

# Encinal High School

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## SUMMARY OF SCHOOL CAMPUS

- **Address:** 210 Central Ave, Alameda, CA 94501
- **Principals - Phone No. :** Jonathan Osler; Tracy Allegrotto - (510) 748 4023
- **Year Built:** 1950 & 1991
- **Site Area:** 21.9 acres
- **Building Area:** 134,440 sf
- **8 Portables & 1 Modular:** 9,480 sf:

## FACILITY DESCRIPTION

Originally built in 1950 and 1953, this campus currently serves 1,100 students in 60 classrooms, Media Center/Library, Gymnasium/Locker Rooms, Multi-Use/Cafeteria/Kitchen, Band/Music Room, (2) vocational shops, Swim Center, and the Alameda Community Learning Center charter school. The campus site and buildings were extensively modernized in 1991, when Building 200 received interior reconfiguration, seismic upgrade, and utility upgrade. Wings 300 and 400 had south facing windows and HVAC units replaced and building 400W received extensive reconstruction and was renamed the Business Wing. New construction in 1991 added the Administration and Science Buildings, an accessible elevator tower, and the Library/ Media Center.

In 2001, bond funds provided further improvements campus wide including seismic upgrades, restroom upgrades, some new interior finishes, and site accessibility upgrades. In 2009, Measure "C" funds added Fire Alarm upgrades, HVAC repairs campus wide, and extensive building reconstruction of the Gymnasium, which included complete roofing replacement, exterior accessible ramps, interior painting, and girls' locker and staff restroom upgrades. In 2005 the Alameda Community Learning Center (ACLC) installed (5) portable classrooms.

## KEY ASSESSMENT ITEMS

- South Facing windows leak and at end of service life
- Roofing (except Gym) at end of service life
- Exterior doors, windows and finishes at end of service life

- Un-even settlement of exterior pavement areas and deterioration
- Toilet Room tile damage and FRP vandalism
- Lockers at end of service life
- Excessive moisture at slab on grade floors
- Cement plaster delamination and water damage at Elevator Tower
- Moisture damage at Media Center Conference Room/ Entry
- Sewer line leakage at plumbing wall of Business Wing
- Heating and plumbing fixtures at end of service life
- Fire area lacks coverage and requires added fire sprinklers
- Acoustic tile delaminating at Gym ceilings
- Tri-High portable buildings at end of service life
- Non-accessible sink and entry door at Ceramics classroom
- Non-compliant aluminum and concrete doorway ramps at Classrooms
- Non-compliant toilet room at Cafeteria Kitchen and Health code violations
- Corrosion and paint deterioration at exterior metal rails, light fixtures and fencing
- Inadequate parking area lighting levels
- Inefficient lighting and data systems

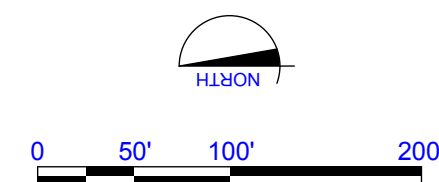




- CLASSROOM BUILDING
- ADMINISTRATION
- MULTI-PURPOSE / CAFETERIA BUILDING
- MODULAR BUILDING
- PORTABLE BUILDING
- COVERED WALKWAYS
- #C SEE ASSESSMENT SPREADSHEET FOR CIVIL KEYNOTES, TYP.

ENCINAL HS  
4/30/2012

## Alameda USD Facilities Assessment





**Encinal High School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity      Unit		COST / UNIT	TOTAL COST
1) Civil							\$1,694,530
A) Existing Site Conditions							
i) ACCESS							
	1 Existing Deficiency	ADA signage out of date.	1C				
	Recommended Remedy	Add "\$250 fine" signs at all locations.		2	EA	\$500.00	\$1,000
	2 Existing Deficiency	With the path of travel at the hend end of these stalls, the ADA stalls are three feet too short.	2C				
	Recommended Remedy	Remove AC dike along the frontage of the three stalls. Pave a 4 ft extension of the asphalt into the adjoining planting area, and reinstall an AC dike. Relocate the wheelstops, and refresh the striping. Relocate the ADA stall parking signs to behind the new AC dike. remove ADA parking lot entry sign currently located at these stalls.		200	SF	\$6.00	\$1,200
	3 Existing Deficiency	There is no accessible parking in this portion of the site.	3C				
	Recommended Remedy	Use a combination of grinding and overlay to create a single ADA stall with an adjoining 8 ft unloading zone at the northeast side of this area.		360	SF	\$6.00	\$2,160
	4 Existing Deficiency	The landings (concrete flatwork) at the bottom of the various main entry stairs are not level as required by code.	4C				
	Recommended Remedy	Making these compliant requires removal and replacement of concrete flatwork at the bottom of the stairs, out to the curb. It appears also necessary to remove curb and replace it with a higher curb, so that the new flatwork could be placed at 2% max cross slope.		400	sf	\$20.00	\$8,000

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
5	Existing Deficiency	The approach to these main doors far exceeds 2% slope.	5C				
	Recommended Remedy	Repair of this deficiency complicated by the steep walk slopes continuing down a from doors, to adjoining ramp leading to the parking lot. Removing the existing walk flatwork and repouring at 2% max adjoining the doors, will leave the new walk surface higher than the upper end of the ramp. This ramp appears to be about 30 ft long currently, but has a slope of only 5.2%. Any effort to lengthen the ramp will require complete removal of the existing ramp and railings; construct a new ramp at 8.33% max with an intermediate landing, and new railings, as required to successfully complete the transition to the lower walkway.		240	SF	\$35.00	\$8,400
6	Existing Deficiency	A total of 14 room entry doors in these two wings have 1" to 1 1/2" thresholds that transition from the finished floor to the adjoining covered walk with short concrete transitions. There are no level landings at the doors.	6C				
	Recommended Remedy	Remove an approximately 10'x10' area of existing flatwork at each door, and repour to form a level landing at the finished floor height, out 5 ft, then transitioning to adjoining flatwork at 5% max. Maintain 4 ft minimum clear between end of transition to covered walkwalk columns. If 4 ft min clear cannot be maintained at certain locations, provide transition parallel to building wall.		1,400	SF	\$16.00	\$22,400
7	Existing Deficiency	Cross slope along POT across circulation aisle exceeds 2%.	7C				
	Recommended Remedy	Remove 10 ft strip of pavement centered on cross walk, and repave to create 2% max cross slope in crosswalk. Transition to existing grades both directions.		280	SF	\$10.00	\$2,800
8	Existing Deficiency	Landing at bottom of stairs has 6% slope	8C				
	Recommended Remedy	Remove concrete landing and 5 ft of adjoining asphalt. Replace landing at 2% max slope. Repave to conform at 5% max slope.		100	SF	\$22.00	\$2,200

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
9	Existing Deficiency	Lower ramp has offset joints and 10.9% longitudinal slope.	9C				
	Recommended Remedy	Remove concrete on lower ramp, intermediate landing, and upper walk. Reconstruct lower ramp at 8.33% max slope, landing at 2% max, and convert upper walk to ramp with 8.33% max slope. Add handrails.		400	SF	\$22.00	\$8,800
10	Existing Deficiency	Threshold at double entry doors is 1" high, and landing slope exceeds 2%.	10C				
	Recommended Remedy	Remove approximately 15 ft of existing flatwork at door. Reconstruct with level landing and 5% max slope to conform.		90	SF	\$35.00	\$3,150
11	Existing Deficiency	Walk along building has 3.5% cross slope.	11C				
	Recommended Remedy	Remove walk, and reconstruct at 2% max cross slope.		1,200	SF	\$17.00	\$20,400
12	Existing Deficiency	Cross slope of walk along building has 3.2% cross slope.	12C				
	Recommended Remedy	Remove walk and reconstruct at 2% max cross slope.		800	SF	\$17.00	\$13,600
13	Existing Deficiency	The cross slope of this walk along the building is 4.4%	13C				
	Recommended Remedy	Remove walkway, and reconstruct at 2% max cross slope.		800	SF	\$17.00	\$13,600
14	Existing Deficiency	Approximately 3/4" thresholds at these (14) classrooms.	14C				
	Recommended Remedy	Remove approximately 10ft x 15 ft section of flatwork at each door, and reconstruct to create level landings at doors with transitions back to grade in both directions along building, and perpendicular to building.		2,100	SF	\$22.00	\$46,200
15	Existing Deficiency	No ADA access to these outdoor seating areas.	15C				
	Recommended Remedy	Add pedestrian ramps at each location.		600	SF	\$20.00	\$12,000
16	Existing Deficiency	Ramp to double doors has slope of 8.9%.	16C				
	Recommended Remedy	Remove ramp flatwork; reconstruct/lengthen for 8.33% max slope.		150	SF	\$20.00	\$3,000
17	Existing Deficiency	6% landings at these two doors.	17C				
	Recommended Remedy	Remove 6 ft band of concrete at and between doors along building. Replace with level landing at both doors, and transition down to existing grade at 5% max along building to center conform.		200	SF	\$20.00	\$4,000

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
18	Existing Deficiency	Landing at bottom of stairs not level.	18C				
	Recommended Remedy	Remove existing asphalt landing, and replace with 2% max landing for 5 ft, then transition at 5% max to match existing.		40	SF	\$35.00	\$1,400
19	Existing Deficiency	Pavement cross slopes in this plaza area generally exceed 2% in all directions	19C				
	Recommended Remedy	Possible solution would be to remove and replace outer 5 ft band of concrete walk to make a pathway with 2% max cross slope to access most areas in the plaza.		550	SF	\$22.00	\$12,100
20	Existing Deficiency	Slope on ramp to class room greatly exceeds 8.33%	20C				
	Recommended Remedy	Remove existing ramp, and replace with longer ramp and handrails.		150	SF	\$22.00	\$3,300
21	Existing Deficiency	Upper ramp at this location is 9.7%; lower ramp is 7.7%.	21C				
	Recommended Remedy	Remove ramp, and rebuild with 8.33% max slopes.		300	SF	\$17.00	\$5,100
22	Existing Deficiency	<b>Student/Staff Parking:</b> Pavement is deteriorating.	22C				
	Recommended Remedy	Fill cracks, seal coat, restripe.		28,000	SF	\$0.75	\$21,000
23	Existing Deficiency	<b>Visitor &amp; Gym Area Parking:</b> Pavement deteriorated.	23C				
	Recommended Remedy	Fill cracks, edge grind, pavement fabric, minimum 1.5" asphalt overlay, and restripe.		56,400	SF	\$4.80	\$270,720
24	Existing Deficiency	<b>Fire Lane:</b> Pavement failed.	24C				
	Recommended Remedy	Grind existing pavement structural section, and reuse at aggregate base. Repave with 3" minimum asphalt.		17,000	SF	\$5.60	\$95,200
25	Existing Deficiency	Most internal courtyards in main campus are exposed aggregate paving, and have numerous instances of vertically offset joints.	25C				
	Recommended Remedy	Grind to eliminate vertical offset joints where they occur.		2,000	SF	\$3.00	\$6,000

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
26	Existing Deficiency	There is no designated ADA student drop off at this campus.					
	Recommended Remedy	The parking lot layouts along the front of the campus do not lend themselves to the addition of an ADA drop off zone without the loss of at least 5 parking stalls. The most logical location would be the southeast end of the east parking lot, where the ADA stalls could be shifted to the west, and the ADA drop off could be added between there and the east end of the lot.		1	LS	\$4,500.00	\$4,500
ii) FIRE/LIFE SAFETY/HAZ MAT							
1	Existing Deficiency	No fire hydrants on south side of campus.	26C				
	Recommended Remedy	Install private fire service and two hydrants, one at southeast, and one at southwest ends of play courts.		2	EA	\$9,000.00	\$18,000
2	Existing Deficiency	The interconnected nature of the buildings will likely result in a large fire area, and correspondingly high required fire flows, which the surrounding hydrants may not be able to meet.					
	Recommended Remedy	Consider adding fire sprinklers to existing buildings to reduce required fire flow.		105,000	SF	\$9.40	\$987,000
iii) UTILITIES							
1	Existing Deficiency	This area appears to be a localized depression where water ponds, causing pavement to deteriorate.	27C				
	Recommended Remedy	Extend storm drain inlet to low area from nearby 18" storm drain main.		1	LS	\$3,500.00	\$3,500
2	Existing Deficiency	Courtyard Tree Wells: roots are heaving concrete paving	#58				
	Recommended Remedy	Prune trees and Install root barrier		17	EA	\$1,000.00	\$17,000
3	Existing Deficiency	Courtyard Paving: No site drainage inlets at courtyards between Wings	#61				
	Recommended Remedy	Add Site drainage; requires system survey for added tributary area increase	Allow	640	LF	\$120.00	\$76,800



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CATEGORY	DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit	COST / UNIT	TOTAL COST
<b>2) Architectural</b>					<b>\$5,345,070</b>
<b>A) EXTERIOR</b>					
<b>i) ACCESS</b>					
<b>1</b>	Existing Deficiency	<b>Parking Lots:</b> asphalt pavement deteriorated and cracking. <b>Playground:</b> asphalt cracking and deteriorating.	#1,2,3,4,7 & 8		
	Recommended Remedy	Included In CIVIL Items # 22. 23 & 24			
<b>2</b>	Existing Deficiency	<b>Wing 700:</b> per current Code equal circulation egress is required	#5		
	Recommended Remedy	Add Accessible ramp with stair at North end	400	SF	\$20.00 \$8,000
<b>3</b>	Existing Deficiency	<b>ACLC Portables:</b> asphalt accessible walkway is non compliant	#5,8 & 11		
	Recommended Remedy	Replace with concrete walkway and landing pads	1	LS	\$5,000.00 \$5,000
<b>4</b>	Existing Deficiency	<b>Science Wing Ramp;</b> exceeds 2% cross-slope. Walkway appears to be subsiding	#9, #12		
	Recommended Remedy	geotechnical report at this location required; Remove pavement, install sub-surface drainage at retaining wall, regrade, and re-pave	1	ls	\$35,000.00 \$35,000
<b>5</b>	Existing Deficiency	<b>Pool Deck;</b> 1 D.I. exceeds 2% cross-slope; trip hazards at drains	#59, #62		
	Recommended Remedy	Demo/ replace concrete & DI to not exceed 2% crossslope	1,400	sf	\$22.00 \$30,800
<b>ii) DEFERRED MAINTENANCE</b>					
<b>1</b>	Existing Deficiency	<b>Admin. Bldg:</b> south facing window/ fascia leaks; ceiling tiles damaged and loose. Repair stucco holes and repaint east Entry wall	#10, #13, #14		
	Recommended Remedy	Redesign detailing and replace all windows; replace loose and damaged tiles	1,800	SF	\$45.00 \$81,000
<b>2</b>	Existing Deficiency	<b>Wing 100/200:</b> south facing windows leak at head jambs & sill.	#17, #18		
	Recommended Remedy	Redesign detailing and replace all windows; replace loose and damaged tiles	600	SF	\$45.00 \$27,000

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
3	Existing Deficiency	<b>Elevator Tower:</b> south wall cement plaster is delaminating from CMU wall; excessive moisture penetration through block wall	#15, #19, #20				
	Recommended Remedy	Investigate const. details and specifications for recommendation. Complete removal is probable. (Allow Repairs to finishes and new Elastomeric Coating on CMU)	Allow	400	SF	\$15.00	\$6,000
4	Existing Deficiency	<b>Wing 100/200:</b> North Facing Windows: are single pane w/steel fame & putty. <b>Wings 300, 400,</b> and <b>Business</b> are wood sash with putty. All are close to end of service life.	#27, #28				
	Recommended Remedy	Replace all windows in Wing 300-400 with Alum., dual glass units		18,000	SF	\$32.00	\$576,000
5	Existing Deficiency	<b>Wing 300/400 Classrooms:</b> Pemko exit ramps at outward opening doors are no longer ADA compliant (See Civil item #14)	#16, #21				
	Recommended Remedy	Replace with new concrete landing. (Cost in Civil)		14	EA	\$1,200.00	\$16,800
6	Existing Deficiency	<b>Corridor Toilets (Media &amp; Bus. Wing):</b> Sewer ine leaking in plumbing wall.	#29				
	Recommended Remedy	Open up wall, replace all piping and install inew fixtures , tile wall, and partitions.		10	EA	\$3,500.00	\$35,000
7	Existing Deficiency	<b>ACLC Portables:</b> wood foundation subject to dry rot from downspouts discharge	#22, #23				
	Recommended Remedy	Replace with concrete foundations/ ramps; add site drainage and new RWLs	Allow	320	LF	\$45.00	\$14,400
8	Existing Deficiency	<b>Tri-High Portables:</b> wood panel and trim deterioration; foundation dry rot from downspout discharge	#24, #25, #30, #37				
	Recommended Remedy	Add concrete foundation and ramp; add site drainage and RWLs. Replace these portables with new Modulares		6,144	SF	\$120.00	\$737,280
9	Existing Deficiency	<b>ROTC Portable:</b> bumper damage at wall; downsout discharge on wood foundation	#26, #38				
	Recommended Remedy	Add wheel stops and stall stripping; Add concrete foundation and ramp, with site drainageand new RWLs. Replace wall with cement board panel/trim and repaint.		1	LS	\$18,000.00	\$18,000

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
10	Existing Deficiency	<b>PC 510 Modular:</b> board and batt siding/ trim and door deteriorating.	#31, #39, #40				
	Recommended Remedy	Replace exterior wood with cement board paneling/ trim and metal door and jamb.		1	LS	\$4,000.00	\$4,000
11	Existing Deficiency	<b>Roof:</b> BUR roofing at end of service life, except Gym					
	Recommended Remedy	Replace all roofing, scuppers, drains, caps and flashings		117,000	SF	\$9.00	\$1,053,000
12	Existing Deficiency	<b>All Bldg. Exteriors:</b> painted finish is deteriorated					
	Recommended Remedy	Reseal and repaint all exterior walls, trims fascia, etc.		117,000	SF	\$1.00	\$117,000
13	Existing Deficiency	<b>Exterior doors:</b> have reached end of service life					
	Recommended Remedy	Replace all ext. doors with metal frame and FRP door		60	EA	\$4,400.00	\$264,000
14	Existing Deficiency	<b>Exterior Windows:</b> have reached end of service life					
	Recommended Remedy	Replace all remaining windows not listed in items #1,2, & 4 (Science, Gym/Lockers, Auto Shop, Wings 600 & 700)		10,000	SF	\$44.00	\$440,000
15	Existing Deficiency	No <b>Trash Enclosure</b> at this Site					
	Recommended Remedy	Install a 2-Bin Trash Enclosure per Health Dept. standards		1	LS	\$15,000.00	\$15,000
16	Existing Deficiency	<b>Pool Bldg:</b> Doors windows paint have reached end of service life	#60, #63				
	Recommended Remedy	Replace all doors w/ galv. frames and FRP doors; replace w/ alum frame dual glass windows; total repaint exterior		4	EA	\$5,000.00	\$20,000
17	Existing Deficiency	<b>Pool Bldg:</b> Fascia and roofing are at end of service life	#65, #66				
	Recommended Remedy	Replace with cement board fascia/soffit trim, and 30-BUR roofing w/ cool-roof coating		290	LF	\$16.00	\$4,640
18	Existing Deficiency	<b>Pool Deck:</b> Pool fencing & deck lighting are rusted and end of service life; bleachers are not code compliant	#64, #67				
	Recommended Remedy	Replace with galv. polycoat posts, mesh, and accessories; Replace pole light with all new fixtures and PVC conduit/boxes; rebuild bleachers with polyvinyl seating and new polycoat railing all around.		280	LF	\$45.00	\$12,600

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**B) INTERIOR**

**i) GENERAL & MAINTENANCE**

<b>1</b>	<b>Existing Deficiency</b>	<b>Wing 100/200 Student Toilets:</b> Sinks missing drainline padded boot; no accessible soap dispenser (40" AFF)	#32				
	<b>Recommended Remedy</b>	Install padded boots, reset 1 soap dispenser, repair tiles and install corner guard.		4	EA	\$1,200.00	\$4,800
<b>2</b>	<b>Existing Deficiency</b>	<b>Wing 100/200 Student Toilets:</b> FRP panels damaged, discolored; damaged tiles	#33, #47				
	<b>Recommended Remedy</b>	Replace with full wall tile		600	SF	\$10.00	\$6,000
<b>3</b>	<b>Existing Deficiency</b>	<b>Wing 100/200:</b> 2nd Fl. Staff Toilet sink is non compliant.	#48				
	<b>Recommended Remedy</b>	Relocate sink at 24" to centerline from wall.		1	EA	\$4,000.00	\$4,000
<b>4</b>	<b>Existing Deficiency</b>	<b>Media Center:</b> south facing windows and roof leaks	#34, #49				
	<b>Recommended Remedy</b>	Replace all ceiling tile with new		5,800	SF	\$7.00	\$40,600
<b>5</b>	<b>Existing Deficiency</b>	<b>Gym Locker Rms:</b> Staff toilet sink not compliant	#71				
	<b>Recommended Remedy</b>	Reconfigure Staff toilet Rm.		130	SF	\$75.00	\$9,750
<b>6</b>	<b>Existing Deficiency</b>	<b>Boys Locker Rm;</b> many locker hasps are broken	#72				
	<b>Recommended Remedy</b>	Replace with District standard 'Pemco' Gym Lockers (include girls)		420	EA	\$650.00	\$273,000
<b>7</b>	<b>Existing Deficiency</b>	<b>Gym Stage:</b> no accessible lift	#36				
	<b>Recommended Remedy</b>	Reconfigure for installed lift		1	LS	\$25,000.00	\$25,000
<b>8</b>	<b>Existing Deficiency</b>	<b>Gym Bleachers:</b> wood seats are splintering	#54				
	<b>Recommended Remedy</b>	Replace with new metal or polyvinyl (Like American Eagle)	Allow	500	Seats	\$75.00	\$37,500
<b>9</b>	<b>Existing Deficiency</b>	<b>Gym Stage:</b> security and back drop curtains at end of service life; back stage door has to stair/access	#36				
	<b>Recommended Remedy</b>	Install new flex-metal security screen and fire-retardant back curtains. Replace all curtain and lighting rigging.		1	ls	\$35,000.00	\$35,000
<b>10</b>	<b>Existing Deficiency</b>	<b>Gym 'Crows Nest' :</b> lighting & sound control wiring/ equipment no longer works	#36				
	<b>Recommended Remedy</b>	Replace conduit/ wiring, and new lighting/ sound controls for stage productions		1	ls	\$75,000.00	\$75,000



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11	Existing Deficiency	<b>Gym Ceiling Tile:</b> tiles are delaminating	#41, #55				
	Recommended Remedy	Replace all ceiling tiles		10,800	SF	\$3.00	\$32,400
12	Existing Deficiency	<b>Wing 600 - Ceramics Rm:</b> non accessible sink, and non-compliant door clearance	#42, #43				
	Recommended Remedy	Relocate water heater; replace sink and re-plumb for ADA knee clearance; Reverse door swing and reconfigure wall for ADA clearance		1	LS	\$5,500.00	\$5,500
13	Existing Deficiency	<b>Wing 600 - Home Econ:</b> non-compliant headroom clearance at Exhaust hood	#44				
	Recommended Remedy	Remove Exhaust hood, patch/ repaint		1	EA	\$1,500.00	\$1,500
14	Existing Deficiency	<b>Wing 700 - Cafeteria:</b> Staff toilet room is non Accessible <b>Kitchen:</b> flooring wall and cove base doesn't meet Health code	#45, #56, #57				
	Recommended Remedy	Reconfigure toilet layout; remodel electrical wall and replace flooring/base with epoxy		200	SF	\$75.00	\$15,000
15	Existing Deficiency	<b>Gym - ROTC Basement:</b> Floor and ceiling deterioration	#51, #53				
	Recommended Remedy	Investigate basement ceiling leaks; replace ceiling tiles and new vinyl floor covering		1,200	SF	\$8.00	\$9,600
16	Existing Deficiency	<b>Wing 400 Boys Toilet:</b> non accessible sink	#52				
	Recommended Remedy	Replace with compliant sinks, and soap dispenser		1	EA	\$2,400.00	\$2,400
17	Existing Deficiency	<b>All slab on grade (SOG) concrete floors:</b> excessive moisture impedes flooring bond	NA				
	Recommended Remedy	Prior to new flooring, strip/etch concrete, and apply vapor barrier		117,000	sf	\$5.00	\$585,000
18	Existing Deficiency	<b>Classroom/ Corridor flooring:</b> at end of service life	NA				
	Recommended Remedy	Replace all flooring with resilient flooring, and walk-off Entry carpet mat.		58,000	SF	\$5.00	\$290,000
19	Existing Deficiency	<b>All Corridors/ Hallways/ and Gym Walls:</b> damaged and patched gyp. wall board (GWB)	NA				
	Recommended Remedy	Replace with 'Hi-Impact' GWB and 8-ft corner guards		117,000	SF	\$1.50	\$175,500

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20	Existing Deficiency	Interior Walls: paint/ wall covering at end of service life	NA				
	Recommended Remedy	Repaint all interiors		117,000	SF	\$1.00	\$117,000
21	Existing Deficiency	Pool Bldg: wall paint, cabinets, lockers, and lighting at end of service life	#68, #69, #70				
	Recommended Remedy	replace cabinets, lockers, light fixtures, and repaint all interiors		3,200	SF	\$25.00	\$80,000
<b>3) Mechanical / Plumbing</b>							<b>\$716,400</b>
<b>A) Exterior</b>							
<b>i) SITE SYSTEMS</b>							
1	Existing Systems	campus energy management system does not exist					
	Recommended Remedy	add campus wide ddc control and create district standard for energy control systems		105,000	SF	\$2.00	\$210,000
<b>B) Interior</b>							
<b>i) ACCESS</b>							
1	Existing Restrooms	most of the plumbing systems have been modernized and meet current ADA requirements.					
	Recommended Remedy	waterless urinals, (where occurs) maintenance is lacking, as many of the cartridges are in need of replacing. This causes slow drainage and odorous rooms. Replace all waterless urinals with ultra low flow urinals. 0.125 gpf.		18	EA	\$900.00	\$16,200
<b>ii) EXISTING SYSTEMS</b>							
1	Existing Deficiency- Admin	admin; wall convectors provide heating with hot water, they appear to be in good condition, but are old and inefficient with poor zone control. District has requested cooling be added to building. No cooling in Data IT room.					
	Recommended Remedy	replace all heating hot water sytems, completely with ductless split heat pumps with heat recovery, i.e. Daikin VRV for lower levels, and rooftop packaged ac for top floor. Add ductless split ac to all data/it closets.		4,700	SF	\$12.00	\$56,400
2	Existing Deficiency- Admin	Toilet rooms are non ada compliant with old high volume fixtures.					
	Recommended Remedy	replace plumbing fixtures to ada. 1.28 gpf Toilets, 0.125 gpf urinals, 0.5gpm faucets		400	SF	\$12.00	\$4,800

**Encinal High School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
3	Existing Deficiency- 100 wing	100 wing: unit ventilators, McQuay, are in fair-good condition. Science labs have original vintage fixtures. Parker Boiler, 1993 and pumps are nearing end of design life. Water heater is showing signs of corrosion					
	Recommended Remedy	Upgrade science room fixtures, sinks, and faucets. Replace boiler systems with rooftop package ac units in all classrooms. Remove all piping boilers, pumps, completely throughout.		12,400	SF	\$5.50	\$68,200
4	Existing Deficiency-200 wing	200 wing: the radiant slab heating system has been abandon and replaced with unit ventilators by McQuay. Units are in fair-good condition, but inefficient and provide poor zone control w/o cooling. There is no heat in the corridors. Boiler is Parker, 1993 and is reaching the end of its useful life					
	Recommended Remedy	Replace boiler systems with rooftop package ac units in all classrooms. Remove all piping boilers, pumps, completely throughout. Increase ventilation in student restrooms.		32,000	SF	\$4.00	\$128,000
5	Existing Deficiency-200 wing	200 wing: Boys restrooms have waterless urinals, and sensor faucets. Both Restrooms are very odorous and fixtures show signs of heavy wear. 2nd Floor staff restrooms are not modernized and ADA compliant.					
	Recommended Remedy	Upgrade staff restrooms to meet ADA, by replacing toilets and lav's. Replace Boys & Girls plumbing fixtures to ADA, 1.28 gpf toilets, 0.125 gpf urinals, & 0.5gpm faucets		1,940	SF	\$120.00	\$232,800
6	Existing Deficiency-300 wing piping	300 wing: heating hot water pipes on rooftops are in good condition, but provides no cooling and zone control is poor. Roof EF's are in good condition. Staff Restrooms are new and meet ADA. Classrooms are heated by McQuay unit ventilators and are in good condition. No heat in hallways.					
	Recommended Remedy	Replace boiler systems with rooftop package ac units in all classrooms. Remove all piping boilers, pumps, completely throughout.		6	1 unit/2 classrms	\$20,000.00	\$120,000

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**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
7	Existing Deficiency-400 wing boiler	400 wing boiler is Parker 1994 vintage and serves 300&400 wings. Pumps have had recent maintence, upper pump has been replaced. The boiler and related equipment is nearing the end of its useful life.					
	Recommended Remedy	Replace boiler systems with rooftop package ac units in all classrooms. Remove all piping boilers, pumps, completely throughout.		26,000	SF	\$5.00	\$130,000
8	Existing Deficiency-400 wing plumbing	400 wing; Student restrooms are vintage in and very poor condition.					
	Recommended Remedy	Restrooms require complete replacement. 1.28 gpf Toilets, 0.125 gpf urinals, 0.5gpm faucets		28,000	SF	\$4.00	\$112,000
9	Existing Deficiency-400 wing	Computer Classrooms: have ceiling suspended fan coils with rooftop condensing units for cooling. CU's appear to be nearing the end of design life. and refrigerant is likelv CFC.					
	Recommended Remedy	replace fan coils and condensing units with high efficiency non-cfc based equipment.		3,000	SF	\$4.00	\$12,000
10	Existing Deficiency-500 wing	Industrial Arts: rooms are heating only, utilizing old, inefficient gas fired unit heaters. Equipment in this wing is past its useful life					
	Recommended Remedy	Replace systems with rooftop package ac units in all classrooms. Remove all piping boilers, pumps, completely throughout.		4	EA	\$2,000.00	\$8,000
11	Existing Deficiency-600 and 700 wing	600 Wing: heated with very old rooftop units that are noisy and inefficient. Ducts are exposed within spaces. Equipment in this wing is past its useful life.					
	Recommended Remedy	replace rooftop equipment with high efficiency, in kind. Clean duct systems and rebalance. Replace rooftop exhaust fans.		12,700	SF	\$3.00	\$38,100
12	Existing Deficiency-700 wing	Kitchen: beyond its useful life. Toilet rooms are newly modernized and meet current ADA.					
	Recommended Remedy	kitchen needs to be reassessed and repurposed for its current needs. Replace all equipment as needed, hoods, makeup air, exhaust systems, ansul, and plumbing systems entirely.		2,500	SF	\$65.00	\$162,500



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**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
10	Existing Deficiency-Media Center	<b>Media Center:</b> combination of wall convectors and unit ventilators that are in fair-good condition, but are inefficient and zone control is poor. Units are somewhat noisy for this space and water piping sounds as though there is air in the lines.					
	Recommended Remedy	Replace boiler systems and wall convectors and uv's with rooftop package ac units . Remove all piping boilers, pumps, completely throughout.		8,800	SF	\$3.00	\$26,400
11	Existing Deficiency-Gym	Newer Trane rooftop units with gas heating, as the radiant system has been abandoned. Gyms have fabric ducts and appear to be in good condition. Restrooms have been modernized and are ADA compliant with sensor faucets and waterless urinals. RR's are odorous. Drinking fountains are hi/low ADA.					
	Recommended Remedy	replace waterless urinals with ultra low flow urinals, 0.125 gpf, increase toilet room ventilation.		1,100	SF	\$6.25	\$6,875
12	Existing Deficiency-Locker Rm	original overhead ducting, rooms are odorous. Gang shower areas do not show signs of use and appear to have been abandoned. Staff toilet areas are not ADA, however student areas are with sensor faucets and waterless urinals. Domestic water heating system has Parker boiler, 1991 vintage with (3) 200 gallon uninsulated storage tanks. Currently only 1/3 tanks are being used because of lack of demand. Domestic HW is heated from boiler systems with heat exchangers and storage tanks. This is inefficient and non-compliant for missing tempering valves.					
	Recommended Remedy	replace the (3) 200 gallon storage tanks with high efficiency gas fired water heaters and 200 gallon max storage. Increase ventilation in locker and toilet rooms. Clean duct work and rebalance. Analyze user needs for showers and replace or remove as required. Replace boiler, and pumps and insulate storage tanks. Determine use needs and resize as necessary. Add cost of hazmat abatement in boiler room.		4,850	SF	\$6.00	\$29,100

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CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
<b>4) Electrical</b>							<b>\$2,379,150</b>
<b>A) General</b>							
<b>i) EXISTING SYSTEMS</b>							
	Existing Systems	School Modernizations in 2001 & 2009 included upgrades to electrical service , tele communication, cation, clock, and fire alarm systems. Building 200 main feeder recently repaired, underground feeder broken, section dug up and repaired. Newer construction in Center have separate electrical service. 1991, Admin, Science, & Media Center have separate electrical service. Modular buildings have separate electrical service.					
<b>B) Mandatory</b>							
<b>i) EXTERIOR LIGHTING</b>							
	Existing Systems	Exterior building lighting provided by wallpacks and floodlights, surface square dropped lens at covered walkways, pole mounted floodlights at swim center and fields.					
1	Existing Deficiency	Inadequate parking lot lighting provided, both Street lots & rear football field parking is dark as noted by staff.					
	Recommended Remedy	Add 16-ft pole mount luminaires w/ LED lamps		16	EA	\$16,000.00	\$256,000
2	Existing Deficiency	Inadequate exterior lighting provided, walkways dark for back to school nights, as noted by staff.					
	Recommended Remedy	Add exterior walkway fixtures (includes walk between pool & Science)		60	EA	\$650.00	\$39,000
3	Existing Deficiency	Inadequate exterior lighting provided at ticket booth at football field, as noted by staff.					
	Recommended Remedy	Add exterior walkway fixtures		10	EA	\$650.00	\$6,500
		Add interior light fixture for ticket booth		1	EA	\$450.00	\$450
4	Existing Deficiency	Inadequate exterior lighting provided at front of gym, as noted by staff.					
	Recommended Remedy	Add exterior wallpack fixtures		10	EA	\$650.00	\$6,500
5	Existing Deficiency	Inadequate exterior lighting provided at swim center pathways to parking lot, as noted by staff.					
	Recommended Remedy	Add exterior wallpack fixtures		10	EA	\$650.00	\$6,500
6	Existing Deficiency	No exterior emergency lighting provided for emergency egress.					
	Recommended Remedy	Add exterior battery pack fixtures for minimum code coverage		50	EA	\$375.00	\$18,750

**Encinal High School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity	Unit	COST / UNIT	TOTAL COST
ii) <b>INTERIOR LIGHTING</b>							
	Existing Systems	Existing suspended fluorescent fixtures in many classroom and office areas do not have seismic supports					
1	Existing Deficiency	Suspended fixtures do not have seismic supports & cables to prevent sideways shifting					
	Recommended Remedy	Add horizontal bracing and diagonal restraint wires per code		58,000	SF	\$1.55	\$89,900
C) <b>Deferred Maintenance</b>							
i) <b>FIRE ALARM /DETECTION</b>							
	Existing Systems	Siemens control and expander panels, strobes, detectors are recent system upgrades.					
1	Existing Deficiency	Siemens panel is not preferred manufacturer Problems with false alarms and trouble signals. Exterior sensors/ devices are corroded					
	Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite).		1	EA	\$6,500.00	\$6,500
		Replace exterior sensors and devices		60	EA	\$400.00	\$24,000
2	Existing Deficiency	<b>ACLC Portables:</b> these (5) buildings are not on main FAP					
	Recommended Remedy	Replace fire alarm panel with district preferred manufacturer (Firelite).		1	EA	\$20,000.00	\$20,000
		Replace corroded sensors; add ACLC bldgs to FAP		5	Portables	\$1,200.00	\$6,000
		Provide conduit and cable to connect (5) ACLC portables to main panel					
ii) <b>TELEPHONE/DATA SYSTEM</b>							
	Existing Systems	Rack mounted telephone & data systems upgrade					
1	Existing Deficiency	Existng telephone service is faulty and is not preferred manufacturer.					
	Recommended Remedy	Replace (E) system with District standard VOIP.		1	LS	\$150,000.00	\$150,000
2	Existing Deficiency	In some classrooms, plastic floor thresholds used to cover data cables to tables and work stations.					
	Recommended Remedy	Add data outlets to eliminate use of thresholds		150	EA	\$350.00	\$52,500
		Add vertical data poles		30	EA	\$15.00	\$450
3	Existing Deficiency	In typical classrooms, inadequate number of data outlets					
	Recommended Remedy	Provide additonal data outlets (4 x 47 classrooms)		188	EA	\$350.00	\$65,800

**Encinal High School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
4	Existing Deficiency	Surface raceway in several locations has broken pieces, loose data cable.					
	Recommended Remedy	Replace broken raceway		500	LF	\$15.00	\$7,500
5	Existing Deficiency	Add data distribution equipment, including fiber optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets note above					
	Recommended Remedy	Add data distribution equipment to activate all data outlets		25	EA	\$1,600.00	\$40,000
iii) <b>BELL/CLOCK/SPEAKER SYSTEM</b>							
	Existing Systems	Telephone based bell/clock/speaker system is recent upgrade					
1	Existing Deficiency	Existing system is not preferred manufacturer Master clock system is telephone based and is not working properly, faulty clocks.					
	Recommended Remedy	Replace Rauland system with District standard VOIP.		105,000	SF	\$1.85	\$194,250
iv) <b>SECURITY SYSTEM</b>							
	Existing Systems	Security system is provided by door contacts and motion sensors. Site has four (4) separate systems, Admin, Gym, Media Center & Learning Center.					
1	Existing Deficiency	Consolidate all buildings on campus into single security system, with new panel in Administration					
	Recommended Remedy	Provide new security panel, devices and cables to replace existing system		117,000	SF	\$0.60	\$70,200
v) <b>INTERIOR LIGHTING</b>							
	Existing Systems	Newer construction: <b>Admin, Science, &amp; Media Center:</b> recessed HID downlights, 2x4 parabolic fluorescent , & cove lighting in admin <b>Buildings 200, 300, 400</b> fixtures have been upgraded (1991?) suspended direct indirect square tube fluorescents in classrooms, surface Square high bay HID fixtures in <b>gymnasium</b> , 1x4 wraparound fluorescents in <b>lockers</b> , 2x4 fluorescents in office, surface square dropped Surface 2' square lensed fixtures in <b>cafeteria</b> with stage projection fixtures, surface 1x4 wraparound fluorescents in <b>kitchen</b> , recessed 2x4 <b>Swim Center</b> has 6"x 4ft wraparound fluorescent fixtures.					
1	Existing Deficiency	Except in newer construction, Admin, Science, & Media Center: Fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts.					
	Recommended Remedy	Replace with energy efficient T5 lamp and electronic ballast Fixtures.	ALLOW	117,000	SF	\$1.45	\$169,650



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**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
2	Existing Deficiency	Suspended fluorescent fixture observed hanging askew backstage.					
	Recommended Remedy	Replace fixture		1	EA	\$450.00	\$450
3	Existing Deficiency	Fixtures observed with broken or missing lenses.					
	Recommended Remedy	Replace lenses (included above)			EA	\$50.00	\$0
4	Existing Deficiency	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls					
	Recommended Remedy	Replace toggle switches with ultrasonic/infrared room occupancy sensors		117,000	SF	\$0.35	\$40,950
5	Existing Deficiency	Square high bay HID fixtures in gymnasium, 1x4 wraparound fluorescents in lockers, 2x4 fluorescents in office, surface square dropped lens fixtures in hallways, projection lights at stage with suspended 2x4 fluorescent fixtures backstage.					
	Recommended Remedy	Add new lighting systems and lighting control systems at Gym/ Locker Rooms/ Stage.		1	LS	\$25,000.00	\$25,000
6	Existing Deficiency	Surface 2' square lensed fixtures in cafeteria with stage projection fixtures, surface 1x4 wraparound fluorescents in kitchen, recessed 2x4 fluorescents in teachers lunchroom.					
	Recommended Remedy	Add new lighting systems and lighting control systems at Cafeteria/ Kitchen/ rest of Wing 600 & 700, & Auto Shop Bldg		1	LS	\$25,000.00	\$25,000
vi)	<b>EXIT SIGNS</b>						
	Existing Systems	Exit signs and dual head battery packs observed Low level exit observed in backstage area.					
1	Existing Deficiency	Fixtures observed with broken or missing lenses. Several exit signs are outdated and not furnished with battery backup, paper exit signs observed.					
	Recommended Remedy	Replace and add exit signs		50	EA	\$350.00	\$17,500
2	Existing Deficiency	Inadequate number of emergency egress fixtures were observed.					
	Recommended Remedy	Add dual head battery packs at egress paths		50	EA	\$375.00	\$18,750

**Encinal High School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF Quantity Unit		COST / UNIT	TOTAL COST
vii) <b>POWER</b>							
1	Existing Deficiency	In some areas, ie, media center, classrooms, offices, plastic floor thresholds used to cover power cables to tables and work stations.					
	Recommended Remedy	Add power outlets to eliminate use of thresholds Add vertical power poles		75 30	EA EA	\$3,505.00 \$15.00	\$262,875 \$450
2	Existing Deficiency	In some areas, ie, media center, classrooms, offices, plastic surface raceway is broken and hanging loose from walls, with data and power cables exposed.					
	Recommended Remedy	Replace with alum raceways/ covers		500	LF	\$15.00	\$7,500
3	Existing Deficiency	In typical Bldg 200, 300, 400 classrooms, inadequate number of receptacles, two per room were observed.					
	Recommended Remedy	Provide typical (6) power/data outlets at ea . (4 x 39 classrooms)		136	EA	\$350.00	\$47,600
3	Existing Deficiency	In gym, inadequate quantity of receptacles, branch circuits faulty.					
	Recommended Remedy	Provide additonal receptacles		30	EA	\$350.00	\$10,500
4	Existing Deficiency	At football field, theft of copper wire for field lights has occurred 3 times.					
	Recommended Remedy	Install locking pullbox covers		12	EA	\$150.00	\$1,800
5	Existing Deficiency	In some areas, devices are missing coverplates with data or power cables exposed.					
	Recommended Remedy	Replace coverplates		35	EA	\$15.00	\$525
6	Existing Deficiency	<b>Main SWB &amp; Feeders:</b> original equipment/ breakers are obsolete and beyond service life; maxed out on power and lug space					
	Recommended Remedy	Replace in kind; include new UG conduit feeders, sub-panels to Wings 200, 300, 400, 600, 700 and Media Center. Increase Service load size (assume 1200a)	ALLOW	1	LS	\$490,000.00	\$490,000
		Replace existing main switchboard with new 1200 amp, 277/480volt utility service and main switchboard, including (5) transformers (112.5kva, 480vprimary~208volt secondary)		1	LS	\$48,000.00	\$48,000
		Replace existing panelboards with new panelboards (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard		25	EA	\$3,920.00	\$98,000

**Encinal High School**  
**Facility Assessment Spreadsheet**

CATEGORY		DESCRIPTION	PHOTO & SITE PLAN	ESTIMATED TAKE OFF		COST / UNIT	TOTAL COST
				Quantity	Unit		
7	Existing Deficiency	Gym - ROTC Basement Classrm: small transformer in closet under stage					
	Recommended Remedy	Remove/ replace non-compliant transformer to exterior location		1	LS	\$25,000.00	\$25,000
8	Existing Deficiency	Inadequate power distribution for receptacles for data system as noted above					
	Recommended Remedy	For added receptacles noted above, install new panelboard (42pole, 100amp, 120/208volt, 3phase, with Transient Voltage Surge Suppression) and new feeder from switchboard		6	EA	\$4,800.00	\$28,800
5) Structural							\$28,150
1	Existing Deficiency	2 story classroom building appears to be lacking for lateral force reisting system in longitudinal direction					
	Recommended Remedy	* Additional analysis required. Allowance is for analysis only		1	LS		\$6,000
2	Existing Deficiency	Steel transverse moment frames at locker rooms are not to current day standards.					
	Recommended Remedy	* Additional analysis required. Allowance is for analysis only		1	LS		\$4,000
3	Existing Deficiency	Wood horizontal straight sheathed diaphragm over stage					
	Recommended Remedy	New ply at roof		3,300	SF	\$5.50	\$18,150
						<b>Sub-Total</b>	<b>\$10,163,300</b>
* NEEDS FURTHER INQUIRY FOR ACCURATE ESTIMATE							
						<b>SOFT COSTS @ 25%</b>	<b>\$2,540,825</b>
						<b>TOTAL COSTS (not including escalation)</b>	<b>\$12,704,125</b>

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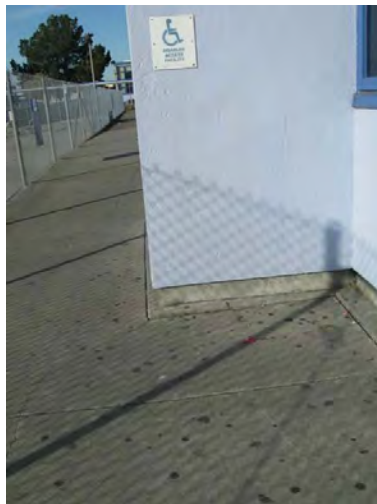
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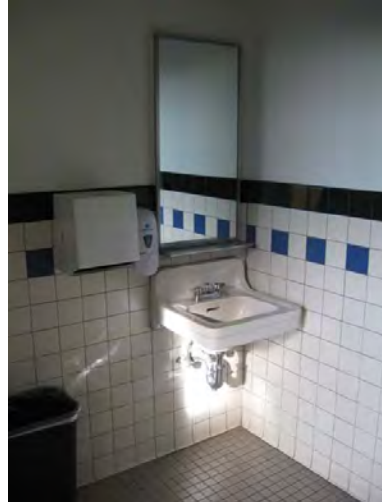
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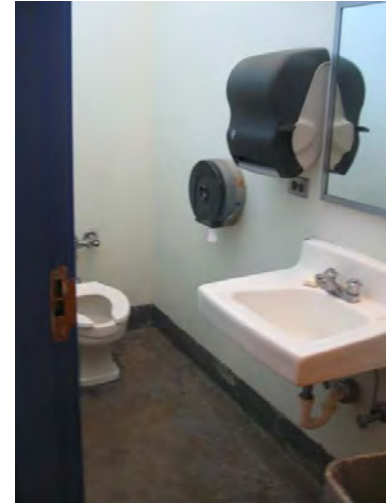
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