

Santa Teresa High School

Campus Master Plan



March 15, 2004

Santa Teresa High School

Master Plan Contents



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Santa Teresa 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**

Santa Teresa 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.

Santa Teresa 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.



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

Santa Teresa 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.



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.



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.

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Master List of District Priority Projects

1. Mandatory Code Compliance

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

2. Recommended Safety Improvements

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

3. Recommended Building Improvements

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

- ♦ Roofing Modernization
- ♦ Exterior Finishes Modernization

4. Health

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

5. Security

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

6. Teaching Stations

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

Classrooms Between 801 and 849 SF

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

7. Interim Housing

- ♦ For Modernization and New Construction Projects

8. Demolition

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

9. Utilities Infrastructure

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

10. Technology

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

11. Teaching Support

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

Santa Teresa 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

Santa Teresa High School



Introduction to the Measure G Scope



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

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

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

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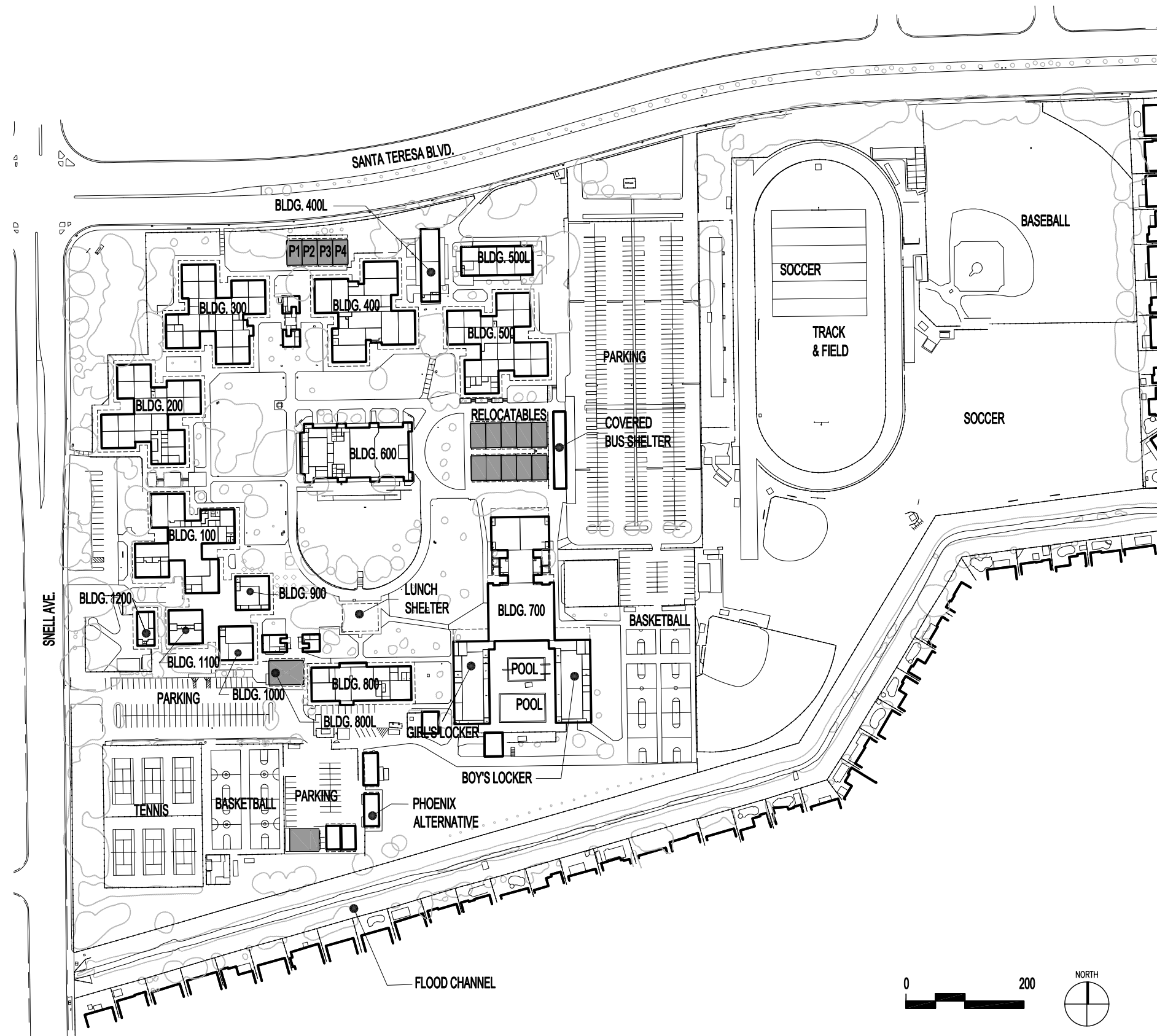
Campus Measure G Scope Summary



Campus Measure G Project Scope List:

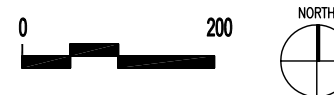
- Site/Building Related Improvements
- Seismic Upgrade of Existing Structures
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- Existing Classroom Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Library Construction
- Administration/Student Services Modernization
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Parking Lot Improvements & Expansion
- 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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**Santa Teresa
High School
Site Plan**

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

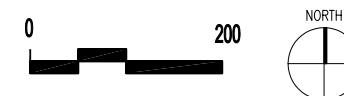
Measure G Scope Diagram



Legend

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

- 01 New Library & Bookroom
- 02 New Visitor Parking
- 03 New Student Drop Off



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**Santa Teresa
High School**

Site Plan

| | |
|------------|----------------|
| Date | March 15, 2004 |
| Job Number | 73103.058 |
| Scale | 1" = 200' |
| Sheet | ST-02 |

Santa Teresa High School

Measure G Teaching Station Summary



| Building | General Classrooms | | Science Labs | | Other Labs | | Special Education | |
|--|--------------------|-----------|--------------|-----------|------------|-----------|-------------------|----------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Building 100 - Administration | - | - | - | - | 3 | 4 | - | - |
| Building 200 - Classrooms | 14 | 12 | - | - | 1 | 1 | - | - |
| Building 300 - Classrooms & Technology | 14 | 11 | - | - | 0 | 2 | 0 | 1 |
| Building 400 - Science Labs | - | - | 9 | 9 | 1 | 1 | - | - |
| Building 400L - Science Labs | - | - | 2 | 2 | - | - | - | - |
| Building 500 - Classrooms | 16 | 11 | - | - | 1 | 2 | 0 | 1 |
| Building 500L - Classrooms | 7 | 6 | - | - | - | - | - | - |
| Building 600 - Auditorium & Music Labs | - | - | - | - | 3 | 3 | - | - |
| Building 700 - Physical Education | - | - | - | - | - | - | - | - |
| Building 800 - Classrooms | 1 | 3 | - | - | 2 | 2 | 0 | 3 |
| Building 800L - Classrooms | - | - | - | - | - | - | 2 | 0 |
| Building 900 - Nutritional Services | - | - | - | - | - | - | - | - |
| Building 1000 - Business Labs | - | - | - | - | 2 | 2 | - | - |
| Building 1100 - Art Labs | - | - | - | - | 2 | 2 | - | - |
| Building 1200 - Child Care Center | - | - | - | - | - | - | - | - |
| Building 1300 & 1400 - Restrooms | - | - | - | - | - | - | - | - |
| Building 1500 - Relocatable Classrooms | 13 | 0 | - | - | - | - | 1 | 0 |
| PCHS - Relocatable Classrooms | - | - | - | - | - | - | - | - |
| Subtotals | 65 | 43 | 11 | 11 | 15 | 19 | 3 | 5 |
| New Construction | | | | | | | | |
| Library Building | - | - | - | - | - | - | - | - |
| Subtotals | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Total Existing Teaching Stations: 94

Total Proposed Teaching Stations: 78

Note:

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

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Measure G Probable Construction Cost Summary



Phase I Construction Cost: **\$145,000**

Phase II Probable Construction Cost: **\$6,193,060**

Off-Site Developments: \$0
 On-Site Developments: \$1,970,410
 Site Structures: \$30,000

Modernization/Reconstruction Projects

| | |
|--|-------------|
| Building 100 - Administration & Student Services | \$1,402,236 |
| Building 200 - Classrooms & Career Center | \$1,660,551 |
| Building 300 - Classrooms & Technology Workroom | \$1,636,452 |
| Building 400 - Science Labs | \$0 |
| Building 400L - Science Labs | \$26,191 |
| Building 500 - Classrooms | \$1,644,476 |
| Building 500L - Classrooms | \$536,562 |
| Building 600 - Auditorium & Music Labs | \$671,674 |
| Building 700 - Physical Education | \$822,915 |
| Building 800 - Classrooms, Special Education & Student Store | \$550,632 |
| Building 800L - Classrooms | \$31,420 |
| Building 900 - Nutritional Services | \$54,865 |
| Building 1000 - Business Labs | \$22,226 |
| Building 1100 - Art Labs | \$175,869 |
| Building 1200 - Child Care Center | \$27,908 |
| Building 1300 & 1400 - Restrooms | \$28,351 |
| Building 1500 - Relocatable Classrooms | \$28,000 |
| PCHS - Relocatable Classrooms | NA |

Subtotal: **\$9,320,329**

New Construction

| | |
|------------------|-------------|
| Library Building | \$1,500,542 |
|------------------|-------------|

Subtotal: **\$1,500,542**

Furniture, Furnishings, Equipment (7% of New Construction) **\$593,627**

Sub-Total Probable Construction Cost: **\$13,414,907**

Contingency (15% of Construction) **\$2,012,236**

Subtotal: **\$15,427,143**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$1,851,257**

District Priority Probable Construction Cost: **\$17,278,401**

Santa Teresa High School

Measure G Probable Construction Cost Summary



| | |
|--|---------------------|
| Total Probable Construction Cost: | \$23,616,460 |
| Allocated Construction Budget: | \$26,271,244 |
| Balance of Funds: | \$2,654,784 |



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

Santa Teresa High School

Measure G Phase I & Phase II Probable Construction Cost



| Project | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|----------|-------------|-------------------|
| Phase I: | | | | | |
| Cat. 3 Recommended Building Improvements | | | | | |
| ‡ | Repair Dryrot & Re-roof | | 1 LS | | TBD |
| Cat. 10 Technology | | | | | |
| × | Data Lab in Building 1000 | | 1 LS | \$15,000.00 | \$15,000 |
| • | 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 | | | | | |
| ‡ | Re-Finish Gym Floor | | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 15 Outdoor Athletic Facilities | | | | | |
| ‡ | Re-seed Soccer & Football Fields | | 1 LS | \$13,000.00 | \$13,000 |
| • | Seal Coat Basketball Courts | | 1 LS | \$20,000.00 | \$20,000 |
| Cat. 16 General Site Improvements | | | | | |
| ‡ | Tree Trimming | | 1 LS | \$14,000.00 | \$14,000 |
| Cat. 17 Furniture, Furnishings & Equipment | | | | | |
| ‡ | Locker Room Replacement | | 1 LS | | TBD |
| Phase I Construction Cost | | | | | \$145,000 |

Santa Teresa High School

Measure G Phase I & Phase II Probable Construction Cost



| Project | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|----------|--------------|-------------------|
| Phase II: | | | | | |
| Cat. 1 Mandatory Code Compliance | | | | | |
| | • Upgrade Fire Alarm System | | 1 LS | \$695,044.00 | \$695,044 |
| Cat. 2 Recommended Safety Improvements | | | | | |
| Pool Upgrades | | | | | |
| ‡ | Deepen (2) Pools & ADA Accessibility & Upgrade Pool Equipment | Reconstruction | 1 LS | \$611,000.00 | \$611,000 |
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| <u>Building 1300 - Toilet Building</u> | | | | | |
| x | Staff (1302 & 1306) | Modern. (level 2) | 300 SF | \$87.10 | \$26,130 |
| x | Student (1300 & 1303) | Modern. (level 2) | 958 SF | \$87.10 | \$83,442 |
| <u>Building 1400 - Toilet Building</u> | | | | | |
| x | Staff (1403 & 1406) | Modern. (level 2) | 300 SF | \$87.10 | \$26,130 |
| x | Student (1400 & 1404) | Modern. (level 2) | 958 SF | \$87.10 | \$83,442 |
| <u>Building 100 - Admin Building</u> | | | | | |
| x | Staff (100G) | Modern. (level 2) | 51 SF | \$87.10 | \$4,442 |
| x | Staff (100D & 100E) | Modern. (level 2) | 84 SF | \$87.10 | \$7,316 |
| Sub-total Restroom Modernizations | | | | | \$230,902 |
| Locker Room Improvement - Refer to District Priority Projects for additional scope of work. | | | | | |
| <u>Building 700 - Boys</u> | | | | | |
| • | Showers (735) ADA Accessibility | Modern. (level 2) | 920 SF | \$144.26 | \$132,719 |
| x | Restrooms (737 & 741) | Modern. (level 2) | 243 SF | \$87.10 | \$21,165 |
| <u>Building 700 - Girls</u> | | | | | |
| • | Showers (724) ADA Accessibility | Modern. (level 2) | 660 SF | \$144.26 | \$95,212 |
| x | Restrooms (721 & 728) | Modern. (level 2) | 243 SF | \$87.10 | \$21,165 |
| Sub-total | | | | | \$270,261 |
| Cat. 5 Security | | | | | |
| x | Perimeter Site Fencing-at Athletic Fields | Reconstruction | 3,107 LF | \$28.00 | \$86,996 |
| Cat. 10 Technology | | | | | |
| x | Technology Infrastructure | Modern (level 1) | 1 LS | \$225,000.00 | \$225,000 |
| x | Data Network/Wireless Networking | Modern (level 1) | 1 LS | \$245,000.00 | \$245,000 |
| x | Educational Technology End-use Equipment | Modern (level 1) | 1 LS | \$988,000.00 | \$988,000 |
| Cat. 12 Nutrition Services | | | | | |
| ‡ | Upgrade Food Service POS Network | | 1 LS | \$15,000.00 | \$15,000 |

Santa Teresa High School

Measure G Phase I & Phase II Probable Construction Cost



| Project | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost | |
|--|--|-----------------------|----------|--------------|-------------------------------------|--------------------|
| Cat. 14 General Building Improvements | | | | | | |
| x | New HVAC Units (10) @ Buildings 100 & 300 | | 1 LS | \$100,000 | \$100,000 | |
| x | All-Weather Track | Reconstruction | 1 LS | \$630,000 | \$630,000 | |
| x | All-Weather Field | Reconstruction | 1 LS | \$900,000 | \$900,000 | |
| ‡ | Home Bleachers Utilities Infrastructure | New Construction | 1 LS | \$10,000.00 | \$10,000 | |
| ‡ | New Scoreboard Infrastructure | Reconstruction | 1 LS | \$7,500.00 | \$7,500 | |
| Cat. 16 General Site Improvements | | | | | | |
| x | Landscape & Irrigation Modernization Snell Ave. Landscaping | Reconstruction | 1 LS | \$110,000.00 | \$110,000 | |
| ‡ | Student Drop-Off Area Improvements | Reconstruction | 1 LS | \$53,440.00 | \$53,440 | |
| | | | | | Phase II | \$5,178,144 |
| | | | | | Design Contingency @ 15% | \$776,722 |
| | | | | | Cost Escalation 1 Years @ 4% | \$238,195 |
| Phase II Probable Construction Cost | | | | | \$6,193,060 | |

Santa Teresa High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|----------|----------------|-----------------------|----------|-----------|-------------------|
|----------|----------------|-----------------------|----------|-----------|-------------------|

Sub-Total Probable Construction Cost: \$0

On-Site Developments

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

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|-----------|--------------|-------------------|
| Cat. 1 Mandatory Code Compliance | | | | | |
| ▲ | ADA Compliance for Site Accessibility | Reconstruction | 1 LS | \$728,570.00 | \$728,570 |
| ▲ | Hazardous Material Abatement | | | | |
| | Building Demolition and Modernization | | 89,600 SF | \$3.00 | \$268,800 |
| Cat. 3 Recommended Building Improvements | | | | | |
| × | Exterior Finishes Modernizations | Modern. (level 1) | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 5 Security | | | | | |
| × | Security Surveillance Cameras & DVR | Reconstruction | 1 LS | \$30,000.00 | \$30,000 |
| ● | Security Alarm System | Modern. (level 2) | 1 LS | \$15,000.00 | \$15,000 |
| | Perimeter Site Fencing | | | | |
| × | Campus Perimeter 6' Ht. District Standard Fencing | Reconstruction | 980 LF | \$65.00 | \$63,700 |
| Cat. 7 Interim Housing | | | | | |
| | Interim Housing - Relocation of (E) & Additional Classrooms | | 9 EA | \$20,000.00 | \$180,000 |

Santa Teresa High School

Measure G Probable Construction Cost



Cat. 8 Demolition

| | | | |
|-------------------|-----------|--------|----------|
| ◇ Site Demolition | 23,000 SF | \$2.50 | \$57,500 |
|-------------------|-----------|--------|----------|

Cat. 9 Utilities Infrastructure

Existing Utilities Services Improvements

| | | | |
|--|----------|-------------|-----------|
| ◇ Electrical - Replace (e) switchboard | 1 LS | \$50,000.00 | \$50,000 |
| ▲ Fire Service Water | | | |
| 6" PVC Water Line | 2,770 LF | \$45.00 | \$124,650 |
| Fire Hydrant | 11 EA | \$750.00 | \$8,250 |
| Connection to Existing Main Line | 5 EA | \$800.00 | \$4,000 |

New Construction Utilities Services

| | | | |
|----------------------------------|----------|-------------|----------|
| ◇ Electrical | 1 LS | \$31,500.00 | \$31,500 |
| ◇ Gas | | | |
| 2" PVC Gas Line | 620 LF | \$35.00 | \$21,700 |
| Gas Connection to Main Line | 1 EA | \$700.00 | \$700 |
| ◇ Domestic Water | | | |
| 4" PVC Water Line | 150 LF | \$40.00 | \$6,000 |
| 6" PVC Water Line | 250 LF | \$45.00 | \$11,250 |
| 4" Gate Valve | 1 EA | \$250.00 | \$250 |
| Water Connection to Main Line | 2 EA | \$800.00 | \$1,600 |
| ▲ Fire Service Water | | | |
| 6" PVC Water Line | 50 LF | \$45.00 | \$2,250 |
| PIV | 1 EA | \$400.00 | \$400 |
| Connection to Existing Main Line | 1 EA | \$800.00 | \$800 |
| ◇ Sanitary Sewer | | | |
| 6" PVC Sewer Pipe | 310 LF | \$42.00 | \$13,020 |
| 8" PVC Sewer Pipe | 360 LF | \$47.00 | \$16,920 |
| 6" Sanitary Sewer Cleanout | 5 EA | \$450.00 | \$2,250 |
| Connection to Existing Main Line | 2 EA | \$500.00 | \$1,000 |
| ◇ Storm Drain | | | |
| 6" PVC Storm Drain Pipe | 2,390 LF | \$40.00 | \$95,600 |
| 8" PVC Storm Drain Pipe | 380 LF | \$45.00 | \$17,100 |
| 10" PVC Storm Drain Pipe | 110 LF | \$55.00 | \$6,050 |
| 12" PVC Storm Drain Pipe | 180 LF | \$55.00 | \$9,900 |
| Area Drain | 33 EA | \$500.00 | \$16,500 |

Cat. 16 General Site Improvements

| | | | | |
|--|-------------------|------------|--------------|-----------|
| × Walkway Improvements | Modern. (level 1) | 1 LS | \$10,000.00 | \$10,000 |
| × Parking Lots Improvements (re-seal) | Modern. (level 1) | 175,000 SF | \$0.25 | \$43,750 |
| × Landscape & Irrigation Modernization | | | | |
| General Landscaping | Reconstruction | 1 LS | \$100,000.00 | \$100,000 |
| × Visitor Parking Expansion | New Construction | 4,000 LS | \$4.10 | \$16,400 |

Sub-Total Probable Construction Cost: \$1,970,410

Santa Teresa High School

Measure G Probable Construction Cost



Site Structures

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|----------|----------------|-----------------------|----------|-----------|-------------------|
|----------|----------------|-----------------------|----------|-----------|-------------------|

Lunch Shelters

Includes New and Reconstructed Lunch Shelters.

Cat. 2 Recommended Safety Improvements

Seismic Upgrads

| | | | | | |
|---|--|--|------|-------------|-----------------|
| ◇ | (E) Covered Lunch Shelter repair dry rot damaged wood | | 1 LS | \$30,000.00 | \$30,000 |
|---|--|--|------|-------------|-----------------|

| | | | | | |
|--|--|--|--|--|-----------------|
| Sub-Total Probable Construction Cost: | | | | | \$30,000 |
|--|--|--|--|--|-----------------|

Santa Teresa High School

Measure G Probable Construction Cost



Building 100- Administration, Library & Student Services

Existing Area: 16, 469 SF. The Existing Program includes (1) Administration & Student Services (1) Library with book room, (1) Faculty Break Room with Staff Restrooms, (2) Home Economic Labs and (1) Photography Lab with support space. The Library is to be relocated into New Construction, the Faculty Break Room and Labs are to remain in place. All Administration & Student Services functions such as Mental Health Counseling, Academic Counseling, Attendance & Discipline, Principal's Office, Style Tutoring, Student Nurse with Restrooms and Student Activities are consolidated from Buildings 200, 300 & 500.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|----------|-------------|--------------------|
| Cat. 4 Health | | | | | |
| | Restroom New Construction | | | | |
| x | Staff (105B & 105C) | Modern. (level 1) | 232 SF | \$72.35 | \$16,785 |
| x | Student (101B) | Modern. (level 1) | 83 SF | \$72.35 | \$6,005 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | 101 Home Econ Lab | Modern. (level 1) | 1,320 SF | \$47.90 | \$63,228 |
| • | 103 Fashion Lab | Modern. (level 1) | 1,634 SF | \$47.90 | \$78,269 |
| • | 107 Photo Lab | Modern. (level2) | 2,215 SF | \$99.63 | \$220,680 |
| Cat. 11 Teaching Support | | | | | |
| • | 106C Photography Dark Room | Modern. (level 1) | 409 SF | \$47.90 | \$19,591 |
| • | 108 Digital Photography Lab | Modern. (level 2) | 843 SF | \$109.87 | \$92,620 |
| • | Storage | | | | |
| • | 106A Electrical Closet | Modern. (level 1) | 77 SF | \$25.80 | \$1,987 |
| • | 106B Equipment Storage | Modern. (level 1) | 80 SF | \$25.80 | \$2,064 |
| • | 107A Equipment Storage | Modern. (level 2) | 202 SF | \$25.80 | \$5,212 |
| • | Faculty Office | | | | |
| • | 101A Art Office | Modern. (level 1) | 193 SF | \$51.09 | \$9,860 |
| • | 106 Photography Office | Modern. (level 1) | 251 SF | \$51.09 | \$12,824 |
| Cat. 13 Administration/Staff/Student Services | | | | | |
| • | Admin./Student Services Offices | Modern. (level 2) | 8,039 SF | \$98.72 | \$793,610 |
| Cat. 14 General Building Improvements | | | | | |
| x | Electrical Distribution Modernization | | | | |
| | Electrical Distribution | Modern. (level 2) | 6,262 SF | \$7.25 | \$45,400 |
| | Receptacles and Wiring | Modern. (level 2) | 6,262 SF | \$0.75 | \$4,697 |
| | Plumbing System Modernization | | | | |
| | | Modern. (level 2) | 1 LS | \$25,000.00 | \$25,000 |
| x | Paint @ Exterior | Modern. (level 1) | 3,524 SF | \$1.25 | \$4,405 |
| Sub-Total Probable Construction Cost: | | | | | \$1,402,236 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 200- Classrooms

Existing area: 17,139 SF. Existing Program consisted of (14) undersized classroom spaces (1) undersized lab and Student Services; Student Services are relocating to Building 100. The Proposed Program includes (12) teaching stations (1) Specialized Lab, (1) Teacher's Workroom, (1) Career Center, Student Restrooms and Storage

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|-----------|-----------|--------------------|
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| x | Student Restrooms | Modern. (level 2) | 675 SF | \$87.10 | \$58,793 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | (12) Classrooms @ 960 SF ea. | Modern. (level 2) | 11,520 SF | \$87.11 | \$1,003,507 |
| • | (1) Computer Lab @ 1350 SF ea. | Modern. (level 2) | 1,350 SF | \$141.90 | \$191,565 |
| Cat. 11 Teaching Support | | | | | |
| • | Teacher Workroom | | | | |
| | Workroom | Modern. (level 2) | 1,681 SF | \$98.72 | \$165,948 |
| • | Storage | | | | |
| | | Modern. (level 2) | 1,926 SF | \$55.90 | \$107,663 |
| Cat. 13 Administration/Staff/Student Services | | | | | |
| | Career Center | Modern. (level 2) | 1,348 SF | \$98.72 | \$133,075 |
| Sub-Total Probable Construction Cost: | | | | | \$1,660,551 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 300 - Classrooms

Existing area: 17,170 SF. Existing Program consists of (14) Teaching Stations, (1) Teacher Work Room, (1) Technology Office and Student Services; Student Services are relocating to Building 100. The Proposed Program includes (11) Teaching Stations, (1) Special Education Classroom, (1) RSP Room, (1) Computer Lab, (1) Teacher's Workroom, (1) Technology Workroom and Storage.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--------------------------------------|-----------------------|-----------|-----------|--------------------|
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| | • (11) Classrooms @ 960 SF ea. | Modern. (level 2) | 11,520 SF | \$87.11 | \$1,003,507 |
| | • (1) Computer Lab @ 1350 SF ea. | Modern. (level 2) | 1,350 SF | \$109.87 | \$148,325 |
| | • (1) Special Education @ 960 SF ea. | Modern. (level 2) | 960 SF | \$87.11 | \$83,626 |
| Cat. 10 Technology | | | | | |
| | • Technology Office. | Modern. (level 2) | 1,348 SF | \$109.87 | \$148,105 |
| Cat. 11 Teaching Support | | | | | |
| | • Teacher Workroom | | | | |
| | Workroom | Modern. (level 2) | 1,681 SF | \$98.72 | \$165,948 |
| | RSP | Modern. (level 2) | 674 SF | \$87.11 | \$58,712 |
| | • Storage | Modern. (level 2) | 505 SF | \$55.90 | \$28,230 |
| Sub-Total Probable Construction Cost: | | | | | \$1,636,452 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 400 - Science Labs

Existing area: 18,364 SF. Existing Program consists of (9) Science Labs, (1) Computer Lab, (1) Teacher's Workroom, (1) Science Prep Room and Storage.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|----------------|-----------------------|-----------|-----------|-------------------|
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| | Science Labs | Modern. Completed | 18,365 SF | | \$0 |
| | Science Labs | Modern. Completed | 3,876 SF | | \$0 |
| Sub-Total Probable Construction Cost: | | | | | \$0 |

Building 400L - Science Labs

Existing area: 3,876 SF. The Existing Program consists of (2) Science Labs and Student Restrooms.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---------------------|-----------------------|----------|-----------|-------------------|
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| x | Student (422 & 423) | Modern. (level 1) | 362 SF | \$72.35 | \$26,191 |
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| | Science Labs | Modern. Completed | 3,876 SF | | \$0 |
| Sub-Total Probable Construction Cost: | | | | | \$26,191 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 500 - Classrooms

Existing area: 17,172 SF. The Existing Program consists of (16) undersized classroom spaces, (1) undersized lab, (1) Teacher Workroom and Student Services; Student Services are relocating to Building 100. The Proposed Program includes (11) Teaching Stations, (1) Special Education Classroom, (1) RSP Room, (2) Specialized Labs, (1) Teacher Workroom and Storage

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|------------------------------------|-----------------------|-----------|-------------|--------------------|
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| • | (12) Classrooms @ 960 SF ea. | Modern. (level 2) | 11,520 SF | \$87.11 | \$1,003,507 |
| • | (2) Computer Labs @ 1350 SF ea. | Modern. (level 2) | 2,700 SF | \$109.87 | \$296,649 |
| • | (1) Special Education @ 960 SF ea. | Modern. (level 2) | 960 SF | \$87.11 | \$83,626 |
| Cat. 11 Teaching Support | | | | | |
| • | Teacher Workroom | | | | |
| | Workroom | Modern. (level 2) | 1,006 SF | \$98.72 | \$99,312 |
| | RSP | Modern. (level 2) | 674 SF | \$87.11 | \$58,712 |
| • | Storage | Modern. (level 2) | 1,300 SF | \$55.90 | \$72,670 |
| Cat. 14 General Building Improvements | | | | | |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$30,000.00 | \$30,000 |
| Sub-Total Probable Construction Cost: | | | | | \$1,644,476 |

Building 500L - Classrooms

Existing area: 6,284 SF. Existing Program consists of (7) undersized classrooms. The Proposed Program includes (6) teaching stations.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|-------------------------------|-----------------------|----------|-------------|-------------------|
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| • | (6) Classrooms | Modern. (level 2) | 5,930 SF | \$87.11 | \$516,562 |
| Cat. 14 General Building Improvements | | | | | |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$20,000.00 | \$20,000 |
| Sub-Total Probable Construction Cost: | | | | | \$536,562 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 600 - Auditorium and Music Labs

Existing area: 16,522 SF. The Existing Program consists of (2) Music Labs with Support, (1) Auditorium with Stage, Student Restrooms and Food Concession.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---------------------------------------|-----------------------|-----------|--------------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations | Modern. (level 2) | 16,522 LS | \$5.75 | \$95,002 |
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| × | Student (632 & 637) | Modern. (level 2) | 126 SF | \$87.10 | \$10,975 |
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| ● | Music Labs and Support Spaces | Modern. (level 1) | 6,185 SF | \$44.38 | \$274,490 |
| Cat. 14 General Building Improvements | | | | | |
| × | Electrical Distribution Modernization | Modern. (level 2) | 1 LS | \$144,568.00 | \$144,568 |
| ◇ | Lighting Modernization | Modern. (level 2) | 1 LS | \$128,046.00 | \$128,046 |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$10,000.00 | \$10,000 |
| × | Paint @ Exterior | Modern. (level 1) | 6,875 SF | \$1.25 | \$8,594 |
| Sub-Total Probable Construction Cost: | | | | | \$671,674 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 700 - Physical Education

Existing area: 36,712 SF. The Existing Program consists of (1) Large Gymnasium, (1) Lobby with Student Restrooms, (1) Weight Room, (1) Wrestling Room, (1) Boys Locker Room with Showers and (1) Girls Locker Room with Showers.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|-----------|------------|-------------------|
| Cat. 2 Recommended Safety Improvements | | | | | |
| ◇ | Seismic Upgrades | | | | |
| ◇ | Main Gym | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 400 LF | \$100.00 | \$40,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 12,667 SF | \$15.00 | \$190,005 |
| | mechanical equipment snubbers | Seismic Upgrade | 1 LS | \$5,000.00 | \$5,000 |
| ◇ | Small Gym | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 300 LF | \$100.00 | \$30,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 8,667 SF | \$15.00 | \$130,005 |
| ◇ | Girls Locker | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 400 LF | \$100.00 | \$40,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 8,000 SF | \$15.00 | \$120,000 |
| ◇ | Boys Locker | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 400 LF | \$100.00 | \$40,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 8,000 SF | \$15.00 | \$120,000 |
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations (Gym, Small Gym and Lobby) | Modern. (level 2) | 10,793 SF | \$5.75 | \$62,060 |
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| | Gymnasium Restrooms | Modern Completed | | | \$0 |
| Cat. 14 General Building Improvements | | | | | |
| × | Paint @ Exterior | Modern. (level 1) | 36,676 SF | \$1.25 | \$45,845 |
| Sub-Total Probable Construction Cost: | | | | | \$822,915 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 800 - Classrooms, Special Education & Student Bank

Existing area: 10,154 SF. The Existing Program consists of (1) Police Academy with Faculty Offices, (2) General Classrooms and (2) Specialized Labs. The Proposed Program includes (3) General Classrooms, (3) Special Education Classrooms with Faculty Office, (1) Unisex Restroom, (2) Specialized Labs and the Student Store

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|----------------------------|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◊ | Roofing Modernizations | Modern. (level 2) | 5,500 LS | \$5.75 | \$31,625 |
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| × | Special Ed (811) | Modern. (level 2) | 186 SF | \$95.92 | \$17,841 |
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| • | (2) Classrooms | Modern. (level 2) | 1,920 SF | \$87.11 | \$167,251 |
| • | (3) Special Ed Classrooms | Modern. (level 2) | 2,880 SF | \$87.11 | \$250,877 |
| • | (1) Existing Classroom | Modern. completed | 784 SF | | \$0 |
| • | (2) Existing Computer Labs | Modern. completed | 2,775 SF | | \$0 |
| Cat. 11 Teaching Support | | | | | |
| • | Special Education Office | Modern. (level 2) | 100 SF | \$98.72 | \$9,872 |
| • | (2) Existing Offices | Modern. completed | 260 SF | | \$0 |
| • | (2) Existing Storage Rooms | Modern. completed | 483 SF | | \$0 |
| Cat. 13 Administration/Student Services | | | | | |
| • | Student Store/Bank | Modern. (level 2) | 710 SF | \$98.72 | \$70,091 |
| Cat. 14 General Building Improvements | | | | | |
| × | Paint @ Exterior | Modern. (level 1) | 2,460 SF | \$1.25 | \$3,075 |
| Sub-Total Probable Construction Cost: | | | | | \$550,632 |

Building 800L - Relocatable Classrooms

Existing area: 2,227 SF. Relocatable 800L to be demolished. The (2) Special Education Classrooms, Teachers Office and Unisex Restroom will move to Building 800.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|----------------|-----------------------|----------|-----------|-------------------|
| Cat. 8 Demolition | | | | | |
| ◊ | Demolition | | 6,284 LS | \$5.00 | \$31,420 |
| Sub-Total Probable Construction Cost: | | | | | \$31,420 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 900 - Nutritional Services

Existing area: 3,268 SF. The Existing Program consists of (1) Kitchen with Support Space and (1) Staff Restroom.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|-------------|-------------------|
| Cat. 2 Recommended Safety Improvements | | | | | |
| Seismic Upgrades | | | | | |
| ◇ | Building 900 - Kitchen repair dry rot of exposed beams at courtyard | | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations | Modern. (level 2) | 3,268 LS | \$5.75 | \$18,791 |
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| x | Staff (907) | Modern. (level 2) | 64 SF | \$95.92 | \$6,139 |
| Cat. 14 General Building Improvements | | | | | |
| ◇ | HVAC System Modernization | | | | |
| | Replace Kitchen Grease Hood Exhaust Fan | Modern. (level 2) | 1 EA | \$6,500.00 | \$6,500 |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$5,000.00 | \$5,000 |
| x | Paint @ Exterior | Modern. (level 1) | 2,748 SF | \$1.25 | \$3,435 |
| Sub-Total Probable Construction Cost: | | | | | \$54,865 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 1000 - Business Labs

Existing area: 3,268 SF. The Existing Program consists of (2) Business Labs.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|------------------------|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◊ | Roofing Modernizations | Modern. (level 2) | 3,268 LS | \$5.75 | \$18,791 |
| Cat. 14 General Building Improvements | | | | | |
| × | Paint @ Exterior | Modern. (level 1) | 2,748 SF | \$1.25 | \$3,435 |
| Sub-Total Probable Construction Cost: | | | | | \$22,226 |

Building 1100 - Art Labs

Existing area: 3,268 SF. The Existing Program consists of (2) Art Labs with (1) Faculty Office and Support Space.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◊ | Roofing Modernizations | Modern. (level 2) | 3,268 LS | \$5.75 | \$18,791 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | Art Labs 1101, 1102 | Modern. (level 1) | 2,780 SF | \$47.90 | \$133,162 |
| Cat. 11 Teaching Support | | | | | |
| • | Office | Modern. (level 1) | 312 SF | \$51.09 | \$15,940 |
| • | Storage | Modern. (level 1) | 176 SF | \$25.80 | \$4,541 |
| Cat. 14 General Building Improvements | | | | | |
| × | Paint @ Exterior | Modern. (level 1) | 2,748 SF | \$1.25 | \$3,435 |
| Sub-Total Probable Construction Cost: | | | | | \$175,869 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 1200 - Child Care Center

Existing area: 1,667 SF. The Existing Program consists of (1) Child Care Center with Student Restrooms.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|-------------------------------|-----------------------|----------|------------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations | Modern. (level 2) | 1,667 LS | \$5.75 | \$9,585 |
| Cat. 4 Health | | | | | |
| | Restroom Modernization | | | | |
| × | Student (1204A & 1205A) | Modern. (level 2) | 112 SF | \$95.92 | \$10,743 |
| Cat. 14 General Building Improvements | | | | | |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$5,000.00 | \$5,000 |
| × | Paint @ Exterior | Modern. (level 1) | 2,064 SF | \$1.25 | \$2,580 |
| Sub-Total Probable Construction Cost: | | | | | \$27,908 |

Santa Teresa High School

Measure G Probable Construction Cost



Buildings 1300 & 1400 - Restrooms

Existing areas: Building 1300: 1,525 SF. Building 1400: 1,890 SF. The Existing Programs consist of Student and Staff Restrooms.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--------------------------------------|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations Building 1300 | Modern. (level 2) | 1,525 LS | \$5.75 | \$8,769 |
| | Roofing Modernizations Building 1400 | Modern. (level 2) | 1,890 LS | \$5.75 | \$10,868 |
| Cat. 4 Health | | | | | |
| Restroom New Construction | | | | | |
| ▲ | Bldg. 1300 Student & Staff Restrooms | Modern. completed | 1,526 SF | | \$0 |
| ▲ | Bldg. 1400 Student & Staff Restrooms | Modern. completed | 1,526 SF | | \$0 |
| Cat. 14 General Building Improvements | | | | | |
| x | Paint @ Exterior | Modern. (level 1) | 6,972 SF | \$1.25 | \$8,715 |
| Sub-Total Probable Construction Cost: | | | | | \$28,351 |

Santa Teresa High School

Measure G Probable Construction Cost



Building 1500 - Relocatable Classrooms

Total existing area: 13,440 SF. Fourteen Relocatables housing (14) classrooms are to be removed from the campus. Building 800 and the Library Building will replace the area lost in accordance with district enrollment and teaching station loading standards. Existing relocatables may need to be moved for use as interim housing during construction.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|--------------------------------|-----------------------|----------|------------|-------------------|
| Cat. 8 Demolition | | | | | |
| ◇ | Relocatable Demolition/Removal | | 14 EA | \$2,000.00 | \$28,000 |
| Sub-Total Probable Construction Cost: | | | | | \$28,000 |

PCHS Relocatable Classrooms

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|----------|----------------|-----------------------|----------|-----------|-------------------|
|----------|----------------|-----------------------|----------|-----------|-------------------|

See separate Alternative Education report.

Santa Teresa High School

Measure G Probable Construction Cost



New Library Building

Total New Area: 6,874 SF, The Program includes (1) Instructional Commons, (1) Library with Support Spaces, (1) Book Room, (1) Independent Study and Student Restrooms. The Library and Book Room are relocating from Building 100.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---------------------------------|--|-----------------------|----------|-------------|-------------------|
| Cat. 4 Health | | | | | |
| | Restroom New Construction | | | | |
| ▲ | Student Restrooms | New Construction | 674 SF | \$200.32 | \$135,016 |
| Cat. 10 Technology | | | | | |
| × | Educational Technology End-use Equipment | New Construction | 1 LS | \$28,000.00 | \$28,000 |
| Cat. 11 Teaching Support | | | | | |
| | Library | | | | |
| | Reading Room, Book Stacks, Librarian Workroom, Offices and Checkout Counter. | New Construction | 5,000 SF | \$215.73 | \$1,078,650 |
| | Book Room | New Construction | 1,200 SF | \$215.73 | \$258,876 |

Sub-Total Probable Construction Cost: \$1,500,542

Furniture, Furnishings & Equipment

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

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|----------------|-------------------|
| 17. Furniture, Furnishings & Equipment | | | | | |
| | FFE for New Library Building | | | | |
| × | 7% of New Construction | New Construction | 7 % | \$1,337,526.00 | \$93,627 |
| | Campus Wide FFE for Student Enrollment | | | | |
| × | \$250 Per Student | New Construction | 2,000 EA | \$250.00 | \$500,000 |

Sub-Total Probable Construction Cost: \$593,627

Santa Teresa High School

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **Santa Teresa 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.

Santa Teresa High School

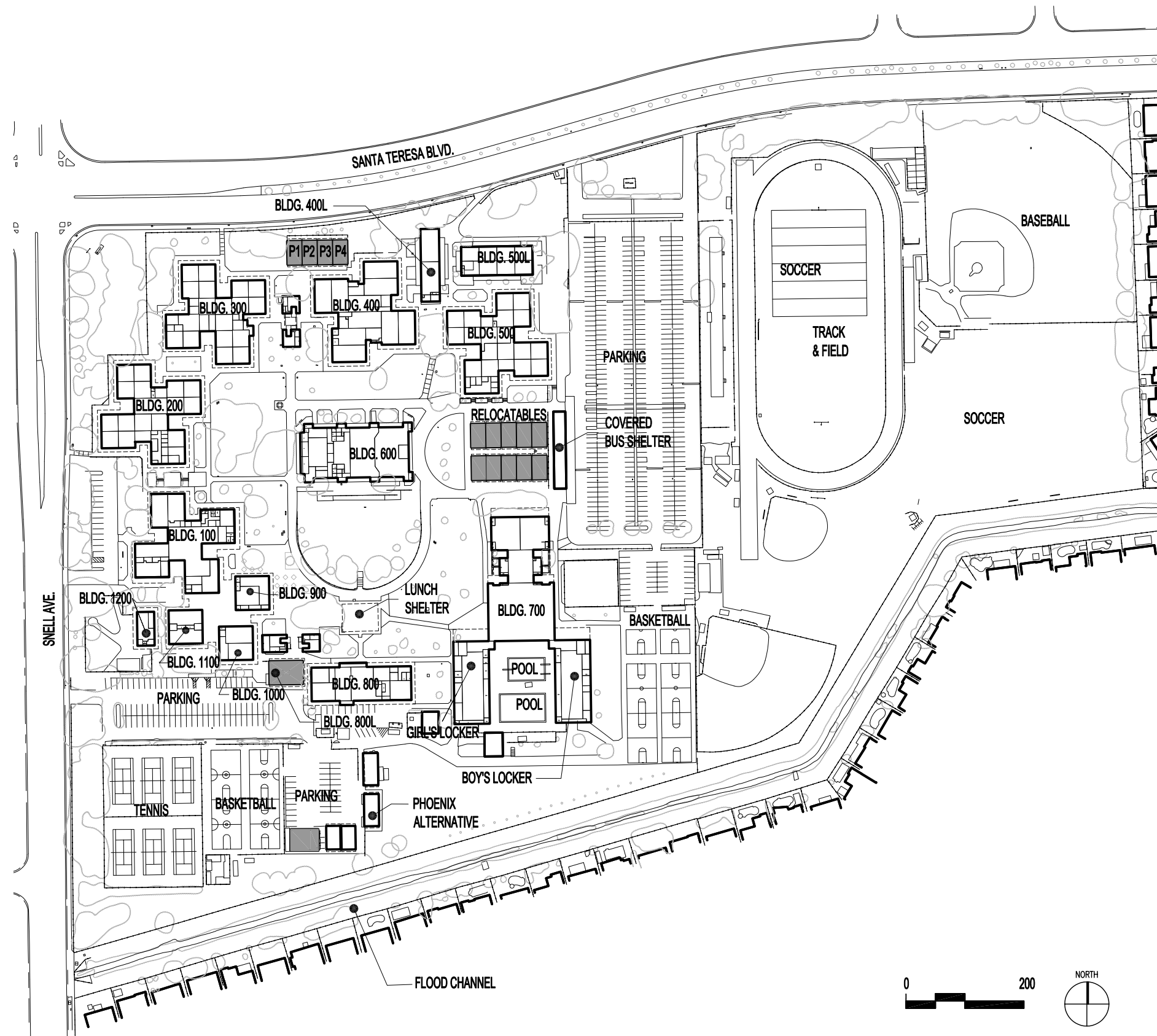
Master Plan Full Scope Summary



Master Plan Full Scope Project List:

- Site/Building Related Improvements
- Seismic Upgrade of Existing Structures
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- Existing Classroom Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Library Construction
- New Learning Commons
- Existing Theater Modernization and Expansion
- Nutrition Services Modernization
- Administration/Student Services Modernization
- New Lunch Shelter Construction
- Building Systems Upgrade (HVAC, Mechanical, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Resurfacing of the Hard Courts
- Parking Lot Improvements & Expansion
- 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



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Los Angeles, California 90017
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**Santa Teresa
High School
Site Plan**

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

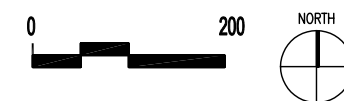
Full Scope Diagram



Legend

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

- ⓪1 New Library & Bookroom
- ⓪2 New Lunch Shelter
- ⓪3 New Small Gymnasium
- ⓪4 New Student Gallery & Display
- ⓪5 New Visitor Parking
- ⓪6 New Student Drop Off
- ⓪7 New Multipurpose Room



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**Santa Teresa
High School
Site Plan**

| | |
|------------|----------------|
| Date | March 15, 2004 |
| Job Number | 73103.058 |
| Scale | 1" = 200' |
| Sheet | ST-02 |

Santa Teresa High School

Full Scope Teaching Station Summary



| Building | General Classrooms | | Science Labs | | Other Labs | | Special Education | |
|---|--------------------|-----------|--------------|-----------|------------|-----------|-------------------|----------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Building 100 - Administration | - | - | - | - | 3 | 4 | - | - |
| Building 200 - Classrooms | 14 | 12 | - | - | 1 | 1 | - | - |
| Building 300 - Classrooms & Technology | 14 | 11 | - | - | 0 | 2 | 0 | 1 |
| Building 400 - Science Labs | - | - | 9 | 9 | 1 | 1 | - | - |
| Building 400L - Science Labs | - | - | 2 | 2 | - | - | - | - |
| Building 500 - Classrooms | 16 | 11 | - | - | 1 | 2 | 0 | 1 |
| Building 500L - Classrooms | 7 | 6 | - | - | - | - | - | - |
| Building 600 - Auditorium & Music Labs | - | - | - | - | 3 | 3 | - | - |
| Building 700 - Physical Education | - | - | - | - | - | - | - | - |
| Building 800 - Classrooms | 1 | 3 | - | - | 2 | 2 | 0 | 3 |
| Building 800L - Classrooms | - | - | - | - | - | - | 2 | 0 |
| Building 900 - Nutritional Services | - | - | - | - | - | - | - | - |
| Building 1000 - Business Labs | - | - | - | - | 2 | 2 | - | - |
| Building 1100 - Art Labs | - | - | - | - | 2 | 2 | - | - |
| Building 1200 - Child Care Center | - | - | - | - | - | - | - | - |
| Building 1300 & 1400 - Restrooms | - | - | - | - | - | - | - | - |
| Building 1500 - Relocatable Classrooms | 13 | 0 | - | - | - | - | 1 | 0 |
| PCHS - Relocatable Classrooms | - | - | - | - | - | - | - | - |
| Subtotals | 65 | 43 | 11 | 11 | 15 | 19 | 3 | 5 |
| New Construction | | | | | | | | |
| Library Building | - | - | - | - | - | - | - | - |
| Multipurpose Room | - | - | - | - | - | - | - | - |
| Subtotals | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Total Existing Teaching Stations: 94

Total Proposed Teaching Stations: 78

Note:

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

Santa Teresa High School

Full Scope Probable Construction Cost Summary



Phase I Construction Cost: **\$145,000**

Phase II Probable Construction Cost: **\$6,193,060**

Off-Site Developments: \$0
 On-Site Developments: \$5,539,636
 Site Structures: \$260,000

Modernization/Reconstruction Projects

| | |
|--|-------------|
| Building 100 - Administration & Student Services | \$1,607,276 |
| Building 200 - Classrooms | \$1,617,310 |
| Building 300 - Technology Office, Student Store & Classroom Building | \$1,666,452 |
| Building 400 - Science Labs | \$0 |
| Building 400L - Science Labs | \$171,191 |
| Building 500 - Classrooms | \$1,644,476 |
| Building 500L - Classrooms | \$536,562 |
| Building 600 - Auditorium & Music Labs | \$1,609,932 |
| Building 700 - Physical Education | \$2,664,774 |
| Building 800 - Classrooms, Special Education & Student Store | \$542,153 |
| Building 800L - Classrooms | \$31,420 |
| Building 900 - Nutritional Services | \$725,947 |
| Building 1000 - Business Labs | \$28,053 |
| Building 1100 - Art Labs | \$202,078 |
| Building 1200 - Child Care Center | \$48,096 |
| Building 1300 & 1400 - Restrooms | \$28,386 |
| Building 1500 - Relocatable Classrooms | \$28,000 |
| PCHS - Classroom Buildings | NA |

Subtotal: **\$13,152,108**

New Construction

| | |
|---------------------|-------------|
| Library Building | \$2,441,422 |
| New Small Gymnasium | \$1,914,486 |

Subtotal: **\$4,355,908**

Furniture, Furnishings, Equipment (7% of New Construction) **\$790,707**

Sub-Total Probable Construction Cost: **\$24,098,359**

Contingency (15% of Construction) **\$3,614,754**

Subtotal: **\$27,713,113**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$3,325,574**

District Priority Probable Construction Cost: **\$31,038,686**

Santa Teresa High School

Full Scope Probable Construction Cost Summary



| | |
|--|-----------------------|
| Total Probable Construction Cost: | \$37,376,746 |
| Allocated Construction Budget: | \$26,271,244 |
| Balance of Funds: | (\$11,105,502) |



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

Santa Teresa High School

Full Scope Phase I & Phase II Probable Construction Cost



| Project | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|----------|-------------|-------------------|
| Phase I: | | | | | |
| Cat. 3 Recommended Building Improvements | | | | | |
| ‡ | Repair Dryrot & Re-roof | | 1 LS | | TBD |
| Cat. 10 Technology | | | | | |
| × | Data Lab in Building 1000 | | 1 LS | \$15,000.00 | \$15,000 |
| • | 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 | | | | | |
| ‡ | Re-Finish Gym Floor | | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 15 Outdoor Athletic Facilities | | | | | |
| ‡ | Re-seed Soccer & Football Fields | | 1 LS | \$13,000.00 | \$13,000 |
| • | Seal Coat Basketball Courts | | 1 LS | \$20,000.00 | \$20,000 |
| Cat. 16 General Site Improvements | | | | | |
| ‡ | Tree Trimming | | 1 LS | \$14,000.00 | \$14,000 |
| Cat. 17 Furniture, Furnishings & Equipment | | | | | |
| ‡ | Locker Room Replacement | | 1 LS | | TBD |
| Phase I Construction Cost | | | | | \$145,000 |

Phase II:

| | | | | | |
|---|--|----------------|------|--------------|-----------|
| Cat. 1 Mandatory Code Compliance | | | | | |
| • | Upgrade Fire Alarm System | | 1 LS | \$695,044.00 | \$695,044 |
| Cat. 2 Recommended Safety Improvements | | | | | |
| Pool Upgrades | | | | | |
| ‡ | Deepen (2) Pools & ADA Accessibility & | Reconstruction | 1 LS | \$611,000.00 | \$611,000 |
| • | Upgrade Pool Equipment | | | | |

Santa Teresa High School

Full Scope Phase I & Phase II Probable Construction Cost



| Project | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|----------|--------------|-------------------|
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| <u>Building 1300 - Toilet Building</u> | | | | | |
| x | Staff (1302 & 1306) | Modern. (level 2) | 300 SF | \$87.10 | \$26,130 |
| x | Student (1300 & 1303) | Modern. (level 2) | 958 SF | \$87.10 | \$83,442 |
| <u>Building 1400 - Toilet Building</u> | | | | | |
| x | Staff (1403 & 1406) | Modern. (level 2) | 300 SF | \$87.10 | \$26,130 |
| x | Student (1400 & 1404) | Modern. (level 2) | 958 SF | \$87.10 | \$83,442 |
| <u>Building 100 - Admin Building</u> | | | | | |
| x | Staff (100G) | Modern. (level 2) | 51 SF | \$87.10 | \$4,442 |
| x | Staff (100D & 100E) | Modern. (level 2) | 84 SF | \$87.10 | \$7,316 |
| Sub-total Restroom Modernizations | | | | | \$230,902 |
| Locker Room Improvement - Refer to District Priority Projects for additional scope of work. | | | | | |
| <u>Building 700 - Boys</u> | | | | | |
| • | Showers (735) ADA Accessibility | Modern. (level 2) | 920 SF | \$144.26 | \$132,719 |
| x | Restrooms (737 & 741) | Modern. (level 2) | 243 SF | \$87.10 | \$21,165 |
| <u>Building 700 - Girls</u> | | | | | |
| • | Showers (724) ADA Accessibility | Modern. (level 2) | 660 SF | \$144.26 | \$95,212 |
| x | Restrooms (721 & 728) | Modern. (level 2) | 243 SF | \$87.10 | \$21,165 |
| Cat. 5 Security | | | | | |
| x | Perimeter Site Fencing-at Athletic Fields | Reconstruction | 3,107 LF | \$28.00 | \$86,996 |
| Sub-total | | | | | \$270,261 |
| Cat. 10 Technology | | | | | |
| x | Technology Infrastructure | Modern (level 1) | 1 LS | \$225,000.00 | \$225,000 |
| x | Data Network/Wireless Networking | Modern (level 1) | 1 LS | \$245,000.00 | \$245,000 |
| x | Educational Technology End-use Equipment | Modern (level 1) | 1 LS | \$988,000.00 | \$988,000 |
| Cat. 12 Nutrition Services | | | | | |
| ‡ | Upgrade Food Service POS Network | | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 14 General Building Improvements | | | | | |
| x | New HVAC Units (10) @ Buildings 100 & 300 | | 1 LS | \$100,000 | \$100,000 |

Santa Teresa High School

Full Scope Phase I & Phase II Probable Construction Cost



| Project | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost | |
|--|---|-----------------------|----------|--------------|-------------------------------------|--------------------|
| Cat. 15 Outdoor Athletic Facilities | | | | | | |
| x | All-Weather Track | Reconstruction | 1 LS | \$630,000 | \$630,000 | |
| x | All-Weather Field | Reconstruction | 1 LS | \$900,000 | \$900,000 | |
| ‡ | Home Bleachers Utilities Infrastructure | New Construction | 1 LS | \$10,000.00 | \$10,000 | |
| ‡ | New Scoreboard Infrastructure | Reconstruction | 1 LS | \$7,500.00 | \$7,500 | |
| Cat. 16 General Site Improvements | | | | | | |
| x | Landscape & Irrigation Modernization | | | | | |
| | Snell Ave. Landscaping | Reconstruction | 1 LS | \$110,000.00 | \$110,000 | |
| ‡ | Student Drop-Off Area Improvements | Reconstruction | 1 LS | \$53,440.00 | \$53,440 | |
| | | | | | Phase II | \$5,178,144 |
| | | | | | Design Contingency @ 15% | \$776,722 |
| | | | | | Cost Escalation 1 Years @ 4% | \$238,195 |
| Phase II Probable Construction Cost | | | | | \$6,193,060 | |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|----------|----------------|-----------------------|----------|-----------|-------------------|
|----------|----------------|-----------------------|----------|-----------|-------------------|

Sub-Total Probable Construction Cost: \$0

On-Site Developments

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

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|------------|--------------|-------------------|
| Cat. 1 Mandatory Code Compliance | | | | | |
| ▲ | ADA Compliance for Site Accessibility | Reconstruction | 1 LS | \$728,570.00 | \$728,570 |
| ▲ | Hazardous Material Abatement | | | | |
| | Building Demolition and Modernization | | 122,667 SF | \$3.00 | \$368,001 |
| Cat. 3 Recommended Building Improvements | | | | | |
| × | Exterior Finishes Modernizations | Modern. (level 1) | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 5 Security | | | | | |
| × | Security Surveillance Cameras & DVR | Reconstruction | 1 LS | \$30,000.00 | \$30,000 |
| × | Security Exterior Lighting | Reconstruction | 1 LS | \$100,000.00 | \$100,000 |
| ● | Security Alarm System | Modern. (level 2) | 1 LS | \$15,000.00 | \$15,000 |
| | Perimeter Site Fencing | | | | |
| × | Campus Perimeter 6' Ht. District Standard Fencing | Reconstruction | 980 LF | \$65.00 | \$63,700 |
| Cat. 7 Interim Housing | | | | | |
| | Interim Housing - Relocation of (E) & Additional Classrooms | | 9 EA | \$20,000.00 | \$180,000 |
| Cat. 8 Demolition | | | | | |
| ◇ | Site Demolition | | 35,200 SF | \$2.50 | \$88,000 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Cat. 9 Utilities Infrastructure

Existing Utilities Services Improvements

| | | | | |
|---|--------------------------------------|----------|-------------|------------------|
| ◇ | Electrical - Replace (e) switchboard | 1 LS | \$50,000.00 | \$50,000 |
| ▲ | Fire Service Water | | | |
| | 6" PVC Water Line | 2,770 LF | \$45.00 | \$124,650 |
| | Fire Hydrant | 11 EA | \$750.00 | \$8,250 |
| | Connection to Existing Main Line | 5 EA | \$800.00 | \$4,000 |

New Construction Utilities Services

| | | | | |
|---|----------------------------------|----------|-------------|-----------------|
| ◇ | Electrical | 1 LS | \$65,000.00 | \$65,000 |
| ◇ | Gas | | | |
| | 2" PVC Gas Line | 910 LF | \$35.00 | \$31,850 |
| | Gas Connection to Main Line | 1 EA | \$700.00 | \$700 |
| ◇ | Domestic Water | | | |
| | 4" PVC Water Line | 500 LF | \$40.00 | \$20,000 |
| | 6" PVC Water Line | 250 LF | \$45.00 | \$11,250 |
| | 4" Gate Valve | 2 EA | \$250.00 | \$500 |
| | Water Connection to Main Line | 2 EA | \$800.00 | \$1,600 |
| ▲ | Fire Service Water | | | |
| | 6" PVC Water Line | 50 LF | \$45.00 | \$2,250 |
| | PIV | 2 EA | \$400.00 | \$800 |
| | Connection to Existing Main Line | 2 EA | \$800.00 | \$1,600 |
| ◇ | Sanitary Sewer | | | |
| | 6" PVC Sewer Pipe | 540 LF | \$42.00 | \$22,680 |
| | 8" PVC Sewer Pipe | 360 LF | \$47.00 | \$16,920 |
| | 6" Sanitary Sewer Cleanout | 8 EA | \$450.00 | \$3,600 |
| | Connection to Existing Main Line | 3 EA | \$500.00 | \$1,500 |
| ◇ | Storm Drain | | | |
| | 6" PVC Storm Drain Pipe | 2,390 LF | \$40.00 | \$95,600 |
| | 8" PVC Storm Drain Pipe | 380 LF | \$45.00 | \$17,100 |
| | 10" PVC Storm Drain Pipe | 110 LF | \$50.00 | \$5,500 |
| | 12" PVC Storm Drain Pipe | 180 LF | \$55.00 | \$9,900 |
| | Area Drain | 33 EA | \$500.00 | \$16,500 |

Cat. 14 General Building Improvements

| | | | | | |
|---|-------------------------|-------------------|------|-------------|-----------------|
| × | Replace Damaged Glazing | Modern. (level 1) | 1 LS | \$10,000.00 | \$10,000 |
|---|-------------------------|-------------------|------|-------------|-----------------|

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Cat. 15 Outdoor Athletic Facilities

- **Sports Field & Irrigation Improvements**

| | | | | |
|--------------------------|----------------|------|--------------|------------------|
| Dedicated Baseball Field | Reconstruction | 1 LS | \$500,000.00 | \$500,000 |
| Multi-Use/Soccer Field | Reconstruction | 1 LS | \$300,000.00 | \$300,000 |
| Softball Field | Reconstruction | 1 LS | \$400,000.00 | \$400,000 |
| Dedicated Softball Field | Reconstruction | 1 LS | \$280,000.00 | \$280,000 |
| Perimeter Landscaping | Reconstruction | 1 LS | \$126,000.00 | \$126,000 |

- **Resurface @ Hard Courts**

| | | | | |
|---------------------------|-------------------|------|--------------|------------------|
| Hard Courts Resurfacing | Modern. (level 2) | 1 LS | \$70,000.00 | \$70,000 |
| Tennis Courts Resurfacing | Modern. (level 2) | 1 LS | \$180,000.00 | \$180,000 |

Cat. 16 General Site Improvements

| | | | | |
|---|-------------------|----------|----------------|--------------------|
| x Walkway Improvements | Modern. (level 1) | 1 LS | \$10,000.00 | \$10,000 |
| x Parking Lots Improvements (resurface) | Modern. (level 1) | 1 LS | \$50,000.00 | \$50,000 |
| x Landscape & Irrigation Modernization | Reconstruction | 1 LS | \$1,497,215.00 | \$1,497,215 |
| x Visitor Parking Expansion | New Construction | 4,000 LS | \$4.10 | \$16,400 |

Sub-Total Probable Construction Cost:

\$5,539,636

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Site Structures

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|----------|----------------|-----------------------|----------|-----------|-------------------|
|----------|----------------|-----------------------|----------|-----------|-------------------|

Lunch Shelters

Includes New and Reconstructed Lunch Shelters.

Cat. 2 Recommended Safety Improvements

Seismic Upgrads

| | | | | | |
|---|--|--|------|-------------|-----------------|
| ◇ | (E) Covered Lunch Shelter repair dry rot damaged wood | | 1 LS | \$30,000.00 | \$30,000 |
|---|--|--|------|-------------|-----------------|

Cat. 16 General Site Improvements

| | | | | | |
|---|---------------------------|------------------|----------|---------|------------------|
| × | New Covered Lunch Shelter | New Construction | 2,000 SF | \$65.00 | \$130,000 |
|---|---------------------------|------------------|----------|---------|------------------|

Sub-Total Probable Construction Cost: \$160,000

Covered Walkways

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

| | | | | | |
|---|----------------------|-------------------|------|--------------|------------------|
| × | New Covered Walkways | Modern. (level 1) | 1 LS | \$100,000.00 | \$100,000 |
|---|----------------------|-------------------|------|--------------|------------------|

Sub-Total Probable Construction Cost: \$100,000

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 100 - Administration & Student Services

Existing Area: 16, 469 SF. The Existing Program includes (1) Administration & Student Services (1) Library with book room, (1) Faculty Break Room with Staff Restrooms, (2) Home Economic Labs and (1) Photography Lab with support space. The Library is to be relocated into New Construction, the Faculty Break Room and Labs are to remain in place. All Administration & Student Services functions such as Mental Health Counseling, Academic Counseling, Attendance & Discipline, Principal's Office, Style Tutoring, Student Nurse with Restrooms and Student Activities are consolidated from Buildings 200, 300 & 500.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|----------|-----------|-------------------|
| Cat. 4 Health | | | | | |
| | Restroom Modernization | | | | |
| x | Staff (105B & 105C) | Modern. (level 1) | 232 SF | \$72.35 | \$16,785 |
| x | Student (101B) | Modern. (level 1) | 83 SF | \$72.35 | \$6,005 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | 101 Home Econ Lab | Modern. (level 1) | 1,320 SF | \$47.90 | \$63,228 |
| • | 103 Fashion Lab | Modern. (level 1) | 1,634 SF | \$47.90 | \$78,269 |
| • | 107 Photo Lab | Modern. (level2) | 2,215 SF | \$99.63 | \$220,680 |
| Cat. 11 Teaching Support | | | | | |
| • | 106C Photography Dark Room | Modern. (level 1) | 409 SF | \$47.90 | \$19,591 |
| • | 108 Digital Photography Lab | Modern. (level 2) | 843 SF | \$109.87 | \$92,620 |
| • | Storage | | | | |
| • | 106A Electrical Closet | Modern. (level 1) | 77 SF | \$25.80 | \$1,987 |
| • | 106B Equipment Storage | Modern. (level 1) | 80 SF | \$25.80 | \$2,064 |
| • | 107A Equipment Storage | Modern. (level 2) | 202 SF | \$25.80 | \$5,212 |
| • | Faculty Office | | | | |
| • | 101A Art Office | Modern. (level 1) | 193 SF | \$51.09 | \$9,860 |
| • | 106 Photography Office | Modern. (level 1) | 251 SF | \$51.09 | \$12,824 |
| ◊ | Student Display | New Construction | 1,000 SF | \$205.07 | \$205,070 |
| Cat. 13 Administration/Staff/Student Services | | | | | |
| • | Admin./Student Services Offices | Modern. (level 2) | 8,039 SF | \$98.72 | \$793,610 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Cat. 14 General Building Improvements

× **Electrical Distribution Modernization**

Electrical Distribution

Modern. (level 2)

6,262 SF

\$7.25

\$45,400

Receptacles and Wiring

Modern. (level 2)

6,262 SF

\$0.75

\$4,697

Plumbing System Modernization

Modern. (level 2)

1 LS

\$25,000.00

\$25,000

× **Paint @ Exterior**

Modern. (level 1)

3,500 SF

\$1.25

\$4,375

Sub-Total Probable Construction Cost:

\$1,607,276

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 200 - Classrooms

Existing area: 17,139 SF. Existing Program consisted of (14) undersized classroom spaces (1) undersized lab and Student Services; Student Services is relocating to Building 100. The Proposed Program includes (12) teaching stations (1) Specialized Lab, (1) Teacher's Workroom, (1) Career Center, Student Restrooms and Storage

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|-----------|-----------|--------------------|
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| x | Student Restrooms | Modern. (level 2) | 675 SF | \$87.10 | \$58,793 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | (12) Classrooms @ 960 SF ea. | Modern. (level 2) | 11,520 SF | \$87.11 | \$1,003,507 |
| • | (1) Computer Lab @ 1350 SF ea. | Modern. (level 2) | 1,350 SF | \$109.87 | \$148,325 |
| Cat. 11 Teaching Support | | | | | |
| • | Teacher Workroom | | | | |
| | Workroom | Modern. (level 2) | 1,681 SF | \$98.72 | \$165,948 |
| • | Storage | Modern. (level 2) | 1,926 SF | \$55.90 | \$107,663 |
| Cat. 13 Administration/Staff/Student Services | | | | | |
| • | Career Center | Modern. (level 2) | 1,348 SF | \$98.72 | \$133,075 |
| Sub-Total Probable Construction Cost: | | | | | \$1,617,310 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 300 - Classrooms

Existing area: 17,170 SF. Existing Program consists of (14) Teaching Stations, (1) Teacher Work Room, (1) Technology Office and Student Services; Student Services are relocating to Building 100. The Proposed Program includes (11) Teaching Stations, (1) Special Education Classroom, (1) RSP Room, (1) Computer Lab, (1) Teacher's Workroom, (1) Technology Workroom and Storage.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--------------------------------------|-----------------------|-----------|-------------|--------------------|
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| | • (11) Classrooms @ 960 SF ea. | Modern. (level 2) | 11,520 SF | \$87.11 | \$1,003,507 |
| | • (1) Computer Lab @ 1350 SF ea. | Modern. (level 2) | 1,350 SF | \$109.87 | \$148,325 |
| | • (1) Special Education @ 960 SF ea. | Modern. (level 2) | 960 SF | \$87.11 | \$83,626 |
| Cat. 10 Technology | | | | | |
| | • Technology Office. | Modern. (level 2) | 1,348 SF | \$109.87 | \$148,105 |
| Cat. 11 Teaching Support | | | | | |
| | • Teacher Workroom | | | | |
| | Workroom | Modern. (level 2) | 1,681 SF | \$98.72 | \$165,948 |
| | RSP | Modern. (level 2) | 674 SF | \$87.11 | \$58,712 |
| | • Storage | Modern. (level 2) | 505 SF | \$55.90 | \$28,230 |
| Cat. 14 General Building Improvements | | | | | |
| | ◊ Plumbing System Modernization | Modern. (level 2) | 1 LS | \$30,000.00 | \$30,000 |
| Sub-Total Probable Construction Cost: | | | | | \$1,666,452 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 400 - Classrooms

Existing area: 18,364 SF. Existing Program consists of (9) Science Labs, (1) Computer Lab, (1) Teacher's Workroom, (1) Science Prep Room and Storage.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|-----------|-----------|-------------------|
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| | Science Labs | Modern. Completed | 18,365 SF | | \$0 |
| Sub-Total Probable Construction Cost: | | | | | \$0 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 400L - Classrooms

Existing area: 3,876 SF. The Existing Program consists of (2) Science Labs and Student Restrooms.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|----------|-------------|-------------------|
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| x | Student (422 & 423) | Modern. (level 1) | 362 SF | \$72.35 | \$26,191 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| | Science Labs | Modern. Completed | 3,876 SF | | \$0 |
| Cat. 14 General Building Improvements | | | | | |
| ◇ | HVAC System Modernization | | | | |
| | Provide New Rooftop Packaged Gas/Electric Units | Modern. (level 2) | 10 EA | \$14,500.00 | \$145,000 |
| Sub-Total Probable Construction Cost: | | | | | \$171,191 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 500 - Classrooms

Existing area: 17,172 SF. The Existing Program consists of (16) undersized classroom spaces, (1) undersized lab, (1) Teacher Workroom and Student Services; Student Services are relocating to Building 100. The Proposed Program includes (11) Teaching Stations, (1) Special Education Classroom, (1) RSP Room, (2) Specialized Labs, (1) Teacher Workroom and Storage

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|--------------------------------------|-----------------------|-----------|-------------|--------------------|
| Cat. 6 Teaching Stations | | | | | |
| | • (12) Classrooms @ 960 SF ea. | Modern. (level 2) | 11,520 SF | \$87.11 | \$1,003,507 |
| | • (2) Computer Labs @ 1350 SF ea. | Modern. (level 2) | 2,700 SF | \$109.87 | \$296,649 |
| | • (1) Special Education @ 960 SF ea. | Modern. (level 2) | 960 SF | \$87.11 | \$83,626 |
| Cat. 11 Teaching Support | | | | | |
| | • Teacher Workroom | | | | |
| | Workroom | Modern. (level 2) | 1,006 SF | \$98.72 | \$99,312 |
| | RSP | Modern. (level 2) | 674 SF | \$87.11 | \$58,712 |
| | • Storage | Modern. (level 2) | 1,300 SF | \$55.90 | \$72,670 |
| Cat. 14 General Building Improvements | | | | | |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$30,000.00 | \$30,000 |
| Sub-Total Probable Construction Cost: | | | | | \$1,644,476 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 500L - Classrooms

Existing area: 6,284 SF. Existing Program consists of (7) undersized classrooms. The Proposed Program includes (6) teaching stations.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|---|-----------------------|----------|-------------|-------------------|
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | (6) Classrooms | Modern. (level 2) | 5,930 SF | \$87.11 | \$516,562 |
| Cat. 14 General Building Improvements | | | | | |
| | Plumbing System Modernization | | | | |
| | | Modern. (level 2) | 1 LS | \$20,000.00 | \$20,000 |
| Sub-Total Probable Construction Cost: | | | | | \$536,562 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 600 - Auditorium and Music Labs

Existing area: 16,522 SF. The Existing Program consists of (2) Music Labs, (1) Auditorium with Stage, Student Restrooms and Food Concession. The Proposed Program includes the addition of a Auditorium Lobby.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|-------------|--------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◊ | Roofing Modernizations | Modern. (level 2) | 9,159 LS | \$5.75 | \$52,664 |
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| × | Student (632 & 637) | Modern. (level 2) | 126 SF | \$87.10 | \$10,975 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | Music Labs and Support Spaces | Modern. (level 2) | 6,185 SF | \$87.11 | \$538,775 |
| Cat. 11 Teaching Support | | | | | |
| | Add Lobby to Auditorium | New Construction | 750 SF | \$280.12 | \$210,090 |
| | Auditorium Modernization - Stage & Seating Areas | Modern (level 1) | 9,159 SF | \$57.28 | \$524,628 |
| | Seating, Finishes, Alter Sound Booth | | | | |
| Cat. 12 Nutritional Services | | | | | |
| | Concessions | Modern (level 1) | 559 SF | \$86.64 | \$48,432 |
| Cat. 14 General Building Improvements | | | | | |
| ◊ | HVAC System Modernization | | | | |
| | Replace (E) Split AC Systems w/ New | Modern. (level 2) | 8 EA | \$16,000.00 | \$128,000 |
| × | Electrical Distribution Modernization | | | | |
| | Electrical Distribution | Modern. (level 2) | 9,718 SF | \$7.25 | \$70,456 |
| | Receptacles and Wiring | Modern. (level 2) | 9,718 SF | \$0.75 | \$7,289 |
| | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$10,000.00 | \$10,000 |
| × | Paint @ Exterior | Modern. (level 1) | 6,900 SF | \$1.25 | \$8,625 |
| Sub-Total Probable Construction Cost: | | | | | \$1,609,932 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 700 - Physical Education

Existing area: 36,712 SF. The Existing Program consists of (1) Large Gymnasium, (1) Lobby with Student Restrooms, (1) Weight Room, (1) Wrestling Room, (1) Boys Locker Room with Showers and (1) Girls Locker Room with Showers.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|-----------|------------|-------------------|
| Cat. 2 Recommended Safety Improvements | | | | | |
| ◇ | Seismic Upgrades | | | | |
| ◇ | Main Gym | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 400 LF | \$100.00 | \$40,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 12,667 SF | \$15.00 | \$190,005 |
| | mechanical equipment snubbers | Seismic Upgrade | 1 LS | \$5,000.00 | \$5,000 |
| ◇ | Small Gym | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 300 LF | \$100.00 | \$30,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 8,667 SF | \$15.00 | \$130,005 |
| ◇ | Girls Locker | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 400 LF | \$100.00 | \$40,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 8,000 SF | \$15.00 | \$120,000 |
| ◇ | Boys Locker | | | | |
| | concrete wall to roof perimeter connections to walls at 8' oc | Seismic Upgrade | 400 LF | \$100.00 | \$40,000 |
| | roof diaphragm cross ties | Seismic Upgrade | 8,000 SF | \$15.00 | \$120,000 |
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations (Large Gym, Small Gym and Lobby) | Modern. (level 2) | 10,800 SF | \$5.75 | \$62,100 |
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| | Gymnasium Restrooms | Modern Completed | | | \$0 |
| | Locker Room Modernizations | | | | |
| • | Locker Room (716 & 730) | Modern. (level 1) | 4,372 SF | \$82.60 | \$361,127 |
| • | Locker Room (732 & 743) | Modern. (level 1) | 4,372 SF | \$82.60 | \$361,127 |
| • | Athletic Staff Locker Room (718, 720 & 729) | Modern. (level 2) | 288 SF | \$114.26 | \$32,907 |
| • | Athletic Staff Locker Room (733) | Modern. (level 2) | 240 SF | \$114.26 | \$27,422 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

| | | | | | |
|---|-------------------|-----------|---------|------------------|--------------------|
| Cat. 11 Teaching Support | | | | | |
| Large Gymnasium | Modern. (level 1) | 10,800 SF | \$65.50 | \$707,400 | |
| Cat. 14 General Building Improvements | | | | | |
| * Electrical Distribution Modernization | | | | | |
| Electrical Distribution | Modern. (level 2) | 36,712 SF | \$7.25 | \$266,162 | |
| Receptacles and Wiring | Modern. (level 2) | 36,712 SF | \$0.75 | \$27,534 | |
| ◇ Lighting Modernization (Rooms 703, 704, 708) | Modern. (level 1) | 7,498 SF | \$7.75 | \$58,110 | |
| * Paint @ Exterior | Modern. (level 1) | 36,700 SF | \$1.25 | \$45,875 | |
| Sub-Total Probable Construction Cost: | | | | | \$2,664,774 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 800 - Classrooms, Special Education & Student Bank

Existing area: 10,154 SF. The Existing Program consists of (1) Police Academy with Faculty Offices, (2) General Classrooms and (2) Specialized Labs. The Proposed Program includes (3) General Classrooms, (3) Special Education Classrooms with Faculty Office, (1) Unisex Restroom, (2) Specialized Labs and the Student Store

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◊ | Roofing Modernizations | Modern. (level 2) | 4,302 LS | \$5.75 | \$24,737 |
| Cat. 4 Health | | | | | |
| | Restroom Modernizations | | | | |
| × | Special Ed (811) | Modern. (level 2) | 186 SF | \$87.10 | \$16,201 |
| Cat. 6 Teaching Stations | | | | | |
| | Classrooms/Labs Modernization/Reconstruction | | | | |
| • | (2) Classrooms | Modern. (level 2) | 1,920 SF | \$87.11 | \$167,251 |
| • | (3) Special Ed Classrooms | Modern. (level 2) | 2,880 SF | \$87.11 | \$250,877 |
| • | (1) Existing Classroom | Modern. completed | 784 SF | | \$0 |
| • | (2) Existing Computer Labs | Modern. completed | 2,775 SF | | \$0 |
| Cat. 11 Teaching Support | | | | | |
| • | Special Education Office | Modern. (level 2) | 100 SF | \$98.72 | \$9,872 |
| • | (2) Existing Offices | Modern. completed | 260 SF | | \$0 |
| • | (2) Existing Storage Rooms | Modern. completed | 483 SF | | \$0 |
| Cat. 13 Administration/Student Services | | | | | |
| • | Student Store/Bank | Modern. (level 2) | 710 SF | \$98.72 | \$70,091 |
| Cat. 14 General Building Improvements | | | | | |
| × | Paint @ Exterior | Modern. (level 1) | 2,500 SF | \$1.25 | \$3,125 |
| Sub-Total Probable Construction Cost: | | | | | \$542,153 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 800L - Relocatable Classrooms

Existing area: 2,227 SF. Relocatable 800L to be demolished. The (2) Special Education Classrooms, Teachers Office and Unisex Restroom will move to Building 800.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|----------------|-----------------------|----------|-----------|-------------------|
| Cat. 8 Demolition | | | | | |
| ◇ | Demolition | | 6,284 LS | \$5.00 | \$31,420 |
| Sub-Total Probable Construction Cost: | | | | | \$31,420 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 900 - Nutritional Services

Existing area: 3,268 SF. The Existing Program consists of (1) Kitchen with Support Space and (1) Staff Restroom.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|-------------|-------------------|
| Cat. 2 Recommended Safety Improvements | | | | | |
| Seismic Upgrades | | | | | |
| ◇ | Building 900 - Kitchen repair dry rot of exposed beams at courtyard | | 1 LS | \$15,000.00 | \$15,000 |
| Cat. 4 Health | | | | | |
| Restroom Modernizations | | | | | |
| × | Nutrition Services Staff (907) | Modern. (level 2) | 64 SF | \$87.10 | \$5,574 |
| Cat. 12 Nutrition Services | | | | | |
| ◇ | Nutrition Services | Modern. (level 2) | 3,268 SF | \$132.36 | \$432,552 |
| | Kitchen/Serving Area Expansion | New Construction | 1,000 SF | \$267.82 | \$267,820 |
| Cat. 14 General Building Improvements | | | | | |
| ◇ | Plumbing System Modernization | Modern. (level 2) | 1 LS | \$5,000.00 | \$5,000 |
| Sub-Total Probable Construction Cost: | | | | | \$725,947 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 1000 - Business Labs

Existing area: 3,268 SF. The Existing Program consists of (2) Business Labs.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations | Modern. (level 2) | 3,268 LS | \$5.75 | \$18,791 |
| Cat. 14 General Building Improvements | | | | | |
| × | Electrical Distribution Modernization | | | | |
| | Receptacles and Wiring (Rooms 1000 and 1003) | Modern. (level 2) | 677 SF | \$0.75 | \$508 |
| ◇ | Lighting Modernization | Modern. (level 1) | 678 SF | \$7.75 | \$5,255 |
| × | Paint @ Exterior | Modern. (level 1) | 2,800 SF | \$1.25 | \$3,500 |

Sub-Total Probable Construction Cost: \$28,053

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 1100 - Art Labs

Existing area: 3,268 SF. The Existing Program consists of (2) Art Labs with (1) Faculty Office and Support Space.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---------------------------------------|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations | Modern. (level 2) | 3,268 LS | \$5.75 | \$18,791 |
| Cat. 6 Teaching Stations | | | | | |
| Classrooms/Labs Modernization/Reconstruction | | | | | |
| • | Art Labs 1101, 1102 | Modern. (level 1) | 2,780 SF | \$47.90 | \$133,162 |
| Cat. 11 Teaching Support | | | | | |
| • | Office | Modern. (level 1) | 312 SF | \$51.09 | \$15,940 |
| • | Storage | Modern. (level 1) | 176 SF | \$25.80 | \$4,541 |
| Cat. 14 General Building Improvements | | | | | |
| × | Electrical Distribution Modernization | | | | |
| | Electrical Distribution | Modern. (level 2) | 3,268 SF | \$7.25 | \$23,693 |
| | Receptacles and Wiring | Modern. (level 2) | 3,268 SF | \$0.75 | \$2,451 |
| × | Paint @ Exterior | Modern. (level 1) | 2,800 SF | \$1.25 | \$3,500 |
| Sub-Total Probable Construction Cost: | | | | | \$202,078 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 1200 - Child Care Center

Existing area: 1,667 SF. The Existing Program consists of (1) Child Care Center with Student Restrooms.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations | Modern. (level 2) | 1,667 LS | \$5.75 | \$9,585 |
| Cat. 4 Health | | | | | |
| Restroom Modernization | | | | | |
| × | Student (1204A & 1205A) | Modern. (level 2) | 112 SF | \$87.10 | \$9,755 |
| Cat. 14 General Building Improvements | | | | | |
| × | Electrical Distribution Modernization | | | | |
| | Electrical Distribution | Modern. (level 2) | 1,667 SF | \$7.25 | \$12,086 |
| | Receptacles and Wiring | Modern. (level 2) | 1,667 SF | \$0.75 | \$1,250 |
| ◇ | Lighting Modernization | Modern. (level 1) | 1,667 SF | \$7.75 | \$12,919 |
| × | Paint @ Exterior | Modern. (level 1) | 2,000 SF | \$1.25 | \$2,500 |
| Sub-Total Probable Construction Cost: | | | | | \$48,096 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Buildings 1300 & 1400 - Restrooms

Existing areas: Building 1300: 1,525 SF. Building 1400: 1,890 SF. The Existing Programs consist of Student and Staff Restrooms.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|--------------------------------------|-----------------------|----------|-----------|-------------------|
| Cat. 3 Recommended Building Improvements | | | | | |
| ◇ | Roofing Modernizations Building 1300 | Modern. (level 2) | 1,525 LS | \$5.75 | \$8,769 |
| | Roofing Modernizations Building 1400 | Modern. (level 2) | 1,890 LS | \$5.75 | \$10,868 |
| Cat. 4 Health | | | | | |
| | Restroom New Construction | | | | |
| ▲ | Bldg. 1300 Student & Staff Restrooms | Modern. completed | 1,526 SF | | \$0 |
| ▲ | Bldg. 1400 Student & Staff Restrooms | Modern. completed | 1,526 SF | | \$0 |
| Cat. 14 General Building Improvements | | | | | |
| x | Paint @ Exterior | Modern. (level 1) | 7,000 SF | \$1.25 | \$8,750 |
| Sub-Total Probable Construction Cost: | | | | | \$28,386 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Building 1500 - Relocatable Classrooms

Total existing area: 13,440 SF. Fourteen Relocatables housing (14) classrooms are to be removed from the campus. Building 800 and the Library Building will replace the area lost in accordance with district enrollment and teaching station loading standards. Existing relocatables may need to be moved for use as interim housing during construction.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|--------------------------------|-----------------------|----------|------------|-------------------|
| Cat. 8 Demolition | | | | | |
| ◇ | Relocatable Demolition/Removal | | 14 EA | \$2,000.00 | \$28,000 |
| Sub-Total Probable Construction Cost: | | | | | \$28,000 |

PCHS Relocatable Classrooms

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|----------|--|-----------------------|----------|-----------|-------------------|
| | See separate Alternative Education report. | | | | |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

New Library Building

Total New Area: 10,874 SF, The Program includes (1) Learning Commons, (1) Library with Support Spaces, (1) Book Room, (1) Independent Study and Student Restrooms. The Library and Book Room are relocating from Building 100.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|--|-----------------------|----------|-------------|--------------------|
| Cat. 4 Health | | | | | |
| | Restroom New Construction | | | | |
| ▲ | Student | New Construction | 674 SF | \$200.32 | \$135,016 |
| Cat. 10 Technology | | | | | |
| x | Educational Technology End-use Equipment | Modern. (level 2) | 1 LS | \$28,000.00 | \$28,000 |
| Cat. 11 Teaching Support | | | | | |
| | Library | | | | |
| | Reading Room, Book Stacks, Librarian Workroom, Offices and Checkout Counter. | New Construction | 5,000 SF | \$215.73 | \$1,078,650 |
| | Book Room | New Construction | 1,200 SF | \$215.73 | \$258,876 |
| | Learning Commons | New Construction | 4,000 SF | \$173.97 | \$695,880 |
| | Independent Study | New Construction | 1,400 SF | \$175.00 | \$245,000 |
| Sub-Total Probable Construction Cost: | | | | | \$2,441,422 |

New Small Gym

Total New Area: 7900 SF. It includes overlaid Basketball and Volleyball Courts with Telescoping Team Bleachers.

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|--|----------------|-----------------------|----------|-----------|--------------------|
| Cat. 11 Teaching Support | | | | | |
| | Small Gym | New Construction | 7,900 SF | \$242.34 | \$1,914,486 |
| Sub-Total Probable Construction Cost: | | | | | \$1,914,486 |

Santa Teresa High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

Furniture, Furnishings & Equipment

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

| Category | Project Detail | Construction Category | Quantity | Unit Cost | Construction Cost |
|---|---|-----------------------|----------|----------------|-------------------|
| Cat. 17 Furniture, Furnishings & Equipment | | | | | |
| | FFE for New Library Building | | | | |
| x | 7% of New Construction | New Construction | 7 % | \$2,033,406.00 | \$142,338 |
| | FFE for New Small Gym | | | | |
| x | 7% of New Construction | New Construction | 7 % | \$1,914,486.00 | \$134,014 |
| | FFE for New Art Gallery | | | | |
| x | 7% of New Construction | New Construction | 7 % | \$205,070.00 | \$14,355 |
| | Campus Wide FFE for Student Enrollment | | | | |
| x | \$250 Per Student | New Construction | 2,000 EA | \$250.00 | \$500,000 |
| Sub-Total FF&E Construction Cost: | | | | | \$790,707 |

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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



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

Santa Teresa 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

Santa Teresa High School



Construction Category Descriptions: *Gymnasium*

Modernization Level 1

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

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

Reconstruction

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

Modernization Level 2

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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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

Santa Teresa 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



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

Santa Teresa 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

Santa Teresa 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

Santa Teresa High School

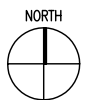
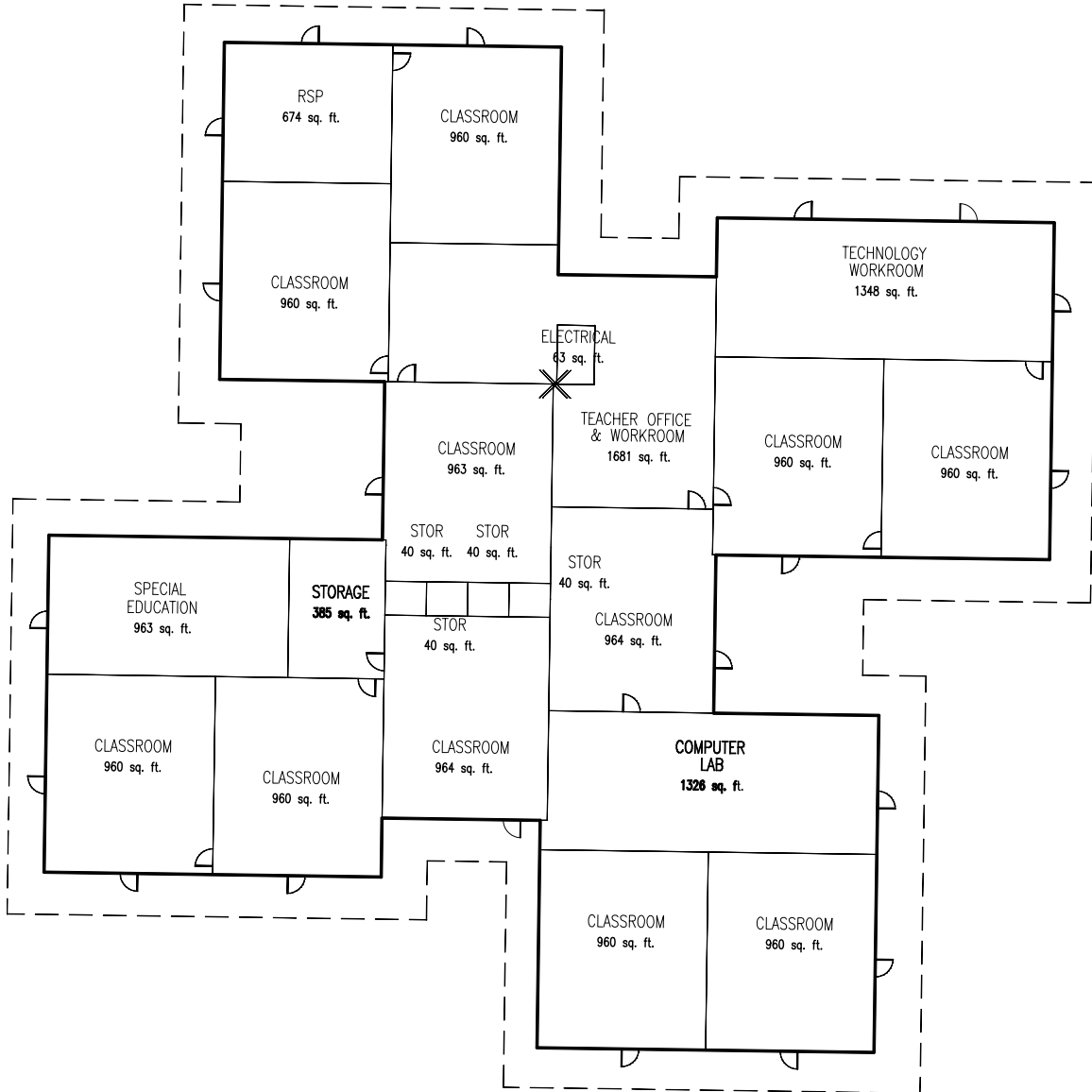


Construction Category Descriptions: *Theater*

- 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



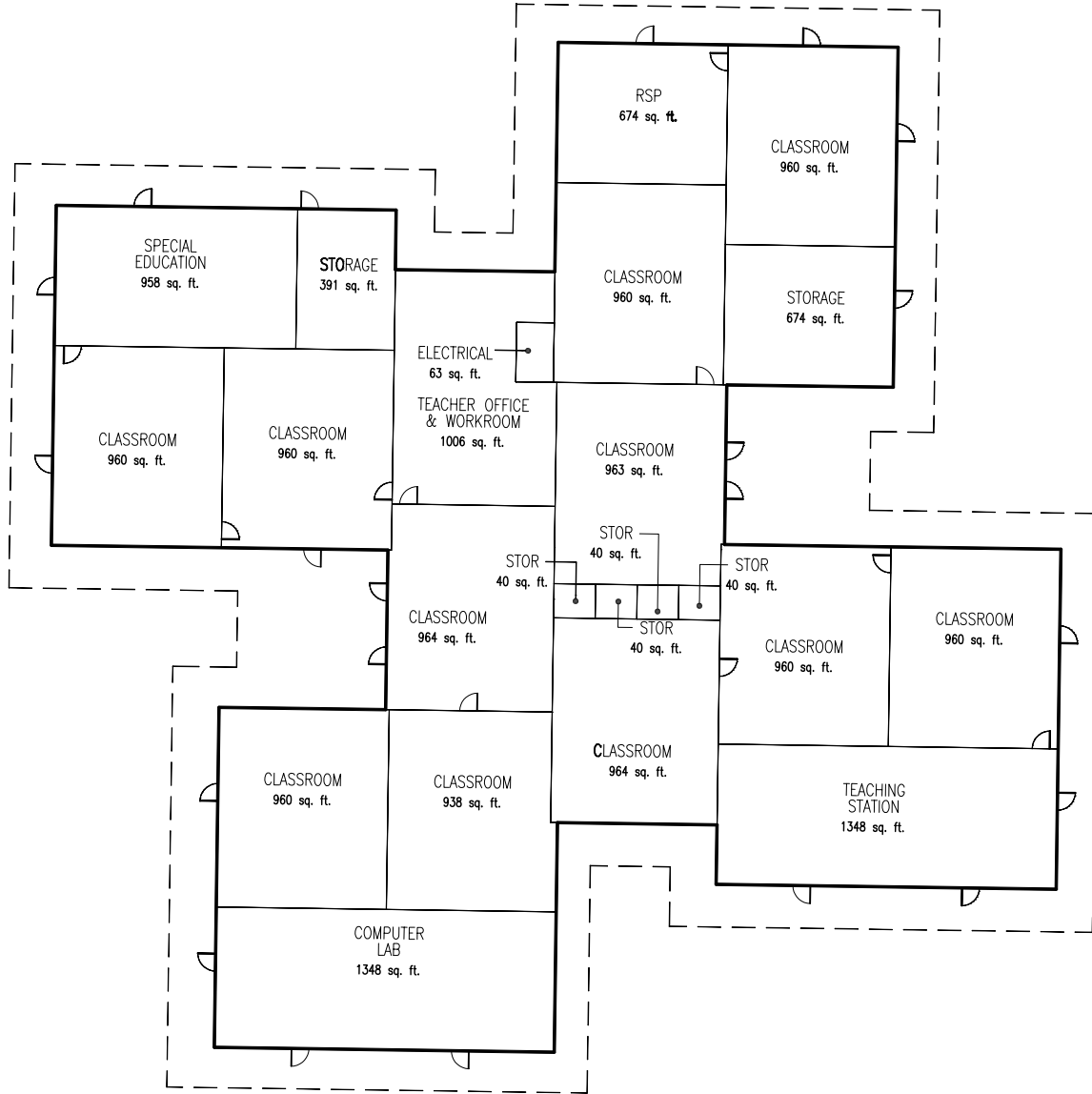
**P E R K I N S
& W I L L**

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Architecture . Engineering . Interiors



**SANTA TERESA
HIGH SCHOOL
Proposed Plan
300 BLDG.**

| | |
|-------------------|----------------|
| Date | March 15, 2004 |
| Job Number | 73103.058 |
| Scale | 1/32" = 1'-0" |
| Sheet | ST-02 |



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& W I L L**

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EAST SIDE
UNION HIGH SCHOOL DISTRICT
810 North Capitol Avenue
San Jose, California 95128

**SANTA TERESA
HIGH SCHOOL
Proposed Plan
500 BLDG.**

| | |
|-------------------|----------------|
| Date | March 15, 2004 |
| Job Number | 73103.058 |
| Scale | 1/32" = 1'-0" |
| Sheet | ST-03 |

Santa Teresa High School



Errata/Revision History

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