

W.C. Overfelt High School

Campus Master Plan



March 15, 2004

W.C. Overfelt High School

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W.C. Overfelt 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**

W.C. Overfelt High School

Introduction to the Master Plan



On March 5, 2002, the **East Side Union High School District (ESUHSD)** passed the Measure “G” Bond with \$298,000,000 for facilities Improvements. With a portion of the funds generated from this bond, the ESUHSD proposed to begin a number of modernization and new construction projects at the campuses across the District. These projects include, but are not limited to, replacing relocatable classrooms with permanent buildings, modernizing existing classrooms, modernizing existing restrooms and locker rooms, providing increased safety and security by utilizing perimeter fencing, video camera surveillance and exterior lighting, and improving campus wide technology.

Measure G, as presented to the voters, contained a Bond Project List which listed specific projects for each campus across the District. In order to prioritize the needs of each school, the District developed an **Executive Summary** that works as a “scope of work planning guide” for the modernization of each school, listing projects and assigning priorities and base costs for each campus.

The **ESUHSD** selected Perkins & Will to provide a District Master Plan for the Measure G funded projects as well as future campus needs. The comprehensive Master Plan is comprised of five major parts that work together to outline the needs, scope of work and methods by which all of the new work will be completed.

The **Phase I and Phase II Projects** (formally titled “Quick Start Projects”) were the first part of the Master Plan. The Projects List as defined by the Defined was first reviewed in June 2003, this portion of the Master Plan describes campus improvement projects that had a short lead time and little physical or economic impact on the overall planning efforts at each campus. Phase I projects included those projects that had been implemented by the District and were already underway at the time. Phase II projects were scheduled to begin in late 2003 or early 2004.

The **Preliminary Needs Assessment** was the second report delivered as part of the comprehensive Master Plan. This portion of the Master Plan contains a detailed analysis of each campus and the inherent needs of each school. Included in this document are analysis of existing campus conditions, probable construction costs and existing facility assessments that document the investigations, evaluations and recommendations of Perkins & Will and its consultants.

The **Campus Master Plan** is the third part of the comprehensive Master Plan. It works as a companion to the first two parts of the Master Plan and outlines the scope of work and probable construction costs for the projects funded under Measure G as well as the complete Master Plan for each campus. The Campus Master Plan document describes a scope of work at a campus level and works in conjunction with the two final parts of the Master Plan, the **District Facility Design Guidelines** and the **District Outline Specifications**. These two documents provide a more detailed outline of the work at a building level and describe specific materials and methods to be used on District construction projects.

This **Campus Master Plan for Mt. Pleasant High School** is provided as a recommendation to the District of the scope of work to be performed under Measure G funding along with considerations for future campus improvements. It is a result of the synthesis of information provided by the District, the Campus Steering Committees and the Master Plan consulting team.

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Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

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Glossary of Terms



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

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

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

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

General Classroom--A Standard Teaching Station room.

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

Master List of District Priority Projects

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

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

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

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

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

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

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

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

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

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Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

W.C. Overfelt High School

Glossary of Terms



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

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

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

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

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

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

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

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

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

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

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

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

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

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

W.C. Overfelt High School

Glossary of Terms



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

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

W.C. Overfelt High School

Master List of District Priority Projects



1. Mandatory Code Compliance

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

2. Recommended Safety Improvements

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

3. Recommended Building Improvements

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

- ♦ Roofing Modernization
- ♦ Exterior Finishes Modernization

4. Health

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

5. Security

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

6. Teaching Stations

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

Classrooms Between 801 and 849 SF

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

7. Interim Housing

- ♦ For Modernization and New Construction Projects

8. Demolition

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

9. Utilities Infrastructure

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

10. Technology

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

11. Teaching Support

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

W.C. Overfelt 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

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Introduction to the Measure G Scope



This **Measure G Scope** of the Master Plan for **W.C. Overfelt 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.

W.C. Overfelt High School

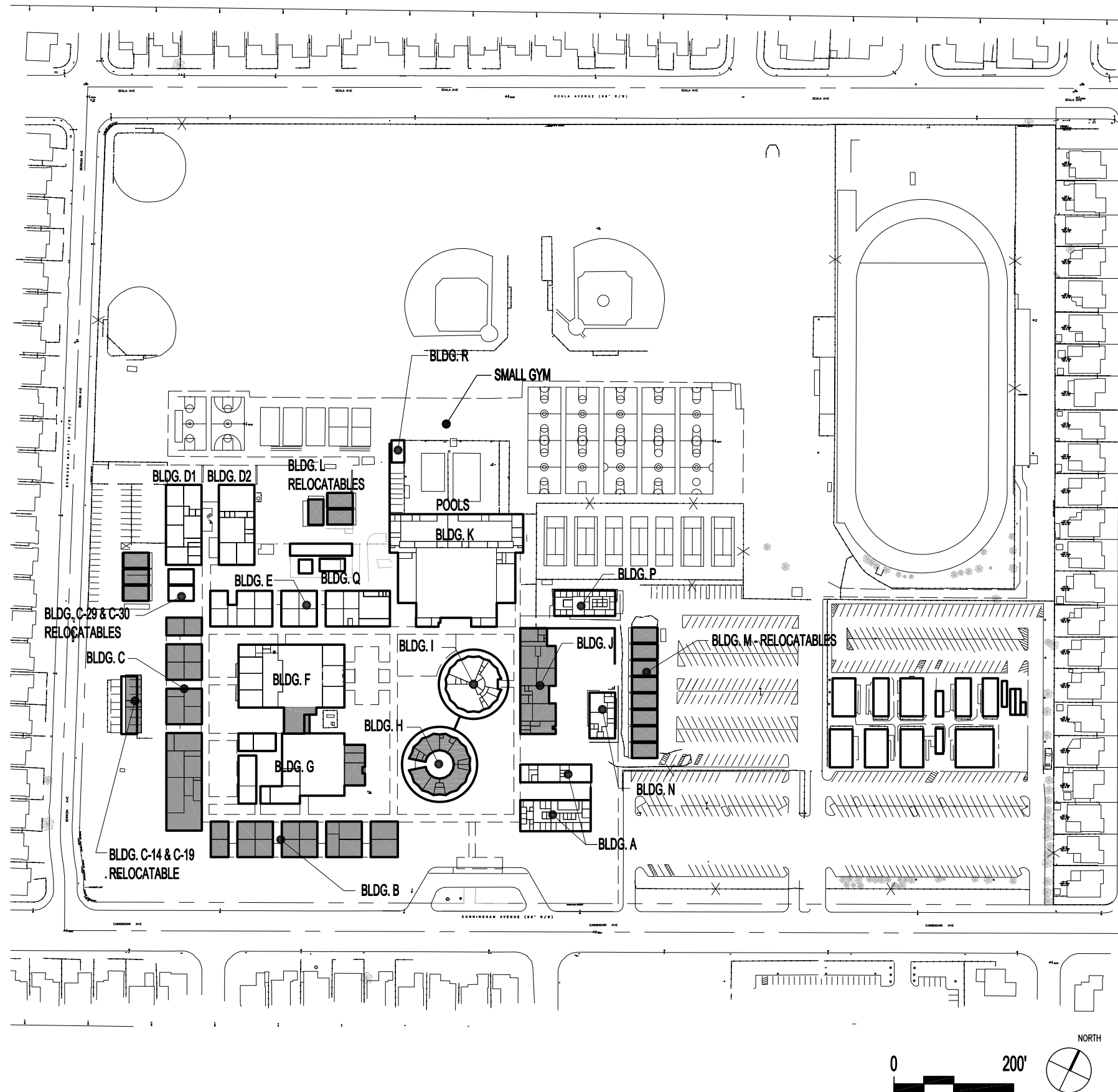
Campus Measure G Scope Summary



Campus Measure G Project Scope List:

- Site/Building Related Improvements
- ADA Accessible Path of Travel Improvements
- Seismic Upgrade of Existing Structures
- Pool Modernization
- Roofing Modernization
- New Restroom Construction
- Existing Restroom Modernization
- Locker Room Modernization
- Campus Security Upgrades
- New Classroom Construction
- New Science Lab Construction
- New Art Lab Construction
- Existing Classroom and Lab Modernization
- Utility Infrastructure Upgrade
- Technology Infrastructure & Equipment Upgrade
- New Faculty Collaboration Office
- Existing Nutrition Services Modernization
- Building Systems Upgrade (HVAC, Plumbing, Electrical & Lighting)
- Sports Field & Irrigation Improvements
- Parking Lot Improvements
- Furnishings and Equipment

Measure G Demolition Plan



Legend

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

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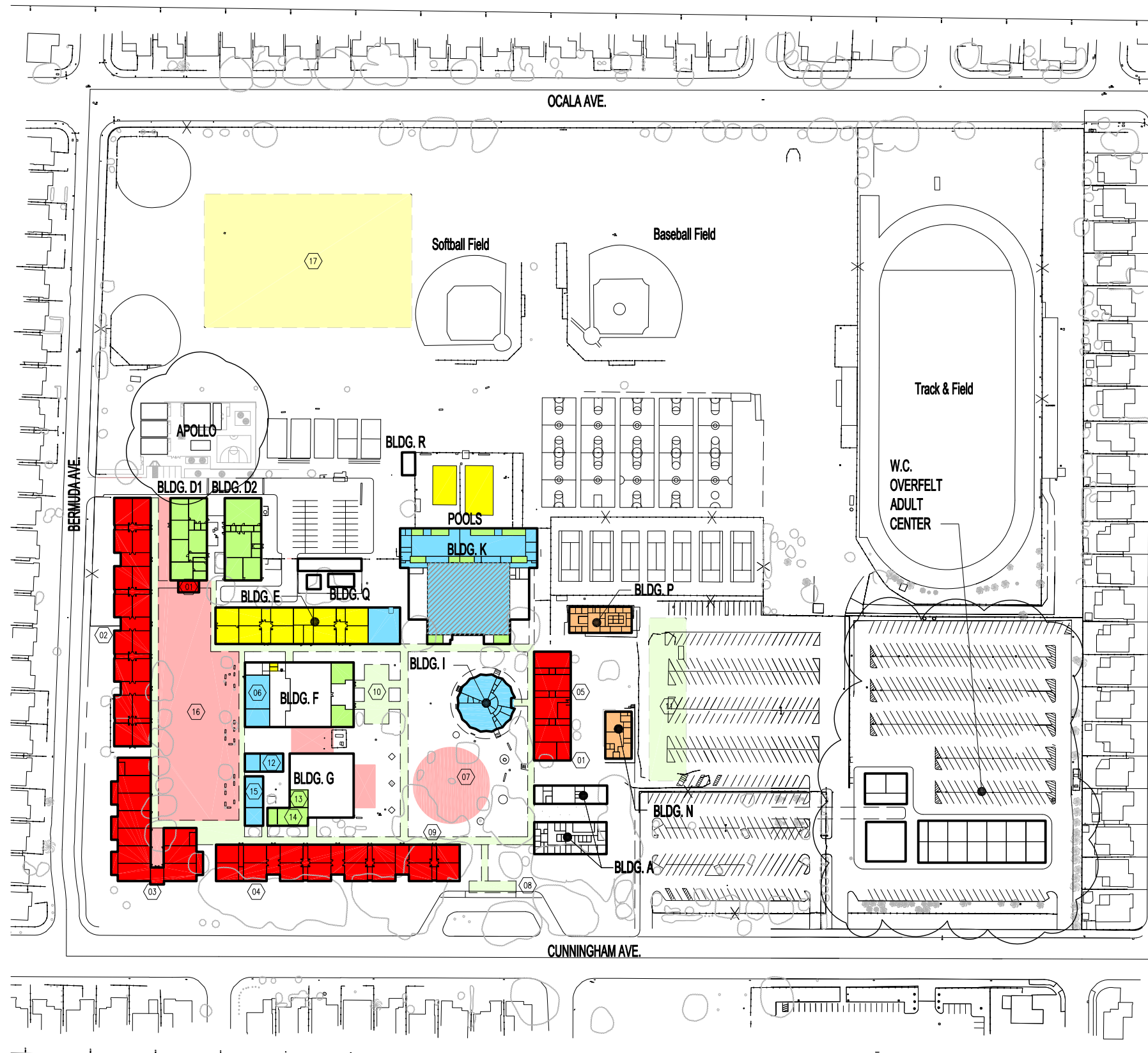
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**W.C. OVERFELT
HIGH SCHOOL
SITE PLAN**

Date	March 15, 2004
Job Number	73103.061
Scale	1" = 200'
Sheet	WC-02

MEASURE G SCOPE DIAGRAM



Legend

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

- 01 New Student Restrooms
- 02 New 9th Grade House
- 03 New Science Building
- 04 New Classroom Building
- 05 New Art Building
- 06 New Staff Common
- 07 New Amphitheater Location
- 08 Student Drop Off
- 09 Covered Walkway
- 10 Existing Lunch Shelter
- 11 Parking
- 12 Lab Tech. Center
- 13 Reproduction Center
- 14 Book Room
- 15 Career Center
- 16 New Quad
- 17 Soccer Field



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**W.C. OVERFELT
HIGH SCHOOL
SITE PLAN**

Date	March 15, 2004
Job Number	73103.061
Scale	1" = 200'
Sheet	WC-02

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Measure G Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Building A1 - Administration	-	-	-	-	-	-	-	-
Building A2 - Student Services	-	-	-	-	-	-	-	-
Building B - Classrooms	13	0	-	-	1	0	-	-
Building C - Classrooms	5	0	7	0	2	0	-	-
Building C - Relocatable Classrooms	2		2					
Building D1 - Classrooms & JROTC	5	5	-	-	-	-	-	-
Building D2 - Aviation & Electronics Academy	2	2	-	-	2	2	-	-
Building E - Classrooms	11	5	-	-	-	-	-	5
Building F - Multi-Purpose	5	3	1	0	1	-	-	-
Building G - Library	1	-	-	-	-	-	-	-
Building H - Art Classrooms	1	0	-	-	3	0	-	-
Building I - Music Classrooms	-	-	-	-	3	3	-	-
Building J - Special Ed. & Home Ec.	-	-	-	-	1	0	4	0
Building K - Main Gym	-	-	-	-	-	-	-	-
"L" Relocatables	3	-	-	-	-	-	-	-
"M" Relocatables(7 of 7 Are Interim.)	0	-	-	-	-	-	-	-
Building N - Smart Start Center	-	-	-	-	-	-	-	-
Subtotals	48	15	10	0	13	5	4	5

New Construction								
Art Building	-	1	-	-	-	4	-	-
Science Building	-	-	-	10	-	-	-	-
New Building B - Classrooms	-	16	-	-	-	-	-	-
New Building C - Classrooms	-	14	-	-	-	2	-	-
New Student Restrooms	-	-	-	-	-	-	-	-
Subtotals	0	31	0	10	0	6	0	0

Total Existing Teaching Stations: 75

Total Proposed Teaching Stations: 72

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: **\$326,500**

Phase II Probable Construction Cost: **\$1,096,612**

Off-Site Developments:	\$0
On-Site Developments:	\$3,045,187
Site Structures:	\$327,500

Modernization/Reconstruction Projects

Building A-1 (Administration)	\$95,736
Building A-2 (Student Services)	\$65,461
Building B (Classrooms)	\$66,930
Building C (Classrooms)	\$90,450
Building D1 (Classrooms & JROTC)	\$679,426
Building D2 (Aviation & Electronics Academy)	\$676,638
Building E (Classrooms)	\$2,077,037
Building F (Multi-Purpose)	\$1,134,501
Building G (Library)	\$900,565
Building H (Art Buildings)	\$26,930
Building I (Music Classrooms)	\$693,541
Building J (Special Ed. & Home Ec.)	\$43,250
Building K (Main Gym)	\$1,301,433
"L" Relocatables	\$6,000
"M" Relocatables	\$16,000
Building Q	\$10,707

Subtotal: **\$7,884,604**

New Construction

Art Building	\$1,881,955
Science Building	\$4,072,290
New Building B	\$3,680,950
New Building C	\$3,787,336
New Student Restrooms	\$118,589

Subtotal: **\$13,541,120**

Furniture, Furnishings, Equipment (7% of New Construction) **\$947,878**

Sub-Total Probable Construction Cost: **\$25,746,289**

Contingency (12% of Construction) **\$3,089,555**

Subtotal: **\$28,835,844**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$3,460,301**

District Priority Probable Construction Cost: **\$32,296,145**

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Measure G Probable Construction Cost Summary



Total Probable Construction Cost:	\$33,719,257
Allocated Construction Budget:	\$26,289,114
Balance of Funds:	(\$7,430,143)

W.C. Overfelt High School



Legend of Symbols

- ‡ Projects in process prior to Master Plan (District Generated)
- × Documented in the Measure G Bond Project List (may also be included in the Executive Summary)
- Documented in the Executive Summary, Bond Measures, School Safety and Student Success
- ▲ DSA required project
- ◇ Master Plan recommended project

W.C. Overfelt High School

Measure G Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 3 Recommended Building Improvements					
	× Pump House Roof		1 LS		TBD
Cat. 4 Health					
	× Change to Manual flush Valves at Restrooms		1 LS	\$10,000.00	\$10,000
Cat. 5 Security					
	‡ Security Window/Roll-up-School Bank		1 LS	\$3,000.00	\$3,000
Cat. 10 Technology					
	● Upgrade Phone System Access Security		1 LS	\$5,000.00	\$5,000
	● Phone Software Upgrades		1 LS	\$14,000.00	\$14,000
	● Upgrade Attendant Station (Auto Attendant & Direct Station)		1 LS	\$9,000.00	\$9,000
	● Upgrade Existing PA System		1 LS		TBD
	● Replace Clocks with Wireless		1 LS	\$15,000.00	\$15,000
	● Upgrade Existing CATV to Digital		1 LS	\$14,000.00	\$14,000
Cat. 11 Teaching Support					
	‡ Replace Library Door-Building G		1 LS	\$4,000.00	\$4,000
	‡ Replace Library Door Hardware		1 LS	\$2,500.00	\$2,500
	× Main Gym Floor-Building K (14,014 sq. ft.)		1 LS	\$220,000.00	\$220,000
Cat. 12 Nutrition Services					
	● Upgrade Food Service POS Network		1 LS	\$15,000.00	\$15,000
Cat. 15 Outdoor Athletic Facilities					
	● Football & Soccer Fields-Re-Seed & Aerate		1 LS	\$15,000.00	\$15,000
Cat. 16 General Site Improvements					
	● Concrete Repair		1 LS		TBD
Phase I Construction Cost					\$326,500

W.C. Overfelt High School

Measure G Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost	
Phase II:						
Cat. 1 Mandatory Code Compliance						
	• Upgrade Fire Alarm System		1 LS	\$895,060.00	\$895,060	
Cat. 5 Security						
	Perimeter Site Fencing					
x	8' Ht. Chain Link Fence at East Property Line	Reconstruction	780 LF	\$28.00	\$21,840	
					Phase II	\$916,900
					Design Contingency @ 15%	\$137,535
					Cost Escalation 1 Years @ 4%	\$42,177
Phase II Probable Construction Cost					\$1,096,612	

W.C. Overfelt High School

Measure G Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

No Off-Site Developments are proposed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
	None				

Sub-Total Probable Construction Cost: \$0

W.C. Overfelt High School

Measure G Probable Construction Cost



On-Site Developments

On-Site Development includes a New Amphitheater in the Main Quad, Modernized Student Drop-Off, Path of Travel Accessibility, Field and Hardcourt Modernizations, Landscape and Irrigation Improvements, and Utility Infrastructure Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$204,967.00	\$204,967
▲	*Allowance for Hazardous Material Abatement		1 LS	\$456,000.00	\$456,000
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernizations to Increase Depth Includes Equipment Upgrade & ADA Accessibility	Reconstruction	1 LS	\$578,000.00	\$578,000
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
	Perimeter Site Fencing				
×	Site Perimeter 8' Ht. Chain Link Fencing	Reconstruction	2,000 LF	\$28.00	\$56,000
×	Campus Perimeter 6' Ht. District Standard Fencing	Reconstruction	1,000 LF	\$65.00	\$65,000
Cat. 8 Demolition					
◇	Site Demolition		1 LS	\$75,000.00	\$75,000
Cat. 9 Utilities Infrastructure					
	Existing Utilities Services Improvements				
	Electrical		1 LS	\$30,000.00	\$30,000
▲	Fire Service Water				
	6" PVC Water Line		220 LF	\$45.00	\$9,900
	Fire Hydrant		10 EA	\$750.00	\$7,500
	Connection to Existing Main Line		5 EA	\$800.00	\$4,000
	New Construction Utilities Services				
◇	Electrical		1 LS	\$75,000.00	\$75,000
◇	Gas				
	2" PVC Gas Line		800 LG	\$35.00	\$28,000
	Gas Meter		5 EA	\$500.00	\$2,500
	Gas Connection to Main Line		2 EA	\$700.00	\$1,400
◇	Domestic Water				
	4" PVC Water Line		550 LF	\$40.00	\$22,000
	6" PVC Water Line		120 LF	\$45.00	\$5,400
	6" Water Meter		1 EA	\$650.00	\$650
	6" DCDA		1 EA	\$750.00	\$750
	4" Gate Valve		5 EA	\$250.00	\$1,250
	6" Gate Valve		1 EA	\$350.00	\$350
	Water Connection to Existing Main Line		1 EA	\$800.00	\$800

W.C. Overfelt High School

Measure G Probable Construction Cost



▲	Fire Service Water				
	6" PVC Water Line	650 LF	\$45.00		\$29,250
	6" DCDA with PIV & FDC	1 EA	\$1,200.00		\$1,200
	PIV	5 EA	\$400.00		\$2,000
	Connection to Existing Main Line	1 EA	\$800.00		\$800
◇	Sanitary Sewer				
	6" PVC Sewer Pipe	40 LF	\$42.00		\$1,680
	8" PVC Sewer Pipe	210 LF	\$47.00		\$9,870
	6" Sanitary Sewer Cleanout	2 EA	\$450.00		\$900
	Wye Connection to Existing Main Line	1 EA	\$500.00		\$500
◇	Storm Drain				
	8" PVC Storm Drain Pipe	830 LF	\$45.00		\$37,350
	Area Drain	7 EA	\$500.00		\$3,500
Cat. 10 Technology					
×	Technology Infrastructure	Modern. (level 2)	1 LS	\$300,000.00	\$300,000
×	Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$315,000.00	\$315,000
Cat. 14 General Building Improvements					
×	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$10,000.00	\$10,000
Cat. 15 Outdoor Athletic Facilities					
●	Sports Field & Irrigation Improvements				
	Soccer Field improvements		1 LS	\$75,000.00	\$75,000
Cat. 16 General Site Improvements					
●	Walkway Improvements	Modern. (level 1)			
	New Quad paving		20,000 SF	\$5.00	\$100,000
	New Amphitheater		11,050 SF	\$6.00	\$66,300
●	Landscape & Irrigation Modernization	Reconstruction	1 LS	\$337,370.00	\$337,370
Sub-Total Probable Construction Cost:					\$3,045,187

W.C. Overfelt High School

Measure G Probable Construction Cost



Site Structures

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

Category	Project Detail	Category	Quantity	Unit Cost	Cost
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Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Add Seismic Joints		12 EA	\$2,000.00	\$24,000
	Add Seismic Frames		12 EA	\$3,000.00	\$36,000
	Repair Finishes		24 LS	\$2,000.00	\$48,000

Cat. 14 General Building Improvements

•	Covered Walkways	Modern. (level 1)	1 LS	\$175,000.00	\$175,000
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Sub-Total Probable Construction Cost: \$283,000

Covered Drop-Off

Category	Project Detail	Category	Quantity	Unit Cost	Cost
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Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Add Seismic Joints		1 EA	\$2,000.00	\$2,000
	Add Seismic Frames		2 EA	\$3,000.00	\$6,000
	Repair Finishes		2 LS	\$2,000.00	\$4,000

Cat. 14 General Building Improvements

•	Covered Drop-Off	Modern. (level 2)	1 LS	\$25,000.00	\$25,000
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Sub-Total Probable Construction Cost: \$37,000

Lunch Shelter

Category	Project Detail	Category	Quantity	Unit Cost	Cost
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Cat. 14 General Building Improvements

•	Lunch Shelter	Modern. (level 1)	1 LS	\$7,500.00	\$7,500
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Sub-Total Probable Construction Cost: \$7,500

W.C. Overfelt High School

Measure G Probable Construction Cost



Building A1 - Administration

Existing area: 5,443 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◊	Roofing Modernizations		5,443 SF	\$5.75	\$31,297
Cat. 4 Health					
	Restroom Modernizations				
▲	Staff Restrooms (A-04.6, A-06.3 & A-06.5)	Modern. (level 2)	143 SF	\$87.10	\$12,455
Cat. 13 Administration/Staff/Student Services					
	Administration/Staff/Student Services	None	5,443 SF		NA
Cat. 14 General Building Improvements					
◊	Lighting Modernization	Modern. (level 1)	5,443 SF	\$7.75	\$42,183
	Plumbing System Modernization		1 LS	\$5,000.00	\$5,000
	Paint @ Exterior	Modern. (level 1)	3,840 SF	\$1.25	\$4,800
Sub-Total Probable Construction Cost:					\$95,736

W.C. Overfelt High School

Measure G Probable Construction Cost



Building A2 - Student Services

Existing area: 3,155 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		3,155 SF	\$5.75	\$18,141
Cat. 4 Health					
	Restroom Modernizations				
▲	Staff (A-03.1, A-03.2)	Modern. (level 2)	111 SF	\$87.10	\$9,668
Cat. 13 Administration/Staff/Student Services					
	Staff/Student Services	None	3,154 SF		NA
Cat. 14 General Building Improvements					
◇	HVAC System Modernization		1 LS	\$4,000.00	\$4,000
◇	Lighting Modernization	Modern. (level 1)	3,155 SF	\$7.75	\$24,451
	Plumbing System Modernization		1 LS	\$5,000.00	\$5,000
	Paint @ Exterior	Modern. (level 1)	3,360 SF	\$1.25	\$4,200
Sub-Total Probable Construction Cost:					\$65,461

W.C. Overfelt High School

Measure G Probable Construction Cost



Building B - Classrooms

Existing area: 13,386 SF. Demolition of Building B including (13) undersized classrooms and (1) computer lab. The New Building B will replace the lost program.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building B Demolition		13,386 SF	\$5.00	\$66,930
Sub-Total Probable Construction Cost:					\$66,930

W.C. Overfelt High School

Measure G Probable Construction Cost



Building C - Classrooms

Existing area: 16,490 SF. Demolition of Building C and Relocatables C-14, C-19, C-29 and C-30 includes demolition of (9) science labs, (2) computer labs and (7) classrooms. The New Building C and New Science Building will replace the program.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building C Demolition		16,490 SF	\$5.00	\$82,450
◇	Relocatable Demolition		4 EA	\$2,000.00	\$8,000
Sub-Total Probable Construction Cost:					\$90,450

W.C. Overfelt High School

Measure G Probable Construction Cost



Building D1 - Classrooms & JROTC

Existing area: 7,306 SF. Existing program includes (5) general classrooms, (1) maintenance, (1) restroom. Proposed program includes (6) teaching stations. Existing restroom to be removed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	General Classroom Modernization (5) Teaching Stations	Modern. (level 2)	7,306 SF	\$87.11	\$636,426
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$35,000.00	\$35,000
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$8,000.00	\$8,000
Sub-Total Probable Construction Cost:					\$679,426

W.C. Overfelt High School

Measure G Probable Construction Cost



Building D2 - Aviation & Electronics Academy

Existing area: 7,275 SF. Existing program includes (1) aviation lab, (1) electronics lab and (2) general classrooms.
Proposed program includes (1) aviation lab, (1) electronics lab and (2) teaching stations

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	General Classroom Modernization (2) Teaching Stations & (2) Labs	Modern. (level 2)	7,274 SF	\$87.11	\$633,638
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$35,000.00	\$35,000
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$8,000.00	\$8,000
Sub-Total Probable Construction Cost:					\$676,638

W.C. Overfelt High School

Measure G Probable Construction Cost



Building E - Classrooms & Kitchen

Existing area: 13,251 SF. Existing program includes (11) general classrooms and (1) kitchen. Proposed program includes (6) teaching stations, (1) learning common (4) special ed. classrooms, (1) special ed. office, (1) special ed. learning common (2) RSP. and (1) kitchen

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (E-22.3)	Reconstruction	57 SF	\$154.83	\$8,825
Cat. 6 Teaching Stations					
	(10) General Classrooms and (2) Common Areas	Reconstruction	13,134 SF	\$128.17	\$1,683,385
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$117,000.00	\$117,000
Cat. 12 Nutrition Services					
x	Food Service	Modern. (level 1)	2,745 SF	\$86.64	\$237,827
Cat. 14 General Building Improvements					
x	Plumbing Systems Modernization	Reconstruction	1 LS	\$30,000	\$30,000
Sub-Total Probable Construction Cost:					\$2,077,037

W.C. Overfelt High School

Measure G Probable Construction Cost



Building F - Multi-Purpose

Existing area: 16,560 SF., Boiler Room: 1,538 SF. Existing program includes (5) classrooms, (1) labs, and (1) multi-purpose rm. Proposed program includes (3) teaching stations, (2) new student restrooms, (1) teacher common and (1) multi-purpose rm.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Strengthen Steel Deck Roof Diaphragm with Horizontal Steel Truss Members		16,560 SF	\$15.00	\$248,400
	Repair Finishes		16,560 SF	\$5.00	\$82,800
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		16,560 SF	\$5.75	\$95,220
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. (level 2)	2,196 SF	\$87.11	\$191,294
		Modern. (level 1)	1,050 SF	\$37.69	\$39,575
Cat. 8 Demolition					
◇	Old Boiler Rm. Demolition/Removal		1,538 SF	\$5.00	\$7,690
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$63,000.00	\$63,000
Cat. 11 Teaching Support					
	Multi-Purpose Room	None	10,913 SF		NA
	Teacher's Common	Modern. (level 2)	1978 SF	\$87.11	\$172,304
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	3 EA	\$13,500.00	\$81,000
×	Electrical Distribution Modernization	Modern. (level 1)	10,212 SF	\$4.70	\$47,996
◇	Lighting Modernization	Modern. (level 1)	10,212 SF	\$7.75	\$79,143
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$10,000.00	\$10,000
	Paint @ Exterior	Modern. (level 1)	12,864 SF	\$1.25	\$16,080
Sub-Total Probable Construction Cost:					\$1,134,501

W.C. Overfelt High School

Measure G Probable Construction Cost



Building G - Library

Existing area: 16,743 SF. Includes Levels 1 and 2 modernization of (1) classroom and teaching support spaces.
Modernize restroom to meet ADA requirements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Provide Bracing in High Windows for Seismic Load Path Continuity		2 LS	\$60,000.00	\$120,000
	Remove/Repair Finishes		2 LS	\$15,000.00	\$30,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		10,935 SF	\$5.75	\$62,876
Cat. 4 Health					
	Restroom Modernizations				
×	Staff (G-08.7,G-14 & G-15)	Modern. (level 1)	450 SF	\$71.57	\$32,207
×	Student (G-09 & G-10)	Modern. (level 1)	1,435 SF	\$71.57	\$102,703
Cat. 8 Demolition					
◇	Existing Book Rm. & Reproduction Center Demolition/Removal		2,099 SF	\$5.00	\$10,495
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$27,000.00	\$27,000
Cat. 11 Teaching Support					
	Library	None	8,605 SF		NA
	Book Room	Modern. (level 2)	1,367 SF	\$87.11	\$119,079
	Reproduction Center	Modern. (level 2)	786 SF	\$87.11	\$68,468
	Lab Tech. Office	Modern. (level 1)	982 SF	\$37.69	\$37,012
Cat. 13 Administration/Staff/Student Services					
	Career Center	Modern. (level 1)	986 SF	\$37.69	\$37,162
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	7 EA	\$13,500.00	\$148,500
×	Electrical Distribution Modernization	Modern. (level 2)	16,743 SF	\$4.70	\$78,692
	Paint @ Exterior	Modern. (level 1)	21,096 SF	\$1.25	\$26,370
Sub-Total Probable Construction Cost:					\$900,565

W.C. Overfelt High School

Measure G Probable Construction Cost



Building H - Art Classrooms

Existing area: 5,386 SF. Demolition of Building H including (1) undersized classroom and (3) labs. The New Art Building will replace the program.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building H Demolition		5,386 SF	\$5.00	\$26,930
Sub-Total Probable Construction Cost:					\$26,930

W.C. Overfelt High School

Measure G Probable Construction Cost



Building I - Music Classrooms

Existing area: 5,909 SF. Existing program Includes (3) music labs. proposed program includes (3) music labs.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add Plywood Shear Walls w/ Footings		5,909 SF	\$20.00	\$118,180
	Remove Repair Finishes		5,909 SF	\$5.00	\$29,545
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		5,893 SF	\$5.75	\$33,885
Cat. 6 Teaching Stations					
	Music Lab Modernization	Modern. (level 1)	5,909 SF	\$44.38	\$262,241
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$54,000.00	\$54,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	3 EA	\$1,350.00	\$148,500
×	Electrical Distribution Modernization	Modern. (level 2)	5,909 SF	\$7.25	\$42,840
	Paint @ Exterior	Modern. (level 1)	3,480 SF	\$1.25	\$4,350
Sub-Total Probable Construction Cost:					\$693,541

W.C. Overfelt High School

Measure G Probable Construction Cost



Building J - Special Ed. & Family / Consumer Ec.

Existing area: 8,650 SF. Demolition of Building J. The Family / Consumer Ec. Lab will be located in the New Art Building, the Special Ed. Program will be located in Building E.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition	Building J Demolition		8,650 SF	\$5.00	\$43,250
Sub-Total Probable Construction Cost:					\$43,250



W.C. Overfelt High School

Measure G Probable Construction Cost

Building K - Main Gym

Existing area: 31,531 SF. Includes modernization of restrooms and Locker Rooms. It will also receive Seismic Upgrade, New Roofing, Security, Technology and General Building Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Locker and Activity Rooms - Wall Top / Roof Connections at 8' O.C.		1,000 LF	\$100.00	\$100,000
	Repair Finishes		1,000 LF	\$20.00	\$20,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		31,531 SF	\$5.75	\$181,303
Cat. 4 Health					
Restroom Modernizations					
×	Student (K-01.3 & K-01.6)	Modern. (level 2)	700 SF	\$87.10	\$60,970
Locker Room Modernizations					
•	Boy's Locker Room (K-05 & K-05.11)	Modern. (level 1)	3,798 SF	\$82.60	\$313,715
•	Showers (K-05.8 & K05.10) ADA Accessibility	Modern. (level 2)	804 SF	\$144.26	\$115,985
×	Restrooms (K-05.3)	Modern. (level 2)	238 SF	\$87.10	\$20,730
•	Athletic Staff Locker Room (K-05.7)	Modern. (level 2)	171 SF	\$144.26	\$24,668
•	Girl's Locker Room (K-04 & K-04.11)	Modern. (level 1)	2,886 SF	\$82.60	\$238,384
•	Showers (K-04.6 & K04.8) ADA Accessibility	Modern. (level 2)	500 SF	\$144.26	\$72,130
×	Restrooms (K-04.3)	Modern. (level 2)	238 SF	\$87.10	\$20,730
•	Athletic Staff Locker Room (K-04.5)	Modern. (level 2)	171 SF	\$144.26	\$24,668
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Ventilation Sys. Units	Modern. (level 2)	1 LS	\$49,000.00	\$49,000
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$35,000.00	\$35,000
	Paint @ Exterior	Modern. (level 1)	19,320 SF	\$1.25	\$24,150
Sub-Total Probable Construction Cost:					\$1,301,433

W.C. Overfelt High School

Measure G Probable Construction Cost



"L" Relocatables

Exsiting area: 2,880 SF. (3) Relocatables housing (3) classrooms will be removed from the campus.

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



W.C. Overfelt High School

Measure G Probable Construction Cost

"M" Relocatables

Exsiting area: 7,680 SF. (8) Relocatables will be removed from the campus.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Relocatable Demolition/Removal		8 EA	\$2,000.00	\$16,000
Sub-Total Probable Construction Cost:					\$16,000

W.C. Overfelt High School

Measure G Probable Construction Cost



Building Q

Existing area: 3,062 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		1,862 SF	\$5.75	\$10,707
Sub-Total Probable Construction Cost:					\$10,707

W.C. Overfelt High School

Measure G Probable Construction Cost



New Art Building

New Art Building will house (3) Art Labs, (1) Home Ec. Lab.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student Restrooms	New Construction	592 SF	\$200.32	\$118,589
Cat. 6 Teaching Stations					
	(3) Art Labs, (1) Home Ec. Lab and (1) Classroom	New Construction	9,434 SF	\$183.10	\$1,727,365
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$1,881,955

W.C. Overfelt High School

Measure G Probable Construction Cost



New Science Building

New Science Building will house (10) Science Labs, (5) Science Prep Rooms and (1) Science Office.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	(10) Science Labs	New Construction	16,202 SF	\$245.79	\$3,982,290
	(5) Science Prep Rooms				
	Science Office				
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern, (level 2)	1 LS	\$90,000.00	\$90,000
Sub-Total Probable Construction Cost:					\$4,072,290

W.C. Overfelt High School

Measure G Probable Construction Cost



New Building B

Includes (14) teaching stations replacing the existing program within the current Building B.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	(16) Teaching Stations	New Construction	20,314 SF	\$175.00	\$3,554,950
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Sub-Total Probable Construction Cost:					\$3,680,950

W.C. Overfelt High School

Measure G Probable Construction Cost



New Building C

Includes (14) teaching stations replacing the existing program within the current Building C.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	(14) Teaching Stations	New Construction	20,716 SF	\$175.00	\$3,625,336
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$162,000.00	\$162,000
Sub-Total Probable Construction Cost:					\$3,787,336

W.C. Overfelt High School

Measure G Probable Construction Cost



New Student Restrooms

New Student Restrooms to comply with ADA travel distance and required number of fixtures.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student Restrooms	New Construction	592 SF	\$200.32	\$118,589
Sub-Total Probable Construction Cost:					\$118,589

W.C. Overfelt High School

Measure G Probable Construction Cost



Furniture, Furnishings & Equipment

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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
17. Furniture, Furnishings & Equipment					
	FFE for New Construction				
x	7% of New Construction	New Construction	7 %	\$13,541,119.72	\$947,878
Sub-Total Probable Construction Cost:					\$947,878

W.C. Overfelt High School

Introduction to the Master Plan Full Scope



This **Master Plan Full Scope** for **W.C. Overfelt 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.

W.C. Overfelt High School

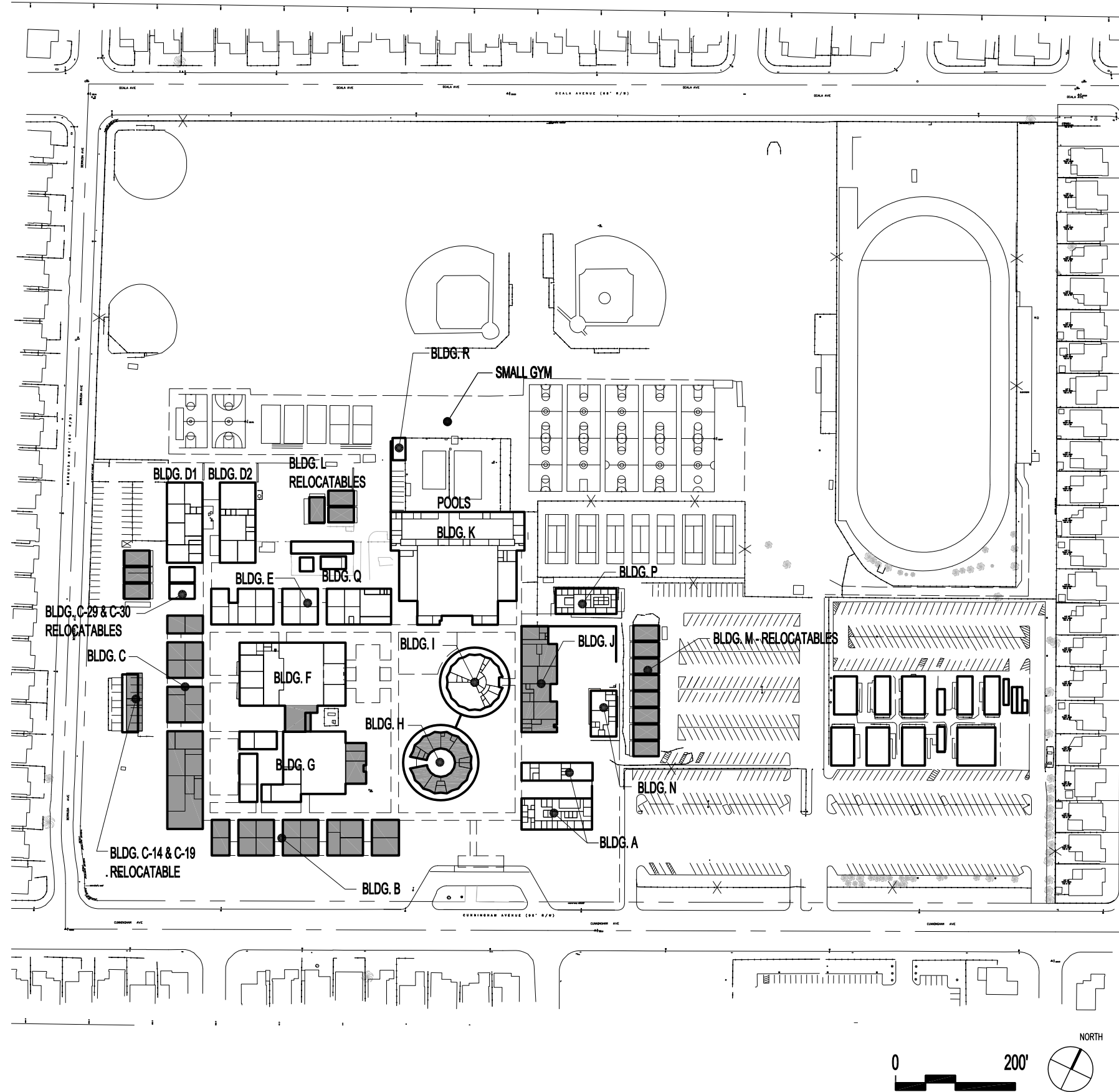
Master Plan Full Scope Summary



Master Plan Full Scope Project List:

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

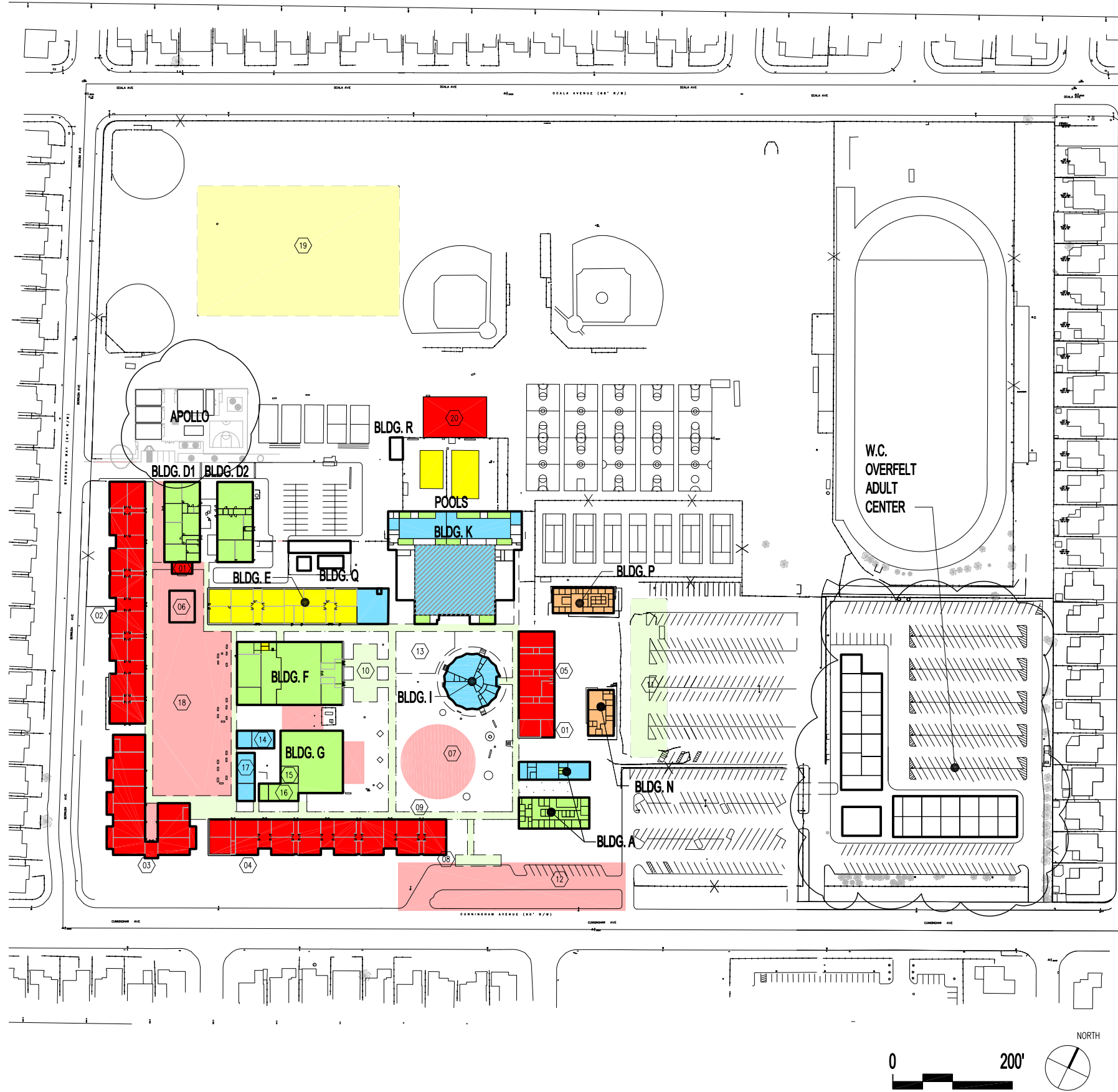
Full Scope Existing/Demolition Plan



Legend

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

Full SCOPE DIAGRAM



Legend

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

- 01 New Student Restrooms
- 02 New 9th Grade House
- 03 New Science Building
- 04 New Classroom Building
- 05 New Art Building
- 06 New Staff Common
- 07 New Amphitheater Location
- 08 Student Drop Off
- 09 Covered Walkway
- 10 Existing Lunch Shelter
- 11 Parking
- 12 Additional Visitor Parking
- 13 New Cover Lunch Shelter
- 14 Lab Tech. Center
- 15 Reproduction Center
- 16 Book Room
- 17 Career Center
- 18 New Quad
- 19 Soccer Field
- 20 New Small Gym

W.C. Overfelt High School

Master Plan Teaching Station Summary



Building	General Classrooms		Science Labs		Other Labs		Special Education	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Building A1 - Administration	-	-	-	-	-	-	-	-
Building A2 - Student Services	-	-	-	-	-	-	-	-
Building B - Classrooms	13	0	-	-	1	0	-	-
Building C - Classrooms	5	0	7	0	2	0	-	-
Building C - Relocatable Classrooms	2	-	2	-	-	-	-	-
Building D1 - Classrooms & JROTC	5	5	-	-	-	-	-	-
Building D2 - Aviation & Electronics Academy	2	2	-	-	2	2	-	-
Building E - Classrooms	11	5	-	-	-	-	-	5
Building F - Multi-Purpose	5	3	1	0	1	-	-	-
Building G - Library	1	-	-	-	-	-	-	-
Building H - Art Classrooms	1	0	-	-	3	0	-	-
Building I - Music Classrooms	-	-	-	-	3	3	-	-
Building J - Special Ed. & Home Ec.	-	-	-	-	1	0	4	0
Building K - Main Gym	-	-	-	-	-	-	-	-
"L" Relocatables	3	-	-	-	-	-	-	-
"M" Relocatables(7 of 7 Are Interim.)	0	-	-	-	-	-	-	-
Building N - Smart Start Center	-	-	-	-	-	-	-	-
Subtotals	48	15	10	0	13	5	4	5

New Construction								
Art Building	-	1	-	-	-	4	-	-
Science Building	-	-	-	10	-	-	-	-
New Building B - Classrooms	-	16	-	-	-	-	-	-
New Building C - Classrooms	-	14	-	-	-	2	-	-
New Student Restrooms	-	-	-	-	-	-	-	-
Subtotals	0	31	0	10	0	6	0	0

Total Existing Teaching Stations: 75

Total Proposed Teaching Stations: 72

Note:

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

W.C. Overfelt High School

Master Plan Probable Construction Cost Summary



Phase I Construction Cost: **\$326,500**

Phase II Probable Construction Cost: **\$1,096,612**

Off-Site Developments:	\$0
On-Site Developments:	\$5,293,187
Site Structures:	\$327,500

Modernization/Reconstruction Projects

Building A-1 (Administration)	\$581,086
Building A-2 (Student Services)	\$301,475
Building B (Classrooms)	\$66,930
Building C (Classrooms)	\$90,450
Building D1 (Classrooms & JROTC)	\$679,426
Building D2 (Aviation & Electronics Academy)	\$676,638
Building E (Classrooms)	\$2,077,037
Building F (Multi-Purpose)	\$2,309,107
Building G (Library)	\$1,923,425
Building H (Art Buildings)	\$26,930
Building I (Music Classrooms)	\$693,541
Building J (Special Ed. & Home Ec.)	\$43,250
Building K (Main Gym)	\$1,431,443
"L" Relocatables	\$6,000
"M" Relocatables	\$16,000
Building Q	\$10,707

Subtotal: **\$10,933,444**

New Construction

Art Building	\$1,881,955
Science Building	\$4,072,290
New Building B	\$3,680,950
New Building C	\$3,787,300
New Small Gym	\$1,575,210
New Teacher's Common	\$350,000
New Student Restrooms	\$118,589

Subtotal: **\$15,466,294**

Furniture, Furnishings, Equipment (7% of New Construction) **\$1,058,141**

Sub-Total Probable Constuction Cost: **\$33,078,565**

Contingency (12% of Construction) **\$3,969,428**

Subtotal: **\$37,047,993**

Construction Cost Escalation/Market Condition (3 years @ 4% annually) **\$4,445,759**

District Priority Probable Construction Cost: **\$41,493,753**

W.C. Overfelt High School

Master Plan Probable Construction Cost Summary



Total Probable Construction Cost:	\$42,916,865
Allocated Construction Budget:	\$26,289,114
Balance of Funds:	(\$16,627,750)

W.C. Overfelt High School



Legend of Symbols

- ‡ Projects in process prior to Master Plan (District Generated)
- × Documented in the Measure G Bond Project List (may also be included in the Executive Summary)
- Documented in the Executive Summary, Bond Measures, School Safety and Student Success
- ▲ DSA required project
- ◇ Master Plan recommended project

W.C. Overfelt High School

Preliminary Needs Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Phase I:					
Cat. 3 Recommended Building Improvements					
	× Pump House Roof		1 LS		TBD
Cat. 4 Health					
	× Change to Manual flush Valves at Restrooms		1 LS	\$10,000.00	\$10,000
Cat. 5 Security					
	‡ Security Window/Roll-up-School Bank		1 LS	\$3,000.00	\$3,000
Cat. 10 Technology					
	● Upgrade Phone System Access Security		1 LS	\$5,000.00	\$5,000
	● Phone Software Upgrades		1 LS	\$14,000.00	\$14,000
	● Upgrade Attendant Station (Auto Attendant & Direct Station)		1 LS	\$9,000.00	\$9,000
	● Upgrade Existing PA System		1 LS		TBD
	● Replace Clocks with Wireless		1 LS	\$15,000.00	\$15,000
	● Upgrade Existing CATV to Digital		1 LS	\$14,000.00	\$14,000
Cat. 11 Teaching Support					
	‡ Replace Library Door-Building G		1 LS	\$4,000.00	\$4,000
	‡ Replace Library Door Hardware		1 LS	\$2,500.00	\$2,500
	× Main Gym Floor-Building K (14,014 sq. ft.)		1 LS	\$220,000.00	\$220,000
Cat. 12 Nutrition Services					
	● Upgrade Food Service POS Network		1 LS	\$15,000.00	\$15,000
Cat. 15 Outdoor Athletic Facilities					
	● Football & Soccer Fields-Re-Seed & Aerate		1 LS	\$15,000.00	\$15,000
Cat. 16 General Site Improvements					
	● Concrete Repair		1 LS		TBD
Phase I Construction Cost					\$326,500

W.C. Overfelt High School

Preliminary Needs Probable Construction Cost



Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost	
Phase II:						
Cat. 1 Mandatory Code Compliance						
	• Upgrade Fire Alarm System		1 LS	\$895,060.00	\$895,060	
Cat. 5 Security						
	Perimeter Site Fencing					
x	8' Ht. Chain Link Fence at East Property Line	Reconstruction	780 LF	\$28.00	\$21,840	
					Phase II	\$916,900
					Design Contingency @ 15%	\$137,535
					Cost Escalation 1 Years @ 4%	\$42,177
Phase II Probable Construction Cost					\$1,096,612	

W.C. Overfelt High School

Full Scope Probable Construction Cost



District Priority Projects (DPP):

Off- Site Developments

No Off-Site Developments are proposed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
	None				

Sub-Total Probable Construction Cost: \$0

W.C. Overfelt High School

Full Scope Probable Construction Cost



On-Site Developments

On-Site Development includes a New Amphitheater in the Main Quad, Modernized Student Drop-Off, Path of Travel Accessibility, Field and Hardcourt Modernizations, Landscape and Irrigation Improvements, and Utility Infrastructure Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 1 Mandatory Code Compliance					
▲	ADA Compliance for Site Accessibility	Reconstruction	1 LS	\$204,967.00	\$204,967
▲	*Allowance for Hazardous Material Abatement		1 LS	\$566,000.00	\$566,000
Cat. 2 Recommended Safety Improvements					
◇	Pool Modernizations to Increase Depth Includes Equipment Upgrade & ADA Accessibility	Reconstruction	1 LS	\$578,000.00	\$578,000
Cat. 5 Security					
x	Security Surveillance Cameras & DVR	Reconstruction	1 LS	\$30,000.00	\$30,000
x	Security Exterior Lighting	Reconstruction	1 LS	\$100,000.00	\$100,000
Perimeter Site Fencing					
x	Site Perimeter 8' Ht. Chain Link Fencing	Reconstruction	2,000 LF	\$28.00	\$56,000
x	Campus Perimeter 6' Ht. District Standard Fencing	Reconstruction	1,000 LF	\$65.00	\$65,000
Cat. 8 Demolition					
◇	Site Demolition		1 LS	\$75,000.00	\$75,000
Cat. 9 Utilities Infrastructure					
Existing Utilities Services Improvements					
	Electrical		1 LS	\$30,000.00	\$30,000
▲	Fire Service Water				
	6" PVC Water Line		220 LF	\$45.00	\$9,900
	Fire Hydrant		10 EA	\$750.00	\$7,500
	Connection to Existing Main Line		5 EA	\$800.00	\$4,000
New Construction Utilities Services					
◇	Electrical		1 LS	\$75,000.00	\$75,000
◇	Gas				
	2" PVC Gas Line		800 LG	\$35.00	\$28,000
	Gas Meter		5 EA	\$500.00	\$2,500
	Gas Connection to Main Line		2 EA	\$700.00	\$1,400
◇	Domestic Water				
	4" PVC Water Line		550 LF	\$40.00	\$22,000
	6" PVC Water Line		120 LF	\$45.00	\$5,400
	6" Water Meter		1 EA	\$650.00	\$650
	6" DCDA		1 EA	\$750.00	\$750
	4" Gate Valve		5 EA	\$250.00	\$1,250
	6" Gate Valve		1 EA	\$350.00	\$350
	Water Connection to Existing Main Line		1 EA	\$800.00	\$800



W.C. Overfelt High School

Full Scope Probable Construction Cost

▲	Fire Service Water				
	6" PVC Water Line	650 LF	\$45.00	\$29,250	
	6" DCDA with PIV & FDC	1 EA	\$1,200.00	\$1,200	
	PIV	5 EA	\$400.00	\$2,000	
	Connection to Existing Main Line	1 EA	\$800.00	\$800	
◇	Sanitary Sewer				
	6" PVC Sewer Pipe	40 LF	\$42.00	\$1,680	
	8" PVC Sewer Pipe	210 LF	\$47.00	\$9,870	
	6" Sanitary Sewer Cleanout	2 EA	\$450.00	\$900	
	Wye Connection to Existing Main Line	1 EA	\$500.00	\$500	
◇	Storm Drain				
	8" PVC Storm Drain Pipe	830 LF	\$45.00	\$37,350	
	Area Drain	7 EA	\$500.00	\$3,500	
Cat. 10 Technology					
x	Technology Infrastructure	Modern. (level 2)	1 LS	\$300,000.00	\$300,000
x	Data Network/Wireless Networking	Modern. (level 2)	1 LS	\$315,000.00	\$315,000
Cat. 14 General Building Improvements					
x	Replace Damaged Glazing	Modern. (level 1)	1 LS	\$10,000.00	\$10,000
Cat. 15 Outdoor Athletic Facilities					
●	Sports Field & Irrigation Improvements				
	Softball Field	1 LS	\$300,000.00	\$300,000	
	Dedicated Softball Field	1 LS	\$300,000.00	\$300,000	
	Baseball Field	1 LS	\$300,000.00	\$300,000	
	Dedicated Baseball Field	1 LS	\$700,000.00	\$700,000	
	Discus Cage	1 LS	\$15,000.00	\$15,000	
	Shot Put	1 LS	\$12,000.00	\$12,000	
	Resurface @ Hard Courts				
	Hard Courts Resurfacing	1 LS	\$186,000.00	\$186,000	
	Tennis Courts Resurfacing	1 LS	\$100,000.00	\$100,000	
Cat. 16 General Site Improvements					
●	Walkway Improvements	Modern. (level 1)			
	New Quad paving	20,000 SF	\$5.00	\$100,000	
	New Amphitheater	11,050 SF	\$6.00	\$66,300	
●	Landscape & Irrigation Modernization	Reconstruction	1 LS	\$387,370.00	\$387,370
	Student Drop-Off Area Improvements	Reconstruction	1 LS	\$250,000.00	\$250,000
Sub-Total Probable Construction Cost:				\$5,293,187	

W.C. Overfelt High School

Full Scope Probable Construction Cost



Site Structures

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

Category	Project Detail	Category	Quantity	Unit Cost	Cost
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Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Add Seismic Joints		12 EA	\$2,000.00	\$24,000
	Add Seismic Frames		12 EA	\$3,000.00	\$36,000
	Repair Finishes		24 LS	\$2,000.00	\$48,000

Cat. 14 General Building Improvements

•	Covered Walkways	Modern. (level 2)	1 LS	\$175,000.00	\$175,000
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Sub-Total Probable Construction Cost: \$283,000

Covered Drop-Off

Category	Project Detail	Category	Quantity	Unit Cost	Cost
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Cat. 2 Recommended Safety Improvements

◇	Seismic Upgrades				
	Add Seismic Joints		1 EA	\$2,000.00	\$2,000
	Add Seismic Frames		2 EA	\$3,000.00	\$6,000
	Repair Finishes		2 LS	\$2,000.00	\$4,000

Cat. 14 General Building Improvements

•	Covered Walkways, Drop-Off & Lunch Shelter	Modern. (level 2)	1 LS	\$25,000.00	\$25,000
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Sub-Total Probable Construction Cost: \$37,000

Lunch Shelter

Category	Project Detail	Category	Quantity	Unit Cost	Cost
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Cat. 14 General Building Improvements

•	Lunch Shelter	Modern. (level 1)	1 LS	\$7,500.00	\$7,500
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Sub-Total Probable Construction Cost: \$7,500

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building A1 - Administration

Existing area: 5,443 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		5,443 SF	\$5.75	\$31,297
Cat. 4 Health					
Restroom Modernizations					
▲	Staff Restrooms (A-04.6, A-06.3 & A-06.5)	Modern. (level 2)	143 SF	\$87.10	\$12,455
Cat. 13 Administration/Staff/Student Services					
	Administration/Staff/Student Services	Modern. (level 2)	5,443 SF	\$98.72	\$537,333
Sub-Total Probable Construction Cost:					\$581,086

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building A2 - Student Services

Existing area: 3,155 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		3,155 SF	\$5.75	\$18,141
Cat. 4 Health					
Restroom Modernizations					
▲	Staff (A-03.1, A-03.2)	Modern. (level 2)	111 SF	\$87.10	\$9,668
Cat. 13 Administration/Staff/Student Services					
	Staff/Student Services	Modern. (level 1)	3,154 SF	\$51.09	\$161,138
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	4 EA	\$13,500.00	\$54,000
×	Electrical Distribution Modernization				
	Electrical Distribution	Modern. (level 2)	7,316 SF	\$7.25	\$53,041
	Receptacles and Wiring	Modern. (level 2)	7,316 SF	\$0.75	\$5,487
Sub-Total Probable Construction Cost:					\$301,475

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building B - Classrooms

Existing area: 13,386 SF. Demolition of Building B including (13) undersized classrooms and (1) computer lab. The New Building B will replace the lost program.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	◇ Building B Demolition		13,386 SF	\$5.00	\$66,930
Sub-Total Probable Construction Cost:					\$66,930

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building C - Classrooms

Existing area: 16,490 SF. Demolition of Building C and Relocatables C-14, C-19, C-29 and C-30 includes demolition of (9) science labs, (2) computer labs and (7) classrooms. The New Building C and New Science Building will replace the program.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building C Demolition		16,490 SF	\$5.00	\$82,450
◇	Relocatable Demolition		4 EA	\$2,000.00	\$8,000
Sub-Total Probable Construction Cost:					\$90,450

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building D1 - Classrooms & JROTC

Existing area: 7,306 SF. Existing program includes (5) general classrooms, (1) maintenance, (1) restroom. Proposed program includes (6) teaching stations. Existing restroom to be removed.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	General Classroom Modernization (5) Teaching Stations	Modern. (level 2)	7,306 SF	\$87.11	\$636,426
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$35,000.00	\$35,000
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$8,000.00	\$8,000
Sub-Total	Probable Construction Cost:				\$679,426

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building D2 - Aviation & Electronics Academy

Existing area: 7,275 SF. Existing program includes (1) aviation lab, (1) electronics lab and (2) general classrooms.
 Proposed program includes (1) aviation lab, (1) electronics lab and (2) teaching stations

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	General Classroom Modernization (2) Teaching Stations & (2) Labs	Modern. (level 2)	7,274 SF	\$87.11	\$633,638
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$35,000.00	\$35,000
Cat. 14 General Building Improvements					
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$8,000.00	\$8,000
Sub-Total Probable Construction Cost:					\$676,638

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building E - Classrooms & Kitchen

Existing area: 13,251 SF. Existing program includes (11) general classrooms and (1) kitchen. Proposed program includes (6) teaching stations, (1) learning common (4) special ed. classrooms, (1) special ed. office, (1) special ed. learning common (2) RSP. and (1) kitchen

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (E-22.3)	Reconstruction	57 SF	\$154.83	\$8,825
Cat. 6 Teaching Stations					
	(10) General Classrooms and (2) Common Areas	Reconstruction	13,134 SF	\$128.17	\$1,683,385
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$117,000.00	\$117,000
Cat. 12 Nutrition Services					
x	Food Service	Modern. (level 1)	2,745 SF	\$86.64	\$237,827
Cat. 14 General Building Improvements					
x	Plumbing Systems Modernization	Reconstruction	1 LS	\$30,000	\$30,000
Sub-Total Probable Construction Cost:					\$2,077,037

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building F - Multi-Purpose

Existing area: 16,560 SF., Boiler Room: 1,538 SF. Existing program includes (5) classrooms, (1) labs, and (1) multi-purpose rm. Proposed program includes (3) teaching stations, (2) new student restrooms, (1) teacher common and (1) multi-purpose rm.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Strengthen Steel Deck Roof Diaphragm with Horizontal Steel Truss Members		16,560 SF	\$15.00	\$248,400
	Repair Finishes		16,560 SF	\$5.00	\$82,800
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		16,575 SF	\$5.75	\$95,306
Cat. 4 Health					
	Restroom Modernizations				
x	Student (F-05.2 & F-05.3)	Reconstruction	167 SF	\$154.83	\$25,857
x	New Student Restrooms	Reconstruction	226 SF	\$154.83	\$34,992
Cat. 6 Teaching Stations					
	General Classroom Modernization	Modern. (level 2)	5,955 SF	\$87.11	\$518,740
Cat. 8 Demolition					
◇	Old Boiler Rm. Demolition/Removal		1,538 SF	\$5.00	\$7,690
Cat. 11 Teaching Support					
	Multi-Purpose Room	Modern. (level 2)	10,212 SF	\$103.03	\$1,052,142
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	6 EA	\$13,500.00	\$81,000
x	Electrical Distribution Modernization	Modern. (level 2)	10,212 SF	\$7.25	\$74,037
◇	Lighting Modernization	Modern. (level 1)	10,212 SF	\$7.75	\$79,143
	Plumbing System Modernization		1 LS	\$9,000.00	\$9,000
Sub-Total Probable Construction Cost:					\$2,309,107

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building G - Library

Existing area: 16,743 SF. Includes Levels 1 and 2 modernization of (1) classroom and teaching support spaces.
Modernize restroom to meet ADA requirements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Provide Bracing in High Windows for Seismic Load Path Continuity		2 LS	\$60,000.00	\$120,000
	Remove/Repair Finishes		2 LS	\$15,000.00	\$30,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		10,935 SF	\$5.75	\$62,876
Cat. 4 Health					
	Restroom Modernizations				
x	Staff (G-08.7, G-14 & G-15)	Modern. (level 1)	450 SF	\$71.57	\$32,207
x	Student (G-09 & G-10)	Modern. (level 1)	1,435 SF	\$71.57	\$102,703
Cat. 8 Demolition					
◇	Existing Book Rm. & Reproduction Center Demolition/Removal		2,099 SF	\$5.00	\$10,495
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$27,000.00	\$27,000
Cat. 11 Teaching Support					
	Library	Modern. (level 2)	8,605 SF	\$116.39	\$1,001,536
	Book Room	Modern. (level 2)	1,367 SF	\$87.11	\$119,079
	Reproduction Center	Modern. (level 2)	786 SF	\$87.11	\$68,468
	Lab Tech. Office	Modern. (level 1)	982 SF	\$37.69	\$37,012
Cat. 13 Administration/Staff/Student Services					
	Career Center	Modern. (level 1)	986 SF	\$37.69	\$37,162
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	11 EA	\$13,500.00	\$148,500
x	Electrical Distribution Modernization	Modern. (level 2)	16,743 SF	\$7.25	\$121,387
	Plumbing System Modernization	Modern. (level 2)	1 LS	\$5,000.00	\$5,000
Sub-Total Probable Construction Cost:					\$1,923,425



W.C. Overfelt High School

Full Scope Probable Construction Cost

Building H - Art Classrooms

Existing area: 5,386 SF. Demolition of Building H including (1) undersized classroom and (3) labs. The New Art Building will replace the program.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Building H Demolition		5,386 SF	\$5.00	\$26,930
Sub-Total Probable Construction Cost:					\$26,930

Building I - Music Classrooms

Existing area: 5,909 SF. Existing program Includes (3) music labs. proposed program includes (3) music labs.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Add Plywood Shear Walls w/ Footings		5,909 SF	\$20.00	\$118,180
	Remove Repair Finishes		5,909 SF	\$5.00	\$29,545
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		5,893 SF	\$5.75	\$33,885
Cat. 6 Teaching Stations					
	Music Lab Modernization	Modern. (level 1)	5,909 SF	\$44.38	\$262,241
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$54,000.00	\$54,000
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	3 EA	\$1,350.00	\$148,500
×	Electrical Distribution Modernization	Modern. (level 2)	5,909 SF	\$7.25	\$42,840
	Paint @ Exterior	Modern. (level 1)	3,480 SF	\$1.25	\$4,350
Sub-Total Probable Construction Cost:					\$693,541

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building J - Special Ed. & Home Ec.

Existing area: 8,650 SF. Demolition of Building J. The Home Ec. Lab will be located in the New Art Building, the Special Ed. Program will be located in Building E.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
	Building J Demolition		8,650 SF	\$5.00	\$43,250
Sub-Total Probable Construction Cost:					\$43,250

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building K - Main Gym

Existing area: 31,531 SF. Includes modernization of restrooms and Locker Rooms. It will also receive Seismic Upgrade, New Roofing, Security, Technology and General Building Improvements.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 2 Recommended Safety Improvements					
◇	Seismic Upgrades				
	Locker and Activity Rooms - Wall Top / Roof Connections at 8' O.C.		1,000 LF	\$100.00	\$100,000
	Repair Finishes		1,000 LF	\$20.00	\$20,000
Cat. 3 Recommended Building Improvements					
◇	Roofing Modernizations		31,539 SF	\$5.75	\$181,349
Cat. 4 Health					
Restroom Modernizations					
×	Student (K-01.3 & K-01.6)	Modern. (level 2)	700 SF	\$87.10	\$60,970
Locker Room Modernizations					
•	Boy's Locker Room (K-05 & K-05.11)	Modern. (level 1)	3,798 SF	\$82.60	\$313,715
•	Showers (K-05.8 & K05.10) ADA Accessibility	Modern. (level 2)	804 SF	\$144.26	\$115,985
×	Restrooms (K-05.3)	Modern. (level 2)	238 SF	\$87.10	\$20,730
•	Athletic Staff Locker Room (K-05.7)	Modern. (level 2)	171 SF	\$144.26	\$24,668
•	Girl's Locker Room (K-04 & K-04.11)	Modern. (level 1)	2,886 SF	\$82.60	\$238,384
•	Showers (K-04.6 & K04.8) ADA Accessibility	Modern. (level 2)	500 SF	\$144.26	\$72,130
×	Restrooms (K-04.3)	Modern. (level 2)	238 SF	\$87.10	\$20,730
•	Athletic Staff Locker Room (K-04.5)	Modern. (level 2)	171 SF	\$144.26	\$24,668
Cat. 14 General Building Improvements					
◇	HVAC System Modernization				
	Provide new HV units	Modern. (level 2)	2 EA	\$17,500.00	\$35,000
	Provide new rooftop packaged gas/electric units	Modern. (level 2)	2 EA	\$7,000.00	\$14,000
×	Electrical Distribution Modernization	Modern. (level 2)	17,926 SF	\$7.25	\$129,964
	Plumbing System Modernization	Modern. (level ?)	1 LS	\$35,000.00	\$35,000
	Paint @ Exterior	Modern. (level 1)	19,320 SF	\$1.25	\$24,150
Sub-Total Probable Construction Cost:					\$1,431,443

W.C. Overfelt High School

Full Scope Probable Construction Cost



"L" Relocatables

Existing area: 2,880 SF. (3) Relocatables housing (3) classrooms will be removed from the campus.

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

W.C. Overfelt High School

Full Scope Probable Construction Cost



"M" Relocatables

Existing area: 7,680 SF. (8) Relocatables will be removed from the campus.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 8 Demolition					
◇	Relocatable Demolition/Removal		8 EA	\$2,000.00	\$16,000
Sub-Total Probable Construction Cost:					\$16,000

W.C. Overfelt High School

Full Scope Probable Construction Cost



Building Q

Existing area: 3,062 SF.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 3 Recommended Building Improvements					
	◊ Roofing Modernizations		1,862 SF	\$5.75	\$10,707
Sub-Total Probable Construction Cost:					\$10,707

W.C. Overfelt High School

Full Scope Probable Construction Cost



New Art Building

New Art Building will house (3) Art Labs, (1) Home Ec. Lab.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student Restrooms	New Construction	592 SF	\$200.32	\$118,589
Cat. 6 Teaching Stations					
	(3) Art Labs, (1) Home Ec. Lab and (1) Classroom	New Construction	9,434 SF	\$183.10	\$1,727,365
Cat. 10 Technology					
×	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$36,000.00	\$36,000
Sub-Total Probable Construction Cost:					\$1,881,955

W.C. Overfelt High School

Full Scope Probable Construction Cost



New Science Building

New Science Building will house (10) Science Labs, (5) Science Prep Rooms and (1) Science Office.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	(10) Science Labs	New Construction	16,202 SF	\$245.79	\$3,982,290
	(5) Science Prep Rooms				
	Science Office				
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$90,000.00	\$90,000
Sub-Total Probable Construction Cost:					\$4,072,290

W.C. Overfelt High School

Full Scope Probable Construction Cost



New Building B

Includes (14) teaching stations replacing the existing program within the current Building B.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	(16) Teaching Stations	New Construction	20,314 SF	\$175.00	\$3,554,950
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$126,000.00	\$126,000
Sub-Total Probable Construction Cost:					\$3,680,950

W.C. Overfelt High School

Full Scope Probable Construction Cost



New Building C

Includes (14) teaching stations replacing the existing program within the current Building C.

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
Cat. 6 Teaching Stations					
	(14) Teaching Stations	New Construction	20,716 SF	\$175.00	\$3,625,300
Cat. 10 Technology					
x	Educational Technology End-use Equipment	Modern. (level 2)	1 LS	\$162,000.00	\$162,000
Sub-Total Probable Construction Cost:					\$3,787,300

New Teacher's Common

New Teacher's Common.

Category	Project Detail	Category	Quantity	Unit Cost	Cost
Cat. 11 Teaching Support					
	Teacher's Common	New Construction	2,000 SF	\$175.00	\$350,000
Sub-Total Probable Construction Cost:					\$350,000

W.C. Overfelt High School

Full Scope Probable Construction Cost



New Student Restrooms

New Student Restrooms to comply with ADA travel distance and required number of fixtures.

Category	Project Detail	Category	Quantity	Unit Cost	Cost
Cat. 4 Health					
	Restroom New Construction				
▲	Student Restrooms	New Construction	592 SF	\$200.32	\$118,589
Sub-Total Probable Construction Cost:					\$118,589

New Small Gym

Includes Basketball Courts and some small bleachers

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

W.C. Overfelt High School

Full Scope Probable Construction Cost



Furniture, Furnishings & Equipment

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

Category	Project Detail	Construction Category	Quantity	Unit Cost	Construction Cost
17. Furniture, Furnishings & Equipment					
	FFE for New Construction				
x	7% of New Construction	New Construction	7 %	\$15,116,293.86	\$1,058,141
Sub-Total Probable Construction Cost:					\$1,058,141

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt High School



Construction Category Descriptions: *General Classrooms*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Replace sinks, faucets and drinking fountains
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

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

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment
- Exclusions
 - Hazardous material abatement

W.C. Overfelt 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

W.C. Overfelt High School

Construction Category Descriptions: *Gymnasium*



Modernization Level 1

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

Modernization Level 2

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

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

Reconstruction

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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt High School



Construction Category Descriptions: *Science Laboratories*

Modernization Level 1

- Architectural
 - Remove and replace floor and ceiling finishes
 - Remove and replace doors and hardware
 - Remove and replace cabinets
 - Remove and replace whiteboards, tackboards, projection screens and other attached equipment
 - Interior paint
- Structural
 - None
- Mechanical & Plumbing
 - Replace registers and grilles
 - Remove and replace fume hoods
 - Remove and Replace sinks and faucets
 - Remove and replace gas valves
 - Relocate thermostats to meet ADA requirements
- Electrical
 - Replace light fixtures
 - Relocate outlets and switches to meet ADA requirements
 - Replace fire alarm system devices
- Technology
 - Relocate jacks to meet ADA requirements
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology end-user equipment

Modernization Level 2

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

- Remove and replace 50% of plumbing system

- Electrical
 - Includes scope of Modernization Level 1
 - Remove and replace 50% of conduits and wiring
 - Remove and replace panel boards in same location
 - Remove and replace 50% of special low voltage systems including fire alarm system
- Technology
 - Includes scope of Modernization Level 1
 - Remove and replace outdated cabling or add cabling
 - Upgrade/expand IDF Room and upgrade equipment
- Exclusions
 - Hazardous material abatement
 - Furniture, fixtures and equipment
 - Technology wireless networking and end-user equipment

Reconstruction

- Architectural
 - Includes scope of Modernization Level 1 & 2
 - Remove and relocate interior non-bearing partitions
 - Remove and replace interior finish
 - Remove and replace exterior finish
 - Remove, relocate and replace windows
 - Remove, relocate and replace doors
- Structural
 - Upgrade and provide additional shear walls
 - Upgrade and provide additional roof structure support
 - Upgrade and provide additional footings and foundation
- Mechanical & Plumbing
 - Includes scope of Modernization Level 1 & 2
 - Remove, relocate and replace mechanical system
 - Remove, relocate and replace plumbing system
- Electrical
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace conduits and wiring
 - Remove, relocate and replace panel boards
 - Remove and replace special low voltage systems
- Technology
 - Includes scope of Modernization Level 1 & 2
 - Remove and replace cabling
 - Remove, relocate and replace IDF Room and equipment

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt 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

W.C. Overfelt High School

Errata/Revision History



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