

James Lick High School

Campus Master Plan



March 15, 2004

James Lick High School

Master Plan Contents



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James Lick High School

Campus Master Plan



East Side Union High School District Mission Statement

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

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

James Lick High School

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.

James Lick High School

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.

James Lick High School

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

James Lick High School

Glossary of Terms



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

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

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

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

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

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

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

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

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

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

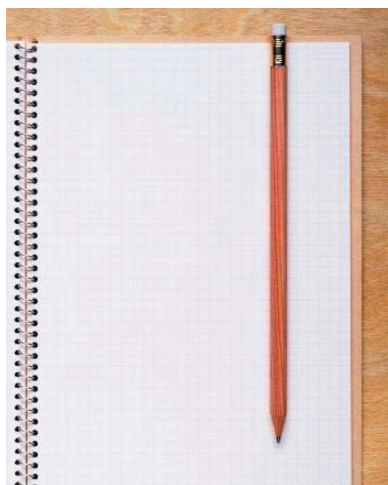
Recently Modernized Classroom—A Teaching Station modernized within 10 years of the Preliminary Needs Assessment (1993 or later), presumed by the District to be predominantly compliant with recent DSA requirements.

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

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

James Lick High School

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.

James Lick High School

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.

James Lick High School

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

James Lick High School

Master List of District Priority Projects



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

- ♦ Landscape & Irrigation Modernization

17. Furniture, Furnishings & Equipment

- ♦ New Furnishings
- ♦ New Lockers

12. Nutrition Services

- ♦ Nutritional Services
 - Modernization or Reconstruction
 - Kitchen Equipment

13. Administration & Staff

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

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

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

15. Outdoor Athletic Facilities

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

16. General Site Improvements

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

James Lick High School

Introduction to the Measure G Scope



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

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

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

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Campus Measure G Scope Summary



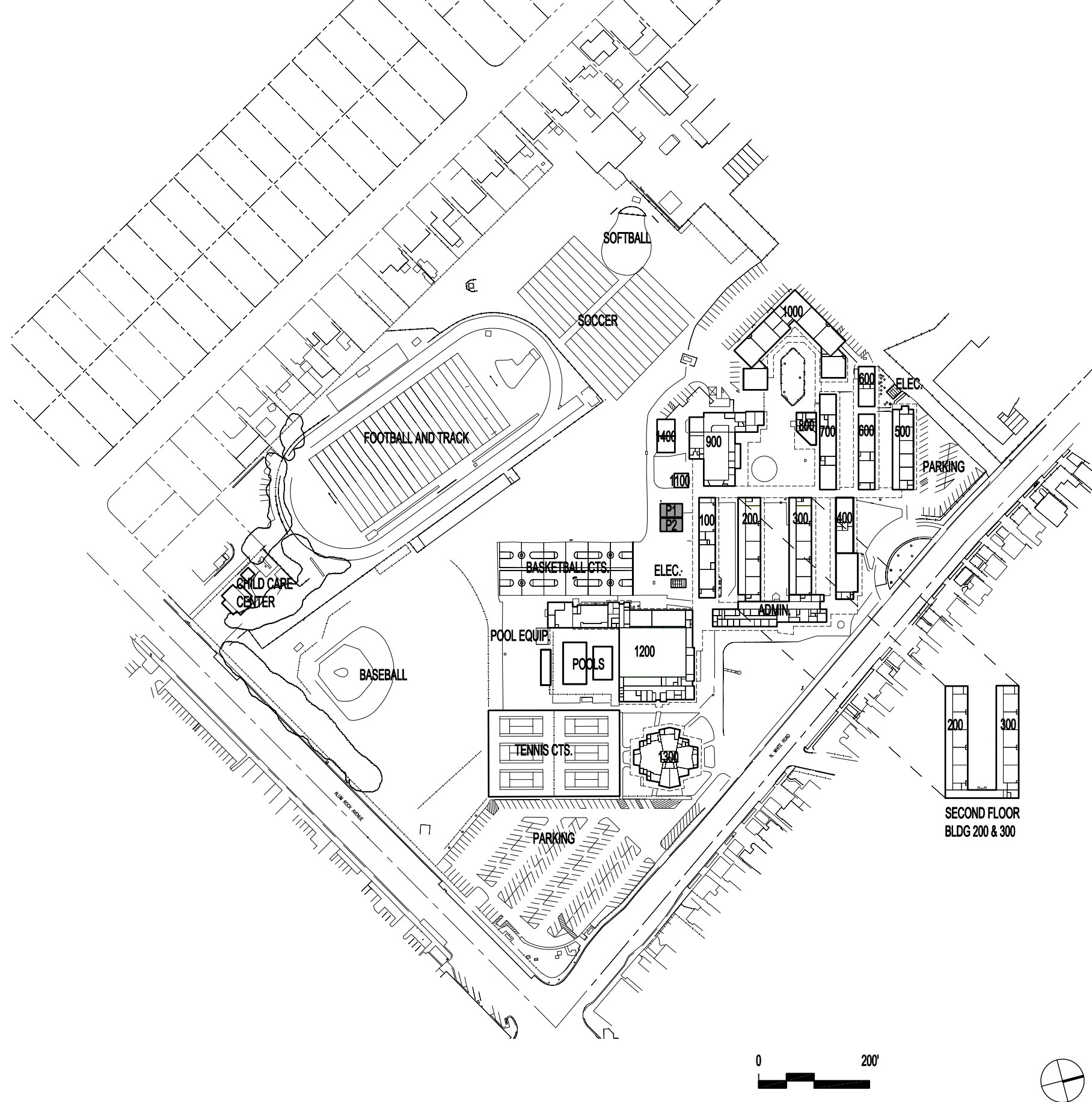
Campus Measure G Project Scope List:

- Site/Building Related Improvements
- Seismic Upgrade of Existing Structures
- Pool Modernization
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- Existing Classroom Modernization
- New Classroom Construction
- Existing Television Studio Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- Existing Administration Modernization
- New Faculty Collaboration Space Construction
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- New Lunch Shelter Construction
- Sports Field & Irrigation Improvements
- Parking Lot Improvements
- Furnishings and Equipment

Measure G Demolition Plan

Legend

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



NOTES:

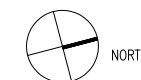
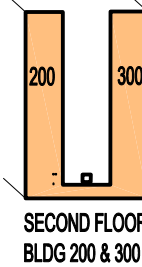
Measure G Scope Diagram



Legend

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

- 01 New Student Restrooms
- 02 New Lunch Shelter
- 03 New Fencing
- 04 New Classroom Building



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

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**James Lick
High School
Site Plan**

Date	March 15, 2004
Job Number	73103.054
Scale	1" = 200'
Sheet	JL-02

James Lick High School

Measure G Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Administration	-	-	-	-	-	-	-	-
Building 100 (Classrooms)	1	1	-	-	1	1	-	-
Building 200 (Classrooms)	10	8	-	-	-	-	-	2
Building 300 (Classrooms)	10	8	-	-	-	-	-	2
Building 400 (Library / Art Lab)	-	-	-	-	2	2	-	-
Building 500 (Classrooms)	4	4	-	-	-	-	1	0
Building 600 (Classrooms)	3	3	2	2	-	-	-	-
Building 700 (Classrooms)	-	-	1	1	2	2	-	-
Building 800 (ASB Office)	-	-	-	-	-	-	-	-
Building 900 (Multipurpose)	-	-	-	-	1	1	-	-
Building 1000	-	-	7	7	-	-	-	-
Building 1100	-	-	-	-	-	-	-	-
Building 1200	-	-	-	-	-	-	-	-
Building 1300	2	1	-	-	3	3	-	-
Building P (Relocatable)	1	0	-	-	-	-	1	0
Subtotals	31	25	10	10	9	9	2	4
New Construction								
New Classroom Building	0	2	-	-	-	-	-	-
Subtotals	0	2	0	0	0	0	0	0

Total Existing Teaching Stations: 52

Total Proposed Teaching Stations: 50

Note:

All existing teaching station totals do not include existing Interim Housing classrooms.

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Measure G Probable Construction Cost Summary



Phase I Construction Cost: **\$203,000**

Phase II Probable Construction Cost: **\$2,308,827**

Off-Site Developments: \$0
 On-Site Developments: \$2,023,291
 Site Structures: \$224,193

Modernization/Reconstruction Projects

Administration	\$540,662
Building 100	\$136,000
Building 200	\$631,800
Building 300	\$658,800
Building 400	\$235,005
Building 500	\$896,750
Building 600	\$170,200
Building 700	\$139,600
Building 800	\$17,369
Building 900	\$581,174
Building 1000	\$341,740
Building 1100	\$0
Building 1200	\$1,127,950
Building 1300	\$471,330

Subtotal: **\$5,948,379**

New Construction

New Classroom Building	\$740,611
------------------------	-----------

Furniture, Furnishings, Equipment (7% of New Construction) **\$122,840**

Sub-Total Probable Construction Cost: **\$9,059,315**

Contingency (15% of Construction) **\$1,358,897**

Subtotal: **\$10,418,213**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$1,250,186**

District Priority Probable Construction Cost: **\$11,668,398**

Total Probable Construction Cost:	\$14,180,225
Allocated Construction Budget:	\$15,201,395
Balance of Funds:	\$1,021,170



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

James Lick High School

Measure G Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 3 Recommended Building Improvements					
‡	Gym Roofing		1 LS		TBD
‡	Pump House Roofing		1 LS		TBD
Cat. 5 Security					
×	Site Security System				
	Prototype Multi-camera Surveillance System & DVR		1 LS	\$20,000.00	\$20,000
Cat. 10 Technology					
•	Upgrade Phone System Access Security		1 LS	\$5,000.00	\$5,000
•	Phone Software Upgrades		1 LS	\$14,000.00	\$14,000
•	Upgrade Attendant Station (Auto Attendant & Direct Station)		1 LS	\$9,000.00	\$9,000
‡	Upgrade Existing PA System		1 LS	\$0.00	TBD
×	Upgrade Existing CATV Network to Digital (with Comcast)		1 LS	\$25,000.00	\$25,000
‡	Replace Clock with Wireless		1 LS	\$15,000.00	\$15,000
Cat. 15 Outdoor Athletic Facilities					
•	Re-Surface (6) Tennis Courts		1 LS	\$25,000.00	\$25,000
Cat. 16 General Site Improvements					
•	Parking Lot Improvements		1 LS	\$65,000.00	\$65,000
•	New Asphalt At Removed Relocatable		1 LS	\$25,000.00	\$25,000
Phase I Construction Cost					\$203,000

James Lick High School

Measure G Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase II:					
Cat. 1 Mandatory Code Compliance					
▲	Upgrade Fire Alarm System	Modern. (level 2)	1 LS	\$515,800.00	\$515,800
Cat. 4 Health					
Restroom New Construction					
▲	New Restroom Building	New Construction	500 SF	\$200.32	\$100,160
Restroom Modernizations					
x	<u>Building 100</u> Student (Boys Room 107)	Modern. (level 2)	204 SF	\$87.10	\$17,768
x	<u>Building 200</u> Student (Girls Room 209)	Modern. (level 1)	311 SF	\$72.35	\$22,501
x	<u>Building 300</u> Student (Boys Room 309)	Modern. (level 1)	312 SF	\$72.35	\$22,573
x	<u>Building 900</u> Staff (Rooms 902.1, 913 & 914)	Modern. (level 2)	320 SF	\$87.10	\$27,872
x	Administration Building Staff (Rooms A6.3, A7.5 & A9.2)	Modern. (level 2)	190 SF	\$87.10	\$16,549
Sub-total Restroom Modernizations					\$107,263
Locker Room Improvement					
<u>Building 1200 - Boys'</u>					
x	Locker Room (1202, 1201.1, 1202.6, 1201.14)	Modern. (level 2)	2,825 SF	\$144.26	\$407,535
x	Showers (1202.15) ADA Accessibility	Modern. (level 2)	571 SF	\$144.26	\$82,372
x	Restrooms (1202.11, 1202.18)	Modern. (level 2)	221 SF	\$87.10	\$19,249
x	Athletic Staff Locker Room (1202.3, 1202.4, 1202.5, 1202.10)	Modern. (level 2)	542 SF	\$144.26	\$78,189
<u>Building 1200 - Girls'</u>					
x	Locker Room (1207, 1207.1)	Modern. (level 2)	2,232 SF	\$144.26	\$321,988
x	Showers (1207.6) ADA Accessibility	Modern. (level 2)	407 SF	\$144.26	\$58,714
x	Restrooms (1207.3, 1207.5)	Modern. (level 2)	265 SF	\$87.10	\$23,082
x	Athletic Staff Locker Room (1206.2, 1206.3)	Modern. (level 2)	148 SF	\$144.26	\$21,350
Sub-total Locker Room Improvement					\$1,012,479
Cat. 5 Security					
● Perimeter Security Fencing					
	Comet Lane & Portion of White Road - 8' C.L.	New Construction	1,275 LF	\$28.00	\$35,700
	White Road at Front of School - 6' Dist. Std.	New Construction	785 LF	\$65.00	\$51,025
Sub-total Perimeter Security Fencing					\$86,725

James Lick High School

Measure G Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 9 Utilities Infrastructure					
New Construction Utilities Services Improvements for New Restroom Building					
▲	<u>Gas</u>				
	2" PVC Gas Line		620 LF	\$35.00	\$21,700
	Gas Connection to Main Line		1 EA	\$700.00	\$700
▲	<u>Domestic Water</u>				
	4" PVC Water Line		430 LF	\$40.00	\$17,200
	4" Gate Valve		5 EA	\$250.00	\$1,250
	Water Connection to Existing Main Line		1 EA	\$800.00	\$800
▲	<u>Sanitary Sewer</u>				
	6" PVC Sewer Pipe		190 LF	\$42.00	\$7,980
	8" PVC Sewer Pipe		450 LF	\$47.00	\$21,150
	6" Sanitary Sewer Cleanout		4 EA	\$450.00	\$1,800
	48" Diameter Sanitary Sewer Manhole		3 EA	\$750.00	\$2,250
◇	<u>Storm Drain</u>				
	6" PVC Storm Drain Pipe		830 LF	\$40.00	\$33,200
	8" PVC Storm Drain Pipe		650 LF	\$45.00	\$29,250
	10" PVC Storm Drain Pipe		650 LF	\$50.00	\$32,500
	12" PVC Storm Drain Pipe		400 LF	\$55.00	\$22,000
	Storm Drain Manhole		1 EA	\$750.00	\$750
			Sub-total New Utilities		\$108,030

	Phase II	\$1,930,458
	Design Contingency @ 15%	\$289,569
	Cost Escalation 1 Years @ 4%	\$88,801
	Phase II Probable Construction Cost	\$2,308,827

James Lick High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

No Off-Site Developments for Measure G projects.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
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Sub-Total Probable Off-Site Development Cost: \$0

On-Site Developments

On-Site Development includes providing Reconstructed Parking Area, Path of Travel Accessibility, limited Field and Hard-court Modernizations, limited Landscape and Irrigation Improvements, Utility Infrastructure Improvements, Pool Reconstruction, and Technology Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$175,081.00	\$175,081
▲	Allowance for Hazardous Material Abatement		1 LS	\$110,810.00	\$110,810
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernization <i>(Includes Depth Increase & Equipment Upgrade)</i>	Reconstruction	1 LS	\$611,000.00	\$611,000
Cat. 5 Security					
●	Security Exterior Lighting	Reconstruction	1 LS	\$75,000.00	\$75,000
Cat. 7 Interim Housing					
	Interim Housing (5) Relocatables		5 EA	\$10,000.00	\$50,000

James Lick High School

Measure G Probable Construction Cost



Cat. 9 Utilities Infrastructure

Existing Utilities Services Improvements

Electrical - Replace (e) substations 3, 4 and 5	1 LS	\$170,000.00	\$170,000
▲ Fire Service Water			
6" PVC Water Line	2,200 LF	\$45.00	\$99,000
6" DCDA with PIV & FDC	1 EA	\$1,200.00	\$1,200
Fire Hydrant	5 EA	\$750.00	\$3,750
Connection to Existing Main Line	1 EA	\$800.00	\$800

New Construction Utilities Services

▲ Fire Service Water			
6" PVC Water Line	50 LF	\$45.00	\$2,250
PIV	1 EA	\$400.00	\$400

Cat. 10 Technology

× Technology Infrastructure	Modern. (level 2)	1 LS	\$319,000.00	\$319,000
× Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$280,000.00	\$280,000
× Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$50,000.00	\$50,000

Cat. 16 General Site Improvements

× Parking Lots Improvements				
Existing Teacher Parking Lot # 1	Modern. (level 1)	1 LS	\$25,000.00	\$25,000
● Landscape & Irrigation Modernization				
Landscape & Irrigation		1 LS	\$50,000.00	\$50,000

Sub-Total Probable On-Site Development Cost:	\$2,023,291
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James Lick High School

Measure G Probable Construction Cost



Site Structures

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
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Covered Walks

The independent covered walk structure requires seismic upgrades, those attached to buildings are included with the building costs for required seismic work. All covered walk structures require roofing upgrades and new finishes.

Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Student Drop-off Canopy	Reconstruction	1 LS	\$21,600.00	\$21,600

Cat. 3 Recommended Building Improvements

•	Roofing Modernizations	Modern. (level 2)	1 LS	\$25,000.00	\$25,000
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Cat. 14 General Building Improvements

◇	Paint @ Exterior	Modern. (level 2)	1 LS	\$8,333.33	\$8,333
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Sub-Total Probable Construction Cost: \$54,933

New Lunch Shelter

New Area: 2,500 sf. New covered lunch shelter structure, located in the main quad adjacent to food services. A portion of the lunch shelter will be built in the Measure G phase, the balance of covered area to be complete with subsequent Master Plan projects.

Cat. 14 General Building Improvements

×	Lunch Shelter	New Construction	2,500 SF	\$65.00	\$162,500
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Sub-Total Probable Construction Cost: \$162,500

Relocatables

Two Relocatables will be removed from the campus, buildings P1 and P2. Building 1400 will receive new exterior paint. Refer to Measure G Diagram.

Cat. 8 Demolition

	Relocatable Demolition/Removal of P1 and P2		2 EA	\$2,000.00	\$4,000
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Cat. 14 General Building Improvements

◇	Paint @ Exterior	Modern. (level 2)	2,208 SF	\$1.25	\$2,760
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Sub-Total Probable Construction Cost: \$6,760

James Lick High School

Measure G Probable Construction Cost



Administration

Existing Area: 8,151 sf. The Existing Program includes administrative offices comprising of principal, assistant principal, and guidance counselor offices and support, and nurse/health, psychologist and resource center areas. The Proposed Program includes altering the lobby, reception and principals' office areas to provide a more inviting and functional visitor's entry. Additional counseling offices will also be included.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at transverse walls		9,750 SF	\$15.00	\$146,250
	Connect concrete walls out-of-plane at tops		9,750 SF	\$4.00	\$39,000
	Remove/repair finishes		9,750 SF	\$5.00	\$48,750
Cat. 3 Recommended Building Improvements					
●	Roofing Modernizations	Modern. (level 2)	7,983 LS	\$5.75	\$45,902
Cat. 11 Teaching Support					
×	Administration/Staff Office	Modern. (level 2)	2,141 SF	\$98.72	\$211,360
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new gas/electric units	Modern. (level 2)	3 EA	\$8,000.00	\$24,000
	Provide new ductwork	Modern. (level 2)	1 LS	\$12,500.00	\$12,500
	Plumbing System Modernization	Modern. (level 1)	1 LS	\$5,000.00	\$5,000
×	Paint @ Exterior	Modern. (level 2)	6,320 SF	\$1.25	\$7,900
Sub-Total Probable Construction Cost:					\$540,662

James Lick High School

Measure G Probable Construction Cost



Building 100 - Classrooms

Existing Area: 5,377 sf. The Existing Program includes the school bank, one classroom, the home economics lab, the career center, and teacher's offices. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		5,450 SF	\$15.00	\$81,750
	Remove/repair finishes		5,450 SF	\$5.00	\$27,250
Cat. 4 Health					
×	Restroom Modernizations				
	Student (107)	Included in Phase II Projects			NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction	Modern. Complete	5,450 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$27,000.00	\$27,000
Sub-Total Probable Construction Cost:					\$136,000

James Lick High School

Measure G Probable Construction Cost



Building 200 - Classrooms

Existing Area: 16,141 sf. The Existing Program includes (10) classrooms, and student restrooms. The Proposed Program change is to relocate (2) special education classrooms to Building 200. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add longitudinal concrete shear walls / infill openings		2,400 SF	\$40.00	\$96,000
	Add transverse concrete shear walls or steel braced frames w/ piers + grade beams and collectors		2,400 SF	\$80.00	\$192,000
	Add connections from wood framing to LFRS		15,600 SF	\$3.00	\$46,800
	Repair interrupted wood framing		15,600 SF	\$5.00	\$78,000
	Remove/repair finishes		15,600 SF	\$10.00	\$156,000
Cat. 4 Health					
×	Restroom Modernizations				
	Student (209)		Included in Phase II Projects		NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 200 - Classroom	Modern. Complete	13,618 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment				
		Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Sub-Total Probable Construction Cost:					\$631,800

James Lick High School

Measure G Probable Construction Cost



Building 300 - Classrooms

Existing Area: 15,270 sf. The Existing Program includes (10) classrooms, and student restrooms. The Proposed Program change is to relocate (2) special education classrooms to Building 300. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add longitudinal concrete shear walls / infill openings		2,400 SF	\$40.00	\$96,000
	Add transverse concrete shear walls or steel braced frames w/ piers + grade beams and collectors		2,400 SF	\$80.00	\$192,000
	Add connections from wood framing to LFRS		15,600 SF	\$3.00	\$46,800
	Repair interrupted wood framing		15,600 SF	\$5.00	\$78,000
	Remove/repair finishes		15,600 SF	\$10.00	\$156,000
Cat. 4 Health					
	Restroom Modernizations				
	Student (309)	Included in Phase II Projects			NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction	Modern, Completed	13,618 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern, (level 2)	1 LS	\$90,000.00	\$90,000
Sub-Total Probable Construction Cost:					\$658,800

James Lick High School

Measure G Probable Construction Cost



Building 400 - Library / Art Labs

Existing Area: 6,318 sf. The Existing Program includes (2) art labs, the library, and associated support spaces. There is no Proposed Program change. Proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		7,360 SF	\$15.00	\$110,400
	Remove/repair finishes		7,360 SF	\$5.00	\$36,800
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	7,636 SF	\$5.75	\$43,907
Cat. 4 Health					
	Restroom Modernizations				
×	Staff (Room 403)	Modern. (level 2)	48 SF	\$87.10	\$4,181
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	7,360 LS	\$0.38	\$2,797
×	Paint @ Exterior	Modern. (level 2)	7,136 SF	\$1.25	\$8,920
●	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$235,005

James Lick High School

Measure G Probable Construction Cost



Building 500 -Classrooms

Existing Area: 5,560 sf. New Area: 795 sf. The Existing Program includes (5) undersized classrooms, and a teacher's office. The Proposed Program change is to reconfigure the building to accommodate (4) standard sized classrooms, keeping a smaller teacher's work area. The building is to receive a complete reconstruction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings	Included w/ Recon.	5,250 SF	-	\$0
	Remove/repair finishes	Included w/ Recon.	5,250 SF	-	\$0
Cat. 4 Health					
	Restroom Modernizations				
×	Staff (501.08), removed from program	None	102 SF	-	NA
Cat. 6 Teaching Stations					
	New Construction for Undersized Classrooms				
×	Building 500 - Classroom	New Construction	795 SF	\$175.00	\$139,125
	Classrooms/Labs Modernization/Reconstruction				
×	Building 500 - Classroom	Reconstruction	5,560 SF	\$128.17	\$712,625
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Sub-Total Probable Construction Cost:					\$896,750

James Lick High School

Measure G Probable Construction Cost



Building 600 - Classrooms

Existing Area: 6,109 sf. The Existing Program includes (3) classrooms, (2) science labs and associated support space, teacher's offices, and student restrooms. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		6,260 SF	\$15.00	\$93,900
	Remove/repair finishes		6,260 SF	\$5.00	\$31,300
Cat. 4 Health					
	Restroom Modernizations				
	Staff (Room 601)	Modern. Completed	244 SF		NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 600 - Classroom	Modern. Completed	6,109 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Sub-Total Probable Construction Cost:					\$170,200

James Lick High School

Measure G Probable Construction Cost



Building 700 - Classrooms

Existing Area: 5,061 sf. The Existing Program includes (1) science lab, (1) photography lab, (1) computer lab, and associated support spaces. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		5,180 SF	\$15.00	\$77,700
	Remove/repair finishes		5,180 SF	\$5.00	\$25,900
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 700 - Classroom	Modern. Completed	5,061 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$139,600

James Lick High School

Measure G Probable Construction Cost



Building 800 - ASB Office

Existing Area: 1,742 sf. The Existing Program includes counseling offices, and the ASB offices and meeting space. The Proposed Program change is to construct new student restrooms adjacent to the existing building. As the existing building is proposed to be eventually removed, scope includes re-roofing and exterior paint only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	2,419 SF	\$5.75	\$13,909
Cat. 4 Health					
▲	New Restrooms, included in Phase II projects	Included in Phase II Projects			NA
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 2)	2,768 SF	\$1.25	\$3,460
Sub-Total Probable Construction Cost:					\$17,369

James Lick High School

Measure G Probable Construction Cost



Building 900 - Multipurpose

Existing Area: 11,630 sf. The Existing Program includes the kitchen, faculty lounge, multi-purpose room, stage, and associated support spaces. There is no Proposed Program change. Proposed scope includes seismic upgrades, technology and food service equipment, and basic building upgrades only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Strengthen diaphragm w/ discontinuities to span to perimeter walls		9,100 SF	\$15.00	\$136,500
	Add plywood shear walls, infill openings		9,100 SF	\$15.00	\$136,500
	Remove/repair finishes		9,100 SF	\$5.00	\$45,500
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	14,171 SF	\$5.75	\$81,483
Cat. 4 Health					
	Restroom Modernizations				
×	Student	Included in Phase II Projects			NA
×	Staff	Included in Phase II Projects			NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 12 Nutrition Services					
•	Nutrition Services	Equipment only	1 LS	\$142,066.00	\$142,066
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 2)	8,900 SF	\$1.25	\$11,125
•	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$581,174

James Lick High School

Measure G Probable Construction Cost



Building 1000 - Science Classrooms

Existing Area: 13,940 sf. The Existing Program includes (7) science labs and associated support spaces. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades		13,937 SF	\$20.00	\$278,740
	Recommend ties from roof diaphragm to walls at approximately 8 feet on center				
	Repair finishes				
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 1000 - Science Labs	Modern. Completed	13,937 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Sub-Total Probable Construction Cost:					\$341,740

James Lick High School

Measure G Probable Construction Cost



Building 1100

Existing Area: 650 sf. Building 1100 will receive no new or modernization work.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Sub-Total Probable Construction Cost:					\$0

James Lick High School

Measure G Probable Construction Cost



Building 1200 - Gymnasium

Existing Area: 28,475 sf. The Existing Program includes the locker rooms, team rooms, the main gymnasium, weight room, wrestling room, and associated support spaces. The Proposed Program is to modernize the locker rooms and restrooms for faculty and students, modernize the main gymnasium space, and includes basic building upgrades.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Strengthen roof diaphragm with steel bracing		11,020 SF	\$15.00	\$165,300
	Repair roof finishes	Included w/ Mod.	11,020 SF	-	\$0
	Add transverse plywood shear walls w/ footings at low roof portion of building.		3,600 SF	\$15.00	\$54,000
	Repair wall finishes	Included w/ Mod.	3,600 SF	-	\$0
	Tie roof and low walls w/ ties at 8'o.c.		3,630 SF	\$10.00	\$36,300
	Tie roof and low walls w/ ties at 8'o.c.		1,800 SF	\$10.00	\$18,000
	Repair ceiling finishes	Included w/ Mod.	3,630 SF	-	\$0
	Repair ceiling finishes	Included w/ Mod.	1,800 SF	-	\$0
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	17,740 SF	\$5.75	\$102,005
Cat. 11 Teaching Support					
×	Large Gym-1200 Building	Modern. (level 1)	11,219 SF	\$65.50	\$734,845
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 2)	14,000 SF	\$1.25	\$17,500
Sub-Total Probable Construction Cost:					\$1,127,950

James Lick High School

Measure G Probable Construction Cost



Building 1300 - Music Classrooms and Media Academy

Existing Area: 9,475 sf. The Existing Program includes (2) undersized classrooms, music and choral classrooms, television studio, and associated support spaces. The Proposed Program is to modernize the television studio and associated support spaces, and the (2) general classrooms. The (2) undersized classrooms will be converted into (1) standard classroom.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (Room 1308 & 1309)	Modern. (level 2)	81 SF	\$87.10	\$7,055
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Building 1300 - TV/Radio Studio Labs and Academy	Modern. (level 2)	3,194 SF	\$109.87	\$350,925
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$58,500.00	\$58,500
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Replace existing ductwork	Modern. (level 2)	1 LS	\$11,900.00	\$11,900
	Replace existing HVAC equipment	Modern. (level 2)	1 Ea	\$15,000.00	\$15,000
	Demolish abandoned HVAC equipment	Modern. (level 2)	1 LS	\$1,700.00	\$1,700
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$15,000.00	\$15,000
x	Paint @ Exterior	Modern. (level 2)	9,000 SF	\$1.25	\$11,250
Sub-Total Probable Construction Cost:					\$471,330

James Lick High School

Measure G Probable Construction Cost



New Classroom Building

New Area: 4,032 sf. Proposed Program includes the construction of (2) new classrooms, (2) new RSP classrooms, and a faculty commons work/collaboration area. The new classrooms are to replace those lost in the modernization of Buildings 500 and 900.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	New Construction to Replace Relocatables				
x	(0 of 2) Relocatable Classrooms	Not Applicable			NA
	New Construction to Replace Building 500				
•	(1) General Classroom Replacement	New Construction	960 SF	\$175.00	\$168,000
	New Construction to Replace Building 1300				
•	(1) General Classroom Replacement	New Construction	960 SF	\$175.00	\$168,000
Cat. 10 Technology					
x	Educational Technology End-use Equipment	New Construction	1 LS	\$36,000.00	\$36,000
Cat 11 Teaching Support					
	(2) RSP, Resource Specialist Classrooms	New Construction	960 SF	\$175.00	\$168,000
	(1) Teacher's Commons/Workroom	New Construction	960 SF	\$173.97	\$167,011
	Net/Gross Area Factor				
	5% area over net classroom area	New Construction	192 SF	\$175.00	\$33,600
Sub-Total Probable Construction Cost:					\$740,611

Furniture, Furnishings & Equipment

Furniture, Furnishings & Equipment cost is to be included with all new construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 17 Furniture, Furnishings & Equipment					
	FFE for New Lunch Shelter/Site Furniture				
x	7% of New Construction	New Construction	7 %	\$162,500.00	\$11,375
	FFE for Building 500				
x	7% of New Construction	New Construction	7 %	\$851,750.20	\$59,623
	FFE for New Classroom Building				
x	7% of New Construction	New Construction	7 %	\$740,611.20	\$51,843
Sub-Total Probable FF&E Cost:					\$122,840

James Lick High School

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **James Lick High School** 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.

James Lick High School

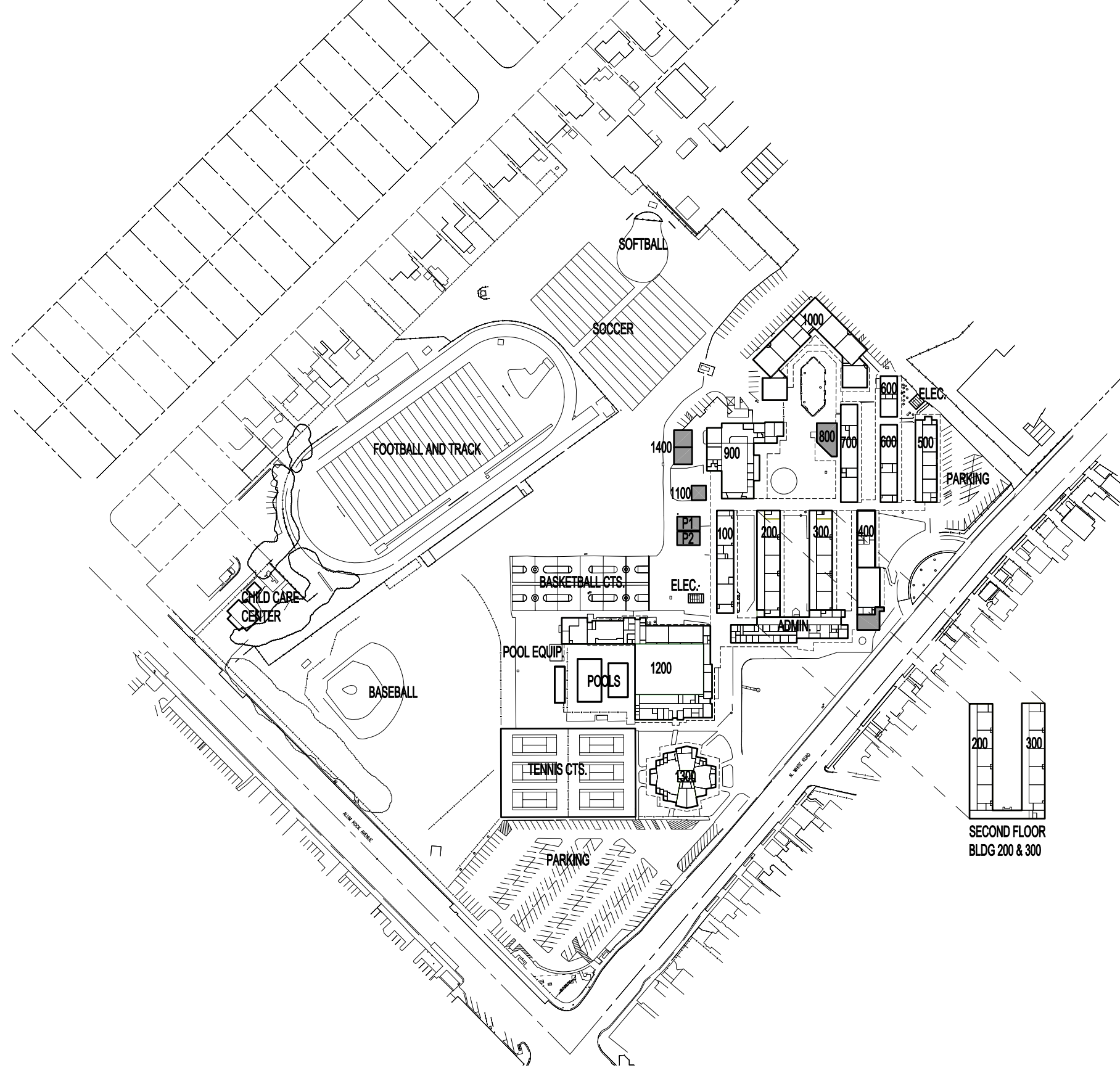
Master Plan Full Scope Summary











Master Plan Full Scope Project List:

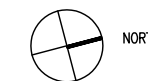
- Site/Building Related Improvements
- Seismic Upgrade of Existing Structures
- Pool Modernization
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- Existing Classroom Modernization
- New Classroom Construction
- Existing Art Classroom Modernization
- New Art Classroom Construction
- Existing Band & Choir Lab Modernization
- Existing Television Studio Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- Existing Library Modernization
- New Media Center Construction
- Existing Administration Modernization
- New Faculty Collaboration Space Construction
- New Student Support Center Construction
- New Small Gym Construction
- Existing Multi-purpose Modernization into Theater
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- New Lunch Shelter Construction
- Sports Field & Irrigation Improvements
- New Visitor Parking
- Parking Lot Improvements
- 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 II

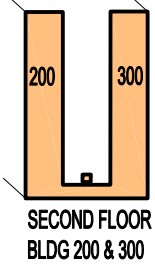


Full Scope Diagram

Legend

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

- ⓪1 New Student Restrooms
- ⓪2 New Lunch Shelter
- ⓪3 New Fencing
- ⓪4 New Classroom Building and Support
- ⓪5 New Classroom Building
- ⓪6 New Small Gymnasium
- ⓪7 New Art Building
- ⓪8 New Media Center
- ⓪9 New Student Services
- ⓪10 New Visitor's Parking
- ⓪11 New Field House
- ⓪12 New Football Field, Track, and Bleachers



James Lick High School

Full Scope Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Administration	-	-	-	-	-	-	-	-
Building 100 (Classrooms)	1	1	-	-	1	1	-	-
Building 200 (Classrooms)	10	8	-	-	-	-	-	2
Building 300 (Classrooms)	10	8	-	-	-	-	-	2
Building 400 (Library / Art Lab)	-	-	-	-	2	2	-	-
Building 500 (Classrooms)	4	4	-	-	-	-	1	0
Building 600 (Classrooms)	3	3	2	2	-	-	-	-
Building 700 (Classrooms)	-	-	1	1	2	2	-	-
Building 800 (ASB Office)	-	-	-	-	-	-	-	-
Building 900 (Multipurpose)	-	-	-	-	1	1	-	-
Building 1000	-	-	7	7	-	-	-	-
Building 1100	-	-	-	-	-	-	-	-
Building 1200	-	-	-	-	-	-	-	-
Building 1300	2	1	-	-	3	3	-	-
Building P (Relocatable)	1	0	-	-	-	-	1	0
Subtotals	31	25	10	10	9	9	2	4
New Construction								
Classroom Building	0	2	-	-	0	1	-	-
Small Gym	-	-	-	-	-	-	-	-
Art Building	-	-	-	-	0	1	-	-
Media Center	-	-	-	-	-	-	-	-
Student Services	-	-	-	-	-	-	-	-
Field House	-	-	-	-	-	-	-	-
Subtotals	0	2	0	0	0	2	0	0

Total Existing Teaching Stations: 52

Total Proposed Teaching Stations: 52

Note:

All existing teaching station totals do not include existing Interim Housing classrooms.

James Lick High School

Full Scope Probable Construction Cost Summary



Phase I Construction Cost: \$203,000

Phase II Probable Construction Cost: \$2,308,827

Off-Site Developments:	\$75,000
On-Site Developments:	\$5,128,554
Site Structures:	\$387,933

Modernization/Reconstruction Projects

Administration	\$1,051,917
Building 100	\$141,000
Building 200	\$634,800
Building 300	\$661,800
Building 400	\$1,315,980
Building 500	\$896,750
Building 600	\$257,800
Building 700	\$239,500
Building 800	\$8,710
Building 900	\$1,565,159
Building 1000	\$507,840
Building 1100	\$3,250
Building 1200	\$1,127,950
Building 1300	\$1,149,277

Subtotal: \$9,561,732

New Construction

New Classroom Building	\$1,574,182
New Small Gym	\$1,575,210
New Field House	\$216,260

Subtotal: \$3,365,652

Furniture, Furnishings, Equipment (7% of New Construction) \$302,714

Sub-Total Probable Construction Cost: \$18,821,585

Contingency (15% of Construction) \$2,823,238

Subtotal: \$21,644,823

Construction Cost Escalation/Market Condition (3 years @ 4% annually) \$2,597,379

District Priority Probable Construction Cost: \$24,242,202

James Lick High School

Full Scope Probable Construction Cost Summary



Total Probable Construction Cost:	\$26,754,029
Allocated Construction Budget:	\$15,201,395
Balance of Funds:	(\$11,552,634)



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

James Lick High School

Full Scope Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Recommended Building Improvements					
‡	Gym Roofing		1 LS		TBD
‡	Pump House Roofing		1 LS		TBD
Security					
×	Site Security System				
	Prototype Multi-camera Surveillance System & DVR		1 LS	\$20,000.00	\$20,000
Technology					
•	Upgrade Phone System Access Security		1 LS	\$5,000.00	\$5,000
•	Phone Software Upgrades		1 LS	\$14,000.00	\$14,000
•	Upgrade Attendant Station (Auto Attendant & Direct Station)		1 LS	\$9,000.00	\$9,000
‡	Upgrade Existing PA System		1 LS	\$0.00	TBD
×	Upgrade Existing CATV Network to Digital (with Comcast)		1 LS	\$25,000.00	\$25,000
‡	Replace Clock with Wireless		1 LS	\$15,000.00	\$15,000
Outdoor Athletic Facilities					
•	Re-Surface (6) Tennis Courts		1 LS	\$25,000.00	\$25,000
General Site Improvements					
•	Parking Lot Improvements		1 LS	\$65,000.00	\$65,000
•	New Asphalt At Removed Relocatable		1 LS	\$25,000.00	\$25,000
Phase I Construction Cost					\$203,000

James Lick High School

Full Scope Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase II:					
Mandatory Code Compliance					
▲	Upgrade Fire Alarm System	Modern. (level 2)	1 LS	\$515,800.00	\$515,800
Health					
Restroom New Construction					
▲	New Restroom Building	New Construction	500 SF	\$200.32	\$100,160
Restroom Modernizations					
x	Building 100 Student (Boys Room 107)	Modern. (level 2)	204 SF	\$87.10	\$17,768
x	Building 200 Student (Girls Room 209)	Modern. (level 1)	311 SF	\$72.35	\$22,501
x	Building 300 Student (Boys Room 309)	Modern. (level 1)	312 SF	\$72.35	\$22,573
x	Building 900 Staff (Rooms 902.1, 913 & 914)	Modern. (level 2)	320 SF	\$87.10	\$27,872
x	Administration Building Staff (Rooms A6.3, A7.5 & A9.2)	Modern. (level 2)	190 SF	\$87.10	\$16,549
Sub-total Restroom Modernizations					\$107,263
Locker Room Improvement					
Building 1200 - Boys'					
x	Locker Room (1202, 1201.1, 1202.6, 1201.14)	Modern. (level 2)	2,825 SF	\$144.26	\$407,535
x	Showers (1202.15) ADA Accessibility	Modern. (level 2)	571 SF	\$144.26	\$82,372
x	Restrooms (1202.11, 1202.18)	Modern. (level 2)	221 SF	\$87.10	\$19,249
x	Athletic Staff Locker Room (1202.3, 1202.4, 1202.5, 1202.10)	Modern. (level 2)	542 SF	\$144.26	\$78,189
Building 1200 - Girls'					
x	Locker Room (1207, 1207.1)	Modern. (level 2)	2,232 SF	\$144.26	\$321,988
x	Showers (1207.6) ADA Accessibility	Modern. (level 2)	407 SF	\$144.26	\$58,714
x	Restrooms (1207.3, 1207.5)	Modern. (level 2)	265 SF	\$87.10	\$23,082
x	Athletic Staff Locker Room (1206.2, 1206.3)	Modern. (level 2)	148 SF	\$144.26	\$21,350
Sub-total Locker Room Improvement					\$1,012,479
Security					
Perimeter Security Fencing					
	Comet Lane & Portion of White Road - 8' C.L.	New Construction	1,275 LS	\$28.00	\$35,700
	White Road at Front of School - 6' Dist. Std.	New Construction	785 LS	\$65.00	\$51,025
Sub-total Perimeter Security Fencing					\$86,725

James Lick High School

Full Scope Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Utilities Infrastructure					
New Construction Utilities Services Improvements for New Restroom Building					
▲	<u>Gas</u>				
	2" PVC Gas Line		620 LF	\$35.00	\$21,700
	Gas Connection to Main Line		1 EA	\$700.00	\$700
▲	<u>Domestic Water</u>				
	4" PVC Water Line		430 LF	\$40.00	\$17,200
	4" Gate Valve		5 EA	\$250.00	\$1,250
	Water Connection to Existing Main Line		1 EA	\$800.00	\$800
▲	<u>Fire Service Water</u>		1 LS	\$0.00	NA
▲	<u>Sanitary Sewer</u>				
	6" PVC Sewer Pipe		190 LF	\$42.00	\$7,980
	8" PVC Sewer Pipe		450 LF	\$47.00	\$21,150
	6" Sanitary Sewer Cleanout		4 EA	\$450.00	\$1,800
	48" Diameter Sanitary Sewer Manhole		3 EA	\$750.00	\$2,250
◇	<u>Storm Drain</u>				
	6" PVC Storm Drain Pipe		830 LF	\$40.00	\$33,200
	8" PVC Storm Drain Pipe		650 LF	\$45.00	\$29,250
	10" PVC Storm Drain Pipe		650 LF	\$50.00	\$32,500
	12" PVC Storm Drain Pipe		400 LF	\$55.00	\$22,000
	Storm Drain Manhole		1 EA	\$750.00	\$750
			Sub-total New Utilities		\$108,030

	Phase II	\$1,930,458
	Design Contingency @ 15%	\$289,569
	Cost Escalation 1 Years @ 4%	\$88,801
	Phase II Probable Construction Cost	\$2,308,827

James Lick High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Off-Site Developments include the relocation of curb cuts and repair of sidewalk along North White Road in conjunction with proposed parking lot construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Site Demolition		1 LS	\$5,000.00	\$5,000
Cat. 9 Utilities Infrastructure					
	Existing Utilities Services Improvements				
◇	Storm Drain		1 LS	\$20,000.00	\$20,000
Cat. 16 General Site Improvements					
	Street Patching		1 LS	\$25,000.00	\$25,000
	Curb Gutter & Sidewalk Modifications		1 LS	\$25,000.00	\$25,000
Sub-Total Probable Off-Site Development Cost:					\$75,000

James Lick High School

Full Scope Probable Construction Cost



On-Site Developments

On-Site Development includes providing New and Reconstructed Parking Areas, New Student Drop Off Development, Path of Travel Accessibility, Field and Hard-court Modernizations, Landscape and Irrigation Improvements, Utility Infrastructure Improvements and Pool Modernizations. Refer to Master Plan Diagram.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$175,081.00	\$175,081
▲	Allowance for Hazardous Material Abatement		1 LS	\$272,705.00	\$272,705
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernization <i>(Includes Depth Increase & Equipment Upgrade)</i>	Reconstruction	1 LS	\$611,000.00	\$611,000
Cat. 5 Security					
●	Security Exterior Lighting	Reconstruction	1 LS	\$75,000.00	\$75,000
Cat. 7 Interim Housing					
	Interim Housing (5) Relocatables		5 EA	\$10,000.00	\$50,000
Cat. 8 Demolition					
◇	Site Demolition		1 LS	\$45,000.00	\$45,000
Cat. 9 Utilities Infrastructure					
Existing Utilities Services Improvements					
	Electrical - Replace (e) substations 3, 4 and 5		1 LS	\$170,000.00	\$170,000
▲	Fire Service Water				
	6" PVC Water Line		2,200 LF	\$45.00	\$99,000
	6" DCDA with PIV & FDC		1 EA	\$1,200.00	\$1,200
	Fire Hydrant		5 EA	\$750.00	\$3,750
	Connection to Existing Main Line		1 EA	\$800.00	\$800
New Construction Utilities Services					
◇	Gas				
	2" PVC Gas Line		870 LF	\$35.00	\$30,450
	Gas Connection to Main Line		1 EA	\$700.00	\$700
◇	Domestic Water				
	4" PVC Water Line		1,330 LF	\$40.00	\$53,200
	4" Gate Valve		6 EA	\$250.00	\$1,500
	Water Connection to Existing Main Line		1 EA	\$800.00	\$800

James Lick High School

Full Scope Probable Construction Cost



▲	Fire Service Water				
	6" PVC Water Line	310 LF	\$45.00	\$13,950	
	PIV	6 EA	\$400.00	\$2,400	
◇	Sanitary Sewer				
	6" PVC Sewer Pipe	800 LF	\$42.00	\$33,600	
	8" PVC Sewer Pipe	450 LF	\$47.00	\$21,150	
	6" Sanitary Sewer Cleanout	7 EA	\$450.00	\$3,150	
	48" Diameter Sanitary Sewer Manhole	3 EA	\$750.00	\$2,250	
	Wye Connection to Existing Main Line	2 EA	\$500.00	\$1,000	
◇	Storm Drain				
	6" PVC Storm Drain Pipe	1,130 LF	\$40.00	\$45,200	
	8" PVC Storm Drain Pipe	650 LF	\$45.00	\$29,250	
	10" PVC Storm Drain Pipe	650 LF	\$50.00	\$32,500	
	12" PVC Storm Drain Pipe	400 LF	\$55.00	\$22,000	
	Storm Drain Manhole	1 EA	\$750.00	\$750	
	Area Drain	21 EA	\$500.00	\$10,500	
Cat. 10 Technology					
×	Technology Infrastructure	Modern. (level 2)	1 LS	\$319,000.00	\$319,000
×	Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$280,000.00	\$280,000
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$50,000.00	\$50,000
Cat. 15 Outdoor Athletic Facilities					
×	All-Weather Track	Reconstruction	1 LS	\$650,000.00	\$650,000
×	Synthetic Turf Field	Reconstruction	1 LS	\$630,000.00	\$630,000
	Field Lighting	Reconstruction	1 LS	\$200,000.00	\$200,000
×	Sports Field & Irrigation Improvements	Reconstruction	1 LS	\$175,000.00	\$175,000
●	Revise Naural Fields-Area Around New Track Location	Reconstruction	6,000 SF	\$2.25	\$13,500
	Pool Equipment Modernization	Included in Pool Modernizations to Increase Depth			NA
◇	Bleacher Modernization @ Pool	Reconstruction	1 LS	\$25,000.00	\$25,000
	New Bleachers (2000 seats)	Reconstruction	1 LS	\$200,000.00	\$200,000
◇	Scoreboard Modernization	Reconstruction	1 LS	\$39,000.00	\$39,000
	Resurface @ Hard Courts	Modern. (level 1)	1 LS	\$67,000.00	\$67,000
Cat. 16 General Site Improvements					
×	Parking Lots Improvements				
	New Visitor's Parking Lot	15,901 SF	\$4.10	\$65,194	
	-Conc. Paving	4,920 SF	\$5.00	\$24,600	
	Existing Teacher Parking Lot # 1	18,907 SF	\$2.00	\$37,814	
	Existing Teacher Parking Lot # 2				
	-Patch	12,130 SF	\$2.00	\$24,260	
	-R.R	2,472 SF	\$4.10	\$10,135	
●	Landscape & Irrigation Modernization				
	Landscape & Irrigation				\$510,165
Sub-Total Probable On-Site Development Cost:					\$5,128,554

James Lick High School

Full Scope Probable Construction Cost



Site Structures

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
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Covered Walks

The independent covered walk structures require seismic upgrades, those attached to buildings are included with the building costs. All covered walk structures require roofing upgrades and new finishes.

Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Student Drop-off Canopy	Reconstruction	1 LS	\$21,600.00	\$21,600

Cat. 3 Recommended Building Improvements

•	Roofing Modernizations	Modern. (level 2)	1 LS	\$25,000.00	\$25,000
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Cat. 14 General Building Improvements

◇	Paint @ Exterior	Modern. (level 2)	1 LS	\$8,333.33	\$8,333
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Sub-Total Probable Construction Cost: \$54,933

New Lunch Shelter

New Area: 5,000 sf. New covered lunch shelter structure, located in the main quad adjacent to food services.

Cat. 14 General Building Improvements

×	Lunch Shelter	New Construction	5,000 SF	\$65.00	\$325,000
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Sub-Total Probable Construction Cost: \$325,000

Relocatables

Four Relocatables will be removed from the campus. Refer to Master Plan Diagram.

Cat. 8 Demolition

	Relocatable Demolition/Removal		4 EA	\$2,000.00	\$8,000
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Sub-Total Probable Construction Cost: \$8,000

James Lick High School

Full Scope Probable Construction Cost



Administration

Existing Area: 8,151 sf. The Existing Program includes administrative offices comprising of principal, assistant principal, and guidance counselor offices and support, and nurse/health, psychologist and resource center areas. The Proposed Program includes altering the lobby, reception and principals' office areas to provide a more inviting and functional visitor's entry. The balance of the office areas will be reorganized to provide for additional counseling offices relocated from Building 800.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at transverse walls		9,750 SF	\$15.00	\$146,250
	Connect concrete walls out-of-plane at tops		9,750 SF	\$4.00	\$39,000
	Remove/repair finishes	Included w/ Mod.	9,750 SF	-	\$0
Cat. 11 Teaching Support					
×	Administration/Staff Office	Modern. (level 2)	8,151 SF	\$98.72	\$804,667
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new gas/electric units	Reconstruction	6 Ea	\$8,000.00	\$48,000
	Provide new ductwork	50% incl. w/ mod.	1 LS	\$25,000.00	\$12,500
	Plumbing System Modernization				
	Provide new condensate drain lines	Modern. (level 2)	1 LS	\$1,500.00	\$1,500
Sub-Total Probable Construction Cost:					\$1,051,917

James Lick High School

Full Scope Probable Construction Cost



Building 100 - Classrooms

Existing Area: 5,377 sf. The Existing Program includes the school bank, one classroom, the home economics lab, the career center, and teacher's offices. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		5,450 SF	\$15.00	\$81,750
	Remove/repair finishes		5,450 SF	\$5.00	\$27,250
Cat. 4 Health					
×	Restroom Modernizations				
	Student (107)	Included in Phase II Projects			NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction	Modern. Complete	5,450 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$27,000.00	\$27,000
Cat. 14 General Building Improvements					
	Plumbing System Modernization				
	Provide Condensate drains	Modern. (level 2)	1 LS	\$5,000.00	\$5,000
Sub-Total Probable Construction Cost:					\$141,000

James Lick High School

Full Scope Probable Construction Cost



Building 200 - Classrooms

Existing Area: 16,141 sf. The Existing Program includes (10) classrooms, and student restrooms. The Proposed Program change is to relocate (2) special education classrooms to Building 200. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add longitudinal concrete shear walls / infill openings		2,400 SF	\$40.00	\$96,000
	Add transverse concrete shear walls or steel braced frames w/ piers + grade beams and collectors		2,400 SF	\$80.00	\$192,000
	Add connections from wood framing to LFRS		15,600 SF	\$3.00	\$46,800
	Repair interrupted wood framing		15,600 SF	\$5.00	\$78,000
	Remove/repair finishes		15,600 SF	\$10.00	\$156,000
Cat. 4 Health					
×	Restroom Modernizations				
	Student (209)	Included in Phase II Projects			NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 200 - Classroom	Modern. Completed	13,618 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment				
		Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Relocate room thermostats	Modern. (level 1)	10 Ea	\$3 00	\$3,000
Sub-Total Probable Construction Cost:					\$634,800

James Lick High School

Full Scope Probable Construction Cost



Building 300 - Classrooms

Existing Area: 15,270 sf. The Existing Program includes (10) classrooms, and student restrooms. The Proposed Program change is to relocate (2) special education classrooms to Building 300. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add longitudinal concrete shear walls / infill openings		2,400 SF	\$40.00	\$96,000
	Add transverse concrete shear walls or steel braced frames w/ piers + grade beams and collectors		2,400 SF	\$80.00	\$192,000
	Add connections from wood framing to LFERS		15,600 SF	\$3.00	\$46,800
	Repair interrupted wood framing		15,600 SF	\$5.00	\$78,000
	Remove/repair finishes		15,600 SF	\$10.00	\$156,000
Cat. 4 Health					
	Restroom Modernizations				
	Student (309)	Included in Phase II Projects			NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 300 - Classroom	Modern. Completed	15,852 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$90,000.00	\$90,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Relocate room thermostats	Modern. (level 1)	10 Ea	\$300	\$3,000
Sub-Total Probable Construction Cost:					\$661,800

James Lick High School

Full Scope Probable Construction Cost



Building 400 - Library / Art Labs

Existing Area: 6,318 sf. New Area: 3,500 sf. The Existing Program includes (2) art labs, the library, and associated support spaces. The Proposed Program change includes modernization of the existing library and art facilities, the addition of (1) new art classroom with support space, and a new Media Center attached to the library.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		7,360 SF	\$15.00	\$110,400
	Remove/repair finishes	Included w/ Mod.	7,360 SF	-	\$0
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	7,636 SF	\$5.75	\$43,907
Cat. 4 Health					
	Restroom Modernizations				
×	Staff (Room 403)	Modern. (level 2)	48 SF	\$87.10	\$4,181
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	Building 400 - Art Classroom & support space	Modern. (level 1)	3,147 SF	\$47.90	\$150,741
	New Construction for Expanded Program				
	Building 400 - New Art Classroom & support space	New Construction	1,500 SF	\$183.10	\$274,650
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000

James Lick High School

Full Scope Probable Construction Cost



Cat. 11 Teaching Support

Library	Modern. (level 1)	3,171 SF	\$68.66	\$217,721
New Construction for Expanded Program				
New Media Center Addition	New Construction	2,000 SF	\$179.59	\$359,180

Cat. 14 General Building Improvements

◇ HVAC System Modernization				
Provide rooftop packaged gas/electric units to replace split heat pump equipment		3 Ea	\$12,300.00	\$36,900
Provide new ductwork	Reconstruction	1 LS	\$12,000.00	\$12,000
× Electrical Distribution Modernization				
Electrical Distribution	Modern. (level 2)	7,360 LS	\$7.25	\$53,360
Receptacles and Wiring	Modern. (level 2)	7,360 SF	\$0.75	\$5,520
Plumbing System Modernization				
Provide condensate drains	Modern. (level 2)	1 LS	\$2,500.00	\$2,500
× Paint @ Exterior	Modern. (level 2)	7,136 SF	\$1.25	\$8,920

Sub-Total Probable Construction Cost:				\$1,315,980
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James Lick High School

Full Scope Probable Construction Cost



Building 500 -Classrooms

Existing Area: 5,560 sf. New Area: 750 sf. The Existing Program includes (5) undersized classrooms, and a teacher's office. The Proposed Program change is to reconfigure the building to accommodate (4) standard sized classrooms, keeping a smaller teacher's work area. The building is to receive a complete reconstruction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings	Included w/ Recon.	5,250 SF	-	\$0
	Remove/repair finishes	Included w/ Recon.	5,250 SF	-	\$0
Cat. 4 Health					
	Restroom Modernizations				
×	Staff (501.08), removed from program	None	102 SF	-	NA
Cat. 6 Teaching Stations					
	New Construction for Undersized Classrooms				
×	Building 500 - Classroom	New Construction	795 SF	\$175.00	\$139,125
	Classrooms/Labs Modernization/Reconstruction				
×	Building 500 - Classroom	Reconstruction	5,560 SF	\$128.17	\$712,625
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Sub-Total Probable Construction Cost:					\$896,750

James Lick High School

Full Scope Probable Construction Cost



Building 600 - Classrooms

Existing Area: 6,109 sf. The Existing Program includes (3) classrooms, (2) science labs and associated support space, teacher's offices, and student restrooms. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		6,260 SF	\$15.00	\$93,900
	Remove/repair finishes		6,260 SF	\$5.00	\$31,300
Cat. 4 Health					
	Restroom Modernizations				
	Staff (Room 601)	Modern. Completed	244 SF		NA
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 600 - Classroom	Modern. Completed	6,109 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide rooftop packaged gas/electric units to replace split heat pump equipment		5 Ea	\$12,300.00	\$61,500
	Provide new ductwork	Reconstruction	1 LS	\$24,000.00	\$24,000
	Plumbing System Modernization				
	Provide new condensate dranes	Modern. (level 2)	1 LS	\$2,100.00	\$2,100
Sub-Total Probable Construction Cost:					\$257,800

James Lick High School

Full Scope Probable Construction Cost



Building 700 - Classrooms

Existing Area: 5,061 sf. The Existing Program includes (1) science lab, (1) photography lab, (1) computer lab, and associated support spaces. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls at longitudinal walls, infill openings		5,180 SF	\$15.00	\$77,700
	Remove/repair finishes		5,180 SF	\$5.00	\$25,900
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 700 - Classroom	Modern. Completed	5,061 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide rooftop packaged gas/electric units to replace split heat pump equipment		6 Ea	\$12,300.00	\$73,800
	Provide new ductwork	Reconstruction	1 LS	\$24,000.00	\$24,000
	Plumbing System Modernization				
	Provide new condensate drain lines	Modern. (level 2)	1 LS	\$2,100.00	\$2,100
Sub-Total Probable Construction Cost:					\$239,500

James Lick High School

Full Scope Probable Construction Cost



Building 800 - ASB Office

Existing Area: 1,742 sf. The Existing Program includes counseling offices, and the ASB offices and meeting space. Building 800 will be demolished and the existing program included in new construction along with new student restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building Demolition				
	Building 800 demolition		1,742 SF	\$5.00	\$8,710
Sub-Total Probable Construction Cost:					\$8,710

James Lick High School

Full Scope Probable Construction Cost



Building 900 - Multipurpose

Existing Area: 11,630 sf. The Existing Program includes the kitchen, faculty lounge, multi-purpose room, stage, and associated support spaces. The Proposed Program is to completely modernize the building, converting the multi-purpose space into a theater type space, and improving the kitchen facilities. The work will include a functioning stage, improved lighting and audio equipment, and improved support facilities.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◊	Seismic Upgrades				
	Strengthen diaphragm w/ discontinuities to span to perimeter walls		9,100 SF	\$15.00	\$136,500
	Add plywood shear walls, infill openings	Included w/ Mod.	9,100 SF	-	\$0
	Remove/repair finishes	Included w/ Mod.	9,100 SF	-	\$0
Cat. 4 Health					
	Restroom Modernizations				
×	Student	Included in Phase II Projects			NA
×	Staff	Included in Phase II Projects			NA
Cat. 5 Security					
•	Security Exterior Lighting	Reconstruction	1 LS	\$75,000.00	\$75,000
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Cat. 11 Teaching Support					
×	Multi-Purpose-portion of 900 building	Modern. (level 2)	9,645 SF	\$103.03	\$993,724
Cat. 12 Nutrition Services					
•	Nutrition Services	Modern. (level 2)	1,985 SF	\$132.36	\$262,735
Cat. 14 General Building Improvements					
◊	HVAC System Modernization				
	Provide rooftop packaged gas/electric units to replace split heat pump equipment		4 Ea	\$12,300.00	\$49,200
	Provide new ductwork	50% incl. w/ mod.	1 LS	\$24,000.00	\$12,000
Sub-Total Probable Construction Cost:					\$1,565,159

James Lick High School

Full Scope Probable Construction Cost



Building 1000 - Science Classrooms

Existing Area: 13,940 sf. The Existing Program includes (7) science labs and associated support spaces. There is no Proposed Program change. As the building has already been modernized, proposed scope includes seismic upgrades and technology equipment only

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades		13,937 SF	\$20.00	\$278,740
	Recommend ties from roof diaphragm to walls at approximately 8 feet on center				
	Repair finishes				
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
	Building 1000 - Science Labs	Modern. Completed	13,937 SF		NA
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide rooftop packaged gas/electric units to replace split heat pump equipment		8 Ea	\$12,300.00	\$98,400
	Provide new ductwork	Reconstruction	1 LS	\$64,000.00	\$64,000
	Plumbing System Modernization				
	Provide condensate drains	Modern. (level 2)	1 LS	\$3,700.00	\$3,700
Sub-Total Probable Construction Cost:					\$507,840

James Lick High School

Full Scope Probable Construction Cost



Building 1100 - Classrooms

Existing Area: 650 sf. The Existing Program includes the textbook storage room. Building 1100 will be demolished and the existing program included in new construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building Demolition				
	Building 1100 demolition		650 SF	\$5.00	\$3,250
Sub-Total Probable Construction Cost:					\$3,250

James Lick High School

Full Scope Probable Construction Cost



Building 1200 - Gymnasium

Existing Area: 28,475 sf. The Existing Program includes the locker rooms, team rooms, the main gymnasium, weight room, wrestling room, and associated support spaces. The Proposed Program is to modernize the locker rooms and restrooms for faculty and students, modernize the main gymnasium space, and include basic building upgrades.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Strengthen roof diaphragm with steel bracing		11,020 SF	\$15.00	\$165,300
	Repair roof finishes	Included w/ Mod.	11,020 SF	-	\$0
	Add transverse plywood shear walls w/ footings at low roof portion of building.		3,600 SF	\$15.00	\$54,000
	Repair wall finishes	Included w/ Mod.	3,600 SF	-	\$0
	Tie roof and low walls w/ ties at 8'o.c.		3,630 SF	\$10.00	\$36,300
	Tie roof and low walls w/ ties at 8'o.c.		1,800 SF	\$10.00	\$18,000
	Repair ceiling finishes	Included w/ Mod.	3,630 SF	-	\$0
	Repair ceiling finishes	Included w/ Mod.	1,800 SF	-	\$0
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations				
		Modern. (level 2)	17,740 SF	\$5.75	\$102,005
Cat. 11 Teaching Support					
×	Large Gym-1200 Building				
		Modern. (level 1)	11,219 SF	\$65.50	\$734,845
Cat. 14 General Building Improvements					
×	Paint @ Exterior				
		Modern. (level 2)	14,000 SF	\$1.25	\$17,500
Sub-Total Probable Construction Cost:					\$1,127,950

James Lick High School

Full Scope Probable Construction Cost



Building 1300 - Music Classrooms and Media Academy

Existing Area: 9,475 sf. The Existing Program includes (2) undersized classrooms, music and choral classrooms, television studio, and associated support spaces. The Proposed Program is to modernize the television studio, the music and choral classrooms, associated support spaces, and the (2) general classrooms. The (2) undersized classrooms will be converted into (1) standard classroom.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (Room 1308 & 1309)	Modern. (level 2)	81 SF	\$87.10	\$7,055
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Building 1300 - TV/Radio Studio Labs and Academy	Modern. (level 2)	3,194 SF	\$109.87	\$350,925
x	Building 1300 - Music Labs and Support	Modern. (level 2)	6,077 SF	\$99.44	\$604,297
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$117,000.00	\$117,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Replace existing ductwork	Modern. (level 2)	1 LS	\$35,000.00	\$35,000
	Replace existing HVAC equipment	Modern. (level 2)	1 Ea	\$15,000.00	\$15,000
	Demolish abandoned HVAC equipment	Modern. (level 2)	1 LS	\$5,000.00	\$5,000
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$15,000.00	\$15,000
Sub-Total Probable Construction Cost:					\$1,149,277

James Lick High School

Full Scope Probable Construction Cost



New Building 800

One new classroom, office, storage, and new restrooms. Refer to Master Plan Diagram.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
▲	New Restrooms	Included in Phase II Projects			NA
Cat. 6 Teaching Stations					
New General Classroom					
×	ASB Classroom Replacement	New Construction	960 SF	\$175.00	\$168,000
Cat 11 Teaching Support					
	New Construction of Storage and Office	New Construction	200 SF	\$116.10	\$23,220
	New Construction of Office	New Construction	1,000 SF	\$175.00	\$175,000
Sub-Total Probable Construction Cost:					\$366,220

James Lick High School

Full Scope Probable Construction Cost



New Classroom Building

New Area: 7,460 sf. Proposed Program includes the construction of (2) new classrooms, (2) new RSP classrooms, a faculty commons work/collaboration area, (1) new lecture classroom, textbook storage area, and custodial offices and storage. The new classrooms are to replace those lost in the modernization of Buildings 500 and 900. The textbook storage and custodial areas are to replace those lost in the demolition of Buildings 1100 and 1400.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	New Construction to Replace Relocatables				
x	(0 of 2) Relocatable Classrooms	Not Applicable			NA
	New Construction to Replace Building 500				
•	(1) General Classroom Replacement	New Construction	960 SF	\$175.00	\$168,000
	New Construction to Replace Building 1300				
•	(1) General Classroom Replacement	New Construction	960 SF	\$175.00	\$168,000
	New Construction for Expanded Program				
	(1) Lecture Classroom	New Construction	960 SF	\$175.00	\$168,000
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Cat 11 Teaching Support					
	(2) RSP, Resource Specialist Classrooms	New Construction	960 SF	\$175.00	\$168,000
	(1) Teacher's Commons/Workroom	New Construction	960 SF	\$175.00	\$168,000
	Net/Gross Area Factor				
	5% area over net classroom area	New Construction	240 SF	\$175.00	\$42,000
	New Construction of Book Storage and Custodial Support	New Construction	2,420 SF	\$116.10	\$280,962
Sub-Total Probable Construction Cost:					\$1,207,962

New Small Gym

New Area: 6,500 sf. Construction of a small gymnasium.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat 11 Teaching Support					
	New Construction of Small Gym	New Construction	6,500 SF	\$242.34	\$1,575,210
Sub-Total Probable Construction Cost:					\$1,575,210

James Lick High School

Full Scope Probable Construction Cost



New Field House

New Area: 2,000 sf. Construction of a field house including concessions and toilets.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
▲	New Restrooms	New Construction	500 SF	\$200.32	\$100,160
Cat. 11 Teaching Support					
	New Construction of Field House	New Construction	1,000 SF	\$116.10	\$116,100
Sub-Total Probable Construction Cost:					\$216,260

Furniture, Furnishings & Equipment

Furniture, Furnishings & Equipment cost is to be included with all new construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 17 Furniture, Furnishings & Equipment					
	FFE for New Lunch Shelter/Site Furniture				
x	7% of New Construction	New Construction	7 %	\$325,000.00	\$22,750
	FFE for additions to Building 400				
x	7% of New Construction	New Construction	7 %	\$633,830.00	\$44,368
	FFE for New Building 800				
x	7% of New Construction	New Construction	7 %	\$366,220.00	\$25,635
	FFE for New New Classroom Building				
x	7% of New Construction	New Construction	7 %	\$1,207,962.00	\$84,557
	FFE for New Small Gym				
x	7% of New Construction	New Construction	7 %	\$1,575,210.00	\$110,265
	FFE for New Field House				
x	7% of New Construction	New Construction	7 %	\$216,260.00	\$15,138
Sub-Total Probable FF&E Cost:					\$302,714

James Lick High School



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

James Lick High School



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

James Lick High School

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

James Lick High School



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

James Lick High School

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

James Lick High School



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

James Lick High School



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

James Lick High School



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

James Lick High School

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

James Lick High School

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

James Lick High School

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

James Lick High School



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

James Lick High School

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 &

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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

James Lick High School



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

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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

James Lick High School



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

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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

James Lick High School



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

James Lick High School



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

James Lick High School



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

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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

James Lick High School

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

James Lick High School

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

James Lick High School



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

James Lick High School



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

James Lick High School

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

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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

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Errata/Revision History

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