



### School Data

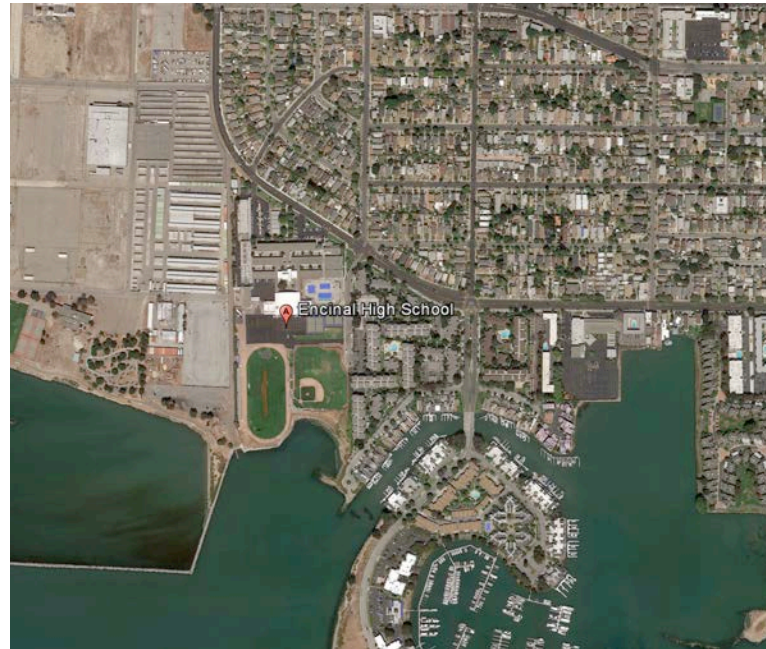
Date School Opened:	1950-1953
2013 - 2014 School Year Enrollment:	1,222
Standard Classrooms:	53
Modular Classrooms:	10
Portable Classrooms:	1
Classrooms Used for Other Programs:	6
Building Area:	134,440 sq. ft.
Site Area:	21.9 acres

## Encinal High School - Background Information

Originally built in 1950 and 1953, this campus currently serves 1,222 students in sixty-four classrooms, a media center/library, gymnasium with locker rooms, multi-purpose room that also houses a cafeteria and kitchen, band/music room, two vocational shops, a swim center, and the Junior Jets Middle School. The campus site and buildings were extensively modernized in 1991, when Building 200 received interior reconfiguration, a seismic upgrade, and a utility upgrade. Wings 300 and 400 had south-facing windows and HVAC units replaced; 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 girl's locker room and staff restroom upgrades. In 2005 the Alameda Community Learning Center (ACLC) installed five portable classrooms. In 2012 ACLC moved out and the Junior Jets moved in.

The student body is anticipated to grow by 331 students by the 2023-2024 school year.



## Encinal High School - Existing Conditions Summary

### Facilities Assessment Needs

- Many of the building envelopes (roofs, exterior siding, door and windows, etc. ) are nearing or at the end of their service life and need repair or replacement.
- Many interior finishes (flooring, ceiling tiles, wall tiles, etc.) are at the end of their service life.
- Site accessibility is not up to code in many respects due to uneven settlement of exterior pavement .
- Mechanical and plumbing infrastructure nearing end of it's service life.
- Lockers at end of their service life.
- Portable buildings at end of their service life.
- Parking area lighting levels are inadequate.
- Pool building and adjacent pool facilities are in need of modernization.

### Educational Program Needs

- Junior Jets Middle School growth will require six additional classrooms if enrollment requires.
- Eleven new classrooms are needed to replace portables.
- Eleven additional classrooms will be needed to house growth in student body by the 2023/2024 school year.
- Many of the remaining classrooms are smaller than the Districts Educational Specification Standard, expanding these will displace an additional 7 classrooms.
- Second gymnasium with locker rooms and PE classrooms needed.
- Student commons space, STEM space and a computer lab needed.
- Performance space including drama and music classrooms needed.

### Unique Opportunities

- Portion of site south of baseball field fronts on the bay and remains undeveloped.
- Vacant property adjacent to west property line








## Encinal High School - Master Plan Summary

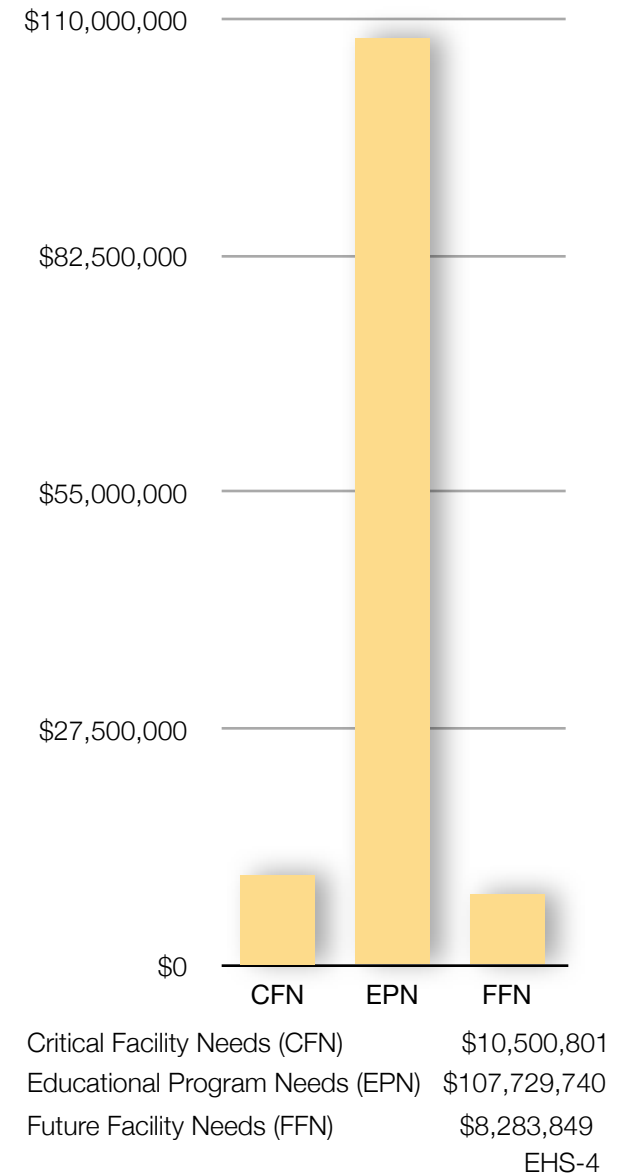
### Master Plan Features

- Move the administration offices to the more centralized main classroom building, at main tree-lined walk.
- Provide a centralized student commons.
- Provide a new cafeteria building to replace the small, antiquated, and poorly located one currently on the site.
- Demolish existing cafeteria building and replace with new performing arts facility.
- Create a main quad area that is bounded by the commons, the gym, and the new cafeteria.
- Provide a new theater building including art and music classroom space.
- Provide a second gymnasium building that includes locker rooms, a weight room, and PE classrooms.
- Replace two single story classroom wings with a new two-story classroom building to absorb current growth and to replace portable buildings.
- The existing health clinic and 700 wing will also be demolished and replaced with a new theater.

### Proposed Improvements by Trend

	DISTRICT COMMON TRENDS	COMMON PROPOSED RESPONSE
	Safety and Security	Extend perimeter and secondary fencing, improve site lighting, provide a clear campus entrance at administration with visual connection, and improve parking and vehicular circulation.
	Accessibility	Improve site accessible paths of travel and building entrances.
	Technology	Improve wireless coverage and performance, updated audio visual and presentation capabilities.
	Science, Technology, Engineering, Art, Mathematics	Provide vocational technology classrooms, provide a science, technology, engineering and math classroom.
	Facilities Infrastructure	Provide a campus energy-management system, replace existing heating system equipment, provide performing arts facility, provide second gym and locker rooms.

### Improvements by Category





## Encinal High School - Committee Facilities Improvement Categories

Attendees at the school site meetings provided their recommendation on the priority of improvements within the three categories for use in future decision making. These recommendations will be considered along with other factors when scheduling projects as funding becomes available.

### Critical Facility Needs (CFN)

- Replace roofing at end of service life.
- Replace old windows.
- Repair cracked and failing exterior plaster finish.
- Improve site and security lighting throughout site including pool deck and parking areas.
- Repair leaking sewage lines and fixtures.
- Perform code-required accessibility upgrades.
- Perform code required fire, life, safety upgrades.
- Upgrade phone, clock, bells, speaker and fire alarm systems.
- Upgrade power and data distribution systems.
- Provide code-compliant lighting within buildings.
- Repair drainage problems between classroom wings.
- Perform code related improvements to pool equipment.

### Educational Program Needs (EPN)

- Obtain city and former naval base land next to Encinal High School for expansion.
- Reconfigure classroom wings to provide larger classrooms to meet district standards.
- Provide space for additional breakout and resource rooms.
- Provide a new STEM lab.
- Provide a new vocational/career technical education type flexible lab space.
- Modernize pool building and adjacent facilities.
- Provide second gym.
- Improve technology and wifi infrastructure.
- Upgrade science room fixtures and utilities.

- Provide additional locker rooms including two PE classrooms.
- Relocate existing ROTC classroom.
- Provide a new theater building with music and drama classrooms.
- Reconfigure area between existing gym and media center into new student quad.
- Provide new entry gates and snack bar/toilet building at football field.
- Install new artificial turf at ball fields.
- Install new track surface with regulation size lanes.
- Provide a dance studio.
- Relocate library/media center to current administration area and enlarge as necessary.
- Centralize the administration and enlarge to include all necessary guidance and support services.
- Provide a new cafeteria/student commons building including a staff lounge.
- Provide new health center building to replace existing buildings.
- Reconfigure parking lots for safer entrances and additional parking capacity.
- Provide additional bleacher seating in existing gym and football field.

### Future Facility Needs (FFN)

- Provide divider in gym(s).
- Provide a new environmental science building at bay front.
- Provide expanded bleachers at football field.
- Repave parking lots.



# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
SITE ISSUES							
CFN	FA	The landings (concrete flatwork) at the bottom of the various main entry stairs are not level as required by code.  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% maximum cross slope.	400	SF	21.6	\$2,592	\$11,232
CFN	FA	A total of four 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.  Remove an approximately 10'x10' area of existing flatwork at each door, and pour new concrete to form a level landing at the finished floor height, out 5 feet then transitioning to adjoining flatwork at 5% maximum. Maintain 4' minimum clear between end of transition to covered walk columns. If 4' minimum clear cannot be maintained at certain locations, provide transition parallel to building wall.	1,400	SF	17.3	\$7,258	\$31,450
CFN	FA	Landing at bottom of stairs has 6% slope.  Remove concrete landing and 5' of adjoining asphalt. Replace landing at 2% maximum slope. Repave to conform at 5% maximum slope.	100	SF	23.8	\$713	\$3,089

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Lower ramp has offset joints and 10.9% longitudinal slope.  Remove concrete on lower ramp, intermediate landing, and upper walk. Reconstruct lower ramp at 8.33% maximum slope, landing at 2% maximum and convert upper walk to ramp with 8.33% maximum slope. Add handrails.	400	SF	23.8	\$2,851	\$12,355
CFN	FA	Threshold at double entry doors is 1" high, and landing slope exceeds 2%  Remove approximately 15' of existing flatwork at door. Reconstruct with level landing and 5% maximum slope to conform.	90	SF	37.8	\$1,021	\$4,423
CFN	FA	Walk along building has 3.5% cross slope.  Remove walk, and reconstruct at 2% maximum cross slope.	1,200	SF	18.4	\$6,610	\$28,641.60
CFN	FA	Cross slope of walk along building has 3.2% cross slope.  Remove walk and reconstruct at 2% maximum cross slope.	800	SF	18.4	\$4,406	\$19,094
CFN	FA	The cross slope of this walk along the building is 4.4%  Remove walkway, and reconstruct at 2% maximum cross slope	800	SF	18.4	\$4,406	\$19,094
CFN	FA	Approximately 3/4" thresholds at this one entrance at locker room  Remove approximately 10'x15' 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.	150	SF	23.8	\$1,069	\$4,633



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SITE ISSUES							
CFN	FA	The landings (concrete flatwork) at the bottom of the various main entry stairs are not level as required by code.  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% maximum cross slope.	400	SF	21.6	\$2,592	\$11,232
CFN	FA	A total of four 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.  Remove an approximately 10'x10' area of existing flatwork at each door, and pour new concrete to form a level landing at the finished floor height, out 5 feet then transitioning to adjoining flatwork at 5% maximum. Maintain 4 foot minimum clear between end of transition to covered walk columns. If 4 foot minimum clear cannot be maintained at certain locations, provide transition parallel to building wall.	1,400	SF	17.3	\$7,258	\$31,450
CFN	FA	Landing at bottom of stairs has 6% slope.  Remove concrete landing and 5 feet of adjoining asphalt. Replace landing at 2% maximum slope. Repave to conform at 5% maximum slope.	100	SF	23.8	\$713	\$3,089

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			Qty.	Unit			
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CFN	FA	Threshold at double entry doors is 1 inch high, and landing slope exceeds 2%.  Remove approximately 15 feet of existing flatwork at door. Reconstruct with level landing and 5% maximum slope to conform.	90	SF	37.8	\$1,021	\$4,423
CFN	FA	Walk along building has 3.5% cross slope.  Remove walk, and reconstruct at 2% maximum cross slope.	1,200	SF	18.4	\$6,610	\$28,642
CFN	FA	Cross slope of walk along building has 3.2% cross slope.  Remove walk and reconstruct at 2% maximum cross slope.	800	SF	18.4	\$4,406	\$19,094
CFN	FA	The cross slope of this walk along the building is 4.4%  Remove walkway and reconstruct at 2% maximum cross slope.	800	SF	18.4	\$4,406	\$19,094
CFN	FA	Approximately 3/4" thresholds at this one entrance at locker room  Remove approximately 10'x15' 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.	150	SF	23.8	\$1,069	\$4,633
CFN	FA	Ramp to double doors has slope of 8.9%  Remove ramp flatwork; reconstruct/lengthen for 8.33% maximum slope.	150	SF	21.6	\$972	\$4,212

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			Qty.	Unit			
CFN	FA	6% landings at these two doors  Remove 6 foot band of concrete at and between doors along building. Replace with level landing at both doors, and transition down to existing grade at 5% maximum along building to center conform.	200	SF	21.6	\$1,296	\$5,616
CFN	FA	Landing at bottom of stairs is not level.  Remove existing asphalt landing, and replace with 2% maximum landing for 5 feet, then transition at 5% maximum to match existing.	40	SF	37.8	\$454	\$1,966
CFN	FA	Pavement cross slopes in this plaza area generally exceed 2% in all directions.  Possible solution would be to remove and replace outer 5 foot band of concrete walk to make a pathway with 2% maximum cross slope to access most areas in the plaza.	550	SF	23.8	\$3,920	\$16,988
CFN	FA	Upper ramp at this location is 9.7%; lower ramp is 7.7%  Remove ramp, and rebuild with 8.33% maximum slopes.	300	SF	18.4	\$1,652	\$7,160
CFN	FA	Visitor and gym area parking: pavement is deteriorated.  Fill cracks, edge grind, pavement fabric, minimum 1.5" asphalt overlay, and restripe.	56,400	SF	6.3	\$106,596	\$461,916
CFN	FA	Fire lane: pavement has failed.  Grind existing pavement structural section, and reuse at aggregate base. Repave with 3 inch minimum asphalt.	17,000	SF	8.3	\$42,075	\$182,325
CFN	FA	Most internal courtyards in main campus are exposed aggregate paving, and have numerous instances of vertically offset joints.  Grind to eliminate vertical offset joints where they occur.	2,000	SF	3.2	\$1,944	\$8,424

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			Qty.	Unit			
CFN	FA	Courtyard tree wells: roots are heaving concrete paving. Prune trees and install root barrier.	17	EA	1,080.0	\$5,508	\$23,868
CFN	FA	Courtyard paving: no site drainage inlets at courtyards between wings. Add site drainage; requires system survey for added tributary area increase.	640	LF	129.6	\$24,883	\$107,827
CFN	FA	Science wing ramp; exceeds 2% cross-slope, walkway appears to be subsiding. Geotechnical report at this location required; remove pavement, install sub-surface drainage at retaining wall, regrade, and re-pave.	1	LS	37,800.0	\$11,340	\$49,140
CFN	FA	Pool deck; one drain inlet exceeds 2% cross-slope; trip hazards at drains. Demolish/replace concrete and drain inlet to not exceed 2% cross slope.	1,400	SF	23.8	\$9,979	\$43,243
CFN	FA	No trash enclosure at this site. Install a two-bin trash enclosure per Health Department standards.	1	LS	16,200.0	\$4,860	\$21,060
CFN	FA	Pool deck: pool fencing and deck lighting are rusted and the end of their service life; bleachers are not code-compliant. Replace with galvanized poly-coat posts, mesh, and accessories; replace pole light with all new fixtures and PVC conduit/boxes; rebuild bleachers with polyvinyl seating and new poly-coat railing all around.	1	LS	160,000.0	\$48,000	\$208,000
CFN	FA	Inadequate parking lot lighting. Both street lots and rear football field parking is dark, as noted by staff. Add 16 foot pole mount luminaries with LED lamps.	16	EA	19,500.0	\$93,600	\$405,600



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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Inadequate exterior lighting. Walkways are dark at night, as noted by staff. Add exterior walkway fixtures (includes walk between pool & science).	60	EA	702.0	\$12,636	\$54,756
CFN	FA	Inadequate exterior lighting provided at the ticket booth at the football field, as noted by staff. Add exterior walkway fixtures.	10	EA	702.0	\$2,106	\$9,126
CFN	FA	Inadequate exterior lighting provided at the front of the gym, as noted by staff. Add exterior wall pack fixtures.	10		702.0	\$2,106	\$9,126
CFN	FA	Inadequate exterior lighting provided at swim center pathways to parking lot, as noted by staff. Add exterior wall pack fixtures.	10	EA	702.0	\$2,106	\$9,126
CFN	FA	No exterior emergency lighting provided for emergency egress. Add exterior battery pack fixtures for minimum code coverage.	50	EA	405.0	\$6,075	\$26,325
CFN	FA	At football field, theft of copper wire for field lights has occurred three times. Install locking pull box covers.	12	EA	162.0	\$583	\$2,527
EPN	FMP	The campus lacks a central outdoor quad area for student gatherings and functions. Reconfigure the paved area south of the 400 west wing and the existing library building into a student quad area, with concrete seat walls, landscaping, proper lighting and audio visual infrastructure.	19,463	SF	46.8	\$273,257	\$1,184,114

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	Football field lacks a proper sense of entry, ticket booth, and snack bar structures with toilet rooms.  Build a new entry gate, ticket booth building, concessions, and toilet buildings; includes new flatwork.	3,040	SF	420.0	\$383,040	\$1,659,840
EPN	FMP	Football field turf is worn and attracts flocks of geese, which becomes very problematic.  Replace natural turf with new synthetic turf field.	99,385	SF	8.4	\$250,451	\$1,085,287
EPN	FMP	Existing track surface is at the end of its service life. Lanes may not be regulation size.  Replace with new synthetic track surface with properly sized lanes.	32,000	SF	6.4	\$61,200	\$265,200
FFN	FMP	Football field bleachers are undersized.  Replace with new, larger bleachers with proper accessibility.	2,500	seats	500.0	\$375,000	\$1,625,000
FFN	FMP	Parking lots are congested and traffic backs up on street during drop-off and pick-up times.  Reconfigure parking lots at front of school. Provide right turn exits only. Repave and restripe.	40,906	SF	22.0	\$269,979	\$1,169,910
FFN	FMP	Student outdoor gathering space lacks shade and rain protection.  Install tensile membrane shade structure.	1	LS	75,000.0	\$22,500	\$97,500
Subtotal							\$8,879,195

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
BUILDING SCOPE TYPICAL CAMPUS WIDE (does not include buildings to be demolished)							
CFN	FA	Roof: BUR roofing at the end of its service life, except gym. Replace all roofing, scuppers, drains, caps and flashings.	43,896	SF	17.3	\$227,162	\$984,368
CFN	FA	All building exteriors: painted finish has deteriorated. Reseal and repaint all exterior walls, trims, fascia, etc.	62,000	SF	3.0	\$55,744	\$241,558
CFN	FA	Exterior doors have reached the end of their service life. Replace all exterior doors with metal frame and FRP door.	50	EA	7,128.0	\$106,920	\$463,320
CFN	FA	Exterior windows have reached the end of their service life. Replace windows.	10,000	SF	48.0	\$144,000	\$624,000
CFN	FA	All slab on grade (SOG) concrete floors: excessive moisture impedes flooring bond. Prior to new flooring, strip/etch concrete, and apply vapor barrier.	43,896	SF	12.3	\$161,976	\$701,897
CFN	FA	All corridors/hallways and gym walls: damaged and patched gypsum wall board (GWB). Replace with 'hi-impact' GWB and 8 foot corner guards.	102,000	SF	3.4	\$103,275	\$447,525
CFN	FA	Interior walls: paint/wall covering at the end of their service life. Repaint all interiors.	102,000	SF	2.8	\$84,915	\$367,965
CFN	FA	Campus energy management system does not exist. Add campus wide DDC control and create district standard for energy control systems.	43,896	SF	2.2	\$28,445	\$123,260

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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Add data distribution equipment, including fiber-optic panels, patch panels, switches and wireless data transmitters, to accommodate new data outlets noted above.  Add data distribution equipment to activate all data outlets.	1	LS	40,000.0	\$12,000	\$52,000
CFN	FA	Inadequate number of emergency egress fixtures were observed.  Add dual head battery packs at egress paths.	50	EA	405.0	\$6,075	\$26,325
CFN	FA	In some areas (media center, classrooms, offices) plastic floor thresholds used to cover power cables to tables and work stations.  Add power outlets to eliminate use of thresholds.	75	EA	3,785.4	\$85,172	\$369,077
FFN	FA	Telephone based bell/clock/speaker system: existing system is not preferred manufacturer. Master clock system is telephone based and is not working properly, faulty clocks.  Replace Rauland system with district standard VOIP.	43,896	SF	2.0	\$26,311	\$114,015
FFN	FA	Consolidate all buildings on campus into single security system, with new panel in administration.  Provide new security panel, devices and cables to replace existing system.	43,896	SF	1.0	\$13,169	\$57,065
FFN	FA	Except in newer construction, administration, science, and media center: fixtures appear to be older, with T8 or T12 lamps and magnetic ballasts.  Replace with energy efficient T5 lamp and electronic ballast fixtures.	43,896	SF	18.0	\$237,038	\$1,027,166



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CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Some occupancy sensors observed, local room switches are typical classroom and office lighting controls.  Replace toggle switches with ultrasonic/infrared room occupancy sensors.	43,896	SF	0.4	\$4,978	\$21,570
Subtotal							\$5,621,112
CLASSROOMS							
CFN	FA	Wing 100/200: south facing windows leak at head jambs and sill.  Redesign detailing and replace all windows; replace loose and damaged tiles.	600	SF	48.6	\$8,748	\$37,908
CFN	FA	Elevator tower: south wall cement plaster is delaminating from CMU wall; excessive moisture penetration through block wall.  Investigate construction details and specifications for recommendation. Complete removal is probable. (Allow repairs to finishes and new elastomeric coating on CMU).	400	SF	16.2	\$1,944	\$8,424
CFN	FA	Wing 100/200: north facing windows: are single pane with steel frame and putty. Wings 300, 400, and business are wood sash with putty. All are close to end of their service life.  Replace all windows in wings 300-400 with aluminum dual glass units.	18,000	SF	34.6	\$186,624	\$808,704
CFN	FA	Wing 100/200 student toilets: sinks missing drain line padded boot; no accessible soap dispenser (40 inch AFF).  Install padded boots, reset one soap dispenser, repair tiles, and install corner guard.	4	EA	1,296.0	\$1,555	\$6,739
CFN	FA	Wing 100/200 student toilets: FRP panels damaged, discolored; damaged tiles.  Replace with full wall tile.	600	SF	13.5	\$2,430	\$10,530

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			Qty.	Unit			
CFN	FA	Wing 100/200: second floor staff toilet sink is noncompliant.  Relocate sink at 24 inch to centerline from wall.	1	EA	4,320.0	\$1,296	\$5,616
CFN	FA	Wing 600 - ceramics room: not accessible sink, and noncompliant door clearance.  Relocate water heater; replace sink and plumb for ADA knee clearance; reverse door swing and reconfigure wall for ADA clearance.	1	LS	5,940.0	\$1,782	\$7,722
CFN	FA	Wing 600: noncompliant headroom clearance at exhaust hood.  Remove exhaust hood, patch/repaint.	1	EA	1,620.0	\$486	\$2,106
CFN	FA	Classroom/corridor flooring at end of service life.  Replace all flooring with resilient flooring, and walk-off entry carpet mat.	28,181	SF	5.4	\$45,653	\$197,831
CFN	FA	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.  Upgrade science room fixtures, sinks, and faucets. Replace boiler systems with rooftop package air conditioning units in all classrooms. Remove all piping boilers, pumps, completely throughout.	12,400	SF	5.9	\$22,097	\$95,753

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			Qty.	Unit			
CFN	FA	200 wing; the radiant slab heating system has been abandoned and replaced with unit ventilators by McQuay. Units are in fair-good condition, but inefficient and provide poor zone control without cooling. There is no heat in the corridors. Boiler is Parker, 1993 and is reaching the end of its useful life.  Replace boiler systems with rooftop package air conditioning units in all classrooms. Remove all piping boilers, pumps, completely throughout. Increase ventilation in student restrooms.	32,000	SF	4.3	\$41,472	\$179,712
CFN	FA	Computer classrooms: have ceiling suspended fan coils with rooftop condensing units (CU) for cooling. CU's appear to be nearing the end of design life, and refrigerant is likely CFC.  Replace fan coils and condensing units with high efficiency non-cfc based equipment.	3,000	SF	6.5	\$5,832	\$25,272
CFN	FA	Suspended fixtures do not have seismic supports and cables to prevent sideways shifting.  Add horizontal bracing and diagonal restraint wires per code.	43,896	SF	1.7	\$22,045	\$95,526
CFN	FA	In typical classrooms there is an inadequate number of data outlets.  Provide additional data outlets (4x47 classrooms).	188	EA	378.0	\$21,319	\$92,383
CFN	FA	Two-story classroom building appears to be lacking for lateral force resisting system in longitudinal direction.  Additional analysis required. Allowance is for analysis only.	1	LS	0.0	\$6,000	\$6,000

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			Qty.	Unit			
EPN	FMP	Existing classrooms in the 100/200 wing are below the standard size prescribed in the AUSD education specification and CDE. Remove non-structural walls between classrooms, typical. Install new partitions at locations that increase the size of each classroom to 960 sq. ft. minimum. Include one smaller recourse/break-out room per floor. Typical both floors.	21,600	SF	210.0	\$1,360,800	\$5,896,800
EPN	FMP	Due to expansion of Junior Jet program, demographic growth, and the removal of portables, additional classroom spaces are required. The existing single story 300 and 400 wings contain undersized classrooms that are in need of modernization and code upgrades. Space is limited for additional building foot print.  Demolish existing 300 and 400 classroom wings. Replace with new, two-story classroom buildings in their place, with properly sized classrooms. Include over sized wet and dirty rooms and break-out space on each floor for use as art or flex lab spaces (two of each per floor).	58,486	SF	370.0	\$6,491,946	\$28,131,766
EPN	FMP	Existing science classroom building is in need of modernization.  Modernize the science classroom building (new finishes, fixtures, power data infrastructure and distribution, audio visual, and new HVAC as required by facility assessment).	12501	SF	210.0	\$787,563	\$3,412,773
FFN	FMP	Portions of the existing 600 wing classroom building has been modernized recently but its use is evolving and now currently serves the Junior Jets and still contains some rooms that require modernization or improvement based on change of use.  Modernize the 600 wing classroom building (new finishes, fixtures, power data infrastructure and distribution, audio visual, and new HVAC) as required by facility assessment.	10000	SF	210.0	\$630,000	\$2,730,000
Subtotal							\$41,751,565



Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
RESTROOMS							
CFN	FA	Corridor toilets (media & business wing): sewer line leaking in plumbing wall  Open up wall, replace all piping and install new fixtures, tile wall, and partitions.	10	EA	3,780.0	\$11,340	\$49,140
CFN	FA	Most of the plumbing systems have been modernized and meet current ADA requirements.  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, 0.125gpf.	18	EA	972.0	\$5,249	\$22,745
CFN	FA	Toilet rooms are not ADA compliant with old high volume fixtures.  Replace plumbing fixtures to ADA 1.28gpf toilets, 0.125gpf urinals, 0.5gpm faucets	400	SF	13.0	\$1,555	\$6,739
CFN	FA	200 wing; boys restrooms have waterless urinals, and sensor faucets. Both restrooms are very odorous and fixtures show signs of heavy wear. Second floor staff restrooms are not modernized and ADA compliant.  Upgrade staff restrooms to meet ADA, by replacing toilets and lavatories. Replace boys and girls plumbing fixtures to ADA, 1.28gpf toilets, 0.125gpf urinals, and 0.5gpm faucets.	1,940	SF	129.6	\$75,427	\$326,851
Subtotal					\$405,475		

# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
MULTI-PURPOSE BUILDING							
EPN	FMP	The existing 700 wing building houses an undersized and antiquated cafeteria, staff room, music classroom and ancillary spaces.  Demolish existing 700 wing building and replace with new cafeteria building including warming kitchen, servery, dining areas for students and for staff, and storage spaces. Include large open glazed wall that faces the new quad.	14382	SF	520.0	\$2,243,592	\$9,722,232
Subtotal						\$9,722,232	
GYM BUILDING							
CFN	FA	Gym locker rooms: staff toilet sink is not compliant.  Reconfigure staff toilet room.	130	SF	81.0	\$3,159	\$13,689
CFN	FA	Boys locker room; many locker hasps are broken.  Replace with district standard Pemco gym lockers (include girls).	420	EA	702.0	\$88,452	\$383,292
CFN	FA	Gym bleachers: wood seats are splintering  Replace with new metal or polyvinyl (like American Eagle).	500	Seats	121.5	\$18,225	\$78,975
CFN	FA	Gym ceiling tile: tiles are delaminating  Replace all ceiling tiles.	15,600	SF	6.0	\$28,080	\$121,680
CFN	FA	Gym - ROTC basement: floor and ceiling deterioration  Investigate basement ceiling leaks; replace ceiling tiles and new vinyl floor covering.	1,200	SF	8.6	\$3,110	\$13,478

# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	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.  Add new lighting systems and lighting control systems at gym/locker rooms/stage.	1	LS	27,000.0	\$8,100	\$35,100
CFN	FA	In gym, inadequate quantity of receptacles, branch circuits faulty  Provide additional receptacles.	30	EA	378.0	\$3,402	\$14,742
CFN	FA	Steel transverse moment frames at locker rooms are not to current day standards.  Additional analysis required. Allowance is for analysis only.	1	LS	4,320.0	\$1,296	\$5,616
CFN	FA	Roofing: wood horizontal straight sheathed diaphragm over stage  Install new ply at roof.	3,300	SF	5.9	\$5,881	\$25,483
EPN	FMP	Existing locker room buildings is in need of modernization  Modernize the existing locker room buildings (new finishes, fixtures, power, data infrastructure and distribution, audio visual, and new HVAC) as required by facility assessment.	12695	SF	220.0	\$837,870	\$3,630,770
EPN	FMP	With the addition of the Junior Jets, Encinal High School requires a second gym.  Build a new gym.	14640	SF	520.0	\$2,283,840	\$9,896,640

# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FMP	With the addition of the Junior Jets Encinal High School requires a second set of locker rooms to house the middle school component of its curriculum. Campus lacks proper physical education classrooms. Demolition of portable and modular buildings will displace existing weight room.  Build two new locker room wings, including two physical education classrooms and a weight room. New building should contain toilet rooms and storage spaces.	13660	SF	400.0	\$1,639,200	\$7,103,200
FFN	FA	Gym 'crows nest': lighting and sound control wiring/equipment no longer works.  Replace conduit/wiring, and add new lighting/sound controls for stage productions.	1	LS	81,000.0	\$24,300	\$105,300
FFN	FA	Gym - ROTC basement classroom: small transformer in closet under stage  Remove/replace noncompliant transformer to exterior location.	1	LS	27,000.0	\$8,100	\$35,100
FFN	FMP	Existing gym contains a stage that does not meet district standards and requires additional bleachers.  Convert stage area to new bleacher seating. (See addition of theater building below for stage replacement). Install folding divider wall in gym.	1	LS	50,000.0	\$15,000	\$65,000
Subtotal							\$21,528,065



# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
ADMINISTRATION							
CFN	FA	Administration building: south facing window/fascia leaks; ceiling tiles damaged and loose. Repair stucco holes and repaint east entry wall.  Redesign detailing and replace all windows; replace loose and damaged tiles.	1,800	SF	65.0	\$35,100	\$152,100
CFN	FA	Administration; 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 information technology (IT) room.  Replace all heating hot water systems completely with ductless split heat pumps with heat recovery, i.e., Daikin VRV for lower levels, and rooftop packaged air conditioning for top floor. Add ductless split air conditioning to all data/IT closets.	4,700	SF	13.0	\$18,274	\$79,186
EPN	FA	Existing location of the administration is not at the perceptual main entrance of campus, nor does it have good visual supervision or connection to the campus. It is also slightly undersized per AUSD Education Specifications.  Reconfigure the central portion of the 100/200 building and build an addition here to house the necessary administration and student support spaces, including clear sense of entry and good visual supervision to the entrance as well as back into campus.	16700	SF	290.0	\$1,452,900	\$6,295,900

# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
EPN	FA	The vacated administration building is a newer structure, and is located next to parking and adjacent to primary classroom wings, making it a good candidate to house the library and media center.  Reconfigure the existing administration building into the library and media center. Expand as required to meet AUSD Education Specifications for proper size.	6020	SF	260.0	\$469,560	\$2,034,760
Subtotal							\$8,561,946
LIBRARY/MEDIA CENTER							
CFN	FA	Media center: south facing windows and roof leaks  Replace all ceiling tile.	5,800	SF	6.0	\$10,440	\$45,240
CFN	FA	Media center: 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.  Replace boiler systems, wall convectors, and unit ventilators with rooftop package air conditioning units. Remove all piping boilers, pumps, completely throughout.	8,800	SF	3.2	\$8,554	\$37,066
EPN	FA	The campus currently lacks a student commons and a science, technology, engineering, mathematics (STEM) lab facility. These uses would be nicely located in the center of campus.  Reconfigure the existing library media center building into the new student commons, STEM lab and computer lab.	5912	SF	240.0	\$425,664	\$1,844,544
Subtotal							\$1,926,850

# Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
OTHER FACILITIES							
CFN	FA	Pool building: doors, windows, and paint have reached the end of their service life. Replace all doors with galvanized frames and FRP doors; replace with aluminum frame dual glass windows; total repaint exterior.	4	EA	8,000.0	\$9,600	\$41,600
CFN	FA	Pool building: fascia and roofing are at the end of their service life. Replace with cement board fascia/soffit trim, and 30-BUR roofing with cool-roof coating.	3,020	SF	6.8	\$6,116	\$26,501
CFN	FA	Pool building: wall paint, cabinets, lockers, and lighting are at the end of their service life. Replace cabinets, lockers, light fixtures, and repaint all interiors.	3,200	SF	90.0	\$86,400	\$374,400
CFN	FMP	Swimming pools are beyond useable lifespan and in need of renovation. Remove all surfaces and plumbing, resurface, install new tile, provide new piping systems.	1	LS	2,000,000.0	\$600,000	\$2,600,000
CFN	FA	Main SWB and Feeders: original equipment/breakers are obsolete and beyond service life; maxed out on power and lug space. Replace in kind; include new underground conduit feeders, sub-panels to wings 200, 300, 400, 600, 700 and media center. Increase service load size (assume 1200a).	1	LS	529,200.0	\$158,760	\$687,960
CFN	FA	Replace existing main switchboard with new 1200 amp, 277/480volt utility service and main switchboard, including five transformers (112.5kva, 480vprimary~208volt secondary).	1	LS	51,840.0	\$15,552	\$67,392

## Encinal High School - Facilities Needs Spreadsheet

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
CFN	FA	Replace existing panel boards with new panel boards (42 pole, 100 amp, 120/208 volt, 3 phase, with transient voltage surge suppression) and new feeder from switchboard.	25	EA	3,629.6	\$27,222	\$117,963
EPN	FMP	Existing aquatic center building is in need of modernization.  Modernize the aquatic center building (new finishes, fixtures, power, data infrastructure and distribution, audio visual, and new HVAC) as required by facility assessment.	28530	SF	26.0	\$222,534	\$964,314
EPN	FMP	There is a health clinic on campus that is housed in buildings that are past their service life.  Demolish the existing buildings. Build new health clinic wing onto the new theater building. The health clinic will have its own facade and entrance separate from the theater.	3267	SF	400.0	\$392,040	\$1,698,840
EPN	FMP	The campus lacks a proper theater, music and drama classroom space.  Build a new theater building that includes seating for 400-500, stage, greenroom, storage and stage craft space, toilet rooms, lobby, and music and drama classrooms.	26042	SF	600.0	\$4,687,560	\$20,312,760
FFN	FA	Siemens panel is not preferred manufacturer. Problems with false alarms and trouble signals. Exterior sensors/devices are corroded.  Replace fire alarm panel with district preferred manufacturer (Firelite).	1	EA	7,020.0	\$2,106	\$9,126

Encinal High School - Facilities Needs Spreadsheet t

CATEGORY	SOURCE	DESCRIPTION (Deficiency/Remedy)	ESTIMATED TAKE OFF		COST/ UNIT	30% Soft Cost Allowance	TOTAL COST
			Qty.	Unit			
FFN	FA	Siemens panel is not preferred manufacturer. Problems with false alarms and trouble signals. Exterior sensors/devices are corroded. Replace exterior sensors and devices.	60	EA	432.0	\$7,776	\$33,696
FFN	FA	Existing telephone service is faulty and is not preferred manufacturer. Replace existing system with District standard VOIP.	1	LS	162,000.0	\$48,600	\$210,600
FFN	FMP	The campus property fronts on the bay with unused land adjacent to the baseball field. This space could be integrated into science curriculum in some manner. Build a new science building between baseball field and bay.	1800	SF	420.0	\$226,800	\$982,800
					Subtotal		\$28,127,951
					<b>TOTAL COSTS</b>		<b>\$126,524,390</b>