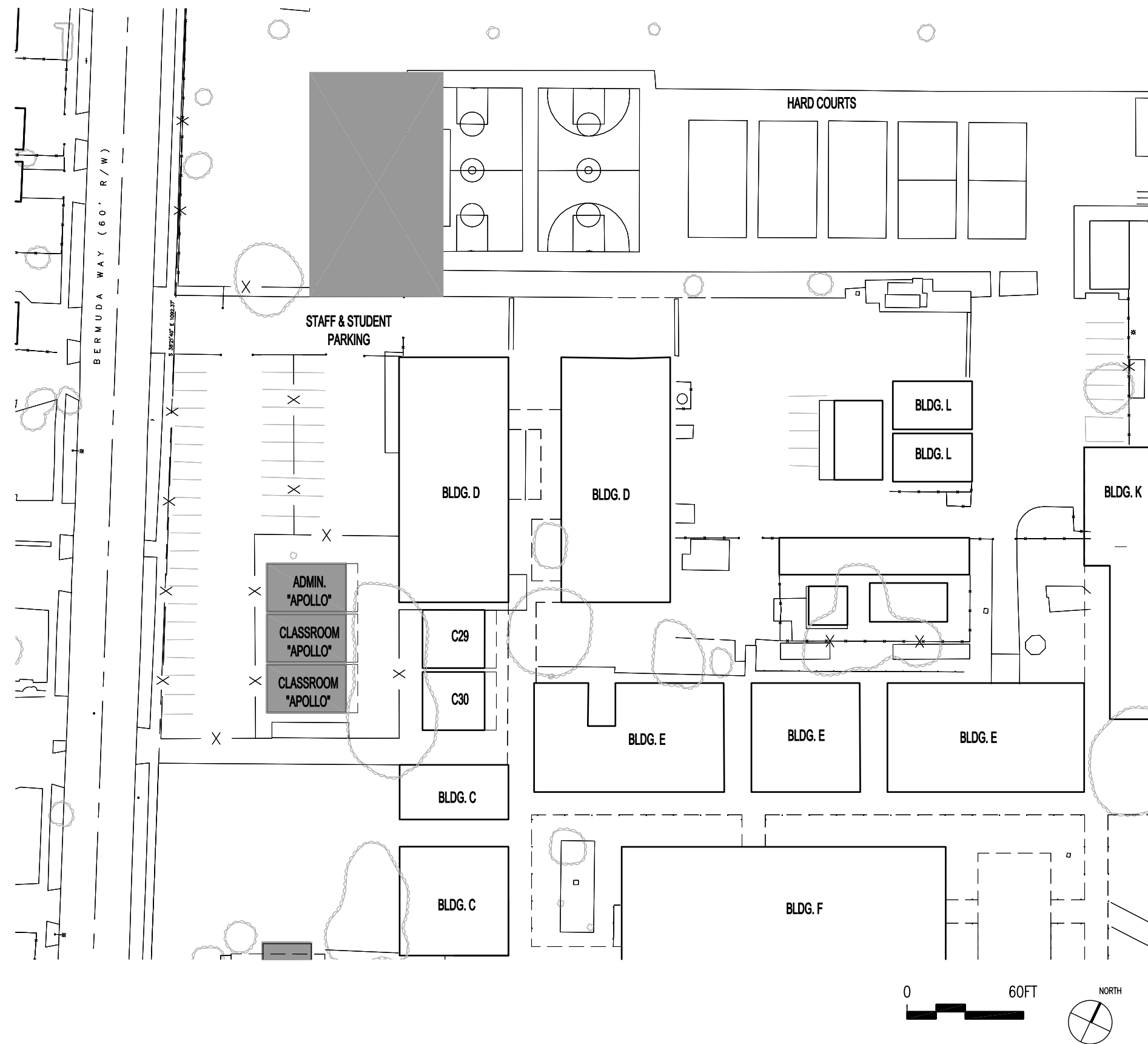
Alternative Education

Campus Measure G Scope Summary

Pegasus, Apollo and Phoenix Measure G Project Scope List:

- Relocate Pegasus Alternative Campus to New Location
- New Classroom and Science Lab Construction
- New Restroom Construction
- Campus Security Upgrades
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Administration/Student Services Construction
- Existing Administration/Student Services Modernization
- Visitor Parking Expansion
- Landscaping and Irrigation Improvements
- New Hardscape Construction
- 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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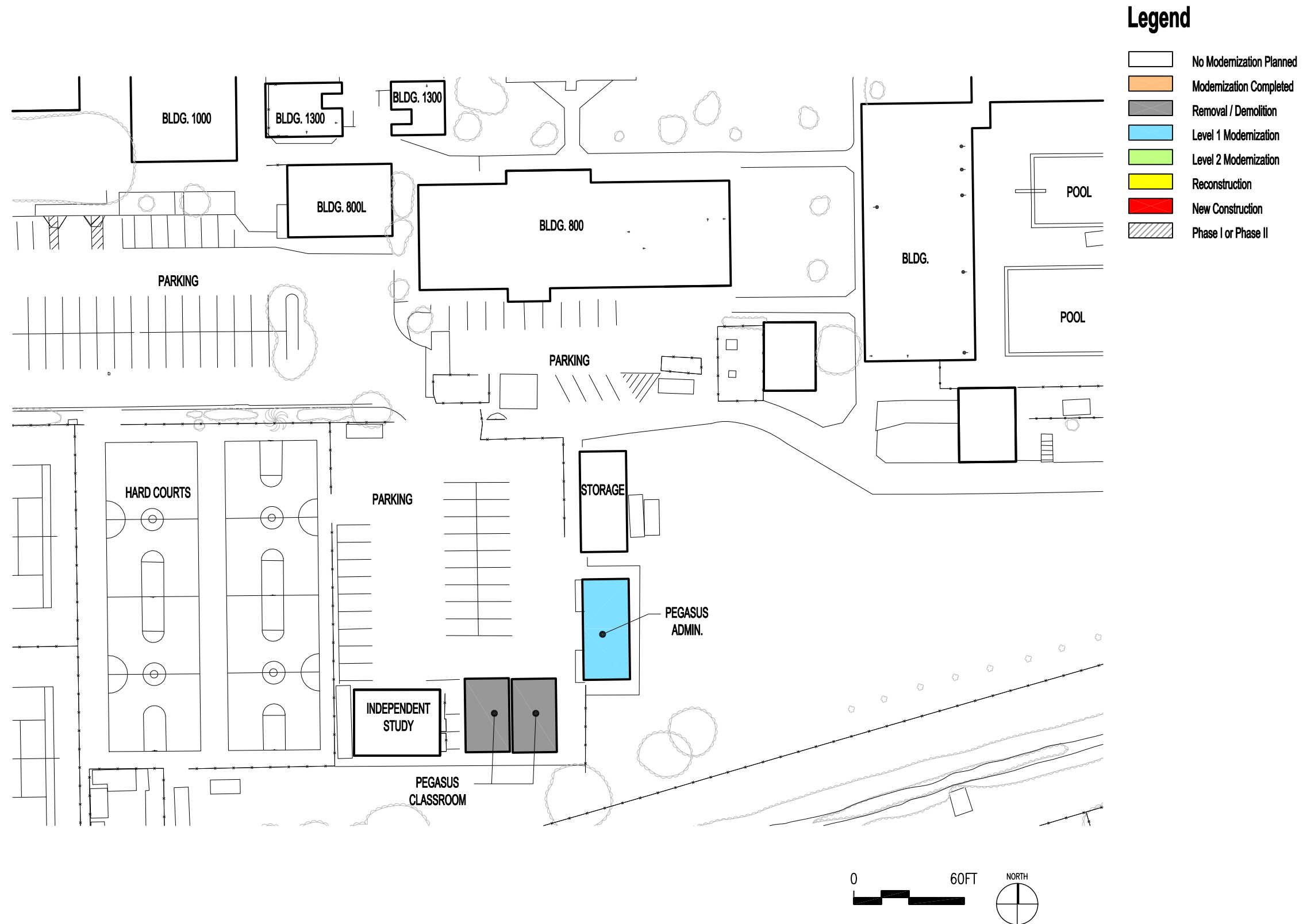
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**Apollo
Alternative
Site Plan**

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

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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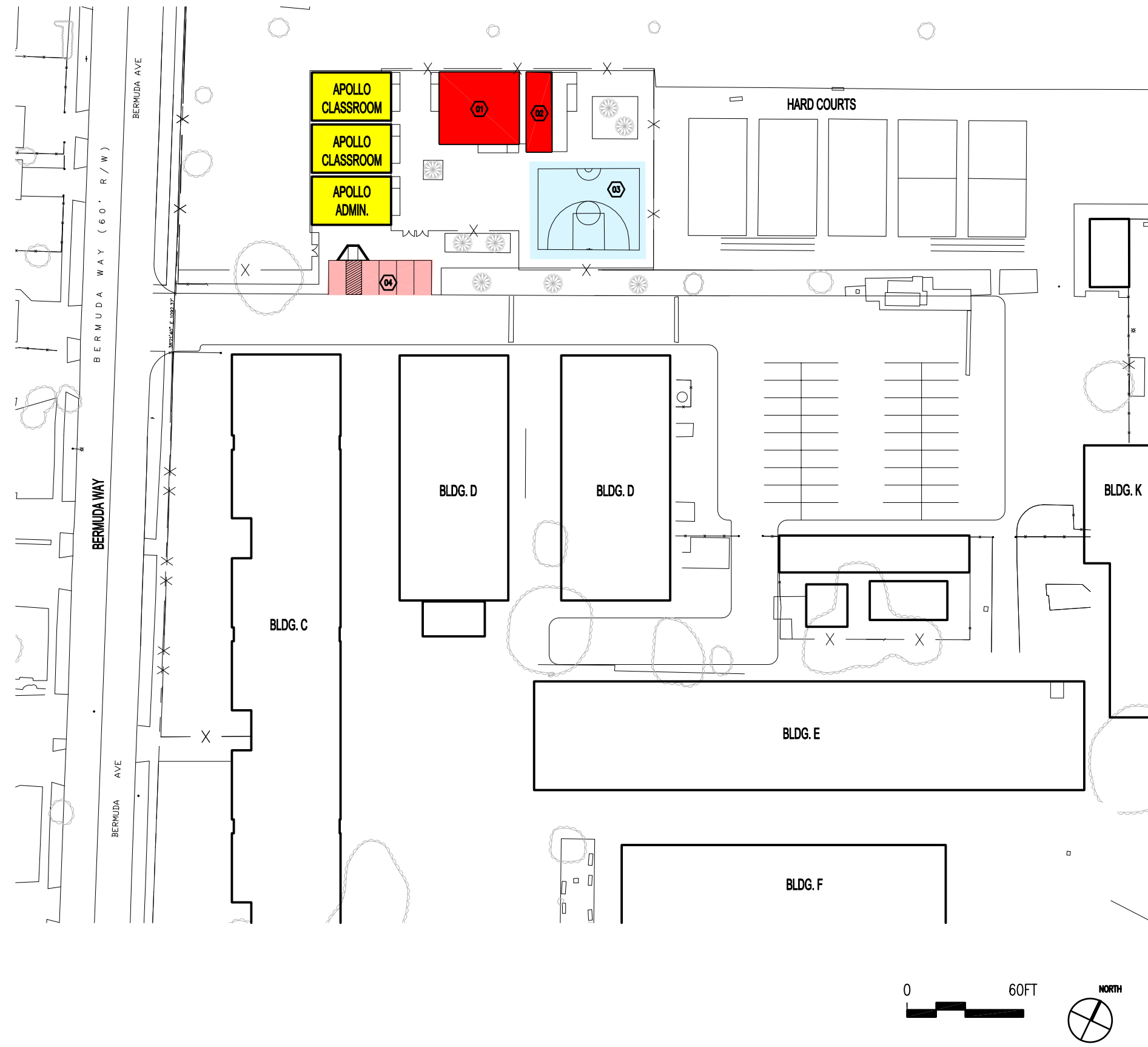
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**Phoenix
Alternative
Site Plan**

Date	March 15, 2004
Job Number	73103.058
Scale	1" = 60'
Sheet	PX-01

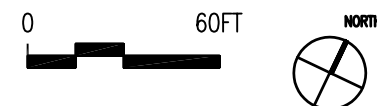
Measure G Scope Diagram



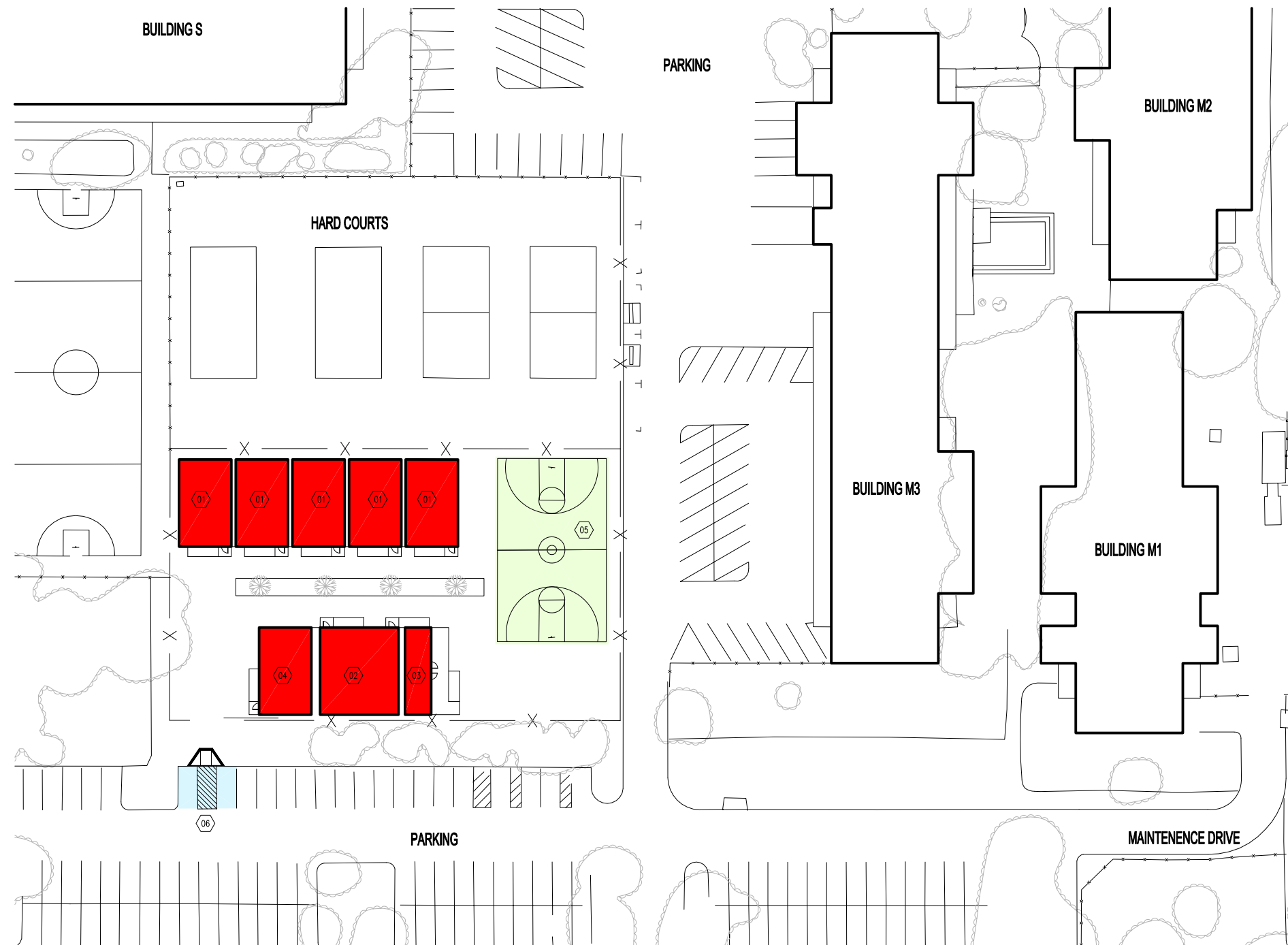
Legend

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

- 01 New Science Lab
- 02 New Student & Staff Toilets
- 03 Reconfigured Hardcourt
- 04 New Apollo Parking



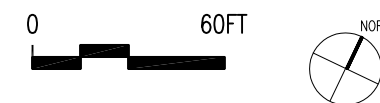
Measure G Scope Diagram



Legend

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

- 01 New Standard Classroom
- 02 New Science Lab
- 03 New Student & Staff Restrooms
- 04 New Administration
- 05 Reconfigured Hardcourt
- 06 Reconfigured Pegasus Parking



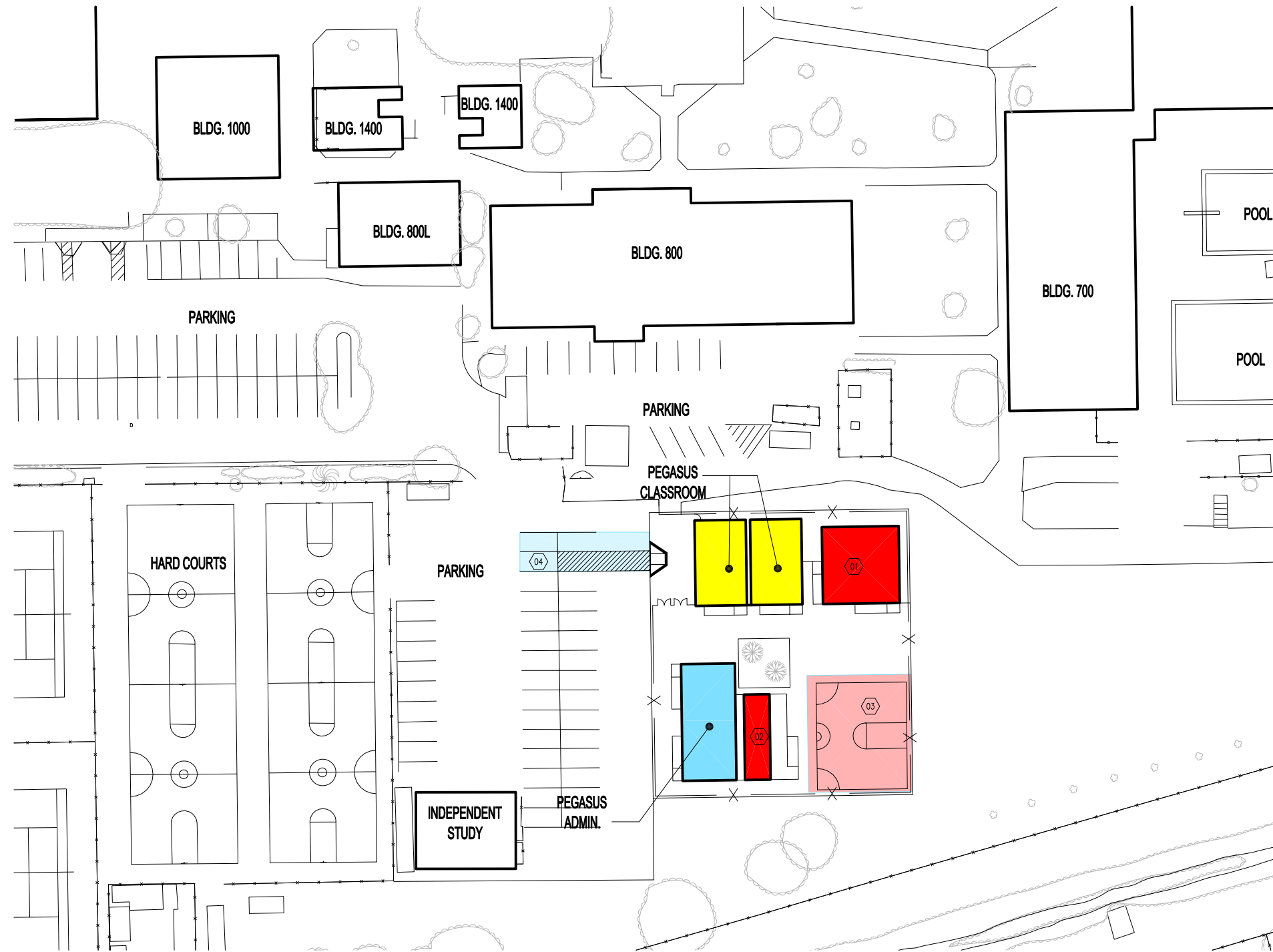
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**Pegasus
Alternative
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Scale	1" = 60'
Sheet	PG-02

Measure G Scope Diagram



Legend

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

- 01 New Science Lab
- 02 New Student & Staff Toilets
- 03 New Hardcourt
- 04 Reconfigured Phoenix Parking



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Measure G Probable Construction Cost Summary

Phase I Construction Cost: \$0

Phase II Probable Construction Cost: \$0

Pegasus Alternative

General Site, Utility & Technology Improvements \$472,952
 New Construction & Relocatable Replacement \$530,000

Apollo Alternative

General Site, Utility & Technology Improvements \$314,544
 New Construction & Relocatable Replacement \$490,000

Phoenix Alternative

General Site, Utility & Technology Improvements \$277,025
 New Construction & Relocatable Replacement \$482,840

Subtotal: \$2,567,361

Furniture, Furnishings, Equipment (7% of New Construction) \$221,102

Sub-Total Probable Construction Cost: \$2,788,463

Contingency (5% of Construction) \$139,423

Subtotal: \$2,927,886

Construction Cost Escalation/Market Condition (3 years @ 4% annually) \$351,346

District Priority Probable Construction Cost: \$3,279,233

Total Probable Construction Cost: \$3,279,233

Allocated Construction Budget: \$3,711,270

Balance of Funds: \$432,037

Alternative Education

Legend of Symbols

- ‡ Projects in process prior to Master Plan (District Generated)
- × Documented in the Measure G Bond Project List (may also be included in the Executive Summary)
- Documented in the Executive Summary, Bond Measures, School Safety and Student Success
- ▲ DSA required project
- ◇ Master Plan recommended project

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Measure G Phase I & Phase II Probable Construction Cost

Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
	None				NA
Phase I Construction Cost					\$0
Phase II:					
	None				NA
Phase II					\$0
Design Contingency @ 15%					\$0
Cost Escalation 1 Years @ 4%					\$0
Phase II Probable Construction Cost					\$0

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Measure G Probable Construction Cost

District Priority Projects (DPP):

Pegasus Alternative

The existing program is removed from Building M, at Independence High School, and placed into Relocatable Structures, moved from another campus. The New program will include: (5) General Classrooms, (1) Science Lab, (1) Administration, Student & Staff Restrooms, and a Lunch Shelter. Parking is to be modified to provide accessible parking, staff parking and an accessible path of travel.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	Fire Alarm System		1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Student & Staff Restrooms	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 5 Security					
•	Security Surveillance Cameras & DVR		1 LS	\$8,000.00	\$8,000
•	Security Alarm System		2 LS	\$3,000.00	\$6,000
•	Security Exterior Lighting		1 LS	\$8,000.00	\$8,000
	Perimeter Site Fencing				
•	Site Perimeter 8' Ht. Chain Link Fencing		150 LF	\$28.00	\$4,200
Cat. 6 Teaching Stations					
	New Construction for Enlargement of Undersized Classrooms				
x	Classroom Relocatable	New Construction	4 EA	\$20,000.00	\$80,000
	Classrooms/Labs New Construction for Expanded Program				
x	Science Relocatable	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 8 Demolition					
◇	Site Demolition		17,200 SF	\$5.00	\$86,000

Alternative Education

Measure G Probable Construction Cost

Cat. 9 Utilities Infrastructure					
New Construction Utilities Services					
◇	Electrical	New Construction	1 LS	12000	\$12,000
◇	Gas				
	New connections and associated piping to serve new science labs and toilets.				
	1-1/4" PVC gas line		700 LF	\$32.00	\$22,400
◇	Domestic Water				
	New valves, connections and associated piping to serve new science labs and toilets.				
	4" PVC water line		770 LF	\$40.00	\$30,800
	4" gate valve		3 EA	\$250.00	\$750
▲	Fire Service Water				
	New PIV's, connections and associated piping to serve new science labs, toilets and classrooms.				
	6" PVC water line		640 LF	\$45.00	\$28,800
	PIV		8 EA	\$400.00	\$3,200
◇	Sanitary Sewer				
	New cleanouts and associated piping to serve new science labs and toilets.				
	6" PVC sewer pipe		440 LF	\$42.00	\$18,480
	6" sanitary sewer cleanout		6 EA	\$450.00	\$2,700
◇	Technology Infrastructure		1 LS	\$30,000.00	\$30,000
◇	Data Network/Wireless Networking		1 LS	\$15,000.00	\$15,000
◇	Educational Technology End-use Equipment		1 LS	\$54,000.00	\$54,000
◇	Telephone System Modernization		1 LS	\$5,000.00	\$5,000
◇	Cable TV System Modernization		1 LS	\$3,000.00	\$3,000
◇	Clock System Modernization		1 LS	\$3,000.00	\$3,000
Cat. 13 Administration/Staff Services					
	Administration/Staff Relocatable	New Construction	1 EA	\$50,000.00	\$50,000
Cat. 16 General Site Improvements					
◇	Parking Lots Improvements		550 SF	\$2.00	\$1,100
	Landscape & Irrigation Modernization		1 LS	\$4,785.00	\$4,785
	New Concrete Paving		17,200 SF	\$5.00	\$86,000
	New Asphalt Hardcourt		7,253 SF	\$4.10	\$29,737
Sub-Total Probable Construction Cost:					
					\$1,002,952

Alternative Education

Measure G Probable Construction Cost

Apollo Alternative

The existing program is removed from its current location to a new spot on the W.C. Oberfelt Campus. The New program will include: (2) General Classrooms, (1) Science Lab, (1) Administration, Student & Staff Restrooms, and a Lunch Shelter. Parking is to be modified to provide accessible parking, staff parking and an accessible path of travel.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	Fire Alarm System		1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Student & Staff Restrooms	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 5 Security					
•	Security Surveillance Cameras & DVR		1 LS	\$8,000.00	\$8,000
•	Security Alarm System		1 LS	\$3,000.00	\$3,000
•	Security Exterior Lighting		1 LS	\$8,000.00	\$8,000
	Perimeter Site Fencing				
•	Site Perimeter 8' Ht. Chain Link Fencing		600 LF	\$28.00	\$16,800
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	(2) Classroom Relocatable	Reconstruction	2 EA	\$20,000.00	\$40,000
	Classrooms/Labs New Construction for Expanded Program				
x	Science Relocatable	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 8 Demolition					
	Relocatable Demolition/Removal				
			3 LS	\$2,000.00	\$6,000
◇	Site Demolition		1,000 SF	\$5.00	\$5,000

Alternative Education

Measure G Probable Construction Cost

Cat. 9 Utilities Infrastructure

◇ New Construction Utilities Services

Electrical	New Construction	1 LS	12000	\$12,000
◇ Gas				
New connections and associated piping to serve new science labs and toilets.				
1-1/4" PVC gas line		40 LF	\$32.00	\$1,280
◇ Domestic Water				
New valves, connections and associated piping to serve new science labs and toilets.				
4" PVC water line		920 LF	\$40.00	\$36,800
4" gate valve		3 EA	\$250.00	\$750
4" DCDA		1 EA	\$600.00	\$600
Water connection to existing main line		1 EA	\$800.00	\$800
▲ Fire Service Water				
New PIV's, connections and associated piping to serve new science labs and toilets				
6" PVC water line		160 LF	\$45.00	\$7,200
PIV		2 EA	\$400.00	\$800
◇ Sanitary Sewer				
New cleanouts and associated piping to serve new science labs and toilets.				
6" PVC sewer pipe		1,020 LF	\$42.00	\$42,840
6" sanitary sewer cleanout		11 EA	\$450.00	\$4,950

Cat. 10 Technology

◇ Technology Infrastructure		1 LS	\$30,000.00	\$30,000
◇ Data Network/Wireless Networking		1 LS	\$15,000.00	\$15,000
◇ Educational Technology End-use Equipment		1 LS	\$27,000.00	\$27,000
◇ Telephone System Modernization		1 LS	\$5,000.00	\$5,000
◇ Cable TV System Modernization		1 LS	\$3,000.00	\$3,000
◇ Clock System Modernization		1 LS	\$3,000.00	\$3,000

Cat. 13 Administration/Staff Services

Administration/Staff Relocatable	Reconstruction	1 EA	\$50,000.00	\$50,000
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Cat. 16 General Site Improvements

◇ Parking Lots Improvements		940 SF	\$4.10	\$3,854
Landscape & Irrigation Modernization		1 LS	\$2,870.00	\$2,870
New Concrete Paving		12,000 SF	\$5.00	\$60,000

Sub-Total Probable Construction Cost:				\$804,544
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Alternative Education

Measure G Probable Construction Cost

Phoenix Alternative

The existing program is removed from its current location to a new spot on the W.C. Oberfelt Campus. The New program will include: (2) General Classrooms, (1) Science Lab, (1) Administration, Student & Staff Restrooms, and a Lunch Shelter. Parking is to be modified to provide accessible parking, staff parking and an accessible path of travel.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	Fire Alarm System		1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Student & Staff Restrooms	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 5 Security					
•	Security Surveillance Cameras & DVR		1 LS	\$8,000.00	\$8,000
•	Security Alarm System		1 LS	\$3,000.00	\$3,000
•	Security Exterior Lighting		1 LS	\$8,000.00	\$8,000
	Perimeter Site Fencing				
•	Site Perimeter 8' Ht. Chain Link Fencing		460 LF	\$28.00	\$12,880
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	(2) Classroom Relocatable	Reconstruction	2 EA	\$20,000.00	\$40,000
	Classrooms/Labs New Construction for Expanded Program				
x	Science Relocatable	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 8 Demolition					
	Relocatable Demolition/Removal		2 LS	\$2,000.00	\$4,000
	General Site Demolition		2 LS	\$2,000.00	\$4,000

Alternative Education

Measure G Probable Construction Cost

Cat. 9 Utilities Infrastructure

New Construction Utilities Services

◇	Electrical	New Construction	1 LS	12000	\$12,000
◇	Gas				
	New connections and associated piping to serve new science labs and toilets.				
	1-1/4" PVC gas line		100 LF	\$32.00	\$3,200
◇	Domestic Water				
	New valves, connections and associated piping to serve new science labs and toilets.				
	4" PVC water line		510 LF	\$40.00	\$20,400
	4" gate valve		3 EA	\$250.00	\$750
▲	Fire Service Water				
	New PIV's, connections and associated piping to serve new science labs and toilets.				
	6" PVC water line		270 LF	\$45.00	\$12,150
	PIV		2 EA	\$400.00	\$800
◇	Sanitary Sewer				
	New cleanouts and associated piping to serve new science labs and toilets.				
	6" PVC sewer pipe		330 LF	\$42.00	\$13,860
	6" sanitary sewer cleanout		4 EA	\$450.00	\$1,800

Cat. 10 Technology

◇	Technology Infrastructure		1 LS	\$30,000.00	\$30,000
◇	Data Network/Wireless Networking		1 LS	\$15,000.00	\$15,000
◇	Educational Technology End-use Equipment		1 LS	\$27,000.00	\$27,000
◇	Telephone System Modernization		1 LS	\$5,000.00	\$5,000
◇	Cable TV System Modernization		1 LS	\$3,000.00	\$3,000
◇	Clock System Modernization		1 LS	\$3,000.00	\$3,000

Cat. 13 Administration/Staff Services

	Administration/Staff Relocatable	Modern. (Level 1)	1,440 SF	\$29.75	\$42,840
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Cat. 16 General Site Improvements

◇	Parking Lots Improvements		1,000 SF	\$2.00	\$2,000
	Landscape & Irrigation Modernization		1 LS	\$4,885.00	\$4,885
	New Concrete Paving		12,000 SF	\$5.00	\$60,000
	New Asphalt Hardcourt		3,000 SF	\$4.10	\$12,300

Sub-Total Probable Construction Cost:					\$759,865
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Alternative Education

Measure G Probable Construction Cost

Furniture, Furnishings & Equipment

Furniture, Furnishings & Equipment (FFE) cost is to be included with all new construction. An FFE cost is also attributed to the Master Plan Student Enrollment Total for each Alternative Campus.

17. Furniture, Furnishings & Equipment

FFE for Pegasus Alternative High School

x	7% of New Construction	7 %	\$330,000.00	\$23,100
x	\$250 Per Student	120 EA	\$250.00	\$30,000
	<u>New Lockers-Educational End-User Equip Storage</u>	- 1 LS	\$33,334.00	\$33,334

FFE for Apollo Alternative High School

x	7% of New Construction	7 %	\$200,000.00	\$14,000
x	\$250 Per Student	80 EA	\$250.00	\$20,000
	<u>New Lockers-Educational End-User Equip Storage</u>	- 1 LS	\$33,334.00	\$33,334

FFE for Phoenix Alternative High School

x	7% of New Construction	7 %	\$200,000.00	\$14,000
x	\$250 Per Student	80 EA	\$250.00	\$20,000
	<u>New Lockers-Educational End-User Equip Storage</u>	- 1 LS	\$33,334.00	\$33,334

Sub-Total Probable Construction Cost:				\$221,102
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Alternative Education

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **Alternative Education** is provided as a recommendation to the District for the scope of work to be performed under the Measure G bond and future funding for 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 **Master Plan Full Scope** proposal includes all current and future campus improvement projects as set forth by the District.

In January of 2004 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 provides a framework for the Master Plan Full Scope campus projects. 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 **Master Plan Full Scope Diagram** that provides a graphical representation of the proposed scope of work. The **Full Scope Probable Construction Cost Summary** identifies the main project categories and associated costs including project contingency and escalation amounts. The **Full Scope 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 **Full Scope 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.

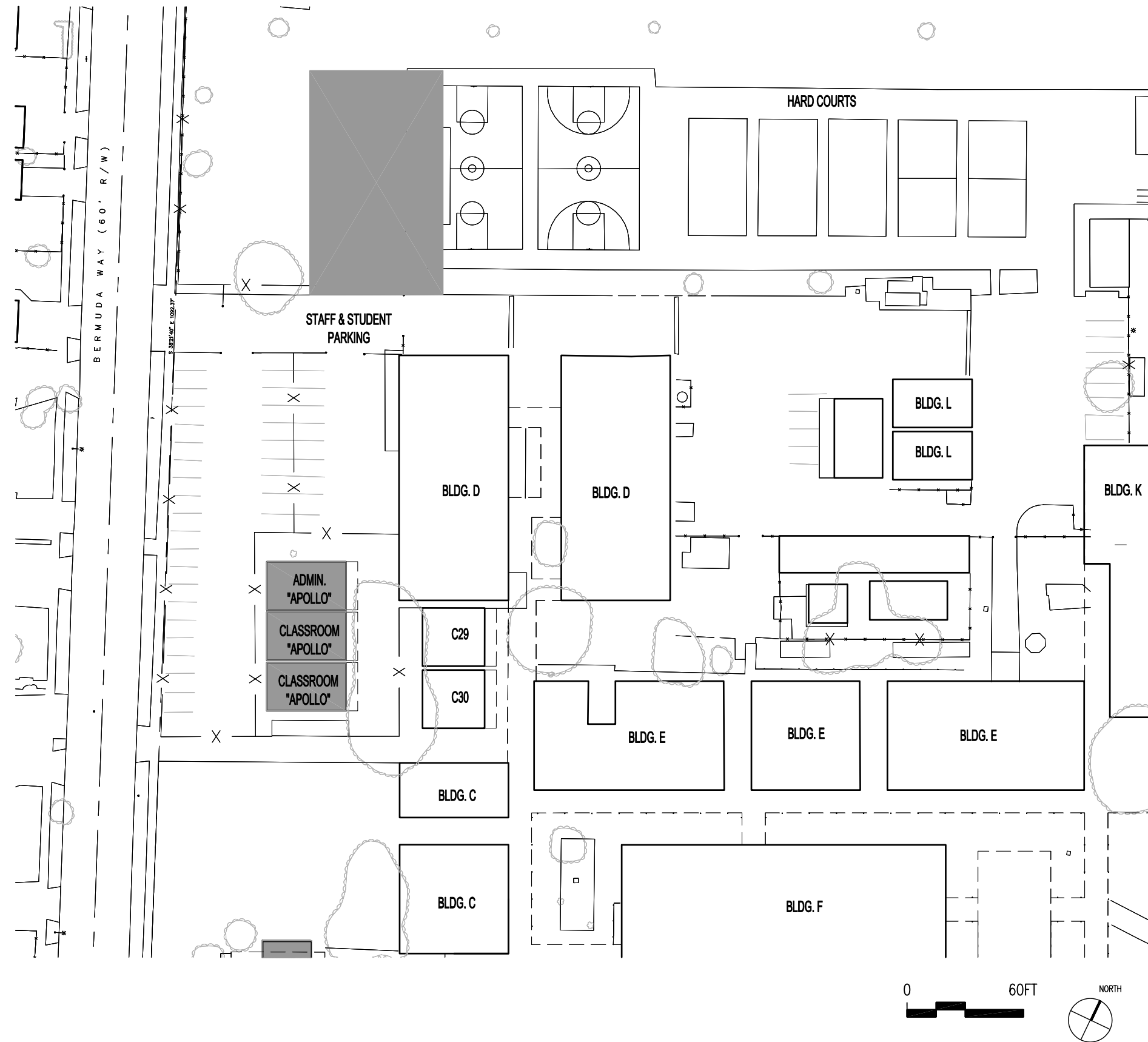
Alternative Education

Master Plan Full Scope Summary

Pegasus, Apollo and Phoenix Full Scope Project List:

- Relocate Pegasus Alternative Campus to New Location
- New Classroom and Science Lab Construction
- New Administration/Student Services Construction
- Existing Administration/Student Services Modernization
- New Restroom Construction
- New Lunch Shelter Construction
- Campus Security Upgrades
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- Visitor Parking Expansion
- Landscaping and Irrigation Improvements
- New Hardscape Construction
- Furnishings and Equipment

Full Scope 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

**PERKINS
& WILL**

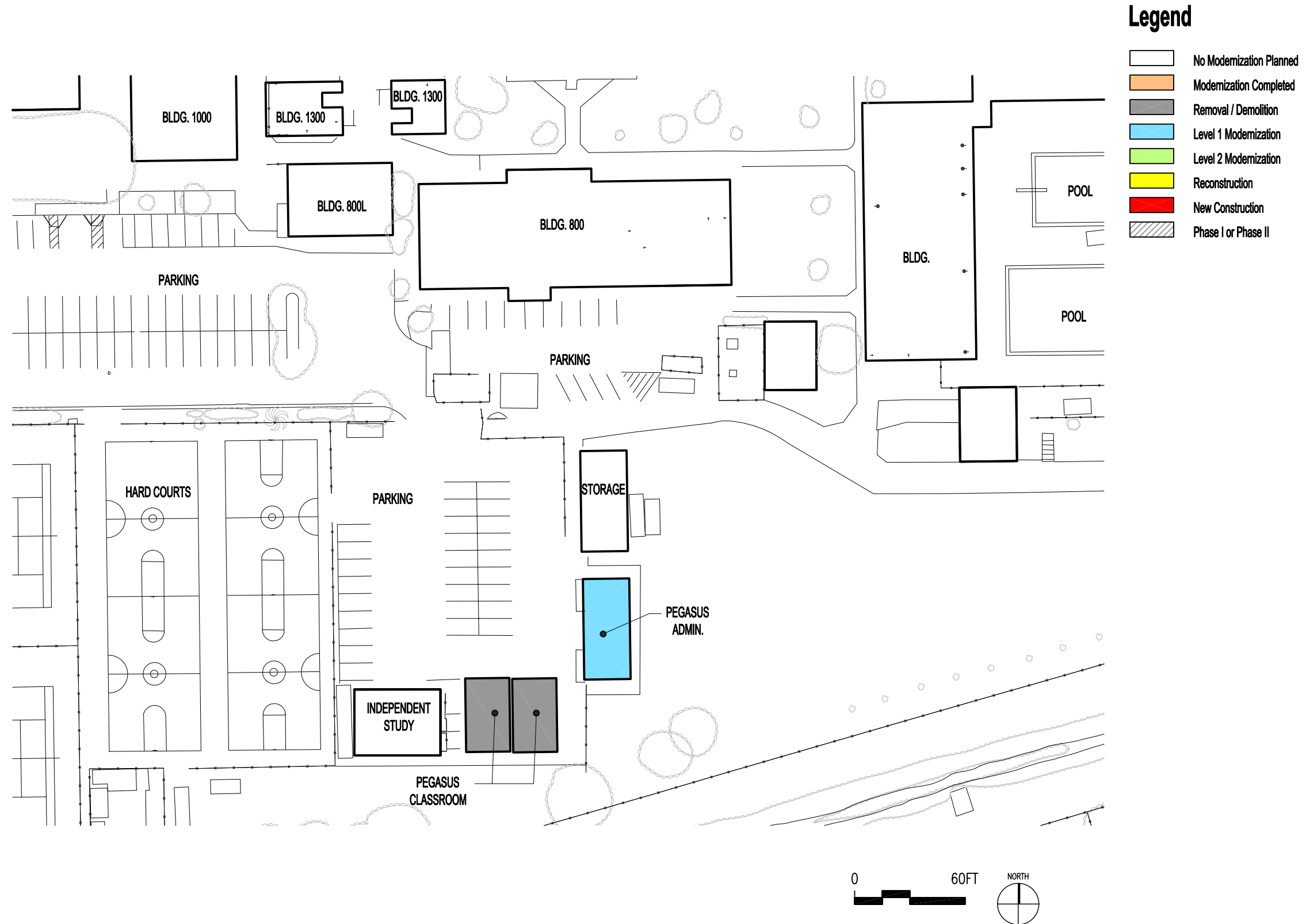
213.270.8400 Fax: 213.270.8410
617 West 7th St. Suite 1200
Los Angeles, California 90017
Architecture . Engineering . Interiors



**Apollo
Alternative
Site Plan**

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

Full Scope Existing/Demolition Plan



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

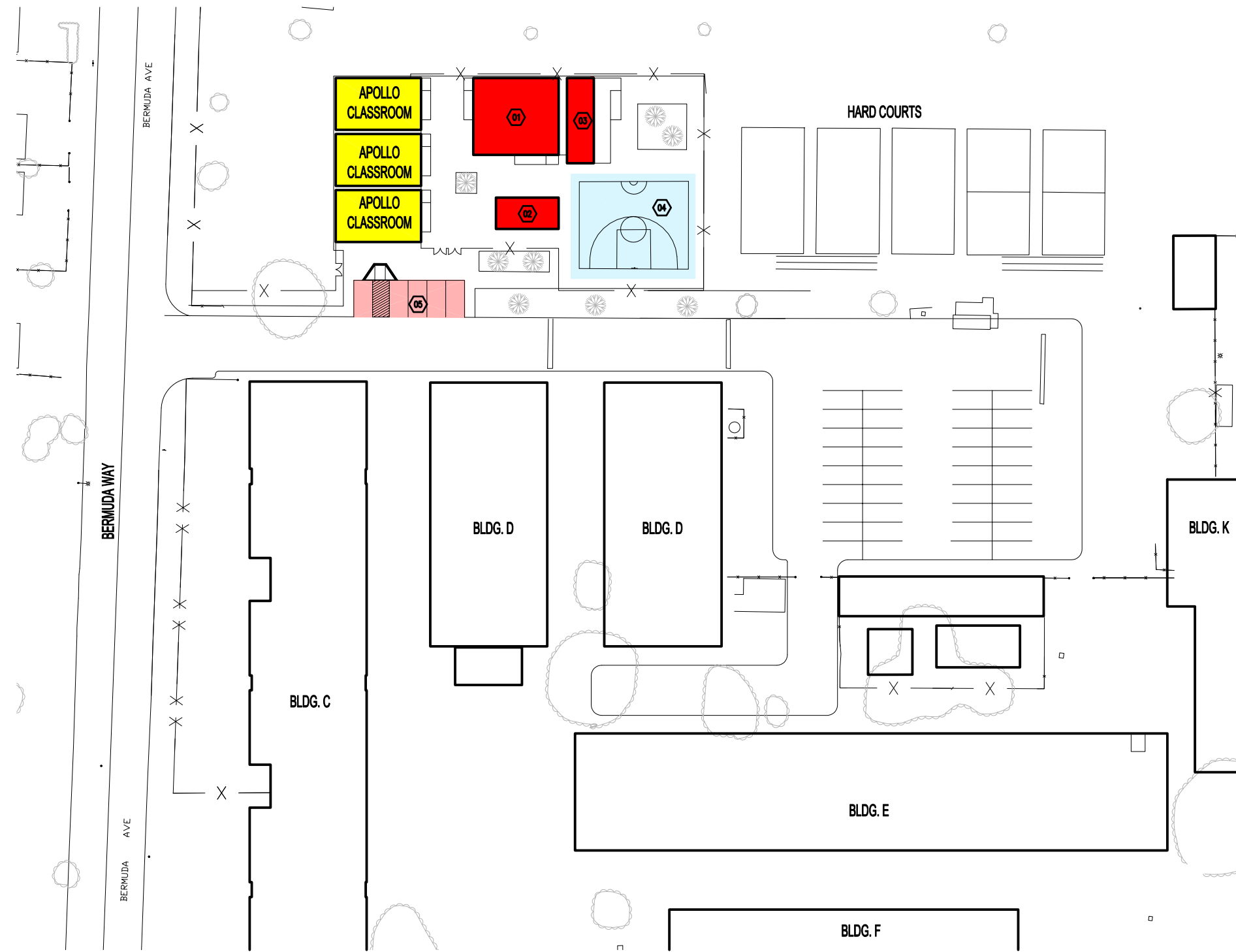
213.270.8400 Fax: 213.270.8410
617 West 7th St. Suite 1200
Los Angeles, California 90017
Architecture . Engineering . Interiors



**Phoenix
Alternative
Site Plan**

Date	March 15, 2004
Job Number	73103.058
Scale	1" = 60'
Sheet	PX-01

Master Plan Scope Diagram

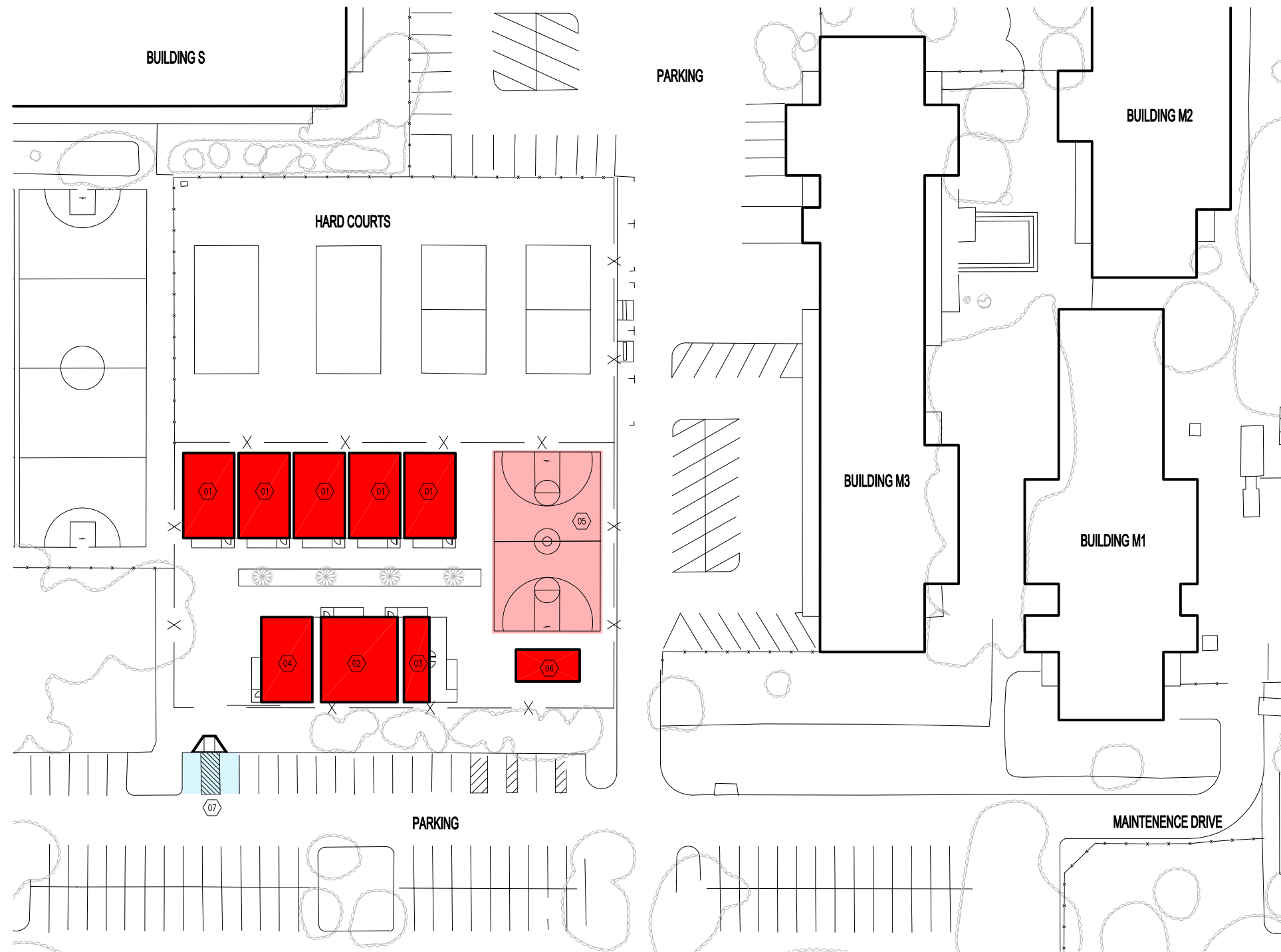


Legend

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

- 01 New Science Lab
- 02 New Lunch Shelter
- 03 New Student & Staff Toilets
- 04 Reconfigured Hardcourt
- 05 New Apollo Parking

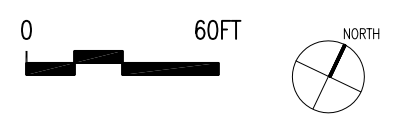
Full Scope Diagram



Legend

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

- 01 New Standard Classroom
- 02 New Science Lab
- 03 New Student & Staff Restrooms
- 04 New Administration
- 05 Reconfigured Hardcourt
- 06 New Lunch Shelter
- 07 Reconfigured Pegasus Parking



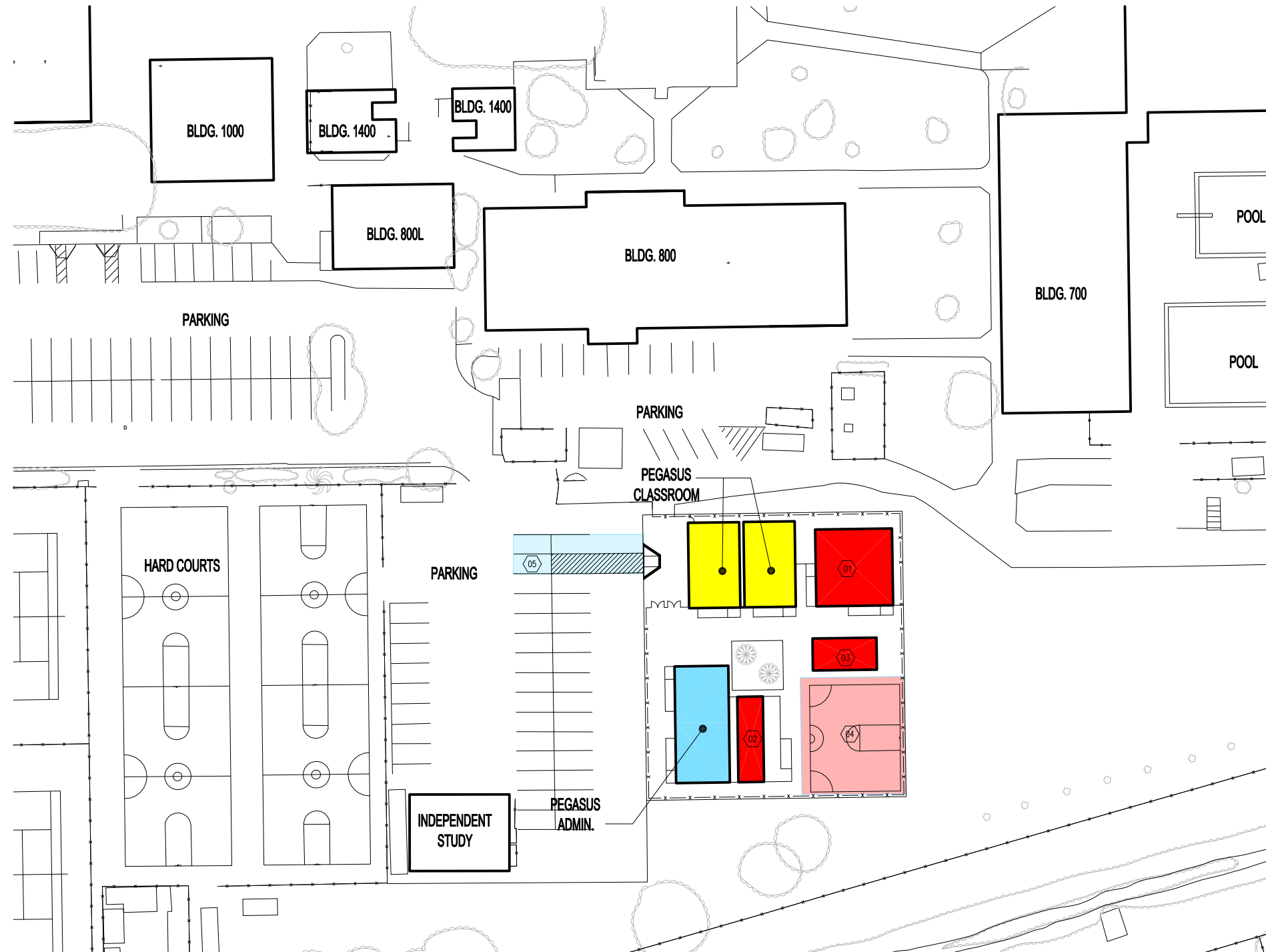
**P E R K I N S
& W I L L**

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Architecture . Engineering . Interiors

**Pegasus
Alternative
Site Plan**

Date	March 15, 2004
Job Number	73103.058
Scale	1" = 60'
Sheet	PG-01

Full Scope Diagram



Legend

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

- 01 New Science Lab
- 02 New Student & Staff Toilets
- 03 New Lunch Shelter
- 04 New Hardcourt
- 05 Reconfigured Phoenix Parking



**P E R K I N S
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**Phoenix
Alternative
Site Plan**

Date	March 15, 2004
Job Number	73103.058
Scale	1" = 60'
Sheet	PX-01

Alternative Education

Full Scope Probable Construction Cost Summary

Phase I Construction Cost: \$0

Phase II Probable Construction Cost: \$0

Pegasus Alternative	
General Site, Utility & Technology Improvements	\$491,286
New Construction & Relocatable Replacement	\$579,250
Apollo Alternative	
General Site, Utility & Technology Improvements	\$376,864
New Construction & Relocatable Replacement	\$519,250
Phoenix Alternative	
General Site, Utility & Technology Improvements	\$301,161
New Construction & Relocatable Replacement	\$512,090
Subtotal:	\$2,779,901
Furniture, Furnishings, Equipment (7% of New Construction)	\$228,643
Sub-Total Probable Construction Cost:	\$3,008,543
Contingency (5% of Construction)	\$150,427
Subtotal:	\$3,158,970
Construction Cost Escalation/Market Condition (3 years @ 4% annually)	\$379,076

District Priority Probable Construction Cost: \$3,538,047

Total Probable Construction Cost:	\$3,538,047
Allocated Construction Budget:	\$3,711,270
Balance of Funds:	\$173,223

Alternative Education

Legend of Symbols

- ‡ Projects in process prior to Master Plan (District Generated)
- × Documented in the Measure G Bond Project List (may also be included in the Executive Summary)
- Documented in the Executive Summary, Bond Measures, School Safety and Student Success
- ▲ DSA required project
- ◇ Master Plan recommended project

Alternative Education

Full Scope Phase I & Phase II Probable Construction Cost

Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
	None				NA
Phase I Construction Cost					\$0
Phase II:					
	None				NA
Phase II					\$0
Design Contingency @ 15%					\$0
Cost Escalation 1 Years @ 4%					\$0
Phase II Probable Construction Cost					\$0

Alternative Education

Full Scope Probable Construction Cost

District Priority Projects (DPP):

Pegasus Alternative

The existing program is removed from Building M, at Independence High School, and placed into Relocatable Structures, moved from another campus. The New program will include: (5) General Classrooms, (1) Science Lab, (1) Administration, Student & Staff Restrooms, and a Lunch Shelter. Parking is to be modified to provide accessible parking, staff parking and an accessible path of travel.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	Fire Alarm System		1 LS	\$10,000.00	\$10,000
▲	Allowance for Hazardous Material Abatement		1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Student & Staff Restrooms	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 5 Security					
•	Security Surveillance Cameras & DVR		1 LS	\$8,000.00	\$8,000
•	Security Alarm System		2 LS	\$3,000.00	\$6,000
•	Security Exterior Lighting		1 LS	\$8,000.00	\$8,000
	Perimeter Site Fencing				
•	Site Perimeter 8' Ht. Chain Link Fencing		150 LF	\$28.00	\$4,200
Cat. 6 Teaching Stations					
	New Construction for Enlargement of Undersized Classrooms				
×	Classroom Relocatable	Reconstruction	4 EA	\$20,000.00	\$80,000
	Classrooms/Labs New Construction for Expanded Program				
×	Classroom Relocatable	Reconstruction	1 EA	\$20,000.00	\$20,000
×	Science Relocatable	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 8 Demolition					
◇	Site Demolition		17,200 SF	\$5.00	\$86,000

Alternative Education

Full Scope Probable Construction Cost

Cat. 9 Utilities Infrastructure					
◇	New Construction Utilities Services		1/3 LS	\$25,000	\$8,333
	Electrical	New Construction	1 LS	12000	\$12,000
◇	Gas				
	New connections and associated piping to serve new science labs and toilets.				
	1-1/4" PVC gas line		700 LF	\$32.00	\$22,400
◇	Domestic Water				
	New valves, connections and associated piping to serve new science labs and toilets.				
	4" PVC water line		770 LF	\$40.00	\$30,800
	4" gate valve		3 EA	\$250.00	\$750
▲	Fire Service Water				
	New PIV's, connections and associated piping to serve new science labs, toilets and classrooms.				
	6" PVC water line		640 LF	\$45.00	\$28,800
	PIV		8 EA	\$400.00	\$3,200
◇	Sanitary Sewer				
	New cleanouts and associated piping to serve new science labs and toilets.				
	6" PVC sewer pipe		440 LF	\$42.00	\$18,480
	6" sanitary sewer cleanout		6 EA	\$450.00	\$2,700
Cat. 10 Technology					
◇	Technology Infrastructure		1 LS	\$30,000.00	\$30,000
◇	Data Network/Wireless Networking		1 LS	\$15,000.00	\$15,000
◇	Educational Technology End-use Equipment		1 LS	\$54,000.00	\$54,000
◇	Telephone System Modernization		1 LS	\$5,000.00	\$5,000
◇	Cable TV System Modernization		1 LS	\$3,000.00	\$3,000
◇	Clock System Modernization		1 LS	\$3,000.00	\$3,000
Cat. 13 Administration/Staff Services					
	Administration/Staff Relocatable	New Construction	1 EA	\$50,000.00	\$50,000
Cat. 14 General Building Improvements					
	Lunch Shelter	New Construction	450 SF	\$65.00	\$29,250
Cat. 16 General Site Improvements					
◇	Parking Lots Improvements		550 SF	\$2.00	\$1,100
	Landscape & Irrigation Modernization				
	General Landscaping		1 LS	\$4,785.00	\$4,785
	New Concrete Paving		17,200 SF	\$5.00	\$86,000
	New Asphalt Hardcourt		7,253 SF	\$4.10	\$29,737
Sub-Total Probable Construction Cost:					
					\$1,070,536

Alternative Education

Full Scope Probable Construction Cost

Apollo Alternative

The existing program is removed from its current location to a new spot on the W.C. Oberfelt Campus. The New program will include: (2) General Classrooms, (1) Science Lab, (1) Administration, Student & Staff Restrooms, and a Lunch Shelter. Parking is to be modified to provide accessible parking, staff parking and an accessible path of travel.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	Fire Alarm System		1 LS	\$10,000.00	\$10,000
▲	Allowance for Hazardous Material Abatement		1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Student & Staff Restrooms	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 5 Security					
•	Security Surveillance Cameras & DVR		1 LS	\$8,000.00	\$8,000
•	Security Alarm System		1 LS	\$3,000.00	\$3,000
•	Security Exterior Lighting		1 LS	\$8,000.00	\$8,000
	Perimeter Site Fencing				
•	Site Perimeter 8' Ht. Chain Link Fencing		600 LF	\$28.00	\$16,800
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	(2) Classroom Relocatable	Reconstruction	2 EA	\$20,000.00	\$40,000
	Classrooms/Labs New Construction for Expanded Program				
×	Science Relocatable	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 8 Demolition					
	Relocatable Demolition/Removal				
			3 LS	\$2,000.00	\$6,000
◇	Site Demolition		1,000 SF	\$5.00	\$5,000

Alternative Education

Full Scope Probable Construction Cost

Cat. 9 Utilities Infrastructure

◇ New Construction Utilities Services

Electrical	New Construction	1 LS	12000	\$12,000
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◇ Gas

New connections and associated piping to serve five new buildings (classrooms, theater, art labs, large gym, and administration building).

1-1/4" PVC gas line		40 LF	\$32.00	\$1,280
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◇ Domestic Water

New valves, connections and associated piping to serve science labs and toilets

4" PVC water line		920 LF	\$40.00	\$36,800
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4" gate valve		3 EA	\$250.00	\$750
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4" DCDA		1 EA	\$600.00	\$600
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Water connection to existing main line		1 EA	\$800.00	\$800
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▲ Fire Service Water

New PIV's, connections and associated piping to serve new science labs and toilets.

6" PVC water line		160 LF	\$45.00	\$7,200
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PIV		2 EA	\$400.00	\$800
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◇ Sanitary Sewer

New cleanouts and associated piping to serve new science labs and toilets.

6" PVC sewer pipe		1,020 LF	\$42.00	\$42,840
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6" sanitary sewer cleanout		11 EA	\$450.00	\$4,950
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Cat. 10 Technology

◇ Technology Infrastructure		1 LS	\$30,000.00	\$30,000
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◇ Data Network/Wireless Networking		1 LS	\$15,000.00	\$15,000
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◇ Educational Technology End-use Equipment		1 LS	\$27,000.00	\$27,000
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◇ Telephone System Modernization		1 LS	\$5,000.00	\$5,000
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◇ Cable TV System Modernization		1 LS	\$3,000.00	\$3,000
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◇ Clock System Modernization		1 LS	\$3,000.00	\$3,000
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Cat. 13 Administration/Staff Services

Administration/Staff Relocatable	Reconstruction	1 EA	\$50,000.00	\$50,000
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Cat. 14 General Building Improvements

Lunch Shelter	New Construction	450 SF	\$65.00	\$29,250
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Cat. 16 General Site Improvements

◇ Parking Lots Improvements		940 SF	\$4.10	\$3,854
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Landscape & Irrigation Modernization

General Landscaping		1 LS	\$2,870.00	\$2,870
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New Concrete Slab at Relocatables		18,200 SF	\$5.00	\$91,000
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New Asphalt Hardcourt		5,200 SF	\$4.10	\$21,320
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Sub-Total Probable Construction Cost:				\$896,114
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Alternative Education

Full Scope Probable Construction Cost

Phoenix Alternative

The existing program is removed from its current location to a new spot on the W.C. Oberfelt Campus. The New program will include: (2) General Classrooms, (1) Science Lab, (1) Administration, Student & Staff Restrooms, and a Lunch Shelter. Parking is to be modified to provide accessible parking, staff parking and an accessible path of travel.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	Fire Alarm System		1 LS	\$10,000.00	\$10,000
▲	Allowance for Hazardous Material Abatement		1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Student & Staff Restrooms	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 5 Security					
●	Security Surveillance Cameras & DVR		1 LS	\$8,000.00	\$8,000
●	Security Alarm System		1 LS	\$3,000.00	\$3,000
●	Security Exterior Lighting		1 LS	\$8,000.00	\$8,000
	Perimeter Site Fencing				
●	Site Perimeter 8' Ht. Chain Link Fencing		572 LF	\$28.00	\$16,016
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	(2) Classroom Relocatable	Reconstruction	2 EA	\$20,000.00	\$40,000
	Classrooms/Labs New Construction for Expanded Program				
×	Science Relocatable	New Construction	1 EA	\$200,000.00	\$200,000
Cat. 8 Demolition					
	Relocatable Demolition/Removal		2 LS	\$2,000.00	\$4,000

Alternative Education

Full Scope Probable Construction Cost

Cat. 9 Utilities Infrastructure					
◇	New Construction Utilities Services				
	Electrical	New Construction	1 LS	12000	\$12,000
◇	Gas				
	New connections and associated piping to serve new science labs and toilets.				
	1-1/4" PVC gas line		100 LF	\$32.00	\$3,200
◇	Domestic Water				
	New valves, connections and associated piping to serve new science labs and toilets.				
	4" PVC water line		510 LF	\$40.00	\$20,400
	4" gate valve		3 EA	\$250.00	\$750
▲	Fire Service Water				
	New PIV's, connections and associated piping to serve new science labs and toilets.				
	6" PVC water line		270 LF	\$45.00	\$12,150
	PIV		2 EA	\$400.00	\$800
◇	Sanitary Sewer				
	New cleanouts and associated piping to serve new science labs and toilets.				
	6" PVC sewer pipe		330 LF	\$42.00	\$13,860
	6" sanitary sewer cleanout		4 EA	\$450.00	\$1,800
Cat. 10 Technology					
◇	Technology Infrastructure		1 LS	\$30,000.00	\$30,000
◇	Data Network/Wireless Networking		1 LS	\$15,000.00	\$15,000
◇	Educational Technology End-use Equipment		1 LS	\$27,000.00	\$27,000
◇	Telephone System Modernization		1 LS	\$5,000.00	\$5,000
◇	Cable TV System Modernization		1 LS	\$3,000.00	\$3,000
◇	Clock System Modernization		1 LS	\$3,000.00	\$3,000
Cat. 13 Administration/Staff Services					
	Administration/Staff Relocatable	Modern. (Level 1)	1,440 SF	\$29.75	\$42,840
Cat. 14 General Building Improvements					
	Lunch Shelter	New Construction	450 SF	\$65.00	\$29,250
Cat. 16 General Site Improvements					
◇	Parking Lots Improvements		1,000 SF	\$2.00	\$2,000
	Landscape & Irrigation Modernization				
	General Landscaping		1 LS	\$4,885.00	\$4,885
	New Concrete Slab at Relocatables		15,000 SF	\$5.00	\$75,000
	New Asphalt Hardcourt		3,000 SF	\$4.10	\$12,300
Sub-Total Probable Construction Cost:					\$813,251

Alternative Education

Full Scope Probable Construction Cost

Furniture, Furnishings & Equipment

Furniture, Furnishings & Equipment (FFE) cost is to be included with all new construction. An FFE cost is also attributed to the Master Plan Student Enrollment Total for each Alternative Campus.

17. Furniture, Furnishings & Equipment

FFE for Pegasus Alternative High School

x	7% of New Construction	7 %	\$379,250.00	\$26,548
x	\$250 Per Student	120 EA	\$250.00	\$30,000
	<u>New Lockers-Educational End-User Equip Storage</u>	- 1 LS	\$33,334.00	\$33,334

FFE for Apollo Alternative High School

x	7% of New Construction	7 %	\$229,250.00	\$16,048
x	\$250 Per Student	80 EA	\$250.00	\$20,000
	<u>New Lockers-Educational End-User Equip Storage</u>	- 1 LS	\$33,333.00	\$33,333

FFE for Phoenix Alternative High School

x	7% of New Construction	7 %	\$229,250.00	\$16,048
x	\$250 Per Student	80 EA	\$250.00	\$20,000
	<u>New Lockers-Educational End-User Equip Storage</u>	- 1 LS	\$33,333.00	\$33,333

Sub-Total Probable Construction Cost:	\$228,643
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Alternative Education

Construction Category Descriptions: *Administration*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets and counters
 - Remove and replace whiteboards, tackboards, and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including Fire alarm System
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *Administration*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Art Laboratories*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *Art Laboratories*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Computer Laboratories*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *Computer Laboratories*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *General Classrooms*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *General Classrooms*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Gymnasium*

Modernization Level 1

- Architectural
 - Remove and replace ceiling finishes
 - Refinish athletic flooring
 - Remove and replace bleacher seating
 - Remove and replace doors and hardware
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks and faucets
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and replace athletic flooring
 - Remove and replace attached sports equipment
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Alternative Education

Construction Category Descriptions: *Gymnasium*

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology

- Includes grading, services & utilities within 5 feet

- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Library*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace projection screens and other attached equipment
 - Remove and replace cabinets and book shelves
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm systems
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/upgrade IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *Library*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Locker Rooms*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace lockers and benches
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system
- Electrical

- Includes scope of Modernization Level 1
- Remove and replace 50% of conduits and wiring
- Remove and replace panel boards in same location
- Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical &

Alternative Education

Construction Category Descriptions: *Locker Rooms*

Plumbing, Electrical and Technology

- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Locker Room Shower Areas*

Modernization Level 1

- Architectural
 - Remove and replace floor, wall and ceiling finishes
 - Remove and replace doors and hardware
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks and faucets
 - Replace shower heads and controls
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system
- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring

- Remove and replace panel boards in same location
- Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology

Alternative Education

Construction Category Descriptions: *Locker Room Shower Areas*

- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Multi-Purpose Spaces*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system
- Electrical

- Includes scope of Modernization Level 1
- Remove and replace 50% of conduits and wiring
- Remove and replace panel boards in same location
- Remove and replace 50% of special low voltage systems including fire alarm systems
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/upgrade IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment

Alternative Education

Construction Category Descriptions: *Multi-Purpose Spaces*

- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Music Laboratories*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *Music Laboratories*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Nutrition Services*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets and counters
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace hand sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace equipment hoods
 - Remove and replace mechanical package units in same location
 - Remove and replace all other plumbing fixtures and 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm systems
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade IDF equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace all plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

Alternative Education

Construction Category Descriptions: *Nutrition Services*

- Furniture, fixtures and equipment
- Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Restrooms*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace toilet partitions
 - Remove and replace mirrors, air dryers, soap and towel dispensers, trash receptacles, etc.
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks and faucets
 - Replace toilets and urinals
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and relocate toilets, urinals and sinks
 - Remove and replace 50% of plumbing system
 - Remove and replace ducting
 - Remove and replace mechanical package units in same

location

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm systems
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - None
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Alternative Education

Construction Category Descriptions: *Restrooms*

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Science Laboratories*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Remove and replace fume hoods
 - Remove and Replace sinks and faucets
 - Remove and replace gas valves
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same location

- Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment

Alternative Education

Construction Category Descriptions: *Science Laboratories*

- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Construction Category Descriptions: *Theater*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace theater seating
 - Remove and replace projection screens and other attached equipment
 - Remove and replace stage rigging, curtains and equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Replace theatrical light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

- Architectural
 - Includes scope of Modernization Level 1
 - Remove and relocate up to 50% of interior non-bearing partitions
 - Remove and replace 50% of interior wall finish
 - Remove and replace roofing
 - Exterior paint
- Structural
 - None
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1
 - Remove and replace ducting
 - Remove and replace mechanical package units in same

- location
 - Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment

Alternative Education

Construction Category Descriptions: *Theater*

- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

New Construction

- Includes full scope of Architectural, Structural, Mechanical & Plumbing, Electrical and Technology
- Includes grading, services & utilities within 5 feet
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment
 - Grading, services & utilities beyond 5 feet
 - Landscape and paving

Alternative Education

Errata/Revision History

The following are changes and corrections made to the Master Plan after District approval: