

Mt. Pleasant High School

Campus Master Plan



March 15, 2004

Mt. Pleasant High School

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Mt. Pleasant 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**

Mt. Pleasant 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.

Mt. Pleasant High School

Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

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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 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

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Glossary of Terms



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.

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

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Glossary of Terms



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.

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.

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Glossary of Terms



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.



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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

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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

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Introduction to the Proposed Campus Measure G Scope of Work



This **Measure G Scope** of the Master Plan for **Mt. Pleasant 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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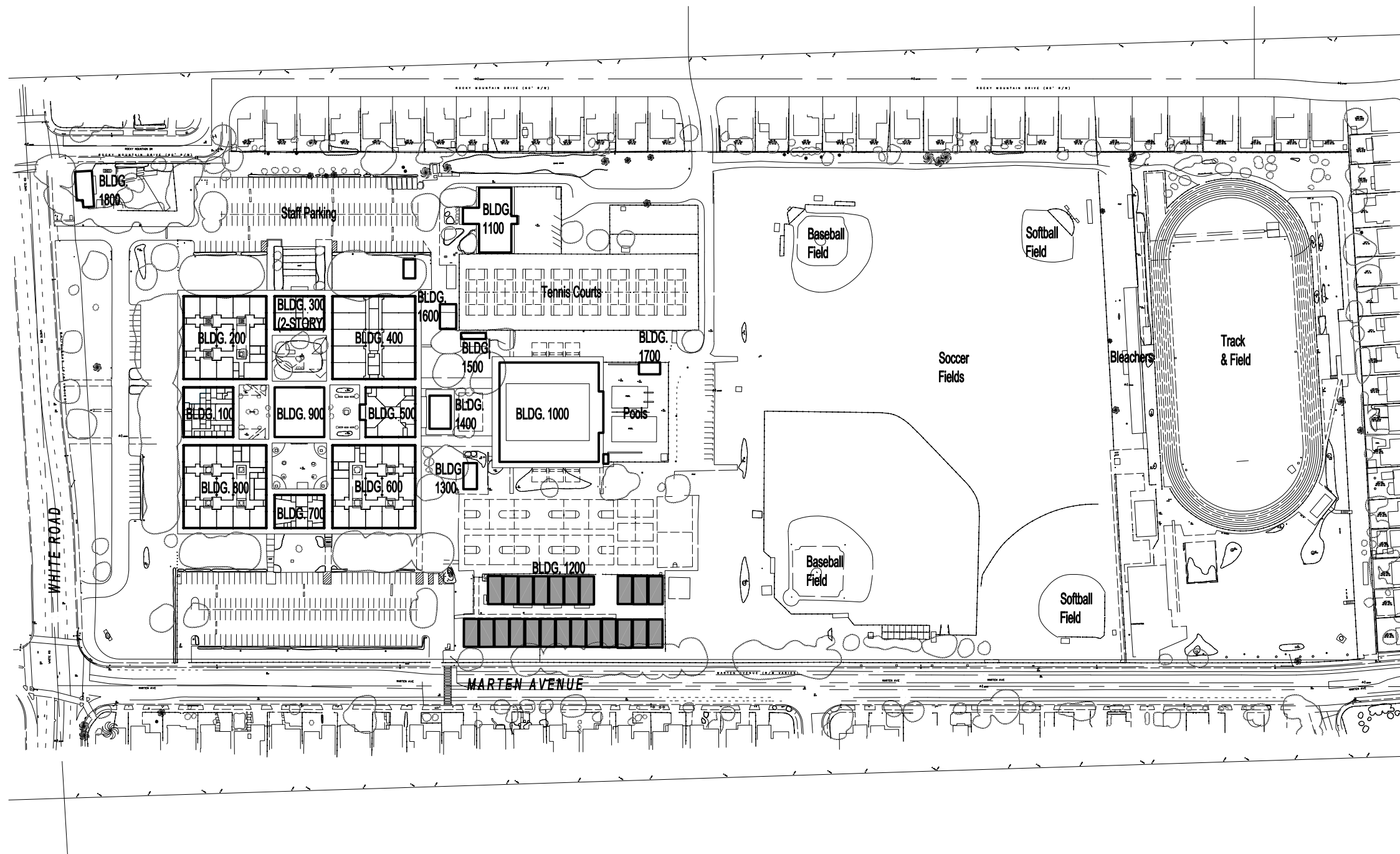
Campus Measure G Scope Summary



Campus Measure G Project Scope List:

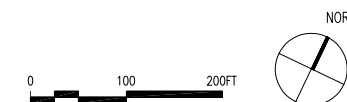
- Site/Building Related Improvements
- Construct New ADA Accessible Campus Entry Ramp
- Seismic Upgrade of Existing Structures
- Pool Modernization
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- New Classroom Construction
- Existing Classroom Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Theater Construction
- New Multi-Purpose Construction
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Parking Lot 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



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 Student Restrooms
- 02 New Theater
- 03 New Multi-Purpose Room
- 04 New 2-Story Classroom Building
- 05 Reconfigured Parking
- 06 New ADA Accessible Ramp
- 07 Future TV Studio
- 08 Amphitheater
- 09 New Student Learning Commons
- 10 New Paving/Landscape



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Measure G Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Building 100 (Administration)	-	-	-	-	-	-	-	-
Building 200 (Classrooms)	12	12	-	-	2	0	-	-
Building 300 (Art Labs)	-	-	-	-	5	5	-	-
Building 400 (Science Labs)	-	-	10	10	-	-	-	-
Building 500 (Classrooms)	1	1	-	-	2	2	-	-
Building 600 (Classrooms)	12	12	-	-	1	0	-	-
Building 700 (Music Labs)	1	0	-	-	1	2	-	-
Building 800 (Classrooms)	12	13	-	-	-	-	-	-
Building 900 (Library)	-	-	-	-	-	-	-	-
Building 1000 (Main Gym)	-	-	-	-	-	-	-	-
Building 1100 (Classrooms)	2	2	-	-	1	1	-	-
Building 1200 (Relocatable Classrooms)	16	0	-	-	-	-	6	0
Building 1300 (Restrooms)	-	-	-	-	-	-	-	-
Building 1400 (Nutrition Services)	-	-	-	-	-	-	-	-
Building 1500 (Vending)	-	-	-	-	-	-	-	-
Building 1600 (Maintenance)	-	-	-	-	-	-	-	-
Building 1700 (Pool Equipment)	-	-	-	-	-	-	-	-
Building 1800 (Child Care)	-	-	-	-	-	-	-	-
Subtotals	56	40	10	10	12	10	6	0
New Construction								
Theater Building	-	-	-	-	-	-	-	-
Multi-Purpose Space	-	-	-	-	-	-	-	-
Classroom Building	-	11	-	-	-	-	-	5
Subtotals	0	11	0	0	0	0	0	5

Total Existing Teaching Stations: 84

Total Proposed Teaching Stations: 76

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: **\$1,578,000**

Phase II Probable Construction Cost: **\$2,213,725**

Off-Site Developments: \$16,000
 On-Site Developments: \$3,030,889
 Site Structures: \$60,000

Modernization/Reconstruction Projects

Building 100 (Administration)	\$54,772
Building 200 (Classrooms)	\$1,462,099
Building 300 (Art Labs)	\$193,566
Building 400 (Science Labs)	\$97,000
Building 500 (Classrooms)	\$100,267
Building 600 (Classrooms)	\$1,453,099
Building 700 (Music Labs)	\$227,581
Building 800 (Classrooms)	\$1,453,099
Building 900 (Library)	\$4,200
Building 1000 (Main Gym)	\$473,801
Building 1100 (Classrooms)	\$309,722
Building 1200 (Relocatable Classrooms)	\$46,000
Building 1300 (Restrooms)	\$7,517
Building 1400 (Nutrition Services)	\$238,441
Building 1500 (Vending)	\$3,942
Building 1600 (Maintenance)	\$6,034
Building 1700 (Pool Equipment)	\$5,814
Building 1800 (Child Care)	\$12,144

Subtotal: **\$6,149,099**

New Construction

Theater Building	\$3,884,340
Multi-Purpose Building	\$1,344,412
Classroom Building	\$3,964,744
Student Toilet Rooms	\$120,192

Subtotal: **\$9,313,689**

Furniture, Furnishings, Equipment (7% of New Construction) **\$380,054**

Sub-Total Probable Construction Cost: **\$18,949,731**

Contingency (15% of Construction) **\$2,842,460**

Subtotal: **\$21,792,191**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$2,615,063**

District Priority Probable Construction Cost: **\$24,407,254**

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Measure G Probable Construction Cost Summary



Total Probable Construction Cost:	\$28,198,979
Allocated Construction Budget:	\$23,033,687
Balance of Funds:	(\$5,165,292)

Mt. Pleasant High School



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

Mt. Pleasant High School

Measure G Phase I & Phase II Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 10 Technology					
	• Upgrade Phone System Access Security		1 LS	\$5,000.00	\$5,000
	• Phone Software Upgrades		1 LS	\$14,000.00	\$14,000
	• Upgrade Attendant Station (Auto Attendant & Direct Station)		1 LS	\$9,000.00	\$9,000
	‡ Upgrade Existing PA System		1 LS	\$0.00	TBD
	* Upgrade Existing CATV Network to Digital (with Comcast)		1 LS	\$25,000.00	\$25,000
	‡ Replace Clock with Wireless		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
	* New Carpet-Building 600 & 800		1 LS	\$40,000.00	\$40,000
Cat. 15 Outdoor Athletic Facilities					
	‡ Field/Concession/Sport Facility Improvements		1 LS	\$1,200,000.00	\$1,200,000
	* Bleacher Upgrade		1 LS	\$200,000.00	\$200,000
Cat. 16 General Site Improvements					
	• Walkways - Replace Damaged Pavement		1 LS	\$10,000.00	\$10,000
	• Irrigation System - New Main Water Supply		1 LS	\$20,000.00	\$20,000
Cat. 17 Furniture, Furnishings & Equipment					
	* FF&E		1 LS	\$40,000.00	\$40,000
Phase I Construction Cost					\$1,578,000

Mt. Pleasant High School

Measure G Phase I & Phase II Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase II:					
Cat. 1 Mandatory Code Compliance					
▲	Upgrade Fire Alarm System		1 LS	\$476,788.00	\$476,788
Cat. 4 Health					
Restroom Modernizations					
<u>Building 100 - Administration</u>					
x	Staff (113, 115 & 116)	Modern. (level 2)	280 SF	\$87.10	\$24,388
Sub-total Restroom Modernizations					\$24,388
Locker Room Improvement					
<u>Building 1000 - Boys'</u>					
•	Locker Room (1011, 1017)	Repair Allowance	1 LS	\$75,000.00	\$75,000
•	Showers (1012, 1014) ADA Accessibility	Modern. (level 1)	530 SF	\$82.60	\$43,778
x	Restrooms (1006, 1016)	Modern. (level 1)	124 SF	\$72.35	\$8,971
•	Athletic Staff Locker Room (1007, 1008)	Modern. (level 1)	268 SF	\$82.60	\$22,137
<u>Building 1000 - Girls'</u>					
•	Locker Room (1033)	Repair Allowance	1 LS	\$75,000.00	\$75,000
•	Showers (1034, 1036) ADA Accessibility	Modern. (level 1)	644 SF	\$82.60	\$53,194
x	Restrooms (1032 & 1041)	Modern. (level 1)	172 SF	\$72.35	\$12,444
•	Athletic Staff Locker Room (1040)	Modern. (level 1)	220 SF	\$82.60	\$18,172
Sub-total					\$308,697
Cat. 5 Security					
x	Site Security System				
	Multi-Camera with DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
x	Security Exterior Lighting	New Construction	1 LS	\$100,000.00	\$100,000
Security Perimeter Site Fencing					
x	North Side at P. L. at Parking Lot - 8' C.L.	New Construction	911 LF	\$28.00	\$25,508
x	White Road at Front of School - 6' Dist. Std.	New Construction	200 LF	\$65.00	\$13,000
x	Marten Ave. at Side of School - 6' Dist. Std.	New Construction	224 LF	\$65.00	\$14,560
Sub-total					\$53,068
Cat. 12 Nutrition Services					
‡	Upgrade Food Services POS Network		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
‡	Building Signage				
	Identification Signs on Each Building	New Construction	12 EA	\$1,500.00	\$18,000
Cat. 15 Outdoor Athletic Facilities					
‡	Field House, Bleachers		1 LS	\$750,000.00	\$750,000

Mt. Pleasant High School

Measure G Phase I & Phase II Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 16 General Site Improvements					
	• Campus Entry				
	Add ADA Accessible Entry Ramp	New Construction	1 LS	\$75,000.00	\$75,000
					Phase II
					\$1,850,941
					Design Contingency @ 15%
					\$277,641
					Cost Escalation 1 Years @ 4%
					\$85,143
Phase II Probable Construction Cost					\$2,213,725

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Off-Site Developments include the relocation of curb cuts along Marten Avenue & White Avenue in conjunction with proposed parking lot modernizations.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 16 General Site Improvements					
	New Curb Cuts		2 EA	\$4,000.00	\$8,000
	Patch & Repair Existing Curb Cuts		2 EA	\$4,000.00	\$8,000
Sub-Total Probable Off-Site Development Cost:					\$16,000

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

On-Site Developments

On-Site Development includes providing Reconstructed Parking Areas, 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	\$204,434.00	\$204,434
▲	* Allowance for Hazardous Material Abatement		64,461 SF	\$5.00	\$322,305
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernization <i>(Includes Depth Increase & Equipment Upgrade)</i>	Reconstruction	1 LS	\$611,000.00	\$611,000
Cat. 5 Security					
◇	Security Surveillance System	Modern. (level 1)	1 LS	\$30,000.00	\$30,000
Cat. 8 Demolition					
◇	Site Demolition		1 LS	\$75,000.00	\$75,000
Cat. 9 Utilities Infrastructure					
Existing Utilities Services Improvements					
Electrical					
	<i>Replace Existing Switchboard</i>		1 LS	\$46,000.00	\$46,000
▲	Fire Service Water				
	6" PVC Water Line		1,730 LF	\$45.00	\$77,850
	6" DCDA with PIV & FDC		1 EA	\$1,200.00	\$1,200
	Fire Hydrant		7 EA	\$750.00	\$5,250
	Connection to Existing Main Line		2 EA	\$800.00	\$1,600
New Construction Utilities Services					
◇	Gas				
	2" PVC Gas Line		1,200 LF	\$35.00	\$42,000
	Gas Connection to Main Line		1 EA	\$700.00	\$700
◇	Domestic Water				
	4" PVC Water Line		1,170 LF	\$40.00	\$46,800
	6" PVC Water Line		320 LF	\$45.00	\$14,400
	6" Water Meter		1 EA	\$650.00	\$650
	6" DCDA		1 EA	\$750.00	\$750
	4" Gate Valve		5 EA	\$250.00	\$1,250
	6" Gate Valve		1 EA	\$350.00	\$350
	Water Connection to Main Line		1 EA	\$800.00	\$800

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

▲	Fire Service Water				
	6" PVC Water Line	1,120 LF	\$45.00		\$50,400
	6" DCDA with PIV & FDC	1 EA	\$1,200.00		\$1,200
	PIV	4 EA	\$400.00		\$1,600
	Connection to Existing Main Line	1 EA	\$800.00		\$800
◇	Sanitary Sewer				
	6" PVC Sewer Pipe	830 LF	\$42.00		\$34,860
	8" PVC Sewer Pipe	820 LF	\$47.00		\$38,540
	6" Sanitary Sewer Cleanout	12 EA	\$450.00		\$5,400
	48" Diameter Sanitary Sewer Manhole	2 EA	\$750.00		\$1,500
	Wye Connection to Existing Main Line	3 EA	\$500.00		\$1,500
◇	Storm Drain				
	6" PVC Storm Drain Pipe	320 LF	\$40.00		\$12,800
	8" PVC Storm Drain Pipe	1,770 LF	\$45.00		\$79,650
	12" PVC Storm Drain Pipe	210 LF	\$55.00		\$11,550
	Storm Drain Manhole	1 EA	\$750.00		\$750
	Area Drain	26 EA	\$500.00		\$13,000
Cat. 10 Technology					
	Technology Infrastructure	Modern. (level 2)	1 LS	\$295,000.00	\$295,000
	Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$335,000.00	\$335,000
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$50,000.00	\$50,000
Cat. 15 Outdoor Athletic Facilities					
	Resurface @ Hard Courts	Modern. (level 1)	1 LS	\$20,000.00	\$20,000
Cat. 16 General Site Improvements					
×	Parking Lots Improvements	Reconstruction	66,600 SF	\$5.00	\$333,000
●	Landscape & Irrigation Modernization				
	Landscape & Irrigation	Reconstruction	1 LS	\$100,000.00	\$100,000
	Concrete Paving for New Construction	New Construction	1 LS	\$162,000.00	\$162,000

Sub-Total Probable On-Site Development Cost: \$3,030,889

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Site Structures

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

None

Sub-Total Probable Construction Cost: \$0

Covered Drop-Off

None

Sub-Total Probable Construction Cost: \$0

Covered Walkways

The existing Covered Walkways will receive seismic upgrades.

Cat. 2 Recommended Safety Improvements

Seismic Upgrades

◇	Covered Walkways between Gym & Building 500				
	<i>Add Concrete Frames</i>	Seismic Upgrade	1 LS	\$60,000.00	\$60,000

Sub-Total Probable Construction Cost: \$60,000

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 100 - Administration

Existing Area: 7,056 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	7,056 SF	\$5.75	\$40,572
Cat. 14 General Building Improvements					
×	HVAC System Modernization				
	<i>Ductwork Modifications</i>	Modern. (level 2)	1 LS	\$5,000.00	\$5,000
×	Paint @ Exterior	Modern. (level 1)	3,360 SF	\$1.25	\$4,200
×	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$5,000.00	\$5,000
Sub-Total Probable Construction Cost:					\$54,772

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 200 - Classrooms

Existing area: 15,120 SF. Existing program includes (12) undersized classrooms, (2) labs and (2) restrooms. Proposed program includes (12) teaching stations, (1) student learning commons, (1) teacher collaboration space and (2) restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
×	Student (201.2 & 202.2)	Modern. (level 2)	400 SF	\$87.10	\$34,840
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	Building 200 - Classrooms	Modern. (level 2)	14,720 SF	\$87.11	\$1,282,259
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$135,000.00	\$135,000
Cat. 14 General Building Improvements					
•	Plumbing System Modernization	Reconstruction	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$1,462,099

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 300 - Classrooms

Existing area: 9,856 SF. Includes Level 1 modernization of (2) Art Labs of the (4) existing Art Labs and (1) Industrial Arts Lab.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Building 300 - Art Labs	Modern. (level 1)	2,016 SF	\$47.90	\$96,566
Cat. 10 Technology					
x	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Cat. 14 General Building Improvements					
x	HVAC System Modernization				
	<i>Provide New Rooftop Packaged Gas/Electric Units</i>	Modern. (level 2)	3 EA	\$14,500.00	\$43,500
•	Plumbing System Modernization	Modern. (level 1)	1 LS	\$5,000.00	\$5,000
x	Paint @ Exterior	Modern. (level 1)	2,800 SF	\$1.25	\$3,500
Sub-Total Probable Construction Cost:					\$193,566

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 400 - Science Labs

Existing area: 19,600 SF. Building 400 has recently been modernized.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$90,000.00	\$90,000
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	5,600 SF	\$1.25	\$7,000
Sub-Total Probable Construction Cost:					\$97,000

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 500 -Classrooms

Existing area: 7,316 SF. Building 500 has recently been modernized.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	7,316 SF	\$5.75	\$42,067
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$54,000.00	\$54,000
Cat. 14 General Building Improvements					
×	Paint @ Exterior	Modern. (level 1)	3,360 SF	\$1.25	\$4,200
Sub-Total Probable Construction Cost:					\$100,267

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 600 - Classrooms

Existing area: 15,120 SF. Existing program includes (13) general classrooms and (1) home economics lab and (2) restrooms. Proposed program includes (12) teaching stations, (1) student learning commons, (1) counseling center and (2) restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
x	Student (601.2 & 602.2)	Modern. (level 2)	400 SF	\$87.10	\$34,840
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Building 600 Classrooms	Modern. (level 2)	14,720 SF	\$87.11	\$1,282,259
Cat. 10 Technology					
x	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Cat. 14 General Building Improvements					
•	Plumbing System Modernization	Reconstruction	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$1,453,099

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 700 - Music Labs

Existing area: 4,704 SF. Level 1 Modernization of existing Music Labs and relocation of the JROTC program to accommodate (2) teaching stations for the Music Program. The existing JROTC program will be relocated to Building 1100.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	Building 700 - Music Labs	Modern. (level 1)	4,704 SF	\$37.69	\$177,294
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	<i>Receptacles and Wiring</i>	Modern. (level 2)	4,704 SF	\$0.38	\$1,788
×	Paint @ Exterior	Modern. (level 1)	2,800 SF	\$1.25	\$3,500
Sub-Total Probable Construction Cost:					\$227,581

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 800 - Classrooms

Existing area: 15,120 SF. Existing program includes (12) general classrooms, (3) counseling offices, (2) assessment rooms and (2) restrooms. Proposed program includes (13) teaching stations, (1) student learning commons and (2) restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
×	Student (801.2 & 802.5)	Modern. (level 2)	423 SF	\$87.10	\$36,843
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	Building 600 Classrooms	Modern. (level 2)	14,697 SF	\$87.11	\$1,280,256
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Cat. 14 General Building Improvements					
•	Plumbing System Modernization	Reconstruction	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$1,453,099

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 900 - Library

Existing area: 7,136 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 14 General Building Improvements					
x	Paint @ Exterior	Modern, (level 1)	3,360 SF	\$1.25	\$4,200
Sub-Total Probable Construction Cost:					\$4,200

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1000 - Main Gym

Existing area: 28,899 SF. Level 2 modernization of Main Gym restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
Seismic Upgrades					
◇	Building 1000 - Main Gym				
	<i>Provide New Connections in Precast T's in Roof Diaphragm</i>	Seismic Upgrade	28,899 SF	\$10.00	\$288,990
	<i>Repair Roofing</i>	Seismic Upgrade	28,899 SF	\$2.00	\$57,798
Cat. 4 Health					
×	<u>Building 1000 - Main Gym</u> Student (1046 & 1051)	Modern. (level 2)	308 SF	\$87.10	\$26,827
Cat. 14 General Building Improvements					
×	HVAC System Modernization				
	<i>Replace Existing Gas Furnaces</i>	Modern. (level 2)	4 EA	\$16,500.00	\$66,000
•	Electrical Distribution Modernization				
	<i>Receptacles and Wiring</i>	Modern. (level 2)	7,200 SF	\$0.38	\$2,736
•	Plumbing System Modernization	Modern. (level 1)	1 LS	\$5,000.00	\$5,000
×	Paint @ Exterior	Modern. (level 1)	21,160 SF	\$1.25	\$26,450
Sub-Total Probable Construction Cost:					\$473,801

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1100 - Classrooms

Existing area: 6,889 SF. Increase size of classroom 1103 by combining with teacher's office 1104. Modernize classroom 1101 for the housing of the JROTC program relocated from Building 700. Existing program includes (2) general classrooms, (1) industrial arts lab, (1) wood shop, (1) teacher's office and support spaces. New program includes (1) general classroom, (1) JROTC classroom, (1) industrial arts lab, (1) wood shop and support spaces.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
Seismic Upgrades					
◇	Building 1100 - Classrooms				
	<i>Footings Under Shear Walls</i>	Seismic Upgrade	4,500 SF	\$4.00	\$18,000
	<i>Infill Openings with Studs</i>	Seismic Upgrade	4,500 SF	\$2.00	\$9,000
	<i>New Plywood Shear Walls</i>	Seismic Upgrade	4,500 SF	\$2.00	\$9,000
Cat. 3 Recommended Building Improvements					
●	Roofing Modernizations	Modern. (level 2)	6,889 SF	\$5.75	\$39,612
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
×	Building 1100 - Classrooms 1103 & 1104	Modern. (level 2)	920 SF	\$87.11	\$80,141
×	Building 1100 - Classroom 1101	Modern. (level 1)	1,351 SF	\$37.69	\$50,919
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Cat. 14 General Building Improvements					
×	HVAC System Modernization				
	<i>Provide New Rooftop Packaged Gas/Electric Units</i>	Modern. (level 2)	3 EA	\$15,500.00	\$46,500
	<i>Replace Existing Gas Furnaces</i>	Modern. (level 2)	1 LS	\$15,500.00	\$15,500
×	Paint @ Exterior	Modern. (level 1)	4,040 SF	\$1.25	\$5,050
Sub-Total Probable Construction Cost:					\$309,722

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1200 - Relocatable Classrooms

Existing area: 22,079 SF. Demolition & removal of (22) relocatable classrooms and (1) relocatable office.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	Relocatable Demolition/Removal				
	• Building 1200 - Relocatables		23 EA	\$2,000.00	\$46,000
Sub-Total Probable Construction Cost:					\$46,000

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1300 - Restroom Building

Existing area: 1,016 SF. Building 1300 has recently been constructed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
	• Roofing Modernizations	Modern. (level 2)	1,016 SF	\$5.75	\$5,842
Cat. 14 General Building Improvements					
	* Paint @ Exterior	Modern. (level 1)	1,340 SF	\$1.25	\$1,675
Sub-Total Probable Construction Cost:					\$7,517

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1400 - Nutrition Services

Existing area: 2,004 SF. Modernization of Nutritional Services including equipment upgrades per the District nutritional services needs assessment.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
Seismic Upgrades					
◇	Building 1400 - Nutrition Services				
	<i>New Footings</i>		1,570 SF	\$15.00	\$23,550
	<i>Infill Concrete Shear Walls</i>		1,570 SF	\$15.00	\$23,550
Cat. 3 Recommended Building Improvements					
●	Roofing Modernizations	Modern. (level 2)	2,004 SF	\$5.75	\$11,523
Cat. 4 Health					
	<u>Building 1400</u>				
×	Staff (1407)	Modern. (level 2)	24 SF	\$87.10	\$2,090
Cat. 12 Nutrition Services					
◇	Nutrition Services	Modern. (level 1)	2,016 SF	\$86.64	\$174,666
Cat. 14 General Building Improvements					
●	Electrical Distribution Modernization				
	<i>Receptacles and Wiring</i>	Modern. (level 2)	2,004 SF	\$0.38	\$762
×	Paint @ Exterior	Modern. (level 1)	1,840 SF	\$1.25	\$2,300
Sub-Total Probable Construction Cost:					\$238,441

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1500 - Vending

Existing area: 431 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	431 SF	\$5.75	\$2,478
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization <i>Receptacles and Wiring</i>	Modern. (level 2)	431 SF	\$0.38	\$164
×	Paint @ Exterior	Modern. (level 1)	1,040 SF	\$1.25	\$1,300
Sub-Total Probable Construction Cost:					\$3,942

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1600 - Maintenance

Existing area: 756 SF. Existing program includes custodial office and storage.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	756 SF	\$5.75	\$4,347
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization <i>Receptacles and Wiring</i>	Modern. (level 2)	756 SF	\$0.38	\$287
×	Paint @ Exterior	Modern. (level 1)	1,120 SF	\$1.25	\$1,400
Sub-Total Probable Construction Cost:					\$6,034

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1700 - Pool Equipment

Existing area: 720 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	720 SF	\$5.75	\$4,140
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization <i>Receptacles and Wiring</i>	Modern. (level 2)	720 SF	\$0.38	\$274
×	Paint @ Exterior	Modern. (level 1)	1,120 SF	\$1.25	\$1,400
Sub-Total Probable Construction Cost:					\$5,814

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Building 1800 - Child Care

Existing area: 1,612 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	1,612 SF	\$5.75	\$9,269
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization <i>Receptacles and Wiring</i>	Modern. (level 2)	1,612 SF	\$0.38	\$613
×	Paint @ Exterior	Modern. (level 1)	1,810 SF	\$1.25	\$2,263
Sub-Total Probable Construction Cost:					\$12,144

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

New Theater Building

Includes new construction of Theater Building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	New Construction	1 LS	\$30,000.00	\$30,000
Cat. 11 Teaching Support					
◇	Theater	New Construction	12,236 SF	\$315.00	\$3,854,340
Sub-Total Probable Construction Cost:					\$3,884,340

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

New Multi-Purpose Building

Includes new construction of Multi-Purpose Building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	New Construction	1 LS	\$30,000.00	\$30,000
Cat. 11 Teaching Support					
×	Multi-Purpose	New Construction	5,890 SF	\$223.16	\$1,314,412
Sub-Total Probable Construction Cost:					\$1,344,412

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

New Classroom Building

Includes new construction of (15) teaching stations, (4) RSP and new restrooms to replace program lost due to relocatable classroom removal and program not replaced within Buildings 200, 600 and 800.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restrooms New Construction					
▲	Student (Boy's & Girl's) Restrooms	New Construction	600 SF	\$200.32	\$120,192
▲	Special Education Unisex Restroom	New Construction	120 SF	\$200.32	\$24,038
Cat. 6 Teaching Stations					
New Construction for Classroom/Lab to Replace Relocatables					
•	15 New Classrooms, 4 New RSP	New Construction	16,320 SF	\$175.00	\$2,856,000
•	Student Learning Commons	New Construction	1,200 SF	\$173.97	\$208,764
	Circulation for 2-Story Construction	New Construction	3,650 SF	\$175.00	\$638,750
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	New Construction	1 LS	\$117,000.00	\$117,000
Sub-Total Probable Construction Cost:					\$3,964,744

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

New Student Toilet Rooms

New construction of restroom building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restrooms New Construction					
▲	Student (Boy's & Girl's) Restrooms	New Construction	600 SF	\$200.32	\$120,192
Sub-Total Probable Construction Cost:					\$120,192

Mt. Pleasant High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Furniture, Furnishings & Equipment

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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 17 Furniture, Furnishings & Equipment					
	FFE for New Construction				
x	7% of New Construction	New Construction	7 %		\$380,054
Sub-Total Probable FF&E Cost:					\$380,054

Mt. Pleasant High School

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **Mt. Pleasant 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.

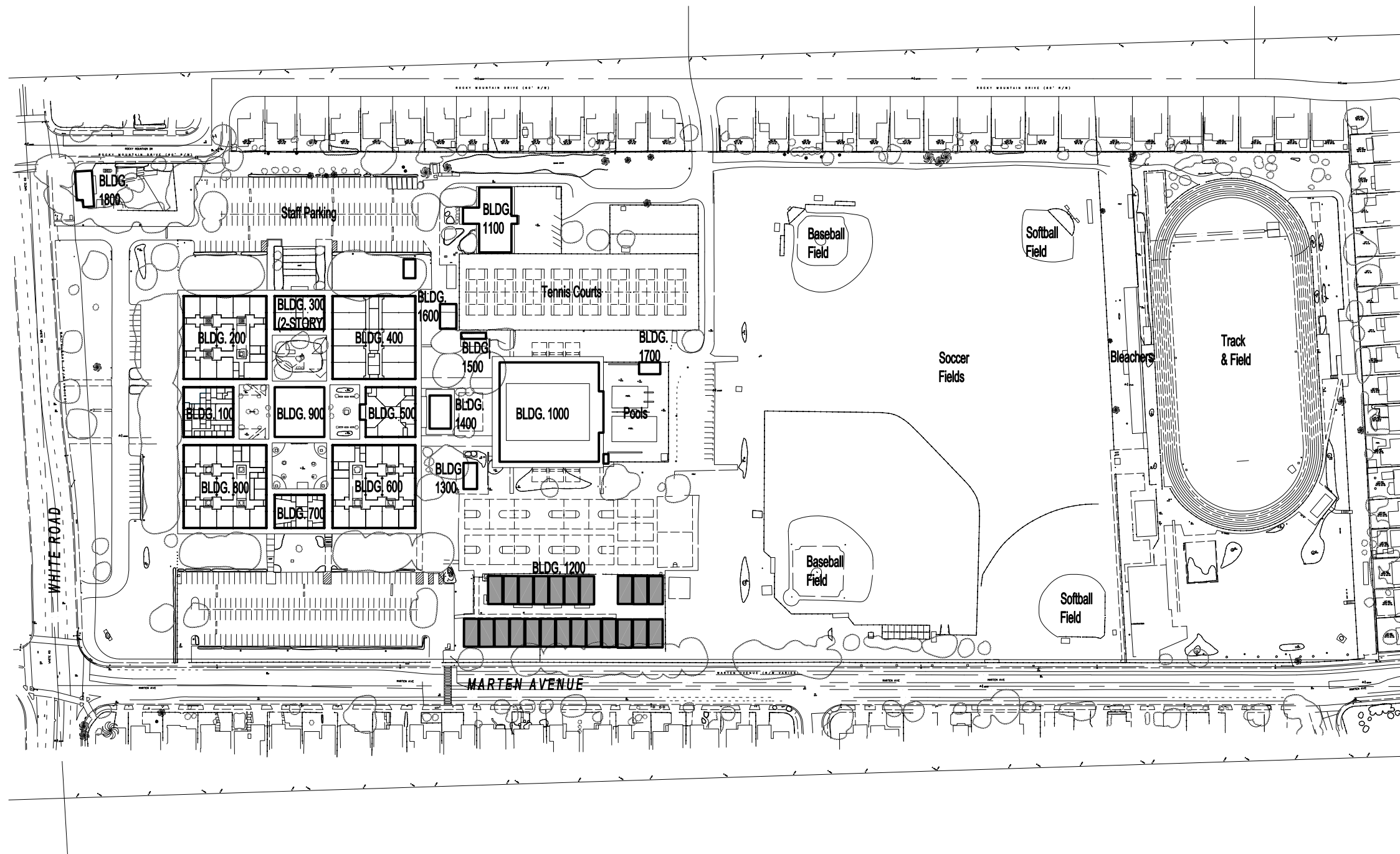
Mt. Pleasant High School

Master Plan Full Scope Summary



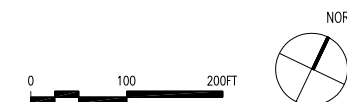
Master Plan Full Scope Project List:

- Site/Building Related Improvements
- Construct New ADA Accessible Campus Entry Ramp
- 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
- New Theater Construction
- New Multi-Purpose Construction
- New Small Gym Construction
- New Band & Choir Lab Construction
- New Television Studio Construction
- New Student Support Center Construction
- New Multi-Media Lab Construction
- New Faculty Collaboration Space Construction
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Parking Lot Improvement & Expansion
- New Visitor Parking Expansion
- New Student Lunch Shelter Construction
- Furnishings and Equipment



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

- 01 New Student Restrooms
- 02 New TV Studio
- 03 New Student Services Center
- 04 New Theater
- 05 New Multi-Purpose Room
- 06 New 2-Story Classroom Building
- 07 New Multi-Media Lab
- 08 New Small Gym
- 09 New Faculty Collaboration Office
- 10 Reconfigured & Expanded Parking
- 11 New ADA Accessible Ramp
- 12 Reconfigured Hard Courts
- 13 New Lunch Shelter



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**MT. PLEASANT
HIGH SCHOOL
SITE PLAN**

Date	March 15, 2004
Job Number	73103.055
Scale	1" = 200'
Sheet	WO-02

Mt. Pleasant 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 (Administration)	-	-	-	-	-	-	-	-
Building 200 (Classrooms)	12	12	-	-	2	0	-	-
Building 300 (Art Labs)	-	-	-	-	5	5	-	-
Building 400 (Science Labs)	-	-	10	10	-	-	-	-
Building 500 (Classrooms)	1	1	-	-	2	2	-	-
Building 600 (Classrooms)	12	12	-	-	1	0	-	-
Building 700 (Music Labs)	1	-	-	-	1	2	-	-
Building 800 (Classrooms)	12	13	-	-	-	-	-	-
Building 900 (Library)	-	-	-	-	-	-	-	-
Building 1000 (Main Gym)	-	-	-	-	-	-	-	-
Building 1100 (Classrooms)	2	2	-	-	1	1	-	-
Building 1200 (Relocatable Classrooms)	16	0	-	-	-	-	6	0
Building 1300 (Restrooms)	-	-	-	-	-	-	-	-
Building 1400 (Nutrition Services)	-	-	-	-	-	-	-	-
Building 1500 (Vending)	-	-	-	-	-	-	-	-
Building 1600 (Maintenance)	-	-	-	-	-	-	-	-
Building 1700 (Pool Equipment)	-	-	-	-	-	-	-	-
Building 1800 (Child Care)	-	-	-	-	-	-	-	-
Subtotals	56	40	10	10	12	10	6	0

New Construction								
Theater Building	-	-	-	-	-	-	-	-
Multi-Purpose Space	-	-	-	-	-	-	-	-
Classroom Building	-	11	-	-	-	-	-	5
Small Gym	-	-	-	-	-	-	-	-
Student Restrooms	-	-	-	-	-	-	-	-
Band & Choir Labs	-	-	-	-	-	2	-	-
Television Studio	-	-	-	-	-	-	-	-
Student Support Ctr.	-	-	-	-	-	-	-	-
Multi-Media Lab	-	-	-	-	-	-	-	-
Faculty Collaboration	-	-	-	-	-	-	-	-
Subtotals	0	11	0	0	0	2	0	5

Total Existing Teaching Stations: 84

Total Proposed Teaching Stations: 78

Note:

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

Mt. Pleasant High School

Full Scope Probable Construction Cost Summary



Phase I Construction Cost: **\$1,578,000**

Phase II Probable Construction Cost: **\$2,213,725**

Off-Site Developments:	\$16,000
On-Site Developments:	\$4,630,844
Site Structures:	\$210,000

Modernization/Reconstruction Projects

Building 100 (Administration)	\$457,406
Building 200 (Classrooms)	\$1,462,099
Building 300 (Art Labs)	\$1,026,953
Building 400 (Science Labs)	\$295,000
Building 500 (Classrooms)	\$100,267
Building 600 (Classrooms)	\$1,453,099
Building 700 (Music Labs)	\$345,926
Building 800 (Classrooms)	\$1,453,099
Building 900 (Library)	\$124,832
Building 1000 (Main Gym)	\$1,618,203
Building 1100 (Classrooms)	\$463,176
Building 1200 (Relocatable Classrooms)	\$46,000
Building 1300 (Restrooms)	\$7,517
Building 1400 (Nutrition Services)	\$253,712
Building 1500 (Vending)	\$7,226
Building 1600 (Maintenance)	\$11,795
Building 1700 (Pool Equipment)	\$11,300
Building 1800 (Child Care)	\$60,428

Subtotal: **\$9,198,038**

New Construction

Theater Building	\$3,884,340
Multi-Purpose Building	\$1,344,412
Classroom Building	\$3,964,744
Small Gym	\$1,915,455
Student Toilet Rooms	\$120,192
Television Studio	\$482,180
Student Support Center	\$820,280
Multi-Media Lab	\$538,770
Faculty Collaboration Space	\$512,675

Subtotal: **\$13,583,049**

Furniture, Furnishings, Equipment (7% of New Construction) **\$1,166,410**

Sub-Total Probable Construction Cost: **\$28,804,341**

Mt. Pleasant High School

Full Scope Probable Construction Cost Summary



Contingency (15% of Construction)	\$4,320,651
Subtotal:	\$33,124,992
Construction Cost Escalation/Market Condition (3 years @ 4% annually)	\$3,974,999

District Priority Probable Construction Cost: \$37,099,991

Total Probable Construction Cost:	\$40,891,716
Allocated Construction Budget:	\$23,033,687
Balance of Funds:	(\$17,858,029)

Mt. Pleasant High School



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

Mt. Pleasant High School

Full Scope Phase I & Phase II Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 10 Technology					
	• Upgrade Phone System Access Security		1 LS	\$5,000.00	\$5,000
	• Phone Software Upgrades		1 LS	\$14,000.00	\$14,000
	• Upgrade Attendant Station (Auto Attendant & Direct Station)		1 LS	\$9,000.00	\$9,000
	‡ Upgrade Existing PA System		1 LS	\$0.00	TBD
	× Upgrade Existing CATV Network to Digital (with Comcast)		1 LS	\$25,000.00	\$25,000
	‡ Replace Clock with Wireless		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
	× New Carpet-Building 600 & 800		1 LS	\$40,000.00	\$40,000
Cat. 15 Outdoor Athletic Facilities					
	‡ Field/Concession/Sport Facility Improvements		1 LS	\$1,200,000.00	\$1,200,000
	× Bleacher Upgrade		1 LS	\$200,000.00	\$200,000
Cat. 16 General Site Improvements					
	• Walkways - Replace Damaged Pavement		1 LS	\$10,000.00	\$10,000
	• Irrigation System - New Main Water Supply		1 LS	\$20,000.00	\$20,000
Cat. 17 Furniture, Furnishings & Equipment					
	× FF&E		1 LS	\$40,000.00	\$40,000
Phase I Construction Cost					\$1,578,000

Mt. Pleasant High School

Full Scope Phase I & Phase II Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase II:					
Cat. 1 Mandatory Code Compliance					
▲	Upgrade Fire Alarm System		1 LS	\$476,788.00	\$476,788
Cat. 4 Health					
Restroom Modernizations					
<u>Building 100 - Administration</u>					
x	Staff (113, 115 & 116)	Modern. (level 2)	280 SF	\$87.10	\$24,388
Sub-total Restroom Modernizations					\$24,388
Locker Room Improvement					
<u>Building 1000 - Boys'</u>					
•	Locker Room (1011, 1017)	Repair Allowance	1 LS	\$75,000.00	\$75,000
•	Showers (1012, 1014) ADA Accessibility	Modern. (level 1)	530 SF	\$82.60	\$43,778
x	Restrooms (1006, 1016)	Modern. (level 1)	124 SF	\$72.35	\$8,971
•	Athletic Staff Locker Room (1007, 1008)	Modern. (level 1)	268 SF	\$82.60	\$22,137
<u>Building 1000 - Girls'</u>					
•	Locker Room (1033)	Repair Allowance	1 LS	\$75,000.00	\$75,000
•	Showers (1034, 1036) ADA Accessibility	Modern. (level 1)	644 SF	\$82.60	\$53,194
x	Restrooms (1032 & 1041)	Modern. (level 1)	172 SF	\$72.35	\$12,444
•	Athletic Staff Locker Room (1040)	Modern. (level 1)	220 SF	\$82.60	\$18,172
Sub-total					\$308,697
Cat. 5 Security					
x	Site Security System				
	Multi-Camera with DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
x	Security Exterior Lighting	New Construction	1 LS	\$100,000.00	\$100,000
Security Perimeter Site Fencing					
x	North Side at P. L. at Parking Lot - 8' C.L.	New Construction	911 LF	\$28.00	\$25,508
x	White Road at Front of School - 6' Dist. Std.	New Construction	200 LF	\$65.00	\$13,000
x	Marten Ave. at Side of School - 6' Dist. Std.	New Construction	224 LF	\$65.00	\$14,560
Sub-total					\$53,068
Cat. 12 Nutrition Services					
‡	Upgrade Food Services POS Network		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
‡	Building Signage				
	Identification Signs on Each Building	New Construction	12 EA	\$1,500.00	\$18,000



Mt. Pleasant High School

Full Scope Phase I & Phase II Probable Construction Cost

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 15 Outdoor Athletic Facilities					
‡	Field House, Bleachers		1 LS	\$750,000.00	\$750,000
Cat. 16 General Site Improvements					
•	Campus Entry				
	Add ADA Accessible Entry Ramp	New Construction	1 LS	\$75,000.00	\$75,000
					Phase II
					\$1,850,941
					Design Contingency @ 15%
					\$277,641
					Cost Escalation 1 Years @ 4%
					\$85,143
Phase II Probable Construction Cost					\$2,213,725

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Off-Site Developments include the relocation of curb cuts along Marten Avenue & White Avenue in conjunction with proposed parking lot modernizations.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 16 General Site Improvements					
	New Curb Cuts		2 EA	\$4,000.00	\$8,000
	Patch & Repair Existing Curb Cuts		2 EA	\$4,000.00	\$8,000
Sub-Total Probable Off-Site Development Cost:					\$16,000

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

On-Site Developments

On-Site Development includes providing Reconstructed Parking Areas, 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	\$204,434.00	\$204,434
▲	* Allowance for Hazardous Material Abatement		93,732 SF	\$5.00	\$468,660
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernization <i>(Includes Depth Increase & Equipment Upgrade)</i>	Reconstruction	1 LS	\$611,000.00	\$611,000
Cat. 5 Security					
•	Entry System	Reconstruction	1 LS	\$400,000.00	\$400,000
•	Security Exterior Lighting	Reconstruction	1 LS	\$75,000.00	\$75,000
◇	Security Surveillance System	Modern. (level 1)	1 LS	\$30,000.00	\$30,000
Cat. 8 Demolition					
◇	Site Demolition		1 LS	\$75,000.00	\$75,000

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Cat. 9 Utilities Infrastructure

Existing Utilities Services Improvements

Electrical

Replace Existing Switchboard

1 LS \$46,000.00 **\$46,000**

▲ Fire Service Water

6" PVC Water Line

1,730 LF \$45 **\$77,850**

6" DCDA with PIV & FDC

1 EA \$1,200 **\$1,200**

Fire Hydrant

7 EA \$750 **\$5,250**

Connection to Existing Main Line

2 EA \$800 **\$1,600**

New Construction Utilities Services

◇ Gas

2" PVC Gas Line

1,370 LF \$35 **\$47,950**

Gas Connection to Main Line

1 EA \$700 **\$700**

◇ Domestic Water

4" PVC Water Line

1,200 LF \$40 **\$48,000**

6" PVC Water Line

320 LF \$45 **\$14,400**

6" Water Meter

1 EA \$650 **\$650**

6" DCDA

1 EA \$750 **\$750**

4" Gate Valve

7 EA \$250 **\$1,750**

6" Gate Valve

1 EA \$350 **\$350**

Water Connection to Main Line

1 EA \$800 **\$800**

▲ Fire Service Water

6" PVC Water Line

1,170 LF \$45 **\$52,650**

6" DCDA with PIV & FDC

1 EA \$1,200 **\$1,200**

PIV

6 EA \$400 **\$2,400**

Connection to Existing Main Line

1 EA \$800 **\$800**

◇ Sanitary Sewer

6" PVC Sewer Pipe

830 LF \$42 **\$34,860**

8" PVC Sewer Pipe

820 LF \$47 **\$38,540**

6" Sanitary Sewer Cleanout

14 EA \$450 **\$6,300**

48" Diameter Sanitary Sewer Manhole

2 EA \$750 **\$1,500**

Wye Connection to Existing Main Line

3 EA \$500 **\$1,500**

◇ Storm Drain

6" PVC Storm Drain Pipe

320 LF \$40 **\$12,800**

8" PVC Storm Drain Pipe

1,770 LF \$45 **\$79,650**

12" PVC Storm Drain Pipe

210 LF \$55 **\$11,550**

Storm Drain Manhole

1 EA \$750 **\$750**

Area Drain

26 EA \$500 **\$13,000**

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Cat. 10 Technology				
Technology Infrastructure	Modern. (level 2)	1 LS	\$295,000.00	\$295,000
Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$335,000.00	\$335,000
× Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$50,000.00	\$50,000
Cat. 14 General Building Improvements				
• Flooring Finishes	Modern. (level 1)	1 LS	\$75,000.00	\$75,000
Cat. 15 Outdoor Athletic Facilities				
• Sports Field & Irrigation Improvements				
<i>Baseball Field</i>	Reconstruction	1 LS	\$298,000.00	\$298,000
<i>Softball Field</i>	Reconstruction	1 LS	\$200,000.00	\$200,000
<i>Dedicated Baseball Field</i>	Reconstruction	1 LS	\$150,000.00	\$150,000
<i>Dedicated Softball Field</i>	Reconstruction	1 LS	\$100,000.00	\$100,000
• Resurface @ Hard Courts				
<i>Tennis Courts</i>	Modern. (level 1)	1 LS	\$56,000.00	\$56,000
<i>Hard Court Resurfacing</i>	Modern. (level 1)	1 LS	\$108,000.00	\$108,000
Cat. 16 General Site Improvements				
× Parking Lots Improvements	Reconstruction	66,600 SF	\$5.00	\$333,000
• Landscape & Irrigation Modernization				
<i>Landscape & Irrigation</i>	Reconstruction	1 LS	\$100,000.00	\$100,000
<i>Concrete Paving for New Construction</i>	New Construction	1 LS	\$162,000.00	\$162,000

Sub-Total Probable On-Site Development Cost:				\$4,630,844
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Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

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

Lunch Shelter	New Construction	3,000 SF	\$50.00	\$150,000
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Sub-Total Probable Construction Cost: \$150,000

Covered Drop-Off

Includes a new sheltered area to be constructed in conjunction with the redevelopment of the Student Drop-Off.

None

Sub-Total Probable Construction Cost: \$0

Covered Walkways

The existing Covered Walkways will receive seismic upgrades and new Covered Walkways will be constructed in conjunction with the redeveloped Student Drop-Off area.

Cat. 2 Recommended Safety Improvements

Seismic Upgrades

◇ Covered Walkways				
Add Concrete Frames		1 LS	\$60,000.00	\$60,000

Sub-Total Probable Construction Cost: \$60,000

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 100 - Administration

Existing Area: 7,056 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	7,056 SF	\$5.75	\$40,572
Cat. 13 Administration/Staff/Student Services					
	Administration/Staff Office Modernization	Modern. (level 1)	6,776 SF	\$51.09	\$346,186
Cat. 14 General Building Improvements					
×	HVAC System Modernization				
	<i>Ductwork Modifications</i>	Modern. (level 2)	1 LS	\$5,000.00	\$5,000
•	Electrical Distribution Modernization				
	<i>Electrical Distribution</i>	Modern. (level 2)	7,056 SF	\$7.25	\$51,156
	<i>Receptacles and Wiring</i>	Modern. (level 2)	7,056 SF	\$0.75	\$5,292
×	Paint @ Exterior	Modern. (level 1)	3,360 SF	\$1.25	\$4,200
×	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$5,000.00	\$5,000
Sub-Total Probable Construction Cost:					\$457,406

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 200 - Classrooms

Existing area: 15,120 SF. Existing program includes (12) undersized classrooms, (2) labs and (2) restrooms. Proposed program includes (12) teaching stations, (1) student learning commons, (1) teacher collaboration space and (2) restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
×	Student (201.2 & 202.2)	Modern. (level 2)	400 SF	\$87.10	\$34,840
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	Building 200 - Classrooms	Modern. (level 2)	14,720 SF	\$87.11	\$1,282,259
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$135,000.00	\$135,000
Cat. 14 General Building Improvements					
•	Plumbing System Modernization	Reconstruction	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$1,462,099

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 300 - Classrooms

Existing area: 9,856 SF. Includes Level 1 modernization of (2) Art Labs 301 & 301 and Level 2 modernization of (1) Photo Lab, (1) Industrial Arts Lab, (1) Animation Lab and associated support spaces.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
x	Building 300 - Art Labs & Shop	Modern. (level 2)	9,856 SF	\$99.63	\$981,953
Cat. 10 Technology					
x	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Sub-Total Probable Construction Cost:					\$1,026,953

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 400 - Science Labs

Existing area: 19,600 SF. Building 400 has recently been modernized.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$90,000.00	\$90,000
Cat. 14 General Building Improvements					
×	HVAC System Modernization				
	<i>Provide New Rooftop Packaged Gas/Electric Units</i>	Modern. (level 2)	12 EA	\$16,500.00	\$198,000
×	Paint @ Exterior	Modern. (level 1)	5,600 SF	\$1.25	\$7,000
Sub-Total Probable Construction Cost:					\$295,000

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 500 -Classrooms

Existing area: 7,316 SF. Building 500 has recently been modernized.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
	• Roofing Modernizations	Modern. (level 2)	7,316 SF	\$5.75	\$42,067
Cat. 10 Technology					
	× Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$54,000.00	\$54,000
Cat. 14 General Building Improvements					
	× Paint @ Exterior	Modern. (level 1)	3,360 SF	\$1.25	\$4,200
Sub-Total Probable Construction Cost:					\$100,267

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 600 - Classrooms

Existing area: 15,120 SF. Existing program includes (13) general classrooms and (1) home economics lab and (2) restrooms. Proposed program includes (12) teaching stations, (1) student learning commons, (1) counseling center and (2) restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
x	Student (601.2 & 602.2)	Modern. (level 2)	400 SF	\$87.10	\$34,840
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Building 600 Classrooms	Modern. (level 2)	14,720 SF	\$87.11	\$1,282,259
Cat. 10 Technology					
x	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Reconstruction	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$1,453,099

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 700 - Music Labs

Existing area: 4,704 SF. Level 1 Modernization of existing Music Labs and relocation of the JROTC program to accommodate (2) teaching stations for the Music Program. The existing JROTC program will be relocated to Building 1100.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Building 700 - Music Lab & JROTC	Modern. (level 1)	4,704 SF	\$37.69	\$177,294
Cat. 10 Technology					
x	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$45,000.00	\$45,000
Cat. 14 General Building Improvements					
x	HVAC System Modernization				
	<i>Provide New Rooftop Packaged Gas/Electric Units</i>	Modern. (level 2)	5 EA	\$13,500.00	\$67,500
•	Electrical Distribution Modernization				
	<i>Electrical Distribution</i>	Modern. (level 2)	4,704 SF	\$7.25	\$34,104
	<i>Receptacles and Wiring</i>	Modern. (level 2)	4,704 SF	\$0.75	\$3,528
•	Plumbing System Modernization	Modern. (level 1)	1 LS	\$15,000.00	\$15,000
x	Paint @ Exterior	Modern. (level 1)	2,800 SF	\$1.25	\$3,500
Sub-Total Probable Construction Cost:					\$345,926

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 800 - Classrooms

Existing area: 15,120 SF. Existing program includes (12) general classrooms, (3) counseling offices, (2) assessment rooms and (2) restrooms. Proposed program includes (13) teaching stations, (1) student learning commons and (2) restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
×	Student (801.2 & 802.5)	Modern. (level 2)	423 SF	\$87.10	\$36,843
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
×	Building 600 Classrooms	Modern. (level 2)	14,697 SF	\$87.11	\$1,280,256
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Cat. 14 General Building Improvements					
•	Plumbing System Modernization	Reconstruction	1 LS	\$10,000.00	\$10,000
Sub-Total Probable Construction Cost:					\$1,453,099

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 900 - Library

Existing area: 7,136 SF. Includes Level 2 modernization of rooms 901-906 in order to increase its capacity and provide more book storage. Modernize restroom to meet ADA requirements. The existing Career Center and AVID program will be relocated to the new Student Services Center.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restrooms Modernizations					
<u>Building 900 - Library</u>					
x	Staff (905.1)	Modern. (level 2)	24 SF	\$87.10	\$2,090
Cat. 11 Teaching Support					
Library					
x	Bookroom	Modern. (level 2)	528 SF	\$116.39	\$61,454
Cat. 14 General Building Improvements					
• Electrical Distribution Modernization					
<i>Electrical Distribution</i>					
<i>Receptacles and Wiring</i>					
x	Paint @ Exterior	Modern. (level 1)	3,360 SF	\$1.25	\$4,200
Sub-Total Probable Construction Cost:					\$124,832

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1000 - Main Gym

Existing area: 28,899 SF. Level 1 modernization of Main Gym, including gym floor replacement, bleacher replacement and improve interior acoustics. Level 2 Modernization of gym restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
Seismic Upgrades					
◇	Building 1000 - Main Gym				
	<i>Provide New Connections in Precast T's in Roof Diaphragm</i>	Seismic upgrade	28,899 SF	\$10.00	\$288,990
	<i>Repair Roofing</i>	Seismic upgrade	28,899 SF	\$2.00	\$57,798
Cat. 4 Health					
Restrooms Modernizations					
×	Student (1046 & 1051)	Modern. (level 2)	308 SF	\$87.10	\$26,827
Locker Room Improvement					
•	Locker Room (1011, 1017)	Modern. (level 1)	3,039 SF	\$82.60	\$251,021
•	Locker Room (1033)	Modern. (level 1)	2,485 SF	\$82.60	\$205,261
Cat. 11 Teaching Support					
	Large Gym	Modern. (level 1)	10,752 SF	\$65.50	\$704,256
Cat. 14 General Building Improvements					
Electrical Distribution Modernization					
	<i>Electrical Distribution</i>	Modern. (level 2)	7,200 SF	\$7.25	\$52,200
	<i>Receptacles and Wiring</i>	Modern. (level 2)	7,200 SF	\$0.75	\$5,400
×	Paint @ Exterior	Modern. (level 1)	21,160 SF	\$1.25	\$26,450
Sub-Total Probable Construction Cost:					\$1,618,203

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1100 - Classrooms

Existing area: 6,889 SF. Increase size of classroom 1103 by combining with teacher's office 1104. Modernize classroom 1101 for the housing of the JROTC program relocated from Building 700. Modernize existing Art Labs and Wood Shop. Existing program includes (2) general classrooms, (1) industrial arts lab, (1) wood shop, (1) teacher's office and support spaces. New program includes (1) general classroom, (1) JROTC classroom, (1) industrial arts lab, (1) wood shop and support spaces.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
Seismic Upgrades					
◇	Building 1100 - Classrooms				
	Footings Under Shear Walls		4,500 SF	\$4.00	\$18,000
	Infill Openings with Studs		4,500 SF	\$2.00	\$9,000
	New Plywood Shear Walls		4,500 SF	\$2.00	\$9,000
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
×	Building 1100 - Classrooms	Modern. (level 2)	2,271 SF	\$87.11	\$197,827
×	Building 1100 - Shop	Modern. (level 1)	3,351 SF	\$37.69	\$126,299
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Cat. 14 General Building Improvements					
×	HVAC System Modernization				
	Provide New Rooftop Packaged Gas/Electric Units	Modern. (level 2)	3 EA	\$15,500.00	\$46,500
	Replace Existing Gas Furnaces	Modern. (level 2)	1 EA	\$15,500.00	\$15,500
×	Paint @ Exterior	Modern. (level 1)	4,040 SF	\$1.25	\$5,050
Sub-Total Probable Construction Cost:					\$463,176

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1200 - Relocatable Classrooms

Existing area: 22,079 SF. Demolition & removal of (22) relocatable classrooms and (1) relocatable office.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	Relocatable Demolition/Removal				
	• Building 1200 - Relocatables		23 EA	\$2,000.00	\$46,000
Sub-Total Probable Construction Cost:					\$46,000

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1300 - Restroom Building

Existing area: 1,016 SF. Building 1300 has recently been constructed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
	• Roofing Modernizations	Modern. (level 2)	1,016 SF	\$5.75	\$5,842
Cat. 14 General Building Improvements					
	* Paint @ Exterior	Modern. (level 1)	1,340 SF	\$1.25	\$1,675
Sub-Total Probable Construction Cost:					\$7,517

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1400 - Nutrition Services

Existing area: 2,004 SF. Modernization of Nutritional Services including equipment upgrades per the District nutritional services needs assessment.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
Seismic Upgrades					
◇	Building 1400 - Nutrition Services				
	<i>New Footings</i>		1,570 SF	\$15.00	\$23,550
	<i>Infioll Concrete Shear Walls</i>		1,570 SF	\$15.00	\$23,550
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	2,004 SF	\$5.75	\$11,523
Cat. 4 Health					
	<u>Building 1400</u>				
×	Staff (1407)	Modern. (level 2)	24 SF	\$87.10	\$2,090
Cat. 12 Nutrition Services					
◇	Nutrition Services	Modern. (level 1)	2,016 SF	\$86.64	\$174,666
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	<i>Electrical Distribution</i>	Modern. (level 2)	2,004 SF	\$7.25	\$14,529
	<i>Receptacles and Wiring</i>	Modern. (level 2)	2,004 SF	\$0.75	\$1,503
×	Paint @ Exterior	Modern. (level 1)	1,840 SF	\$1.25	\$2,300
Sub-Total Probable Construction Cost:					\$253,712

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1500 - Vending

Existing area: 431 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	431 SF	\$5.75	\$2,478
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	431 SF	\$7.25	\$3,125
	Receptacles and Wiring	Modern. (level 2)	431 SF	\$0.75	\$323
×	Paint @ Exterior	Modern. (level 1)	1,040 SF	\$1.25	\$1,300
Sub-Total Probable Construction Cost:					\$7,226

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1600 - Maintenance

Existing area: 756 SF. Existing program includes custodial office and storage.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	756 SF	\$5.75	\$4,347
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	756 SF	\$7.25	\$5,481
	Receptacles and Wiring	Modern. (level 2)	756 SF	\$0.75	\$567
×	Paint @ Exterior	Modern. (level 1)	1,120 SF	\$1.25	\$1,400
Sub-Total Probable Construction Cost:					\$11,795

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1700 - Pool Equipment

Existing area: 720 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	720 SF	\$5.75	\$4,140
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	<i>Electrical Distribution</i>	Modern. (level 2)	720 SF	\$7.25	\$5,220
	<i>Receptacles and Wiring</i>	Modern. (level 2)	720 SF	\$0.75	\$540
×	Paint @ Exterior	Modern. (level 1)	1,120 SF	\$1.25	\$1,400
Sub-Total Probable Construction Cost:					\$11,300

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Building 1800 - Child Care

Existing area: 1,612 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
•	Roofing Modernizations	Modern. (level 2)	1,612 SF	\$5.75	\$9,269
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	<i>Electrical Distribution</i>	Modern. (level 2)	1,612 SF	\$7.25	\$11,687
	<i>Receptacles and Wiring</i>	Modern. (level 2)	1,612 SF	\$0.75	\$1,209
×	Paint @ Exterior	Modern. (level 1)	1,810 SF	\$1.25	\$2,263
Sub-Total Probable Construction Cost:					\$60,428

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Theater Building

Includes new construction of Theater Building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	New Construction	1 LS	\$30,000.00	\$30,000
Cat. 11 Teaching Support					
◇	Theater	New Construction	12,236 SF	\$315.00	\$3,854,340
Sub-Total Probable Construction Cost:					\$3,884,340

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Multi-Purpose Building

Includes new construction of Multi-Purpose Building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	New Construction	1 LS	\$30,000.00	\$30,000
Cat. 11 Teaching Support					
×	Multi-Purpose	New Construction	5,890 SF	\$223.16	\$1,314,412
Sub-Total Probable Construction Cost:					\$1,344,412

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Classroom Building

Includes new construction of (15) teaching stations, (4) RSP and new restrooms to replace program lost due to relocatable classroom removal and program not replaced within Buildings 200, 600 and 800.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restrooms New Construction					
▲	Student (Boy's & Girl's) Restrooms	New Construction	600 SF	\$200.32	\$120,192
▲	Special Education Unisex Restroom	New Construction	120 SF	\$200.32	\$24,038
Cat. 6 Teaching Stations					
New Construction for Classroom/Lab to Replace Relocatables					
•	15 New Classrooms, 4 New RSP	New Construction	16,320 SF	\$175.00	\$2,856,000
•	Student Learning Commons	New Construction	1,200 SF	\$173.97	\$208,764
	Circulation for 2-Story Construction	New Construction	3,650 SF	\$175.00	\$638,750
Cat. 10 Technology					
×	Educational Technology End-Use Equipment	New Construction	1 LS	\$117,000.00	\$117,000
Sub-Total Probable Construction Cost:					\$3,964,744

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Small Gym

Includes basketball court and some new bleachers.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 11 Teaching Support					
×	Small Gym	New Construction	7,904 SF	\$242.34	\$1,915,455
Sub-Total Probable Construction Cost:					\$1,915,455

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Student Toilet Rooms

New construction of restroom building to comply with code.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restrooms New Construction					
▲	Student (Boy's & Girl's) Restrooms	New Construction	600 SF	\$200.32	\$120,192
Sub-Total Probable Construction Cost:					\$120,192

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Television Studio

New construction of Television Studio.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms New Construction				
▲	Staff	New Construction	160 SF	\$200.32	\$32,051
Cat. 11 Teaching Support					
	TV Studio	New Construction	2,195 SF	\$205.07	\$450,129
Sub-Total Probable Construction Cost:					\$482,180

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Student Support Center

New construction of Student Support Center.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 13 Administration & Staff	Student Support Center	New Construction	4,000 SF	\$205.07	\$820,280
Sub-Total Probable Construction Cost:					\$820,280

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Multi-Media Lab

New construction of Multi-Media Lab.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 11 Teaching Support	Multi-Media Lab (Possibly Part of Library)	New Construction	3,000 SF	\$179.59	\$538,770
Sub-Total Probable Construction Cost:					\$538,770

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

New Faculty Collaboration Room

New construction of Faculty Commons work area.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 13 Administration & Staff	Faculty Common Work Area	New Construction	2,500 SF	\$205.07	\$512,675
Sub-Total Probable Construction Cost:					\$512,675

Mt. Pleasant High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

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 Construction					
x	7% of New Construction	New Construction	7 %		\$678,910
x	\$250 per student for Modernization	Modernization	1,950 EA	\$250	\$487,500
Sub-Total Probable FF&E Cost:					\$1,166,410

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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 &

Mt. Pleasant High School

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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant High School

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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant 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

Mt. Pleasant High School

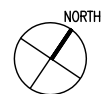
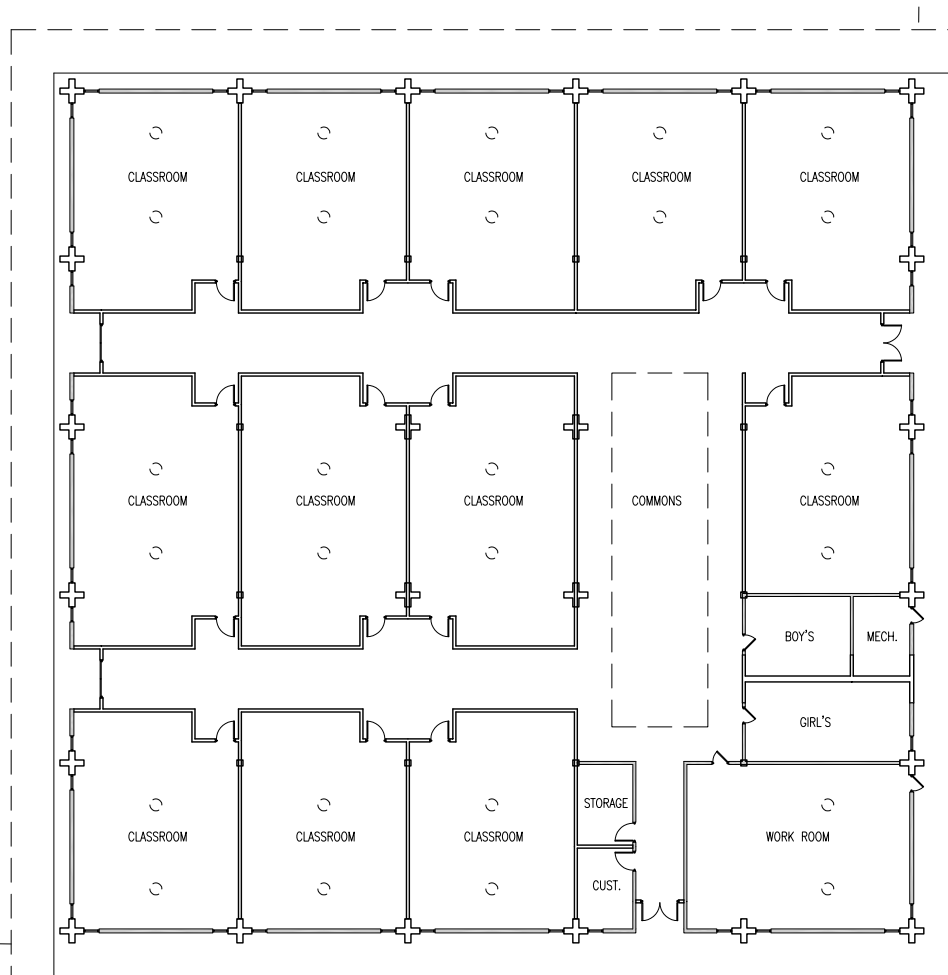
Construction Category Descriptions: *Theater*



- 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



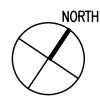
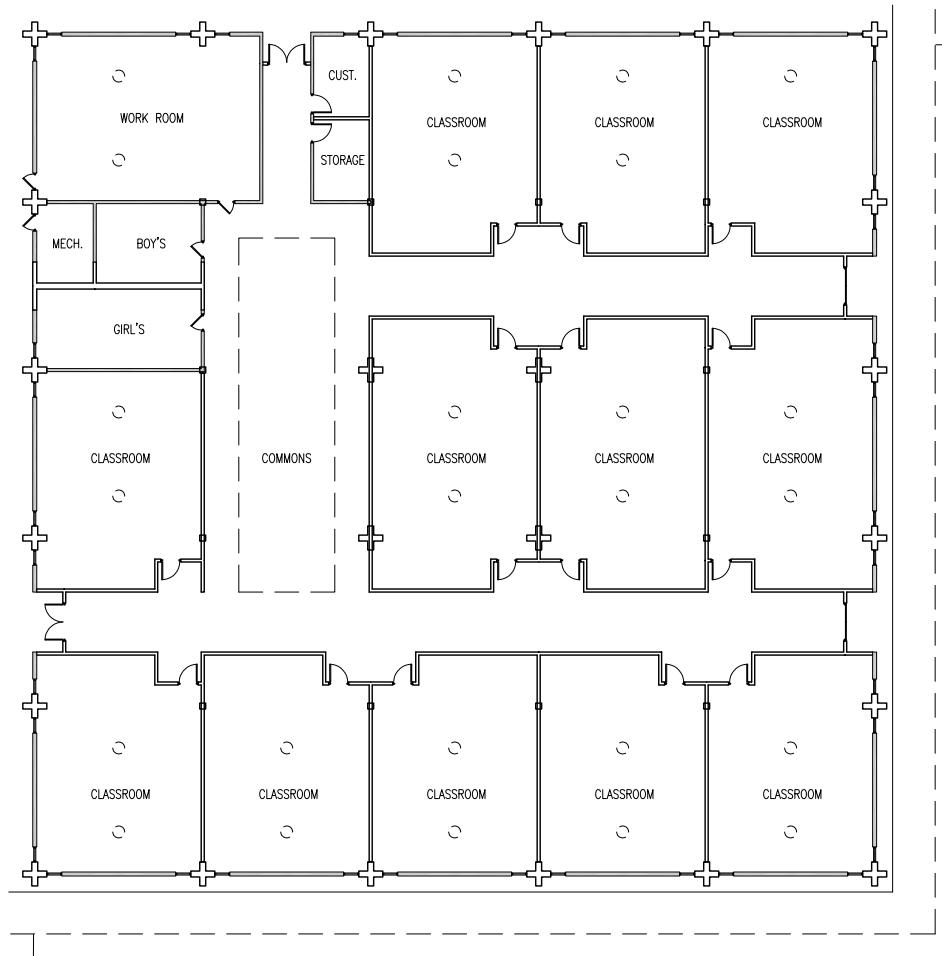
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**MT. PLEASANT
PROPOSED BUILDING LAYOUT
BUILDING 200**

Date	MARCH 15, 2004
Job Number	73103.055
Scale	1/32" = 1'-0"
Sheet	-



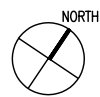
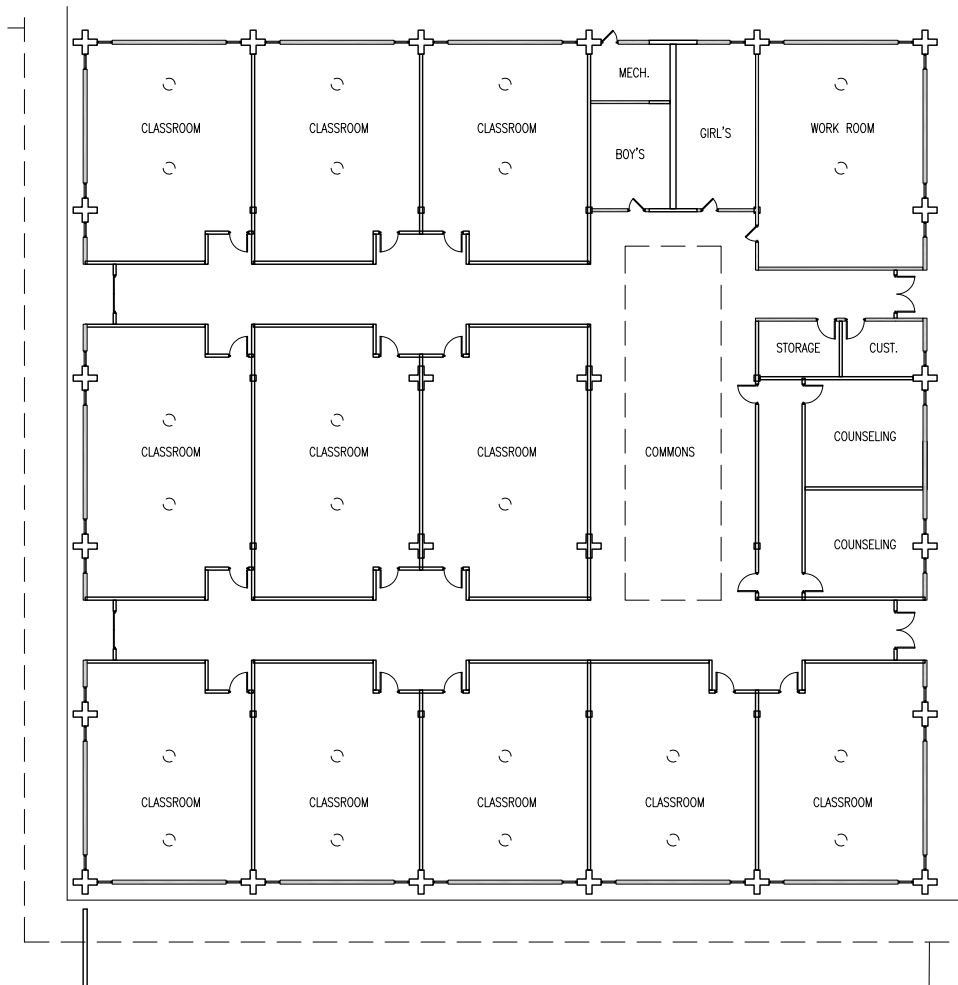
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**MT. PLEASANT
PROPOSED BUILDING LAYOUT
BUILDING 600**

Date	MARCH 15, 2004
Job Number	73103.055
Scale	1/32" = 1'-0"
Sheet	-



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**MT. PLEASANT
PROPOSED BUILDING LAYOUT
BUILDING 800**

Date	MARCH 15, 2004
Job Number	73103.055
Scale	1/32" = 1'-0"
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Mt. Pleasant High School

Errata/Revision History



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