



Site Data

Date School Opened:	n/a
Standard Classrooms:	0
Modular Classrooms:	0
Portable Classrooms:	0
Classrooms Used for Other Programs:	0
Building Area:	n/a
Site Area:	.84 acres

Eagle Avenue - Background Information

The current site at 2472 Eagle Avenue is a vacant lot bound by a chain link fence. It is a corner lot at the intersection of Eagle and Walnut Avenues within a residential neighborhood. It appears to have been paved with asphalt concrete at one point but that paving has deteriorated and much of the site appears to be covered with gravel and small weeds.

Historically the district has used the site for portable buildings, as is reflected in the most current aerial photographs from Google. Island High School, the district's continuation high school, was located on the site until 2006. There are no above-ground utilities visible on site. The site appears to be fairly level and it is anticipated that grading will not be a major issue from an accessibility standpoint.



Eagle Avenue - Existing Conditions Summary

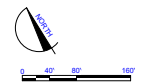
Facilities Assessment Needs

- Site utility tie in points (locations)
- Site utility capacity (existing)





2472 EAGLE AVENUE



Eagle Ave - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
N/A	FA	There appears to be multiple sewer lateral to the site; one at the nw corner of the site on Eagle and possibly two at the ne corner of the parcel at Everett. Utilize sewer lateral that best serves the site and abandon extra sewer connections at the main.	2	EA.	\$5,000	\$3,000	\$13,000
N/A	FA	No fire service serves the site. Provide new fire service connection for building sprinkler systems.	1	L.S.	\$15,000	\$4,500	\$19,500
N/A	FA	There does not appear to be a public storm drain system adjacent to the site. Site drainage will be required to drain through the curb to the public street. Remove and replace curb and sidewalk as necessary.	1	L.S.	\$5,000	\$1,500	\$6,500
N/A	FA	No buildings or exterior lighting. Provide new exterior lighting fixtures as required.	18,000	SF	\$10	\$54,000	\$234,000
Sub-Total							\$273,000
TOTAL COSTS							\$273,000