

JEFFERSON UNION HIGH SCHOOL DISTRICT
Administrative Offices

TO: Thomas Minshew, Superintendent

FROM: Steven R. Fuentes, Associate Superintendent-Business Services

DATE: August 9, 2014

RE: Facility Master Plan Update

Aedis Architects has completed an update to the 2006 Facility Master Plan. For each campus, the work that was completed is shown at the beginning of the worksheet. The remaining scope of work is then listed, with soft costs and escalation added to each modernization/new construction/site work categories.

Since the potential projects and construction schedule have not been established, the assumption of an 8 year bond program beginning in January 2015, with a midpoint of construction in January 2019. The escalation is based on this date, with 6% escalation each year.

Priority codes (1-5) are maintained for the work that has not been completed. Categories have been added for work that is completed, work that has been deleted because of changes in usage and for work that has been added.

Aedis Architects will be present to discuss the update to the 2006 Facility Master Plan.

1.1 JEFFERSON HIGH SCHOOL PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improvements to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK COMPLETED UNDER MEASURE N

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Total sf	Construction Cost	Priority Code
A. MODERNIZATION							
<i>BUILDING A (Original DSA Approval in 1953; Modernization in 1997)</i>							
1	Kitchen Renovation (Type 1 hoods; fire suppression; equipment;	0	-	-	0.00	-	C
2	Snack Bar Renovation	0	-	-	0.00	-	C
3	Add AC to Elec/IDF room	0	-	-	-	-	M
<i>BUILDING B (Original DSA Approval in 1961; Modernization in 1997)</i>							
4	Convert 3 Classrooms to 2 Science	1	-	-	-	-	M
<i>BUILDING E (Original DSA Approval in 1938; Additions in 1961 and 1964; Partial Modernization in 1997)</i>							
5	Modernize Ceramics (Seal floor, add ramp between 2 levels, paint walls, ceiling, new HV system, electric kiln hood)	1	-	-	220	-	M
<i>BUILDING F (Original DSA Approval in 1964; Partial Modernization in 1973 and 1997)</i>							
6	Convert Social Science office to theater auxiliary	1	-	-	0	-	M

FACILITIES MASTER PLAN - 2014 UPDATE
 Jefferson Union High School District

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
B. NEW CONSTRUCTION							
	New spaces to replace portables						
7	Special Ed classrooms	4	-	-		-	M
8	Regular Classroom	1	-	-		-	M
9	Family Center	1	-	-		-	M
10	Special Ed office and misc.	1	-	-		-	M
	New spaces to meet program						
11	Music Classroom		-	-		-	C
12	Regular Classrooms	3	-	-		-	M
13	Regular Classrooms (capacity	6	-	-		-	M
14	Foreign Language office	1	-	-		-	M
15	Snack Bar	1	-	-		-	M
16	Student Restrooms	2	-	-		-	C
17	Faculty Restrooms	1	-	-		-	C
18	Conference Room	1	-	-		-	C
19	Storage	1	-	-		-	C
20	Mechanical	1	-	-		-	C
21	Electrical	1	-	-		-	C
22	Custodian	1	-	-		-	C
23	Interior Hallways	1	-	-		-	C
24	Exterior Covered Walkways	1	-	-		-	C
25	Practice gymnasium	0	-	-		-	C
26	Multi-use PE activities room	0	-	-		-	C
27	PE Classroom	0	-	-		-	C
28	PE Storage	0	-	-		-	C
29	Electrical	0	-	-		-	C
30	Custodian	0	-	-		-	C
31	Student Restrooms	0	-	-		-	C
32	Exterior Covered Walkways	0	-	-		-	C

C. SITE WORK

33	ADA Access to Snack Bar at Bldg A	1		-		-	C
34	ADA Access to Classrooms D100 and D101	1		-		-	C
35	ADA Access from Mid Courtyard to New Upper Courtyard	0		-		-	C
36	Storm Water Management Allowance	1		-		-	C
37	Remove Portables	0		-		-	C
38	Relocate Portables for Interim Housing	0		-		-	C
39	New All-Weather Track & Field	0		-		-	C
40	New Bleachers (1500 seats)	0		-		-	C
41	New Field Restrooms / Concessions	0		-		-	C
42	New Field Storage Building	0		-		-	C

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Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
43	New Field Irrigation System	0		-		-	C
44	New Turf Play Field	0		-		-	C
45	Relocate and Reskin Baseball	0		-		-	C
46	New Basketball Courts at lower fields	0		-		-	C
47	New Student Courtyard	0		-		-	C
48	Renovate (E) Promenade from "J" to New Courtyard	1		-		-	C
49	New Tennis Courts	0		-		-	M
50	New Basketball Courts at upper level	1		-		-	M
51	New Parking	1		-		-	C
52	New Front Façade Improvements	0		-		-	C
53	Resurface Parking Lot	0		-		-	C
54	New Decorative Security Fences and Gates (300 lf)	1		-		-	C
55	New Utility Enclosure	0		-		-	C
56	New Electronic Marquee	0		-		-	C

MASTERPLAN WORK NOT YET COMPLETED

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
D. MODERNIZATION							
<i>BUILDING A (Original DSA Approval in 1953; Modernization in 1997)</i>							
1	Expand Counseling Area and Improve Flow within Admin	1	4,000	4,000	250.00	1,000,000	A
2	Convert Admin flooring to VCT	1	1,310	1,310	6.50	8,515	5
3	Add ADA Access at Room 208	1		-		30,000	1
4	Structural upgrade- Remove rust at covered walkway between A & F	0		-		23,000	1
5	Structural upgrade- Patch concrete	1		-		575	2
<i>BUILDING B (Original DSA Approval in 1961; Modernization in 1997)</i>							
6	Re-roof (last re-roofed 1990)	1		-		212,750	1
7	Replace window glazing at Rooms B113 and B116	1				212,750	1
8	Replace Outdoor Drinking Fountains (2)	1		-		8,000	2
9	Room B111 Student Government Renovation (Floor, Paint)	1	690	690	175.00	120,750	4
10	Add AC in Business Lab B106	1		-		10,000	2

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Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
11	Structural upgrade - Add shear wall at north end of building, 1st level	1		-		15,000	1
12	Structural upgrade - Add shear wall at north and south ends of building, 2nd level	1		-		10,000	1
13	Structural - Replace beam at covered walkway	1		-		5,750	1
14	Structural - Repair damage at bridge between B and C	1		-		34,500	1
15	Structural - Provide expansion joints between B and C	1		-		50,000	1
16	Structural - Add roof diaphragm nailing	1		-		7,475	1
<i>BUILDING C (Original DSA Approval in 1961; Modernization in 1997)</i>							
17	Convert (6) Science Labs & Prep Rooms to (8) Classrooms and (1) Robotics	1	9,210	9,210	250	2,302,500	A
18	Re-roof (last re-roofed 1990)	1		-		212,750	1
19	Modify Restrooms C100, C101 to be ADA compliant	1		-		100,000	1
20	Modernize restrooms C200, C201	1	772	772	275	212,300	1
21	Structural - Add shear wall at north and south end of 2nd level	1		-		5,750	1
22	Structural - Add roof diaphragm nailing	1		-		7,475	1
<i>BUILDING D (Original DSA Approval in 1947; Additions in 1961 and 1964; Partial Modernization in 1997)</i>							
23	Re-roof due to roof sheathing upgrade	1		-		138,000	1
24	Add wall base in Drafting Lab	1				600	2
25	Modernize Auto shop (Seal floor, paint walls, roll-up doors, interior door and hardware, lights, HV, exhaust fan, replace lockers, wash	1	4,500	4,500	220	990,000	2
26	Modernize Restroom in Auto shop	1	80	80	275	22,000	1
27	Structural - Replace brick walls with stud walls	1		-		9,200	1
28	Structural - Repair roof sheathing	1		-		15,525	1
29	Structural - Add out of plane anchors at roof	1		-		7,475	1
<i>BUILDING E (Original DSA Approval in 1938; Additions in 1961 and 1964; Partial Modernization in 1997)</i>							
30	Convert Music to Computer Lab, Social Studies Off & Conference Rms	1	2,040	2,040	250	510,000	3
31	Convert Art Room to Ceramics	1	1,605	1,605	250	401,250	A
32	Convert Ceramics to Storage	1	1,974	1,974	150	296,100	A

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Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
33	Modernize Home Econ Classroom (floor, paint, acoustical tile, HVAC)	1	1,085	1,085	220	238,700	2
34	Modernize 2 restrooms in Home Ec Classrooms	1	120	120	275	33,000	1
35	Modify Ramp to Home Ec Classroom to comply with ADA requirements	1		-		50,000	1
36	Add fire suppression system at Home Ec Kitchen	1	1,320	1,320	50	66,000	1
37	Modernize Wood shop (Paint walls, modernize restroom, office, new gas fired make up air unit, exhaust fan, replace sawdust collector)	1	4,148	4,148	220	912,560	2
38	Replace Cabinetry in Art Lab 2	1		-		12,000	4
39	Re-roof due to roof sheathing	1		-		172,500	1
40	Replace Exterior Drinking Fountain	1		-		4,000	2
41	Structural - Add sheathing at Wood Shop	1		-		38,639	1
42	Structural - Add grade beams at Wood shop	1		-		68,425	1
43	Structural - Add out-of-plane anchors at roof	1		-		69,000	1
44	Structural - Provide slip joint between Maintenance shop and Wood shop	1		-		18,400	1
<i>BUILDING F (Original DSA Approval in 1964; Partial Modernization in 1973 and 1997)</i>							
45	Replace exterior drinking fountain	1		-		2,000	2
46	Convert Social Science office to Guidance	1	1,200	1,200	220	264,000	A
47	Add Theatrical lighting in Theatre	1		-		30,000	3
48	Replace asbestos flooring in Office and Storage	1	265	265	9	2,385	3
49	Structural - Add plywood nailing/blocking at interior shear wall	1		-		1,725	1
50	Structural - Add plywood shear walls	1		-		6,900	1
<i>BUILDING G (Original DSA Approval in 1936; Modernization in 1961 and 2003)</i>							
51	Repair/Seal Windows at Gym	1		-		15,000	2
52	Exercise Room A & B - Resurface wood floor)	1	2,500	2,500	3.00	7,500	2
53	Gymnasium - Resurface wood floor	1	8,500	8,500	3.00	25,500	2
54	Renovate Pool Equipment and System (Minimal Renovation)	1		-		546,480	2
55	Add wheelchair lift to bleachers at	1		-		15,000	1
56	Modify Bleachers to have ADA	1		-		5,000	1
57	Non-skid floor in Pool lobby, Locker Rooms and Hallway	1	5,685	5,685	5.00	28,425	4
58	Security upgrade at Locker/Team Rooms			-		10,000	5

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Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
59	Modernize Team Room (sandblast and seal concrete floor, paint walls, paint ceiling, lights, lockers/benches, showers, restroom)	1	1,530	1,530	220	336,600	2
60	Modernize Solarium	1	1,100	1,100	220	242,000	2
61	Add Wheelchair Lift to Solarium	1		-		15,000	2
62	Structural - Repair damaged rebar at pool area	1		-		6,900	1
63	Structural - Repair damaged rebar at pool bleachers					9,200	1
64	Structural - Add roof diaphragm					103,500	1
65	Structural - Add concrete shear walls	1		-		225,400	1
66	Structural - Add out-of-plane anchors	1		-		201,250	1
67	Demo old boilers	1		-		50,000	2
	GENERAL						
68	Asbestos Abatement Allowance (Buildings D, E, F)	1		-		100,000	2
69	Door Repair / Replacement	1		-		50,000	2
70	Sand, Paint Exterior Trims	1		-		25,000	5
71	Upgrade EMS to allow IP internet communication / Upgrade to network connection from modem	1		-		15,000	2
72	Connect Lighting to EMS	1		-		15,000	2
73	PA at northeast side of campus, basketball court, gym, football field	1		-		15,000	2
74	Surveillance / Alarm system	1		-		10,000	5
75	Replace remaining electrical feeders to distribution panels and panel boards; replace remaining panel boards	1		-		100,000	2
76	Allowance for wireless data networking system at selective areas	1		-		15,000	3
	Design Contingency	12%				1,338,957	
	Change Order Contingency	12%				1,338,957	
	Total Modernization			48,324		13,835,894	
	20% Soft Cost					2,767,179	
	Escalation (6% per year)					4,490,951	
	Total Modernization Project Cost with Escalation					21,094,024	

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E. NEW CONSTRUCTION							
	New spaces to meet program						
77	New wing and rear space at Theatre	1	800	800	450	360,000	3
	Design Contingency	12%				43,200	
	Change Order Contingency	7%				25,200	
	Total New Construction			800		428,400	
	20% Soft Cost					85,680	
	Escalation (6% per year)					139,053	
	Total New Construction Project Cost with Escalation					653,133	
F. SITE WORK							
78	ADA Ramp at back of Theatre at	1		-		40,000	1
79	ADA Access from back of Bldg B/C to fields	1		-		100,000	1
80	Site utilities (Replace transite domestic water, irrigation, fire water, gas, sewer, sewer from Gym)	1		-		250,000	2
81	New Covered Lunch Structure	1		-		75,000	3
82	Replace Chain Link Fences and Gates	1700		-		50,000	5
83	New Trash Enclosure	1		-		15,000	5
84	Exterior Lighting	1		-		25,000	2
85	General Landscaping Allowance	1		-		250,000	2
	Design Contingency	12%				96,600	
	Change Order Contingency	12%				96,600	
	Total Site Work			-		998,200	
	20% Soft Cost					199,640	
	Escalation (6% per year)					324,003	
	Total Site Work Project Cost with Escalation					1,521,843	
GRAND TOTAL						23,268,999	

1.2 OCEANA HIGH SCHOOL PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improments to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK COMPLETED UNDER MEASURE N

Program Information						Costs		
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Total sf	Construction Cost	Priority Code	
A. MODERNIZATION								
	<i>POOL BUILDING (Original DSA Approval in 1976)</i>							
1	Replace Pool building's metal roof	1			-	-	C	
2	Replace gutters/downspouts (560 lf gutter + 14 26'ds)	1			-	-	C	
3	Paint exterior walls (12000 sf)	1			-	-	C	
4	Exterior Door Replacement (4 pairs)	1			-	-	C	
5	Renovate Pool equipment and system	1			-	-	C	
6	Resurface Pool	1			-	-	C	
7	Renovate Pool lobby/office	1	-		-	-	C	
8	Renovate Women and Men Locker Rooms, ground floor	1	-		-	-	C	
9	Renovate Women and Men Restrooms, Mezzanine	1	-		-	-	C	
10	Add wheelchair lift to Mezzanine level	1			-	-	C	
11	Repair / replace HVAC system	1	-		-	-	C	
12	Pool lighting and electrical device upgrade	1			-	-	C	
13	Structural - Add out-of-plane anchors at roof	1			-	-	C	
14	Structural - Replace interior stairs to mezzanine	1			-	-	C	

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
15	Structural - Repair cracks at east precast wall panel	1		-		-	C
16	Structural - Repair cracks at door opening at west wall	1		-		-	C
17	Structural - Repair spalling concrete at east, south, west precast concrete walls and columns	1		-		-	C

B. NEW CONSTRUCTION

18	None			-			
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C. SITE WORK

19	New All-weather Track & Field	1		-		-	C
20	New Bleachers (1500 seats)	1		-		-	C
21	New Restrooms/Concession	1		-		-	C
22	New football field lighting	1		-		-	M
23	Resurface Tennis Courts	1		-		-	C
24	Replace chain link fence around tennis courts (940 lf)	1		-		-	C

MASTERPLAN WORK NOT YET COMPLETED

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code

D. MODERNIZATION

<i>ACADEMIC BUILDING (Original DSA Approval in 1960; Addition in 1966; Modernization 1999)</i>							
1	Exterior door replacement (62 single; 20 pairs)	1		-		280,000	5
2	Repair / replace leaky windows	1		-		40,000	2
3	Replace student lockers (275 3-tier lockers)	1		-		224,000	2
4	Combine rooms 302 & 303 to create 1 additional Science Lab	1	2,100	2,100	280	588,000	3
5	Reconfigure Room 203 to accommodate lecture at science lab counters	1	1,170	1,170	180	210,600	3

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Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
6	Make fume hood operational in 304	1		-		5,000	2
7	Replace all faucets in Science Rooms (18)	1		-		10,000	2
8	Convert Room 205 into Computer	1	1,160	1,160	180	208,800	3
9	Add AC in Computer rooms 111, 307, 401	1		-		30,000	2
10	Convert Nutrition lab into Cooking lab (Replace asbestos flooring, paint, casework, stove/equipment, hoods, sinks)	1	1,100	1,100	220	242,000	3
11	Add ventilation at Kiln room	1		-		10,000	2
12	Renovate Kitchen (Replace asbestos flooring; replace 7 single and 1 pair doors; wall tiles; paint ceiling; lighting; new walk-in refrigerator/freezer; new hoods; fire suppression; cooking equipment; 1	1	2,480	2,480	250	620,000	1
13	New ceiling at Cafeteria	1	6,930	6,930	6	41,580	4
14	Renovate Restrooms at Cafeteria	1		130	220	28,600	1
15	Cafeteria and Kitchen lighting upgrade			-		35,000	2
16	Add enclosed control booth at Theatre	1		-		75,000	4
17	Move light switch at Theatre to next to entrance doors	1		-		3,000	2
18	Replace interior door at Admin 002B	1		-		1,800	2
19	Repair gutters at walkway to Gym	1		-		2,000	2
20	OA Improvement at Cafeteria and 1/4 of classrooms	1	21,260	21,260	6	127,560	2
GYM BUILDING (Original DSA Approval in 1960; Partial Modernization in 1966 and 2000)							
21	Renovate Snack Bar (casework, electrical outlets, lights, counter	1	133	133	220	29,260	4
22	Exterior Door Replacement (6 single; 2 pairs; 3 single)	1		-		17,200	2
23	Exterior Door Replacement (18 pairs replaced last modernization)	1		-		63,000	4
24	Remove storefronts at 2 courtyards; install guardrails.	1		-		3,000	2
25	Replace Gym bleachers	1		-		150,000	2
26	Replace lights in Gym & Wrestling rms; Add lights in tunnels to pool	1		-		35,000	2
27	Connect Gym HVAC to EMS	1		-		10,000	2
28	Add wheelchair lift between Gym and Wrestling room	1		-		100,000	1
29	Refinish floor in Wrestling room; paint walls & ceiling	1	2,400	2,400	6.00	14,400	2
30	Weight room renovation (reseal floor; paint, acoustical ceiling, lights)	1	2,550	2,550	150	382,500	4

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31	Band room renovation (Replace asbestos floor tiles; new acoustical ceiling, remove lockers, add acoustical treatment, paint walls; 4 interior	1	2,230	2,230	180	401,400	4
	Replace lights in Boys and Girls Locker Rooms.	1	3,170	3,170	6	19,020	2
32	Resurface Locker rooms (2) at shower entrance for non-skid and ADA access to shower; also retain water within shower area	1		-		10,000	2
33	Team room renovation (142 sf restrooms; 448 sf shower; non-slip floor, benches, lockers, paint, lighting; HVAC)	1	2,900	2,900	180	522,000	2
34	Demo old boilers	1		-		50,000	2
35	Repair spalling concrete and exposed rebar at exterior stairs and landings at northeast and northwest corners	1		-		3,450	1
	GENERAL						
36	Asbestos Abatement Allowance (partial gym, pool buildings and	1		-		90,000	2
37	Upgrade EMS to allow IP internet communication / Upgrade to network connection from modem	1		-		20,000	2
38	Connect lighting to EMS	1		-		20,000	2
39	Add PA at Exterior areas	1		-		15,000	2
40	Surveillance / Alarm System	1		-		25,000	5
41	Replace remaining electrical feeders to distribution panels and panel boards; Replace remaining panel boards and other electrical upgrades	1		-		200,000	2
42	Allowance for wireless data networking system at selective areas	1		-		30,000	3
	Design Contingency	12%				599,180	
	Change Order Contingency	12%				599,180	
	Total Modernization			49,713		6,191,531	
	20% Soft Cost					1,238,306	
	Escalation (6% per year)					2,009,690	
	Total Modernization Project Cost with Escalation					9,439,527	

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E. NEW CONSTRUCTION							
43	None			-			
	Design Contingency	12%				-	
	Change Order Contingency	7%				-	
Total New Construction				-		-	
F. SITE WORK							
44	Site utilities (Replace transite domestic water, irrigation, fire water, gas,	1		-		500,000	2
45	Storm water management allowance	1		-		50,000	2
46	Provide ADA access from Main Campus to Gym	1		-		1,000,000	1
47	Add stairs from Tennis courts to Oceana Blvd. (70 lf)	1		-		75,000	5
48	New Field Irrigation System at Baseball/Softball Fields	1	220,000	220,000	1.50	330,000	2
49	New Turf Field at Baseball/Softball Fields	1	220,000	220,000	2.00	440,000	2
50	Resurface Basketball Courts	1	12,700	12,700	8.00	101,600	2
51	Replace Existing Gardener's Shed	1	480	480	120.00	57,600	2
52	Repair 2 set of stairs from upper to mid level	1		-		50,000	1
53	New Front Entrance/Canopy	1		-		250,000	5
54	New Security fences and gates (10 lf)	1		-		3,000	5
55	New Trash Enclosure	1		-		15,000	5
56	New Utility Enclosure	1		-		10,000	5
57	New Monument Sign	1		-		10,000	5
58	New Electronic Marquee	1		-		50,000	5
59	Exterior lighting allowance	1		-		250,000	2
	Design Contingency	12%				383,064	
	Change Order Contingency	12%				383,064	
Total Site Work				-		3,958,328	
20% Soft Cost						791,666	
Escalation (6% per year)						1,284,822	
Total Site Work Project Cost with Escalation						6,034,815	
TOTAL						15,474,343	

1.3 TERRA NOVA HIGH SCHOOL PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improments to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK COMPLETED UNDER MEASURE N

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Total sf	Construction Cost	Priority Code
A. MODERNIZATION							
<i>Building C (Original DSA Approval in 1960)</i>							
1	Exterior door replacement (4 pairs & 5 singles)	1			-	-	C
2	Modernize Arts/Kiln/Ceramics (floor, paint walls, acoustical ceiling, casework with sinks, 2 interior doors/hardware, lights, HVAC)	1	0	220.00	-	-	C
3	Ventilation at Kiln room	1			-	-	C
4	Demo old boilers / convert to storage	1	-		-	-	C
5	Structural - Modify connections at concrete double T's at roof	1			-	-	C
<i>Building H (Original DSA Approval in 1960; Additions in 1966; Partial Modernization in 1998)</i>							
6	Replace storefront at Weight Room	1	-		-	-	C
7	Modernize Kitchen (new ceiling, 8 doors/hardware, 1 counter roll-up door, wall tiles, lights, hood, fire suppression, walk-in refrigerator / freezer equipment, add observation window from office)	1	-		-	-	C
8	Add theatrical lighting at Stage	1			-	-	C
51	Remove wall to enlarge Weight room	1			-	-	C

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
52	Modernize Weight Room (floor, paint walls, new gyp ceiling w/ insulation, lights, modify existing HVAC)	1	-	-		-	C
53	Modernize Wood Shop (floor, paint walls, new gyp ceiling with insulation, lights, replace dust collector, 2 single & 1 pair interior doors/hardware, mezzanine level, add outdoor air intake or economizers)	1		-		-	C
54	Modernize Classroom (VCT floor, paint walls, acoustical ceiling, lights, 3 interior doors/hardware)	1	-	-		-	C
55	Structural - Modify connections at concrete double T's at roof	1		-		-	C
<i>Building J (Original DSA Approval in 1967)</i>							
56	Exterior door replacement (4 pairs)	1		-		-	C
57	Modernize Music / Drama (remove asbestos floor tiles, new floor, paint walls, acoustical treatment, gyp with acoustical tile ceiling, insulation, lights, HVAC)	1		-		-	C
58	Re-roof	1		-		-	C
59	Structural - Add out-of-plane anchors at roof	1		-		-	C
<i>Building K (Original DSA Approval date unknown; Modernization in 1998)</i>							
60	Add exhaust in IDF room	1		-		-	C
61	Exterior door replacement (2 pairs & 2 singles)	1		-		-	C
<i>Building L (Original DSA Approval in 1960)</i>							
62	Exterior door replacement (3 singles)	1		-		-	C
63	Modernize Auto Shop (seal floor, paint walls, gyp ceiling, lights,	1		-		-	C
64	Structural - Modify connections at concrete double T's at roof	1		-		-	C
65	Structural - Add lateral bracing at Storage mezzanine at south-west	1		-		-	C
<i>Portables (Original DSA Approval in 2003)</i>							
66	Connect Portable and Bldg J to EMS	1		-		-	M
67	Convert 2 Classrooms to Science Labs	1	-	-		-	M
68	Modernize 2 Science Classrooms	1	-	-		-	M

Program Information					Costs		
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
B. NEW CONSTRUCTION							
	<i>New spaces to replace portables:</i>						
65	Regular classrooms	7	-	-		-	C
	<i>New spaces to meet program needs:</i>						
66	Science labs (including prep spaces)	6	-	-		-	C
67	Regular classrooms	2	-	-		-	C
68	Snack bar	1	-	-		-	C
69	Student restrooms	1	-	-		-	C
70	Faculty restrooms	1	-	-		-	C
71	Storage/Mech/Elec/Custodian	1	-	-		-	C
72	Stairs	3	-	-		-	C
73	Elevator	1	-	-		-	C
74	Exterior covered walkways	1	-	-		-	C
75	New 450-seat theater	1	-	-		-	C

C. SITE WORK

76	Remove Portables	7		-		-	C
77	Relocate Portables for interim housing	7				-	C
78	New all-weather track & field	1		-		-	C
79	New bleachers at football field (2500 seats)	1		-		-	C
80	New field restrooms / concessions	1		-		-	C
81	New ticketing booth	1		-		-	C
82	New football field lighting or New poles/relocate lighting	1		-		-	C
83	Relocate gardener shed to near baseball field	1		-		-	C
84	New parking at middle field	1		-		-	C
85	New student courtyard	1		-		-	C
85	Retaining wall allowance (at new theatre/classrooms)	1		-		-	C

Program Information					Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Construction Cost	Priority Code

MASTERPLAN WORK NOT YET COMPLETED

D. MODERNIZATION

Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Construction Cost	Priority Code	
Building A (Original DSA Approval in 1960; Additions in 1966; Modernization 1998)							
1	Re-roof (last re-roofed 1990)	1		-	298,000	2	
2	Replace/repair Front Entrance storefront doors	1		-	36,000	2	
3	Exterior door replacement (6 pairs & 5 singles)	1		-	45,120	5	
4	Additional downspout at bridge at 2nd and 3rd levels	1		-	5,000	2	
5	Relocate lockers to reduce congestion in narrow hallways	1		-	5,000	1	
6	Add permanent wall to replace movable partition for better acoustics	1		-	10,000	3	
7	Structural - Patch notch at column at south entry	1		-	800	2	
8	Structural - Repair crack on 3rd level between A and bridge	1		-	3,200	2	
9	Structural - Add 40' concrete shear wall on south side at 1st level	1		-	44,800	1	
10	Structural - Add 40' concrete shear wall on north side at 2nd level	1		-	29,600	1	
11	Structural - Add 15' concrete shear wall on south side at 2nd level	1		-	12,000	1	
12	Structural - Add 25' concrete shear wall on north side at 3rd level	1		-	17,600	1	
13	Structural - Add 10' concrete shear wall on south side at 3rd level	1		-	7,200	1	
14	Structural - Add out-of-plane anchors at roof	1		-	32,000	1	
15	Structural - Provide slip joint at bridge to Building A or B	1		-	280,000	1	
16	Precast concrete arches - Provide additional connections to walkway roof; infill arches	1		-	280,000	1	
Building B (Original DSA Approval in 1960; Additions in 1966; Modernization in 1998)							
17	Convert 6 Science Labs to 4 Classrooms + 1 Computer Lab + 1 flex Classroom	1	6400	6,400	220.00	1,408,000	3
18	Re-roof (last re-roofed 1990)	1		-	298,080	2	
19	Exterior door replacement (4 pairs & 6 singles)	1		-	37,760	5	
20	Add ramp at east end of Building B for ADA access (20 ft)	1		-	25,000	1	

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
21	Relocate lockers to reduce congestion in narrow hallways	1		-		5,000	1
22	Add permanent wall to replace movable partition for better acoustics	1		-		10,000	3
23	Find leak at 2nd floor floor slab into Library book storage; Repair slab and seal	1		-		25,000	2
24	Add AC in MDF room in Library	1		-		15,000	2
25	Structural - Add 40' concrete shear wall on south side at 1st level	1		-		44,800	1
26	Structural - Add 40' concrete shear wall on north side at 2nd level	1		-		29,600	1
27	Structural - Add 15' concrete shear wall on south side at 2nd level	1		-		12,000	1
28	Structural - Add 25' concrete shear wall on north side at 3rd level	1		-		17,600	1
29	Structural - Add 10' concrete shear wall on south side at 3rd level	1		-		7,200	1
30	Structural - Add out-of-plane anchors at roof	1		-		32,000	1
<i>Building D (Original DSA Approval in 1960; Additions in 1966; Modernization in 1998)</i>							
31	Exterior door replacement (3 pairs & 3 singles)	1		-		24,000	5
32	Structural - Patch L-shaped cut in north CMU wall	1		-		3,200	2
33	Structural - Modify connections at concrete double T's at roof	1		-		220,000	1
34	Structural - Provide slip joint at bridge connecting C and D	1		-		120,000	1
<i>Building E (Original DSA Approval in 1966)</i>							
35	Exterior door replacement (2 pairs)	1		-		10,240	2
36	Modernize Restrooms @ Wrestling	1	300	300	280.00	84,000	2
37	Modernize Wrestling room (Paint walls, wall pads, acoustical ceiling, 5 single & 1 pair interior doors/hardware, lights, HVAC)	1	3,200	3,200	220.00	704,000	2
38	Replace Wrestling room flooring	1	3,200	3,200	30.00	96,000	2
39	Structural - Add 10' concrete shear wall on west side	1		-		11,200	1
40	Structural/Civil - Repair underground leak in Wrestling Room	1		-		160,000	2
41	Structural - Modify connections at concrete double T's at roof	1		-		208,000	1
<i>Building F (Original DSA Approval in 1960; Additions in 1966; Modernization in 1998)</i>							
42	Exterior door replacement (2 pairs & 5 singles)	1		-		24,640	5

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
43	Renovate Pool Equipment and System (Minimal Renovation)	1		-		924,658	2
44	Structural - Modify connections at concrete double T's at roof	1		-		228,000	1
Building G (Original DSA Approval in 1960)							
45	Replace Gym bleachers	1		-		150,000	2
46	Modernize Gym (HVAC, lights,	1	9,900	9,900	220.00	2,178,000	2
47	Structural - Provide seismic joint at covered walkway between C, D, F, &	1		-		240,000	1
48	Structural - Modify connections at concrete double T's at roof	1		-		400,000	1
Building H (Original DSA Approval in 1960; Additions in 1966; Partial Modernization in 1998)							
49	Exterior door replacement (7 pairs & 11 singles)	1		-		67,520	5
50	Replace storefront at Weight Room	1	-	-		-	C
51	Modernize Kitchen (new ceiling, 8 doors/hardware, 1 counter roll-up door, wall tiles, lights, hood, fire suppression, walk-in refrigerator / freezer equipment, add observation window from office)	1	-	-		-	C
52	New floor at Stage (wood or VCT) and sand and varnish stage skirt	1	1740	1,740	15.00	26,100	2
Building K (Original DSA Approval date unknown; Modernization in 1998)							
53	Reroof	1		-		193,200	2
General							
54	Asbestos Abatement Allowance (all areas not modernized)	1		-		300,000	2
55	Replace roof at Bldgs C, D, E, F, G, H and L due to roof diaphragm upgrade	1		-		900,000	1
56	Ventilation in (2) IDF/elec rooms	1		-		15,000	2
57	Upgrade EMS to allow IP internet communication / Upgrade to network connection from modem	1		-		15,000	2
58	PA at Gym and Cafeteria	1		-		15,000	2
59	Connect lighting to EMS	1		-		15,000	2
60	Surveillance / Intrusion alarm system	1		-		25,000	5
61	Replace remaining electrical feeders to distribution panels and panel boards; Replace remaining panel boards and other electrical upgrades	1		-		60,000	2
	Design Contingency	12%				1,258,934	
	Change Order Contingency	12%				1,258,934	
Total Modernization				24,740		13,008,986	
20% Soft Cost						2,601,797	

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
	Escalation (6% per year)					4,222,548	
Total Modernization Project Cost with Escalation						19,833,330	

E. NEW CONSTRUCTION

62	None				-		
	Design Contingency	12%				-	
	Change Order Contingency	7%				-	
Total New Construction						-	

F. SITE WORK

63	Site utilities (Replace transite domestic water, irrigation, fire water, gas,	1			-	250,000	2
64	Storm water management allowance	1			-	50,000	2
65	New field irrigation (base/soft balls)	1	380,000	380,000	1.50	570,000	2
66	New turf play field (base/soft balls)	1	380,000	380,000	2.00	760,000	2
67	Special grading/drainage allowance at football and baseball fields	1			-	300,000	2
68	New bleachers at baseball field	1			-	500,000	2
69	New field irrigation (upper practice)	1	225,000	225,000	1.50	337,500	5
70	New turf play field (upper practice)	1	225,000	225,000	2.00	450,000	5
71	Resurface tennis courts	1	62,000	62,000	4.50	279,000	2
72	Resurface basketball courts and provide proper drain slope to existing catch basins	1	50,000	50,000	4.50	225,000	2
73	New front entrance canopy	1			-	250,000	5
74	Repair underground leakage (bldg E)	1			-	100,000	2
75	New Security fences and gates (250 lf)	1			-	42,000	5
76	New Trash Enclosure	1			-	15,000	5
77	New Utility Enclosure	1			-	10,000	5
78	New Monument Sign	1			-	10,000	5
79	New Electronic Marquee	1			-	50,000	5
80	Exterior lighting	1			-	120,000	2
81	General landscaping allowance	1			-	250,000	5
	Design Contingency	12%				548,220	
	Change Order Contingency	12%				548,220	
Total Site Work						5,664,940	
20% Soft Cost						1,132,988	
Escalation (6% per year)						1,838,766	
Total Site Work Cost with Escalation						8,636,694	
GRAND TOTAL						28,470,024	

1.4 WESTMOOR HIGH SCHOOL PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improments to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK COMPLETED UNDER MEASURE N

Program Information					Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Construction Cost	Priority Code

A. MODERNIZATION

<i>Zone A (Original DSA Approval in 1955; Modernization in 1999)</i>						
1	Repair HVAC system - Improve classroom ventilation	1		-	-	C
<i>Zone B (Original DSA Approval in 1955; Modernization in 1999)</i>						
2	Repair HVAC system - Improve classroom ventilation	1		-	-	C
<i>Zone C & D (Original DSA Approval in 1955; Modernization in 1999)</i>						
3	Repair HVAC system - Improve classroom ventilation	1		-	-	C
<i>Zone E (Original DSA Approval 1955; Modernization in 1999)</i>						
4	Repair HVAC system - Improve classroom ventilation	1		-	-	C
<i>Zone F (Original DSA Approval in 1955; Partial Modernization in 1999)</i>						
5	Repair HVAC system - Improve classroom ventilation	1		-	-	C
<i>Zone G (Original DSA Approval in 1955; Modernization in 1999)</i>						

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
6	Repair HVAC system - Improve classroom ventilation	1		-		-	C
7	Modify Bldg G HVAC system to reduce noise	1		-		-	C
<i>Zone H (Original DSA Approval in 1955; Modernization in 1999)</i>							
8	Remove non-functional boilers; convert room into Storage	1		-		-	C
<i>Zone K (Original DSA Approval in 1955; Partial Modernization in 1999)</i>							
9	Exterior door replacement (7 pairs & 1 single)	1		-		-	C
10	Renovation at Kitchen & Snack Bar (quarry floor tiles, wall tiles, paint ceiling, new cabinetry, hood, fire suppression, door & hardware-9 singles & 3 pairs interior, walk-in refrigerator & freezer equipment)	1	-	-		-	C
11	Improve Cafeteria acoustics	1		-		-	C
12	Finish seismic modernization	1		-		-	C
13	Repair HVAC system - Improve cafeteria ventilation	1		-		-	C
<i>Zone M (Original DSA Approval in 1999)</i>							
14	Repair HVAC system - Improve classroom ventilation	1		-		-	C

B. NEW CONSTRUCTION

<i>New spaces to replace existing</i>							
15	Pool building (105' x 85', without lockers)	1	-	-		-	C
16	Pool equipment room	1	-	-		-	C
17	6 Lanes (45') by 25 yard pool & equipment	1	-	-		-	C
18	30 meter by 25 yard pool (This estimate is not included in the total construction cost)	1		-		-	
19	City Pool Building Expansion	1		-		-	C
20	Exterior covered walkways	1	-	-		-	C
21	Regular classrooms	7	-	-		-	C

C. SITE WORK

1	Demolish Pool Building	1		-		-	C
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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
2	New all-weather track & field	1				-	C
3	New bleachers at football field (1000 seats visitor side)	1				-	C
4	New field restrooms / concessions	1		-		-	C
5	New football field lighting	1		-		-	C
6	New pool building parking	1		-		-	C
7	New driveway curb cut	1		-		-	C
8	Relocate basketball courts	1		-		-	C

MASTERPLAN WORK NOT YET COMPLETED

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code

D. MODERNIZATION

<i>Zone A (Original DSA Approval in 1955; Modernization in 1999)</i>							
1	Exterior door replacement (4 pairs)	1		-		20,480	5
2	Paint MDO panels	1				3,000	2
3	Replace flooring at Health Office	1	185	185	6.00	1,110	4
<i>Zone B (Original DSA Approval in 1955; Modernization in 1999)</i>							
4	Exterior door replacement (5 pairs)	1		-		25,600	5
<i>Zone C & D (Original DSA Approval in 1955; Modernization in 1999)</i>							
5	Exterior door replacement (7 pairs)	1		-		35,840	5
6	Convert Existing Library to Science & Computer Lab	1	4800	4,800	280.00	1,344,000	3
7	Convert Existing Classrooms to Science	1	3000	3,000	280.00	840,000	3
8	Redo flooring in Restroom C19 to drain properly or add floor drain	1	440	440	12.00	5,280	2
<i>Zone E (Original DSA Approval 1955; Modernization in 1999)</i>							
9	Paint MDO panels	1		-		5,000	2
10	Convert Existing Classrooms to Faculty Work Room	1	1500	1,500	150.00	225,000	3
<i>Zone F (Original DSA Approval in 1955; Partial Modernization in 1999)</i>							
11	Exterior door replacement (4 pairs)	1		-		20,480	5

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
12	Wood Shop (Seal floor; replace dust collector system; rebalance duct system; spray booth ventilation and fire damper)	1	3,400	3,400	220.00	748,000	2
13	Replace roll-up doors at Auto Shop	1		-		9,600	2
14	Replace Auto Shop lighting	1		-		35,000	2
15	Replace roof at Auto Shop	1		-		165,600	2
16	Repair cracks at underside of concrete barrel roof in Tech Lab	1		-		3,200	1
17	Structural - Repair cracks in CMU	1		-		3,000	1
18	Repair HVAC system - Improve classroom ventilation	1		-		-	C
Zone G (Original DSA Approval in 1955; Modernization in 1999)							
19	Exterior door replacement (4 pairs & 2 singles)	1		-		26,240	5
20	New cabinetry in Art and Ceramics Rooms	1		-		75,000	4
21	Create sound/control room in Theater	1		-		150,000	4
22	Create new delivery door in Theater	1		-		25,000	4
Zone H (Original DSA Approval in 1955; Modernization in 1999)							
23	Exterior door replacement (2 pairs & 2 singles)	1		-		16,000	5
24	Non-skid floor at Team Rooms	1	2,060	2,060	6.00	12,360	4
25	Resurface Locker Rooms (2) at shower entrance for non-skid and ADA access to shower; also retain water within shower area	1		-		15,000	2
Zone J (Original DSA Approval 1955; Partial Modernization in 1999)							
26	Exterior door replacement (6 pairs)	1		-		30,720	5
27	Replace Gym bleachers	1		-		200,000	2
28	Improve Boys Gym and Girls Gym acoustics	1		-		50,000	4
29	Resurface wood floors at Girls' Gym and Exercise rooms	1	10,050	10,050	6.00	60,300	2
Zone K (Original DSA Approval in 1955; Partial Modernization in 1999)							
30	Add Permanent Wall between Rooms 810 and 811 to replace Movable Partition	1		-		10,000	3
Zone M (Original DSA Approval in 1999)							
31	Re-lath and refinish exterior stucco columns	1		-		6,000	5
General							
32	Asbestos Abatement Allowance (boilers and swimming pool)	1		-		100,000	2

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Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
33	Remove (3) hose bib cabinets and frame/patch walls	1		-		7,500	2
34	Repair/replace and paint fascia trims throughout campus.	1		-		125,000	5
35	Upgrade EMS to allow IP internet communication / Upgrade to network connection from modem	1		-		15,000	2
36	Repair corroded PA speakers; PA in Wood shop, Cafeteria	1		-		25,000	2
37	Surveillance / Alarm system	1		-		50,000	5
38	Connect Lighting to EMS	1		-		15,000	2
39	Replace remaining electrical feeders to distribution panels and panel boards; Replace remaining panel boards and other electrical upgrades	1		-		50,000	2
40	Allowance for wireless data networking system at selective areas	1		-		15,000	3
	Design Contingency	12%				548,317	
	Change Order Contingency	12%				548,317	
Total Modernization				25,435		5,665,944	
20% Soft Cost						1,133,189	
Escalation (6% per year)						1,839,092	
Total Modernization Project Cost with Escalation						8,638,225	

E. NEW CONSTRUCTION

	<i>New spaces to meet program needs</i>						
41	Drama classroom	1	2,000	2,000	350.00	700,000	3
42	Art classrooms (including storage)	2	1,200	2,400	350.00	840,000	3
43	Language lab	1	960	960	350.00	336,000	3
44	Regular classrooms	7	960	6,720	350.00	2,352,000	3
45	Library	1	8,000	8,000	370.00	2,960,000	3
46	Snack bar	1	620	620	380.00	235,600	3
47	Student restrooms	1	860	860	430.00	369,800	3
48	Faculty restrooms	1	64	64	430.00	27,520	3
49	Storage/Mech/Elec/Custodian	1	480	480	275.00	132,000	3
50	Stairs	3	350	1,050	300.00	315,000	3
51	Elevator	1				200,000	3
52	Interior hallways	1	2,000	2,000	300.00	600,000	3
53	Exterior covered walkways	1	5,000	5,000	180.00	900,000	3
	Design Contingency	12%				1,196,150	
	Change Order Contingency	7%				697,754	
Total New Construction				30,154		11,861,825	
20% Soft Cost						2,372,365	

FACILITIES MASTER PLAN - 2014 UPDATE
 Jefferson Union High School District

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
	Escalation (6% per year)					3,850,194	
Total New Construction Project Cost with Escalation						18,084,384	

F. SITE WORK

54	Site utilities (Replace transite domestic water, irrigation, fire water, gas, sewer, storm)	1		-		250,000	2
55	Storm water management allowance	1		-		100,000	2
56	Remove portables	6	960	5,760	5.00	28,800	2
57	New field irrigation system-baseball	1	431,000	431,000	1.20	517,200	2
58	New turf play field-baseball	1	431,000	431,000	2.00	862,000	2
59	New field irrigation system-shotput playfield	1	1,070	1,070	1.20	1,284	2
60	New turf play field-shotput playfield	1	1,070	1,070	2.00	2,140	2
61	New field irrigation system-soccer	1	128,000	128,000	1.20	153,600	2
62	New turf play field-soccer	1	128,000	128,000	2.00	256,000	2
63	New bleachers at soccer and baseball field (1000 seats)	1		-		380,000	2
64	New irrigation system - sloped banks	1	481,075	481,075	1.20	577,290	2
65	New turf field - sloped banks	1	481,075	481,075	2.00	962,150	2
66	New lower courtyard	1	32,000	32,000	20.00	640,000	3
67	Renovate upper courtyard	1	25,000	25,000	20.00	500,000	4
68	Ramp and steps between courtyards	1		-		75,000	3
69	Covered lunch structures	1	5,000	5,000	48.00	240,000	4
70	New front entrance	1		-		500,000	5
71	New north parking	1	25,000	25,000	15.00	375,000	3
72	New staff parking/service driveway	1	27,000	27,000	15.00	405,000	4
73	New Security wrought iron fences and gates (110 lf)	1		-		16,500	5
74	New Trash Enclosure	1		-		15,000	5
75	New Utility Enclosure	1		-		10,000	5
76	New Monument Sign	1		-		7,500	5
77	New electronic marquee	1		-		50,000	5
78	Exterior lighting	1		-		50,000	2
79	General landscaping allowance	1		-		250,000	5
	Design Contingency	12%				866,936	
	Change Order Contingency	12%				866,936	
Total Site Work						8,958,335	
20% Soft Cost						1,791,667	
Escalation (6% per year)						2,907,759	
Total Site Work Project Cost with Escalation						13,657,762	
GRAND TOTAL						40,380,371	

1.5 THORNTON HIGH SCHOOL PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improvements to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK NOT YET COMPLETED

Program Information						Cost	
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Total sf	Construction Cost	Priority Code
A. MODERNIZATION							
1	Modernize CEEP building (floor, paint, ceiling, casework, sink, replace doors, exterior painting)	1	1,400	220	1,400	308,000	2
2	Add 2-3 domestic washer and dryer hookups outside of building.	1			-	10,000	4
3	Add outdoor drinking fountain at CEEP	1				8,000	4
4	Repair HVAC system for CEEP rooftop unit	1			-	15,000	2
5	Repair classroom security system	1			-	20,000	2
6	Upgrade EMS to allow IP internet communication / Upgrade to network connection from modem	1			-	20,000	2
7	Repair exterior lighting	1			-	15,000	2
8	Surveillance system	1			-	15,000	5
	Design Contingency	12%				49,320	
	Change Order Contingency	12%				49,320	
	Total Modernization				1,400	509,640	
	20% Soft Cost					101,928	
	Escalation (6% per year)					165,423	
	Total Modernization Project Cost with Escalation					776,991	

Program Information						Cost	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
B. NEW CONSTRUCTION							
9	Add Restroom accessible from outside for CEEP	1	90	90	500	45,000	5
	Design Contingency	12%				5,400	
	Change Order Contingency	7%				3,150	
	Total New Construction			2,800		53,550	
	20% Soft Cost					10,710	
	Escalation (6% per year)					17,382	
	Total New Construction Project Cost with Escalation					81,642	
C. SITE WORK							
10	Add covered lunch structure	1		-		100,000	4
11	Replace perimeter fencing with wrought iron fencing and gates (1030	1		-		154,500	5
12	Remove basketball backstops	1		-		500	4
13	Add bike rack	1		-		1,000	5
14	Site utilities	1		-		10,000	2
	Design Contingency	12%				31,920	
	Change Order Contingency	12%				31,920	
	Total Site Work			-		329,840	
	20% Soft Cost					65,968	
	Escalation (6% per year)					107,062	
	Total Site Work Project Cost with Escalation					502,870	
	GRAND TOTAL					1,361,502	

1.6 TRANSPORTATION FACILITY PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improvements to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK COMPLETED UNDER MEASURE N

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
A. NEW CONSTRUCTION							
1	New Storage / Garage						

MASTERPLAN WORK NOT YET COMPLETED

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
B. MODERNIZATION							
1	Replace roofing	1		-		193,200	2
2	Paint exterior (precast concrete wall panel)	1		-		20,000	2
3	Modernize Garage (paint walls, seal floor, lights, HVAC)	1	3,000	3,000	150	450,000	2
4	Add hoist facility for buses	1		-		50,000	4

FACILITIES MASTER PLAN - 2014 UPDATE
 Jefferson Union High School District

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
5	Modernize (2) Offices, Break Room and Data Storage (roof insulation, acoustical ceiling system, paint walls, replace floor, door/hardware, HVAC, lighting)	1	1,878	1,878	180	338,040	2
6	Modernize Storage areas (paint walls, casework, lights)	1	972	972	100	97,200	2
7	Modernize Restrooms	1	465	465	280	130,200	1
8	Seismic upgrade allowance	1		-		50,000	1
9	Upgrade electrical distribution system	1		-		50,000	1
10	Surveillance system	1		-		10,000	5
	Design Contingency	12%				166,637	
	Change Order Contingency	12%				166,637	
Total Modernization Construction Cost				3,315		1,721,914	
20% Soft Cost						344,383	
Escalation (6% per year)						558,911	
Total Modernization Project Cost with Escalation						2,625,207	

C. NEW CONSTRUCTION

11	None			-			
	Design Contingency	12%				-	
	Change Order Contingency	7%				-	
Total New Construction				-		-	

D. SITE WORK

12	Site utilities (Replace transite domestic water, irrigation, fire water, gas, sewer, sewer from Gym)	1		-		50,000	2
13	Add covered structure for buses	1		-		75,000	4
14	Repave parking lot	1	33,150	33,150	15	497,250	1
15	Replace fences and gates	1		-		75,000	5
16	Exterior lighting	1		-		10,000	5
	Design Contingency	12%				84,870	
	Change Order Contingency	12%				84,870	
Total Site Work				33,150		876,990	
20% Soft Cost						175,398	
Escalation (6% per year)						284,660	
Total Site Work Project Cost with Escalation						1,337,048	

GRAND TOTAL						3,962,255	
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1.7 DISTRICT OFFICE & ADULT SCHOOL PROGRAM and COST STATEMENT

Assumptions:	
1	Cost figures are based on 2014 data
2	Assume this is a 8-year bond starting in January 2015 with mid-point of construction in January 2019.
3	Area figures are gross, including exterior and interior walls

Legend for Priority Code:	
A	Added Scope during implementation of Measure N
C	Completed under Measure N
M	Scope modified during implementation of Measure N; Scope is no longer applicable
1	Mandatory Improvements
2	Improvements to Maintain Facility Integrity
3	Improvements to Meet Basic Educational Program Needs
4	Improvements to Meet Enhanced Educational Program Needs
5	Improvements to Enhance Quality of School Campuses

MASTERPLAN WORK NOT YET COMPLETED

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Cost per sq foot	Total sf	Construction Cost	Priority Code

A. PARTIAL MODERNIZATION

<i>Main Building (Original DSA Approval in 1968, Partially Modernized in 1975)</i>							
1	Patch spalling concrete columns and panels	1		-		50,000	2
2	Replace storefront systems and doors	1		-		100,000	2
3	Modernize Adult School Classrooms (floor, paint walls, acoustical ceiling, whiteboard, cabinetry, lights)	1	6360	6,360	180.00	9,600	3
4	Modernize Adult School Office (floor, paint walls, acoustical ceiling, doors/hardware, cabinetry, lights)	1	2450	2,450	180.00	441,000	3
5	Modernize District Office (floor, paint walls, acoustical ceiling, doors/hardware, cabinetry, lights)	1	23850	23,850	180.00	4,293,000	3
6	Modernize Theatre	1	4310	4,310	220.00	948,200	3
7	Modernize Food Service	1	1760	1,760	280.00	492,800	1
8	Provide movable storage system at Food Service Warehouse	1					
9	Modernize all Restrooms	1	4000	4,000	280.00	1,120,000	1
10	Modernize Corridor (floor, paint)	1	24430	24,430	100.00	2,443,000	2
11	Upgrade HVAC system	1	82800	82,800	35.00	2,898,000	2
<i>Gym Building (Original DSA Approval in 1968, Partially Modernized in 1975)</i>							

FACILITIES MASTER PLAN - 2014 UPDATE

Jefferson Union High School District

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
12	Replace roofing	1		-		193,200	2
13	Upgrade HVAC system	1	24542	24,542	35.00	858,970	2
	<i>GED Portables (Original DSA Approval in 1971)</i>						
14	Replace GED Portables	4	960	3,840	120.00	460,800	2
	<i>ROP Portables (Original DSA Approval in 1975)</i>						
15	Replace ROP Portables	1	6390	6,390	120.00	766,800	2
	<i>General</i>						
16	Asbestos Abatement Allowance	1		-		300,000	2
17	Paint exterior of building	1		-		45,000	2
18	Seismic Upgrade Allowance	1		-		2,500,000	1
19	Upgrade EMS to allow IP internet communication / Upgrade to network connection from modem	1		-		15,000	2
20	Parking lot and exterior lighting	1		-		174,800	2
21	Replace Exit signs with LED type	1		-		32,200	2
22	Replace Fire Alarm system	1		-		97,750	2
23	Surveillance / alarm system	1		-		50,000	5
24	Connect Lighting to EMS	1		-		15,000	2
25	Modernization of Electrical Distribution System	1		-		920,000	2
26	Replace Emergency Generator and Transfer Switch	1		-		46,000	2
	Design Contingency	12%				2,312,534	
	Change Order Contingency	12%				2,312,534	
	Total Modernization			184,732		23,896,189	
	20% Soft Cost					4,779,238	
	Escalation (6% per year)					7,756,392	
	Total Modernization Project Cost with Escalation					36,431,819	

B. NEW CONSTRUCTION

27	None			-			
	Design Contingency	12%				-	
	Change Order Contingency	7%				-	
	Total New Construction			-		-	

C. SITE WORK

28	Site utilities (Replace transite domestic water, irrigation, fire water, gas, sewer, storm)	1		-		500,000	1
29	Storm water management allowance	1		-		-	2

DISTRICT OFFICE AND ADULT SCHOOL

Program and Cost Statement

FACILITIES MASTER PLAN - 2014 UPDATE

Jefferson Union High School District

Program Information						Costs	
Line No.	Department / Space	Quantity	Area (sf) per space	Total sf	Cost per sq foot	Construction Cost	Priority Code
30	Remove portables	4	960	3,840	5.00	19,200	2
31	Expand existing main parking lot	1	86,000	86,000	8.00	688,000	2
32	Repave existing parking lots, 3 total	1	232,000	232,000	5.00	1,160,000	2
33	New sidewalk	1	9,000	9,000	10.00	90,000	2
34	New field irrigation system - front entrance	1	10,500	10,500	0.90	9,450	4
35	New turf play field-baseball	1	10,500	10,500	1.20	12,600	4
36	New Trash Enclosure	1		-		15,000	4
37	New Utility Enclosure	1		-		10,000	4
	New monument sign	1		-		7,500	4
38	Exterior lighting	1		-		50,000	2
39	General landscaping allowance	1		-		150,000	4
	Design Contingency	12%				325,410	
	Change Order Contingency	12%				325,410	
	Total Site Work			-		3,362,570	
	20% Soft Cost					672,514	
	Escalation (6% per year)					1,091,446	
	Total Site Work Project Cost with Escalation					5,126,530	
GRAND TOTAL						41,558,349	

DISTRICT OFFICE AND ADULT SCHOOL

Program and Cost Statement