

Andrew Hill High School

Campus Master Plan



March 15, 2004

Andrew Hill High School

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Andrew Hill 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**

Andrew Hill 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.

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Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

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Glossary of Terms



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

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

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

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

General Classroom--A Standard Teaching Station room.

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

Master List of District Priority Projects

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

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

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

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

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

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

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

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

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

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Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

Andrew Hill 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.

Andrew Hill 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

Andrew Hill 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

Andrew Hill High School

Introduction to the Measure G Scope



This **Measure G Scope** of the Master Plan for **Andrew Hill 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











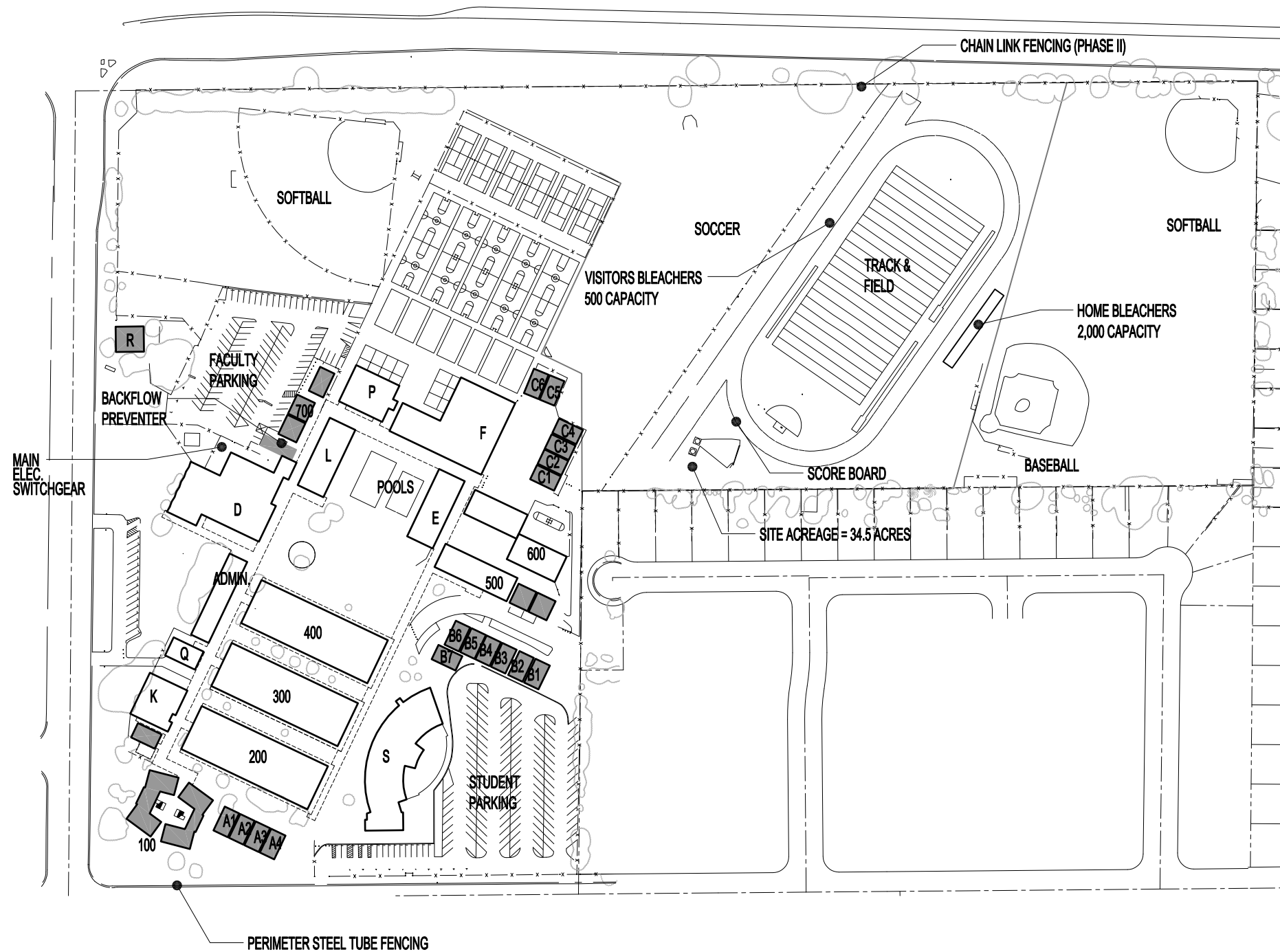
Campus Measure G Project Scope List:

- 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
- New Classroom Construction
- Existing Classroom Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Theater Construction
- New Student Services Construction
- Existing Administration Modernization
- Learning Commons Modernization
- Covered Walkway Lighting Improvements
- Street Widening and Pedestrian Entry Improvements
- Student Parking Expansion
- Landscaping and Irrigation Improvements
- Furnishings and Equipment

Measure G Existing/Demolition Plan

Legend

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



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



**Andrew Hill
High School
Site Plan**

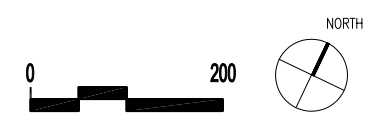
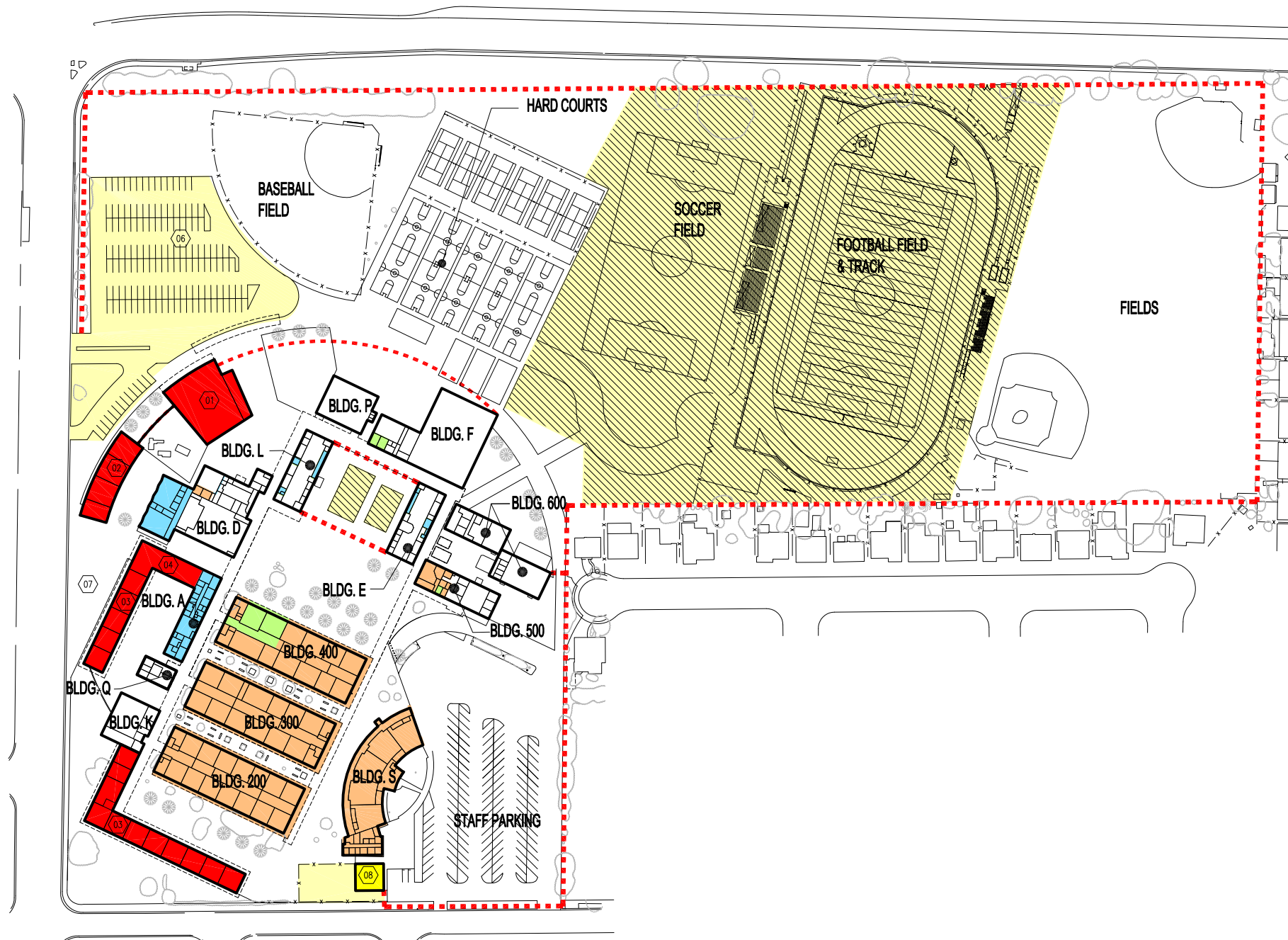
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Measure G Scope Diagram

Legend

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

- 01 New Theater
- 02 New Art Labs
- 03 New 2-Story Classroom Building
- 04 New Student Services Building
- 05 New Classroom Building
- 06 Reconfigured & Expanded Parking
- 07 Reconfigured Pedestrian Entry
- 08 Relocated Child Care Center



Andrew Hill High School

Measure G Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Building 100 - Classrooms	8	0	-	-	2	0	3	0
Building 200 - Classrooms	14	14	-	-	-	-	-	-
Building 300 - Classrooms	11	11	-	-	1	1	-	-
Building 400 - Classrooms & Counseling	6	6	-	-	3	3	1	1
Building 500 - Technology & Graphics Lab	-	-	-	-	1	1	-	-
Building 500 - Relocatables	1	0	-	-	-	-	-	-
Building 600 - Classrooms	2	2	-	-	-	-	-	-
Building 700 - Relocatable Classrooms	3	0	-	-	-	-	-	-
Building A - Administration	-	-	-	-	-	-	-	-
Building "A" - Relocatable Classrooms	2	0	-	-	1	0	-	-
Building B - Relocatable Classrooms	6	0	-	-	-	-	1	0
Building C - Relocatable Classrooms	6	0	-	-	-	-	-	-
Building D - Multi-Purpose	-	-	-	-	3	3	-	-
Building E - Boy's Locker Room	-	-	-	-	-	-	-	-
Building F - Gymnasium	-	-	-	-	-	-	-	-
Building K - Library	-	-	-	-	-	-	-	-
Building L - Girl's Locker Room	-	-	-	-	-	-	-	-
Building P - Practice Gymnasium	-	-	-	-	-	-	-	-
Building Q - School Activities	-	-	-	-	-	-	-	-
Building R - Child Care Center	-	-	-	-	-	-	-	-
Building S - Science Labs	-	-	9	9	-	-	-	-
<i>Subtotals</i>	59	33	9	9	11	8	5	1
<i>New Construction</i>								
Theater Building	-	-	-	-	-	-	-	-
Classroom Building	-	17	-	-	-	3	-	4
<i>Subtotals</i>	0	17	0	0	0	3	0	4

Total Existing Teaching Stations: 84

Total Proposed Teaching Stations: 75

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: **\$101,000**

Phase II Probable Construction Cost: **\$3,442,808**

Off-Site Developments:	\$320,900
On-Site Developments:	\$2,670,615
Site Structures:	\$286,000

Modernization/Reconstruction Projects

Building 100 - Classrooms	\$64,535
Building 200 - Classrooms	\$143,500
Building 300 - Classrooms	\$143,500
Building 400 - Classrooms & Student Services	\$413,948
Building 500 - Tech. Office, Student Services & Graphics Lab	\$120,884
Building 600 - Classrooms, JROTC & Physical Education	\$110,250
Building 700 - Relocatable Classrooms	\$6,000
Building A - Administration & Student Services	\$949,959
Building "A" - Relocatable Classrooms	\$8,000
Building B - Relocatable Classrooms	\$14,000
Building C - Relocatable Classrooms	\$12,000
Building D - Multi-Purpose, Food Services & Music Labs	\$800,071
Building E - Boy's Locker Room	\$218,318
Building F - Gymnasium	\$299,588
Building K - Library	\$322,976
Building L - Girl's Locker Room	\$222,222
Building P - Practice Gymnasium	\$84,633
Building Q - School Activities & School Bank	\$11,120
Building R - Child Care Center	\$82,000
Building S - Science Labs	\$81,000

Subtotal: **\$4,108,504**

New Construction

Theater	\$3,340,822
New Classroom Building	\$5,794,149

Subtotal: **\$9,134,971**

Furniture, Furnishings, Equipment (7% of New Construction) **\$913,790**

Sub-Total Probable Construction Cost: **\$17,434,780**

Contingency (15% of Construction) **\$2,615,217**

Subtotal: **\$20,049,997**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$2,406,000**

District Priority Probable Construction Cost: **\$22,455,997**

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Measure G Probable Construction Cost Summary



Total Probable Construction Cost:	\$25,999,805
Allocated Construction Budget:	\$19,506,264
Balance of Funds:	(\$6,493,541)



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

Andrew Hill High School

Measure G Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 5 Security					
	‡ Upgrade Intrusion Alarm		1 LS	\$18,000.00	\$18,000
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
	● Replace Clocks with Wireless		1 LS	\$15,000.00	\$15,000
	● Upgrade Existing CATV to Digital		1 LS	\$25,000.00	\$25,000
Cat. 12 Nutrition Services					
	‡ Upgrade Food Service POS Network		1 LS	\$15,000.00	\$15,000
Phase I Construction Cost					\$101,000

Andrew Hill 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		1 LS	\$596,980.00	\$596,980	
Cat. 5 Security						
Perimeter Site Fencing						
×	Site Perimeter 8' Ht. Chain Link Fencing, at fields	Reconstruction	2,724 LF	\$28.00	\$76,272	
Cat. 10 Technology						
	• Replace Existing PA System		1 DPF	\$20,000.00	\$20,000	
Cat. 14 General Building Improvements						
‡	Upgrade Elevator Emergency Interface		1 LS	\$7,000.00	\$7,000	
Cat. 15 Outdoor Athletic Facilities						
	• All-Weather Track	Reconstruction	1 LS	\$630,000.00	\$630,000	
	• All-Weather Field	Reconstruction	1 LS	\$900,000.00	\$900,000	
‡	Field Lights	Reconstruction	1 LS	\$200,000.00	\$200,000	
Reconstruct Natural Field Areas						
	• Around New Track Location	Reconstruction	60,000 SF	\$2.25	\$135,000	
Field House Infrastructure						
‡	Electrical, Water, Sewer, etc.	New Construction	1 LS	\$25,000.00	\$25,000	
Home Bleachers						
‡	Replace 2,000 Seat Home & 500 Seat Visitor	Reconstruction	1 LS	\$249,350.00	\$249,350	
‡	Replace Scoreboard	Reconstruction	1 EA	\$39,000.00	\$39,000	
					Phase II	\$2,878,602
					Design Contingency @ 15%	\$431,790
					Cost Escalation 1 Years @ 4%	\$132,416
Phase II Probable Construction Cost					\$3,442,808	

Andrew Hill High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Off-Site Developments include widening Senter Road and providing a new turn lane at the campus entrance.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	Sidewalk, Curb, Drain, Gutter, Drive, Signage & Sanitary Line		1 LS	\$50,000.00	\$50,000
Cat. 16 General Site Improvements					
	New Sidewalk, Gutter, Curb	New Construction	1 LS	\$270,900.00	\$270,900
Sub-Total Probable Construction Cost:					\$320,900

Andrew Hill High School

Measure G Probable Construction Cost



On-Site Developments

Includes 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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$408,070.00	\$408,070
▲	Hazardous Material Abatement				
	Building Demolition and Modernization		22,400 SF	\$5.00	\$112,000
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernizations to Increase Depth	Reconstruction	1 LS	\$611,190.00	\$611,190
Cat. 5 Security					
×	Security Surveillance Cameras & DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
	Perimeter Site Fencing				
×	Campus Perimeter 6' Ht. District Standard Fencing	Reconstruction	1,650 LF	\$65.00	\$107,250
Cat. 8 Demolition					
◇	General Site Demolition		15,000 SF	\$2.50	\$37,500
Cat. 9 Utilities Infrastructure					
	Existing Utilities Services Improvements				
	Electrical				
	Remove (e) abandoned switchboard		1 LS	\$1,000.00	\$1,000
▲	Fire Service Water				
	6" PVC Water Line		1,690 LF	\$45.00	\$76,050
	6" DCDA with PIV & FDC		2 EA	\$1,200.00	\$2,400
	Fire Hydrant		5 EA	\$750.00	\$3,750
	PIV		3 EA	\$400.00	\$1,200
	Connection to Existing Main Line		2 EA	\$800.00	\$1,600
	New Construction Utilities Services				
◇	Electrical		1.00 LS	\$55,000.00	\$55,000
◇	Gas				
	2" PVC Gas Line		420 LF	\$35.00	\$14,700
	Gas Meter		2 EA	\$500.00	\$1,000
	Gas Connection to Main Line		2 EA	\$700.00	\$1,400

Andrew Hill High School

Measure G Probable Construction Cost



◇	Domestic Water				
	4" PVC Water Line	310 LF	\$40.00		\$12,400
	6" PVC Water Line	70 LF	\$45.00		\$3,150
	4" Water Meter	1 EA	\$500.00		\$500
	6" Water Meter	1 EA	\$650.00		\$650
	4" DCDA	1 EA	\$600.00		\$600
	6" DCDA	1 EA	\$750.00		\$750
	4" Gate Valve	2 EA	\$250.00		\$500
	6" Gate Valve	1 EA	\$350.00		\$350
	Water Connection to Main Line	2 EA	\$800.00		\$1,600
◇	Sanitary Sewer				
	6" PVC Sewer Pipe	370 LF	\$42.00		\$15,540
	8" PVC Sewer Pipe	140 LF	\$47.00		\$6,580
	6" Sanitary Sewer Cleanout	1 EA	\$450.00		\$450
	48" Sanitary Sewer Manhole	2 EA	\$750.00		\$1,500
◇	Storm Drain				
	6" PVC Storm Drain Pipe	1,800 LF	\$40.00		\$72,000
	8" PVC Storm Drain Pipe	750 LF	\$45.00		\$33,750
	12" PVC Storm Drain Pipe	410 LF	\$55.00		\$22,550
	Storm Drain Manhole	3 EA	\$750.00		\$2,250
	Area Drain	28 EA	\$500.00		\$14,000
Cat. 10 Technology					
×	Technology Infrastructure	Reconstruction	1 LS	\$200,000.00	\$200,000
×	Data Network/Wireless Networking	Reconstruction	1 LS	\$250,000.00	\$250,000
Cat. 14 General Building Improvements					
◇	Exterior Finishes Modernizations	Modern, (level 1)	1 LS	\$25,000.00	\$25,000
Cat. 16 General Site Improvements					
×	Walkway Improvements	Reconstruction	10,000 SF	\$5.00	\$50,000
	New Parking Lot Construction				
	New Student Parking	New Construction	60,000 SF	\$4.10	\$246,000
	New Curb Cut & Driveway	New Construction	2 EA	\$4,000.00	\$8,000
×	Landscape & Irrigation Modernization				
	General Landscaping	Reconstruction	1 LS	\$127,885.00	\$127,885
	New Pedestrian Entry	New Construction	20,000 SF	\$5.00	\$100,000
	Electrical Service Screen	New Construction	0.30 LS	\$35,000.00	\$10,500

Sub-Total Probable Construction Cost: \$2,670,615

Andrew Hill High School

Measure G Probable Construction Cost



Site Structures

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

The existing Covered Walkways will receive seismic upgrades

Cat. 2 Recommended Safety Improvements

◇ Seismic Upgrades

Seismic Joints			6 EA	\$5,000.00	\$30,000
Seismic Frames			12 EA	\$10,000.00	\$120,000
Replace Finishes			18 EA	\$2,000.00	\$36,000

Cat. 14 General Building Improvements

× Lighting Modernization		Reconstruction	1 LS	\$100,000.00	\$100,000
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Sub-Total Probable Construction Cost:					\$286,000
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Andrew Hill High School

Measure G Probable Construction Cost



Building 100 - Art Labs & Classrooms

Building 100 is to be demolished. The New Arts, Classroom and Administration buildings will replace the area lost. Refer to Master Plan Diagram.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
x	Building Demolition		12,907 SF	\$5.00	\$64,535
Sub-Total Probable Construction Cost:					\$64,535

Andrew Hill High School

Measure G Probable Construction Cost



Building 200 - Classrooms

Existing Area: 15, 291 SF. Existing Program consists of (14) Teaching Stations, (2) Computer Commons, (2) Faculty Offices and Student Restrooms

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
	Student (226 & 227)	Modern. Complete	753 SF		\$0
	Staff (223)	Modern. Complete	72 SF		\$0
Cat. 6 Teaching Stations					
	General Classroom Modernization				
		Modern. Complete	12,563 SF		\$0
Cat. 10 Technology					
x	Educational Technology End-use equipment				
		Reconstruction	1 LS	\$135,000.00	\$135,000
Cat. 11 Teaching Support					
	Faculty Offices				
		Modern. Complete	1,157 SF		\$0
	Storage				
		Modern. Complete	746 SF		\$0
Cat. 14 General Building Improvements					
x	Paint @ Exterior				
		Modern. (level 1)	6,800 SF	\$1.25	\$8,500
Sub-Total Probable Construction Cost:					\$143,500

Andrew Hill High School

Measure G Probable Construction Cost



Building 300 - Classrooms

Existing Area: 15, 316 SF. Existing Program consists of (11) Teaching Stations, (1) Computer Lab with Computer Commons, (1) Instructional Commons and Student Restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
	Student (315 & 316)	Modern. Complete	755 SF		\$0
	Staff (319)	Modern. Complete	88 SF		\$0
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. Complete	13,103 SF		\$0
Cat. 10 Technology					
x	Educational Technology End-use equipment	Reconstruction	1 LS	\$135,000.00	\$135,000
Cat. 11 Teaching Support					
	Faculty Offices	Modern. Complete	1,275 SF		\$0
	Storage	Modern. Complete	96 SF		\$0
Cat. 14 General Building Improvements					
x	Paint @ Exterior	Modern. (level 1)	6,800 SF	\$1.25	\$8,500
Sub-Total Probable Construction Cost:					\$143,500

Andrew Hill High School

Measure G Probable Construction Cost



Building 400 - Classrooms & Student Services

Existing Area: 15, 317 SF. Existing Program consists of (7) Teaching Stations, (2) Computer Labs, (1) Home Ec. Lab, (1) Instructional Commons, Student Restrooms and Student Services. The New Program includes (2) Additional Teaching Stations and (1) Learning Commons.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
	Student (420 & 421)	Modern. Complete	681 SF		\$0
	Staff (417A)	Modern. (level 2)	51 SF	\$87.10	\$4,442
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. (level 2)	1,920 SF	\$87.11	\$167,251
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Cat. 11 Teaching Support					
	Learning Commons	Modern. (level 2)	1,237 SF	\$87.11	\$107,755
	Storage	Modern. Complete	770 SF		\$0
Cat. 14 General Building Improvements					
x	Paint @ Exterior	Modern. (level 1)	6,800 SF	\$1.25	\$8,500
Sub-Total Probable Construction Cost:					\$413,948

Andrew Hill High School

Measure G Probable Construction Cost



Building 500 - Tech. Office, Student Services & Graphics Lab

Existing Area: 7,296 SF. Existing Program consists of (1) Repo. Center, (1) Technology Office with Support, (1) Computer Lab and (1) Group Therapy with Support. The Group Therapy area is relocated into the New Administration/Student Services Building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (501.08)	Modern. (level 2)	102 SF	\$87.10	\$8,884
Cat. 8 Demolition					
	Relocatable Demolition/Removal		2 EA	\$2,000.00	\$4,000
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$102,000.00	\$102,000
Cat. 14 General Building Improvements					
x	Paint @ Exterior	Modern. (level 1)	4,800 SF	\$1.25	\$6,000
Sub-Total Probable Construction Cost:					\$120,884

Andrew Hill High School

Measure G Probable Construction Cost



Building 600 - Classrooms, JROTC & Physical Education

Existing Area: 7,500 SF. Existing Program consists of (2) Teaching Stations, (1) Wrestling Room and Faculty Offices.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Recommend ties from roof diaphragm to walls at approximately 8 feet on center		600 LF	\$100.00	\$60,000
	Repair finishes		600 LF	\$20.00	\$12,000
Cat. 10 Technology					
×	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$27,000.00	\$27,000
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	9,000 SF	\$1.25	\$11,250
Sub-Total Probable Construction Cost:					\$110,250

Andrew Hill High School

Measure G Probable Construction Cost



Building 700 - Relocatable Classrooms

Total Existing Area: 2,880 SF. 3 Relocatables housing (3) Teaching Stations are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		3 EA	\$2,000.00	\$6,000
Sub-Total Probable Construction Cost:					\$6,000

Andrew Hill High School

Measure G Probable Construction Cost



Building A - Administration & Student Services

Existing Area: 4,012 SF. The Existing Program consists of Administration Offices, Student Services and Staff Restrooms. The New Program includes a (1) New Entry and Reception.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
	Mechanical Screens	Modern. Complete			\$0
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (A6 & A9)	Modern. (level 2)	173 SF	\$87.10	\$15,068
x	Staff (A16)	Modern. (level 1)	32 SF	\$82.35	\$2,635
Cat. 13 Administration/Staff Services					
	Reception & Student Services	New Construction	3,500 SF	\$205.67	\$719,845
x	Administration	Modern. (level 1)	4,012 SF	\$51.09	\$204,973
Cat. 14 General Building Improvements					
x	Paint @ Exterior	Modern. (level 1)	5,950 SF	\$1.25	\$7,438
Sub-Total Probable Construction Cost:					\$949,959

Andrew Hill High School

Measure G Probable Construction Cost



Building "A" - Relocatable Classrooms

Total Existing Area: 3,840 SF. 4 Relocatables housing (2) Teaching Stations, (1) Art Lab and (1) Independent Study are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		4 EA	\$2,000.00	\$8,000

Sub-Total Probable Construction Cost: \$8,000

Building B - Relocatable Classrooms

Total Existing Area: 6,720 SF. 7 Relocatables housing (7) Teaching Stations are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		7 EA	\$2,000.00	\$14,000

Sub-Total Probable Construction Cost: \$14,000

Building C - Relocatable Classrooms

Total Existing Area: 5,760 SF. 6 Relocatables housing (6) Teaching Stations are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		6 EA	\$2,000.00	\$12,000

Sub-Total Probable Construction Cost: \$12,000

Andrew Hill High School

Measure G Probable Construction Cost



Building D - Multi-Purpose, Food Services & Music Classrooms

Existing Area: 14,630 SF. Existing Program consists of (1) Multi-Purpose Room with stage, (1) Kitchen and (3) Music Labs with support.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add new plywood shear walls.		16,200 SF	\$20.00	\$324,000
	Remove and repair finishes		12,126 SF	\$5.00	\$60,630
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	14,500 SF	\$5.75	\$83,375
Cat. 4 Health					
	Restroom Modernizations				
	Staff (D18 & D19)	Modern. Complete	338 SF		\$0
x	Staff (D8)	Modern. (level 2)	65 SF	\$87.10	\$5,662
Cat. 6 Teaching Stations					
•	Music Classroom Modernization	Modern. (level 1)	4,074 SF	\$44.38	\$180,804
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 12 Nutrition Services					
x	Food Service	Equipment Only	1 LS	\$97,350.00	\$97,350
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$15,000.00	\$15,000
x	Paint @ Exterior	Modern. (level 1)	12,200 SF	\$1.25	\$15,250
Sub-Total Probable Construction Cost:					\$800,071

Andrew Hill High School

Measure G Probable Construction Cost



Building E - Boy's Locker Room

Existing Area: 4,855 SF. Existing Program includes Student and Staff Locker Rooms, Restrooms and Showers.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Provide Bracing at high windows (infill windows with concrete or provide steel braces).		4,780 SF	\$20.00	\$95,600
	Repair finishes		4,780 SF	\$5.00	\$23,900
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	4,857 SF	\$5.75	\$27,928
Cat. 4 Health					
	Locker Room Modernizations				
x	Showers (E12) ADA Accessibility	Modern. (level 1)	198 SF	\$82.60	\$16,355
x	Restrooms (E4)	Modern. (level 1)	154 SF	\$72.35	\$11,142
x	Athletic Staff Locker Room (E5, E5.1,E6,E11)	Modern. (level 1)	287 SF	\$82.60	\$23,706
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$15,000.00	\$15,000
x	Paint @ Exterior	Modern. (level 1)	3,750 SF	\$1.25	\$4,688
Sub-Total Probable Construction Cost:					\$218,318

Andrew Hill High School

Measure G Probable Construction Cost



Building F - Gymnasium

Existing Area: 13,881 SF. Existing Program consists of (1) Gymnasium with telescoping bleachers.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add steel frames at high window discontinuity at east and west walls to complete shear transfer		13,750 SF	\$8.00	\$110,000
	Repair finishes at frames		13,750 SF	\$2.00	\$27,500
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	13,882 SF	\$5.75	\$79,822
Cat. 4 Health					
	Restroom Modernizations				
×	Student (F9 & F10)	Modern. (level 2)	458 SF	\$87.10	\$39,892
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$15,000.00	\$15,000
×	Paint @ Exterior	Modern. (level 1)	21,900 SF	\$1.25	\$27,375
Sub-Total Probable Construction Cost:					\$299,588

Andrew Hill High School

Measure G Probable Construction Cost



Building K - Library

Existing Area: 5,747 SF. The Existing Program consists of a Library with support spaces and a relocatable Book Room. The New Program will include replacing the Book Room.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls		4,350 SF	\$14.00	\$60,900
	Infill openings with studs		4,350 SF	\$2.00	\$8,700
	Attach shear walls to plates for load transfer		4,350 SF	\$2.00	\$8,700
	Provide collectors as required		4,350 SF	\$2.00	\$8,700
	Repair finishes to cover work		4,350 SF	\$5.00	\$21,750
Cat. 8 Demolition					
•	Relocatable Demolition/Removal		1 EA	\$2,000.00	\$2,000
Cat. 11 Teaching Support					
•	Replace Book Room	New Construction	960 SF	\$215.73	\$207,101
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	4,100 SF	\$1.25	\$5,125
Sub-Total Probable Construction Cost:					\$322,976

Andrew Hill High School

Measure G Probable Construction Cost



Building L - Girl's Locker Room

Existing Area: 4,855 SF. Existing Program includes Student and Staff Locker Rooms, Restrooms and Showers.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Provide Bracing at high windows (infill windows with concrete or provide steel braces).		4,820 SF	\$20.00	\$96,400
	Repair finishes		4,820 SF	\$5.00	\$24,100
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	4,858 SF	\$5.75	\$27,934
Cat. 4 Health					
	Locker Room Modernization				
x	Showers (L12 & L17) ADA Accessibility	Modern. (level 1)	445 SF	\$82.60	\$36,757
x	Restrooms (L4)	Modern. (level 1)	115 SF	\$72.35	\$8,320
x	Athletic Staff Locker Room (L7 & L7.1)	Modern. (level 1)	110 SF	\$82.60	\$9,086
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$15,000.00	\$15,000
x	Paint @ Exterior	Modern. (level 1)	3,700 SF	\$1.25	\$4,625
Sub-Total Probable Construction Cost:					\$222,222

Andrew Hill High School

Measure G Probable Construction Cost



Building P - Practice Gymnasium

Existing Area: 4,535 SF. The Existing Program consists of (1) Practice Gymnasium

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Recommend ties from roof diaphragm to walls at approximately 8 feet on center		400 LF	\$100.00	\$40,000
	Repair finishes		400 LF	\$20.00	\$8,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	4,534 SF	\$5.75	\$26,071
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	8,450 SF	\$1.25	\$10,563
Sub-Total Probable Construction Cost:					\$84,633

Andrew Hill High School

Measure G Probable Construction Cost



Building Q - School Activies & School Bank

Existing Area: 1,520 SF. The Existing Program consists of (1) School Bank, (1) Activities Office and (1) ASB Office.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	1,510 SF	\$5.75	\$8,683
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	1,950 SF	\$1.25	\$2,438
Sub-Total Probable Construction Cost:					\$11,120

Andrew Hill High School

Measure G Probable Construction Cost



Building R - Relocatable Child Care Center

Existing Area: 2,110 SF. The "R" Relocatable will be relocated; please refer to the Measure G Diagram for the proposed new location.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Relocatable Demolition/Removal		1 EA	\$2,000.00	\$2,000
Cat. 16 General Site Improvements					
◇	Relocate Child Care on Campus	Reconstruction	1 LS	\$80,000.00	\$80,000
Sub-Total Probable Construction Cost:					\$82,000

Andrew Hill High School

Measure G Probable Construction Cost



Building S - Science Labs

Existing Area: 21, 721 SF. The Existing Program consists of (9) Science Labs, (1) Lecture Hall, (1) Teacher Workroom and Student Restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
	Student	Modern. Complete			\$0
Cat. 6 Teaching Stations					
	Science Labs	Modern. Complete			\$0
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$81,000.00	\$81,000
Sub-Total Probable Construction Cost:					\$81,000

Andrew Hill High School

Measure G Probable Construction Cost



New Theater

Total New Area: 8,670 SF. The Program includes an Auditorium with a stage and seating for 500 students, ticket/concession booth, lighting/sound control booths, student and staff restrooms, and back stage support space.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student	New Construction	850 SF	\$200.32	\$170,272
Cat. 6 Teaching Stations					
	Teaching Stage	New Construction	2,400 SF	\$315.00	\$756,000
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$30,000.00	\$30,000
Cat. 11 Teaching Support					
x	Theater Support				
	Lobby	New Construction	700 SF	\$315.00	\$220,500
	Seating	New Construction	4,200 SF	\$315.00	\$1,323,000
	Control Room, Ticket Booth & Dimming Room	New Construction	280 SF	\$315.00	\$88,200
	Theater Grossing Factor	New Construction	1,300 SF	\$315.00	\$409,500
	Staging & Storage	New Construction	800 SF	\$315.00	\$252,000
	Mechanical & Electrical Room, Custodian & Lift	New Construction	290 SF	\$315.00	\$91,350
Sub-Total Probable Construction Cost:					\$3,340,822

Andrew Hill High School

Measure G Probable Construction Cost



New Classroom Building(s)

Total New Area: 28,180 SF. The Program includes (16) Teaching Stations, (3) Art Labs, (4) Special Education Classrooms, (1) Computer Lab, (1) RSP, Student Restrooms and all support required for 2 Story Construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student- 2 Story	New Construction	850 SF	\$224.36	\$190,705
Cat. 6 Teaching Stations					
	New Construction to Replace Building 100				
x	(8) General Classroom	New Construction	7,680 SF	\$175.00	\$1,505,280
x	(2) Art Lab	New Construction	2,800 SF	\$183.10	\$512,680
x	(2) Special Education - 2 Story	New Construction	1,920 SF	\$196.00	\$376,320
x	(1) Special Education	New Construction	960 SF	\$175.00	\$168,000
	New Construction to Replace Relocatables				
●	(1) Computer Lab-2 Story	New Construction	1,400 SF	\$201.14	\$315,389
●	(6) Relocatable Classrooms- 2 Story	New Construction	5,760 SF	\$196.00	\$1,264,435
●	(1) Art Lab	New Construction	1,400 SF	\$183.10	\$256,340
x	(1) Special Education- 2 Story	New Construction	960 SF	\$196.00	\$188,160
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$162,000.00	\$162,000
Cat. 11 Teaching Support					
	Student Display	New Construction	800 SF	\$175.00	\$140,000
	Learning Commons	New Construction	1,200 SF	\$175.00	\$210,000
	Teaching Station Net/Gross (7%)	New Construction	899 SF	\$175.00	\$157,290
	Teaching Station Net/Gross (15% for 2 Story)	New Construction	1,506 SF	\$175.00	\$263,550
	RSP	New Construction	480 SF	\$175.00	\$84,000
Sub-Total Probable Construction Cost:					\$5,794,149

Andrew Hill High School

Measure G Probable Construction Cost



Furniture, Furnishings & Equipment

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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
17. Furniture, Furnishings & Equipment					
	FFE for New Theater Building				
x	Included in Theater Unit Cost				\$0
	FFE for New Classroom Building				
x	7% of New Construction	New Construction	7 %	\$5,441,443.97	\$380,901
	FFE for New Student Services				
x	7% of New Construction	New Construction	7 %	\$719,845.00	\$50,389
	FFE for Student Enrollment				
x	\$250 Per Student	New Construction	1,930 EA	\$250.00	\$482,500
Sub-Total Probable Construction Cost:					\$913,790

Andrew Hill High School

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **Andrew Hill 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.

Andrew Hill 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.

Andrew Hill High School

Master Plan Full Scope Summary











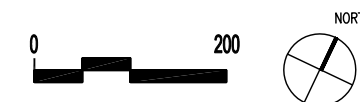
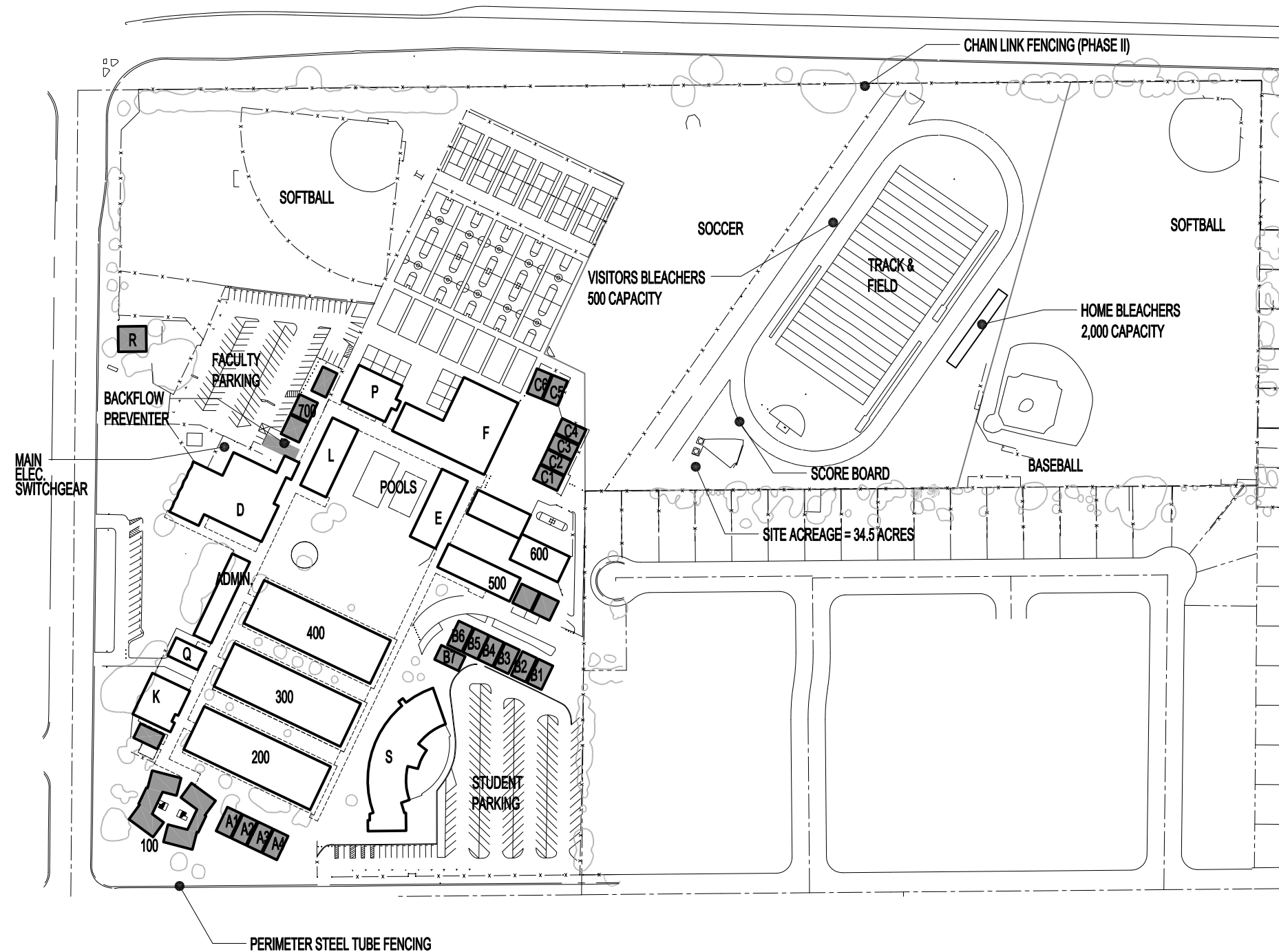
Master Plan Full Scope Project List:

- 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
- New Classroom Construction
- Existing Classroom Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- Existing Library Modernization and Expansion
- New Theater Construction
- New Student Services Construction
- Existing Administration Modernization
- New Large Gym Construction
- Existing Gym Modernization
- Learning Commons Modernization
- New Student Support Center Construction
- Existing Nutrition Services Modernization and Expansion
- New Student Lunch Shelter Construction
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Street Widening and Pedestrian Entry Improvements
- Parking Lot Improvement & Expansion
- Landscaping and Irrigation Improvements
- Furnishings and Equipment

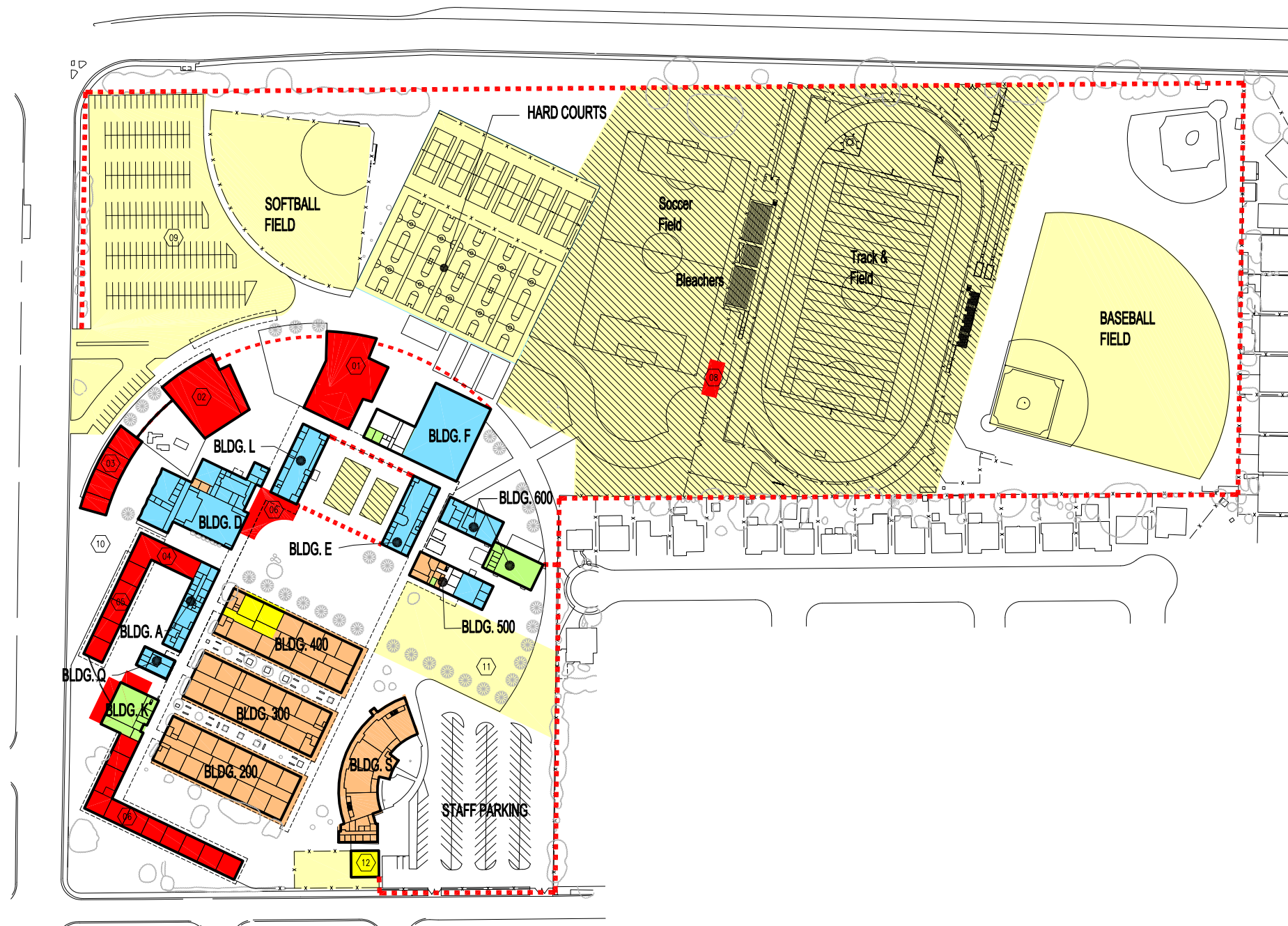
Full Scope Existing/Demolition Plan

Legend

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



Full Scope Diagram



Legend

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

- ① New Large Gymnasium
- ② New Theater
- ③ New Art Labs
- ④ New Student Services
- ⑤ New 2-Story Classroom Building
- ⑥ New Classroom Building
- ⑦ New Lunch Shelter
- ⑧ New Field House
- ⑨ Reconfigured & Expanded Student Parking
- ⑩ Reconfigured Pedestrian Entry
- ⑪ Reconfigured Plaza & Service Drive
- ⑫ Relocated Child Care Center



Andrew Hill High School

Full Scope Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Building 100 - Classrooms	8	0	-	-	2	0	3	0
Building 200 - Classrooms	14	14	-	-	-	-	-	-
Building 300 - Classrooms	11	11	-	-	1	1	-	-
Building 400 - Classrooms & Counseling	6	6	-	-	3	3	1	1
Building 500 - Technology & Graphics Lab	-	-	-	-	1	1	-	-
Building 500 - Relocatables	1	0	-	-	-	-	-	-
Building 600 - Classrooms	2	2	-	-	-	-	-	-
Building 700 - Relocatable Classrooms	3	0	-	-	-	-	-	-
Building A - Administration	-	-	-	-	-	-	-	-
Building "A" - Relocatable Classrooms	2	0	-	-	1	0	-	-
Building B - Relocatable Classrooms	6	0	-	-	-	-	1	0
Building C - Relocatable Classrooms	6	0	-	-	-	-	-	-
Building D - Multi-Purpose	-	-	-	-	3	3	-	-
Building E - Boy's Locker Room	-	-	-	-	-	-	-	-
Building F - Gymnasium	-	-	-	-	-	-	-	-
Building K - Library	-	-	-	-	-	-	-	-
Building L - Girl's Locker Room	-	-	-	-	-	-	-	-
Building P - Practice Gymnasium	-	-	-	-	-	-	-	-
Building Q - School Activities	-	-	-	-	-	-	-	-
Building R - Child Care Center	-	-	-	-	-	-	-	-
Building S - Science Labs	-	-	9	9	-	-	-	-
Subtotals	59	33	9	9	11	8	5	1

New Construction								
Administration	-	-	-	-	-	-	-	-
Theater Building	-	-	-	-	-	-	-	-
Classroom Building	-	17	-	-	-	3	-	4
Subtotals	0	17	0	0	0	3	0	4

Total Existing Teaching Stations: 84

Total Proposed Teaching Stations: 75

Note:

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

Andrew Hill High School

Full Scope Probable Construction Cost Summary



Phase I Construction Cost: **\$101,000**

Phase II Probable Construction Cost: **\$3,442,808**

Off-Site Developments: \$320,900
 On-Site Developments: \$4,620,715
 Site Structures: \$701,950

Modernization/Reconstruction Projects

Building 100 - Classrooms	\$64,535
Building 200 - Classrooms	\$331,528
Building 300 - Classrooms	\$143,528
Building 400 - Classrooms & Student Services	\$509,476
Building 500 - Tech. Office, Student Services & Graphics Lab	\$246,624
Building 600 - Classrooms, JROTC & Physical Education	\$297,741
Building 700 - Relocatable Classrooms	\$6,000
Building A - Administration & Student Services	\$1,014,702
Building "A" - Relocatable Classrooms	\$8,000
Building B - Relocatable Classrooms	\$14,000
Building C - Relocatable Classrooms	\$12,000
Building D - Multi-Purpose, Food Services & Music Labs	\$1,171,118
Building E - Boy's Locker Room	\$502,120
Building F - Gymnasium	\$1,125,543
Building K - Library	\$1,024,140
Building L - Girl's Locker Room	\$492,379
Building P - Practice Gymnasium	\$22,075
Building Q - School Activities & School Bank	\$88,754
Building R - Child Care Center	\$82,000
Building S - Science Labs	\$273,000

Subtotal: **\$7,429,262**

New Construction

Theater	\$3,340,822
Field House & Concession	\$200,538
Large Gymnasium	\$2,762,676
New Classroom Building	\$5,794,149

Subtotal: **\$12,098,185**

Furniture, Furnishings, Equipment (7% of New Construction) **\$1,149,972**

Sub-Total Probable Construction Cost: **\$26,320,983**

Contingency (15% of Construction) **\$3,948,147**

Subtotal: **\$30,269,130**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$3,632,296**

Andrew Hill High School

Full Scope Probable Construction Cost Summary



District Priority Probable Construction Cost:	\$33,901,426
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Total Probable Construction Cost:	\$37,445,234
Allocated Construction Budget:	\$19,506,264
Balance of Funds:	(\$17,938,970)



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

Andrew Hill High School

Full Scope Phase I & Phase II Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Security					
	‡ Upgrade Intrusion Alarm		1 LS	\$18,000.00	\$18,000
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
	• Replace Clocks with Wireless		1 LS	\$15,000.00	\$15,000
	• Upgrade Existing CATV to Digital		1 LS	\$25,000.00	\$25,000
Nutrition Services					
	‡ Upgrade Food Service POS Network		1 LS	\$15,000.00	\$15,000
Phase I Construction Cost					\$101,000

Andrew Hill 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		1 LS	\$596,980.00	\$596,980	
Security						
Perimeter Site Fencing						
×	Site Perimeter 8' Ht. Chain Link Fencing, at fields	Reconstruction	2,724 LF	\$28.00	\$76,272	
Technology						
	• Replace Existing PA System		1 DPF	\$20,000.00	\$20,000	
General Building Improvements						
‡	Upgrade Elevator Emergency Interface		1 LS	\$7,000.00	\$7,000	
Outdoor Athletic Facilities						
	• All-Weather Track	Reconstruction	1 LS	\$630,000.00	\$630,000	
	• All-Weather Field	Reconstruction	1 LS	\$900,000.00	\$900,000	
‡	Field Lights	Reconstruction	1 LS	\$200,000.00	\$200,000	
Reconstruct Natural Field Areas						
	• Around New Track Location	Reconstruction	60,000 SF	\$2.25	\$135,000	
Field House Infrastructure						
‡	Electrical, Water, Sewer, etc.	New Construction	1 LS	\$25,000.00	\$25,000	
Home Bleachers						
‡	Replace 2,000 Seat Home & 500 Seat Visitor	Reconstruction	1 LS	\$249,350.00	\$249,350	
‡	Replace Scoreboard	Reconstruction	1 EA	\$39,000.00	\$39,000	
					Phase II	\$2,878,602
					Design Contingency @ 15%	\$431,790
					Cost Escalation 1 Years @ 4%	\$132,416
Phase II Probable Construction Cost					\$3,442,808	

Andrew Hill High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Off-Site Developments include widening Senter Road and providing a new turn lane at the campus entrance.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	Sidewalk, Curb, Drain, Gutter, Drive, Signage & Sanitary Line		1 LS	\$50,000.00	\$50,000
Cat. 16 General Site Improvements					
	New Sidewalk, Gutter, Curb	New Construction	1 LS	\$270,900.00	\$270,900
Sub-Total Probable Construction Cost:					\$320,900

Andrew Hill High School

Full Scope Probable Construction Cost



On-Site Developments

Includes 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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$408,070.00	\$408,070
▲	Hazardous Material Abatement				
	Building Demolition and Modernization		70,400 SF	\$5.00	\$352,000
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernizations to Increase Depth	Reconstruction	1 LS	\$611,190.00	\$611,190
Cat. 5 Security					
×	Security Surveillance Cameras & DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
●	Security Alarm System	Modern. (level 2)	1 LS	\$15,000.00	\$15,000
	Perimeter Site Fencing				
×	Campus Perimeter 6' Ht. District Standard Fencing	Reconstruction	1,650 LF	\$65.00	\$107,250
Cat. 8 Demolition					
◇	General Site Demolition		40,000 SF	\$2.50	\$100,000
Cat. 9 Utilities Infrastructure					
Existing Utilities Services Improvements					
	Electrical				
	Remove (e) abandoned switchboard		1 LS	\$1,000.00	\$1,000
▲	Fire Service Water				
	6" PVC Water Line		2,100 LF	\$45.00	\$94,500
	6" DCDA with PIV & FDC		2 EA	\$1,200.00	\$2,400
	Fire Hydrant		5 EA	\$750.00	\$3,750
	PIV		5 EA	\$400.00	\$2,000
	Connection to Existing Main Line		2 EA	\$800.00	\$1,600
New Construction Utilities Services					
◇	Electrical		1.0 LS	\$100,000.00	\$100,000
◇	Gas				
	2" PVC Gas Line		760 LF	\$35.00	\$26,600
	Gas Meter		3 EA	\$500.00	\$1,500
	Gas Connection to Main Line		3 EA	\$700.00	\$2,100
◇	Domestic Water				
	4" PVC Water Line		730 LF	\$40.00	\$29,200
	6" PVC Water Line		70 LF	\$45.00	\$3,150
	4" Water Meter		1 EA	\$500.00	\$500
	6" Water Meter		1 EA	\$650.00	\$650
	4" DCDA		1 EA	\$600.00	\$600
	6" DCDA		1 EA	\$750.00	\$750

Andrew Hill High School

Full Scope Probable Construction Cost



	4" Gate Valve		4 EA	\$250.00	\$1,000
	6" Gate Valve		1 EA	\$350.00	\$350
	Water Connection to Main Line		2 EA	\$800.00	\$1,600
◇	Sanitary Sewer				
	6" PVC Sewer Pipe		830 LF	\$42.00	\$34,860
	8" PVC Sewer Pipe		140 LF	\$47.00	\$6,580
	6" Sanitary Sewer Cleanout		3 EA	\$450.00	\$1,350
	48" Sanitary Sewer Manhole		2 EA	\$750.00	\$1,500
	Sewer Connection to Main Line		1 EA	\$500.00	\$500
◇	Storm Drain				
	6" PVC Storm Drain Pipe		2,020 LF	\$40.00	\$80,800
	8" PVC Storm Drain Pipe		750 LF	\$45.00	\$33,750
	12" PVC Storm Drain Pipe		410 LF	\$55.00	\$22,550
	Storm Drain Manhole		3 EA	\$750.00	\$2,250
	Area Drain		31 EA	\$500.00	\$15,500
Cat. 10 Technology					
×	Technology Infrastructure	Reconstruction	1 LS	\$200,000.00	\$200,000
×	Data Network/Wireless Networking	Reconstruction	1 LS	\$250,000.00	\$250,000
Cat. 14 General Building Improvements					
◇	Exterior Finishes Modernizations	Modern. (level 1)	1 LS	\$25,000.00	\$25,000
◇	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$10,000.00	\$10,000
Cat. 15 Outdoor Athletic Facilities					
×	Sports Field & Irrigation Improvements				
	Baseball Field	Reconstruction	1 LS	\$175,000.00	\$175,000
	Dedicated Softball Field	Reconstruction	1 LS	\$35,000.00	\$35,000
	Multi-Use Turf Field Area	Reconstruction	1 LS	\$180,000.00	\$180,000
	Perimeter Landscaping	Reconstruction	1 LS	\$201,000.00	\$201,000
●	Resurface @ Hard Courts				
	Tennis Courts	Reconstruction	1 LS	\$180,000.00	\$180,000
	Resurface Hard Courts	Reconstruction	1 LS	\$67,000.00	\$67,000
	New Pool Screen Wall	New Construction	1 LS	\$80,000.00	\$80,000
Cat. 16 General Site Improvements					
×	Walkway Improvements	Reconstruction	10,000 SF	\$5.00	\$50,000
	Parking Lot Modernization	Modern. (level 1)	60,000 SF	\$2.00	\$120,000
	New Parking Lot Construction				
	New Student Parking	New Construction	60,000 SF	\$4.10	\$246,000
	New Curb Cut & Driveway	New Construction	2 EA	\$4,000.00	\$8,000
×	Landscape & Irrigation Modernization				
	General Landscaping	Reconstruction	1 LS	\$562,315.00	\$562,315
	New Pedestrian Entry	New Construction	20,000 SF	\$5.00	\$100,000
	Electrical Service Screen	New Construction	1 LS	\$35,000.00	\$35,000

Sub-Total Probable Construction Cost:

\$4,620,715

Andrew Hill High School

Full Scope Probable Construction Cost



Site Structures

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
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Lunch Shelter

Includes a new sheltered lunch area

Cat. 14 General Building Improvements

x	Lunch Shelter	New Construction	3,000 SF	\$65.00	\$195,000
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Sub-Total Probable Construction Cost: \$195,000

Covered Walkways

Includes new Covered Walkways where building linkages are required, or to provide climatic protection.

Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Seismic Joints		6 EA	\$5,000.00	\$30,000
	Seismic Frames		12 EA	\$10,000.00	\$120,000
	Replace Finishes		18 EA	\$2,000.00	\$36,000

Cat. 14 General Building Improvements

x	Lighting Modernization	Reconstruction	26,300 SF	\$6.50	\$170,950
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Sub-Total Probable Construction Cost: \$356,950

Student Drop Off

Includes a new sheltered student drop off

Cat. 14 General Building Improvements

	New Student Drop Off	New Construction	1 LS	\$150,000.00	\$150,000
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Sub-Total Probable Construction Cost: \$150,000

Andrew Hill High School

Full Scope Probable Construction Cost



Building 100 - Art Labs & Classrooms

Existing Area: 1207. Building 100 is to be demolished. Existing Program consisting of (8) Teaching Stations, (2) Art Labs, (3) Special Education Classrooms and Staff Offices to be relocated into new Classroom and Administration Buildings.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
x	Building Demolition		12,907 SF	\$5.00	\$64,535
Sub-Total Probable Construction Cost:					\$64,535

Andrew Hill High School

Full Scope Probable Construction Cost



Building 200 - Classrooms

Existing Area: 15, 291 SF. Existing Program consists of (14) Teaching Stations, (2) Computer Commons, (2) Faculty Offices and Student Restrooms

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◊	Roofing Modernizations	Modern. Complete			\$0
Cat. 4 Health					
	Restroom Modernizations				
	Student (226 & 227)	Modern. Complete	753 SF		\$0
	Staff (223)	Modern. Complete	72 SF		\$0
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. Complete	12,563 SF		\$0
Cat. 10 Technology					
×	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$135,000.00	\$135,000
Cat. 11 Teaching Support					
	Faculty Offices	Modern. Complete	1,157 SF		\$0
	Storage	Modern. Complete	746 SF		\$0
Cat. 14 General Building Improvements					
◊	HVAC System Modernization				
	Split heat pump equipment will be replaced with rooftop packaged heat pump units	Modern.	12 EA	\$13,500	\$162,000
×	Electrical Distribution Modernization				
	Remove (e) abandoned transformer	Demolition	1 LS	\$1,000	\$1,000
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$25,000	\$25,000
×	Paint @ Exterior	Modern. (level 1)	6,822 SF	\$1.25	\$8,528
Sub-Total Probable Construction Cost:					\$331,528

Andrew Hill High School

Full Scope Probable Construction Cost



Building 300 - Classrooms

Existing Area: 15, 316 SF. Existing Program consists of (11) Teaching Stations, (1) Computer Lab with Computer Commons, (1) Instructional Commons and Student Restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. Complete			\$0
Cat. 4 Health					
	Restroom Modernizations				
	Student (315 & 316)	Modern. Complete	755 SF		\$0
	Staff (319)	Modern. Complete	88 SF		\$0
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. Complete	13,103 SF		\$0
Cat. 10 Technology					
×	Educational Technology End-use equipment	Reconstruction	1 LS	\$135,000.00	\$135,000
Cat. 11 Teaching Support					
	Faculty Offices	Modern. Complete	1,275 SF		\$0
	Storage	Modern. Complete	96 SF		\$0
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	6,822 SF	\$1.25	\$8,528
Sub-Total Probable Construction Cost:					\$143,528

Andrew Hill High School

Full Scope Probable Construction Cost



Building 400 - Classrooms & Student Services

Existing Area: 15, 317 SF. Existing Program consists of (7) Teaching Stations, (2) Computer Labs, (1) Home Ec. Lab, (1) Instructional Commons, Student Restrooms and Student Services. The New Program includes (2) Additional Teaching Stations and (1) Learning Commons.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. Complete			\$0
Cat. 4 Health					
	Restroom Modernizations				
	Student (420 & 421)	Modern. Complete	681 SF		\$0
	Staff (417A)	Modern. (level 2)	51 SF	\$87.10	\$4,442
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. (level 2)	1,920 SF	\$87.11	\$167,251
Cat. 10 Technology					
×	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Cat. 11 Teaching Support					
	Learning Commons	Modern. (level 2)	1,237 SF	\$87.11	\$107,755
	Storage	Modern. Complete	770 SF		\$0
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Split heat pump equipment will be replaced with rooftop packaged heat pump units	Modern. (level 2)	7 EA	\$13,500	\$94,500
×	Electrical Distribution Modernization				
	Remove (e) abandoned transformer	Demolition	1 LS	\$1,000	\$1,000
×	Paint @ Exterior	Modern. (level 1)	6,822 SF	\$1.25	\$8,528
Sub-Total Probable Construction Cost:					\$509,476

Andrew Hill High School

Full Scope Probable Construction Cost



Building 500 - Tech. Office, Student Services & Graphics Lab

Existing Area: 7,296 SF. Existing Program consists of (1) Repo. Center, (1) Technology Office with Support, (1) Computer Lab and (1) Group Therapy with Support. The Group Therapy area is relocated into the New Administration/Student Services Building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. Complete			\$0
Cat. 4 Health					
	Restroom Modernizations				
×	Staff (501.08)	Modern. (level 2)	102 SF	\$87.10	\$8,884
Cat. 6 Teaching Stations					
●	Computer Lab Modernization	Modern. (level 1)	1,905 SF	\$50.49	\$96,183
Cat. 8 Demolition					
●	Relocatable Demolition/Removal		2 EA	\$2,000.00	\$4,000
Cat. 10 Technology					
×	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$102,000.00	\$102,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Split heat pump equipment will be replaced with rooftop packaged heat pump units	Modern. (level 2)	1 EA	\$13,500	\$13,500
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	2,007 SF	\$7.25	\$14,551
	Receptacles and Wiring	Modern. (level 2)	2,007 SF	\$0.75	\$1,505
×	Paint @ Exterior	Modern. (level 1)	4,800 SF	\$1.25	\$6,000
Sub-Total Probable Construction Cost:					\$246,624

Andrew Hill High School

Full Scope Probable Construction Cost



Building 600 - Classrooms, JROTC & Physical Education

Existing Area: 7,500 SF. Existing Program consists of (2) Teaching Stations, (1) Wrestling Room and Faculty Offices.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Recommend ties from roof diaphragm to walls at approximately 8 feet on center		600 LF	\$100.00	\$60,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. Complete			\$0
Cat. 6 Teaching Stations					
●	General Classroom Modernization	Modern. (level 2)	1,965 SF	\$87.11	\$171,171
Cat. 10 Technology					
×	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$27,000.00	\$27,000
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	3,540 SF	\$7.25	\$25,665
	Receptacles and Wiring	Modern. (level 2)	3,540 SF	\$0.75	\$2,655
×	Paint @ Exterior	Modern. (level 1)	9,000 SF	\$1.25	\$11,250
Sub-Total Probable Construction Cost:					\$297,741

Andrew Hill High School

Full Scope Probable Construction Cost



Building 700 - Relocatable Classrooms

Total existing area: 3840 SF. 3 Relocatables housing (3) Teaching Stations are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		3 EA	\$2,000.00	\$6,000
Sub-Total Probable Construction Cost:					\$6,000

Andrew Hill High School

Full Scope Probable Construction Cost



Building A - Administration & Student Services

Existing Area: 4,012 SF. The Existing Program consists of Administration Offices, Student Services and Staff Restrooms. The New Program includes a (1) New Entry and Reception.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restroom Modernizations					
x	Staff (A6 & A9)	Modern. (level 2)	173 SF	\$87.10	\$15,068
x	Staff (A16)	Modern. (level 1)	32 SF	\$72.35	\$2,315
Cat. 13 Administration/Staff Services					
	Reception & Student Services	New Construction	3,500 SF	\$205.67	\$719,845
x	Administration	Modern. (level 1)	4,012 SF	\$51.09	\$204,973
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Revisions to duct layout	Modern. (level 2)	1 LS	\$15,000	\$15,000
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	4 EA	\$13,500	\$54,000
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$3,500	\$3,500
Sub-Total Probable Construction Cost:					\$1,014,702

Andrew Hill High School

Full Scope Probable Construction Cost



Building "A" - Relocatable Classrooms

Total Existing Area: 3,840 SF. 4 Relocatables housing (2) Teaching Stations, (1) Art Lab and (1) Independent Study are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		4 EA	\$2,000.00	\$8,000

Sub-Total Probable Construction Cost: \$8,000

Building B - Relocatable Classrooms

Total Existing Area: 6,720 SF. 7 Relocatables housing (7) Teaching Stations are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		7 EA	\$2,000.00	\$14,000

Sub-Total Probable Construction Cost: \$14,000

Building C - Relocatable Classrooms

Total Existing Area: 5,760 SF. 6 Relocatables housing (6) Teaching Stations are to be removed from the campus. The New Classroom Building(s) will replace classroom area if required. Existing relocatables may need to be moved for use as interim housing during construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal		6 EA	\$2,000.00	\$12,000

Sub-Total Probable Construction Cost: \$12,000

Andrew Hill High School

Full Scope Probable Construction Cost



Building D - Multi-Purpose, Food Services & Music Labs

Existing Area: 14,630 SF. Existing Program consists of (1) Multi-Purpose Room with stage, (1) Kitchen and (3) Music Labs with support.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add new plywood shear walls.		16,200 SF	\$20.00	\$324,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	14,500 SF	\$5.75	\$83,375
Cat. 4 Health					
	Restroom Modernizations				
	Staff (D18 & D19)	Modern. Complete	338 SF		\$0
x	Staff (D8)	Modern. (level 2)	65 SF	\$87.10	\$5,662
Cat. 6 Teaching Stations					
●	Music Classroom Modernization	Modern. (level 1)	4,074 SF	\$44.38	\$180,804
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 11 Teaching Support					
	Multi-Purpose Room	Modern. (level 1)	5,790 SF	\$47.46	\$274,793
Cat. 12 Nutrition Services					
x	Food Service	Modern. (level 1)	2,475 SF	\$86.64	\$214,434
Cat. 14 General Building Improvements					
◇	HVAC System Modernization	Modern. (level 2)	1 LS	\$25,000	\$25,000
x	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	2,475 SF	\$7.25	\$17,944
	Receptacles and Wiring	Modern. (level 2)	2,475 SF	\$0.75	\$1,856
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$10,000	\$10,000
x	Paint @ Exterior	Modern. (level 1)	12,200 SF	\$1.25	\$15,250
Sub-Total Probable Construction Cost:					\$1,171,118

Andrew Hill High School

Full Scope Probable Construction Cost



Building E - Boy's Locker Room

Existing Area: 4,855 SF. Existing Program includes Student and Staff Locker Rooms, Restrooms and Showers.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Provide Bracing at high windows (infill windows with concrete or provide steel braces).		4,780 SF	\$20.00	\$95,600
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	4,857 SF	\$5.75	\$27,928
Cat. 4 Health					
	Locker Room Modernizations				
x	Locker Room (E7&E9)	Modern. (level 1)	2,771 SF	\$82.60	\$228,885
x	Showers (E12) ADA Accessibility	Modern. (level 1)	198 SF	\$82.60	\$16,355
x	Restrooms	Modern. (level 1)	154 SF	\$72.35	\$11,142
x	Athletic Staff Locker Room (E5, E5.1,E6,E11)	Modern. (level 1)	287 SF	\$82.60	\$23,706
Cat. 14 General Building Improvements					
◇	HVAC System Modernization	Modern. (level 2)	1 LS	\$15,000	\$15,000
x	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	4,855 SF	\$7.25	\$35,199
	Receptacles and Wiring	Modern. (level 2)	4,855 SF	\$0.75	\$3,641
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$40,000	\$40,000
x	Paint @ Exterior	Modern. (level 1)	3,732 SF	\$1.25	\$4,665
Sub-Total Probable Construction Cost:					\$502,120

Andrew Hill High School

Full Scope Probable Construction Cost



Building F - Gymnasium

Existing Area: 13,881 SF. Existing Program consists of (1) Gymnasium with telescoping bleachers. The New Program includes (1) Practice Gymnasium relocated from Building P demolition.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add steel frames at high window discontinuity at east and west walls to complete shear transfer		13,750 SF	\$8.00	\$110,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	13,882 SF	\$5.75	\$79,822
Cat. 4 Health					
	Restroom Modernizations				
×	Student (F9 & F10)	Modern. (level 2)	458 SF	\$87.10	\$39,892
Cat. 11 Teaching Support					
×	Large Gym	Modern. (level 1)	10,920 SF	\$65.50	\$715,260
Cat. 14 General Building Improvements					
◇	HVAC System Modernization	Modern. (level 2)	1 LS	\$10,000	\$10,000
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	13,881 SF	\$7.25	\$100,637
	Receptacles and Wiring	Modern. (level 2)	3,410 SF	\$0.75	\$2,558
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$40,000	\$40,000
×	Paint @ Exterior	Modern. (level 1)	21,900 SF	\$1.25	\$27,375
Sub-Total Probable Construction Cost:					\$1,125,543

Andrew Hill High School

Full Scope Probable Construction Cost



Building K - Library

Existing Area: 5,747 SF. The Existing Program consists of a Library with support spaces and a relocatable Book Room. The New Program will include replacing the Book Room with new construction and expanding the Library.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add plywood shear walls		4,350 SF	\$14.00	\$60,900
	Infill openings with studs		4,350 SF	\$2.00	\$8,700
	Attach shear walls to plates for load transfer		4,350 SF	\$2.00	\$8,700
	Provide collectors as required		4,350 SF	\$2.00	\$8,700
Cat. 8 Demolition					
●	Relocatable Demolition/Removal (Building K1)		1 EA	\$2,000.00	\$2,000
Cat. 11 Teaching Support					
	Library Modernization	Modern. (level 2)	3,310 SF	\$116.39	\$385,251
	Library Expansion				
	Reading Room, Book Stacks, Librarian Workroom, Offices and Checkout Counter.	New Construction	1,440 SF	\$215.73	\$310,651
●	Book Room	New Construction	960 SF	\$215.73	\$207,101
Cat. 14 General Building Improvements					
◇	HVAC System Modernization	Modern. (level 2)	1 LS	\$15,000	\$15,000
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$12,000	\$12,000
×	Paint @ Exterior	Modern. (level 1)	4,110 SF	\$1.25	\$5,138
Sub-Total Probable Construction Cost:					\$1,024,140

Andrew Hill High School

Full Scope Probable Construction Cost



Building L - Girl's Locker Room

Existing Area: 4,855 SF. Existing Program includes Student and Staff Locker Rooms, Restrooms and Showers.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Provide Bracing at high windows (infill windows with concrete or provide steel braces).		4,820 SF	\$20.00	\$96,400
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	4,858 SF	\$5.75	\$27,934
Cat. 4 Health					
	Locker Room Modernization				
×	Locker Room (L9)	Modern. (level 1)	2,668 SF	\$82.60	\$220,377
×	Showers (L12 & L17) ADA Accessibility	Modern. (level 1)	445 SF	\$82.60	\$36,757
×	Restrooms (L4)	Modern. (level 1)	115 SF	\$72.35	\$8,320
×	Athletic Staff Locker Room (L7 & L7.1)	Modern. (level 1)	110 SF	\$82.60	\$9,086
Cat. 14 General Building Improvements					
◇	HVAC System Modernization	Modern. (level 2)	1 LS	\$10,000	\$10,000
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	4,855 SF	\$7.25	\$35,199
	Receptacles and Wiring	Modern. (level 2)	4,855 SF	\$0.75	\$3,641
	Plumbing System Modernization	Modern. (Level 1)	1 LS	\$40,000	\$40,000
×	Paint @ Exterior	Modern. (level 1)	3,732 SF	\$1.25	\$4,665
Sub-Total Probable Construction Cost:					\$492,379

Andrew Hill High School

Full Scope Probable Construction Cost



Building P - Practice Gymnasium

Existing Area: 4,535 SF. The Existing Program consists of (1) Practice Gymnasium. The building is to be demolished and the Practice Gym is relocating to Building F.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
x	Small Gym-Building P	Demolition	4,415 SF	\$5.00	\$22,075
Sub-Total Probable Construction Cost:					\$22,075

Andrew Hill High School

Full Scope Probable Construction Cost



Building Q - School Activies & School Bank

Existing Area: 1,520 SF. The Existing Program consists of (1) School Bank, (1) Activities Office and (1) ASB Office.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	1,510 SF	\$5.75	\$8,683
Cat. 13 Administration					
	Student Bank & ASB	Modern. (level 1)	1,520 SF	\$51.09	\$77,657
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	1,932 SF	\$1.25	\$2,415
Sub-Total Probable Construction Cost:					\$88,754

Andrew Hill High School

Full Scope Probable Construction Cost



Building R - Relocatable Child Care Center

Existing Area: 2,110 SF. The "R" Relocatable will be relocated; please refer to the Measure G Diagram for the proposed new location.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Relocatable Demolition/Removal		1 EA	\$2,000.00	\$2,000
Cat. 16 General Site Improvements					
◇	Relocate Child Care on Campus	Reconstruction	1 LS	\$80,000.00	\$80,000
Sub-Total Probable Construction Cost:					\$82,000

Andrew Hill High School

Full Scope Probable Construction Cost



Building S - Science Labs

Existing Area: 21, 721 SF. The Existing Program consists of (9) Science Labs, (1) Lecture Hall, (1) Teacher Workroom and Student Restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
	Student	New Construction Complete			\$0
Cat. 6 Teaching Stations					
	Science Labs	New Construction Complete			\$0
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$81,000.00	\$81,000
Cat. 14 General Building Improvements					
◇	HVAC-fume hoods, outside air, increase in electric load				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	12 EA	\$16,000.00	\$192,000
Sub-Total Probable Construction Cost:					\$273,000

Andrew Hill High School

Full Scope Probable Construction Cost



New Theater

Total New Area: 8,670 SF. The Program includes an Auditorium with a stage and seating for 500 students, ticket/concession booth, lighting/sound control booths, student and staff restrooms, and back stage support space.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student	New Construction	850 SF	\$200.32	\$170,272
Cat. 6 Teaching Stations					
	Teaching Stage	New Construction	2,400 SF	\$315.00	\$756,000
Cat. 10 Technology					
*	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$30,000.00	\$30,000
Cat. 11 Teaching Support					
*	Theater Support				
	Lobby	New Construction	700 SF	\$315.00	\$220,500
	Seating	New Construction	4,200 SF	\$315.00	\$1,323,000
	Theater Grossing Factor	New Construction	1,300 SF	\$315.00	\$409,500
	Control Room, Ticket Booth & Dimming Room	New Construction	280 SF	\$315.00	\$88,200
	Staging & Storage	New Construction	800 SF	\$315.00	\$252,000
	Mechanical & Electrical Room, Custodian & Lift	New Construction	290 SF	\$315.00	\$91,350
Sub-Total Probable Construction Cost:					\$3,340,822

Andrew Hill High School

Full Scope Probable Construction Cost



New Field House

Total New Area: 900 SF. The Program includes student and staff restrooms with access to the field and track event. It will also include a concession stand for school functions.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student	New Construction	600 SF	\$200.32	\$120,192
Cat. 12 Nutritional Services					
×	Concession	New Construction	300 SF	\$267.82	\$80,346
Sub-Total Probable Construction Cost:					\$200,538

Andrew Hill High School

Full Scope Probable Construction Cost



New Large Gymnasium

Total New Area: 12,000 SF. The Program includes (1) Large Gymnasium with bleachers and courts for up to 1000 student capacity and 1) Lobby with display.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 11 Teaching Support					
x	Large Gymnasium	New Construction	10,650 SF	\$242.34	\$2,580,921
	Lobby Addition	New Construction	750 SF	\$242.34	\$181,755

Sub-Total Probable Construction Cost: \$2,762,676

New Classroom Building(s)

Total New Area: 28,180 SF. The Program includes (16) Teaching Stations, (3) Art Labs, (4) Special Education Classrooms, (1) Computer Lab, (1) RSP, Student Restrooms and all support required for 2 Story Construction.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student- 2 Story	New Construction	850 SF	\$224.36	\$190,705
Cat. 6 Teaching Stations					
	New Construction to Replace Building 100				
x	(8) General Classroom	New Construction	7,680 SF	\$175.00	\$1,505,280
x	(2) Art Lab	New Construction	2,800 SF	\$183.10	\$512,680
x	(2) Special Education - 2 Story	New Construction	1,920 SF	\$196.00	\$376,320
x	(1) Special Education	New Construction	960 SF	\$175.00	\$168,000
	New Construction to Replace Relocatables				
•	(1) Computer Lab-2 Story	New Construction	1,400 SF	\$201.14	\$315,389
•	(6) Relocatable Classrooms- 2 Story	New Construction	5,760 SF	\$196.00	\$1,264,435
•	(1) Art Lab	New Construction	1,400 SF	\$183.10	\$256,340
x	(1) Special Education- 2 Story	New Construction	960 SF	\$196.00	\$188,160
Cat. 10 Technology					
x	Educational Technology End-use equipment	Modern. (level 2)	1 LS	\$162,000.00	\$162,000
Cat. 11 Teaching Support					
	Student Display				
	Student Display	New Construction	800 SF	\$175.00	\$140,000
	Learning Commons				
	Learning Commons	New Construction	1,200 SF	\$175.00	\$210,000
	Teaching Station Net/Gross (7%)				
	Teaching Station Net/Gross (7%)	New Construction	899 SF	\$175.00	\$157,290
	Teaching Station Net/Gross (15% for 2 Story)				
	Teaching Station Net/Gross (15% for 2 Story)	New Construction	1,506 SF	\$175.00	\$263,550
	RSP				
	RSP	New Construction	480 SF	\$175.00	\$84,000

Sub-Total Probable Construction Cost: \$5,794,149

Andrew Hill High School

Full Scope Probable Construction Cost



Furniture, Furnishings & Equipment

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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
17. Furniture, Furnishings & Equipment					
	FFE for Site Structures				
x	7% of New Construction	New Construction	7 %	\$195,000.00	\$13,650
	FFE for New Theater Building				
x	Included in Unit Cost				\$0
	FFE for New Field House				
x	7% of New Construction	New Construction	7 %	\$80,346.00	\$5,624
	FFE for New Large Gymnasium				
x	7% of New Construction	New Construction	7 %	\$2,580,921.00	\$180,664
	FFE for New Classroom Building				
x	7% of New Construction	New Construction	7 %	\$5,441,443.97	\$380,901
	FFE for Administration Expansion				
x	7% of New Construction	New Construction	7 %	\$719,845.00	\$50,389
	FFE for Library Expansion				
x	7% of New Construction	New Construction	7 %	\$517,752.00	\$36,243
	FFE for Student Enrollment				
x	\$250 Per Student	New Construction	1,930 EA	\$250.00	\$482,500
Sub-Total Probable Construction Cost:					\$1,149,972

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

- 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

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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill High School



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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill 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

Andrew Hill High School

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

Andrew Hill High School

Errata/Revision History



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