



School Data

Date School Opened:	1998
2019 – 2020 Projected School Year Enrollment:	1,532
Standard Classrooms:	82
Portable Classrooms:	0
Classrooms Used for Other Programs:	14
Permanent Building Area:	174,884
Facility Capacity:	1759

Revised October 2, 2019

Jesse Bethel High School

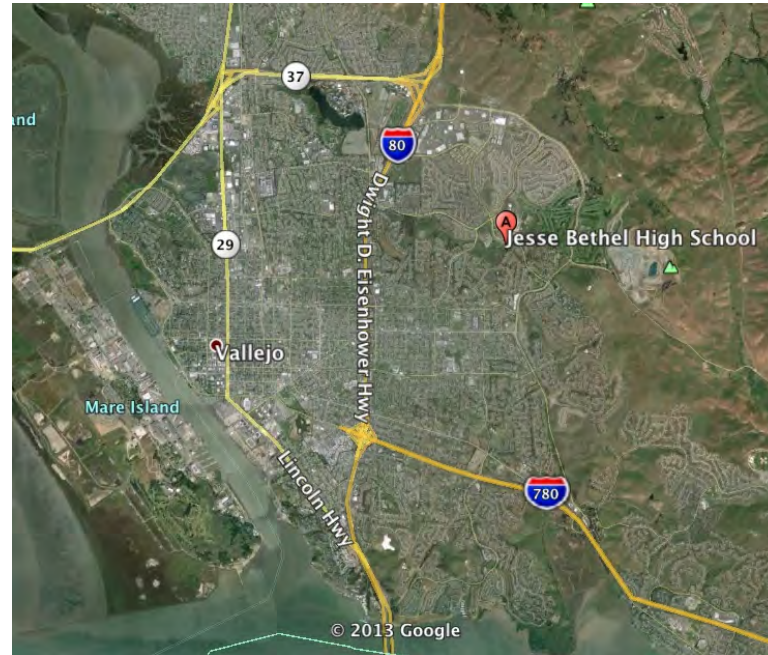
1800 Ascot Parkway

Jesse Bethel High School - Background information

Jesse Bethel High School is one of the newest campuses in Vallejo City Unified School District. The campus is primarily composed of permanent buildings of wood framing and concrete masonry unit construction. There are also number of modular classroom buildings. In 2012 a new modular classroom building was constructed with ten new classrooms. Existing buildings were also renovated to create two additional science labs, an administrative area for the 9th Grade Academy and to remove student lockers from the campus. These renovations were completed in part to accommodate additional students which were transferred to the school when Hogan High School was closed, and its site converted to Hogan Middle School.

Jesse Bethel High School is implementing a Wall to Wall Academies program which establishes a 9th Grade Academy and five thematic College and Career Academies for grades 10-12. The Academies are International Finance, Law, Biomed, Green and Multimedia.

Jesse Bethel High School was originally designed to be a small high school campus and does not have some features typically associated with a comprehensive high school. There is only a small theater that does not have the capability for large productions. Also, Jesse Bethel does not have a competition track and stadium and holds all competition sporting events at Corbus Field on the Vallejo High School campus. This has long been the case in Vallejo, as Hogan High School did the same before the its closure.



Jesse Bethel High School - Existing Conditions Summary

Facilities Assessment Needs

- Finishes in classrooms are worn out. Replace flooring, wall covering and ceiling panels
- Light fixtures in some classrooms are not functioning properly or appropriate for their current use
- Standing seam metal roofs do not have roof gutters which has damaged concrete and are dirty
- Exterior dirty and marred needs to be cleaned and painted
- Walls and base in main gym in need of repair
- Damaged and missing accessories in restrooms.
- Address accessibility issues throughout campus
- Provide code compliant signage throughout campus

Educational Program Needs

- Create individual, small administration spaces for each academy
- Provide lab and presentation spaces as required for each academy
- Small Group Instruction areas in each academy
- Security Fencing at perimeter of the campus

Unique Opportunities

- Outdoor spaces are generous and have potential to create identity for campus









Jesse Bethel High School - Master Plan Summary

Master Plan Features

- Provide infrastructure for multi-media presentations in classrooms, student union and theater
- Provide athletic stadium
- Remodel and construct addition at gym - Develop outdoor learning areas
- Renovate interior and exterior finishes

Selected Improvements by Theme

	FACILITIES NEED THEME	IMPROVEMENT
	Campus Safety	Provide site security fencing. Upgrade remaining locks. Fire alarm is out of date. Provide new window blinds.
	Accessibility	Provide accessible identification signage. Provide code compliant ramps and landings and any other accessibility upgrades as required by code.
	Technology	Provide A/V system in classrooms, auditorium, MPR, and gym. Add wireless internet throughout campus. Upgrade electrical, data, and security infrastructure as required.
	Science, Technology, Engineering, Mathematics (STEM)	Provide STEM Lab in each academy. Create outdoor learning areas
	Community Schools	Improve utilization of existing Administration spaces to provide meeting areas. New exterior paint. Renovate student restrooms. New classroom furniture.
	Infrastructure	Replace mechanical units with energy efficient models. Replace or repair roofing. Repair concrete damage throughout campus. Repair site utilities as needed. Modernize restrooms.

Jesse Bethel High 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)

- Address accessibility issues throughout campus
- Provide code compliant signage throughout campus
- Provide site security fencing
- Lack of roof gutters has damaged concrete
- Finishes in classrooms are worn out: replace flooring, wall covering and ceiling panels
- Indoor air quality improvements (due to quarry nearby)
- Ventilation needed in gym, locker room
- Address drainage issues behind bldg. "C"
- Lower terrace is flooding and site drainage
- Provide blinds in classrooms

Educational Program Needs (EPN)

- Classroom AV system
- Teacher work area in each academy
- Improve acoustics in student union building (acoustics are horrible)
- Light fixtures in classrooms old and inefficient
- Currently there are no provisions for multi-media, (AV and lighting in theater), presentations in theater or student union
- Need to create space for five academies: Law, Green, International Finance, Biomed and Multimedia
- Provide flexible spaces in each academy

Future Facilities Needs (FFN)

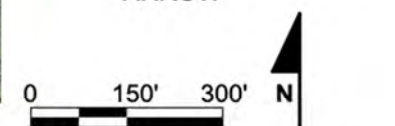
- Need stadium. At a minimum need bleachers at field
- Need toilet rooms on lower terrace
- Remodel library spaces, "back of house"
- Remodel "C" wing for PE and athletics
- Damaged and missing accessories in restrooms, remodel
- Need power at quad stage
- Need outdoor eating area near student union
- Need water and power at tennis courts
- Need teacher lunchroom
- Remodel band room for more storage and practice rooms
- Exterior dirty and marred, clean and paint
- Need multitude of storage (lockable), need more storage in classrooms
- Walls in main gym damaged, portions of vented base missing
- Create retaining walls to address problematic grade changes



Jesse Bethel High School

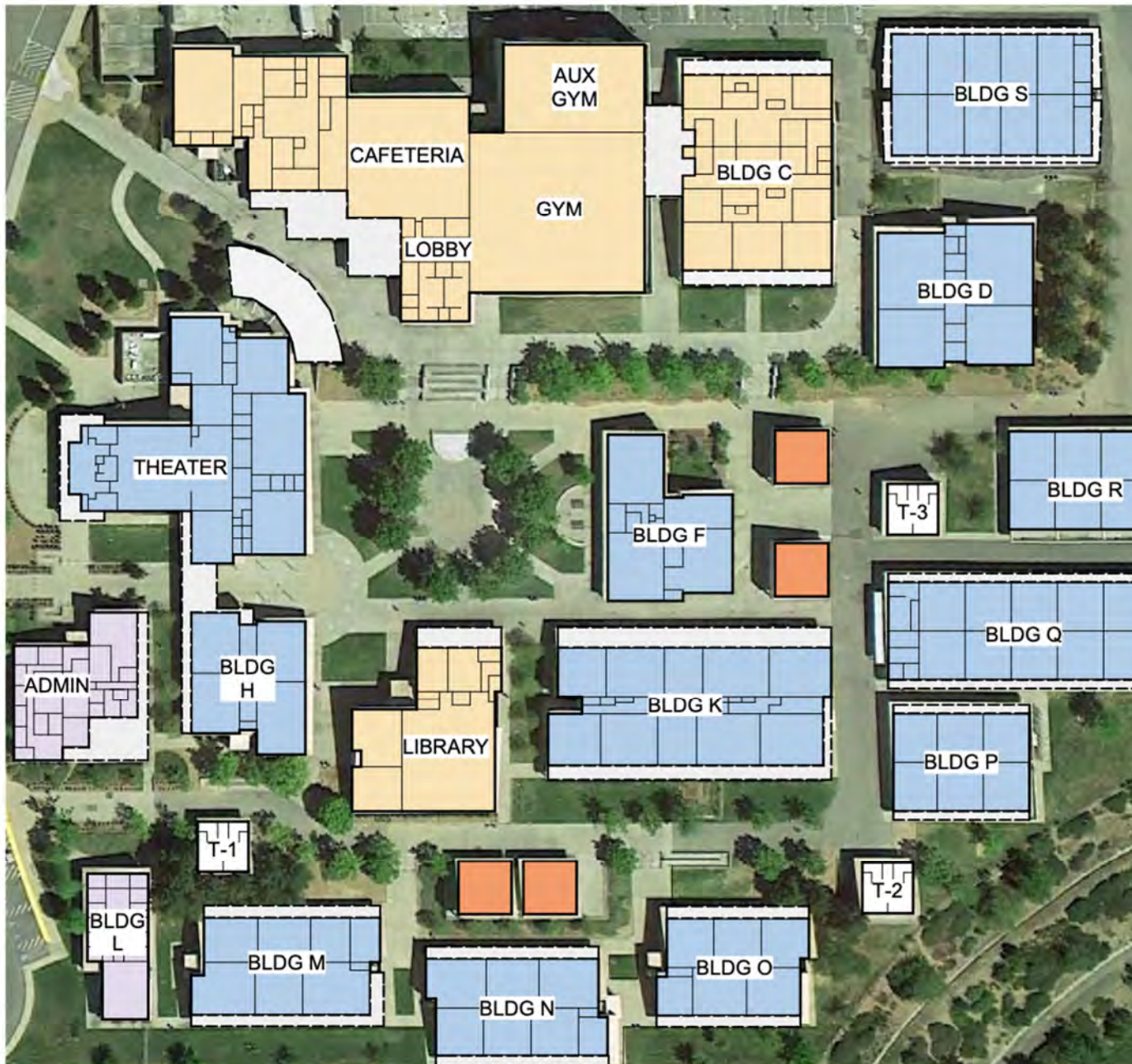
Existing Site Plan

- NEW
- EXISTING
- CLASSROOM
- 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

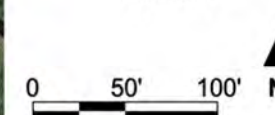


Jesse Bethel High School

Existing Building Plan



- NEW
- CLASSROOM
- 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

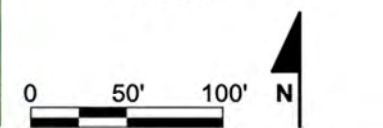




Jesse Bethel High School

Existing Field Plan

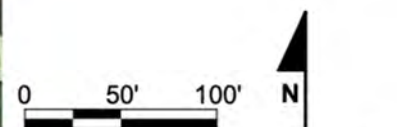
- NEW
- EXISTING
- CLASSROOM
- ADMINISTRATION
- MULTI-PURPOSE LIBRARY GYM
- MODULAR BUILDING
- PORTABLE BUILDING
- SHADE STRUCTURE
- TO BE REMOVED
- COVERED WALKWAYS
- ## CLASSROOM #
- T RESTROOM
- O OFFICE
- FS FOOD SERVICE
- EVA EMERGENCY VEHICLE ACCESS
- ← RAMP DIRECTIONAL ARROW



Jesse Bethel High School

Existing Civil Notes Plan West

- NEW
- EXISTING
- CLASSROOM
- ADMINISTRATION
- MULTI-PURPOSE LIBRARY GYM
- MODULAR BUILDING
- PORTABLE BUILDING
- SHADE STRUCTURE
- TO BE REMOVED
- COVERED WALKWAYS
- SEE MASTER REPORT FOR SITE PLAN KEY



Jesse Bethel High School

Existing Civil Notes Plan East



- NEW
- CLASSROOM
- EXISTING
- ADMINISTRATION
- MULTI-PURPOSE LIBRARY GYM
- MODULAR BUILDING
- PORTABLE BUILDING
- SHADE STRUCTURE
- TO BE REMOVED
- COVERED WALKWAYS
- SEE MASTER REPORT FOR SITE PLAN KEY

Jesse Bethel High School

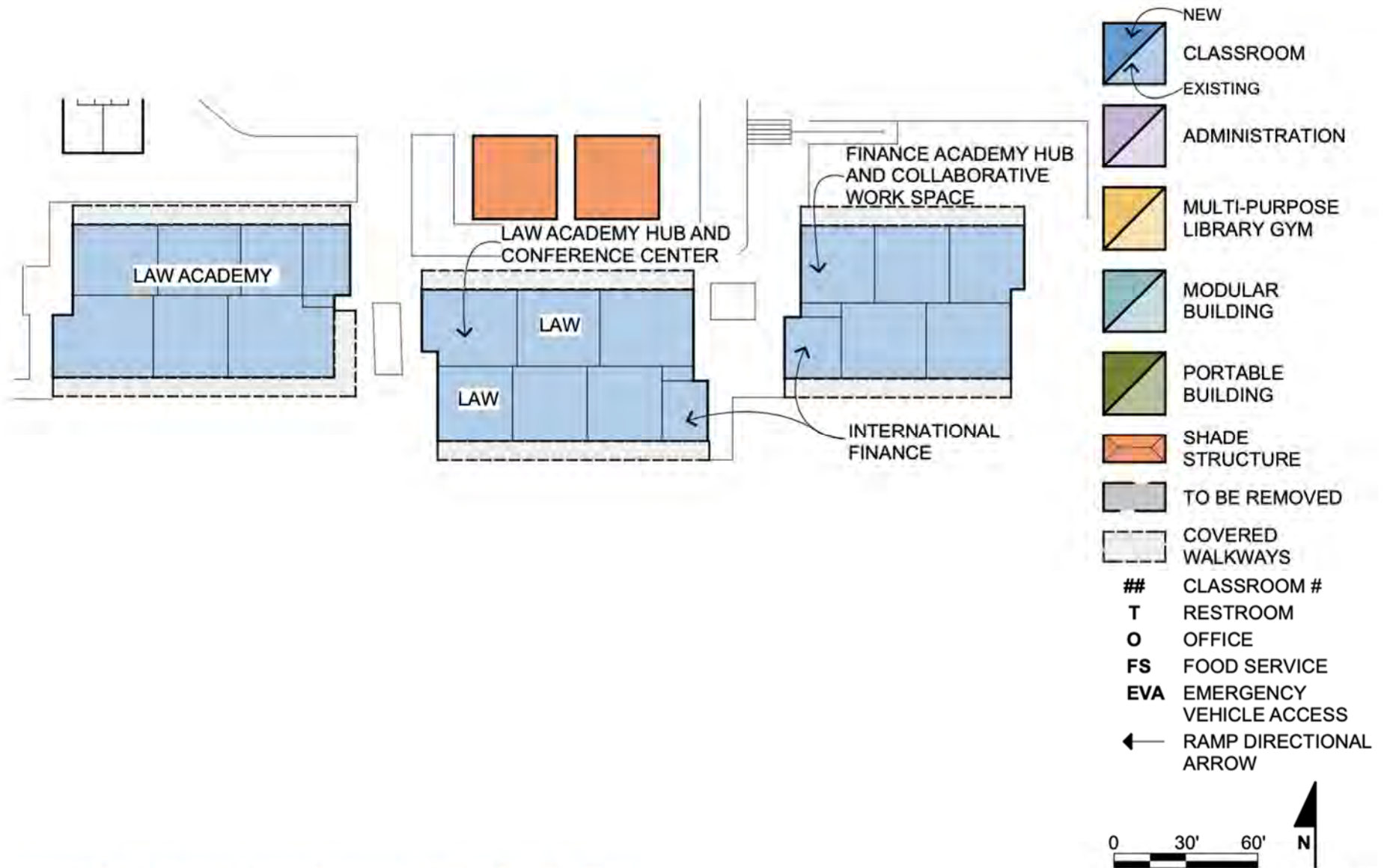
Conceptual Plan

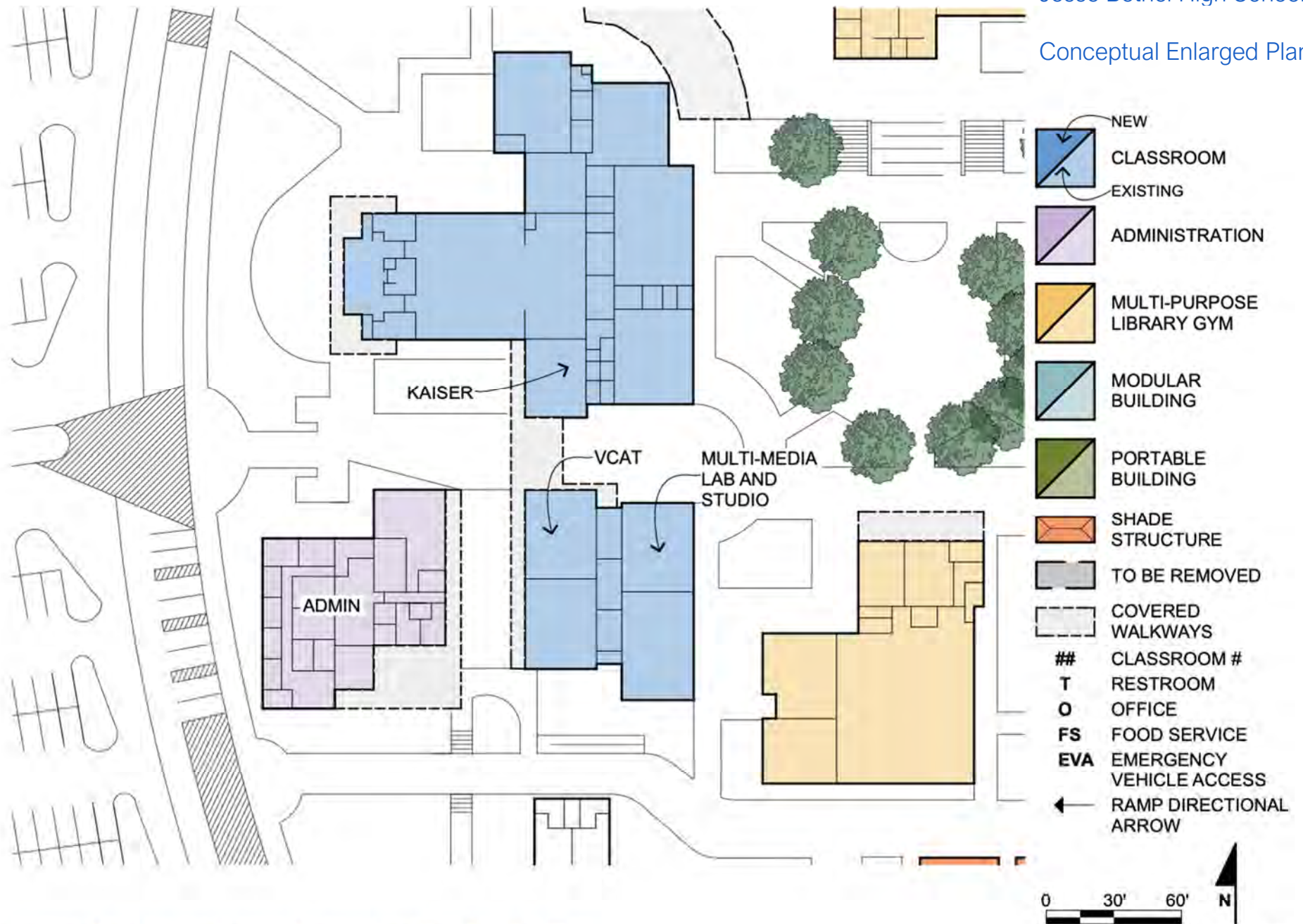


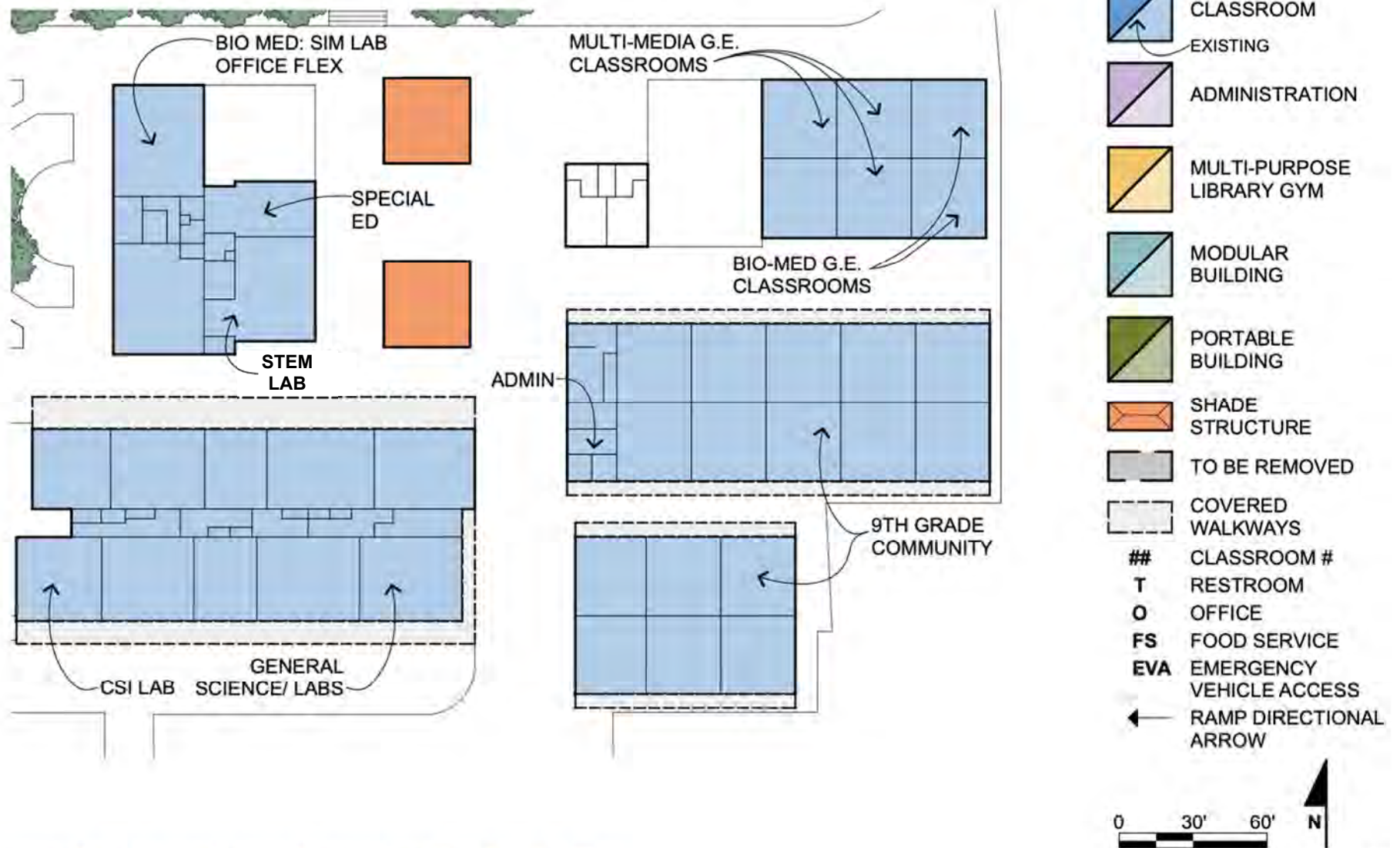
Jesse Bethel High School

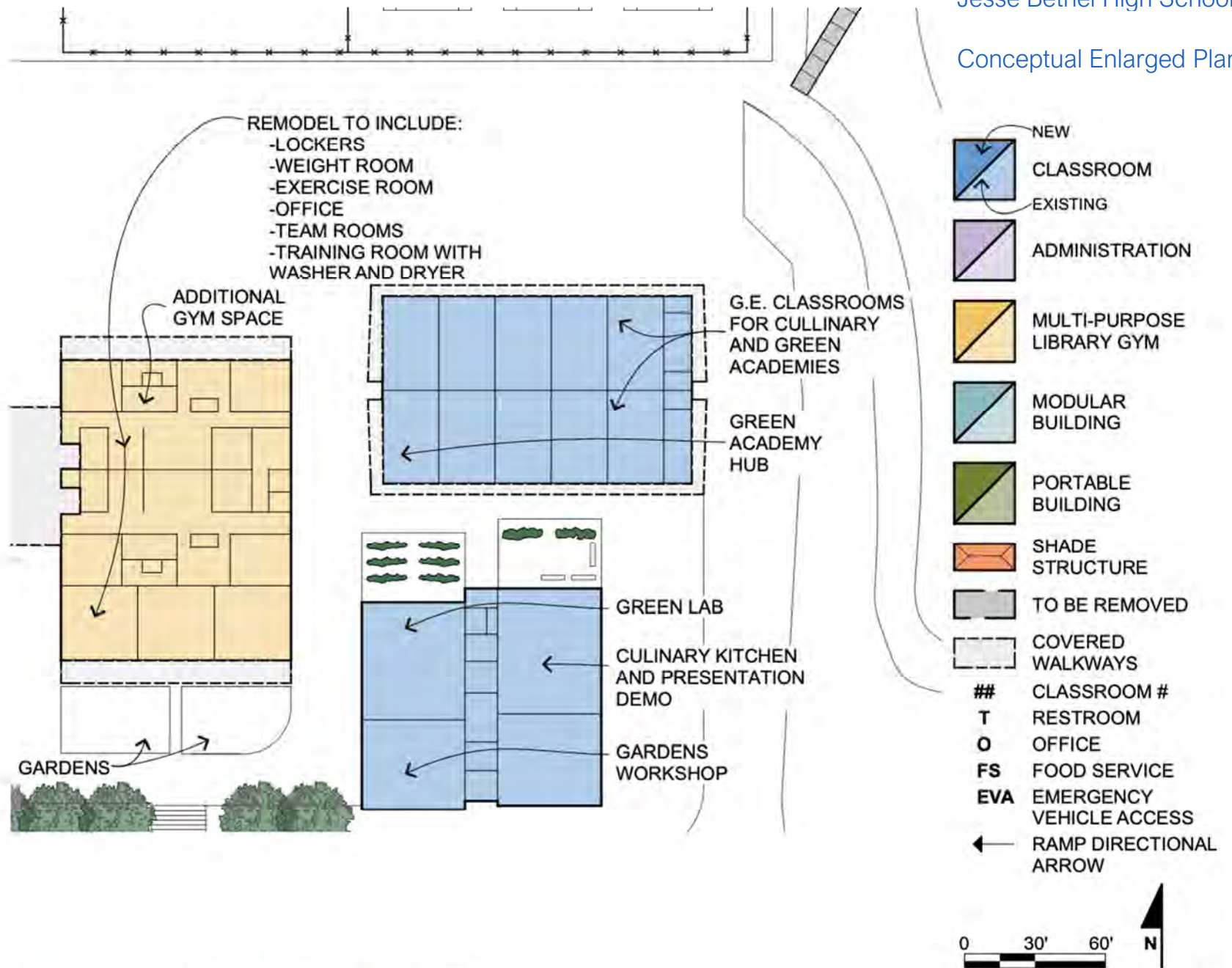
Conceptual Field Plan











Jesse M. Bethel High School

Preliminary Cost Estimate

1800 Ascot Parkway, Vallejo, CA 94591

707/556-5700

Square Footage (Bldg. only): 174,934

Classrooms: 82

Portables: 0

	CFN	EPN	FFN	Grand Total
Construction Costs	\$ 12,058,867.70	\$ 15,941,926.84	\$ 3,585,250.00	\$ 31,586,044.54
Sub-Total	\$ 12,058,867.70	\$ 15,941,926.84	\$ 3,585,250.00	\$ 31,586,044.54
Design Contingency (0%)	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 12,058,867.70	\$ 15,941,926.84	\$ 3,585,250.00	\$ 31,586,044.54
General Contractor OHP (12%)	\$ 1,447,064.12	\$ 1,913,031.22	\$ 430,230.00	\$ 3,790,325.34
General Contractor Insurance (2%)	\$ 241,177.35	\$ 318,838.54	\$ 71,705.00	\$ 631,720.89
Sub-Total	\$ 13,747,109.18	\$ 18,173,796.60	\$ 4,087,185.00	\$ 36,008,090.78
Soft Costs: Change Order Contingency, A/E Fees, Inspection, Management Fees, etc. (35%)	\$ 4,811,488.21	\$ 6,360,828.81	\$ 1,430,514.75	\$ 12,602,831.77
Sub-Total	\$ 18,558,597.39	\$ 24,534,625.41	\$ 5,517,699.75	\$ 48,610,922.55
Escalation (18%)	\$ 3,340,547.53	\$ 4,416,232.57	\$ 993,185.96	\$ 8,749,966.06
Grand Total	\$ 21,899,144.92	\$ 28,950,857.98	\$ 6,510,885.71	\$ 57,360,888.61

Jesse Bethel High School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED 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			1	ls	\$ 950,000.00	\$ 950,000.00
			Remedy	Replace underground utility lines						
CFN	Accessibility Issue	Site	Deficiency	Landing at Door/Ramp exceeds 2% Slope at 59 locations throughout site .	1	2062	1475	sf	\$ 40.00	\$ 59,000.00
			Remedy	Saw cut, remove and replace Landings. Estimated 25 sf ea landing						
CFN	Accessibility Issue	Site	Deficiency	Cross slope on path of travel exceeds 2% at 46 locations throughout site.	4	2063	6900	sf	\$ 40.00	\$ 276,000.00
			Remedy	Remove and replace section of walkway that is non compliant. Estimate of 150 sf ea occurrence.						
CFN	Accessibility Issue	Site	Deficiency	Slopes on path of travel > 5% without handrails at 8 locations.	5	2061	1200	sf	\$ 40.00	\$ 48,000.00
			Remedy	Remove and replace ramp with slopes < 5% or provide handrails for ramp as required path of travel.						
CFN	Accessibility Issue	Site	Deficiency	Slopes on path of travel > 8.33% at 3 locations.	6		450	sf	\$ 40.00	\$ 18,000.00
			Remedy	Remove ramp and construct code compliant ramp						
CFN	Accessibility Issue	Site	Deficiency	Broken or raised pavement at 1 locations.	9		25	sf	\$ 40.00	\$ 1,000.00
			Remedy	Remove and replace pavement. Estimate 25 sf ea occurrence						
CFN	Accessibility Issue	Site	Deficiency	Non compliant accessible Parking signage.	10		2	ea	\$ 100.00	\$ 200.00
			Remedy	Provide code compliant accessible signage.						
CFN	Accessibility Issue	Site	Deficiency	Slopes exceed 2% in any direction on accessible parking stall or loading area	11		520	sf	\$ 30.00	\$ 15,600.00
			Remedy	Repave accessible parking area to provide maximum of 2% cross slope or relocate accessible parking.						
CFN	Accessibility Issue	Site	Deficiency	Non-compliant ramp.	12		260	sf	\$ 30.00	\$ 7,800.00
			Remedy	Modify ramp as required - add truncated domes.						
CFN	Accessibility Issue	Site	Deficiency	Pavement markings faded.	14		1	ls	\$ 10,000.00	\$ 10,000.00
			Remedy	Restripe as part of pavement slurry item						
EPN	Paving & Grading	Site	Deficiency	Repair and Upgrade Campus Parking Lot	26		1	ls	\$ 150,000.00	\$ 150,000.00
			Remedy							

Jesse Bethel High School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
EPN	Paving & Grading	Site	Deficiency	Pavement broken or failing.	26		Cost included in Parking Lot cost			\$ -
			Remedy	Remove existing paving and base and replace full paving section.						
FFN	Paving & Grading	Site	Deficiency	Pavement maintenance program necessary.	27		375000	sf	\$ 0.15	\$ 56,250.00
			Remedy	Anticipate budget to fill cracks, slurry seal surface and repaint as necessary						
FFN	Plumbing	Site	Deficiency	Inadequate drainage - soil washing onto walkways.	28	2004	Cost included in Site Utilities			\$ -
			Remedy	Re-grade and provide storm drain to accept drainage.						
GENERAL & CAMPUS-WIDE ISSUES										
CFN	Roofing	Campus Buildings	Deficiency	Roofing in need of replacement			1	ls	\$ 1,635,800.00	\$ 1,635,800.00
			Remedy							
CFN	Mechanical	Campus-wide	Deficiency	Due to proximity of campus to quarry, there is a concern regarding indoor air quality.			1	ls	\$ 2,414,089.20	\$ 2,414,089.20
			Remedy	Replace HVAC units. Provide efficient filtering system						
CFN	Site	Lower Terrace/Bldg. C	Deficiency	Drainage and flooding issues at lower terrace and behind building C.			1	ls	\$ 65,000.00	\$ 65,000.00
			Remedy	Re-grade areas of concern and provide area drains connected to storm drain system						
CFN	Mechanical	Gymnasium	Deficiency	Ventilation poor in gym and locker room.			Cost included in Mechanical costs			\$ -
			Remedy	Replace HVAC units. Add additional exhaust fans to address ventilation issues.						
CFN	Doors	Campus-wide	Deficiency	Weather-stripping at all exterior doors damaged or missing.			100	ea	\$ 125.00	\$ 12,500.00
			Remedy	Provide new weather-stripping at all exterior doors.						
CFN	Roofing	Campus-wide	Deficiency	Metal roofs are dirty and growing moss.		03	Cost included in Roofing cost			\$ -
			Remedy	Thoroughly clean all roofs						
CFN	Accessibility	Campus-wide	Deficiency	Site lacks code compliant identification & directional signage		10	174934	sf	\$ 0.50	\$ 87,467.00
			Remedy	Provide code compliant signage throughout campus						
CFN	Fencing	Campus-wide	Deficiency	Site perimeter is not secure.			Completed 2018			\$ -
			Remedy	Provide site perimeter fencing and create one entrance to campus						

Jesse Bethel High School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Electrical/ Fire Alarm	Campus-wide	Deficiency	Electrical system upgrades/Fire alarm outdated and not up to current code.			1	ls	\$ 3,017,611.50	\$ 3,017,611.50
			Remedy	Repair/replace electrical as necessary. Update fire alarm with horn/strobe.						
EPN	Walls & Ceilings	Student Union	Deficiency	Acoustics in student union are poor.			2500	sf	\$ 3.40	\$ 8,500.00
			Remedy	Add acoustical treatment to walls, replace ceiling panels with more sound absorbent panels.						
E	Exterior Envelope	Campus-wide	Deficiency	Exterior of building brick, dirty and marred.		02	174934	sf	\$ 1.00	\$ 174,934.00
			Remedy	Thoroughly clean exterior, paint						
EPN	Doors	Campus-wide	Deficiency	Exterior metal doors paint is marred, scratched and dirty.		09 11	100	ea	\$ 150.00	\$ 15,000.00
			Remedy	Paint all doors and frames.						
EPN	Flooring	Campus-wide	Deficiency	Flooring materials throughout campus worn and at end of useful life.			174934	sf	\$ 6.00	\$ 1,049,604.00
			Remedy	Replace all VCT and carpet with linoleum/sheet vinyl or carpet						
EPN	Plumbing	Campus-wide	Deficiency	Exterior drinking fountains damaged.			174934	sf	\$ 0.88	\$ 153,941.92
			Remedy	Replace with stainless.						
CLASSROOMS										
EPN	Walls	Classrooms	Deficiency	Vinyl wall covering dirty and damaged.		04 05 06	174934	sf	\$ 1.00	\$ 174,934.00
			Remedy	Remove all vinyl wall covering and repair gypboard and paint or provide wall covering						
EPN	Ceiling	Classrooms	Deficiency	Suspended ceiling panels old, dirty and sagging.			174934	sf	\$ 3.50	\$ 612,269.00
			Remedy	Replace all ceiling panels and re-tension grid						
EPN	Lighting	Classrooms	Deficiency	Light fixtures are old and inefficient.		08	Cost included in Electrical cost		\$	-
			Remedy	Replace fixtures with more efficient up/down fixtures						
EPN	Windows	Classrooms	Deficiency	Window blinds damaged or missing.		07	174934	sf	\$ 0.88	\$ 153,941.92
			Remedy	Replace window coverings throughout campus						
EPN	Flooring	Classrooms	Deficiency	VCT flooring worn out and damaged.			Cost included in Flooring cost		\$	-
			Remedy	Replace all VCT flooring throughout campus with linoleum/sheet vinyl						
STUDENT RESTROOMS										
	Restrooms	Campuswide		Full upgrade to all campus restrooms			5984	sf	\$ 575.00	\$ 3,440,800.00
CFN	Accessibility	Student Restrooms	Deficiency	44" clear pathway obstructed by Lav.			Cost Included in Restroom Cost		\$	-
			Remedy	Remove lav. To create 44" wide pathway.						

Jesse Bethel High School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
CFN	Accessibility	Theater Lobby	Deficiency	Restrooms at theater lobby not accessible. No 44" clear path provided.			Cost Included in Restroom Cost			\$ -
			Remedy	Requires complete modernization.						
CFN	Accessibility	Student Restrooms	Deficiency	Damaged or missing toilet accessories.			Cost Included in Restroom Cost			\$ -
			Remedy	Replace all toilet accessories						
EPN	Cleaning	Student Restrooms	Deficiency	Finishes dirty.			Cost Included in Restroom Cost			\$ -
			Remedy	Thoroughly clean all surfaces, paint ceilings, replace FRP and toilet compartments.						
EPN	Flooring	Gymnasium	Deficiency	Restrooms at gym lobby base tile damaged, some missing.			Cost Included in Restroom Cost			\$ -
			Remedy	Replace damaged and missing base tile, allow for 10 tiles each restroom.						
STAFF RESTROOMS										
FFN	Cleaning	Staff Restrooms	Deficiency	Staff restrooms generally in good condition.			Routine Maintenance Issue			\$ -
			Remedy	Thoroughly clean.						
EDUCATIONAL PROGRAM NEEDS										
EPN	Educational Needs	Campus-wide	Needs	Modernize two science classrooms, 1,400 sf each			2800	sf	\$ 650.00	\$ 1,820,000.00
EPN	Technology	Campus-wide	Needs	Provide infrastructure to meet district Ed Spec for technology.			174934	sf	\$ 3.00	\$ 524,802.00
EPN	Educational Needs	Campus-wide	Needs	Provide teacher work area in each academy.			800	sf	\$ 560.00	\$ 448,000.00
EPN	Educational Needs	Campus Wide	Needs	Replace Classroom Furniture			80	CR	\$ 12,000.00	\$ 960,000.00
EPN	Audio/Visual	Campus-wide	Needs	Provide for multi-media presentations in classrooms, student union and theater.			0	ea	\$ 3,000.00	\$ -
EPN	General	Band Room, Practice Room	Needs	Band room, practice rooms and support areas. Walls damaged, doors damages		12 13	1	ls	\$ 338,000.00	\$ 338,000.00
				Requires complete modernization.						
EPN	General	Kitchen	Needs	Kitchen/Food Service Modernization and Upgrade			1	ls	\$ 845,000.00	\$ 845,000.00
EPN	General	Campus-wide	Needs	Jesse Bethel was designed as mini-high school. Capacity has exceeded original intention. Theater, Cafeteria, Gym, are now undersized for current enrollment.			1	ls	\$ 8,450,000.00	\$ 8,450,000.00
EPN	Walls &Finishes	Gymnasium	Deficiency	FRP walls in gym are damaged.			1	ls	\$ 45,000.00	\$ 45,000.00
			Remedy	Repair damage to walls, replace damaged FRP panel						
EPN	Flooring	Gymnasium	Deficiency	Portions of vent floor base are missing in the gym.			1	ls	\$ 18,000.00	\$ 18,000.00
			Remedy	Replace missing vented base						
EPN	Technology	Campus-wide	Deficiency	Wireless throughout campus			Per 6/17 meeting, already completed			\$ -
			Remedy	Provide/upgrade wiring to 1gig fiber connection						
FFN	General	Lower Terrace	Needs	Provide staff restroom at lower terrace.			400	sf	\$ 560.00	\$ 224,000.00

Jesse Bethel High School - Facilities Needs Spreadsheet

CODE	DISCIPLINE	LOCATION	DESCRIPTION		SITE PLAN KEY	PHOTO	ESTIMATED TAKE OFF		COST/ UNIT	TOTAL COST
							Qty.	Unit		
FFN	General	General	Needs	Need teacher's lunch room large enough to accommodate entire staff			1	ls	\$ 455,000.00	\$ 455,000.00
FFN	General	Campus-wide	Needs	Provide storage throughout campus			1	ls	\$ 1,300,000.00	\$ 1,300,000.00
FFN	Plumbing/Electrical	Tennis Courts	Needs	Provide water and power to tennis courts.			1	ls	\$ 650,000.00	\$ 650,000.00
FFN	Paving & Grading	Site	Deficiency	Grade changes across campus problematic.			1	ls	\$ 650,000.00	\$ 650,000.00
			Remedy	Provide retaining walls to create useable level areas						
FFN	General	Site	Needs	Provide outdoor eating area near student union			1	ls	\$ 250,000.00	\$ 250,000.00
									CFN Total	\$ 12,058,867.70
									EPN Total	\$ 15,941,926.84
									FFN Total	\$ 3,585,250.00
									TOTAL COSTS (not including escalation)	\$ 31,586,044.54

Jesse Bethel High School - Photographs



1	2	3
4	5	6



Jesse Bethel High School - Photographs



7

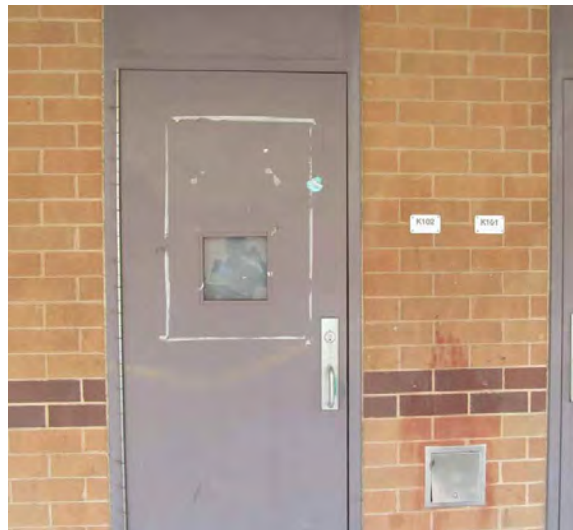
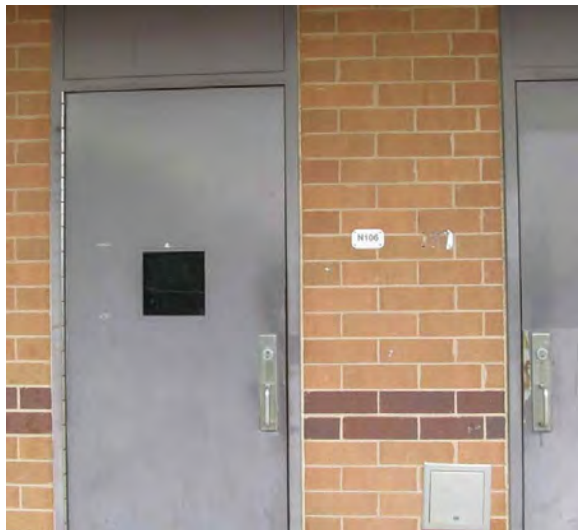
8

9

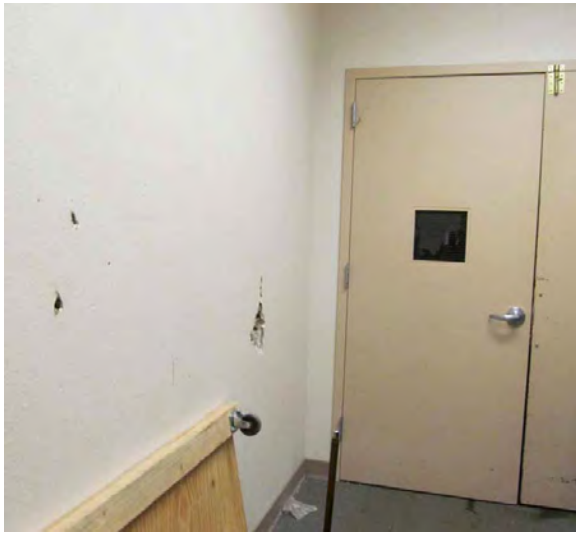
10

11

12



Jesse Bethel High School - Photographs



13
16

14
17

15

