

Oak Grove High School

Campus Master Plan



March 15, 2004

Oak Grove High School

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Oak Grove 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**

Oak Grove 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.

Oak Grove 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

Oak Grove High School

Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

Oak Grove High School

Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Oak Grove High School

Glossary of Terms



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

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

Oak Grove High School

Master List of District Priority Projects



1. Mandatory Code Compliance

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

2. Recommended Safety Improvements

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

3. Recommended Building Improvements

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

- ♦ Roofing Modernization
- ♦ Exterior Finishes Modernization

4. Health

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

5. Security

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

6. Teaching Stations

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

Classrooms Between 801 and 849 SF

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

7. Interim Housing

- ♦ For Modernization and New Construction Projects

8. Demolition

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

9. Utilities Infrastructure

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

10. Technology

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

11. Teaching Support

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

Oak Grove High School

Master List of District Priority Projects



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

- ♦ Landscape & Irrigation Modernization

17. Furniture, Furnishings & Equipment

- ♦ New Furnishings
- ♦ New Lockers

12. Nutrition Services

- ♦ Nutritional Services
 - Modernization or Reconstruction
 - Kitchen Equipment

13. Administration & Staff

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

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

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

15. Outdoor Athletic Facilities

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

16. General Site Improvements

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

Oak Grove High School

Introduction to the Measure G Scope



This **Measure G Scope** of the Master Plan for **Oak Grove 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.

Oak Grove High School

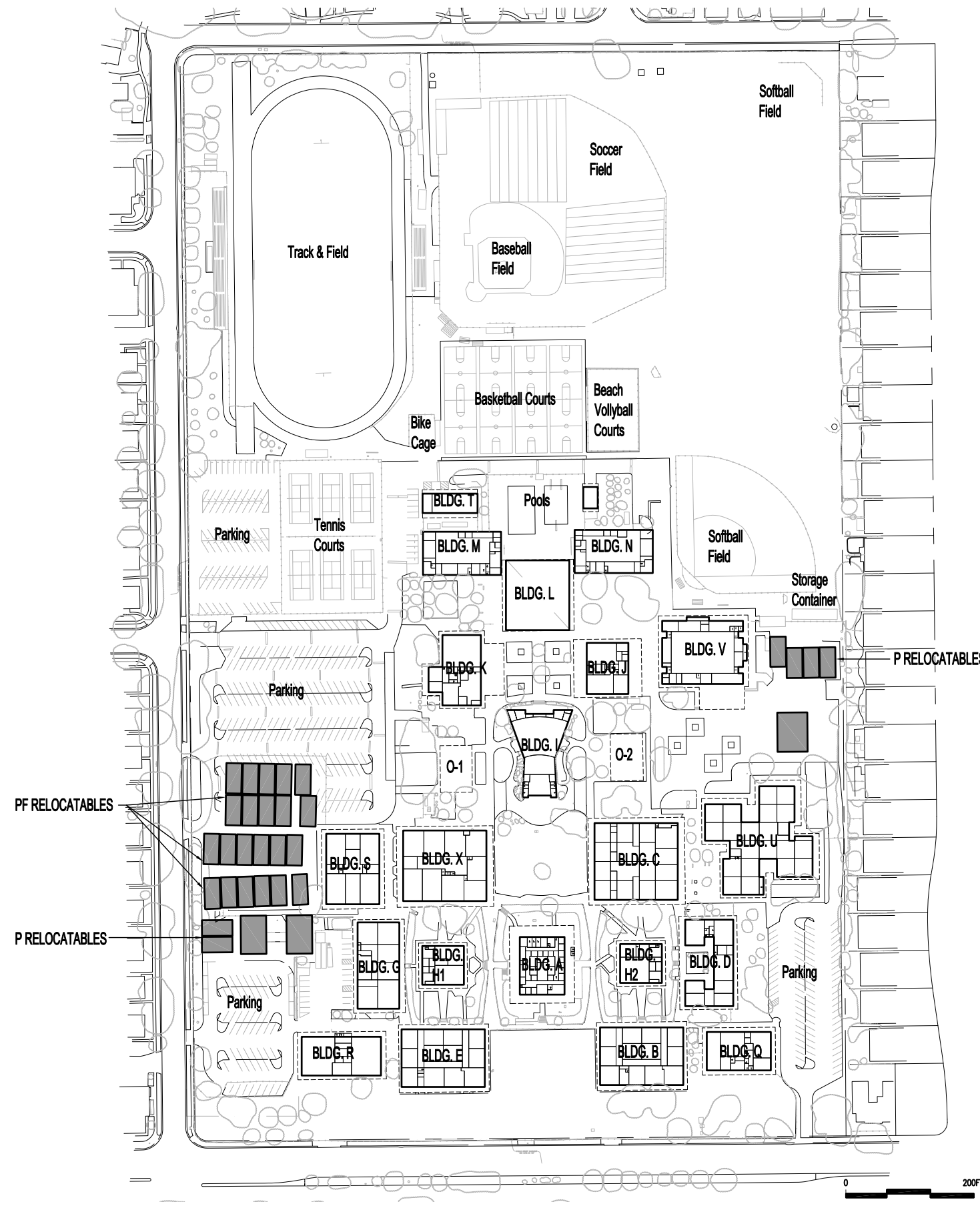
Campus Measure G Scope Summary



Campus Measure G Project Scope List:

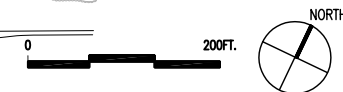
- Site/Building Related Improvements
- ADA Accessible Path of Travel Improvements
- Seismic Upgrade of Existing Structures
- Pool Modernization
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room – Restroom & Shower Area Modernization
- Campus Security Upgrades
- New Classroom Construction
- New JROTC Classroom Construction
- Existing Classroom and Lab Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Plumbing, Electrical & Lighting)
- Landscape & Irrigation Improvements
- 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



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**Oak Grove
High School
Site Plan**

Date	March 15, 2004
Job Number	73103.056
Scale	1" = 200'
Sheet	OG-01

NOTES:

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

- ① New Classroom Building & Restrooms
- ② New JROTC Classroom Building & JROTC Storage
- ③ New Student Restrooms
- ④ Modernize Entry Landscape
- ⑤ Modernize Parking After Relocatable Removal
- ⑥ Addition to Music Labs

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**Oak Grove
High School
Site Plan**

Date	March 15, 2004
Job Number	73103.056
Scale	1" = 200'
Sheet	OG-02

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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 A (Administration & Library)	-	-	-	-	-	-	-	-
Building B (Classrooms)	12	12	-	-	-	-	-	-
Building C (Classrooms)	15	15	-	-	1	1	-	-
Building D (Art & Special Ed)	-	-	-	-	3	3	4	0
Building E (Classrooms & Computer Labs)	9	9	-	-	3	3	-	-
Building G (Classrooms & Computer Labs)	3	3	2	2	1	1	-	-
Building H1 (Teacher's Office & Computer Lab)	-	-	-	-	-	-	-	-
Building H2 (Teacher's Office & Speech Therapy)	-	-	-	-	-	-	-	-
Building I (Auditorium)	-	-	-	-	1	1	-	-
Building J (Music Classrooms)	-	-	-	-	3	3	-	-
Building K (Nutrition Services & Wrestling)	-	-	-	-	-	-	2	0
Building L (Main Gym)	-	-	-	-	-	-	-	-
Building M (Boy's Locker Room)	-	-	-	-	-	-	-	-
Building N (Girl's Locker Room)	-	-	-	-	-	-	-	-
Building P (Relocatable Classrooms)	4	0	-	-	-	-	-	-
Building Q (Art Labs)	-	-	-	-	2	2	-	-
Building R (Wood Shop & Maintenance)	-	-	-	-	1	1	-	-
Building S (Science Labs)	-	-	4	4	-	-	-	-
Building T (Weight Rooms)	-	-	-	-	-	-	-	-
Building U (Classrooms)	20	12	-	-	-	-	-	4
Building V (Small Gym)	-	-	-	-	-	-	-	-
Building X (Science Labs)	-	-	8	8	-	-	-	-
Subtotals	63	51	14	14	15	15	6	4
New Construction								
New Classroom Building	-	9	-	-	-	-	-	-
New JROTC Building	-	3	-	-	-	-	-	-
Subtotals	0	12	0	0	0	0	0	0

Total Existing Teaching Stations: 98

Total Proposed Teaching Stations: 96

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 Probable Construction Cost: **\$2,283,500**

Phase II Probable Construction Cost: **\$1,938,991**

Off-Site Developments: \$0
 On-Site Developments: \$1,467,041
 Site Structures: \$0

Modernization/Reconstruction Projects

Building A (Administration & Library)	\$0
Building B (Classrooms)	\$0
Building C (Classrooms)	\$0
Building D (Art & Special Ed)	\$351,095
Building E (Classrooms & Computer Labs)	\$0
Building G (Classrooms & Computer Labs)	\$36,000
Building H1 (Teacher's Office & Computer Lab)	\$71,595
Building H2 (Teacher's Office & Speech Therapy)	\$71,181
Building I (Auditorium)	\$845,277
Building J (Music Classrooms)	\$402,299
Building K (Nutrition Services, Special Ed. & Wrestling)	\$447,192
Building L (Main Gym)	\$136,328
Building M (Boy's Locker Room)	\$115,752
Building N (Girl's Locker Room)	\$121,760
Building P (Relocatable Classrooms)	\$160,000
Building Q (Art Labs)	\$264,491
Building R (Wood Shop & Maintenance)	\$111,426
Building S (Science Labs)	\$36,000
Building T (Weight Rooms)	\$60,998
Building U (Classrooms)	\$1,681,863
Building V (Small Gym)	\$73,193
Building X (Science Labs)	\$0

Subtotal: **\$4,986,449**

New Construction

Classroom Building	\$1,602,000
Student Toilet Rooms	\$697,114
Addition to Music Labs	\$236,167
JROTC Building	\$559,728

Subtotal: **\$3,095,008**

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Measure G Probable Construction Cost Summary



Furniture, Furnishings, Equipment (7% of New Construction)	\$157,652
Sub-Total Probable Constuction Cost:	\$9,706,150
Contingency (15% of Construction)	\$1,455,923
Subtotal:	\$11,162,073
Construction Cost Escalation/Market Condition (3 years @ 4% annually)	\$1,339,449
District Priority Probable Construction Cost:	\$12,501,521

Total Probable Construction Cost:	\$16,724,012
Allocated Construction Budget:	\$16,535,449
Balance of Funds:	(\$188,563)

Oak Grove 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

Oak Grove High School

Preliminary Needs Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 2 Recommended Safety Improvements					
‡	Pools				
	Deepen (2) Pools & ADA Accessibility & Upgrade Pool Equipment		1 LS	\$800,000.00	\$800,000
Cat. 3 Recommended Building Improvements					
‡	Pump House Roofing		1 LS		TBD
Cat. 4 Health					
×	New Water Type Urinals @ Restrooms - Building H1		1 LS	\$2,500.00	\$2,500
Cat. 5 Security					
×	Perimeter Security Fencing		1 LS		TBD
Cat. 6 Teaching Stations					
×	Create Science Classrooms in Bldg G.		1 LS	\$560,000.00	\$560,000
Cat. 9 Utilities Infrastructure					
×	Replace Storm Drains		1 LS	\$15,000.00	\$15,000
Cat. 10 Technology					
×	Add Fiber Optic Terminals		1 LS		TBD
•	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		TBD
•	Upgrade Existing CATV to Digital		1 LS	\$25,000.00	\$25,000
•	Replace Clock with Wireless		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
‡	New Multi-Zone HVAC Units (1)		1 LS	\$8,000.00	\$8,000
Cat. 16 General Site Improvements					
‡	Concrete Repair		1 LS	\$5,000.00	\$5,000
•	Renovate Entry & Drop-Off				
	Along Blossom Hill Road		1 LS	\$800,000.00	\$800,000
×	Seal Coat Asphalt Paving				
	At Campus & Parking Near Tennis Courts		1 LS	\$25,000.00	\$25,000
Phase I Construction Cost					\$2,283,500

Oak Grove High School

Preliminary Needs Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase II:					
Cat. 1 Mandatory Code Compliance					
	• Upgrade Fire Alarm Systems		1 LS	\$710,208.00	\$710,208
Cat. 4 Health					
Locker Room Improvement - Refer to District Priority Projects for additional scope of work.					
<u>Building M - Boys</u>					
	• Showers (M-09) ADA Accessibility	Modern. (level 2)	313 SF	\$144.26	\$45,153
	× Restrooms (M-20, M-21)	Modern. (level 2)	401 SF	\$87.10	\$34,927
	• Athletic Staff Locker Room (M-05, M-06)	Modern. (level 2)	256 SF	\$144.26	\$36,931
<u>Building N - Girls</u>					
	• Showers (N-09) ADA Accessibility	Modern. (level 2)	313 SF	\$144.26	\$45,153
	× Restrooms (N-19, N-20)	Modern. (level 2)	401 SF	\$87.10	\$34,927
	• Athletic Staff Locker Room (N-05, N-06)	Modern. (level 2)	256 SF	\$144.26	\$36,931
Sub-total Locker Room Improvement					\$234,022
Cat. 5 Security					
	× Exterior Lighting for Security	Modern. (level 2)	1 LS	\$100,000.00	\$100,000
Cat. 10 Technology					
<u>Data System</u>					
	Technology Infrastructure	Modern. (level 2)	1 LS	\$220,000.00	\$220,000
	Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$335,000.00	\$335,000
Cat. 12 Nutrition Services					
	‡ Upgrade food Services POS Network		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
	‡ Upgrade Elevator Emergency Interface		1 LS	\$7,000.00	\$7,000
Phase II					\$1,621,230
Design Contingency @ 15%					\$243,185
Cost Escalation 1 Years @ 4%					\$74,577
Phase II Probable Construction Cost					\$1,938,991

Oak Grove High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Not Applicable

Oak Grove High School

Measure G Probable Construction Cost



On-Site Developments

On-Site Development includes providing Reconstructed Parking Areas, New Lunch Shelter Construction, Path of Travel Accessibility, Field and Hard Court Modernizations, Landscape and Irrigation Improvements and Utility Infrastructure Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$498,576.00	\$498,576
▲	* Allowance for Hazardous Material Abatement		1 LS	\$177,485.00	\$177,485
Cat. 5 Security					
×	Security Surveillance Cameras & DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
	Perimeter Site Fencing				
×	Site Perimeter 8' Ht. Chain Link Fencing	Reconstruction	1,000 LF	\$28.00	\$28,000
×	Campus Perimeter 6' Ht. District Standard Fencing	Reconstruction	990 LF	\$65.00	\$64,350
Cat. 9 Utilities Infrastructure					
	Existing Utilities Services Improvements				
	Electrical Replace (e) Switchboard		1 LS	\$50,000.00	\$50,000
	Fire Service Water				
	New fire hydrants, valves and associated piping for renovations throughout the campus.				
	6" PVC water line		3,400 LF	\$45.00	\$153,000
	6" DCDA with PIV & FDC		1 EA	\$1,200.00	\$1,200
	Fire hydrant		11 EA	\$750.00	\$8,250
	Connection to existing main line		2 EA	\$800.00	\$1,600
	New Construction Utilities Services				
	Electrical		1 LS	\$45,000.00	\$45,000
	Gas				
	New connections and piping to serve two new buildings (classrooms and JROTC).				
	2" PVC gas line		730 LF	\$35.00	\$25,550
	Gas connection to main line		1 EA	\$700.00	\$700
	Domestic Water				
	New valves, connections and associated piping to serve five new buildings (classrooms, restrooms and JROTC).				
	4" PVC water line		1,860 LF	\$40.00	\$74,400
	4" gate valve		6 EA	\$250.00	\$1,500
	Water connection to existing main line		1 EA	\$800.00	\$800
	Fire Service Water				
	New valves and associated piping to serve two new buildings (classrooms and JROTC).				
	6" PVC water line		340 LF	\$45.00	\$15,300
	PIV		2 EA	\$400.00	\$800
	Sanitary Sewer				
	New cleanouts and service lines to serve five new buildings (classrooms, restrooms and JROTC)				
	6" PVC sewer pipe		1,740 LF	\$42.00	\$73,080
	6" sanitary sewer cleanout		11 EA	\$450.00	\$4,950

Oak Grove High School

Measure G Probable Construction Cost



Cat. 10 Technology

× Technology Infrastructure	Included in Phase II			
× Data Network/Wireless Networking	Included in Phase II			
× Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$75,000.00	\$75,000

Cat. 16 General Site Improvements

Parking Lots Improvements	Modern. (level 1)	50,000 SF	\$1.25	\$62,500
● Landscape & Irrigation Modernization	Reconstruction	1 LS	\$75,000.00	\$75,000

Sub-Total Probable On-Site Development Cost:	\$1,467,041
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Oak Grove High School

Measure G Probable Construction Cost



Site Structures

Not Applicable

Building A (Administration & Library)

Modernization Completed

Building B (Classrooms)

Modernization Completed

Building C (Classrooms)

Modernization Completed

Oak Grove High School

Measure G Probable Construction Cost



Building D (Art & Science Labs)

Existing area: 7,250 SF. Existing program includes (3) Art Labs and (4) Undersized Special Ed. Classrooms. Proposed program includes (3) Art Labs and (4) RSP rooms

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
•	Art Labs	Modern. (level 1)	4,375 SF	\$47.90	\$209,563
•	Special Education	Modern. (level 1)	2,800 SF	\$37.69	\$105,532
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$351,095

Building E (Classrooms & Computer Labs)

Modernization Completed

Oak Grove High School

Measure G Probable Construction Cost



Building G (Classrooms & Computer Labs)

Existing area: 8,781 SF. Reorganization and modernization of (3) existing classrooms and (3) existing labs, as well as restroom modernization to accommodate increased classroom sizes.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
x	Classrooms & (2) Science Labs	Included in Phase I	8,781 SF		NA
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$36,000

Oak Grove High School

Measure G Probable Construction Cost



Building H1 (Teacher's Offices & Computer Lab)

Existing area: 3,933 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$9,000.00	\$9,000
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Demo (e) Transformer	Demolition	1 LS		\$650
	Electrical Distribution	Modern. (level 2)	3,933 SF	\$7.25	\$28,514
	Receptacles and Wiring	Modern. (level 2)	3,933 SF	\$0.75	\$2,950
◇	Lighting Modernization	Modern. (level 2)	3,933 SF	\$7.75	\$30,481
Sub-Total Probable Construction Cost:					\$71,595

Oak Grove High School

Measure G Probable Construction Cost



Building H2 (Teacher's Office & Speech Therapy)

Existing area: 3,948 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$9,000.00	\$9,000
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	3,948 SF	\$7.25	\$28,623
	Receptacles and Wiring	Modern. (level 2)	3,948 SF	\$0.75	\$2,961
◇	Lighting Modernization	Modern. (level 2)	3,948 SF	\$7.75	\$30,597
Sub-Total Probable Construction Cost:					\$71,181

Oak Grove High School

Measure G Probable Construction Cost



Building I (Auditorium)

Existing area: 8,386 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Roof diaphragm sheathing	Seismic Upgrade	8,870 SF	\$40.00	\$354,800
	Steel Frames	Seismic Upgrade	1 LS	\$100,000.00	\$100,000
	New footing under frame	Seismic Upgrade	100 LF	\$1,000.00	\$100,000
	Repair finishes	Seismic Upgrade	8,870 SF	\$10.00	\$88,700
	Repair roofing	Seismic Upgrade	8,870 SF	\$10.00	\$88,700
Cat. 4 Health					
	Restrooms Modernizations				
×	Staff (I-02, I-07, I-13 & I-14)	Modern. (level 2)	528 SF	\$87.10	\$45,989
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	8,386 SF	\$7.25	\$60,799
	Receptacles and Wiring	Modern. (level 2)	8,386 SF	\$0.75	\$6,290
Sub-Total Probable Construction Cost:					\$845,277

Oak Grove High School

Measure G Probable Construction Cost



Building J (Music Classrooms)

Existing area: 5,200 SF. Existing program includes a Band Lab, a Choir Lab, and a Piano Lab. Proposed program is unchanged.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Steel frames at covered roof	Seismic Upgrade	1 LS	\$50,000.00	NA
	New footing under frame	Seismic Upgrade	80 LF	\$600.00	NA
	Repair finishes	Seismic Upgrade	1 LS	\$20,000.00	NA
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
×	Music Labs	Modern. (level 1)	3,229 SF	\$44.38	\$143,303
×	Keyboard Lab and Choral Lab	Modern. (level 2)	1,971 SF	\$99.44	\$195,996
New Construction for Enlargement of Undersized Classrooms					
◇	Addition to Band and Choir Labs	New Construction	1,246 SF	\$189.54	\$236,167
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Sub-Total Probable Construction Cost:					\$638,466

Oak Grove High School

Measure G Probable Construction Cost



Building K (Nutrition Services, Special Education & Wrestling)

Existing area: 7,453 SF. Existing program includes kitchen, wrestling room, teacher's lounge, staff restrooms, and (2) undersized special education classrooms. Proposed program moves (2) special education classrooms to new classroom building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Steel frames at covered roof	Seismic Upgrade	1 LS	\$50,000.00	\$50,000
	New footing under frame	Seismic Upgrade	80 LF	\$600.00	\$48,000
	Repair finishes	Seismic Upgrade	1 LS	\$20,000.00	\$20,000
Cat. 4 Health					
	Restrooms Modernizations				
×	Staff (K-04 & K-05)	Modern. (level 2)	250 SF	\$87.10	\$21,775
Cat. 12 Nutrition Services					
•	Nutrition Services	Modern. (Level 1)	2,000 SF	\$107.04	\$214,080
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	7,453 SF	\$7.25	\$54,034
	Receptacles and Wiring	Modern. (level 2)	7,453 SF	\$0.75	\$5,590
◇	Lighting Modernization	Modern. (level 2)	4,350 LS	\$7.75	\$33,713
Sub-Total Probable Construction Cost:					\$447,192

Oak Grove High School

Measure G Probable Construction Cost



Building L (Main Gym)

Existing area: 10,791 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	roof to concrete wall connections at 8' oc	Seismic Upgrade	400 LF	\$100.00	\$40,000
	repair finishes	Seismic Upgrade	1 LS	\$10,000.00	\$10,000
Cat. 14 General Building Improvements					
●	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	10,791 SF	\$7.25	\$78,235
	Receptacles and Wiring	Modern. (level 2)	10,791 SF	\$0.75	\$8,093
Sub-Total Probable Construction Cost:					\$136,328

Oak Grove High School

Measure G Probable Construction Cost



Building M (Boy's Locker Room)

Existing area: 8,219 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◊	Seismic Upgrades				
	roof to concrete wall connections at 8' oc	Seismic Upgrade	400 LF	\$100.00	\$40,000
	repair finishes	Seismic Upgrade	1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Locker Rooms	Included in Phase II Projects			NA
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	8,219 SF	\$7.25	\$59,588
	Receptacles and Wiring	Modern. (level 2)	8,219 SF	\$0.75	\$6,164
Sub-Total Probable Construction Cost:					\$115,752

Oak Grove High School

Measure G Probable Construction Cost



Building N (Girl's Locker Room)

Existing area: 8,970 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◊	Seismic Upgrades				
	roof to concrete wall connections at 8' oc	Seismic Upgrade	400 LF	\$100.00	\$40,000
	repair finishes	Seismic Upgrade	1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Locker Rooms	Included in Phase II Projects			NA
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	8,970 SF	\$7.25	\$65,033
	Receptacles and Wiring	Modern. (level 2)	8,970 SF	\$0.75	\$6,728
Sub-Total Probable Construction Cost:					\$121,760

Oak Grove High School

Measure G Probable Construction Cost



Building P (Relocatable Classrooms)

Existing area: 31,646 SF. The (29) general classrooms and (3) computer labs in relocatable buildings will be removed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	• Relocatable Demolition/Removal				
	Relocatables		32 EA	\$3,000.00	\$96,000
	• Site Demolition		32 EA	\$2,000.00	\$64,000
Sub-Total Probable Construction Cost:					\$160,000

Oak Grove High School

Measure G Probable Construction Cost



Building Q (Art Labs)

Existing area: 5,995 SF. Existing program includes a Graphics Lab, a Photo Lab, (2) teacher's offices, and a textbook room. Proposed program is unchanged.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
•	Art Labs	Modern. (level 2)	4,730 SF	\$47.90	\$226,567
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	1,265 SF	\$7.25	\$9,171
	Receptacles and Wiring	Modern. (level 2)	1,265 SF	\$0.75	\$949
×	Lighting Modernization	Modern. (level 1)	1,265 SF	\$7.75	\$9,804
Sub-Total Probable Construction Cost:					\$264,491

Oak Grove High School

Measure G Probable Construction Cost



Building R (Wood Shop & Maintenance)

Existing area: 7,626 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	7,626 SF	\$7.25	\$55,289
	Receptacles and Wiring	Modern. (level 2)	7,626 SF	\$0.75	\$5,720
×	Lighting Modernization	Modern. (level 1)	4,183 SF	\$7.75	\$32,418
Sub-Total Probable Construction Cost:					\$111,426

Oak Grove High School

Measure G Probable Construction Cost



Building S (Science Labs)

Existing area: 9,130 SF. Building S 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	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$36,000

Oak Grove High School

Measure G Probable Construction Cost



Building T (Weight Rooms)

Existing area: 2,611 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	3,797 SF	\$5.75	\$21,833
Cat. 14 General Building Improvements					
●	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	2,611 SF	\$7.25	\$18,930
×	Lighting Modernization	Modern. (level 1)	2,611 SF	\$7.75	\$20,235
Sub-Total Probable Construction Cost:					\$60,998

Oak Grove High School

Measure G Probable Construction Cost



Building U (Classrooms)

Existing area: 17,221 SF. Existing program includes (20) classrooms. Proposed program accommodates (12) general classrooms and (4) special education classrooms

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
x	Staff (U-22.2)	Modern. (level 2)	20 SF	\$87.10	\$1,742
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Classrooms	Modern. (level 2)	17,221 SF	\$87.11	\$1,500,121
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$180,000.00	\$180,000
Sub-Total Probable Construction Cost:					\$1,681,863

Oak Grove High School

Measure G Probable Construction Cost



Building V (Small Gym)

Existing area: 12,529 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
×	Student (V-07 & V-08)	Modern. (level 2)	623 SF	\$87.10	\$54,263
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	2,611 SF	\$7.25	\$18,930
Sub-Total Probable Construction Cost:					\$73,193

Building X (Science Labs)

Modernization Completed

Oak Grove High School

Measure G Probable Construction Cost



New Classroom Building

Proposed program includes new construction of (9) Classrooms and (2) Student Restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction	New Construction	870 SF	\$200.32	\$174,278
Cat. 6 Teaching Stations					
•	(9) Classrooms	New Construction	8,640 SF	\$175.00	\$1,512,000
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$90,000.00	\$90,000
Sub-Total Probable Construction Cost:					\$1,776,278

Oak Grove High School

Measure G Probable Construction Cost



New Student Toilet Rooms

Proposed program includes (3) restroom buildings

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
Restrooms New Construction					
▲	Student Restrooms	New Construction	870 SF	\$200.32	\$174,278
▲	Student Restrooms	New Construction	870 SF	\$200.32	\$174,278
▲	Student Restrooms	New Construction	870 SF	\$200.32	\$174,278
Sub-Total Probable Construction Cost:					\$522,835

Oak Grove High School

Measure G Probable Construction Cost



New JROTC Building

Proposed program includes (3) JROTC classrooms and JROTC storage

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
•	(3) Classrooms	New Construction	2,880 SF	\$175.00	\$504,000
Cat. 11 Teaching Support					
	JROTC Storage	New Construction	480 SF	\$116.10	\$55,728
Sub-Total Probable Construction Cost:					\$559,728

Oak Grove High School

Measure G Probable Construction Cost



Furniture, Furnishings & Equipment

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 17 Furniture, Furnishings & Equipment					
	FFE for New Classrooms				
x	7% of New Construction	New Construction	7 %	\$2,016,000.00	\$141,120
	FFE for Addition to Music Lab				
x	7% of New Construction	New Construction	7 %	\$236,166.84	\$16,532
Sub-Total Probable FF&E Cost:					\$157,652

Oak Grove High School

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **Oak Grove 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.

Oak Grove High School

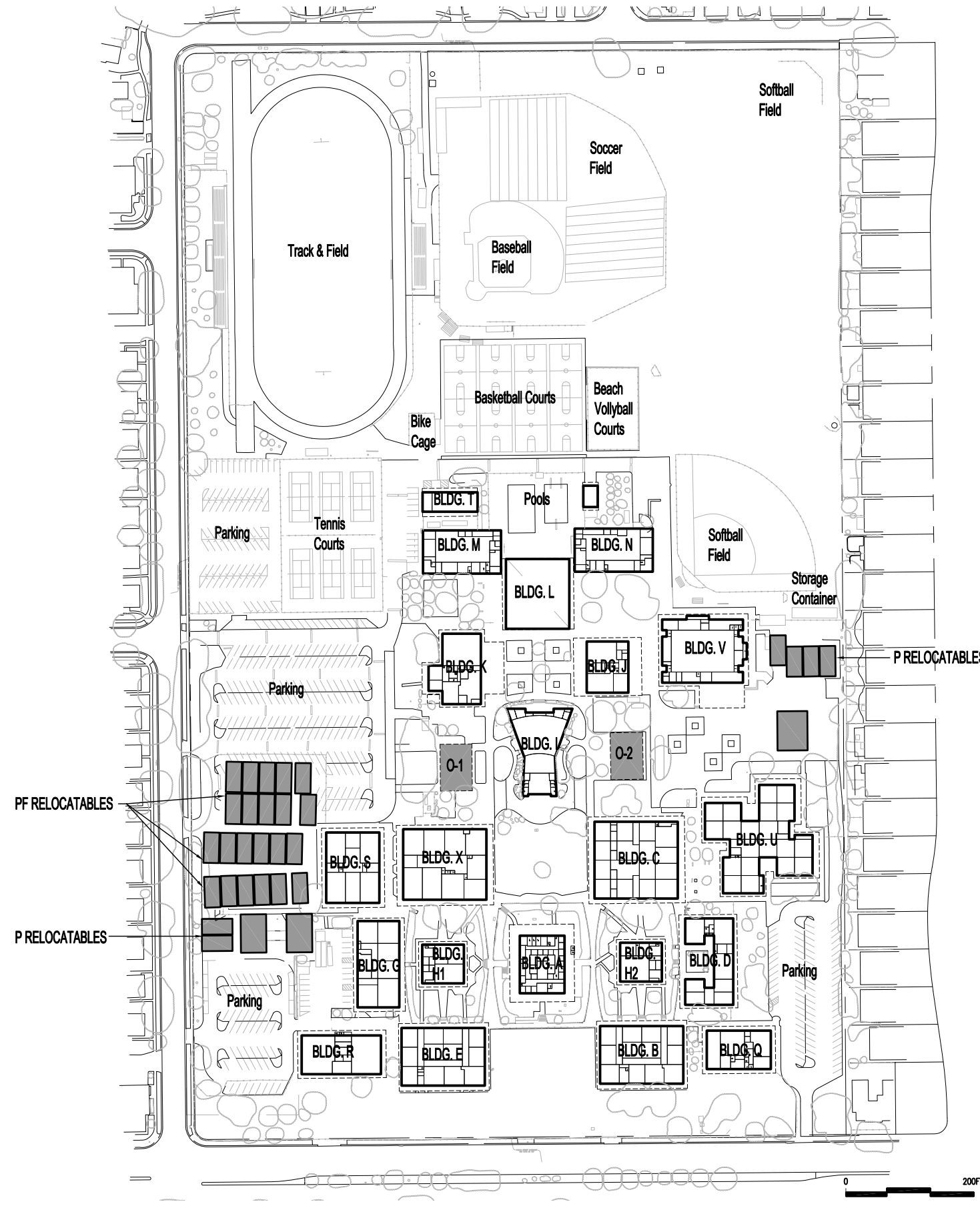
Master Plan Full Scope Summary



Master Plan Full Scope Project List:

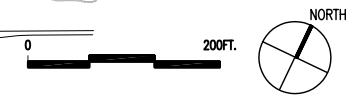
- Site/Building Related Improvements
- ADA Accessible Path of Travel Improvements
- Seismic Upgrade of Existing Structures
- Pool Modernization
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- New Classroom Construction
- New JROTC Classroom Construction
- Existing Classroom and Lab Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- Existing Main Gym Modernization
- Existing Small Gym Modernization
- Existing Theater Modernization
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Plumbing, Electrical & Lighting)
- New All-weather Track and Field
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Parking Lot Improvements
- Landscape & Irrigation Improvements
- New Student Lunch Shelter Construction
- Furnishings and Equipment

Full Scope Existing Demolition Plan



Legend

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



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

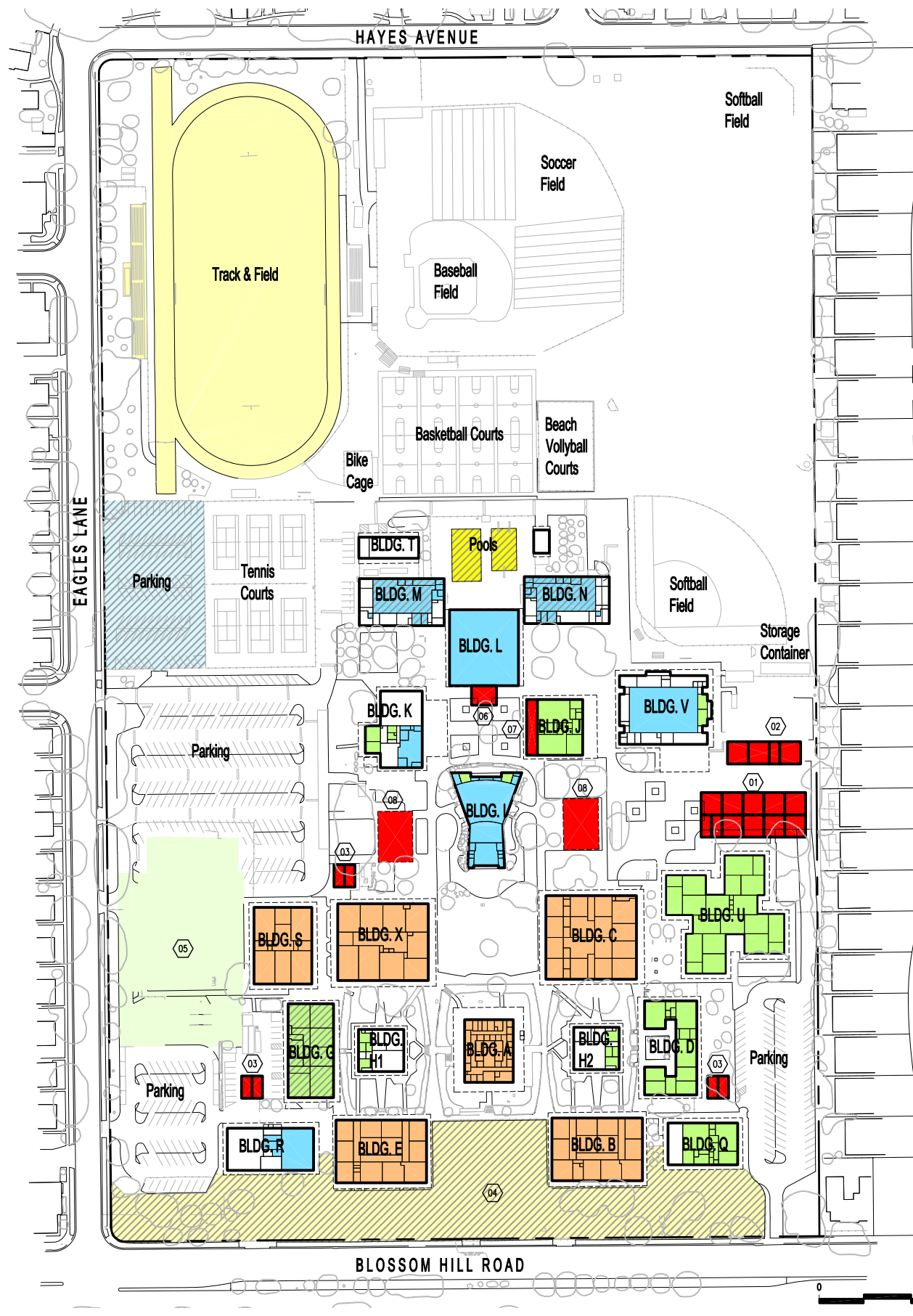
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**Oak Grove
High School
Site Plan**

Date	March 15, 2004
Job Number	73103.056
Scale	1" = 200'
Sheet	OG-01

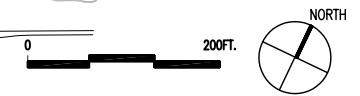
Full Scope Diagram



Legend

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

- 01 New Classroom Building & Restrooms
- 02 New JROTC Classroom Building & JROTC Storage
- 03 New Student Restrooms
- 04 Modernize Entry Landscape
- 05 Modernize Parking After Relocatable Removal
- 06 New Lobby at Main Gym
- 07 Addition to Music Labs
- 08 New Construction of Covered Lunch Shelter



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

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Architecture . Engineering . Interiors



**Oak Grove
High School
Site Plan**

Date	March 15, 2004
Job Number	73103.056
Scale	1" = 200'
Sheet	OG-02

Oak Grove 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 A (Administration & Library)	-	-	-	-	-	-	-	-
Building B (Classrooms)	12	12	-	-	-	-	-	-
Building C (Classrooms)	15	15	-	-	1	1	-	-
Building D (Art & Special Ed)	-	-	-	-	3	3	4	0
Building E (Classrooms & Computer Labs)	9	9	-	-	3	3	-	-
Building G (Classrooms & Computer Labs)	3	3	2	2	1	1	-	-
Building H1 (Teacher's Office & Computer Lab)	-	-	-	-	-	-	-	-
Building H2 (Teacher's Office & Speech Therapy)	-	-	-	-	-	-	-	-
Building I (Auditorium)	-	-	-	-	1	1	-	-
Building J (Music Classrooms)	-	-	-	-	3	3	-	-
Building K (Nutrition Services & Wrestling)	-	-	-	-	-	-	2	0
Building L (Main Gym)	-	-	-	-	-	-	-	-
Building M (Boy's Locker Room)	-	-	-	-	-	-	-	-
Building N (Girl's Locker Room)	-	-	-	-	-	-	-	-
Building P (Relocatable Classrooms)	4	0	-	-	-	-	-	-
Building Q (Art Labs)	-	-	-	-	2	2	-	-
Building R (Wood Shop & Maintenance)	-	-	-	-	1	1	-	-
Building S (Science Labs)	-	-	4	4	-	-	-	-
Building T (Weight Rooms)	-	-	-	-	-	-	-	-
Building U (Classrooms)	20	12	-	-	-	-	-	4
Building V (Small Gym)	-	-	-	-	-	-	-	-
Building X (Science Labs)	-	-	8	8	-	-	-	-
Subtotals	63	51	14	14	15	15	6	4
New Construction								
New Classroom Building	-	9	-	-	-	-	-	-
New JROTC Building	-	3	-	-	-	-	-	-
Subtotals	0	12	0	0	0	0	0	0

Total Existing Teaching Stations: 98

Total Proposed Teaching Stations: 96

Note:

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

Oak Grove High School

Full Scope Probable Construction Cost Summary



Phase I Probable Construction Cost: **\$2,283,500**

Phase II Probable Construction Cost: **\$1,938,991**

Off-Site Developments: \$0
 On-Site Developments: \$5,987,296
 Site Structures: \$509,320

Modernization/Reconstruction Projects

Building A (Administration & Library)	\$0
Building B (Classrooms)	\$0
Building C (Classrooms)	\$0
Building D (Art & Science Labs)	\$778,789
Building E (Classrooms & Computer Labs)	\$0
Building G (Classrooms & Computer Labs)	\$173,000
Building H1 (Teacher's Office & Computer Lab)	\$179,610
Building H2 (Teacher's Office & Speech Therapy)	\$184,897
Building I (Auditorium)	\$1,238,575
Building J (Music Classrooms)	\$698,088
Building K (Nutrition Services, Special Ed. & Wrestling)	\$668,370
Building L (Main Gym)	\$853,539
Building M (Boy's Locker Room)	\$122,858
Building N (Girl's Locker Room)	\$128,866
Building P (Relocatable Classrooms)	\$160,000
Building Q (Art Labs)	\$515,174
Building R (Wood Shop & Maintenance)	\$342,430
Building S (Science Labs)	\$105,857
Building T (Weight Rooms)	\$65,348
Building U (Classrooms)	\$1,681,863
Building V (Small Gym)	\$610,831
Building X (Science Labs)	\$81,000

Subtotal: **\$8,589,095**

New Construction

Classroom Building	\$1,602,000
Student Toilet Rooms	\$697,114
Gym Lobby Addition	\$175,000
JROTC Building	\$652,376
Addition to Music Lab	\$236,167

Subtotal: **\$3,362,656**

Oak Grove High School

Full Scope Probable Construction Cost Summary



Furniture, Furnishings, Equipment (7% of New Construction)	\$157,652
Sub-Total Probable Constuction Cost:	\$18,606,019
Contingency (15% of Construction)	\$2,790,903
Subtotal:	\$21,396,922
Construction Cost Escalation/Market Condition (3 years @ 4% annually)	\$2,567,631
District Priority Probable Construction Cost:	\$23,964,552

Total Probable Construction Cost:	\$28,187,043
Allocated Construction Budget:	\$16,535,449
Balance of Funds:	(\$11,651,594)



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

Oak Grove High School

Preliminary Needs Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 2 Recommended Safety Improvements					
‡	Pools				
	Deepen (2) Pools & ADA Accessibility & Upgrade Pool Equipment		1 LS	\$800,000.00	\$800,000
Cat. 3 Recommended Building Improvements					
‡	Pump House Roofing		1 LS		TBD
Cat. 4 Health					
×	New Water Type Urinals @ Restrooms - Building H1		1 LS	\$2,500.00	\$2,500
Cat. 5 Security					
×	Perimeter Security Fencing		1 LS		TBD
Cat. 6 Teaching Stations					
×	Create Science Classrooms in Bldg G.		1 LS	\$560,000.00	\$560,000
Cat. 9 Utilities Infrastructure					
×	Replace Storm Drains		1 LS	\$15,000.00	\$15,000
Cat. 10 Technology					
×	Add Fiber Optic Terminals		1 LS		TBD
•	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		TBD
•	Upgrade Existing CATV to Digital		1 LS	\$25,000.00	\$25,000
•	Replace Clock with Wireless		1 LS	\$15,000.00	\$15,000
Cat. 14 General Building Improvements					
‡	New Multi-Zone HVAC Units (1)		1 LS	\$8,000.00	\$8,000
Cat. 16 General Site Improvements					
‡	Concrete Repair		1 LS	\$5,000.00	\$5,000
•	Renovate Entry & Drop-Off				
	Along Blossom Hill Road		1 LS	\$800,000.00	\$800,000
×	Seal Coat Asphalt Paving				
	At Campus & Parking Near Tennis Courts		1 LS	\$25,000.00	\$25,000
Phase I Construction Cost					\$2,283,500

Oak Grove High School

Preliminary Needs Probable Construction Cost



Project	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost	
Phase II:						
Cat. 1 Mandatory Code Compliance						
	• Upgrade Fire Alarm Systems		1 LS	\$710,208.00	\$710,208	
Cat. 4 Health						
Locker Room Improvement - Refer to District Priority Projects for additional scope of work.						
<u>Building M - Boys</u>						
	• Showers (M-09) ADA Accessibility	Modern. (level 2)	313 SF	\$144.26	\$45,153	
	× Restrooms (M-20, M-21)	Modern. (level 2)	401 SF	\$87.10	\$34,927	
	• Athletic Staff Locker Room (M-05, M-06)	Modern. (level 2)	256 SF	\$144.26	\$36,931	
<u>Building N - Girls</u>						
	• Showers (N-09) ADA Accessibility	Modern. (level 2)	313 SF	\$144.26	\$45,153	
	× Restrooms (N-19, N-20)	Modern. (level 2)	401 SF	\$87.10	\$34,927	
	• Athletic Staff Locker Room (N-05, N-06)	Modern. (level 2)	256 SF	\$144.26	\$36,931	
Sub-total Locker Room Improvement					\$234,022	
Cat. 5 Security						
	× Exterior Lighting for Security	Modern. (level 2)	1 LS	\$100,000.00	\$100,000	
Cat. 10 Technology						
<u>Data System</u>						
	× Technology Infrastructure	Modern. (level 2)	1 LS	\$220,000.00	\$220,000	
	× Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$335,000.00	\$335,000	
Cat. 12 Nutrition Services						
	‡ Upgrade food Services POS Network		1 LS	\$15,000.00	\$15,000	
Cat. 14 General Building Improvements						
	‡ Upgrade Elevator Emergency Interface		1 LS	\$7,000.00	\$7,000	
					Phase II	\$1,621,230
					Design Contingency @ 15%	\$243,185
					Cost Escalation 1 Years @ 4%	\$74,577
Phase II Probable Construction Cost					\$1,938,991	

Oak Grove High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Not Applicable

Oak Grove High School

Full Scope Probable Construction Cost



On-Site Developments

On-Site Development includes providing Reconstructed Parking Areas, Path of Travel Accessibility, Field and Hard Court Modernizations, Landscape and Irrigation Improvements and Utility Infrastructure Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$498,576.00	\$498,576
▲	* Allowance for Hazardous Material Abatement		1 LS	\$400,770.00	\$400,770
Cat. 5 Security					
×	Security Surveillance Cameras & DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
	Security Exterior Lighting	Included in Phase II Projects			\$0
	Perimeter Site Fencing				\$0
×	Site Perimeter 8' Ht. Chain Link Fencing	Reconstruction	1,000 LF	\$28.00	\$28,000
×	Campus Perimeter 6' Ht. District Standard Fencing	Reconstruction	990 LF	\$65.00	\$64,350
Cat. 9 Utilities Infrastructure					
Existing Utilities Services Improvements					
	Electrical Replace (e) Switchboard		1 LS	\$50,000.00	\$50,000
Fire Service Water					
	New fire hydrants, valves and associated piping for renovations throughout the campus.				
	6" PVC water line		3,400 LF	\$45.00	\$153,000
	6" DCDA with PIV & FDC		1 EA	\$1,200.00	\$1,200
	Fire hydrant		11 EA	\$750.00	\$8,250
	Connection to existing main line		2 EA	\$800.00	\$1,600
New Construction Utilities Services					
	Electrical		1 LS	\$45,000.00	\$45,000
Gas					
	New connections and piping to serve two new buildings (classrooms and JROTC).				
	2" PVC gas line		730 LF	\$35.00	\$25,550
	Gas connection to main line		1 EA	\$700.00	\$700
Domestic Water					
	New valves, connections and associated piping to serve five new buildings (classrooms, restrooms and JROTC).				
	4" PVC water line		1,860 LF	\$40.00	\$74,400
	4" gate valve		6 EA	\$250.00	\$1,500
	Water connection to existing main line		1 EA	\$800.00	\$800
Fire Service Water					
	New valves and associated piping to serve two new buildings (classrooms and JROTC).				
	6" PVC water line		340 LF	\$45.00	\$15,300
	PIV		2 EA	\$400.00	\$800
Sanitary Sewer					
	New cleanouts and service lines to serve five new buildings (classrooms, restrooms and JROTC)				
	6" PVC sewer pipe		1,740 LF	\$42.00	\$73,080
	6" sanitary sewer cleanout		11 EA	\$450.00	\$4,950

Oak Grove High School

Full Scope Probable Construction Cost



Cat. 10 Technology

x	Technology Infrastructure	Included in Phase II			
x	Data Network/Wireless Networking	Included in Phase II			
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$75,000.00	\$75,000

Cat. 15 Outdoor Athletic Facilities

x	All-Weather Track	Reconstruction	1 LS	\$650,000.00	\$650,000
x	Synthetic Turf Field	Reconstruction	1 LS	\$650,000.00	\$650,000
	Dedicated Baseball Field	Reconstruction	1 LS	\$730,000.00	\$730,000
	Baseball Field	Reconstruction	1 LS	\$500,000.00	\$500,000
	Dedicated Softball Field	Reconstruction	1 LS	\$300,000.00	\$300,000
	Tennis Courts	Reconstruction	1 LS	\$90,000.00	\$90,000
	Field Lighting		1 LS	\$250,000.00	\$250,000
	Scoreboard Modernization	Modern. (level 1)	1 LS	\$39,000.00	\$39,000
x	Field House Construction	New Construction	1,000 SF	\$207.69	\$207,690
x	Bleacher Modernization-2000 Seats	Reconstruction	1 LS	\$200,000.00	\$200,000
•	Resurface @ Hard Courts	Modern. (level 1)	1 LS	\$71,000.00	\$71,000

Cat. 16 General Site Improvements

	Parking Lots Improvements	Modern. (level 1)	50,000 SF	\$1.25	\$62,500
	Walkway Improvements	Modern. (level 1)	1 LS	\$50,000.00	\$50,000
•	Landscape & Irrigation Modernization	Reconstruction	1 LS	\$634,280.00	\$634,280

Sub-Total Probable On-Site Development Cost:					\$5,987,296
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Oak Grove High School

Full Scope Probable Construction Cost



Site Structures

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Lunch Shelter					
Cat. 8 Demolition					
	(2) Existing Lunch Shelters	Demolition	7,276 SF	\$5.00	\$36,380
Cat. 14 General Building Improvements					
	• (2) New 3,638 s.f. Lunch Shelters	New Construction	7,276 SF	\$65.00	\$472,940
Sub-Total Probable Construction Cost:					\$509,320

Oak Grove High School

Full Scope Probable Construction Cost



Building A (Administration & Library)

Modernization Completed

Building B (Classrooms)

Modernization Completed

Building C (Classrooms)

Modernization Completed

Oak Grove High School

Full Scope Probable Construction Cost



Building D (Art & Science Labs)

Existing area: 7,250 SF. Existing program includes (3) Art Labs and (4) Undersized Special Ed. Classrooms. Proposed program includes (3) Art Labs and (4) RSP rooms

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
•	Art Labs	Modern. (level 2)	4,375 SF	\$99.63	\$435,881
•	Special Education	Modern. (level 2)	2,800 SF	\$87.11	\$243,908
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$99,000.00	\$99,000
Sub-Total Probable Construction Cost:					\$778,789

Building E (Classrooms & Computer Labs)

Modernization Completed

Oak Grove High School

Full Scope Probable Construction Cost



Building G (Classrooms & Computer Labs)

Existing area: 6,781 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
x	Classrooms & (2) Science Labs	Phase I Project	8,781 SF		NA
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Cat. 14 General Building Improvements					
	Provide new rooftop packaged gas/electric units	Modern (level 2)	7 EA	\$13,500.00	\$94,500
x	Plumbing Systems Modernization	Modern (level 2)	1 LS	\$35,000.00	\$35,000
x	Paint @ Exterior	Modern. (level 1)	6,000 SF	\$1.25	\$7,500
Sub-Total Probable Construction Cost:					\$173,000

Oak Grove High School

Full Scope Probable Construction Cost



Building H1 (Teacher's Office & Computer Lab)

Existing area: 3,933 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	5,379 SF	\$5.75	\$30,929
Cat. 4 Health					
Restrooms Modernizations					
×	Staff (H1-07 & H1-08)	Modern. (level 2)	255 SF	\$87.10	\$22,211
×	Student (H1-04 & H1-11)	Modern. (level 2)	576 SF	\$87.10	\$50,170
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$9,000.00	\$9,000
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Demo (e) Transformer	Demolition	1 LS		\$650
	Electrical Distribution	Modern. (level 2)	3,933 SF	\$7.25	\$28,514
	Receptacles and Wiring	Modern. (level 2)	3,933 SF	\$0.75	\$2,950
◇	Lighting Modernization	Modern. (level 2)	3,933 SF	\$7.75	\$30,481
×	Paint @ Exterior	Modern. (level 1)	3,765 SF	\$1.25	\$4,706
Sub-Total Probable Construction Cost:					\$179,610

Oak Grove High School

Full Scope Probable Construction Cost



Building H2 (Teacher's Office & Speech Therapy)

Existing area: 3,948 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	5,416 SF	\$5.75	\$31,142
Cat. 4 Health					
Restrooms Modernizations					
×	Staff (H2-09 & H2-10)	Modern. (level 2)	292 SF	\$87.10	\$25,433
×	Student (H2-05 & H2-11)	Modern. (level 2)	602 SF	\$87.10	\$52,434
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$9,000.00	\$9,000
Cat. 14 General Building Improvements					
Electrical Distribution Modernization					
	Electrical Distribution	Modern. (level 2)	3,948 SF	\$7.25	\$28,623
	Receptacles and Wiring	Modern. (level 2)	3,948 SF	\$0.75	\$2,961
◇	Lighting Modernization	Modern. (level 2)	3,948 SF	\$7.75	\$30,597
×	Paint @ Exterior	Modern. (level 1)	3,765 SF	\$1.25	\$4,706
Sub-Total Probable Construction Cost:					\$184,897

Oak Grove High School

Full Scope Probable Construction Cost



Building I (Auditorium)

Existing area: 8,386 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Roof diaphragm sheathing	Seismic Upgrade	8,870 SF	\$40.00	\$354,800
	Steel Frames	Seismic Upgrade	1 LS	\$100,000.00	\$100,000
	New footing under frame	Seismic Upgrade	100 LF	\$1,000.00	\$100,000
	Repair finishes	Seismic Upgrade	8,870 SF	\$10.00	\$88,700
	Repair roofing	Seismic Upgrade	8,870 SF	\$10.00	\$88,700
Cat. 4 Health					
	Restrooms Modernizations				
×	Staff (I-02, I-07, I-13 & I-14)	Modern. (level 2)	528 SF	\$87.10	\$45,989
Cat. 11 Teaching Support					
×	Theater	Modern. (Level 1)	8,386 SF	\$45.54	\$381,898
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	8,386 SF	\$7.25	\$60,799
	Receptacles and Wiring	Modern. (level 2)	8,386 SF	\$0.75	\$6,290
×	Paint @ Exterior	Modern. (level 1)	9,120 SF	\$1.25	\$11,400
Sub-Total Probable Construction Cost:					\$1,238,575

Oak Grove High School

Full Scope Probable Construction Cost



Building J (Music Classrooms)

Existing area: 5,200 SF. Existing program includes a Band Lab, a Choir Lab, and a Piano Lab. Proposed program is unchanged.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Steel frames at covered roof	Seismic Upgrade	1 LS	\$50,000.00	\$50,000
	New footing under frame	Seismic Upgrade	80 LF	\$600.00	\$48,000
	Repair finishes	Seismic Upgrade	1 LS	\$20,000.00	\$20,000
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
×	Music Labs	Modern. (level 2)	5,200 SF	\$99.44	\$517,088
New Construction for Enlargement of Undersized Classrooms					
◇	Addition to Music Labs	New Construction	1,246 SF	\$189.54	\$236,167
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Sub-Total Probable Construction Cost:					\$934,255

Oak Grove High School

Full Scope Probable Construction Cost



Building K (Nutrition Services, Special Education & Wrestling)

Existing area: 7,453 SF. Existing program includes kitchen, wrestling room, teacher's lounge, staff restrooms, and (2) undersized special education classrooms. Proposed program moves (2) special education classrooms to new classroom building.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Steel frames at covered roof	Seismic Upgrade	1 LS	\$50,000.00	\$50,000
	New footing under frame	Seismic Upgrade	80 LF	\$600.00	\$48,000
	Repair finishes	Seismic Upgrade	1 LS	\$20,000.00	\$20,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	12,357 SF	\$5.75	\$71,053
Cat. 4 Health					
	Restrooms Modernizations				
×	Staff (K-04 & K-05)	Modern. (level 2)	250 SF	\$87.10	\$21,775
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
●	Spec. Ed. (Portion of 7,453 SF)	Modern. (level 2)	853 SF	\$87.11	\$74,305
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 12 Nutrition Services					
●	Nutrition Services (Portion of 7,453 SF)	Modern. (Level 2)	2,000 SF	\$132.36	\$264,720
Cat. 14 General Building Improvements					
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	7,453 SF	\$7.25	\$54,034
	Receptacles and Wiring	Modern. (level 2)	7,453 SF	\$0.75	\$5,590
◇	Lighting Modernization	Modern. (level 2)	4,350 LS	\$7.75	\$33,713
×	Paint @ Exterior	Modern. (level 1)	5,745 SF	\$1.25	\$7,181
Sub-Total Probable Construction Cost:					\$668,370

Oak Grove High School

Full Scope Probable Construction Cost



Building L (Main Gym)

Existing area: 10,791 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	roof to concrete wall connections at 8' oc	Seismic Upgrade	400 LF	\$100.00	\$40,000
	repair finishes	Seismic Upgrade	1 LS	\$10,000.00	\$10,000
Cat. 11 Teaching Support					
•	Large Gym	Modern. (Level 1)	10,791 SF	\$65.50	\$706,811
	Gym Lobby	New Construction	1,000 SF	\$175.00	\$175,000
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	10,791 SF	\$7.25	\$78,235
	Receptacles and Wiring	Modern. (level 2)	10,791 SF	\$0.75	\$8,093
×	Paint @ Exterior	Modern. (level 1)	8,320 SF	\$1.25	\$10,400
Sub-Total Probable Construction Cost:					\$1,028,539

Oak Grove High School

Full Scope Probable Construction Cost



Building M (Boy's Locker Room)

Existing area: 8,219 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	roof to concrete wall connections at 8' oc	Seismic Upgrade	400 LF	\$100.00	\$40,000
	repair finishes	Seismic Upgrade	1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Locker Rooms	Included in Phase II Projects			NA
Cat. 14 General Building Improvements					
●	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	8,219 SF	\$7.25	\$59,588
	Receptacles and Wiring	Modern. (level 2)	8,219 SF	\$0.75	\$6,164
×	Paint @ Exterior	Modern. (level 1)	5,685 SF	\$1.25	\$7,106
Sub-Total Probable Construction Cost:					\$122,858

Oak Grove High School

Full Scope Probable Construction Cost



Building N (Girl's Locker Room)

Existing area: 8,970 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◊	Seismic Upgrades				
	roof to concrete wall connections at 8' oc	Seismic Upgrade	400 LF	\$100.00	\$40,000
	repair finishes	Seismic Upgrade	1 LS	\$10,000.00	\$10,000
Cat. 4 Health					
	Locker Rooms	Included in Phase II Projects			NA
Cat. 14 General Building Improvements					
•	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	8,970 SF	\$7.25	\$65,033
	Receptacles and Wiring	Modern. (level 2)	8,970 SF	\$0.75	\$6,728
×	Paint @ Exterior	Modern. (level 1)	5,685 SF	\$1.25	\$7,106
Sub-Total Probable Construction Cost:					\$128,866

Oak Grove High School

Full Scope Probable Construction Cost



Building P (Relocatable Classrooms)

Existing area: 31,646 SF. The (29) general classrooms and (3) computer labs in relocatable buildings will be removed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
•	Relocatable Demolition/Removal				
	(32) Relocatable Classrooms		32 EA	\$3,000.00	\$96,000
	Site Demolition		32 EA	\$2,000.00	\$64,000
Sub-Total Probable Construction Cost:					\$160,000

Oak Grove High School

Full Scope Probable Construction Cost



Building Q (Art Labs)

Existing area: 5,995 SF. Existing program includes a Graphics Lab, a Photo Lab, (2) teacher's offices, and a textbook room. Proposed program is unchanged.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
•	Graphics Lab and Photo Lab	Modern. (level 2)	4,730 SF	\$99.63	\$471,250
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 14 General Building Improvements					
• Electrical Distribution Modernization					
	Electrical Distribution	Modern. (level 2)	1,265 SF	\$7.25	\$9,171
	Receptacles and Wiring	Modern. (level 2)	1,265 SF	\$0.75	\$949
×	Lighting Modernization	Modern. (level 1)	1,265 SF	\$7.75	\$9,804
×	Paint @ Exterior	Modern. (level 1)	4,800 SF	\$1.25	\$6,000
Sub-Total Probable Construction Cost:					\$515,174

Oak Grove High School

Full Scope Probable Construction Cost



Building R (Wood Shop & Maintenance)

Existing area: 7,626 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	10,257 SF	\$5.75	\$58,978
Cat. 6 Teaching Stations					
Classrooms/Labs Modernization/Reconstruction					
●	Wood Shop	Modern. (level 1)	3,443 SF	\$47.90	\$164,920
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$18,000.00	\$18,000
Cat. 14 General Building Improvements					
●	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	7,626 SF	\$7.25	\$55,289
	Receptacles and Wiring	Modern. (level 2)	7,626 SF	\$0.75	\$5,720
×	Lighting Modernization	Modern. (level 1)	4,183 SF	\$7.75	\$32,418
×	Paint @ Exterior	Modern. (level 1)	5,685 SF	\$1.25	\$7,106
Sub-Total Probable Construction Cost:					\$342,430

Oak Grove High School

Full Scope Probable Construction Cost



Building S (Science Labs)

Existing area: 9,130 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	12,149 SF	\$5.75	\$69,857
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$105,857

Oak Grove High School

Full Scope Probable Construction Cost



Building T (Weight Rooms)

Existing area: 2,611 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	3,797 LS	\$5.75	\$21,833
Cat. 14 General Building Improvements					
●	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	2,611 SF	\$7.25	\$18,930
×	Lighting Modernization	Modern. (level 1)	2,611 SF	\$7.75	\$20,235
×	Paint @ Exterior	Modern. (level 1)	3,480 SF	\$1.25	\$4,350
Sub-Total Probable Construction Cost:					\$65,348

Oak Grove High School

Full Scope Probable Construction Cost



Building U (Classrooms)

Existing area: 17,221 SF. Existing program includes (20) classrooms. Proposed program accommodates (12) general classrooms and (4) special education classrooms

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms Modernizations				
x	Staff (U-22.2)	Modern. (level 2)	20 SF	\$87.10	\$1,742
Cat. 6 Teaching Stations					
	Classrooms/Labs Modernization/Reconstruction				
x	Classrooms	Modern. (level 2)	17,221 SF	\$87.11	\$1,500,121
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$180,000.00	\$180,000
Sub-Total Probable Construction Cost:					\$1,681,863

Oak Grove High School

Full Scope Probable Construction Cost



Building V (Small Gym)

Existing area: 12,529 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations	Modern. (level 2)	18,134 LS	\$5.75	\$104,271
Cat. 4 Health					
Restrooms Modernizations					
×	Student (V-07 & V-08)	Modern. (level 2)	623 SF	\$87.10	\$54,263
Cat. 11 Teaching Support					
•	Small Gym	Modern. (Level 1)	6,414 SF	\$65.50	\$420,117
Cat. 14 General Building Improvements					
Electrical Distribution Modernization					
	Electrical Distribution	Modern. (level 2)	2,611 SF	\$7.25	\$18,930
×	Paint @ Exterior	Modern. (level 1)	10,600 SF	\$1.25	\$13,250
Sub-Total Probable Construction Cost:					\$610,831

Oak Grove High School

Full Scope Probable Construction Cost



Building X (Science Labs)

Existing area: 14,322 SF. Building X 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	\$81,000.00	\$81,000
Sub-Total Probable Construction Cost:					\$81,000

New Classroom Building

Proposed program includes new construction of (9) Classrooms and (2) Student Restrooms.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction	New Construction	870 SF	\$200.32	\$174,278
Cat. 6 Teaching Stations					
•	(9) Classrooms	New Construction	8,640 SF	\$175.00	\$1,512,000
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$90,000.00	\$90,000
Sub-Total Probable Construction Cost:					\$1,776,278

New Student Toilet Rooms

Proposed program includes (3) restroom buildings

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restrooms New Construction				
▲	Student Restrooms	New Construction	870 SF	\$200.32	\$174,278
▲	Student Restrooms	New Construction	870 SF	\$200.32	\$174,278
▲	Student Restrooms	New Construction	870 SF	\$200.32	\$174,278
Sub-Total Probable Construction Cost:					\$522,835

New JROTC Building

Oak Grove High School

Full Scope Probable Construction Cost



Proposed program includes (3) JROTC classrooms and JROTC storage

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
•	(3) Classrooms	New Construction	2,880 SF	\$175.00	\$504,000
Cat. 11 Teaching Support					
	JROTC Storage	New Construction	1,278 SF	\$116.10	\$148,376
Sub-Total Probable Construction Cost:					\$652,376

Furniture, Furnishings & Equipment

FF&E includes budget allowances to furnish new construction projects and existing modernizations.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 17 Furniture, Furnishings & Equipment					
	FFE for New Classrooms				
x	7% of New Construction	New Construction	7 %	\$2,016,000.00	\$141,120
	FFE for Addition to Music Lab				
x	7% of New Construction	New Construction	7 %	\$236,166.84	\$16,532
Sub-Total Probable FF&E Cost:					\$157,652

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove High School

Construction Category Descriptions: *Gymnasium*



Modernization Level 1

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

Modernization Level 2

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

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

Reconstruction

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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove High School

Construction Category Descriptions: *Locker Rooms*



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

Oak Grove 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

Oak Grove High School



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

Oak Grove 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

Oak Grove High School



Construction Category Descriptions: *Multi-Purpose Spaces*

- 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove 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

Oak Grove High School

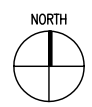
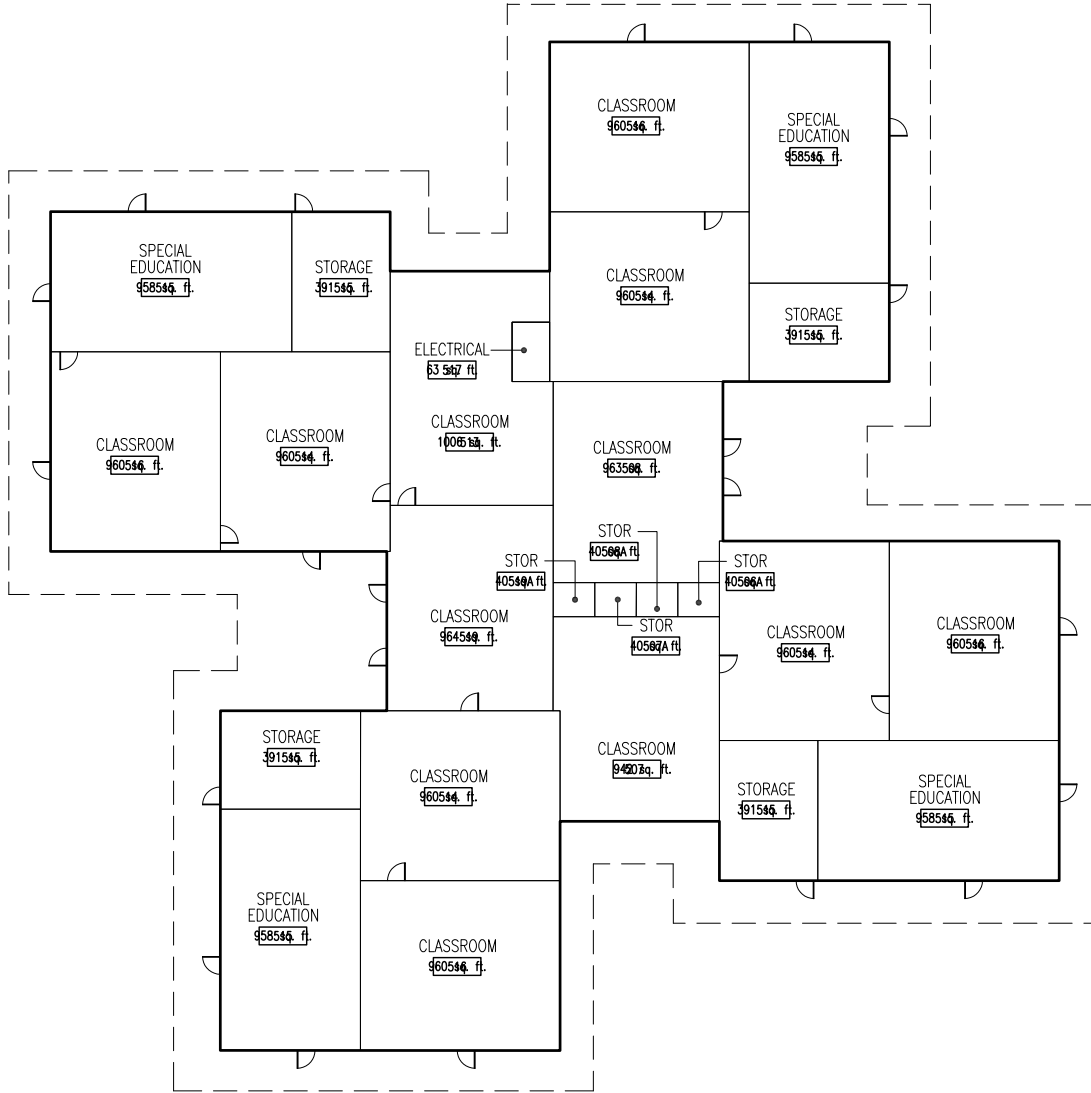


Construction Category Descriptions: *Theater*

- 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



**P E R K I N S
& W I L L**
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**OAK GROVE
HIGH SCHOOL
Proposed Plan
Building U**

Date	March 15, 2004
Job Number	73103.056
Scale	1/32" = 1'-0"
Sheet	OG-01

Oak Grove High School



Errata/Revision History

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