



School Data

Date School Opened:	1953
2019- 2020 Projected School Year Enrollment:	760
Standard Classrooms:	38
Portable Classrooms:	0
Classrooms Used for Other Programs:	6
Permanent Building Area:	149,562
Facility Capacity:	853

Revised October 2, 2019

Dr. James L. Hogan

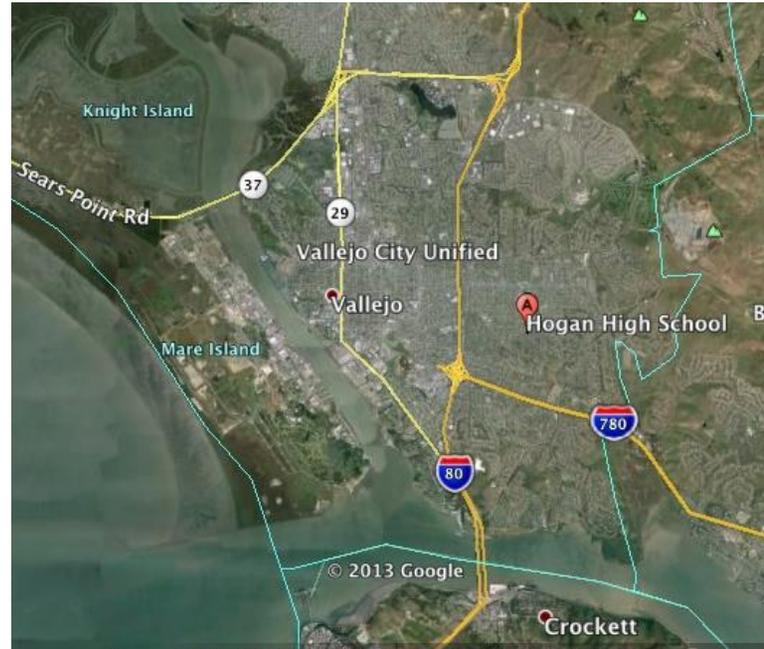
Middle School

850 Rosewood

Hogan Middle School - Background information

Hogan Middle School was established in 2011 after the closure of Hogan High School. The students, staff and faculty were relocated from Springstowne Middle School in the Fall of 2011. Prior to 2011 the campus served as Hogan High School for many years. Also, in 2011, two wings of the northern part of the campus were renovated to house the District's Maintenance and Operations facility.

Because it had been a High School campus with a much larger student body than it currently serves, Hogan Middle School has some facilities that are either not needed or not fully utilized. There is a large Performing Arts Theater that could serve more uses throughout the District and the Vallejo Community. The school also has two gymnasiums and two sets of locker rooms which are more than is necessary to serve the physical education and athletics programs for the Middle School.



Hogan Middle School - Existing Conditions Summary

Facilities Assessment Needs

- Light fixtures in classrooms are inefficient and should be upgraded throughout campus
- Most classrooms lack adequate sun control
- Casework in classrooms is old and damaged
- Exterior finish is dirty and marred
- Athletic areas, locker rooms, offices, support areas need complete modernization
- Portions of vented base missing in gym
- Metal lockers in corridor are damaged
- Classroom wing 90 requires complete modernization
- Classroom wing 100 has moveable partitions and does not have windows
- Address accessibility issues throughout campus
- Provide code compliant signage throughout campus

Educational Program Needs

- STEM Lab spaces
- Small Group Instruction areas
- Security Fencing at perimeter of campus
- Provide meeting and office spaces for Full-Service Community Schools

Unique Opportunities

- Performing Arts Theater has potential as an educational and community space
- Corridors could be used for learning areas

Vallejo City Unified School District Facilities Master Plan



Typical Classroom



Hallway space and lockers



Theater

Hogan Middle School - Master Plan Summary

Master Plan Features

- Create separate area of campus for 6th Grade students to ease transition to Middle School
- Replace Portable Classrooms with new 6th Grade Classroom Building
- Renovate existing small Gym into new Library and Classrooms
- Create outdoor learning environments

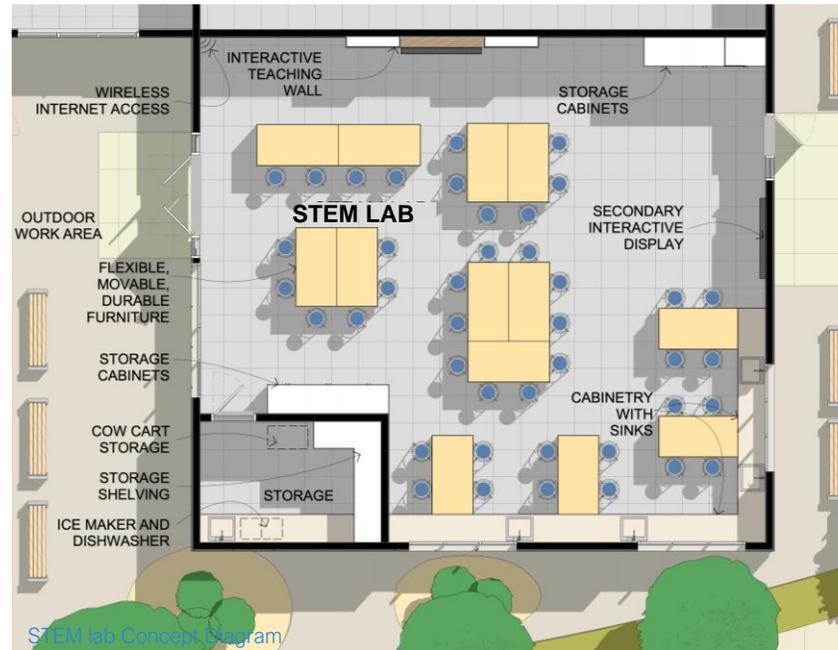
Selected Improvements by Theme

	FACILITIES NEED THEME	IMPROVEMENT
	Campus Safety	Provide site security fencing and upgrade remaining locks. Provide new window blinds. Security cameras usually not functional.
	Accessibility	Upgrade ramps, drinking fountains, restrooms and other features to meet accessibility code requirements. Provide accessible identification signage.
	Technology	Provide A/V system in classrooms, auditorium, MPR, and gym. Add wireless internet throughout the campus. Upgrade electrical, data, and security infrastructure as required.
	Science, Technology, Engineering, Mathematics (STEM)	Provide STEM lab in new classroom building. Provide outdoor learning areas. Construct 14 new classrooms to accommodate projected enrollment.
	Community Schools	Provide meeting areas in renovated Administration building. New exterior painting. Renovate student restrooms. Renovate theater with new seating and lighting system. New classroom furniture.
	Infrastructure	Replace mechanical units with energy efficient models Repair dry rot at covered walkways and replace failing rain gutters. Repair site utilities as needed. Replace and upgrade roofing. Restroom modernization.

Hogan Middle School - Educational Program Needs:

STEM Lab

- Flexible room designed to be used by the entire campus community for science labs, project-based learning and other activities
- Amenities include storage cabinets, perimeter cabinetry with sinks and a connected outdoor work area
- Durable surfaces throughout
- Durable, moveable furniture to easily accommodate a variety of uses
- Wired and wireless internet access and two A/V systems for presentations
- Secure storage room with sink, shelving, computer storage and ice maker



Additional Educational Program Needs

- Outdoor learning areas in courtyard
- Small Group Instruction and collaborative workspaces along building corridors
- Renovate existing small secondary Gym into new Library and Classrooms
- 6th grade area separates from other grades, with 6th grade outdoor learning and STEM
- Display areas for student work along interior corridor

Learning Environment Improvements

- Replace floor and wall finishes
- Update Classroom cabinetry, add whiteboards
- Upgrade lighting and electrical
- Replace heating and cooling equipment
- Replace existing portable classrooms with new 6th Grade building
- Upgrade Classroom technology infrastructure

Hogan Middle School - Committee Facilities Improvement Priorities

The Master Plan Committee provided their recommendation on the priority of improvements with in 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.

Current Facilities Needs (CFN)

- Grove Gym: athletic areas, locker rooms, offices, support areas need complete modernization. Gym lacks adequate ventilation
- Portions of vented base missing in gym
- Address accessibility issues throughout campus
- Provide code compliant signage throughout campus
- Clock/bell/speaker
- Power goes out in 90's wing
- Security cameras usually don't work
- Flooding in mechanical basement
- Exterior dirty and marred

Educational Program Needs (EPN)

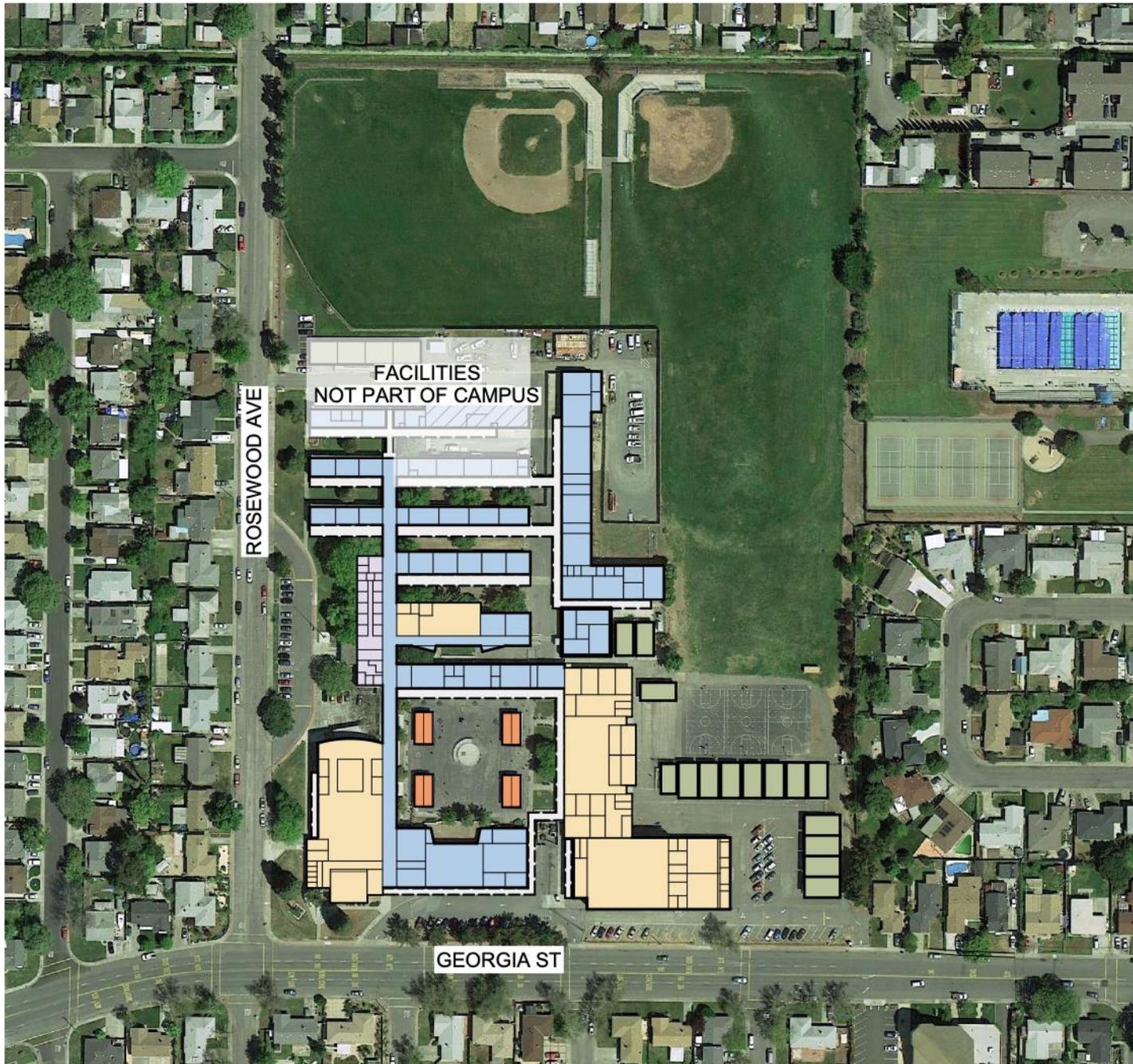
- Institute District technology standards
- Institute STEM (science, technology, engineering and math) plan
- Site security – multiple entrance, Create secure site, one point of entry during school hours, security fencing
- Replace portables with 6th grade wing
- Classroom wing 90 requires complete modernization
- Need additional whiteboard space in classrooms
- Utilize courtyard for outdoor learning spaces
- Light fixtures in classrooms inefficient
- Most classrooms lack adequate sun control
- Casework in classrooms old and damaged

Future Facilities Needs (FFN)

- Make 6th grade more separate from other grades with separate 6th grade play area
- Need a track
- Coach offices lack ventilation
- Student lockers are in bad shape, not all being used - some parents want their kids to have them. Lockers were removed at Jesse Bethel. Should lockers be removed here?
- Classrooms too small (wing 40, 50 & 60)
- Theater is a missed opportunity and should be renovated
- Rethink administration area
- Traffic is an issue: increase drop off along Georgia street

Hogan Middle School

Existing Site Plan



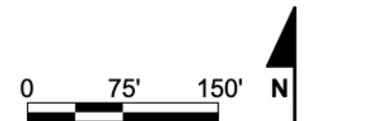
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-  EXISTING ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
-  MODULAR BUILDING
-  PORTABLE BUILDING
-  SHADE STRUCTURE
-  TO BE REMOVED
-  COVERED WALKWAYS
- ##** CLASSROOM #
- T** RESTROOM
- O** OFFICE
- FS** FOOD SERVICE
- EVA** EMERGENCY VEHICLE ACCESS
-  RAMP DIRECTIONAL ARROW

Hogan Middle School

Existing Building Plan



-  NEW CLASSROOM
-  EXISTING ADMINISTRATION
-  MULTI-PURPOSE LIBRARY GYM
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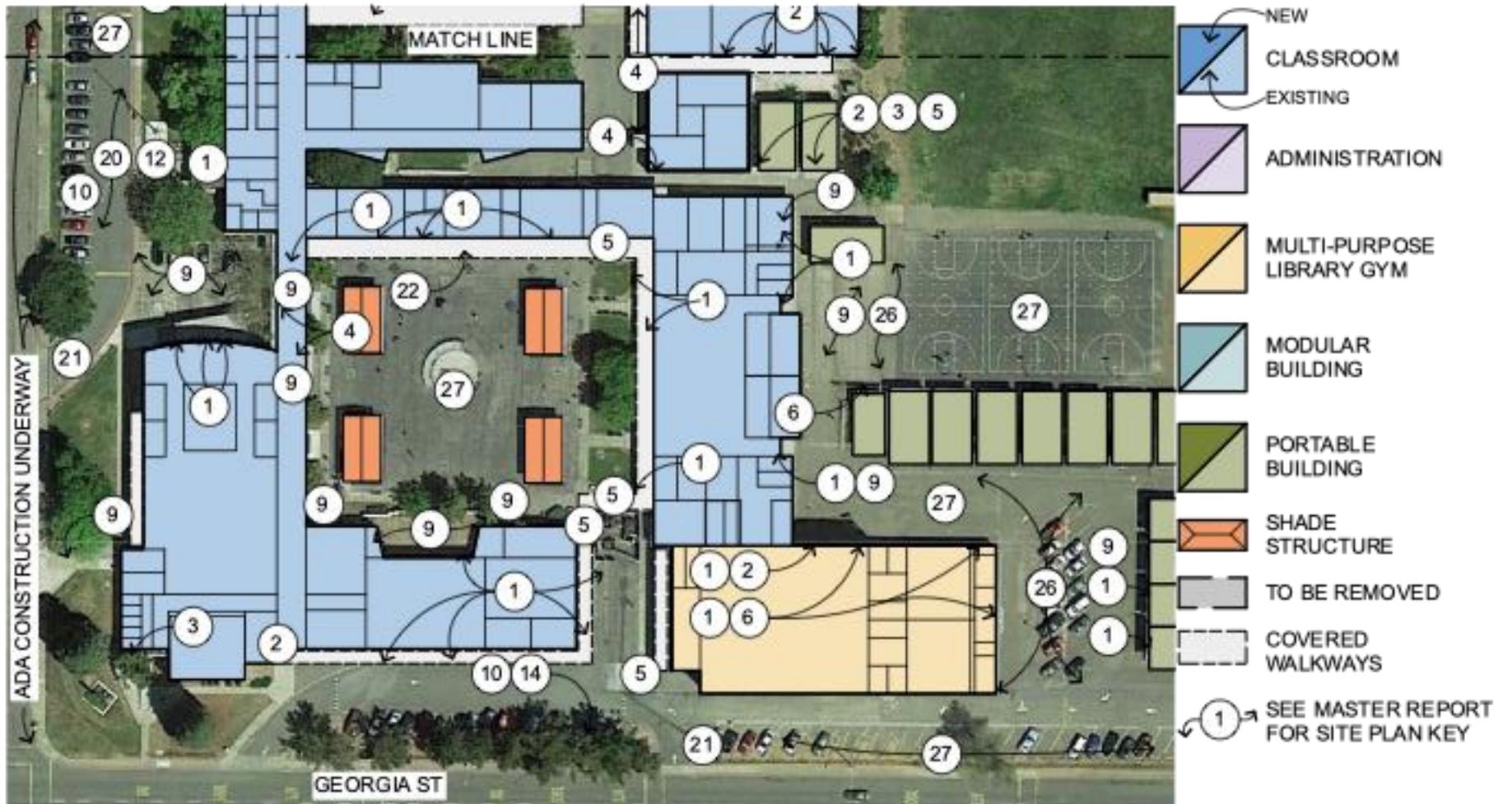
Hogan Middle School

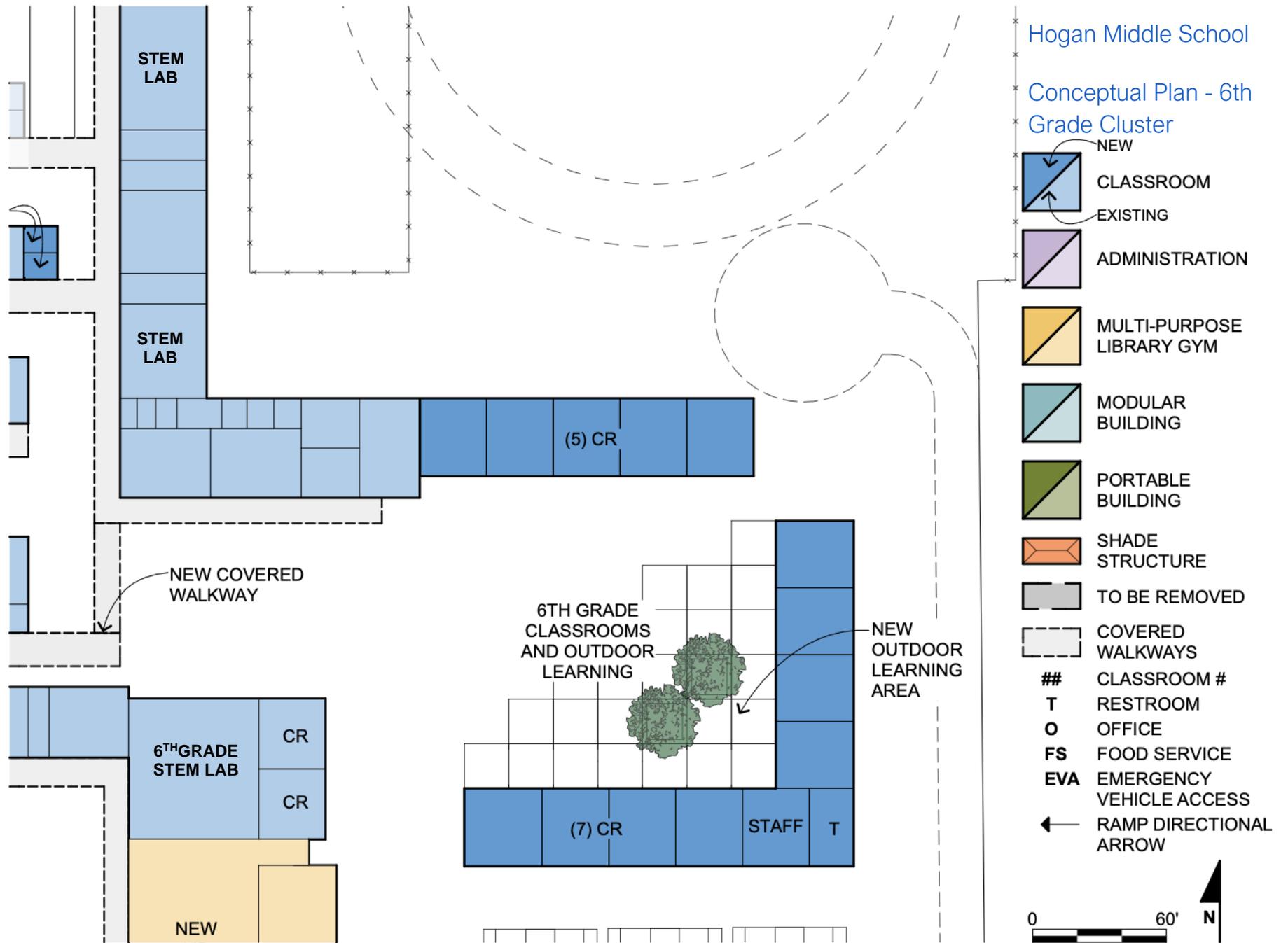
Existing Civil Notes Plan
North



Hogan Middle School

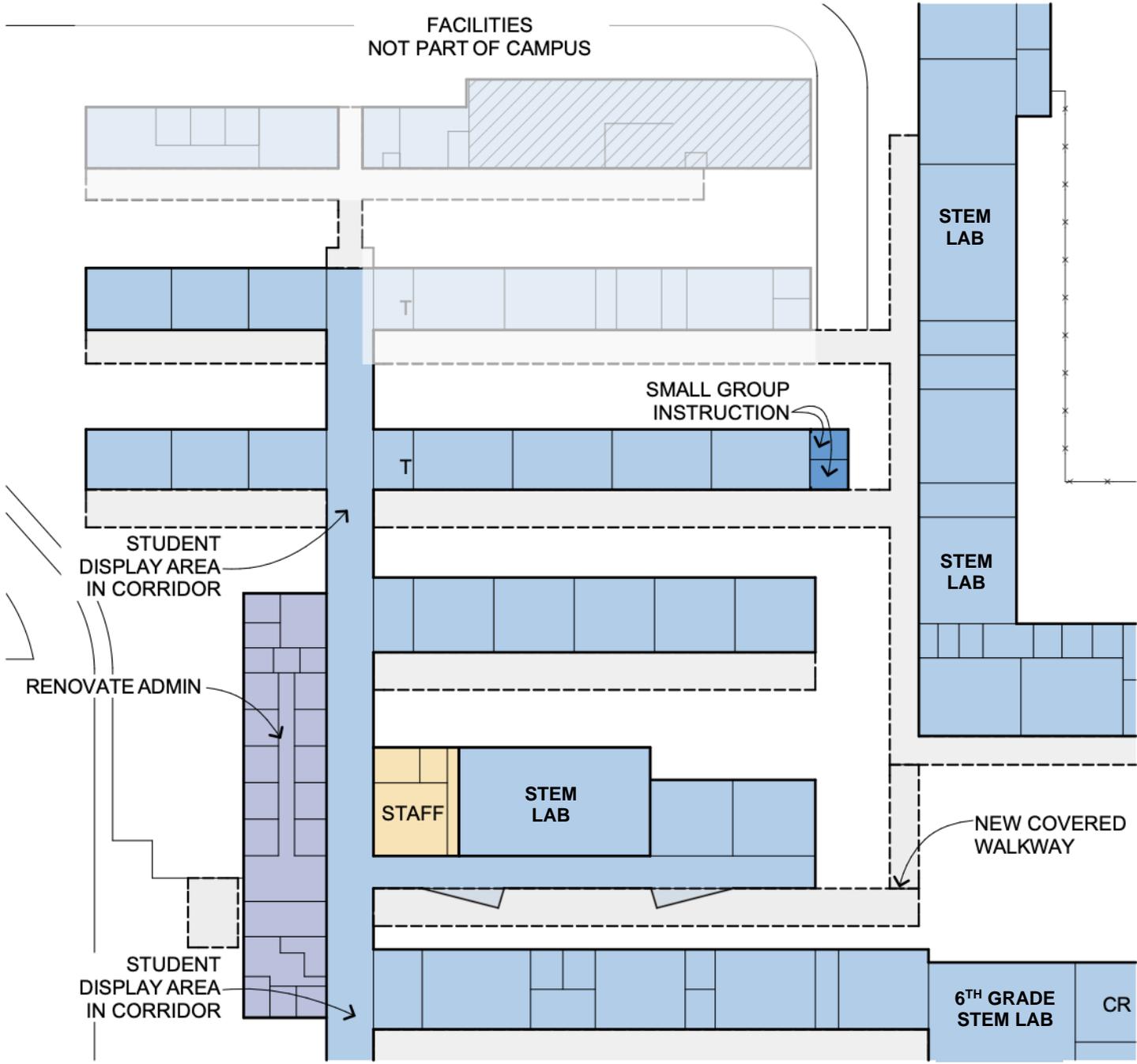
Existing Civil Notes Plan
South



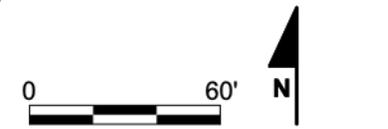


Hogan Middle School

Conceptual Plan - Central Campus



- NEW**
- CLASSROOM
- EXISTING**
- ADMINISTRATION
- MULTI-PURPOSE LIBRARY GYM
- MODULAR BUILDING
- PORTABLE BUILDING
- SHADE STRUCTURE
- TO BE REMOVED
- COVERED WALKWAYS
- ##** CLASSROOM #
- T** RESTROOM
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- RAMP DIRECTIONAL ARROW



Hogan Middle School Preliminary Cost Estimate

850 Rosewood Avenue, Vallejo, CA 94591
707/556-3510

Square Footage (Bldg. only): 130,936
Classrooms: 38
Portables: 0

	CFN	EPN	FFN	Grand Total
Construction Costs	\$ 12,012,609.60	\$ 7,644,531.68	\$ 8,570,928.10	\$ 28,228,069.38
Sub-Total	\$ 12,012,609.60	\$ 7,644,531.68	\$ 8,570,928.10	\$ 28,228,069.38
Design Contingency (0%)	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 12,012,609.60	\$ 7,644,531.68	\$ 8,570,928.10	\$ 28,228,069.38
General Contractor OHP (12%)	\$ 1,441,513.15	\$ 917,343.80	\$ 1,028,511.37	\$ 3,387,368.33
General Contractor Insurance (2%)	\$ 240,252.19	\$ 152,890.63	\$ 171,418.56	\$ 564,561.39
Sub-Total	\$ 13,694,374.94	\$ 8,714,766.12	\$ 9,770,858.03	\$ 32,179,999.09
Soft Costs: Change Order Contingency, A/E Fees, Inspection, Management Fees, etc. (35%)	\$ 4,793,031.23	\$ 3,050,168.14	\$ 3,419,800.31	\$ 11,262,999.68
Sub-Total	\$ 18,487,406.17	\$ 11,764,934.26	\$ 13,190,658.35	\$ 43,442,998.78
Escalation (18%)	\$ 3,327,733.11	\$ 2,117,688.17	\$ 2,374,318.50	\$ 7,819,739.78
Grand Total	\$ 21,815,139.29	\$ 13,882,622.42	\$ 15,564,976.85	\$ 51,262,738.56

Hogan Middle School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATE D TAKE OFF		COST/ UNIT	TOTAL COST
						Qty.	Unit		
SITE ISSUES									
CFN	Site Utilities	Site	Deficiency Site utilities are nearing the end of their useful life Remedy Replace underground utility lines			1	ls	\$ 950,000.00	\$ 950,000.00
CFN	Accessibility Issue	Site	Deficiency Landing at Door/Ramp exceeds 2% Slope at 47 locations throughout site. Remedy Saw cut, remove and replace Landings. Estimated 50 sf ea landing	1		2350	sf	\$ 40.00	\$ 94,000.00
CFN	Accessibility Issue	Site	Deficiency Non-compliant Door threshold at 9 locations throughout site. Remedy Remove and replace with compliant threshold.	2	17	900	sf	\$ 40.00	\$ 36,000.00
CFN	Accessibility Issue	Site	Deficiency 18" clearance not provided on pull side of door Remedy	3		3	ea	\$ 1,500.00	\$ 4,500.00
CFN	Accessibility Issue	Site	Deficiency Cross slope on path of travel exceeds 2% at 4 locations throughout site. Remedy Remove and replace section of walkway that is non compliant. Estimate of 100 sf ea occurrence.	4		400	sf	\$ 40.00	\$ 16,000.00
CFN	Accessibility Issue	Site	Deficiency Slopes on path of travel > 5% without handrails at 5 locations. Remedy Remove and replace ramp with slopes < 5% or provide handrails for ramp as required path of travel.	5		500	lf	\$ 40.00	\$ 20,000.00
CFN	Accessibility Issue	Site	Deficiency Slopes on path of travel > 8.33% at 4 locations. Remedy Remove ramp and construct code compliant ramp	6		400	lf	\$ 40.00	\$ 16,000.00
CFN	Accessibility Issue	Site	Deficiency Broken or raised pavement at 21 locations. Remedy Remove and replace pavement. Est. 25sf ea. occurrence	9		525	sf	\$ 40.00	\$ 21,000.00
CFN	Accessibility Issue	Site	Deficiency Non compliant accessible Parking signage. Remedy Provide code compliant signage.	10		2	ea	\$ 100.00	\$ 200.00
CFN	Accessibility Issue	Site	Deficiency Non-compliant ramp at accessible parking. Remedy Modify ramp as required.	12	15	100	sf	\$ 40.00	\$ 4,000.00
CFN	Accessibility Issue	Site	Deficiency Pavement markings faded. Remedy Restripe as part of pavement slurry item	14		1	ls	\$ 10,000.00	\$ 10,000.00
CFN	Accessibility Issue	Site	Deficiency No Accessible route to this area. Remedy Provide code compliant accessible route as required.	16	18	2	ea	\$ 2,500.00	\$ 5,000.00

Hogan Middle School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DEFICIENCY	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATE D TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility Issue	Site	Deficiency	No Accessible drop off area provided.	20		1	ea	\$ 425,000.00	\$ 425,000.00
			Remedy	Provide drop-or/pick-up area at Georgia Ave.						
CFN	Accessibility Issue	Site	Deficiency	Non compliant/missing accessible signage at parking lot entry	21		2	ea	\$ 100.00	\$ 200.00
			Remedy	Provide code compliant signage						
CFN	Accessibility Issue	Site	Deficiency	Snack bar not accessible.	22	16	1	ea	\$ 12,500.00	\$ 12,500.00
			Remedy	Modify as necessary to provide code compliant accessibility						
FFN	Paving & Grading	Site	Deficiency	Pavement broken or falling.	26		17000	sf	\$ 20.00	\$ 340,000.00
			Remedy	Remove existing paving and base and replace full paving section.						
FFN	Paving & Grading	Site	Deficiency	Pavement worn or cracked.	27		94000	sf	\$ 0.15	\$ 14,100.00
			Remedy	Fill cracks, slurry seal surface and repaint as necessary						
GENERAL & CAMPUS-WIDE ISSUES										
CFN	Mechanical	Campus-wide	Deficiency	Mechanical units at end of useful life.			1	ls	\$ 1,806,916.80	\$ 1,806,916.80
			Remedy	Replace mechanical units						
CFN	Electrical	Campus-wide	Deficiency	Electrical/Security System Upgrades			1	ls	\$ 1,505,764.00	\$ 1,505,764.00
			Remedy	Repair/replace as necessary						
CFN	Exterior Envelope	Campus-wide	Deficiency	Wood structured covered walkways exhibit evidence of dry rot.		01 02	130936	sf	\$ 4.25	\$ 556,478.00
			Remedy	Repair damage and paint.						
CFN	Low Voltage	Campus-wide	Deficiency	Campus lacks synchronized clock/bell/speaker system.			130936	sf	\$ 0.55	\$ 72,014.80
			Remedy	Provide campus-wide synchronized clock/bell/speaker system.						
CFN	Roofing	Campus Buildings	Deficiency	Roofing in need of replacement			1	ls	\$ 4,604,568.00	\$ 4,604,568.00
			Remedy							
CFN	Doors	Campus-wide	Deficiency	Weather stripping at all exterior doors damaged a or missing.			1	ls	\$ 17,250.00	\$ 17,250.00
			Remedy	Replace weather stripping at all exterior doors.						
CFN	Signage	Campus-wide	Deficiency	Code compliant access signage lacking in approx. 10% of campus.			130936	sf	\$ 0.50	\$ 65,468.00
			Remedy	Provide code compliant signage						

Hogan Middle School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATE D TAKE OFF		COST/ UNIT	TOTAL COST
						Qty.	Unit		
CFN	Accessibility Issue	Wing 40, 50 & 60	Deficiency Classroom entry doors in wing 40, 50 & 60 have concrete ramp thresholds and not a level landing. Remedy Demolish concrete walk sufficiently to construct sloped walk and level landing at door.		07	1000	sf	\$ 40.00	\$ 40,000.00
CFN	Accessibility Issue	Clstrm 2 & 3	Deficiency Ramp in main corridor near classrooms 2 & 3 exceeds max allowable slope. Remedy Demolish ramp and reconstruct to be code compliant.		06	1000	sf	\$ 40.00	\$ 40,000.00
CFN	Accessibility Issue	Boys/Girls Locker Rooms	Deficiency Entry to Boy's and Girl's locker rooms not accessible, too narrow Remedy Demolish wall to create 5' x 5' landing			25	lf	\$ 40.00	\$ 1,000.00
CFN	Security	Campus-wide	Deficiency Security cameras usually not functional. Remedy Repair security cameras			Cost included in Electrical costs		\$	-
CFN	Security	Classrooms	Deficiency Not all classroom doors can be locked from inside classroom. Remedy Replace door hardware in 5% of classrooms			5	ea	\$ 500.00	\$ 2,500.00
CFN	Fencing	Site	Deficiency Campus perimeter not secure. Remedy Provide site perimeter fence and create one entrance to campus.			Completed 2017 & 2018		\$	-
EPN	General	Classroom Wing 90	Deficiency Classroom wing 90 has many issues. Remedy Need complete modernization.			14500	sf	\$ 175.00	\$ 2,537,500.00
EPN	Site	Site	Deficiency Renovations and upgrades for Playground Remedy			1	ls	\$ 150,000.00	\$ 150,000.00
EPN	General	Kitchen	Deficiency Kitchen/Food Services Upgrades Remedy			1	ls	\$ 58,500.00	\$ 58,500.00
EPN	Site	Site	Deficiency Repairs/Upgrades to Bleachers Remedy			1	ls	\$ 200,000.00	\$ 200,000.00
FFN	Exterior Envelope	Campus-wide	Deficiency Exterior walls are dirty, marred and shows minor damage. Remedy Repair any damage, clean walls, doors, etc. and paint.		04 10	130936	sf	\$ 1.00	\$ 130,936.00
FFN	Walls	Campus-wide	Deficiency Interior walls are dirty, marred and show minor damage. Remedy Repair then clean and paint interior walls.		09 11	130936	sf	\$ 1.00	\$ 130,936.00
FFN	Flooring	Campus-wide	Deficiency VCT is generally in good condition though near end of useful life. Remedy Recommend replacing all VCT throughout campus.			104749	sf	\$ 5.00	\$ 523,745.00

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							Qty.	Unit		
FFN	Flooring	Campus-wide	Deficiency	Carpet in Admin and athletic area worn out.			26187	sf	\$ 7.50	\$ 196,402.50
			Remedy	Replace all carpet.						
CAFETERIA/KITCHEN										
CFN	Walls	Cafeteria/ Kitchen	Deficiency	Kitchen walls are Gyp. Board and not code compliant.			1	ls	\$ 22,500.00	\$ 22,500.00
			Remedy	Provide FRP over all kitchen walls.						
FFN	Doors	Cafeteria/ Kitchen	Deficiency	Glass in doors has been replaced with Plexiglas.			5	ea	\$ 500.00	\$ 2,500.00
			Remedy	Replace with tempered glass. (5 doors)						
FFN	Lighting	Cafeteria/ Kitchen	Deficiency	Lighting in cafeteria is metal halide, not appropriate for space.					Cost included in Electrical costs	\$ -
			Remedy	Replace lighting with more efficient and appropriate fixtures.						
CLASSROOMS										
EPN	Windows	Campus-wide	Deficiency	Classrooms lack adequate sun control.		08	130936	sf	\$ 0.88	\$ 115,223.68
			Remedy	Provide exterior sun control and interior shades						
EPN	Windows	Clism 104-107	Deficiency	Classrooms 104 - 107 have non functional moveable partitions, lacks windows		11	3000	sf	\$ 350.00	\$ 1,050,000.00
			Remedy	Demolish classrooms 104-107 and construct as part of Ed Spec program.						
EPN	Electrical	Campus-wide	Deficiency	Light fixtures are inefficient and provide uneven distribution of light		08 11			Cost included in Electrical costs	\$ -
			Remedy	Replace fixtures with efficient up-down fixtures.						
EPN	Casework	Wings 20,30,40, 50 & 60	Deficiency	Casework in classrooms is old and damaged.			1	ls	\$ 500.00	\$ 500.00
			Remedy	Replace casework in wings 20, 30, 40, 50 & 60.						
STUDENT RESTROOMS										
	Restrooms	Campuswide		Full upgrade to all campus restrooms			5425	sf	\$ 575.00	\$ 3,119,375.00
FFN	Ceilings	Campus-wide	Deficiency	Ceilings are glued acoustical tile. Not appropriate for restroom					Cost included in Restroom Cost	\$ -
			Remedy	Remove acoustical tile, cover ceiling with Gyp Board and paint						
FFN	Specialties	Student Restrooms	Deficiency	Toilet accessories damaged, or missing.					Cost included in Restroom Cost	\$ -
			Remedy	Replace all toilet accessories.						
FFN	Specialties	Student Restrooms	Deficiency	Toilet partitions damaged and abused.					Cost included in Restroom Cost	\$ -
			Remedy	Replace toilet partitions						
STAFF RESTROOMS										
CFN	Walls	Staff Restrooms	Deficiency	Restroom in kitchen has Gyp. Board walls with wallpaper, not compliant.					Cost included in Restroom Cost	\$ -
			Remedy	Provide FRP at all walls.						

Hogan Middle School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION		DESCRIPTION	SITE PLAN KEY	PHOTO	ESTIMATE D TAKE OFF		COST/ UNIT	TOTAL COST					
							Qty.	Unit							
FFN	Walls & Ceilings	Campus-wide	Deficiency	Staff restroom generally in good condition and compliant .			Cost included in Walls/Finishes cost			\$ -					
			Remedy	Paint walls and ceilings.											
EDUCATIONAL PROGRAM NEEDS															
CFN	Additional Needs	Campus-wide	Needs	Additional student restrooms needed throughout campus			1000	sf	\$ 640.00	\$ 640,000.00					
CFN	General	Grove Gym	Needs	Locker rooms in Grove gym have damaged lockers, restrooms not accessible, poor ventilation, requires complete modernization.		14	1	ls	\$ 1,023,750.00	\$ 1,023,750.00					
EPN	Educational Needs	General	Needs	Modernize two science classrooms, 1,400 sf each			2800	sf	\$ 200.00	\$ 560,000.00					
EPN	Educational Needs	Campus Wide	Needs	Replace Classroom Furniture			65	CR	\$ 12,000.00	\$ 780,000.00					
EPN	Technology	Campus-wide	Deficiency	Wireless throughout campus			Per 6/17 meeting, already completed			\$ -					
			Remedy	Provide/upgrade wiring to 1gig fiber connection											
EPN	Technology	Campus-wide	Needs	Provide technology infrastructure to support district technology program.			130936	sf	\$ 3.00	\$ 392,808.00					
EPN	Educational Needs	Site	Needs	Create outdoor learning areas			1	ls	\$ 175,000.00	\$ 175,000.00					
EPN	General	Bass Gym	Needs	Bass gym not needed as gym. Completely modernize and convert to library and classrooms.			1	ls	\$ 1,625,000.00	\$ 1,625,000.00					
FFN	General	Admin	Needs	Admin area is no longer functional for users and needs complete modernization		05	1	ls	\$ 585,000.00	\$ 585,000.00					
FFN	General	General	Needs	Need separate sixth grade, move from upper grades with their own play area			1	ls	\$ 487,500.00	\$ 487,500.00					
FFN	General	Theater	Needs	Theater requires complete modernization: including upgraded seating, lighting, sound and ADA upgrades (e.g. lift at stage)		12 13	1	ls	\$ 1,250,000.00	\$ 1,250,000.00					
FFN	Site	Site	Needs	Need Athletic Track			1	ls	\$ 75,000.00	\$ 75,000.00					
FFN	Paving & Grading	Site	Needs	Pick-up and drop-off problematic. Create pick-up and drop-off lane along Georgia Ave.			1	ls	\$ 725,000.00	\$ 725,000.00					
FFN	Paving & Grading	Site	Needs	Create staff parking where portable classrooms are to be removed.			Cost included in Parking Lot costs			\$ -					
FFN	General	Campus-wide	Needs	Student lockers currently not used. Recommend removing lockers. (price includes replace/repair to finishes)			1	ls	\$ 650,000.00	\$ 650,000.00					
FFN	Plumbing	Campus-wide	Needs	Replace plumbing fixtures with water efficient fixtures.			130936	sf	\$ 2.60	\$ 340,433.60					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-top: 1px solid black;">CFN Total</td> <td style="border-top: 1px solid black;">\$ 12,012,609.60</td> </tr> <tr> <td style="border-top: 1px solid black;">EPN Total</td> <td style="border-top: 1px solid black;">\$ 7,644,531.68</td> </tr> <tr> <td style="border-top: 1px solid black;">FFN Total</td> <td style="border-top: 1px solid black;">\$ 8,570,928.10</td> </tr> </table>										CFN Total	\$ 12,012,609.60	EPN Total	\$ 7,644,531.68	FFN Total	\$ 8,570,928.10
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Hogan Middle School - Photographs



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Hogan Middle School - Photographs



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