


SSFUSD

# South San Francisco Unified School District

Facilities Master Plan
October 8, 2009
Volume IV

HAMILTON
AITKEN
Architects




SSFUSD

**South San Francisco Unified School District**

Facilities Master Plan
October 8, 2009

| | |
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SSFUSD

# South San Francisco High School

# South San Francisco High School

## Recommendation Summary

South San Francisco High School is one of the District's sites that contains a plethora of relocatables. Many of the relocatables have reached the end of their useful life or would require renovations to make them accessible. It would be beneficial to replace all of the relocatables with a permanent structure. A two-story building on one of the school's practice fields would consolidate all the necessary classrooms at one location and allow existing classrooms to remain in use during construction. A renovation of the cafeteria and theater complex would provide another opportunity to enrich the school community and curriculum.

The infrastructure at this large campus is an important component to the school's everyday functions. Both gas and water lines have been continually patched and reworked over the years, leading to a confusing maze that is difficult for the buildings and grounds staff to maintain. All lines should be identified, unnecessary lines removed, and new lines installed where needed. Furthermore, while much of the heating has been upgraded on the campus, Units C, D, E, and F did not receive an upgrade. Most of the hydronic heating system in place in these classroom buildings is in good condition, but the outdated boilers should be replaced with new energy efficient models.

South San Francisco High School also runs a large athletic program and has associated facilities needs. The existing stadium lights are outdated and unrepairable because of structural damage. Since South San Francisco High has the only field in the District used for night games, the lights should be replaced as soon as possible. The track and field should also be refurbished, and new bleachers installed. The athletic program would also benefit from an updated regulation size pool and new baseball field.

Throughout the site universal accessibility issues are present. While some restrooms are accessible, all of the existing restrooms should be made accessible, and in many cases existing finishes should be renovated. Also, in rooms at the school's ground level, many exterior thresholds need to be updated to comply with current standards. Additionally, at stairs and buildings' upper levels, new handrails and guardrails are often necessary. Sink cabinets in classrooms and the darkroom need to be made accessible to disabled students.

Some structural concerns were raised during the structural evaluation of Unit H, the school's library building. Its non-conventional lateral-force resisting system, coupled with a lack of original documentation available for the building, make a more extensive structural evaluation necessary. Additionally, partial height partitions in Unit H may pose a potential falling hazard.

## Existing Buildings

| | |
|---|---|
| Unit A | Classrooms |
| Unit B | Gymnasium |
| Unit C | Classrooms |
| Unit D | Classrooms |
| Unit E | Classrooms |
| Unit F | Classrooms |
| Unit G | Auditorium, Cafeteria |
| Unit H | Library |
| Unit J | Administration |
| Unit K | Choir |
| Units 1-21 | Relocatable Classrooms |

## Current Site



# Executive Summary

## South San Francisco High School




## School Profile

| | |
|---|---|
| Address: | 400 B Street<br>South San Francisco, CA 94080 |
| Built: | 1960 |
| Site Acreage: | 26.668 |
| SF of Building Area: | 154,166.65 |
| 2005-2006 Enrollment: | 1550-1600 |
| Buildings: | 10 |
| Relocatable Classrooms: | 22 |
| Teaching Stations: | 74 |
| Restrooms: | 59 |

## Master Plan Scope

**Priority Projects:**

| | |
|---|---|
| 1. 2-story Classroom Building | $5,840,000 |
| 2. Theater and Cafeteria Renovation | $1,430,715 |
| 3. Weight Room | $598,500 |
| 4. Accessible Exterior Circulation | |
| 5. Remove Aging Relocatable Classrooms | |
| 6. Regulation Size Pool | $1,176,100 |
| 7. Baseball Stadium and Practice Field | $5,302,300 |
| 8. Replace Underground Utilities | $1,517,358 |
| 9. Bleachers and Stadium Lights | $410,000 |
| 10. Track and Field Renovation | $1,043,900 |

**Group 1:** **$1,768,634**
Restroom Renovations
ADA Upgrades

**Group 2:** **$4,698,744**
Seismic Upgrades
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

**Group 3:** **$7,891,846**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Sitework
Fire Alarm Upgrades

**Group 4:** **$2,014,977**
Classroom Upgrades

**Total Cost:** **$33,693,074**

## Proposed Site



## Unit A

| | |
|---|---|
| Year Built: | 1950 |
| DSA#: | 8015 |
| Year of Major Modification: | 1968 |
| Construction Type: | Type II |
| SF: | 23,781.61 |
| Building Usage: | Classrooms, Shops |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2004 |

## Unit B

| | |
|---|---|
| Year Built: | 1951 |
| DSA#: | 8675 |
| Year of Major Modification: | None |
| Construction Type: | Type II |
| SF: | 35,177.52 |
| Building Usage: | Classrooms |
| Mechanical System: | Hydronic Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2003 |

## Unit C

| | |
|---|---|
| Year Built: | 1951 |
| DSA#: | 8675 |
| Year of Major Modification: | 1993 |
| Construction Type: | Type V |
| SF: | 14,026.90 |
| Building Usage: | Classrooms |
| Mechanical System: | Hydronic Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1993 |

## Unit D

| | |
|---|---|
| Year Built: | 1951 |
| DSA#: | 8675 |
| Year of Major Modification: | 1993 |
| Construction Type: | Type V |
| SF: | 15,632.17 |
| Building Usage: | Classrooms |
| Mechanical System: | Hydronic Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1993 |

# South San Francisco High School

## Unit E

| | |
|---|---|
| Year Built: | 1951 |
| DSA#: | 11326 |
| Year of Major Modification: | 1993 |
| Construction Type: | Type V |
| SF: | 12,638.23 |
| Building Usage: | Classrooms |
| Mechanical System: | Hydronic Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1994 |

## Unit F

| | |
|---|---|
| Year Built: | 1951 |
| DSA#: | 13034 |
| Year of Major Modification: | 1993 |
| Construction Type: | Type V |
| SF: | 12,638.23 |
| Building Usage: | Classrooms |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1994 |

## Unit G

| | |
|---|---|
| Year Built: | 1951 |
| DSA#: | 8671 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 30,732 |
| Building Usage: | Auditorium, Stage, Cafeteria, Kitchen, Band Classroom |
| Mechanical System: | Hydronic Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1992-Cafeteria, 2002-Auditorium |

## Unit H

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 30543 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 5655 |
| Building Usage: | Library |
| Mechanical System: | Rooftop Package System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit J

| | |
|---|---|
| Year Built: | 1962 |
| DSA#: | 22369 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 7105.92 |
| Building Usage: | Administration |
| Mechanical System: | Rooftop Package System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit K

| | |
|---|---|
| Year Built: | 1958 |
| DSA#: | 14477 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 3748.65 |
| Building Usage: | Choir |
| Mechanical System: | Hydronic Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit 1

| | |
|---|---|
| Year Built: | 1980 |
| DSA#: | 27516 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1008 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1994 |

## Unit 2

| | |
|---|---|
| Year Built: | 1984 |
| DSA#: | 23425 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

# South San Francisco High School

## Unit 3

| | |
|---|---|
| Year Built: | 1980 |
| DSA#: | 31341 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 4

| | |
|---|---|
| Year Built: | 1981 |
| DSA#: | 29223 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1994 |

## Unit 5

| | |
|---|---|
| Year Built: | 1982 |
| DSA#: | 30989 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 6

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 29223 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 7

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 29223 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 8

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 29223 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Classrooms |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 9

| | |
|---|---|
| Year Built: | 1969 |
| DSA#: | 32425 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Weight Room |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1993 |

## Unit 10

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 27516 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Weight Room |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1993 |

# South San Francisco High School

## Unit 11

| | |
|---|---|
| Year Built: | 1980 |
| DSA#: | 29223 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 12

| | |
|---|---|
| Year Built: | 1983 |
| DSA#: | 29223 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 13

| | |
|---|---|
| Year Built: | 1969 |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom, Restroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 14

| | |
|---|---|
| Year Built: | 1969 |
| DSA#: | 34356 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1152 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 15

| | |
|---|---|
| Year Built: | 1976 |
| DSA#: | 25953 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1152 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 16

| | |
|---|---|
| Year Built: | 1980 |
| DSA#: | 30989 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1152 |
| Building Usage: | Classrooms |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 17

| | |
|---|---|
| Year Built: | 1998 |
| DSA#: | 10141 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 900 |
| Building Usage: | Storage |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 18

| | |
|---|---|
| Year Built: | 1998 |
| DSA#: | 10382 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

# South San Francisco High School

## Unit 19

| | |
|---|---|
| Year Built: | 2001 |
| DSA#: | 103823 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1994 |

## Unit 20

| | |
|---|---|
| Year Built: | 2001 |
| DSA#: | 103823 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 21

| | |
|---|---|
| Year Built: | 2001 |
| DSA#: | 103823 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

CUMMING
LLC

# South San Francisco Unified School District
# South San Francisco High School Campus Modernization

**Masterplan Statement Of Probable Cost**
**April 12, 2007**
**CLLC Project No. 06-1007.00**

**Prepared for Hamilton + Aitken Architects**

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612
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# INTRODUCTION

## 1. Basis Of Estimate

This statement has been prepared with the following documentation received August, 17th 2006 along with verbal direction from the client.

| | | |
|---|---|---|
| A | Reports: | Structural upgrade report (dated 08/11/06).<br>"1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99).<br>Mechanical upgrades report (not dated).<br>Plumbing upgrades report (not dated).<br>Electrical upgrades report (dated 07/31/06).<br>Architectural upgrades report (not dated). |

The information listed above is considered conceptual design level for estimating purposes.

## 2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

| | |
|---|---|
| A | Professional fees, inspections and testing. |
| B | Escalation beyond start of construction, (June, 2008). |
| C | Plan check fees and building permit fees. |
| D | Furnishings, fixtures and equipment (FF&E). |
| E | Major site and building structures demolition unless noted in body of estimate. |
| F | Costs of hazardous material surveys, abatements, and disposals unless noted in estimate. |
| G | Costs of offsite construction unless noted in estimate. |
| H | Rock excavation. |
| I | Construction contingency costs. |
| J | Mechanical systems replacement. |
| K | Firesprinkler systems replacement. |
| L | Dryrot removal. |
| M | Covered walkway replacement. |
| N | Cabinetry renovation unless noted otherwise. |
| O | Markerboard replacment. |
| P | Site utility upgrades beyond extent indicated in this report. |

## 3. Items Included Within Estimate

The following cost items are included in this estimate.

| | | |
|---|---|---|
| A | General Conditions, Bonds & Insurance | 10.00% |
| B | GC Fee | 7.00% |
| C | Bonds & Insurance | 2.50% |
| D | Design Contingency | 20.00% |
| E | Escalation (to SOC 06/2008) | 15.00% |

## 4. Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities, when possible, and reasonable allowances for items not clearly defined in the documents.

# INTRODUCTION

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with Saylor Associates' analyses, they determined that the number of competitive bids obtained had the following effect:

| | | |
|---|---|---|
| I bidder | add | 15% to 40% |
| 2 to 3 bids | add | 8% to 12% |
| 4 to 5 bids | | -4% to +4% |
| 7 to 8 bids | deduct | 5% to 7% |

**South San Francisco Unified School District**
**South San Francisco High School Campus Modernization (Q3 2009 Pricing Update)**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **Date: 08/28/09**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Shop | 23,782 SF | $172,354 | $508,496 | $1,066,794 | $793,694 | $106.86 | **$2,541,337** |
| B Building "B" - Gym / Lockers | 35,178 SF | $194,450 | $751,989 | $2,618,799 | $297,803 | $109.82 | **$3,863,042** |
| C Building "C1" - Admin | 7,855 SF | $50,107 | $242,188 | $327,906 | $101,190 | $91.84 | **$721,391** |
| D Building "C2" - Classroom | 6,172 SF | $197,340 | $146,520 | $412,652 | $80,530 | $135.63 | **$837,041** |
| E Building "D1" - Classroom | 8,444 SF | $107,497 | $174,395 | $353,347 | $102,262 | $87.34 | **$737,501** |
| F Building "D2" - Classroom | 7,188 SF | $221,632 | $148,464 | $473,891 | $92,598 | $130.29 | **$936,585** |
| G Building "E1" - Classroom | 6,417 SF | $183,792 | $132,538 | $275,199 | $84,131 | $105.29 | **$675,661** |
| H Building "E2" - Classroom | 6,221 SF | $122,887 | $254,406 | $418,031 | $82,824 | $141.16 | **$878,147** |
| I Building "F1" - Classroom | 6,417 SF | $32,560 | $225,998 | $279,676 | $82,799 | $96.78 | **$621,033** |
| J Building "F2" - Classroom | 6,221 SF | $18,155 | $128,486 | $423,973 | $81,825 | $104.88 | **$652,439** |
| K Building "G" - MPR / Music | 30,732 SF | $109,504 | $983,222 | $2,414,619 | $297,747 | $123.82 | **$3,805,091** |
| L Building "H" - Library | 5,655 SF | $23,529 | $116,796 | $489,388 | $117,203 | $132.08 | **$746,915** |
| M Building "J" - Admin | 7,106 SF | $60,632 | $206,724 | $608,949 | $89,119 | $135.86 | **$965,424** |
| N Building "K" - Classroom | 3,749 SF | $26,989 | $147,378 | $298,261 | $49,864 | $139.38 | **$522,492** |
| O Portables (Mods) | 1,000 SF | $6,283 | $23,052 | $54,725 | $53,244 | $137.30 | **$137,304** |
| P Portables (Replacement) | 16,812 SF | | $4,512,341 | | | $268.40 | **$4,512,341** |
| Q Sitework | 550,000 SF | $463,614 | $2,429,358 | $143,242 | | $5.52 | **$3,036,213** |
| | | | | | | | |
| **TOTAL CONSTRUCTION COST** | | **$1,991,324** | **$11,132,348** | **$10,659,451** | **$2,406,832** | | **$26,189,956** |

**South San Francisco Unified School District**
**South San Francisco High School Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **Date: 08/28/09**

## ALTERNATE CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Shop | 23,782 SF | $172,354 | $508,496 | $1,066,794 | $793,694 | $106.86 | **$2,541,337** |
| B Building "B" - Gym / Lockers | 35,178 SF | $194,450 | $751,989 | $2,618,799 | $297,803 | $109.82 | **$3,863,042** |
| C Building "C1" - Admin | 7,855 SF | $50,107 | $242,188 | $327,906 | $101,190 | $91.84 | **$721,391** |
| D Building "C2" - Classroom | 6,172 SF | $197,340 | $146,520 | $412,652 | $80,530 | $135.63 | **$837,041** |
| E Building "D1" - Classroom | 8,444 SF | $107,497 | $174,395 | $353,347 | $102,262 | $87.34 | **$737,501** |
| F Building "D2" - Classroom | 7,188 SF | $221,632 | $148,464 | $473,891 | $92,598 | $130.29 | **$936,585** |
| G Building "E1" - Classroom | 6,417 SF | $183,792 | $132,538 | $275,199 | $84,131 | $105.29 | **$675,661** |
| H Building "E2" - Classroom | 6,221 SF | $122,887 | $254,406 | $418,031 | $82,824 | $141.16 | **$878,147** |
| I Building "F1" - Classroom | 6,417 SF | $32,560 | $225,998 | $279,676 | $82,799 | $96.78 | **$621,033** |
| J Building "F2" - Classroom | 6,221 SF | $18,155 | $128,486 | $423,973 | $81,825 | $104.88 | **$652,439** |
| K Building "G" - MPR / Music | 30,732 SF | $109,504 | $983,222 | $2,414,619 | $297,747 | $123.82 | **$3,805,091** |
| L Building "H" - Library | 5,655 SF | $23,529 | $116,796 | $489,388 | $117,203 | $132.08 | **$746,915** |
| M Building "J" - Admin | 7,106 SF | $60,632 | $206,724 | $608,949 | $89,119 | $135.86 | **$965,424** |
| N Building "K" - Classroom | 3,749 SF | $26,989 | $147,378 | $298,261 | $49,864 | $139.38 | **$522,492** |
| O Portables (Mods) | 1,000 SF | | | | | | **Excluded** |
| P Portables (Replacement) | 16,812 SF | | | | | | **Excluded** |
| Q Sitework | 550,000 SF | $463,614 | $2,429,358 | $143,242 | | $5.52 | **$3,036,213** |
| R New Bldg | 14,000 SF | | $4,312,000 | | | $308.00 | **$4,312,000** |
| | | | | | | | |
| **TOTAL CONSTRUCTION COST** | | **$1,985,041** | **$10,908,956** | **$10,604,726** | **$2,353,588** | | **$25,852,312** |

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**South San Francisco Unified School District**
**South San Francisco High School Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost**

**Date: 04/12/07**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Shop | 23,782 SF | $215,347 | $635,338 | $1,332,901 | $991,678 | $133.52 | **$3,175,264** |
| B Building "B" - Gym / Lockers | 35,178 SF | $242,955 | $939,570 | $3,272,048 | $372,089 | $137.21 | **$4,826,662** |
| C Building "C1" - Admin | 7,855 SF | $62,606 | $302,601 | $409,701 | $126,431 | $114.74 | **$901,339** |
| D Building "C2" - Classroom | 6,172 SF | $246,566 | $183,069 | $515,586 | $100,617 | $169.46 | **$1,045,838** |
| E Building "D1" - Classroom | 8,444 SF | $134,311 | $217,897 | $441,488 | $127,771 | $109.13 | **$921,467** |
| F Building "D2" - Classroom | 7,188 SF | $276,918 | $185,497 | $592,101 | $115,696 | $162.79 | **$1,170,213** |
| G Building "E1" - Classroom | 6,417 SF | $229,639 | $165,599 | $343,847 | $105,117 | $131.55 | **$844,202** |
| H Building "E2" - Classroom | 6,221 SF | $153,541 | $317,866 | $522,307 | $103,484 | $176.37 | **$1,097,198** |
| I Building "F1" - Classroom | 6,417 SF | $40,681 | $282,373 | $349,441 | $103,453 | $120.92 | **$775,947** |
| J Building "F2" - Classroom | 6,221 SF | $22,684 | $160,536 | $529,731 | $102,236 | $131.04 | **$815,187** |
| K Building "G" - MPR / Music | 30,732 SF | $136,819 | $1,228,482 | $3,016,936 | $372,018 | $154.70 | **$4,754,256** |
| L Building "H" - Library | 5,655 SF | $29,398 | $145,930 | $611,464 | $146,438 | $165.03 | **$933,230** |
| M Building "J" - Admin | 7,106 SF | $75,756 | $258,290 | $760,849 | $111,350 | $169.75 | **$1,206,246** |
| N Building "K" - Classroom | 3,749 SF | $33,721 | $184,141 | $372,661 | $62,302 | $174.15 | **$652,825** |
| O Portables (Mods) | 1,000 SF | $7,850 | $28,802 | $68,376 | $66,526 | $171.55 | **$171,554** |
| P Portables (Replacement) | 16,812 SF | | $4,334,695 | | | $257.83 | **$4,334,695** |
| Q Sitework | 550,000 SF | $579,260 | $3,035,351 | $178,973 | | $6.90 | **$3,793,585** |
| | | | | | | | |
| **TOTAL CONSTRUCTION COST** | | **$2,488,052** | **$12,606,038** | **$13,318,410** | **$3,007,207** | | **$31,419,707** |

**South San Francisco Unified School District**
**South San Francisco High School Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **Date: 04/12/07**

## ALTERNATE CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Shop | 23,782 SF | $215,347 | $635,338 | $1,332,901 | $991,678 | $133.52 | **$3,175,264** |
| B Building "B" - Gym / Lockers | 35,178 SF | $242,955 | $939,570 | $3,272,048 | $372,089 | $137.21 | **$4,826,662** |
| C Building "C1" - Admin | 7,855 SF | $62,606 | $302,601 | $409,701 | $126,431 | $114.74 | **$901,339** |
| D Building "C2" - Classroom | 6,172 SF | $246,566 | $183,069 | $515,586 | $100,617 | $169.46 | **$1,045,838** |
| E Building "D1" - Classroom | 8,444 SF | $134,311 | $217,897 | $441,488 | $127,771 | $109.13 | **$921,467** |
| F Building "D2" - Classroom | 7,188 SF | $276,918 | $185,497 | $592,101 | $115,696 | $162.79 | **$1,170,213** |
| G Building "E1" - Classroom | 6,417 SF | $229,639 | $165,599 | $343,847 | $105,117 | $131.55 | **$844,202** |
| H Building "E2" - Classroom | 6,221 SF | $153,541 | $317,866 | $522,307 | $103,484 | $176.37 | **$1,097,198** |
| I Building "F1" - Classroom | 6,417 SF | $40,681 | $282,373 | $349,441 | $103,453 | $120.92 | **$775,947** |
| J Building "F2" - Classroom | 6,221 SF | $22,684 | $160,536 | $529,731 | $102,236 | $131.04 | **$815,187** |
| K Building "G" - MPR / Music | 30,732 SF | $136,819 | $1,228,482 | $3,016,936 | $372,018 | $154.70 | **$4,754,256** |
| L Building "H" - Library | 5,655 SF | $29,398 | $145,930 | $611,464 | $146,438 | $165.03 | **$933,230** |
| M Building "J" - Admin | 7,106 SF | $75,756 | $258,290 | $760,849 | $111,350 | $169.75 | **$1,206,246** |
| N Building "K" - Classroom | 3,749 SF | $33,721 | $184,141 | $372,661 | $62,302 | $174.15 | **$652,825** |
| O Portables (Mods) | 1,000 SF | | | | | | **Excluded** |
| P Portables (Replacement) | 16,812 SF | | | | | | **Excluded** |
| Q Sitework | 550,000 SF | $579,260 | $3,035,351 | $178,973 | | $6.90 | **$3,793,585** |
| R New Bldg | 14,000 SF | | $6,300,000 | | | $450.00 | **$6,300,000** |
| | | | | | | | |
| **TOTAL CONSTRUCTION COST** | | **$2,480,202** | **$14,542,541** | **$13,250,034** | **$2,940,682** | | **$33,213,459** |

# UNIT "A" - Shop

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Shop

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 29,341 SF |
| Restrooms | 279 SF |
| DDT - open corridor space (2/3) | -5,838 SF |
| **Total Modernized SF-age** | **23,782 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Shop

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 23,782 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 271,924** |
| Remove and replace existing thresholds | 12 | ea | $288.00 | $479.48 | **1** | $ 5,754 | | | | $ 5,754 | |
| New kick plates to existing doors | 10 | ea | $215.00 | $357.95 | **1** | $ 3,579 | | | | $ 3,579 | |
| Remove (e) door & frame, install new | 1 | ea | $3,500.00 | $5,827.03 | **1** | $ 5,827 | | | | $ 5,827 | |
| Signage, specialties & fire extinguishers | 23782 | sf | $1.00 | $1.66 | **1** | $ 39,593 | | | | $ 39,593 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 4 | ea | $1,500.00 | $2,497.30 | **1** | $ 9,989 | | | | $ 9,989 | |
| Demo (e) restrooms | 200 | sf | $50.00 | $83.24 | **1** | $ 16,649 | | | | $ 16,649 | |
| Upgrade existing non accessible restrooms (Med) | 200 | sf | $300.00 | $499.46 | **1** | $ 99,892 | | | | $ 99,892 | |
| Remove and replace sink / base cabinet | 4 | ea | $595.00 | $990.60 | **1** | $ 3,962 | | | | $ 3,962 | |
| Patch finishes for accessibility upgrades | 23782 | sf | $1.00 | $1.66 | **2** | | $ 39,593 | | | $ 39,593 | |
| Miscellaneous accessible upgrades | 23782 | sf | $1.00 | $1.66 | **2** | | $ 39,593 | | | $ 39,593 | |
| Patch concrete cracks | 500 | sf | $9.00 | $14.98 | **2** | | $ 7,492 | | | $ 7,492 | |
| **Life Safety** | | | | | | | | | | | **$ 215,153** |
| New fire alarm system (fully automated) | 23782 | sf | $4.45 | $7.41 | **3** | | | $ 176,190 | | $ 176,190 | |
| Anchor equipment to conc floor | 10 | ea | $200.00 | $332.97 | **1** | $ 3,330 | | | | $ 3,330 | |
| Replace exterior lighting | 23782 | sf | $0.90 | $1.50 | **3** | | | $ 35,634 | | $ 35,634 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 251,496** |
| Repaint interior walls (100%) | 8227 | sf | $1.05 | $1.75 | **4** | | | | $ 14,382 | $ 14,382 | |
| Patch and paint (e) damaged gypboard wall | 400 | sf | $15.00 | $24.97 | **2** | | $ 9,989 | | | $ 9,989 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 180 | lf | $10.94 | $18.21 | **3** | | | $ 3,278 | | $ 3,278 | |
| Replace damaged ACT ceilings | 850 | sf | $9.00 | $14.98 | **3** | | | $ 12,736 | | $ 12,736 | |
| Patch repair / paint existing ceilings | 22932 | sf | $2.50 | $4.16 | **4** | | | | $ 95,445 | $ 95,445 | |
| Remove and replace VCT, incl screed and base | 200 | sf | $10.15 | $16.90 | **4** | | | | $ 3,380 | $ 3,380 | |
| Tack boards | 300 | sf | $15.00 | $24.97 | **4** | | | | $ 7,492 | $ 7,492 | |
| Whiteboards | 100 | sf | $25.00 | $41.62 | **2** | | $ 4,162 | | | $ 4,162 | |
| Caulking & sealant, metals, backing | 23782 | sf | $1.00 | $1.66 | **4** | | | | $ 39,593 | $ 39,593 | |
| Miscellaneous interior repairs, allowance | 23782 | sf | $1.50 | $2.50 | **4** | | | | $ 59,390 | $ 59,390 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 770,349** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 8660 | sf | $4.00 | $6.66 | **4** | | | | $ 57,671 | $ 57,671 | |
| Replace roofing - 100% replacement | 23782 | sf | $18.00 | $29.97 | **4** | | | | $ 712,678 | $ 712,678 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 368,019** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 23782 | sf | $1.88 | $3.13 | **3** | | | $ 74,435 | | $ 74,435 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Shop

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Replace trim | 7 | ea | $880.00 | $1,465.08 | 3 | | | $ 10,256 | | $ 10,256 | |
| Misc plumbing modifications (gas, distrib, etc.) | 23782 | sf | $2.00 | $3.33 | 3 | | | $ 79,186 | | $ 79,186 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 23782 | sf | $3.50 | $5.83 | 3 | | | $ 138,576 | | $ 138,576 | |
| Minor upgrades to heating system | 23782 | sf | $1.00 | $1.66 | 3 | | | $ 39,593 | | $ 39,593 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 420,548** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 23782 | sf | $3.30 | $5.49 | 3 | | | $ 130,658 | | $ 130,658 | |
| Minor upgrades to power distribution / raceway | 23782 | sf | $3.10 | $5.16 | 3 | | | $ 122,739 | | $ 122,739 | |
| New panels | 7 | ea | $5,000.00 | $8,324.33 | 3 | | | $ 58,270 | | $ 58,270 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 23782 | sf | $1.50 | $2.50 | 3 | | | $ 59,390 | | $ 59,390 | |
| Adjust height of all non compliant switches | 23782 | sf | $1.25 | $2.08 | 3 | | | $ 49,492 | | $ 49,492 | |
| **Technology** | | | | | | | | | | | **$ 191,631** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 23782 | sf | $3.34 | $5.56 | 3 | | | $ 132,241 | | $ 132,241 | |
| Miscellaneous low voltage upgrades, minor | 23782 | sf | $1.50 | $2.50 | 3 | | | $ 59,390 | | $ 59,390 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 124,865** |
| Lighting & Controls | | | | | | | | | | | |
| Replace lighting in storage rooms | 1 | ls | $5,000.00 | $8,324.33 | 3 | | | $ 8,324 | | $ 8,324 | |
| Power Distribution | | | | | | | | | | | |
| Replace panels | 7 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 116,541 | | $ 116,541 | |
| **Structural** | | | | | | | | | | | **$ 316,746** |
| Seismic upgrades - "low" rating | 23782 | sf | $8.00 | $13.32 | 2 | | $ 316,746 | | | $ 316,746 | |
| **Miscellaneous** | | | | | | | | | | | **$ 217,763** |
| Hazmat abatement, allowance - "low" rating | 23782 | sf | $5.50 | $9.16 | 2 | | $ 217,763 | | | $ 217,763 | |
| **Site** | | | | | | | | | | | **$ 26,771** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 360 | sf | $5.50 | $9.16 | 1 | $ 3,296 | | | | $ 3,296 | |
| Provide 5' x 5' concrete landing | 360 | sf | $15.00 | $24.97 | 1 | $ 8,990 | | | | $ 8,990 | |
| Slope AC paving from landing | 720 | sf | $10.00 | $16.65 | 1 | $ 11,987 | | | | $ 11,987 | |
| **Total Costs - UNIT "A"** | | | | | | **$ 215,347** | **$ 635,338** | **$ 1,332,901** | **$ 991,678** | | **$ 3,175,264** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "A" - Shop

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Costs Priority / Sf | | | | | | $ 9.06 | $ 26.72 | $ 56.05 | $ 41.70 | $ 133.52 | |

# UNIT "B" - Gym / Lockers

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Gym / Lockers

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 36,395 SF |
| Restrooms | 715 SF |
| DDT - open corridor space (2/3) | -1,932 SF |
| **Total Modernized SF-age** | **35,178 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Gym / Lockers

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 35,178 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 377,018** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| 1/2" aluminum threshold | 4 | ea | $288.00 | $479.48 | **1** | $ 1,918 | | | | $ 1,918 | |
| New kick plates to existing doors | 9 | ea | $215.00 | $357.95 | **1** | $ 3,222 | | | | $ 3,222 | |
| Remove (e) hardware and install accessible hardware | 3 | ea | $4,915.00 | $8,182.82 | **1** | $ 24,548 | | | | $ 24,548 | |
| Remove existing door set, provide new, enlarge opening | 1 | ea | $4,915.00 | $8,182.82 | **1** | $ 8,183 | | | | $ 8,183 | |
| Remove (e) door & frame, install new | 5 | ea | $3,500.00 | $5,827.03 | **1** | $ 29,135 | | | | $ 29,135 | |
| Signage, specialties & fire extinguishers | 35178 | sf | $1.00 | $1.66 | **1** | $ 58,566 | | | | $ 58,566 | |
| Alterations to restrooms | 1 | ls | $2,500.00 | $4,162.17 | **1** | $ 4,162 | | | | $ 4,162 | |
| Demo (e) restrooms | 120 | sf | $50.00 | $83.24 | **1** | $ 9,989 | | | | $ 9,989 | |
| Upgrade existing non accessible restrooms (med) | 150 | sf | $300.00 | $499.46 | **1** | $ 74,919 | | | | $ 74,919 | |
| Demo portion of casework, patch and repair | 1 | ea | $2,500.00 | $4,162.17 | **1** | $ 4,162 | | | | $ 4,162 | |
| Alterations to telescope seating at gym | 1 | ls | $10,000.00 | $16,648.67 | **1** | $ 16,649 | | | | $ 16,649 | |
| Remove and replace sink / base cabinet | 4 | ea | $3,075.00 | $5,119.46 | **2** | | $ 20,478 | | | $ 20,478 | |
| Patch finishes for accessibility upgrades | 35178 | sf | $1.00 | $1.66 | **2** | | $ 58,566 | | | $ 58,566 | |
| Miscellaneous accessible upgrades | 35178 | sf | $1.00 | $1.66 | **2** | | $ 58,566 | | | $ 58,566 | |
| Patch concrete cracks | 200 | sf | $9.00 | $14.98 | **2** | | $ 2,997 | | | $ 2,997 | |
| **Life Safety** | | | | | | | | | | | **$ 313,327** |
| New fire alarm system (fully automated) | 35178 | sf | $4.45 | $7.41 | **3** | | | $ 260,618 | | $ 260,618 | |
| Replace exterior lighting | 35178 | sf | $0.90 | $1.50 | **3** | | | $ 52,709 | | $ 52,709 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 322,901** |
| Repaint interior walls (100%) | 8579 | sf | $1.05 | $1.75 | **4** | | | | $ 14,996 | $ 14,996 | |
| Patch and paint (e) damaged gypboard wall | 100 | sf | $15.00 | $24.97 | **2** | | $ 2,497 | | | $ 2,497 | |
| Repaint existing door sets (100%) | 20 | ea | $99.00 | $164.82 | **4** | | | | $ 3,296 | $ 3,296 | |
| Refinish existing casework (100%) | 144 | lf | $10.94 | $18.21 | **3** | | | $ 2,623 | | $ 2,623 | |
| Patch repair / paint (e) gypboard ceilings | 1000 | sf | $3.50 | $5.83 | **2** | | $ 5,827 | | | $ 5,827 | |
| Patch repair / paint existing ceilings | 34178 | sf | $2.50 | $4.16 | **4** | | | | $ 142,253 | $ 142,253 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 35178 | sf | $1.00 | $1.66 | **4** | | | | $ 58,566 | $ 58,566 | |
| Miscellaneous interior repairs, allowance | 35178 | sf | $1.50 | $2.50 | **4** | | | | $ 87,849 | $ 87,849 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 1,114,321** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 9030 | sf | $4.00 | $6.66 | **4** | | | | $ 60,135 | $ 60,135 | |
| Replace roofing - 100% replacement | 35178 | sf | $18.00 | $29.97 | **3** | | | $ 1,054,186 | | $ 1,054,186 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 472,240** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 3 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 6,992 | | $ 6,992 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 35178 | sf | $1.88 | $3.13 | **3** | | | $ 110,104 | | $ 110,104 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Gym / Lockers

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Replace trim | 8 | ea | $880.00 | $1,465.08 | 3 | | | $ 11,721 | | $ 11,721 | |
| Misc plumbing modifications (gas, distrib, etc.) | 35178 | sf | $2.00 | $3.33 | 3 | | | $ 117,132 | | $ 117,132 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 35178 | sf | $3.50 | $5.83 | 3 | | | $ 204,981 | | $ 204,981 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 569,175** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 35178 | sf | $3.30 | $5.49 | 3 | | | $ 193,267 | | $ 193,267 | |
| Minor upgrades to power distribution / raceway | 35178 | sf | $3.10 | $5.16 | 3 | | | $ 181,554 | | $ 181,554 | |
| New 120/208V panel | 2 | ea | $5,000.00 | $8,324.33 | 3 | | | $ 16,649 | | $ 16,649 | |
| New transformer | 1 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 16,649 | | $ 16,649 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 35178 | sf | $1.50 | $2.50 | 3 | | | $ 87,849 | | $ 87,849 | |
| Adjust height of all non compliant switches | 35178 | sf | $1.25 | $2.08 | 3 | | | $ 73,207 | | $ 73,207 | |
| **Technology** | | | | | | | | | | | **$ 283,459** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 35178 | ea | $3.34 | $5.56 | 3 | | | $ 195,610 | | $ 195,610 | |
| Miscellaneous low voltage upgrades, minor | 35178 | sf | $1.50 | $2.50 | 3 | | | $ 87,849 | | $ 87,849 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 577,039** |
| Lighting & Controls | | | | | | | | | | | |
| Repalace lighting | 35178 | sf | $9.00 | $14.98 | 3 | | | $ 527,093 | | $ 527,093 | |
| Power Distribution | | | | | | | | | | | |
| Replace old transformer | 1 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 16,649 | | $ 16,649 | |
| Replace panels | 2 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 33,297 | | $ 33,297 | |
| **Structural** | | | | | | | | | | | **$ 468,527** |
| Seismic upgrades - "low" rating | 35178 | sf | $8.00 | $13.32 | 2 | | $ 468,527 | | | $ 468,527 | |
| **Miscellaneous** | | | | | | | | | | | **$ 322,112** |
| Hazmat abatement, allowance - "low" rating | 35178 | sf | $5.50 | $9.16 | 2 | | $ 322,112 | | | $ 322,112 | |
| **Site** | | | | | | | | | | | **$ 6,543** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "B"** | | | | | | **$ 242,955** | **$ 939,570** | **$ 3,272,048** | **$ 372,089** | | **$ 4,826,662** |
| **Total Costs Priority / Sf** | | | | | | **$ 6.91** | **$ 26.71** | **$ 93.02** | **$ 10.58** | **$ 137.21** | |

# UNIT "C" - Admin

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C1" - Admin

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 2,931 SF |
| Corridors / Support | 5,992 SF |
| Restrooms | 893 SF |
| DDT - open corridor space (2/3) | -1,961 SF |
| **Total Modernized SF-age** | **7,855 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C1" - Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 7,855 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 154,990** |
| Remove and replace existing thresholds | 8 | ea | $288.00 | $479.48 | **1** | $ 3,836 | | | | $ 3,836 | |
| Signage, specialties & fire extinguishers | 7855 | sf | $1.00 | $1.66 | **1** | $ 13,078 | | | | $ 13,078 | |
| Demo (e) restrooms | 120 | sf | $50.00 | $83.24 | **2** | | $ 9,989 | | | $ 9,989 | |
| Upgrade existing non accessible restrooms (Med) | 150 | sf | $300.00 | $499.46 | **2** | | $ 74,919 | | | $ 74,919 | |
| Demo portion of casework, patch and repair | 1 | ea | $2,500.00 | $4,162.17 | **1** | $ 4,162 | | | | $ 4,162 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 3 | ea | $1,500.00 | $2,497.30 | **1** | $ 7,492 | | | | $ 7,492 | |
| Remove and replace sink / base cabinet | 3 | ea | $3,075.00 | $5,119.46 | **1** | $ 15,358 | | | | $ 15,358 | |
| Patch finishes for accessibility upgrades | 7855 | sf | $1.00 | $1.66 | **2** | | $ 13,078 | | | $ 13,078 | |
| Miscellaneous accessible upgrades | 7855 | sf | $1.00 | $1.66 | **2** | | $ 13,078 | | | $ 13,078 | |
| **Life Safety** | | | | | | | | | | | **$ 84,353** |
| New fire alarm system (fully automated) | 7855 | sf | $4.45 | $7.41 | **3** | | | $ 58,197 | | $ 58,197 | |
| Replace exterior lighting | 7855 | sf | $2.00 | $3.33 | **3** | | | $ 26,156 | | $ 26,156 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 101,379** |
| Repaint interior walls (100%) | 6023 | sf | $1.05 | $1.75 | **4** | | | | $ 10,529 | $ 10,529 | |
| Remove wood wall panel, Patch and paint (e) wall | 600 | sf | $15.00 | $24.97 | **2** | | $ 14,984 | | | $ 14,984 | |
| Repaint existing door sets (100%) | 20 | ea | $99.00 | $164.82 | **4** | | | | $ 3,296 | $ 3,296 | |
| Refinish existing casework (100%) | 120 | lf | $10.94 | $18.21 | **3** | | | $ 2,186 | | $ 2,186 | |
| Patch repair / paint existing ceilings | 7855 | sf | $2.50 | $4.16 | **4** | | | | $ 32,695 | $ 32,695 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 7855 | sf | $1.00 | $1.66 | **4** | | | | $ 13,078 | $ 13,078 | |
| Miscellaneous interior repairs, allowance | 7855 | sf | $1.50 | $2.50 | **4** | | | | $ 19,617 | $ 19,617 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 42,221** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 6340 | sf | $4.00 | $6.66 | **4** | | | | $ 42,221 | $ 42,221 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 140,202** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 7855 | sf | $1.88 | $3.13 | **3** | | | $ 24,587 | | $ 24,587 | |
| Replace trim | 3 | ea | $880.00 | $1,465.08 | **3** | | | $ 4,395 | | $ 4,395 | |
| Misc plumbing modifications (gas, distrib, etc.) | 7855 | sf | $2.00 | $3.33 | **3** | | | $ 26,156 | | $ 26,156 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 7855 | sf | $3.50 | $5.83 | **3** | | | $ 45,773 | | $ 45,773 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "C1" - Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | 3 | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 119,664** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 7855 | sf | $3.30 | $5.49 | 3 | | | $ 43,157 | | $ 43,157 | |
| Minor upgrades to power distribution / raceway | 7855 | sf | $3.10 | $5.16 | 3 | | | $ 40,542 | | $ 40,542 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 7855 | sf | $1.50 | $2.50 | 3 | | | $ 19,617 | | $ 19,617 | |
| Adjust height of all non compliant switches | 7855 | sf | $1.25 | $2.08 | 3 | | | $ 16,347 | | $ 16,347 | |
| **Technology** | | | | | | | | | | | **$ 63,297** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 7855 | ea | $3.34 | $5.56 | 3 | | | $ 43,680 | | $ 43,680 | |
| Miscellaneous low voltage upgrades, minor | 7855 | sf | $1.50 | $2.50 | 3 | | | $ 19,617 | | $ 19,617 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 104,624** |
| Seismic upgrades - "low" rating | 7855 | sf | $8.00 | $13.32 | 2 | | $ 104,624 | | | $ 104,624 | |
| **Miscellaneous** | | | | | | | | | | | **$ 71,929** |
| Hazmat abatement, allowance - "low" rating | 7855 | sf | $5.50 | $9.16 | 2 | | $ 71,929 | | | $ 71,929 | |
| **Site** | | | | | | | | | | | **$ 18,680** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 240 | sf | $5.50 | $9.16 | 1 | $ 2,198 | | | | $ 2,198 | |
| Provide 5' x 5' concrete landing | 240 | sf | $15.00 | $24.97 | 1 | $ 5,994 | | | | $ 5,994 | |
| Slope AC paving from landing | 480 | sf | $10.00 | $16.65 | 1 | $ 7,991 | | | | $ 7,991 | |
| **Total Costs - UNIT "C1"** | | | | | | **$ 62,606** | **$ 302,601** | **$ 409,701** | **$ 126,431** | | **$ 901,339** |
| **Total Costs Priority / Sf** | | | | | | **$ 7.97** | **$ 38.52** | **$ 52.16** | **$ 16.10** | **$ 114.74** | |

# UNIT "C2" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C2" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,875 SF |
| Corridors / Support | 3,063 SF |
| Restrooms | 373 SF |
| DDT - open corridor space (2/3) | -2,139 SF |
| **Total Modernized SF-age** | **6,172 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,172 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 268,448** |
| Remove and replace existing thresholds | 6 | ea | $288.00 | $479.48 | **1** | $ 2,877 | | | | $ 2,877 | |
| Signage, specialties & fire extinguishers | 6172 | sf | $1.00 | $1.66 | **1** | $ 10,275 | | | | $ 10,275 | |
| Demo (e) restrooms | 300 | sf | $50.00 | $83.24 | **1** | $ 24,973 | | | | $ 24,973 | |
| Upgrade existing non accessible restrooms (Med) | 300 | sf | $300.00 | $499.46 | **1** | $ 149,838 | | | | $ 149,838 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 2 | ea | $1,500.00 | $2,497.30 | **1** | $ 4,995 | | | | $ 4,995 | |
| Remove and replace sink / base cabinet | 1 | ea | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| Remove (e) handrails | 240 | lf | $25.00 | $41.62 | **1** | $ 9,989 | | | | $ 9,989 | |
| Install accessible handrails | 260 | lf | $75.00 | $124.86 | **1** | $ 32,465 | | | | $ 32,465 | |
| Remove (e) guardrail, install new | 20 | lf | $125.00 | $208.11 | **1** | $ 4,162 | | | | $ 4,162 | |
| Patch finishes for accessibility upgrades | 6172 | sf | $1.00 | $1.66 | **2** | | $ 10,275 | | | $ 10,275 | |
| Miscellaneous accessible upgrades | 6172 | sf | $1.00 | $1.66 | **2** | | $ 10,275 | | | $ 10,275 | |
| **Life Safety** | | | | | | | | | | | **$ 68,842** |
| New fire alarm system (fully automated) | 6172 | sf | $4.45 | $7.41 | **3** | | | $ 45,723 | | $ 45,723 | |
| Replace exterior lighting | 6172 | sf | $2.25 | $3.75 | **3** | | | $ 23,119 | | $ 23,119 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 82,737** |
| Repaint interior walls (100%) | 4760 | sf | $1.05 | $1.75 | **4** | | | | $ 8,320 | $ 8,320 | |
| Remove wood wall panel, Patch and paint (e) wall | 500 | sf | $15.00 | $24.97 | **2** | | $ 12,486 | | | $ 12,486 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Replace damaged ACT ceilings | 200 | sf | $9.00 | $14.98 | **2** | | $ 2,997 | | | $ 2,997 | |
| Patch repair / paint existing ceilings | 5972 | sf | $2.50 | $4.16 | **4** | | | | $ 24,855 | $ 24,855 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6172 | sf | $1.00 | $1.66 | **4** | | | | $ 10,275 | $ 10,275 | |
| Miscellaneous interior repairs, allowance | 6172 | sf | $1.50 | $2.50 | **4** | | | | $ 15,412 | $ 15,412 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 218,312** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5010 | sf | $4.00 | $6.66 | **4** | | | | $ 33,364 | $ 33,364 | |
| Replace roofing - 100% replacement | 6172 | sf | $18.00 | $29.97 | **3** | | | $ 184,948 | | $ 184,948 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 118,050** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6172 | sf | $1.88 | $3.13 | **3** | | | $ 19,317 | | $ 19,317 | |
| Replace trim | 2 | ea | $880.00 | $1,465.08 | **3** | | | $ 2,930 | | $ 2,930 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6172 | sf | $2.00 | $3.33 | **3** | | | $ 20,550 | | $ 20,550 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "C2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6172 | sf | $3.50 | $5.83 | 3 | | | $ 35,962 | | $ 35,962 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | 3 | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 94,015** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 6172 | sf | $3.30 | $5.49 | 3 | | | $ 33,907 | | $ 33,907 | |
| Minor upgrades to power distribution / raceway | 6172 | sf | $3.10 | $5.16 | 3 | | | $ 31,852 | | $ 31,852 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6172 | sf | $1.50 | $2.50 | 3 | | | $ 15,412 | | $ 15,412 | |
| Adjust height of all non compliant switches | 6172 | sf | $1.25 | $2.08 | 3 | | | $ 12,844 | | $ 12,844 | |
| **Technology** | | | | | | | | | | | **$ 49,731** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 6172 | ea | $3.34 | $5.56 | 3 | | | $ 34,318 | | $ 34,318 | |
| Miscellaneous low voltage upgrades, minor | 6172 | sf | $1.50 | $2.50 | 3 | | | $ 15,412 | | $ 15,412 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 82,199** |
| Seismic upgrades - "low" rating | 6172 | sf | $8.00 | $13.32 | 2 | | $ 82,199 | | | $ 82,199 | |
| **Miscellaneous** | | | | | | | | | | | **$ 56,512** |
| Hazmat abatement, allowance - "low" rating | 6172 | sf | $5.50 | $9.16 | 2 | | $ 56,512 | | | $ 56,512 | |
| **Site** | | | | | | | | | | | **$ 6,992** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Provide 5' x 5' concrete landing | 180 | sf | $15.00 | $24.97 | 1 | $ 4,495 | | | | $ 4,495 | |
| **Total Costs - UNIT "C2"** | | | | | | **$ 246,566** | **$ 183,069** | **$ 515,586** | **$ 100,617** | | **$ 1,045,838** |
| **Total Costs Priority / Sf** | | | | | | **$ 39.95** | **$ 29.66** | **$ 83.54** | **$ 16.30** | **$ 169.46** | |

# UNIT "D1" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D1" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,342 SF |
| Corridors / Support | 7,427 SF |
| Restrooms | 583 SF |
| DDT - open corridor space (2/3) | -3,908 SF |
| **Total Modernized SF-age** | **8,444 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D1" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 8,444 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 149,816** |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| New kick plates to existing doors | 1 | ea | $215.00 | $357.95 | **1** | $ 358 | | | | $ 358 | |
| Signage, specialties & fire extinguishers | 8444 | sf | $1.00 | $1.66 | **1** | $ 14,058 | | | | $ 14,058 | |
| Demo (e) restrooms | 180 | sf | $50.00 | $83.24 | **1** | $ 14,984 | | | | $ 14,984 | |
| Upgrade existing non accessible restrooms (Med) | 180 | sf | $300.00 | $499.46 | **1** | $ 89,903 | | | | $ 89,903 | |
| Patch finishes for accessibility upgrades | 8444 | sf | $1.00 | $1.66 | **2** | | $ 14,058 | | | $ 14,058 | |
| Miscellaneous accessible upgrades | 8444 | sf | $1.00 | $1.66 | **2** | | $ 14,058 | | | $ 14,058 | |
| **Life Safety** | | | | | | | | | | | **$ 94,188** |
| New fire alarm system (fully automated) | 8444 | sf | $4.45 | $7.41 | **3** | | | $ 62,558 | | $ 62,558 | |
| Replace exterior lighting | 8444 | sf | $2.25 | $3.75 | **3** | | | $ 31,630 | | $ 31,630 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 89,612** |
| Repaint interior walls (100%) | 5444 | sf | $1.05 | $1.75 | **4** | | | | $ 9,516 | $ 9,516 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Replace damaged ACT ceilings | 50 | sf | $9.00 | $14.98 | **3** | | | | $ 749 | $ 749 | |
| Patch repair / paint existing ceilings | 8394 | sf | $2.50 | $4.16 | **4** | | | | $ 34,937 | $ 34,937 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 8444 | sf | $1.00 | $1.66 | **4** | | | | $ 14,058 | $ 14,058 | |
| Miscellaneous interior repairs, allowance | 8444 | sf | $1.50 | $2.50 | **4** | | | | $ 21,087 | $ 21,087 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 38,159** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5730 | sf | $4.00 | $6.66 | **4** | | | | $ 38,159 | $ 38,159 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 150,630** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 8444 | sf | $1.88 | $3.13 | **3** | | | $ 26,429 | | $ 26,429 | |
| Replace trim | 2 | ea | $880.00 | $1,465.08 | **3** | | | $ 2,930 | | $ 2,930 | |
| Misc plumbing modifications (gas, distrib, etc.) | 8444 | sf | $2.00 | $3.33 | **3** | | | $ 28,116 | | $ 28,116 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 8444 | sf | $3.50 | $5.83 | **3** | | | $ 49,203 | | $ 49,203 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | **3** | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "D1" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | $ 128,630 |
| Lower / add receptacles | 8444 | sf | $3.30 | $5.49 | 3 | | | $ 46,391 | | $ 46,391 | |
| Minor upgrades to power distribution / raceway | 8444 | sf | $3.10 | $5.16 | 3 | | | $ 43,579 | | $ 43,579 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 8444 | sf | $1.50 | $2.50 | 3 | | | $ 21,087 | | $ 21,087 | |
| Adjust height of all non compliant switches | 8444 | sf | $1.25 | $2.08 | 3 | | | $ 17,572 | | $ 17,572 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 68,040 |
| Add additional data points | 8444 | sf | $3.34 | $5.56 | 3 | | | $ 46,953 | | $ 46,953 | |
| Miscellaneous low voltage upgrades, minor | 8444 | sf | $1.50 | $2.50 | 3 | | | $ 21,087 | | $ 21,087 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 112,463 |
| Seismic upgrades - "low" rating | 8444 | sf | $8.00 | $13.32 | 2 | | $ 112,463 | | | $ 112,463 | |
| **Miscellaneous** | | | | | | | | | | | $ 77,318 |
| Hazmat abatement, allowance - "low" rating | 8444 | sf | $5.50 | $9.16 | 2 | | $ 77,318 | | | $ 77,318 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 12,611 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "D1"** | | | | | | **$ 134,311** | **$ 217,897** | **$ 441,488** | **$ 127,771** | | **$ 921,467** |
| **Total Costs Priority / Sf** | | | | | | **$ 15.91** | **$ 25.81** | **$ 52.29** | **$ 15.13** | **$ 109.13** | |

# UNIT "D2" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D2" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,908 |
| Corridors / Support | 4,047 SF |
| Restroom | 373 SF |
| DDT - open corridor space (2/3) | -2,139 SF |
| **Total Modernized SF-age** | **7,188 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 7,188 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 291,613** |
| Remove and replace existing thresholds | 9 | ea | $288.00 | $479.48 | **1** | $ 4,315 | | | | $ 4,315 | |
| Signage, specialties & fire extinguishers | 7188 | sf | $1.00 | $1.66 | **1** | $ 11,968 | | | | $ 11,968 | |
| Demo (e) Restrooms | 320 | sf | $50.00 | $83.24 | **1** | $ 26,638 | | | | $ 26,638 | |
| Upgrade existing non accessible restrooms (Med) | 320 | sf | $300.00 | $499.46 | **1** | $ 159,827 | | | | $ 159,827 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 4 | ea | $1,500.00 | $2,497.30 | **1** | $ 9,989 | | | | $ 9,989 | |
| Remove and replace sink / base cabinet | 1 | ea | $5,000.00 | $8,324.33 | **1** | $ 8,324 | | | | $ 8,324 | |
| Remove (e) handrails | 240 | lf | $25.00 | $41.62 | **1** | $ 9,989 | | | | $ 9,989 | |
| Install accessible handrails | 260 | lf | $75.00 | $124.86 | **1** | $ 32,465 | | | | $ 32,465 | |
| Remove (e) guardrail, install new | 20 | lf | $125.00 | $208.11 | **1** | $ 4,162 | | | | $ 4,162 | |
| Patch finishes for accessibility upgrades | 7188 | sf | $1.00 | $1.66 | **2** | | $ 11,968 | | | $ 11,968 | |
| Miscellaneous accessible upgrades | 7188 | sf | $1.00 | $1.66 | **2** | | $ 11,968 | | | $ 11,968 | |
| **Life Safety** | | | | | | | | | | | **$ 80,183** |
| New fire alarm system (fully automated) | 7188 | sf | $4.45 | $7.41 | **3** | | | $ 53,256 | | $ 53,256 | |
| Replace exterior lighting | 7188 | sf | $2.25 | $3.75 | **3** | | | $ 26,927 | | $ 26,927 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 78,403** |
| Repaint interior walls (100%) | 5320 | sf | $1.05 | $1.75 | **4** | | | | $ 9,300 | $ 9,300 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Patch repair / paint existing ceilings | 7188 | sf | $2.50 | $4.16 | **4** | | | | $ 29,919 | $ 29,919 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 7188 | sf | $1.00 | $1.66 | **4** | | | | $ 11,968 | $ 11,968 | |
| Miscellaneous interior repairs, allowance | 7188 | sf | $1.50 | $2.50 | **4** | | | | $ 17,951 | $ 17,951 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 252,709** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5600 | sf | $4.00 | $6.66 | **4** | | | | $ 37,293 | $ 37,293 | |
| Replace roofing - 100% replacement | 7188 | sf | $18.00 | $29.97 | **3** | | | $ 215,416 | | $ 215,416 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 129,077** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 7188 | sf | $1.88 | $3.13 | **3** | | | $ 22,499 | | $ 22,499 | |
| Replace trim under sink | 1 | ea | $880.00 | $1,465.08 | **3** | | | $ 1,465 | | $ 1,465 | |
| Misc plumbing modifications (gas, distrib, etc.) | 7188 | sf | $2.00 | $3.33 | **3** | | | $ 23,935 | | $ 23,935 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "D2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 7188 | sf | $3.50 | $5.83 | 3 | | | $ 41,886 | | $ 41,886 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | 3 | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 109,503** |
| Lower / add receptacles | 7188 | sf | $3.30 | $5.49 | 3 | | | $ 39,493 | | $ 39,493 | |
| Minor upgrades to power distribution / raceway | 7188 | sf | $3.10 | $5.16 | 3 | | | $ 37,099 | | $ 37,099 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 7188 | ea | $1.50 | $2.50 | 3 | | | $ 17,951 | | $ 17,951 | |
| Adjust height of all non compliant switches | 7188 | sf | $1.25 | $2.08 | 3 | | | $ 14,959 | | $ 14,959 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 57,923** |
| Add additional data points | 7188 | sf | $3.34 | $5.56 | 3 | | | $ 39,972 | | $ 39,972 | |
| Miscellaneous low voltage upgrades, minor | 7188 | sf | $1.50 | $2.50 | 3 | | | $ 17,951 | | $ 17,951 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 95,740** |
| Seismic upgrades - "low" rating | 7188 | sf | $8.00 | $13.32 | 2 | | $ 95,740 | | | $ 95,740 | |
| **Miscellaneous** | | | | | | | | | | | **$ 65,822** |
| Hazmat abatement, allowance - "low" rating | 7188 | sf | $5.50 | $9.16 | 2 | | $ 65,822 | | | $ 65,822 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 9,240** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Provide 5' x 5' concrete landing | 270 | sf | $15.00 | $24.97 | 1 | $ 6,743 | | | | $ 6,743 | |
| **Total Costs - UNIT "D2"** | | | | | | **$ 276,918** | **$ 185,497** | **$ 592,101** | **$ 115,696** | | **$ 1,170,213** |
| **Total Costs Priority / Sf** | | | | | | **$ 38.52** | **$ 25.81** | **$ 82.37** | **$ 16.10** | **$ 162.79** | |

# UNIT "E1" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E1" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,841 SF |
| Corridors / Support | 3,137 SF |
| Multi Use Room | 351 SF |
| DDT - open corridor space (2/3) | -1,912 SF |
| **Total Modernized SF-age** | **6,417 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E1" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,417 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 238,395** |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| Signage, specialties & fire extinguishers | 6417 | sf | $1.00 | $1.66 | **1** | $ 10,684 | | | | $ 10,684 | |
| Demo (e) restrooms | 300 | sf | $50.00 | $83.24 | **1** | $ 24,973 | | | | $ 24,973 | |
| Upgrade existing non accessible restrooms (Med) | 300 | sf | $300.00 | $499.46 | **1** | $ 149,838 | | | | $ 149,838 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 5 | ea | $1,500.00 | $2,497.30 | **1** | $ 12,486 | | | | $ 12,486 | |
| Remove and replace sink / base cabinet | 2 | ea | $5,000.00 | $8,324.33 | **1** | $ 16,649 | | | | $ 16,649 | |
| Patch finishes for accessibility upgrades | 6417 | sf | $1.00 | $1.66 | **2** | | $ 10,684 | | | $ 10,684 | |
| Miscellaneous accessible upgrades | 6417 | sf | $1.00 | $1.66 | **2** | | $ 10,684 | | | $ 10,684 | |
| **Life Safety** | | | | | | | | | | | **$ 71,581** |
| New fire alarm system (fully automated) | 6417 | sf | $4.45 | $7.41 | **3** | | | $ 47,543 | | $ 47,543 | |
| Replace exterior lighting | 6417 | sf | $2.25 | $3.75 | **3** | | | $ 24,039 | | $ 24,039 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 71,154** |
| Repaint interior walls (100%) | 4845 | sf | $1.05 | $1.75 | **4** | | | | $ 8,470 | $ 8,470 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Patch repair / paint existing ceilings | 6417 | sf | $2.50 | $4.16 | **4** | | | | $ 26,709 | $ 26,709 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6417 | sf | $1.00 | $1.66 | **4** | | | | $ 10,684 | $ 10,684 | |
| Miscellaneous interior repairs, allowance | 6417 | sf | $1.50 | $2.50 | **4** | | | | $ 16,026 | $ 16,026 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 33,963** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5100 | sf | $4.00 | $6.66 | **4** | | | | $ 33,963 | $ 33,963 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 122,799** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6417 | sf | $1.88 | $3.13 | **3** | | | $ 20,086 | | $ 20,086 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6417 | sf | $2.00 | $3.33 | **3** | | | $ 21,368 | | $ 21,368 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6417 | sf | $3.50 | $5.83 | **3** | | | $ 37,393 | | $ 37,393 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | **3** | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "E1" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | $ 97,757 |
| Lower / add receptacles | 6417 | sf | $3.30 | $5.49 | 3 | | | $ 35,257 | | $ 35,257 | |
| Minor upgrades to power distribution / raceway | 6417 | sf | $3.10 | $5.16 | 3 | | | $ 33,120 | | $ 33,120 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6417 | sf | $1.50 | $2.50 | 3 | | | $ 16,026 | | $ 16,026 | |
| Adjust height of all non compliant switches | 6417 | sf | $1.25 | $2.08 | 3 | | | $ 13,355 | | $ 13,355 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 51,710 |
| Add additional data points | 6417 | sf | $3.34 | $5.56 | 3 | | | $ 35,684 | | $ 35,684 | |
| Miscellaneous low voltage upgrades, minor | 6417 | sf | $1.50 | $2.50 | 3 | | | $ 16,026 | | $ 16,026 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 85,470 |
| Seismic upgrades - "low" rating | 6417 | sf | $8.00 | $13.32 | 2 | | $ 85,470 | | | $ 85,470 | |
| **Miscellaneous** | | | | | | | | | | | $ 58,761 |
| Hazmat abatement, allowance - "low" rating | 6417 | sf | $5.50 | $9.16 | 2 | | $ 58,761 | | | $ 58,761 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 12,611 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "E1"** | | | | | | **$ 229,639** | **$ 165,599** | **$ 343,847** | **$ 105,117** | | **$ 844,202** |
| **Total Costs Priority / Sf** | | | | | | **$ 35.78** | **$ 25.81** | **$ 53.58** | **$ 16.38** | **$ 131.55** | |

# UNIT "E2" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E2" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,727 SF |
| Corridors / Support | 3,234 SF |
| Restroom | 351 SF |
| DDT - open corridor space (2/3) | -2,090 SF |
| **Total Modernized SF-age** | **6,221 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,221 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 317,101** |
| Remove and replace existing thresholds | 6 | ea | $288.00 | $479.48 | **1** | $ 2,877 | | | | $ 2,877 | |
| Remove (e) hardware and install accessible hardware | 5 | ea | $4,915.00 | $8,182.82 | **1** | $ 40,914 | | | | $ 40,914 | |
| Signage, specialties & fire extinguishers | 6221 | sf | $1.00 | $1.66 | **1** | $ 10,357 | | | | $ 10,357 | |
| Demo (e) restrooms | 300 | sf | $50.00 | $83.24 | **1** | $ 24,973 | | | | $ 24,973 | |
| Upgrade existing non accessible restrooms (Med) | 300 | sf | $300.00 | $499.46 | **2** | | $ 149,838 | | | $ 149,838 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 5 | ea | $1,500.00 | $2,497.30 | **1** | $ 12,486 | | | | $ 12,486 | |
| Remove and replace sink / base cabinet | 1 | ea | $5,000.00 | $8,324.33 | **1** | $ 8,324 | | | | $ 8,324 | |
| Remove (e) handrails | 240 | lf | $25.00 | $41.62 | **1** | $ 9,989 | | | | $ 9,989 | |
| Install accessible handrails | 260 | lf | $75.00 | $124.86 | **1** | $ 32,465 | | | | $ 32,465 | |
| Remove (e) guardrail, install new | 20 | lf | $125.00 | $208.11 | **1** | $ 4,162 | | | | $ 4,162 | |
| Patch finishes for accessibility upgrades | 6221 | sf | $1.00 | $1.66 | **2** | | $ 10,357 | | | $ 10,357 | |
| Miscellaneous accessible upgrades | 6221 | sf | $1.00 | $1.66 | **2** | | $ 10,357 | | | $ 10,357 | |
| **Life Safety** | | | | | | | | | | | **$ 69,393** |
| New fire alarm system (fully automated) | 6221 | sf | $4.45 | $7.41 | **3** | | | $ 46,089 | | $ 46,089 | |
| Replace exterior lighting | 6221 | sf | $2.25 | $3.75 | **3** | | | $ 23,304 | | $ 23,304 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 77,013** |
| Repaint interior walls (100%) | 4845 | sf | $1.05 | $1.75 | **4** | | | | $ 8,470 | $ 8,470 | |
| Patch and replace wood panels | 300 | sf | $15.00 | $24.97 | **2** | | $ 7,492 | | | $ 7,492 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Patch repair / paint existing ceilings | 6221 | sf | $2.50 | $4.16 | **4** | | | | $ 25,893 | $ 25,893 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6221 | sf | $1.00 | $1.66 | **4** | | | | $ 10,357 | $ 10,357 | |
| Miscellaneous interior repairs, allowance | 6221 | sf | $1.50 | $2.50 | **4** | | | | $ 15,536 | $ 15,536 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 220,393** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5100 | sf | $4.00 | $6.66 | **4** | | | | $ 33,963 | $ 33,963 | |
| Replace roofing - 100% replacement | 6221 | sf | $18.00 | $29.97 | **3** | | | $ 186,429 | | $ 186,429 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 121,587** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6221 | sf | $1.88 | $3.13 | **3** | | | $ 19,472 | | $ 19,472 | |
| Replace trim | 4 | ea | $880.00 | $1,465.08 | **3** | | | $ 5,860 | | $ 5,860 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6221 | sf | $2.00 | $3.33 | **3** | | | $ 20,714 | | $ 20,714 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "E2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6221 | sf | $3.50 | $5.83 | 3 | | | $ 36,250 | | $ 36,250 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | 3 | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 94,768** |
| Lower / add receptacles | 6221 | sf | $3.30 | $5.49 | 3 | | | $ 34,179 | | $ 34,179 | |
| Minor upgrades to power distribution / raceway | 6221 | sf | $3.10 | $5.16 | 3 | | | $ 32,107 | | $ 32,107 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6221 | sf | $1.50 | $2.50 | 3 | | | $ 15,536 | | $ 15,536 | |
| Adjust height of all non compliant switches | 6221 | sf | $1.25 | $2.08 | 3 | | | $ 12,946 | | $ 12,946 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 50,129** |
| Add additional data points | 6221 | sf | $3.34 | $5.56 | 3 | | | $ 34,593 | | $ 34,593 | |
| Miscellaneous low voltage upgrades, minor | 6221 | sf | $1.50 | $2.50 | 3 | | | $ 15,536 | | $ 15,536 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 82,857** |
| Seismic upgrades - "low" rating | 6221 | sf | $8.00 | $13.32 | 2 | | $ 82,857 | | | $ 82,857 | |
| **Miscellaneous** | | | | | | | | | | | **$ 56,965** |
| Hazmat abatement, allowance - "low" rating | 6221 | sf | $5.50 | $9.16 | 2 | | $ 56,965 | | | $ 56,965 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 6,992** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Provide 5' x 5' concrete landing | 180 | sf | $15.00 | $24.97 | 1 | $ 4,495 | | | | $ 4,495 | |
| **Total Costs - UNIT "E2"** | | | | | | **$ 153,541** | **$ 317,866** | **$ 522,307** | **$ 103,484** | | **$ 1,097,198** |
| **Total Costs Priority / Sf** | | | | | | **$ 24.68** | **$ 51.10** | **$ 83.96** | **$ 16.63** | **$ 176.37** | |

# UNIT "F1" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F1" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 5,089 SF |
| Corridors / Support | 3,064 SF |
| Restroom | 175 SF |
| DDT - open corridor space (2/3) | -1,912 SF |
| **Total Modernized SF-age** | **6,417 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F1" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,417 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 122,334** |
| Remove and replace existing thresholds | 6 | ea | $288.00 | $479.48 | **1** | $ 2,877 | | | | $ 2,877 | |
| Signage, specialties & fire extinguishers | 6417 | sf | $1.00 | $1.66 | **1** | $ 10,684 | | | | $ 10,684 | |
| Demo (e) restrooms | 150 | sf | $50.00 | $83.24 | **1** | $ 12,486 | | | | $ 12,486 | |
| Upgrade existing non accessible restrooms (Med) | 150 | sf | $300.00 | $499.46 | **2** | | $ 74,919 | | | $ 74,919 | |
| Patch finishes for accessibility upgrades | 6417 | sf | $1.00 | $1.66 | **2** | | $ 10,684 | | | $ 10,684 | |
| Miscellaneous accessible upgrades | 6417 | sf | $1.00 | $1.66 | **2** | | $ 10,684 | | | $ 10,684 | |
| **Life Safety** | | | | | | | | | | | **$ 71,581** |
| New fire alarm system (fully automated) | 6417 | sf | $4.45 | $7.41 | **3** | | | $ 47,543 | | $ 47,543 | |
| Replace exterior lighting | 6417 | sf | $2.25 | $3.75 | **3** | | | $ 24,039 | | $ 24,039 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 111,344** |
| Repaint interior walls (100%) | 4845 | sf | $1.05 | $1.75 | **4** | | | | $ 8,470 | $ 8,470 | |
| Patch and paint (e) damaged gypboard wall | 1000 | sf | $15.00 | $24.97 | **2** | | $ 24,973 | | | $ 24,973 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Replace damaged ACT ceilings | 400 | sf | $9.00 | $14.98 | **2** | | $ 5,994 | | | $ 5,994 | |
| Patch repair / paint existing ceilings | 6017 | sf | $2.50 | $4.16 | **4** | | | | $ 25,045 | $ 25,045 | |
| Remove and replace VCT, incl screed and base | 600 | sf | $10.90 | $18.15 | **2** | | $ 10,888 | | | $ 10,888 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6417 | sf | $1.00 | $1.66 | **4** | | | | $ 10,684 | $ 10,684 | |
| Miscellaneous interior repairs, allowance | 6417 | sf | $1.50 | $2.50 | **4** | | | | $ 16,026 | $ 16,026 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 33,963** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5100 | sf | $4.00 | $6.66 | **4** | | | | $ 33,963 | $ 33,963 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 128,393** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6417 | sf | $1.88 | $3.13 | **3** | | | $ 20,086 | | $ 20,086 | |
| Replace trim | 7 | ea | $880.00 | $1,465.08 | **3** | | | $ 10,256 | | $ 10,256 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6417 | sf | $2.00 | $3.33 | **3** | | | $ 21,368 | | $ 21,368 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6417 | sf | $3.50 | $5.83 | **3** | | | $ 37,393 | | $ 37,393 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | **3** | | | $ 13,319 | | $ 13,319 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "F1" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | $ 97,757 |
| Lower / add receptacles | 6417 | sf | $3.30 | $5.49 | 3 | | | $ 35,257 | | $ 35,257 | |
| Minor upgrades to power distribution / raceway | 6417 | sf | $3.10 | $5.16 | 3 | | | $ 33,120 | | $ 33,120 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6417 | ea | $1.50 | $2.50 | 3 | | | $ 16,026 | | $ 16,026 | |
| Adjust height of all non compliant switches | 6417 | sf | $1.25 | $2.08 | 3 | | | $ 13,355 | | $ 13,355 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 51,710 |
| Add additional data points | 6417 | sf | $3.34 | $5.56 | 3 | | | $ 35,684 | | $ 35,684 | |
| Miscellaneous low voltage upgrades, minor | 6417 | sf | $1.50 | $2.50 | 3 | | | $ 16,026 | | $ 16,026 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 85,470 |
| Seismic upgrades - "low" rating | 6417 | sf | $8.00 | $13.32 | 2 | | $ 85,470 | | | $ 85,470 | |
| **Miscellaneous** | | | | | | | | | | | $ 58,761 |
| Hazmat abatement, allowance - "low" rating | 6417 | sf | $5.50 | $9.16 | 2 | | $ 58,761 | | | $ 58,761 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 14,634 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 180 | sf | $5.50 | $9.16 | 1 | $ 1,648 | | | | $ 1,648 | |
| Provide 5' x 5' concrete landing | 180 | sf | $15.00 | $24.97 | 1 | $ 4,495 | | | | $ 4,495 | |
| Slope AC paving from landing | 360 | sf | $10.00 | $16.65 | 1 | $ 5,994 | | | | $ 5,994 | |
| **Total Costs - UNIT "F1"** | | | | | | **$ 40,681** | **$ 282,373** | **$ 349,441** | **$ 103,453** | | **$ 775,947** |
| **Total Costs Priority / Sf** | | | | | | **$ 6.34** | **$ 44.00** | **$ 54.45** | **$ 16.12** | **$ 120.92** | |

# UNIT "F2" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F2" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 5,029 SF |
| Corridors / Support | 3,107 SF |
| Restroom | 175 SF |
| DDT - open corridor space (2/3) | -2,090 SF |
| **Total Modernized SF-age** | **6,221 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,221 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 34,907** |
| Remove and replace existing thresholds | 8 | ea | $288.00 | $479.48 | **1** | $ 3,836 | | | | $ 3,836 | |
| Signage, specialties & fire extinguishers | 6221 | sf | $1.00 | $1.66 | **1** | $ 10,357 | | | | $ 10,357 | |
| Patch finishes for accessibility upgrades | 6221 | sf | $1.00 | $1.66 | **2** | | $ 10,357 | | | $ 10,357 | |
| Miscellaneous accessible upgrades | 6221 | sf | $1.00 | $1.66 | **2** | | $ 10,357 | | | $ 10,357 | |
| **Life Safety** | | | | | | | | | | | **$ 69,393** |
| New fire alarm system (fully automated) | 6221 | sf | $4.45 | $7.41 | **3** | | | $ 46,089 | | $ 46,089 | |
| Replace exterior lighting | 6221 | sf | $2.25 | $3.75 | **3** | | | $ 23,304 | | $ 23,304 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 72,768** |
| Repaint interior walls (100%) | 4845 | sf | $1.05 | $1.75 | **4** | | | | $ 8,470 | $ 8,470 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Replace damaged ACT ceilings | 300 | sf | $9.00 | $14.98 | **3** | | | $ 4,495 | | $ 4,495 | |
| Patch repair / paint existing ceilings | 5921 | sf | $2.50 | $4.16 | **4** | | | | $ 24,644 | $ 24,644 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6221 | sf | $1.00 | $1.66 | **4** | | | | $ 10,357 | $ 10,357 | |
| Miscellaneous interior repairs, allowance | 6221 | sf | $1.50 | $2.50 | **4** | | | | $ 15,536 | $ 15,536 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 220,392** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5100 | sf | $4.00 | $6.66 | **4** | | | | $ 33,963 | $ 33,963 | |
| Replace roofing - 100% replacement | 6221 | sf | $18.00 | $29.97 | **3** | | | $ 186,429 | | $ 186,429 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 124,517** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6221 | sf | $1.88 | $3.13 | **3** | | | $ 19,471 | | $ 19,471 | |
| Replace trim | 6 | ea | $880.00 | $1,465.08 | **3** | | | $ 8,790 | | $ 8,790 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6221 | sf | $2.00 | $3.33 | **3** | | | $ 20,714 | | $ 20,714 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6221 | sf | $3.50 | $5.83 | **3** | | | $ 36,250 | | $ 36,250 | |
| Install new high efficency boiler | 1 | ea | $8,000.00 | $13,318.93 | **3** | | | $ 13,319 | | $ 13,319 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F2" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Power and distribution / convenience power | | | | | | | | | | | $ 94,768 |
| Lower / add receptacles | 6221 | sf | $3.30 | $5.49 | 3 | | | $ 34,179 | | $ 34,179 | |
| Minor upgrades to power distribution / raceway | 6221 | sf | $3.10 | $5.16 | 3 | | | $ 32,107 | | $ 32,107 | |
| Replace and paint rusting switchboard | | ea | $5,000.00 | $8,324.33 | 3 | | | $ - | | $ - | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6221 | ea | $1.50 | $2.50 | 3 | | | $ 15,536 | | $ 15,536 | |
| Adjust height of all non compliant switches | 6221 | sf | $1.25 | $2.08 | 3 | | | $ 12,946 | | $ 12,946 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 50,129 |
| Add additional data points | 6221 | sf | $3.34 | $5.56 | 3 | | | $ 34,593 | | $ 34,593 | |
| Miscellaneous low voltage upgrades, minor | 6221 | sf | $1.50 | $2.50 | 3 | | | $ 15,536 | | $ 15,536 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 82,857 |
| Seismic upgrades - "low" rating | 6221 | sf | $8.00 | $13.32 | 2 | | $ 82,857 | | | $ 82,857 | |
| **Miscellaneous** | | | | | | | | | | | $ 56,964 |
| Hazmat abatement, allowance - "low" rating | 6221 | sf | $5.50 | $9.16 | 2 | | $ 56,964 | | | $ 56,964 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 8,491 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Provide 5' x 5' concrete landing | 240 | sf | $15.00 | $24.97 | 1 | $ 5,994 | | | | $ 5,994 | |
| **Total Costs - UNIT "F2"** | | | | | | **$ 22,684** | **$ 160,536** | **$ 529,731** | **$ 102,236** | | **$ 815,187** |
| **Total Costs Priority / Sf** | | | | | | **$ 3.65** | **$ 25.81** | **$ 85.15** | **$ 16.43** | **$ 131.04** | |

# UNIT "G" - MPR / Music

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "G" - MPR / Music

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 33,295 SF |
| Restroom | 711 SF |
| DDT - open corridor space (2/3) | -3,275 SF |
| **Total Modernized SF-age** | **30,732 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "G" - MPR / Music

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 30,732 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 374,352** |
| Remove and replace existing thresholds | 6 | ea | $288.00 | $479.48 | 1 | $ 2,877 | | | | $ 2,877 | |
| New kick plates to existing doors | 22 | ea | $215.00 | $357.95 | 1 | $ 7,875 | | | | $ 7,875 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 1 | ea | $4,500.00 | $7,491.90 | 1 | $ 7,492 | | | | $ 7,492 | |
| Signage, specialties & fire extinguishers | 30732 | sf | $1.00 | $1.66 | 1 | $ 51,165 | | | | $ 51,165 | |
| Demo (e) restrooms | 300 | sf | $50.00 | $83.24 | 1 | $ 24,973 | | | | $ 24,973 | |
| Upgrade existing non accessible restrooms (Med) | 300 | sf | $300.00 | $499.46 | 2 | | $ 149,838 | | | $ 149,838 | |
| Remove and replace sink / base cabinet | 2 | ea | $5,000.00 | $8,324.33 | 1 | $ 16,649 | | | | $ 16,649 | |
| Remove (e) guardrail, install new | 20 | lf | $125.00 | $208.11 | 1 | $ 4,162 | | | | $ 4,162 | |
| Install accessible ramp | 1 | ea | $4,200.00 | $6,992.44 | 1 | $ 6,992 | | | | $ 6,992 | |
| Patch finishes for accessibility upgrades | 30732 | sf | $1.00 | $1.66 | 2 | | $ 51,165 | | | $ 51,165 | |
| Miscellaneous accessible upgrades | 30732 | sf | $1.00 | $1.66 | 2 | | $ 51,165 | | | $ 51,165 | |
| **Life Safety** | | | | | | | | | | | **$ 342,804** |
| New fire alarm system (fully automated) | 30732 | sf | $4.45 | $7.41 | 3 | | | $ 227,683 | | $ 227,683 | |
| Replace exterior lighting | 30732 | sf | $2.25 | $3.75 | 3 | | | $ 115,121 | | $ 115,121 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 615,555** |
| Repaint interior walls (100%) | 8778 | sf | $1.05 | $1.75 | 4 | | | | $ 15,345 | $ 15,345 | |
| Patch and paint (e) damaged gypboard wall | 11000 | sf | $15.00 | $24.97 | 2 | | $ 274,703 | | | $ 274,703 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | 4 | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | 4 | | | | $ 2,623 | $ 2,623 | |
| Replace damaged ACT ceilings | 900 | sf | $9.00 | $14.98 | 3 | | | $ 13,485 | | $ 13,485 | |
| Patch repair / paint existing ceilings | 29832 | sf | $2.50 | $4.16 | 4 | | | | $ 124,166 | $ 124,166 | |
| Remove and replace VCT, incl screed and base | 600 | sf | $10.90 | $18.15 | 2 | | $ 10,888 | | | $ 10,888 | |
| Remove and replace carpet, incl screed and base | 2000 | sf | $10.15 | $16.90 | 4 | | | | $ 33,797 | $ 33,797 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | 4 | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 30732 | sf | $1.00 | $1.66 | 4 | | | | $ 51,165 | $ 51,165 | |
| Miscellaneous interior repairs, allowance | 30732 | sf | $1.50 | $2.50 | 4 | | | | $ 76,747 | $ 76,747 | |
| Patch concrete slab | 400 | sf | $9.00 | $14.98 | 3 | | | $ 5,994 | | $ 5,994 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 982,499** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 9240 | sf | $4.00 | $6.66 | 4 | | | | $ 61,533 | $ 61,533 | |
| Replace roofing - 100% replacement | 30732 | sf | $18.00 | $29.97 | 3 | | | $ 920,965 | | $ 920,965 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 415,288** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | 3 | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | 3 | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | 3 | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | 3 | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 30732 | sf | $1.88 | $3.13 | 3 | | | $ 96,190 | | $ 96,190 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "G" - MPR / Music

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Replace trim | 8 | ea | $880.00 | $1,465.08 | 3 | | | $ 11,721 | | $ 11,721 | |
| Misc plumbing modifications (gas, distrib, etc.) | 30732 | sf | $2.00 | $3.33 | 3 | | | $ 102,329 | | $ 102,329 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 30732 | sf | $3.50 | $5.83 | 3 | | | $ 179,077 | | $ 179,077 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 501,455** |
| Lower / add receptacles | 30732 | sf | $3.30 | $5.49 | 3 | | | $ 168,844 | | $ 168,844 | |
| Minor upgrades to power distribution / raceway | 30732 | sf | $3.10 | $5.16 | 3 | | | $ 158,611 | | $ 158,611 | |
| Install new panels | 4 | ea | $5,000.00 | $8,324.33 | 3 | | | $ 33,297 | | $ 33,297 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 30732 | ea | $1.50 | $2.50 | 3 | | | $ 76,747 | | $ 76,747 | |
| Adjust height of all non compliant switches | 30732 | sf | $1.25 | $2.08 | 3 | | | $ 63,956 | | $ 63,956 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 247,637** |
| Add additional data points | 30732 | sf | $3.34 | $5.56 | 3 | | | $ 170,890 | | $ 170,890 | |
| Miscellaneous low voltage upgrades, minor | 30732 | sf | $1.50 | $2.50 | 3 | | | $ 76,747 | | $ 76,747 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| Lighting & Controls | | | | | | | | | | | **$ 569,308** |
| Replace all lighting | 30732 | sf | $9.00 | $14.98 | 3 | | | $ 460,483 | | $ 460,483 | |
| Power Distribution | | | | | | | | | | | |
| Replace panel | 5 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 83,243 | | $ 83,243 | |
| Add surface mounted raceway | 30732 | sf | $0.50 | $0.83 | 3 | | | $ 25,582 | | $ 25,582 | |
| **Structural** | | | | | | | | | | | **$ 409,318** |
| Seismic upgrades - "low" rating | 30732 | sf | $8.00 | $13.32 | 2 | | $ 409,318 | | | $ 409,318 | |
| **Miscellaneous** | | | | | | | | | | | **$ 281,406** |
| Hazmat abatement, allowance - "low" rating | 30732 | sf | $5.50 | $9.16 | 2 | | $ 281,406 | | | $ 281,406 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 14,634** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 180 | sf | $5.50 | $9.16 | 1 | $ 1,648 | | | | $ 1,648 | |
| Provide 5' x 5' concrete landing | 180 | sf | $15.00 | $24.97 | 1 | $ 4,495 | | | | $ 4,495 | |
| Slope AC paving from landing | 360 | sf | $10.00 | $16.65 | 1 | $ 5,994 | | | | $ 5,994 | |
| **Total Costs - UNIT "G"** | | | | | | **$ 136,819** | **$ 1,228,482** | **$ 3,016,936** | **$ 372,018** | | **$ 4,754,256** |
| **Total Costs Priority / Sf** | | | | | | **$ 4.45** | **$ 39.97** | **$ 98.17** | **$ 12.11** | **$ 154.70** | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "G" - MPR / Music

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |

# UNIT "H" - Library

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "H" - Library

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 6,428 SF |
| DDT - open corridor space (2/3) | -773 SF |
| **Total Modernized SF-age** | **5,655 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "H" - Library

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 5,655 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 43,708** |
| Remove and replace existing thresholds | 1 | ea | $288.00 | $479.48 | **1** | $ 479 | | | | $ 479 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 2 | ea | $4,500.00 | $7,491.90 | **1** | $ 14,984 | | | | $ 14,984 | |
| Signage, specialties & fire extinguishers | 5655 | sf | $1.00 | $1.66 | **1** | $ 9,415 | | | | $ 9,415 | |
| Patch finishes for accessibility upgrades | 5655 | sf | $1.00 | $1.66 | **2** | | $ 9,415 | | | $ 9,415 | |
| Miscellaneous accessible upgrades | 5655 | sf | $1.00 | $1.66 | **2** | | $ 9,415 | | | $ 9,415 | |
| **Life Safety** | | | | | | | | | | | **$ 63,079** |
| New fire alarm system (fully automated) | 5655 | sf | $4.45 | $7.41 | **3** | | | $ 41,896 | | $ 41,896 | |
| Replace exterior lighting | 5655 | sf | $2.25 | $3.75 | **3** | | | $ 21,183 | | $ 21,183 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 130,056** |
| Repaint interior walls (100%) | 2765 | sf | $1.05 | $1.75 | **4** | | | | $ 4,833 | $ 4,833 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Replace damaged ACT ceilings | 200 | sf | $9.00 | $14.98 | **3** | | | $ 2,997 | | $ 2,997 | |
| Patch repair / paint existing ceilings | 5455 | sf | $2.50 | $4.16 | **4** | | | | $ 22,705 | $ 22,705 | |
| Remove and replace carpet, incl screed and base | 4000 | sf | $10.15 | $16.90 | **4** | | | | $ 67,594 | $ 67,594 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 5655 | sf | $1.00 | $1.66 | **4** | | | | $ 9,415 | $ 9,415 | |
| Miscellaneous interior repairs, allowance | 5655 | sf | $1.50 | $2.50 | **4** | | | | $ 14,122 | $ 14,122 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 188,846** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2910 | sf | $4.00 | $6.66 | **4** | | | | $ 19,379 | $ 19,379 | |
| Replace roofing - 100% replacement | 5655 | sf | $18.00 | $29.97 | **3** | | | $ 169,467 | | $ 169,467 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 159,474** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 5655 | sf | $1.88 | $3.13 | **3** | | | $ 17,700 | | $ 17,700 | |
| Misc plumbing modifications (gas, distrib, etc.) | 5655 | sf | $2.00 | $3.33 | **3** | | | $ 18,830 | | $ 18,830 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 5655 | sf | $3.50 | $5.83 | **3** | | | $ 32,952 | | $ 32,952 | |
| New economizer cycle control / EMS | 5655 | sf | $6.80 | $11.32 | **3** | | | $ 64,021 | | $ 64,021 | |
| All other HV work excluded | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "H" - Library

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | $ 86,146 |
| Lower / add receptacles | 5655 | sf | $3.30 | $5.49 | 3 | | | $ 31,069 | | $ 31,069 | |
| Minor upgrades to power distribution / raceway | 5655 | sf | $3.10 | $5.16 | 3 | | | $ 29,186 | | $ 29,186 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 5655 | sf | $1.50 | $2.50 | 3 | | | $ 14,122 | | $ 14,122 | |
| Adjust height of all non compliant switches | 5655 | sf | $1.25 | $2.08 | 3 | | | $ 11,769 | | $ 11,769 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 45,568 |
| Add additional data points | 5655 | sf | $3.34 | $5.56 | 3 | | | $ 31,445 | | $ 31,445 | |
| Miscellaneous low voltage upgrades, minor | 5655 | sf | $1.50 | $2.50 | 3 | | | $ 14,122 | | $ 14,122 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| Lighting & Controls | | | | | | | | | | | $ 84,733 |
| Replace all lighting | 5655 | sf | $9.00 | $14.98 | 3 | | | $ 84,733 | | $ 84,733 | |
| **Structural** | | | | | | | | | | | $ 75,319 |
| Seismic upgrades - "low" rating | 5655 | sf | $8.00 | $13.32 | 2 | | $ 75,319 | | | $ 75,319 | |
| **Miscellaneous** | | | | | | | | | | | $ 51,782 |
| Hazmat abatement, allowance - "low" rating | 5655 | sf | $5.50 | $9.16 | 2 | | $ 51,782 | | | $ 51,782 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 4,520 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 30 | sf | $5.50 | $9.16 | 1 | $ 275 | | | | $ 275 | |
| Provide 5' x 5' concrete landing | 30 | sf | $15.00 | $24.97 | 1 | $ 749 | | | | $ 749 | |
| Slope AC paving from landing | 60 | sf | $10.00 | $16.65 | 1 | $ 999 | | | | $ 999 | |
| **Total Costs - UNIT "H"** | | | | | | **$ 29,398** | **$ 145,930** | **$ 611,464** | **$ 146,438** | | **$ 933,230** |
| **Total Costs Priority / Sf** | | | | | | **$ 5.20** | **$ 25.81** | **$ 108.13** | **$ 25.90** | **$ 165.03** | |

# UNIT "J" - Admin

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "J" - Admin

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 7,154 SF |
| Restroom | 348 SF |
| DDT - open corridor space (2/3) | -396 SF |
| **Total Modernized SF-age** | **7,106 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "J" - Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 7,106 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 153,633** |
| Remove and replace existing thresholds | 9 | ea | $288.00 | $479.48 | **1** | $ 4,315 | | | | $ 4,315 | |
| New kick plates to existing doors | 18 | ea | $215.00 | $357.95 | **1** | $ 6,443 | | | | $ 6,443 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 1 | ea | $4,500.00 | $7,491.90 | **1** | $ 7,492 | | | | $ 7,492 | |
| Signage, specialties & fire extinguishers | 7106 | sf | $1.00 | $1.66 | **1** | $ 11,830 | | | | $ 11,830 | |
| Demo (e) restrooms | 100 | sf | $50.00 | $83.24 | **1** | $ 8,324 | | | | $ 8,324 | |
| Upgrade existing non accessible restrooms (Med) | 150 | sf | $300.00 | $499.46 | **2** | | $ 74,919 | | | $ 74,919 | |
| Remove and replace sink / base cabinet | 2 | ea | $5,000.00 | $8,324.33 | **1** | $ 16,649 | | | | $ 16,649 | |
| Patch finishes for accessibility upgrades | 7106 | sf | $1.00 | $1.66 | **2** | | $ 11,830 | | | $ 11,830 | |
| Miscellaneous accessible upgrades | 7106 | sf | $1.00 | $1.66 | **2** | | $ 11,830 | | | $ 11,830 | |
| **Life Safety** | | | | | | | | | | | **$ 79,264** |
| New fire alarm system (fully automated) | 7106 | sf | $4.45 | $7.41 | **3** | | | $ 52,645 | | $ 52,645 | |
| Replace exterior lighting | 7106 | sf | $2.25 | $3.75 | **3** | | | $ 26,618 | | $ 26,618 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 76,987** |
| Repaint interior walls (100%) | 4902 | sf | $1.05 | $1.75 | **4** | | | | $ 8,569 | $ 8,569 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Patch repair / paint existing ceilings | 7106 | sf | $2.50 | $4.16 | **4** | | | | $ 29,576 | $ 29,576 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 7106 | sf | $1.00 | $1.66 | **4** | | | | $ 11,830 | $ 11,830 | |
| Miscellaneous interior repairs, allowance | 7106 | sf | $1.50 | $2.50 | **4** | | | | $ 17,746 | $ 17,746 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 247,310** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 5160 | sf | $4.00 | $6.66 | **4** | | | | $ 34,363 | $ 34,363 | |
| Replace roofing - 100% replacement | 7106 | sf | $18.00 | $29.97 | **3** | | | $ 212,947 | | $ 212,947 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 196,657** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 7106 | sf | $1.88 | $3.13 | **3** | | | $ 22,241 | | $ 22,241 | |
| Replace trim | 2 | ea | $880.00 | $1,465.08 | **3** | | | $ 2,930 | | $ 2,930 | |
| Misc plumbing modifications (gas, distrib, etc.) | 7106 | sf | $2.00 | $3.33 | **3** | | | $ 23,661 | | $ 23,661 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "J" - Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Minor mod / repairs to existing system only | 7106 | sf | $3.50 | $5.83 | 3 | | | $ 41,406 | | $ 41,406 | |
| New economizer cycle control / EMS | 7106 | sf | $6.80 | $11.32 | 3 | | | $ 80,447 | | $ 80,447 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 108,248** |
| Lower / add receptacles | 7106 | sf | $3.30 | $5.49 | 3 | | | $ 39,040 | | $ 39,040 | |
| Minor upgrades to power distribution / raceway | 7106 | sf | $3.10 | $5.16 | 3 | | | $ 36,674 | | $ 36,674 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 7106 | sf | $1.50 | $2.50 | 3 | | | $ 17,746 | | $ 17,746 | |
| Adjust height of all non compliant switches | 7106 | sf | $1.25 | $2.08 | 3 | | | $ 14,788 | | $ 14,788 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 57,259** |
| Add additional data points | 7106 | sf | $3.34 | $5.56 | 3 | | | $ 39,514 | | $ 39,514 | |
| Miscellaneous low voltage upgrades, minor | 7106 | sf | $1.50 | $2.50 | 3 | | | $ 17,746 | | $ 17,746 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| Lighting & Controls | | | | | | | | | | | **$ 106,474** |
| Replace all lighting | 7106 | sf | $9.00 | $14.98 | 3 | | | $ 106,474 | | $ 106,474 | |
| **Structural** | | | | | | | | | | | **$ 94,643** |
| Seismic upgrades - "low" rating | 7106 | sf | $8.00 | $13.32 | 2 | | $ 94,643 | | | $ 94,643 | |
| **Miscellaneous** | | | | | | | | | | | **$ 65,067** |
| Hazmat abatement, allowance - "low" rating | 7106 | sf | $5.50 | $9.16 | 2 | | $ 65,067 | | | $ 65,067 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 20,703** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 270 | sf | $5.50 | $9.16 | 1 | $ 2,472 | | | | $ 2,472 | |
| Provide 5' x 5' concrete landing | 270 | sf | $15.00 | $24.97 | 1 | $ 6,743 | | | | $ 6,743 | |
| Slope AC paving from landing | 540 | sf | $10.00 | $16.65 | 1 | $ 8,990 | | | | $ 8,990 | |
| **Total Costs - UNIT "J"** | | | | | | **$ 75,756** | **$ 258,290** | **$ 760,849** | **$ 111,350** | | **$ 1,206,246** |
| **Total Costs Priority / Sf** | | | | | | **$ 10.66** | **$ 36.35** | **$ 107.07** | **$ 15.67** | **$ 169.75** | |

# UNIT "K" - Classroom

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "K" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 827 SF |
| Corridors / Support | 3,855 SF |
| Restroom | 192 SF |
| DDT - open corridor space (2/3) | -1,125 SF |
| **Total Modernized SF-age** | **3,749 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "K" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 3,749 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 114,579** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 1 | ea | $4,500.00 | $7,491.90 | **1** | $ 7,492 | | | | $ 7,492 | |
| Signage, specialties & fire extinguishers | 3749 | sf | $1.00 | $1.66 | **1** | $ 6,241 | | | | $ 6,241 | |
| Demo (e) restrooms | 120 | sf | $50.00 | $83.24 | **1** | $ 9,989 | | | | $ 9,989 | |
| Upgrade existing non accessible restrooms (Med) | 150 | sf | $300.00 | $499.46 | **2** | | $ 74,919 | | | $ 74,919 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| Patch finishes for accessibility upgrades | 3749 | sf | $1.00 | $1.66 | **2** | | $ 6,241 | | | $ 6,241 | |
| Miscellaneous accessible upgrades | 3749 | sf | $1.00 | $1.66 | **2** | | $ 6,241 | | | $ 6,241 | |
| **Life Safety** | | | | | | | | | | | **$ 41,815** |
| New fire alarm system (fully automated) | 3749 | sf | $4.45 | $7.41 | **3** | | | $ 27,772 | | $ 27,772 | |
| Replace exterior lighting | 3749 | sf | $2.25 | $3.75 | **3** | | | $ 14,042 | | $ 14,042 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 59,639** |
| Repaint interior walls (100%) | 2584 | sf | $1.05 | $1.75 | **4** | | | | $ 4,517 | $ 4,517 | |
| Patch and paint (e) damaged gypboard wall | 500 | sf | $15.00 | $24.97 | **2** | | $ 12,486 | | | $ 12,486 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 144 | lf | $10.94 | $18.21 | **4** | | | | $ 2,623 | $ 2,623 | |
| Replace damaged ACT ceilings | 200 | sf | $9.00 | $14.98 | **3** | | | $ 2,997 | | $ 2,997 | |
| Patch repair / paint existing ceilings | 3549 | sf | $2.50 | $4.16 | **4** | | | | $ 14,770 | $ 14,770 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 3749 | sf | $1.00 | $1.66 | **4** | | | | $ 6,241 | $ 6,241 | |
| Miscellaneous interior repairs, allowance | 3749 | sf | $1.50 | $2.50 | **4** | | | | $ 9,362 | $ 9,362 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 130,485** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2725 | sf | $4.00 | $6.66 | **4** | | | | $ 18,147 | $ 18,147 | |
| Replace roofing - 100% replacement | 3749 | sf | $18.00 | $29.97 | **3** | | | $ 112,338 | | $ 112,338 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 72,031** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 3749 | sf | $1.88 | $3.13 | **3** | | | $ 11,733 | | $ 11,733 | |
| Misc plumbing modifications (gas, distrib, etc.) | 3749 | sf | $2.00 | $3.33 | **3** | | | $ 12,482 | | $ 12,482 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "K" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Minor mod / repairs to existing system only | 3749 | sf | $3.50 | $5.83 | 3 | | | $ 21,844 | | $ 21,844 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 57,105** |
| Lower / add receptacles | 3749 | sf | $3.30 | $5.49 | 3 | | | $ 20,595 | | $ 20,595 | |
| Minor upgrades to power distribution / raceway | 3749 | sf | $3.10 | $5.16 | 3 | | | $ 19,347 | | $ 19,347 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 3749 | ea | $1.50 | $2.50 | 3 | | | $ 9,362 | | $ 9,362 | |
| Adjust height of all non compliant switches | 3749 | sf | $1.25 | $2.08 | 3 | | | $ 7,801 | | $ 7,801 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 30,206** |
| Add additional data points | 3749 | sf | $3.34 | $5.56 | 3 | | | $ 20,845 | | $ 20,845 | |
| Miscellaneous low voltage upgrades, minor | 3749 | sf | $1.50 | $2.50 | 3 | | | $ 9,362 | | $ 9,362 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| Lighting & Controls | | | | | | | | | | | **$ 56,169** |
| Replace all lighting | 3749 | sf | $9.00 | $14.98 | 3 | | | $ 56,169 | | $ 56,169 | |
| **Structural** | | | | | | | | | | | **$ 49,928** |
| Seismic upgrades - "low" rating | 3749 | sf | $8.00 | $13.32 | 2 | | $ 49,928 | | | $ 49,928 | |
| **Miscellaneous** | | | | | | | | | | | **$ 34,326** |
| Hazmat abatement, allowance - "low" rating | 3749 | sf | $5.50 | $9.16 | 2 | | $ 34,326 | | | $ 34,326 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 6,543** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "K"** | | | | | | **$ 33,721** | **$ 184,141** | **$ 372,661** | **$ 62,302** | | **$ 652,825** |
| **Total Costs Priority / Sf** | | | | | | **$ 9.00** | **$ 49.12** | **$ 99.41** | **$ 16.62** | **$ 174.15** | |

# PORTABLES MODS

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLE UNITS MODS

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms (Portables) | 1,000 SF |
| **Total Modernized SF-age** | **1,000 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - PORTABLE UNITS MODS

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,000 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 8,682** |
| New kick plates to existing doors | 1 | ea | $215.00 | $357.95 | **1** | $ 358 | | | | $ 358 | |
| Signage, specialties & fire extinguishers | 1000 | sf | $1.00 | $1.66 | **1** | $ 1,665 | | | | $ 1,665 | |
| Remove and TV/VCR bracket, provide TV/VCR cart | 1 | ea | $2,000.00 | $3,329.73 | **1** | $ 3,330 | | | | $ 3,330 | |
| Patch finishes for accessibility upgrades | 1000 | sf | $1.00 | $1.66 | **2** | | $ 1,665 | | | $ 1,665 | |
| Miscellaneous accessible upgrades | 1000 | sf | $1.00 | $1.66 | **2** | | $ 1,665 | | | $ 1,665 | |
| **Life Safety** | | | | | | | | | | | **$ 11,155** |
| New fire alarm system (fully automated) | 1000 | sf | $4.45 | $7.41 | **3** | | | $ 7,409 | | $ 7,409 | |
| Replace exterior lighting | 1000 | sf | $2.25 | $3.75 | **3** | | | $ 3,746 | | $ 3,746 | |
| Included above | | | | | | | | | | | |
| **Instructional Facilities** | | | | | | | | | | | **$ 31,297** |
| Repaint interior walls (100%) | 1178 | sf | $1.05 | $1.75 | **4** | | | | $ 2,059 | $ 2,059 | |
| Repaint existing door sets (100%) | 1 | ea | $99.00 | $164.82 | **4** | | | | $ 165 | $ 165 | |
| Repaint existing casework (100%) | 24 | lf | $10.94 | $18.21 | **4** | | | | $ 437 | $ 437 | |
| Remove and replace damaged ceiling tiles | 200 | sf | $9.00 | $14.98 | **2** | | $ 2,997 | | | $ 2,997 | |
| Patch repair / paint existing ceilings | 800 | sf | $2.50 | $4.16 | **4** | | | | $ 3,330 | $ 3,330 | |
| Remove and replace carpet, incl screed and base | 1000 | sf | $10.15 | $16.90 | **4** | | | | $ 16,898 | $ 16,898 | |
| Tack boards | 50 | sf | $15.00 | $24.97 | **4** | | | | $ 1,249 | $ 1,249 | |
| Caulking & sealant, metals, backing | 1000 | sf | $1.00 | $1.66 | **4** | | | | $ 1,665 | $ 1,665 | |
| Miscellaneous interior repairs, allowance | 1000 | sf | $1.50 | $2.50 | **4** | | | | $ 2,497 | $ 2,497 | |
| Included above | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 38,225** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1240 | sf | $4.00 | $6.66 | **4** | | | | $ 8,258 | $ 8,258 | |
| Replace roofing - 100% replacement | 1000 | sf | $18.00 | $29.97 | **4** | | | | $ 29,968 | $ 29,968 | |
| Included above | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 33,930** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 1 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 2,997 | | $ 2,997 | |
| Clear and replace grates at floor drains | 1 | ea | $400.00 | $665.95 | **3** | | | $ 666 | | $ 666 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 1000 | sf | $1.88 | $3.13 | **3** | | | $ 3,130 | | $ 3,130 | |
| Misc plumbing modifications (gas, distrib, etc.) | 1000 | sf | $2.00 | $3.33 | **3** | | | $ 3,330 | | $ 3,330 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1000 | sf | $3.50 | $5.83 | **3** | | | $ 5,827 | | $ 5,827 | |
| New economizer cycle control / EMS | 1000 | sf | $6.80 | $11.32 | **3** | | | $ 11,321 | | $ 11,321 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - PORTABLE UNITS MODS

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 15,234** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 1000 | sf | $3.30 | $5.49 | **3** | | | $ 5,494 | | $ 5,494 | |
| Minor upgrades to power distribution / raceway | 1000 | sf | $3.10 | $5.16 | **3** | | | $ 5,161 | | $ 5,161 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 1000 | ea | $1.50 | $2.50 | **3** | | | $ 2,497 | | $ 2,497 | |
| Adjust height of all non compliant switches | 1000 | sf | $1.25 | $2.08 | **3** | | | $ 2,081 | | $ 2,081 | |
| Included above | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | **$ 8,058** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 1000 | sf | $3.34 | $5.56 | **3** | | | $ 5,561 | | $ 5,561 | |
| Miscellaneous low voltage upgrades, minor | 1000 | sf | $1.50 | $2.50 | **3** | | | $ 2,497 | | $ 2,497 | |
| Included above | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 13,319** |
| Seismic upgrades - "low" rating | 1000 | sf | $8.00 | $13.32 | **2** | | $ 13,319 | | | $ 13,319 | |
| **Miscellaneous** | | | | | | | | | | | **$ 9,157** |
| Hazmat abatement, allowance - "low" rating | 1000 | sf | $5.50 | $9.16 | **2** | | $ 9,157 | | | $ 9,157 | |
| **Site** | | | | | | | | | | | **$ 2,497** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| **Total Costs - PORTABLES** | | | | | | **$ 7,850** | **$ 28,802** | **$ 68,376** | **$ 66,526** | | **$ 171,554** |
| **Total Costs Priority / Sf** | | | | | | **$ 7.85** | **$ 28.80** | **$ 68.38** | **$ 66.53** | **$ 171.55** | |

# PORTABLES REPLACEMENT

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLE UNITS REPLACEMENT

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms (Portables) | 16,812 SF |
| **Total Modernized SF-age** | **16,812 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - PORTABLE UNITS REPLACEMENT

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 16,812 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 4,334,695** |
| Demolish existing portables | 16812 | sf | $12.00 | $19.98 | **2** | | $ 335,877 | | | $ 335,877 | |
| Install new portables | 16812 | sf | $130.00 | $216.43 | **2** | | $ 3,638,666 | | | $ 3,638,666 | |
| New exterior ramped access | 17 | ea | $4,200.00 | $6,992.44 | **2** | | $ 118,871 | | | $ 118,871 | |
| Connect utilities to each (5'-0") | 17 | ea | $6,025.00 | $10,030.82 | **2** | | $ 170,524 | | | $ 170,524 | |
| Patch repair associated site | 17 | loc | $2,500.00 | $4,162.17 | **2** | | $ 70,757 | | | $ 70,757 | |
| **Life Safety** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Instructional Facilities** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Miscellaneous** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Site** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Total Costs - PORTABLES** | | | | | | **$ -** | **$ 4,334,695** | **$ -** | **$ -** | | **$ 4,334,695** |
| **Total Costs Priority / Sf** | | | | | | **$ -** | **$ 257.83** | **$ -** | **$ -** | **$ 257.83** | |

# SITEWORK

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITEWORK

| Description | Qty |
|---|---|
| Type Of Space | |
| Site | 550,000 SF |
| **Total Modernized SF-age** | **550,000 SF** |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 550,000 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 584,255** |
| Misc demolition / protection | 1 | ls | $5,000.00 | $8,324.33 | **3** | | | $ 8,324 | | $ 8,324 | |
| New railings at drinking fountains | 4 | ea | $1,108.00 | $1,844.67 | **1** | $ 7,379 | | | | $ 7,379 | |
| Remove and instal new 3000 seat bleacher | 1 | ls | $250,000.00 | $416,216.63 | **1** | $ 416,217 | | | | $ 416,217 | |
| Demo ramp & AC slopes | 200 | sf | $5.00 | $8.32 | **1** | $ 1,665 | | | | $ 1,665 | |
| New accessible ramps | 200 | sf | $25.00 | $41.62 | **1** | $ 8,324 | | | | $ 8,324 | |
| Demo existing non accessible handrails | 400 | lf | $20.00 | $33.30 | **2** | | $ 13,319 | | | $ 13,319 | |
| New accessible rails | 500 | lf | $125.00 | $208.11 | **2** | | $ 104,054 | | | $ 104,054 | |
| Miscellaneous site accessibility | 1 | ls | $10,000.00 | $16,648.67 | **2** | | $ 16,649 | | | $ 16,649 | |
| Miscellaneous signage / specialty | 1 | ls | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| **Life Safety** | | | | | | | | | | | **$ 8,324** |
| Site lighting / path of travel | 1 | ls | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 80,746** |
| Replace platforms at stadium lights | 6 | ea | $8,000.00 | $13,318.93 | **1** | $ 79,914 | | | | $ 79,914 | |
| Replace pool filter | 1 | ea | $500.00 | $832.43 | **1** | $ 832 | | | | $ 832 | |
| **Building Integrity & Envelope** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 137,351** |
| Remove debris from all valve boxes and replace valves | 550000 | sf | $0.15 | $0.25 | **3** | | | $ 137,351 | | $ 137,351 | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 64,930** |
| Enclose (e) switchgear | 2 | ea | $7,500.00 | $12,486.50 | **1** | $ 24,973 | | | | $ 24,973 | |
| Lighting & Controls | | | | | | | | | | | |
| Replace lamps at stadium lights | 6 | ea | $4,000.00 | $6,659.47 | **1** | $ 39,957 | | | | $ 39,957 | |
| **Technology** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 33,297** |
| Power & Distibution | | | | | | | | | | | |
| Replace MSB | 2 | ea | $10,000.00 | $16,648.67 | **3** | | | $ 33,297 | | $ 33,297 | |
| **Structural** | | | | | | | | | | | **$ 137,351** |
| Miscellaneous seismic upgrades - "low" rating | 550000 | sf | $0.15 | $0.25 | **2** | | $ 137,351 | | | $ 137,351 | |
| **Miscellaneous** | | | | | | | | | | | **$ 228,919** |
| Hazmat abatement, allowance - "low" rating | 550000 | sf | $0.25 | $0.42 | **2** | | $ 228,919 | | | $ 228,919 | |

# South San Francisco Unified School District

## South San Francisco High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Site** | | | | | | | | | | | **$ 2,518,410** |
| Utilities | | | | | | | | | | | |
| Allowance for misc. site utilities upgrades | | | | | | | | | | Excluded | |
| Investigate and map (e) utilities | 1176000 | sf | $0.35 | $0.58 | 2 | | $ 685,259 | | | $ 685,259 | |
| Remove abandoned or unnecessary lines | 588000 | sf | $0.25 | $0.42 | 2 | | $ 244,735 | | | $ 244,735 | |
| Replace (e) water lines | 588000 | sf | $0.15 | $0.25 | 2 | | $ 146,841 | | | $ 146,841 | |
| Replace (e) gas lines | 588000 | sf | $0.15 | $0.25 | 2 | | $ 146,841 | | | $ 146,841 | |
| Replace (e) irrigation lines | 1176000 | sf | $0.15 | $0.25 | 2 | | $ 293,682 | | | $ 293,682 | |
| ADA requirements | | | | | | | | | | $ - | |
| Minor patching to (e) surfaces | 1 | ls | $20,000.00 | $33,297.33 | 2 | | $ 33,297 | | | $ 33,297 | |
| Minor patching to (e) landscape | 1 | ls | $15,000.00 | $24,973.00 | 2 | | $ 24,973 | | | $ 24,973 | |
| Remove AC paving | 174240 | sf | $3.25 | $5.41 | 2 | | $ 942,781 | | | $ 942,781 | |
| **Total Costs - SITE** | | | | | | **$ 579,260** | **$ 3,035,351** | **$ 178,973** | **$ -** | | **$ 3,793,585** |
| **Total Costs Priority / Sf** | | | | | | **$ 1.05** | **$ 5.52** | **$ 0.33** | **$ -** | **$ 6.90** | |

# Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit A** | | | | | | |
| 29, 37 | Damaged vct | Replace and patch (e) damaged vct | 200 | sq. ft. | I | 2 |
| 09, 10, 18, 22, 30 | Damaged concrete floor | Patch concrete cracks | 500 | sq. ft. | I | 2 |
| 13, 22, 38, 37 | Damaged gypsum wall board | Patch and paint gypsum wall board | 400 | sq. ft. | I | 2 |
| 04, 06, 13, | Damaged suspended acoustic ceiling panels | Replace damaged ceiling panels | 150 | sq. ft. | I | 2 |
| 18, 22, 27, 28, 29, 30, 37, | Damaged acoustic ceiling tiles | Replace damaged acoustic ceiling tiles | 700 | sq. ft. | I | 2 |
| 01 | Chalkboard | Replace chalkboard with white markerboard | 100 | sq. ft. | I | 2 |
| 13, 22, 30, 38, | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 4 | each | A | 1 |
| | | New counter top and base cabinet | 16 | LF | | |
| | | New sinks and accessories | 4 | each | | |
| 01, 04, 25, | TV/VCR mounted <80" AFF | Remove (e) bracket | 4 | each | A | 1 |
| | | Reinstall (e) bracket and TV/VCR at 80" AFF min. | 4 | each | | |
| 29 | Less than 32" clearance at doors | Demo (e) door and frame | 1 | each | A | 1 |
| | | Provide new 36" wide door frames | 1 | each | | |
| | | Provide 36" door with hardware | 1 | each | | |
| 01, 04, 13, 26, 18, 22, 28, 30, 38 | Non-accessible threshold | Remove (e) non-conforming threshold | 12 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 360 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 360 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 720 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 12 | each | | |
| 04, 05, 06, 24, 27, 37, 40, 41, 42, 43 | Missing kickplates | Provide kickplates at doors | 10 | each | A | 1 |
| 06, 09, 10, 25, 26, 24, 27, 30, 37, 38, 40, 41, 42, 43 | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 15 | each | A | 1 |
| 34, 35 | Non-accessible restroom | Demo (e) restrooms | 200 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 200 | sq. ft. | | |
| 30 | Auto shop equipment not anchored properly | Anchor equipment to (e) concrete floor | 10 | each | LS | 1 |
| **Unit B** | | | | | | |
| 36, 37 | Damage/ cracked Concrete floor | Patch concrete cracks | 200 | sq. ft. | I | 2 |
| 07, | Damages gypsum wall board | Patch and paint gypsum wall | 100 | sq. ft. | I | 2 |
| 07, 15, 16, 17, 19, 21, 23, 25, 26, 24, 37 | Damaged gypsum wall board ceiling | Patch and paint gypsum wall board ceiling | 1000 | sq. ft. | I | 2 |
| 09, 24 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 4 | each | A | 1 |
| | | New counter top and base cabinet | 16 | LF | | |
| | | New sinks and accessories | 4 | each | | |
| 08, | Door lacks strike side clearance | Remove (e) door frame | 1 | each | A | 1 |
| | | Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance | 1 | each | | |
| 09, | Door lacks strike side clearance | Cut and remove portion of casework to provide 12" strike side clearance | 1 | each | A | 1 |
| | | Patch (e) casework at cut end | 1 | each | | |
| 15, 16, 17 | Non-accessible door hardware | Provide accessible door hardware | 3 | each | A | 1 |
| 08, 16, 16, 17 | No threshold between different floor finishes | Provide <1/2" aluminum threshold between different floor finishes | 4 | each | A | 1 |

# South San Francisco High School

## Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| 36, 37 | Non-accessible threshold | Remove (e) non-conforming threshold | 2 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 60 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 60 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 120 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 2 | each | | |
| 09, 23, 24 | Less than 32" clearance at doors | Demo (e) door and frame | 5 | each | A | 1 |
| | | Provide new 36" wide door frames | 5 | each | | |
| | | Provide 36" door with hardware | 5 | each | | |
| 08, 09, 15, 16, 17, 32, 33, 34, 25 | Missing kickplates | Provide kickplates at doors | 9 | each | A | 1 |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 15 | each | A | 1 |
| 2 | Non-accessible grab bar | Provide 42" long grab bar. Provide 24" of length in front of water closet | 1 | each | A | 1 |
| 13, 23 | No grab bars | Provide accessible grab bars at accessible stalls | 14 | LF | A | 1 |
| 08, 30 | Non-accessible restroom | Demo e) restrooms | 120 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 150 | sq. ft. | | |
| 3 | Non accessible telescope seating at gym | Remove portion of (e) telescope seating and provide wheelchair space | 60 | LF | A | 1 |
| **Unit C1** | | | | | | |
| 04, 07 | Damaged wood panel wall | Replace and patch wood panels | 600 | sq. ft. | I | 2 |
| 04, 07, 11 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 3 | each | A | 1 |
| | | New counter top and base cabinet | 12 | LF | | |
| | | New sinks and accessories | 3 | each | | |
| 04, 09, 10 | TV/VCR mounted <80" AFF | Remove (e) bracket | 3 | each | A | 1 |
| | | Reinstall (e) bracket and TV/VCR at 80" AFF min. | 3 | each | | |
| 4 | Door lacks strike side clearance | Cut and remove portion of casework to provide 12" strike side clearance | 1 | each | A | 1 |
| | | Patch (e) casework at cut end | 1 | each | | |
| 04, 07, 08, 09, 10, 11 | Non-accessible threshold | Remove (e) non-conforming threshold | 8 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 240 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 240 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 480 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 8 | each | | |
| 07, 08 | Missing of accessible identifying signage | Provide identifying, tactile Braille signage | 2 | each | A | 1 |
| 03, 04 | Non-accessible restroom | Demo (e) restrooms | 120 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 150 | sq. ft. | | |
| **Unit C2** | | | | | | |
| 03, 04, 05, 06, 07 | Damaged wood panel wall | Replace and patch wood panels | 500 | sq. ft. | I | 2 |
| 03, 04 | Damaged acoustic ceiling tiles | Replace damaged acoustic ceiling tiles | 200 | sq. ft. | I | 2 |
| 04 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 1 | each | A | 1 |
| | | New counter top and base cabinet | 4 | LF | | |
| | | New sinks and accessories | 1 | each | | |
| 03, 04 | TV/VCR mounted <80" AFF | Remove (e) bracket | 2 | each | A | 1 |
| | | Reinstall (e) bracket and TV/VCR at 80" AFF min. | 2 | each | | |
| 03, 04, 05, 06, 07, 10 | Non-accessible threshold | Remove (e) non-conforming threshold | 6 | each | A | 1 |

# Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Cut and remove portion of (e) conc. or a/c paving | 180 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 6 | each | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 360 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 6 | each | | |
| 11 | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 2 | each | A | 1 |
| 11 | Non-accessible restroom | Demo (e) restrooms | 300 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 300 | sq. ft. | | |
| 01, 09 | Non accessible handrail at stairs | Remove (e) handrails | 240 | LF | A | 1 |
| | | Provide accessible handrails | 260 | LF | | |
| 01, 09 | Non-conforming guardrail | Remove (e) guardrails | 20 | LF | A | 1 |
| | | Provide guardrails 42" high guardrails | 20 | LF | | |
| **Unit D1** | | | | | | |
| 06 | Damaged suspended acoustic ceiling panels | Replace suspended acoustic panels | 50 | sq. ft. | I | 2 |
| 04, 05, 06, 07, 08 | Non-accessible threshold | Remove (e) non-conforming threshold | 5 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 150 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 150 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 300 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 5 | each | | |
| 07 | Missing kickplate | Provide kickplate at door | 1 | each | A | 1 |
| 20 | Non-accessible restroom | Demo (e) restroom | 180 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 180 | sq. ft. | | |
| **Unit D2** | | | | | | |
| 04 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 1 | each | A | 1 |
| | | New counter top and base cabinet | 4 | LF | | |
| | | New sinks and accessories | 1 | each | | |
| 03, 09, 10, 12 | TV/VCR mounted <80" AFF | Remove (E) bracket | 4 | each | A | 1 |
| | | Reinstall (e) Bracket and TV/VCR at 80" AFF min. | 4 | each | | |
| 04, 05, 06, 07, 08 | Non-accessible threshold | Remove (e) non-conforming threshold | 9 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 270 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 270 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 540 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 9 | each | | |
| 02, 13 | Non-accessible restrooms | Demo (e) restrooms | 320 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 320 | sq. ft. | | |
| 01, 14 | Non-accessible handrails at stairs | Remove (e) handrails | 240 | LF | A | 1 |
| | | Provide accessible handrails | 260 | LF | | |
| 01, 14 | Non-conforming guardrails | Remove (e) guardrail | 20 | LF | A | 1 |
| | | Provide 42" high guardrails | 20 | LF | | |

# South San Francisco High School

## Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit E1** | | | | | | |
| 04, 14 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 2 | each | A | 1 |
| | | New counter top and base cabinet | 8 | LF | | |
| | | New sinks and accessories | 2 | each | | |
| 04, 06, 06, 08, 14 | TV/VCR mounted <80" AFF | Remove (e) bracket | 5 | each | A | 1 |
| | | Reinstall (e) bracket and TV/VCR at 80" AFF min. | 5 | each | | |
| 04, 05, 06, 07, 08 | Non-accessible threshold | Remove (e) non-conforming threshold | 5 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 150 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 150 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 300 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 5 | each | | |
| 03, 10 | Non-accessible restrooms | Demo (e) restrooms | 300 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 300 | sq. ft. | | |
| **Unit E2** | | | | | | |
| 03, 05, 08 | Damaged wood panel wall | Replace and patch wood panels | 300 | sq. ft. | I | 2 |
| 08, | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 1 | each | A | 1 |
| | | New counter top and base cabinet | 4 | LF | | |
| | | New sinks and accessories | 1 | each | | |
| 03, 04, 05, 06, 07 | TV/VCR mounted <80" AFF | Remove (e) bracket | 5 | each | A | 1 |
| | | Reinstall (e) bracket and TV/VCR at 80" AFF min. | 5 | each | | |
| 03, 04, 05, 06, 07, 10 | Non-accessible threshold | Remove (e) non-conforming threshold | 6 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 180 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 180 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding concrete with 5% max slope | 360 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 6 | each | | |
| 03, 04, 05, 07, 12 | No- accessible door hardware | Provide accessible door hardware | 5 | each | A | 1 |
| 02, 13 | Non-accessible restrooms | Demo (e) restrooms | 300 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 300 | sq. ft. | | |
| 01, 14 | Non-accessible handrail at stairs | Remove (e) handrails | 240 | LF | A | 1 |
| | | Provide accessible handrails | 260 | LF | | |
| 01, 14 | Non-code complied guardrail | Remove (e) guardrails | 20 | LF | A | 1 |
| | | Provide 42" high guardrails | 20 | LF | | |
| **Unit F** | | | | | | |
| 04, 05, 06, 07, 08, 09 | Damage floor vinyl tiles | Replace and patch (E) damage floor vinyl tiles | 600 | sq. ft. | I | 2 |
| 04, 06, 07, 08, 09 | Damage gypsum wall | Patch and paint gypsum wall | 1000 | sq. ft. | I | 2 |
| 04, 05, 06, 07 | Damage of acoustic ceiling tiles | Replace damage acoustic ceiling tiles | 400 | sq. ft. | I | 2 |
| 04, 05, 06, 07, 08, 09 | Non-accessible threshold | Remove (e) non-conforming threshold | 6 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 180 | sq. ft. | | |

# Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 180 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 360 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 6 | each | | |
| 10 | Non-accessible restroom | Demo (e) restroom | 150 | sq. ft. | A | 1 |
| | | Provide accessible restroom | 150 | sq. ft. | | |
| **Unit F2** | | | | | | |
| 03, 04, 05, 07, 08 | Damaged suspended acoustical ceiling panels | Replace suspended acoustical panels | 300 | sq. ft. | I | 2 |
| 02, 03, 04, 05, 06, 07, 08 | Non-accessible threshold | Remove (e) non-conforming threshold | 8 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 240 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 240 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding concrete with 5% max slope | 480 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 8 | each | | |
| **Unit G** | | | | | | |
| 17, 18, 28, 25, 26, 29 | Damaged vct | Replace and patch (E) damaged vct | 600 | sq. ft. | I | 2 |
| 12, 14, 35, 42 | Damaged concrete floor | Patch concrete cracks | 400 | sq. ft. | I | 3 |
| 27 | Damaged carpet | Replace carpet | 2000 | sq. ft. | I | 2 |
| 01, 05, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 34, 33, 35, 38, 40, 45 | Damaged gypsum wall board | Patch and paint gypsum wall board | 11,000 | sq. ft. | I | 2 |
| 18, 27, 28, 26, 30, 33, 40, 44, 45 | Damaged of acoustic ceiling tiles | Replace damaged acoustic ceiling tiles | 900 | sq. ft. | I | 2 |
| 27, 35 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 2 | each | A | 1 |
| | | New counter top and base cabinet | 8 | LF | | |
| | | New sinks and accessories | 2 | each | | |
| 38 | Less than 32" clearance at doors | Demo (e) door and frame | 1 | each | A | 1 |
| | | Provide new door frame with min. 32" clear opening | 1 | each | | |
| | | Provide new door and hardware | 1 | each | | |
| 12, 18, 30, 33, 38, 40, 42, 44, 45 | Non-accessible threshold | Remove (e) non-conforming threshold | 6 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 180 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 180 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 360 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 6 | each | | |
| 01, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 34, 35, 36, 38, 44, 45 | Missing kickplates | Provide kickplates at doors | 22 | each | A | 1 |
| 01, 12, 18, 26, 27, 29, 30, 35, 34, 42, 45 | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 11 | each | A | 1 |
| 05, | Non-conforming guardrails | Remove (e) guardrail | 20 | LF | A | 1 |
| | | Provide 42" high guardrails | 20 | LF | | |
| 27 | No accessible path of travel to band room | Provide accessible ramp with 8.33% max. slope | 25 | LF | A | 1 |
| 10, 15, 16 | Non-accessible restrooms | Demo (e) restrooms | 300 | sq. ft. | A | 1 |

# South San Francisco High School

## Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Provide accessible restrooms | 300 | sq. ft. | | |
| **Unit H** | | | | | | |
| 1 | Damaged carpet | Replace carpet floors | 4000 | sq. ft. | I | 2 |
| 1 | Damaged acoustic ceiling tiles | Replace damaged acoustic ceiling tiles | 200 | sq. ft. | I | 2 |
| 2 | Door lacks strike side clearance | Remove (e) door frame | 2 | each | A | 1 |
| | | Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance | 2 | each | | |
| 1 | Non-accessible threshold | Remove (e) non-conforming threshold | 1 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 30 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 30 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 60 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 1 | each | | |
| 01, 02 | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 2 | each | A | 1 |
| **Unit J** | | | | | | |
| 30, 33 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 2 | each | A | 1 |
| | | New counter top and base cabinet | 8 | LF | | |
| | | New sinks and accessories | 2 | each | | |
| 17 | Door lacks strike side clearance | Remove (e) door frame | 1 | each | A | 1 |
| | | Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance | 1 | each | | |
| 01, 07, 14, 31, 33 | Non-accessible threshold | Remove (e) non-conforming threshold | 9 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 270 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 270 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 540 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 9 | each | | |
| 05, 07, 09, 12, 13, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33 | Missing kickplates | Provide kickplates at door | 18 | each | A | 1 |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 25 | each | A | 1 |
| 15, 20 | Non-accessible restrooms | Demo (e) restrooms | 100 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 150 | sq. ft. | | |
| **Unit K** | | | | | | |
| 06, 08 | Damaged gypsum wall board | Patch and paint gypsum wall board | 500 | sq. ft. | I | 2 |
| 06, 08 | Damaged of acoustic ceiling tiles | Replace damaged acoustic ceiling tiles | 200 | sq. ft. | I | 2 |
| 01 | TV/VCR mounted <80" AFF | Remove (e) bracket | 1 | each | A | 1 |
| | | Reinstall (e) Bracket and TV/VCR at 80" AFF min. | 1 | each | | |
| 06 | Door lacks strike side clearance | Remove (e) door frame | 1 | each | A | 1 |
| | | Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance | 1 | each | | |
| 01, 08 | Non-accessible threshold | Remove (e) non-conforming threshold | 2 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 60 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 60 | sq. ft. | | |

# Architectural Site Survey

| South San Francisco High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 120 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 2 | each | | |
| 04, 05 | Non-accessible restroom | Demo (e) restrooms | 120 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 150 | sq. ft. | | |
| **Portables** | | | | | | |
| 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 | Portables are more than 20 years old and in disrepair | Replace with new portables | 17 | each | B | 2 |
| 19 | Damaged carpet | Replace carpet | 1000 | sq. ft. | I | 2 |
| 19 | Damaged acoustic ceiling tiles | Replace damaged acoustic ceiling tiles | 200 | sq. ft. | I | 2 |
| 19 | TV/VCR mounted <80" AFF | Remove (e) bracket | 1 | each | A | 1 |
| | | Reinstall (e) Bracket and TV/VCR at 80" AFF min. | 1 | each | | |
| 19 | Missing kickplates | Provide kickplates at door | 1 | each | A | 1 |
| 19 | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 1 | each | A | 1 |
| **General Site** | | | | | | |
| Site | Uneven pavement | Repave uneven pavement | 174,240 | sq. ft. | P | 2 |
| Site | Non-accessible ramps | Remove existing a/c ramps | 100 | sq. ft. | A | 1 |
| Site | Non-accessible path of travel from gym to basketball court | Demo portion of sloped a/c paving | 100 | sq. ft. | A | 1 |
| | | Provide accessible ramps | 200 | sq. ft. | | |
| Site | Drinking fountain obstructs path of travel | Provide metal wing rails for drinking fountains | 4 | each | A | 1 |
| Football stadium | Non-accessible grand stand bleacher system at football stadium | Remove existing bleacher system | 3000 | capacity | A | 1 |
| | | Provide accessible bleacher system | 3000 | capacity | | |
| Site | Non-accessible handrails | Remove existing non-accessible handrails | 400 | LF | A | 1 |
| | | Provide accessible handrails | 500 | LF | | |
| Stadium | Platforms and crossbars at stadium lights are rusted and in poor condition | Replace platforms at stadium lights | 6 | poles | I | 1 |
| | | Replace all lamps at each stadium light | 6 | poles | E | 1 |
| | | Remove from previous cost estimate cost of completely replacing stadium lights | | | | |
| Site | (E) switchgears are exposed to elements | Enclose (e) switchgears | 2 | each | E | 1 |
| Site | Pool filter in poor condition | Replace pool filter | 1 | each | I | 1 |
| Site | Many of the water, gas lines etc. are in poor condition and have been continually patched, replaced, or abandoned | Investigate and map nature and condition of all lines on campus | 27 | acres | M | 2 |
| | | Remove abandoned or unnecessary lines-aprox 50% of site | 13 | acres | M | 2 |
| | | Replace water lines that are beyond useful life-aprox. 50% of site | 13 | acres | M | 2 |
| | | Replace gas lines that are beyond useful life- aprox. 50% of site | 13 | acres | M | 2 |
| | | Replace irrigation lines | 27 | acres | L | 3 |
| Site | Site contains many portables that are in need of improvement | Remove portables | 21 | portables | I | 2 |
| | | New building | 14,000 | sq. ft. | I | 2 |
| | | Remove from previous cost estimate any changes to or replacement of portables | | | | |

# South San Francisco High School

## Architectural Site Survey - 1997 Bond Update

| South San Francisco High School - 1997 Bond Update | | | | | | |
|---|---|---|---|---|---|---|
| **1997 Recommendation** | **(E) Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| **Sitework** | | | | | | |
| *New Asphalt Overlay & Surface Drainage Improvement* | Non-accessible slope at (e) asphalt. Item unfinished | Provide new asphalt & surface drainage improvements | *174,240* | *sq. ft.* | 97 | 2 |
| *Fencing and Gate Renovation* | Renovation completed | None | *5,770* | *ft* | | |
| *New Toliet Building* | Not able to confirm at time of survey | None | *1,000* | *sq. ft.* | | |
| *Tennis Courts Re-surfaced* | Currently under construction | None | *1* | *LS* | | |
| **Building Exterior** | | | | | | |
| *Paint Exterior* | Exterior paint completed | None | *83,625* | *sq. ft.* | | |
| *New Window Frames & Glass* | (E) Window and frames in good condition | None | *6,160* | *sq. ft.* | | |
| *Roofing Replacement* | Some buildings re-roofed between 1994 to 2002 | None | *1* | *LS* | | |
| *Rain Gutter Repair/ Replace* | Gutters are in good condition | None | *747* | *LF* | | |
| **Building Interior** | | | | | | |
| *Window Covering Replaced* | No visible damage on blinds | None | *1* | *LS* | | |
| *Asbestos Removal* | Not able to confirm at time of survey | None | *1* | *LS* | | |
| *Floor Coverings* | No visible damage on (e) flooring | None | *15,849* | *sq. ft.* | | |
| *Paint Interior* | (E)interior paint in good condition | None | *130,300* | *sq. ft.* | | |
| *Markerboard Replacement* | (E) markerboards in good condition | None | *62* | *each* | | |
| *Light Fixture Retrofit* | Light fixtures have been updated | None | *25,400* | *sq. ft.* | | |
| *Heating System Renovation* | Heating System has been updated | None | *43,122* | *sq. ft.* | | |
| *Exterior Wall Insulation* | Not able to confirm at time of survey | None | *33,602* | *sq. ft.* | | |
| *Book Locker Replacement* | Item completed | None | *1,600* | *each* | | |
| *Science Lab Renovation* | Item completed | None | *15,000* | *sq. ft.* | | |
| *Cabinetry Renovation* | Item completed | None | *1* | *LS* | | |
| *Stage Light Renvoation* | Not able to confirm at time of survey | None | *1* | *LS* | | |
| *Stage Flooring Renvoation* | Stage Flooring is in good condition | None | *1* | *LS* | | |
| *Gym Bleacher Replacement* | Non-accessible bleachers | Provide accessible bleachers in gym | *$260,000* | *LS* | 97/A | 1 |
| **Life & Safety Compliance upgrade / ADA** | | | | | | |
| *Exterior door & hardware upgrades* | Exterior door are generally new and have accessible hardware | None | *130* | *each* | | |
| *Interior door hardware upgrades* | Interior doors are generally in good condition and have accessible hardware | None | *220* | *each* | | |
| *Drinking fountain accessibility upgrades* | Item unfinished | Provide accessible drinking fountain upgrade | *2* | *each* | 97/A | 1 |
| *Toilet Room Upgrades* | Item finished | None | *5,200* | *sq. ft.* | | |
| *Wheelchair Lift @ Stage* | Lift is installed | none | *1* | *LS* | | |
| *Elevator Addition and /or stair revision* | Elevator in good condition | None | *1* | *LS* | | |
| **Portable Classrooms** | | | | | | |
| *New Portable Classrooms.Replace old problem units* | No new portables | Provide new portables | *16* | *each* | 97 | 2 |

# Mechanical Site Survey

| South San Francisco High School | | | | |
|---|---|---|---|---|
| Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating system is upgraded. | | | | |
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| **Unit A Gas heat system)** | | | | |
| 01 thru 13 | Classrooms and offices are heated and ventilated by 3 newer furnaces suspended in the ceiling. The furnaces have economizer cycle control and Staefa EMS. | heating upgraded | none | Flue vent cap may be too close to the outside air hood. Extend flue vent 3 feet above intake hood |
| 22 | Classroom is heated and ventilated by a newer furnace suspended in the ceiling. The furnace has economizer cycle control and Staefa EMS. | heating upgraded | none | Flue vent cap may be too close to the outside air hood. Extend flue vent 3 feet above intake hood |
| 25 | Computer classroom is heated and cooled, minimum ventilation by two rooftop AC unit | heating upgraded | none | none |
| 26, 28 | Classroom are heated and ventilated by a newer furnace suspended in the ceiling. The furnace has economizer cycle control and Staefa EMS. | heating upgraded | none | Flue vent cap may be too close to the outside air hood. Extend flue vent 3 feet above intake hood |
| 30, 38 | Classrooms and offices are heated and ventilated by 6 newer furnaces suspended in the ceiling. The furnaces have economizer cycle control and Staefa EMS. | heating upgraded | none | none |
| **Unit B (Hydronic heat system)** | | | | |
| 01, 02 | Toilets have roof exhaust fans and undercut door for ventilation | not applicable | none | none |
| 03, 04 | small and large gym are heated and 100% ventilated by 4 hot water coil air handling units suspended in the ceiling with staefa EMS. Hot water is supplied by 3 Laars boilers in the boiler room. | heating upgraded | none | none |
| 05 thru 34 | locker/shower rooms and offices are each heated and 100% ventilated by hot water coil air handling unit and roof exhaust fan. Hot water is supplied by the same 3 Laars boilers in the boiler room | heating upgraded | none | none |
| **Unit C1 and C2 (Hydronic heat system and rooftop package)** | | | | |
| C1: 04 thru 11<br>C2: 03, 06, 07 | classrooms are heated and 100% ventilated by a ground mounted air handling unit with reheat coil variable air volume box in each classroom. Hot water is supplied by an outdated boiler. | heating system not upgraded, air handling unit and VAV boxes are still in good condition, The hydronic heating boiler is outdated | none | replace existing boiler with a high efficiency boiler |
| C2: 04, 05 | Computer classrooms are heated and cooled, minimum ventilation by two rooftop AC unit | heating upgraded | none | none |
| **Unit D1 and D2 (Hydronic heat system)** | | | | |
| C1: 04 thru 19<br>C2: 03 thru 12 | classrooms are heated and 100% ventilated by a ground mounted air handling unit with reheat coil variable air volume box in each classroom. Hot water is supplied by an outdated boiler. | heating system not upgraded, air handling unit and VAV boxes are still in good condition, The hydronic heating boiler is outdated | none | replace existing boiler with a high efficiency boiler |
| **Unit E1 and E2 (Hydronic heat system)** | | | | |
| E1: 04 thru 08<br>E2: 03 thru 08 | classrooms are heated and 100% ventilated by a ground mounted air handling unit with reheat coil variable air volume box in each classroom. Hot water is supplied by an outdated boiler. | heating system not upgraded, air handling unit and VAV boxes are still in good condition, The hydronic heating boiler is outdated | none | replace existing boiler with a high efficiency boiler |
| **Unit F1 and F2 (Hydronic heat system)** | | | | |

# South San Francisco High School

## Mechanical Site Survey

| South San Francisco High School | | | | |
|---|---|---|---|---|
| Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating system is upgraded. | | | | |
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| F1: 04 thru 09<br>E2: 03 thru 08 | classrooms are heated and 100% ventilated by a ground mounted air handling unit with reheat coil variable air volume box in each classroom. Hot water is supplied by an outdated boiler. | heating system not upgraded, air handling unit and VAV boxes are still in good condition, The hydronic heating boiler is outdated | none | replace existing boiler with a high efficiency boiler |
| **Unit G (Hydronic heat system)** | | | | |
| 05, 06 | Theatre stage and seating are heated and 100% ventilated by 2 air handling units with hot water coil in the mechanical room. Hot water is supplied by a newer boiler. This boiler supplies hot water to all the air handlers in this building. Air handling unit has economizer cycle control and Staefa EMS | heating upgraded | none | none |
| 12 thru 29 | music classroom, and offices are each heated and ventilated by an air handler with hot water coil suspended in the ceiling. Unit 27 has air handler on the roof. | heating equipment was upgraded, but ductwork and grille were not. | none | none |
| 30 | dining hall is heated and ventilated by 3 air handlers with hot water coil, 2 suspended in the ceiling and one in the Mezzanine. | heating equipment were upgraded, but ductwork and grille was not. | none | none |
| 34, 35, 44 | kitchen has a kitchen hood with roof exhaust fan. Make up air is brought in by an air handler with hot water coil for heating. Breakrooms are each heated and ventilated by a ceiling suspended air handler with hot water coil. Break rooms also have a wall electric heater for supplemental heating | heating equipment was upgraded, but ductwork and grille were not. | none | none |
| **Unit H (Rooftop package system)** | | | | |
| 01, 02 | the library and office are heated, cooled and minimum ventilated by 4 rooftop gas heat, electric cool package units. | heating upgraded | none | add economizer cycle control to each AC unit |
| **Unit J (Rooftop package system)** | | | | |
| 02 thru 23 | administration offices are heatedand cooled, minimum ventilation by 4 rooftop gas heat electric cool package units. | heating upgraded | none | add economizer cycle control to each AC unit |
| **Unit J (Rooftop package system)** | | | | |
| 01, | music classroom is heated, minimum ventilation by an air handling unit with hot water coil. Hot water is supplied by the same boiler serving the theatre building | heating equipment was upgraded, but ductwork and grille were not. | none | none |
| 08, | Classroom is heated and ventilated by an air handling unit with hot water coil suspended in the ceiling. | heating equipment was upgraded, but ductwork and grille were not. | none | none |
| **Unit portables** | | | | |
| 1 thru 20 | most portables are heated, minimum ventilation by either a wall mounted BARD unit or an outdated furnace. unit 7, 8, 14, 15 are heated by electric baseboard heaters. | not applicable | none | install new furnace with furnace closesure and install economizer cycle control. |

# Plumbing Site Survey

| South San Francisco High School | | | |
|---|---|---|---|
| **General Recommendations** | | | |
| 1. Clear all valve boxes of dirt and debris and replace valves. | | | |
| 2. All lavatory supplies and traps to be wrapped. | | | |
| 3. Provide isolation valves for all restrooms. | | | |
| 4. Provide hot water at all mop sinks. | | | |
| 5. Clear debris from and replace grate on all existing to remain floor drains. | | | |
| **Area Designation** | **Existing Condition** | **Necessary Renovations** | **Recommendations** |
| **Site** | | | |
| | Only buildings C1 thru F2 have building gas sovs accessible from grade. | Provide all buildings with building gas sovs accessible from grade to meet code. | |
| **Unit A** | | | |
| 01 | 1 CI sink with wall mtd faucet | | Replace sink and trim. |
| 13 | 1 SS df, 1- three comp sink with 2 faucets | | |
| 14 | 1 CI sink (deep) | Replace faucet. | Replace sink and trim. |
| 17 | 1 flr type mop sink, 1- 52 gallon elec water heater | Provide expansion tank on water heater and replace mop sink faucet with vacuum breaker type. | Replace valves at water heater. Replace mop sink and trim. |
| 22 | 1- three comp sink with 2 wall mtd faucets, 1 gas fired kiln, 2- SS two comp sinks connected to solids interceptor | | Replace solids interceptor. |
| 30 | 1 air compressor, 1 eyewash, 1 SS df, 1 ss trough hand sink | | Replace df and eyewash. |
| 34 | 1 flr mtd fv water closet, 1 lav | Replace flush valve and lav faucet. | Replace fixtures and trim. |
| 35 | 1 flr mtd fv water closet, 1 lav, 1 mop sink (standing type) | Replace flush valve and lav faucet. | Replace water closet, lav, and trim. |
| 38 | 2 CI trough sinks each with 2 faucets each. | | |
| **Unit B** | | | |
| 01 | 1 (n) flr mtd fv water closet, 1 old flr mtd fv water closet, 2 tank water closets, 1 lav (prison type), 1 exterior single ht df, 1 exterior SS df | | Replace interior fixtures and trim. |
| 02 | 1 flr mtd fv water closet, 3 urinals on timed flush, 1 lav (prison type) | Replace flush valve at water closet. | Replace fixtures and trim. |
| 03 | 1 recessed df with adjacent recessed cuspidor, 1 SS dual ht df | | |

# South San Francisco High School

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| 04 | 1 SS dual ht df | | |
| 08 | 1 flr mtd fv water closet, 1 lav with dual push button faucet, 1 accessible shower | | |
| 09 | 1 CI sink | | Replace trim except faucet. |
| 13 | 1 flr mtd fv water closet, 4 urinals, 2 lav | | |
| 14 | 1 mop sink (standing type) | | Replace mop sink and trim. |
| 15 | 3 flr mtd fv water closets, 2 urinals | | |
| 16 | 2 two-sided shower stations with 6 heads and 1 trough drain each | | |
| 19 | 1 laundry sink with wall mtd faucet, 1 clotheswasher, 1 ice machine | Replace faucet at laundry sink. | Provide floor drain in room. |
| 23 | 1 flr mtd fv water closet, 1 lav with dual push button faucet, 1 accessible shower | | |
| 24 | 1 CI kitchen sink | | Replace trim except faucet. |
| 29 | 2 (n) exterior SS df | | |
| 30 | 1 flr mtd fv ada water closet, 2 non-ada old flr mtd fv water closets, 2 lav | | Replace non-ada water closets and trim. |
| 31 | 1 mop sink (standing type) | | Replace mop sink and trim. |
| 32 | 1 single ht SS df | | |
| 34 | Gang shower with 25 shower heads | Replace fixtures. | |
| 35 | 1- 40 gallon gas fired water heater with circ pump, 2 exterior dual ht SS df | Provide seismic strapping at water heater and provide expansion tank. | |
| 39 | 1 lav (non-operational) | Remove or replace with new. | |

# Plumbing Site Survey

| | | | |
|---|---|---|---|
| **Unit C1** | | | |
| 03 | 2 wall mtd fv water closets, 2 lav , 1 exterior dual ht SS df | | Replace interior fixtures and trim. |
| 05 | 1 CI kitchen sink | | |
| 11 | 1 SS CR sink less bubbler | | |
| 12 | 2 wall mtd fv water closets, 2 lav | Replace lav faucets. | Replace fixtures and trim. |
| 17 | 1 mop sink (floor type) | | Mount faucet higher on wall. |
| 19 | 2 wall mtd fv water closets, 3 urinals, 4 lav | Replace lav faucets. | |
| 20 | 5 wal mtd fv water closets, 4 lav | Replace lav faucets. | |
| **Unit C2** | | | |
| 02 | 2 wall mtd fv water closets, 3 urinals with timed flush, 2 lav with pushbutton faucets, 1 exterior dual ht SS df | | Replace interior fixtures and trim. |
| 04 | 1 CI kitchen sink | | |
| 08 | 2 wall mtd fv water closets, 2 lav, 1 exterior dual ht SS df | Replace lav faucets. | Replace interior fixtures and trim. |
| 11 | 1 mop sink (floor type) | | |
| **Unit D1** | | | |
| 02 | 2 acid neutralizing tanks at exterior | Inlet pipe has reverse slope. Verify that piping is correctly sloped, reinstall if required. | |
| 03 | 1- 100 gallon gas-fired water heater with circ pump | Provide seismic strapping at water heater and provide expansion tank. | Replace circ pump and piping downstream of pump. Replace rusted gas lines in this room with galvanized pipe. |
| 04 | 8 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 9 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |
| 05 | 4 epoxy sinks, 2 with mulitple service fitting, 2 with DI water faucet | | |
| 06, 07 | 8 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 10 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |

| | | | |
|---|---|---|---|
| 08/09 (one room) | 6 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 8 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |
| 19 | 1 exterior dual ht SS df, 2 wall mtd fv water closets, 3 urinals, 2 lav | | Replace fixtures and trim (except urinals). |
| **Unit D2** | | | |
| 02 | 1 wall mtd fv water closet, 1 urinal, 1 lav, 1 exterior dual ht SS df | | |
| 03 | 8 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 11 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |
| 08 | 2 epoxy lab sinks with multiple service faucet fitting and faucet for DI water, 2 single gas turrets, fume hood with cw, gas, & air | | |
| 09 | 8 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 11 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |
| 10 | 8 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 8 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |
| 12 | 6 epoxy lab sinks with multiple service faucet fitting (2 gas, 1 cw), 1 epoxy lab sink with multiple service faucet fitting and faucet for DI water, 8 dual gas turrets, 1 emergency shower and recessed pull down eyewash (no floor drain) | | |
| 14 | 2 wall mtd fv water closets, 2 lav, 1 exterior dual ht SS df | Galvanized cw piping visible in plumbing chase. All galvanized cold water piping within building to be replaced. | Replace interior fixtures and trim. |
| **Unit E1** | | | |
| 03 | 1 wall mtd fv water closet, 2 lav, 1 exterior dual ht SS df | | |
| 04 | 1 SS sink with eyewash and undercounter point of-use tank water heater | Water heater relief valve to be routed and indirect connection to the sanitary sewer. | |
| 08 | 1 residential dw, 1 stacked washer/dryer (gas), 4 gas ranges, 2- 1 comp ss sinks, 2- 2 comp ss sinks (one with hot water dispenser), 1- 2 comp sink with pull out type faucet. | Replace pull out type faucet with new pull out type faucet with stainless steel braiding (plastic braiding on existing has shredded with use). | |
| 10 | 1 wall mtd fv water closet, 2 urinals, 1 lav | | |
| **Unit E2** | | | |
| 02 | 2 wall mtd fv water closets, 3 urinals, 2 lav | Replace all flush valves and faucets. | Replace lavs and trim. |

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| 09 | 1 mop sink (standing type) | Replace faucet with vacuum breaker type. | Replace mop sink and trim. |
| 08 | 1 CI sink, 1 trough sink with 2 faucets | | Replace sinks with epoxy type and replace faucets. |
| 13 | 2 wall mtd fv water closets, 2 lavs, 1 exterior dual ht SS df | Replace lav faucets. | Replace interior fixtures and trim. |
| **Unit F1** | | | |
| 10 | 2 wall mtd fv water closets, 3 urinals, 1 lav, 1 exterior dual ht SS df | | Replace water closets, lavs, and trim. |
| **Unit F2** | | | |
| 02 | 1 wall mtd fv water closet, 1 SS kitchen sink | | Replace fixtures and trim. |
| 09 | 2 wall mtd fv water closets, 2 lav, 1 exterior dual ht SS df | Replace lav faucets, flush valves, and, water closets seats. | Replace lavs and trim. |
| **Unit G** | | | |
| 01 | 1 dual ht SS df, 1 single vitreous df | | Remove vitreous df. |
| 02 | 2 wall mtd fv water closets, 2 lav | | Reinstall or replace crooked flush valve. |
| 04 | 1 flr mtd fv water closet, 2 urinals, 2 lav | | |
| 05 | 1 single ht SS df | | |
| 07 | 1 single ht SS df | | |
| 08 | 1 mop sink (standing type) | Replace faucet with vacuum breaker type. | Replace mop sink and trim. |
| 10 | 2 flr mtd fv water closets, 1 lav | Replace flush valves and lav faucet. | Replace lav and trim. |
| 15 | 2 flr fv water closets, 1 lav | Replace lav faucet. | Replace fixtures and trim. |
| 16 | 1 flr mtd fv water closet, 1 lav | Replace water closet and lav faucet. | Replace fixtures and trim. |
| 18 | 1 single ht SS df | | |

# South San Francisco High School

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| 30 | 1 dual ht SS df, 1 SS df, | | |
| 33 | 1 laundry sink, 1 SS kitchen sink | | |
| 35 | 1 ice machine, 2- 2 somp sink, 1 lav/handwashing sink, cook-line with 2 griddles, 2 fryers, 4 oven | | |
| 39 | 1 can wash , 1 wall mtd faucet | | Replace can wash drain and wall mtd faucet. |
| 40 | 1 commercial dw, 1 dirty dishtable with sprayer, 1 sinlge SS commerical sink with grease trap | | Replace faucet at sink. |
| 43 | 1 gas-fired boiler, 1- 200 gallon hot water storage tank | | Replace valving. |
| **Unit H** | | | |
| 02 | 1 SS sink w/ bubbler and undercounter point-of-use 6 gallon water heater | Replace faucet. | |
| **Unit J** | | | |
| 10, 11 | 1 flr mtd fv water closet, 1 lav | | |
| 15 | 1 ft water closet, 1 lav, | Replace lav faucet. | Replace fixtures and trim. |
| 18 | 1- 30 gallon gas fired water heater with circ pump | Provided second seismic strap and insulate exposed hot water and return piping. | |
| 19 | 1 CI sink | | |
| 20 | 1 ft water closet, 1 lav, | Replace lav faucet. | Replace fixtures and trim. |
| 30 | 1 large SS kitchen sink w/ disposal | | |
| **Unit K** | | | |
| 04 | Assumed to be same as 05 (no entry). | | |
| 05 | 1 flr mtd fv water closet, 1 lav | | |
| **Unit 1** | | | |
| 01 | 1 ft water closet, 1 lav, 1 SS CR sink w/ undercounter point-of use water heater | | |

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| **Unit 12** | | | |
| 01 | 1 SS sink | | Replace faucet. |
| **Unit 13** | | | |
| 01 | 1 CI sink | | |
| 02 | 1 ft water closet, 2 urinal, 1 lav | | Replace automatic flushing urinals with flush valve type. Replace water closet and trim. Replace lav trim. |
| 03 | 2 ft water closets, 1 lav | | Replace water closets and trim. Replace lav trim. |
| **Unit 16** | | | |
| 01 | 1 SS CR sink | | |
| **Unit 17** | | | |
| 01 | 1 SS CR sink | | |
| **Unit 18** | | | |
| 01 | 1 SS sink with bubbler next to faucet and undercoutner point-of-use 6 gallon water heater. | Route relief valve drain to sewer. | |

# South San Francisco High School

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| **Electrical Service** | North-west of A | A 12.47 kV metered switchgear was installed in 2002. The main switch is 800A and there are three feeder sections with 600A disconnect switches for USS-S, USS-K, USS-N and transformers at unit C!,C2 and E1, E2 | | | | | |
| | North-west of A | A 12.47 kV -120/208V substation , USS-S, feeds all of the shops in unit A via a 1000A bus running through the building | | | | | |
| | G Boiler Room | A 12.47 kV -120/208V substation , USS-K, feeds units K, G and J | | | | | |
| | B Boiler Room | A 12.47 kV -120/208V substation , USS-N, feeds unit B (installed in 2002) | | | | | |
| | C1, C2 N-W corner | A 12.47 kV -120/208V transformer feeds unit C1, C2 and D1, D2 | | | | | |
| | E1, E2 N-W corner | A 12.47 kV -120/208V transformer feeds unit E1, E2 and F1, F2 | | | | | |
| | Portable 6 N-W side | A 400A, 120/240V MSB was installed in 1965 to feed portables 6,7,8,14,15 and 16. The PG&E transformer is located adjacent. | Replace this MSB | | Dual locks should allow PG&E and the DO to open this transformer door. | Have PG&E remove lock | 1 |
| | Portable 13 S-W side | A 400A, 120/240V MSB fed from a PG&E transformer near the stadium feeds portables 1,2,3,4,5,11,12,13,and 17 | Replace this MSB | | | | |
| **Power Distribution** | | | | Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop | | | |
| | | | | Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF. | | | |
| | | | | All receptacles installed in bathrooms and at sinks shall have GFCI protection | | | |
| | A | Panel S1(electronic lab):225A, 120/208, 3-ph,4-w, 42 ckts | Replace Panel A (wood shop):200A, 120/208, 3-ph,4-w, 42 ckts | Move bookcase from in front of panel CP | Add surface raceway for additional power receptacles in electronics lab & auto shop classrooms | receptacles | 20 |
| | | Added surface raceway for additional power receptacles in electronics & computer labs | Replace Panel B (wood shop):225A, 120/208, 3-ph,4-w, 44 ckts | | | 120/208 panel | 7 |
| | | Panel DA (ceramics lab):225A, 120/208, 3-ph,4-w, 42 ckts | Replace Panel S2(wood shop):225A, 120/208, 3-ph,4-w, 42 ckts | | | | |
| | | Panel CP (computer lab):225A, 120/208, 3-ph,4-w, 42 ckts | Replace Panel S7-A, sect 2(auto shop classroom):225A, 120/208, 3-ph,4-w, 42 ckts | | | | |
| | | Panel S7-C, sect 1(auto shop classroom):225A, 120/208, 3-ph,4-w, 42 ckts | Replace Panel S7-B, sect 2(auto shop classroom):225A, 120/208, 3-ph,4-w, 42 ckts | | | | |
| | | Panel S7-C, sect 2(auto shop classroom):225A, 120/208, 3-ph,4-w, 42 ckts | Replace Panel (no label) (auto shop classroom):100A, 120/208, 3-ph,4-w, 18 ckts | | | | |
| | | Panel S10A(art shop office):400A, 120/208, 3-ph,4-w, 18 ckts | Replace panel S10(art shop):225A, 120/208, 3-ph,4-w, 42 ckts | | | | |
| | | Receptacles have been located in the admin areas and GFI rec. at sinks | | | | | |
| | B | Panel N2: 225A, 30 ckt | Replace old 12 ckt panel in pool shack | | | 120/240 panel | 2 |
| | | Panel N1: 225A, 42 ckt | Replace 200A, 120/240V, 16 ckt panel in the Stadium ticket booth | | | 120/240 transformer | 1 |
| | | Panel N3: 225A, 36 ckt | The 120/240 transformer for the stadium lights but needs to be replaced and a disconnect switch added before the transformer. | | | 100A disconnect switch | 1 |
| | | Panel P2: 225A, 42 ckt | | | | | |
| | | Panel P1: 125A, 36 ckt | | | | | |
| | | Panel NA,sect 1: 225A, 42 ckt | | | | | |
| | | Panel NA,sect 2: 225A, 42 ckt | | | | | |
| | | Receptacles have been located in the gym areas and GFI rec. at sinks | | | | | |
| | C1 | Transformer behind C1 for panel DPB: 12.45 kV - 120/208V | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel DPB: 1200A, 120/208V feeds panels 4A/4C, 4B/4D,panel 4PA and DPC in unit D1 | | | | | |
| | | Panel 4A: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | | | |
| | | Panel 4C: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Panel 4PA: 225A, 24 ckt w/ surge control for HVAC | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| **Power Distribution** | C2 | Panel 4B: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel 4D: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| | D1 | Panel DPC: 1200A, 120/208V feeds panels 5A/5C, 5B/5D,panel 5PA | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel 5A: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | | | |
| | | Panel 5C: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Panel 5PA: 225A, 24 ckt w/ surge control for HVAC | | | | | |
| | | Panel BR5: 100A, 12 ckts | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| | D2 | Panel 7B: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel 7D: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| | E1 | Transformer behind E1 for panel DPD: 12.45 kV - 120/208V | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel DPD: 1200A, 120/208V feeds panels 6A/6C, 6B/6D,panel 6PA and DPE in unit F1 | | | | | |
| | | Panel 6A: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | | | |
| | | Panel 6C: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Panel 6PA: 225A, 24 ckt w/ surge control for HVAC | | | | | |

# Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| | E2 | Panel 6B: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel 6D: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| **Power Distribution** | F1 | Panel DPE: 1200A, 120/208V feeds panels 6A/6C, 6B/6D,panel 6PA | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel 7A: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | | | |
| | | Panel 7C: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Panel 7PA: 225A, 24 ckt w/ surge control for HVAC | | | | | |
| | | Panel BR7: 100A, 12 ckts | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| | F2 | Panel 7B: 225A, 42 ckt w/ surge control for 1st floor classrooms | | | Add GFI receptacle in bathrooms | receptacle | 4 |
| | | Panel 7D: 225A, 42 ckt w/ surge control for 2nd floor classrooms | | | | | |
| | | Each classroom has a panel CP-1 : 125A, 42 ckts for the power raceway on one wall and receptacles on other walls | | | | | |
| | G | Panel L (foyer):100A, 120/208, 3-ph,4-w, 42 ckts | Add surface raceway for additional power receptacles in choral room and room M3 | Move refrigerator from blocking panel C | Install covers on open PB's in M3 | receptacle | 24 |
| | | Panel E (stage):125A, 120/208, 3-ph,4-w, 30 ckts | Update panel schedules | | | 120/208 panel | 4 |
| | | Panel E1 (stage):200A, 120/208, 3-ph,4-w, 42 ckts | Replace panel K1(kitchen):225A, 120/208, 3-ph,4-w, 30 ckts | | | Update panel directory | 4 |
| | | Panel L (stage):125A, 120/208, 3-ph,4-w, 30 ckts | Replace panel KA(kitchen):30A, 120/208, 3-ph,4-w, 12 ckts | | | | |
| | | Panel KM (stage):125A, 120/208, 3-ph,4-w, 30 ckts | Replace panel KB(kitchen):30A, 120/208, 3-ph,4-w, 12 ckts | | | | |
| | | Panel M2 (stage area):200A, 120/208, 3-ph,4-w, 42 ckts | Replace panel C1 (kitchen):XXA, 120/208, 3-ph,4-w, 12 ckts | | | | |
| | | Panel C(cafeteria):125A, 120/208, 3-ph,4-w, 30 ckts | | | | | |
| | | Panel DPK(cafeteria):1200A, 120/208, 3-ph,4-w, 30 ckts | | | | | |
| | | Panel SB(cafeteria):1200A, 120/208, 3-ph,4-w, 18 ckts | | | | | |
| | | Panel TC(cafeteria):1200A, 120/208, 3-ph,4-w, 18 ckts | | | | | |
| | | Panel K(kitchen):225A, 120/208, 3-ph,4-w, 42 ckts | | | | | |
| | | Receptacles have been located in the teachers areas and GFI rec. at sink | | | | | |
| **Power Distribution** | H | Panel F:100A, 120/208, 3-ph,4-w, 42 ckts | | | | | |
| | | Panel CP:100A, 120/208, 3-ph,4-w, 30 ckts | | | | | |
| | | Added surface raceway for additional power receptacles in the Mac lab | | | | | |
| | J | Panel J:100A, 120/208, 3-ph,4-w, 30 ckts | | | | | |
| | | Panel H:200A, 120/208, 3-ph,4-w, 42 ckts | | | | | |
| | | Panel HA:225A, 120/208, 3-ph,4-w, 42 ckts | | | | | |
| | K | Panel M2 (music room storage):200A, 120/208, 3-ph,4-w, 42 ckts | | | | | |
| | | Panel M (choral rm):100A, 120/208, 3-ph,4-w, 42 ckts | | | | | |
| | Portable 1 | Receptacles have been located in the portables | Replace 100A, 12 ckt panel in portable - installed in 1965 | | Add GFI rec. at sink | receptacle | 1 |
| | Portable 2 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1965 | | | | |
| | Portable 3 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1966 | | | | |
| | Portable 3A | Receptacles have been located in the portables | | | Add GFI rec. at sink | receptacle | 11 |
| | | Panel XX 150A, 16 ckt | | | Add surface raceway for additional power receptacles | | |
| | Portable 4 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1966 | | Add surface raceway for additional power receptacles | receptacle | 50 |
| | Portable 5 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1966 | | Add surface raceway for additional power receptacles | 120/240V panel | 4 |
| | Portable 6 | Receptacles have been located in the portables | Replace 70A, 12 ckt panel in portable - installed in 1967 | | Add surface raceway for additional power receptacles | | |
| | Portable 7 | Receptacles have been located in the portables | Replace 70A, 12 ckt panel in portable - installed in 1967 | | Add surface raceway for additional power receptacles | | |
| | Portable 8 | Receptacles have been located in the portables | | | Add surface raceway for additional power receptacles | | |
| | Portable 9 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1966 | | Add surface raceway for additional power receptacles | receptacle | 41 |
| | Portable 10 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1966 | | Add surface raceway for additional power receptacles | 120/240V panel | 4 |
| | Portable 11 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel outside portable | | Add surface raceway for additional power receptacles | | |
| | Portable 12 | Receptacles have been located in the portables | Replace 175A,24ckt and 50A, 12 ckt panels in portable | | Add GFI rec. at sink | | |
| | | | | | Add surface raceway for additional power receptacles | | |
| | Portable 13 | Receptacles have been located in the portables | Replace 40A, 12 ckt panel in portable - installed in 1967 | | Add surface raceway for additional power receptacles | receptacle | 41 |
| | Portable 14 | Receptacles have been located in the portables | | | Add surface raceway for additional power receptacles | 120/240V panel | 1 |
| | Portable 15 | Receptacles have been located in the portables | | | Add surface raceway for additional power receptacles | | |
| | Portable 16 | Receptacles have been located in the portables | | | Add surface raceway for additional power receptacles | | |
| | Portable 17 | Receptacles have been located in the portables | | | | | |
| | | Panel XX 100A, 12 ckt | | | | | |
| | | GFI rec. at sink | | | | | |
| | Portable 17A | Added surface raceway for additional power receptacles | | | Add GFI rec at sink | | |
| | | Panel XX 100A, 12 ckt | | | | | |
| **Lighting System** | | | | All switches a maximum 48" AFF | | | |
| | A | The lighting in much of this building is good and has T8 lamps but there are no occupancy sensors. | Replace incandescent lights in storage rooms | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 10 |
| | | | | | Relocate switch for ceramic supply room outside room to inside door | Switch | 1 |

# South San Francisco High School

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| | B | Gymnasiums use 9-lamp, 3-ballast fixtures with T5 Utubes | All stadium lighting should be replaced. | | Stadium lighting control needs to be replaced. | 6 HPS 1000 w fixture on a pole | 6 |
| | | | Replace the incandescent lights in the stadium ticket booth | | | 2-lamp fluorescent 1X4 light | 6 |
| | | | Replace the incandescent lights in the boiler room | | | | |
| | C1 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | C2 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | D1 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | D2 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | E1 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | E2 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | F1 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | F2 | The lighting in this building is very good and has T8 lamps with bi-level switching. Occupancy sensors have been added. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | G | The lighting in much of this building is good and has T8 lamps but there are no occupancy sensors. | Replace all fixtures without electronic ballasts | | Use Occupancy sensors in offices, closets, corridor and bathrooms | Switches & occupancy sensors | 10 |
| | | | Replace rusty fixtures in bathrooms | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 100 |
| | | | Replace T12 lamps in music room with T8 lamps | | Relocate switch for sales room outside room to inside door | switch | 1 |
| | | | | | Repair poor installations in music practice rooms | | |
| **Lighting System** | H | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 10 |
| | J | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 10 |
| | K | Lighting is old with T8 and T12-HO lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 10 |
| | Portable 1 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 2 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 3 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 3A | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 4 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 5 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 6 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | | | | | Add separate switching for office and server room lights. | switch | 2 |
| | Portable 7 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 8 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 9 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 10 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 11 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 12 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 13 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 14 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 15 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 16 | Lighting is old with T8 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 17 | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| | Portable 17A | Lighting is old with T12 lamps and no occupancy sensor | Replace all lighting including exterior | | Add occupancy sensor | Switches & occupancy sensors | 2 |
| **Fire Alarm System** | D | Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998 | | Install a fully automatic system per DSA and SB575 requirements | | Install a fully automatic system per DSA and SB575 requirements | 1 |
| **PA/clock** | A | New Rauland 1100 units have been installed. | Install PA/Clock unit in offices next to Art studio | | | | |
| | B | New Rauland 1100 units have been installed. | | | | | |
| | C1 | New Rauland 1100 units have been installed. | | | | | |
| | C2 | New Rauland 1100 units have been installed. | | | | | |
| | D1 | New Rauland 1100 units have been installed. | | | | | |
| | D2 | New Rauland 1100 units have been installed. | | | | | |
| | E1 | New Rauland 1100 units have been installed. | | | | | |
| | E2 | New Rauland 1100 units have been installed. | | | | | |
| | F1 | New Rauland 1100 units have been installed. | | | | | |
| | F2 | New Rauland 1100 units have been installed. | | | | | |
| | G | New Rauland 1100 units have been installed. | Install PA/Clock unit in room with refrigerator | | | PA/Clock unit | 2 |
| | | | Install PA/Clock unit in boiler room | | | | |

# Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| | H | New Rauland 1100 units have been installed. | | | | | |
| | J | New Rauland 1100 units have been installed. | Install PA/Clock unit in Mac lab | | | PA/Clock unit | 1 |
| | K | New Rauland 1100 units have been installed. | Install PA/Clock unit in Band room | | | PA/Clock unit | 1 |
| | Portable 1 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 2 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 3 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 3A | New Rauland 1100 units have been installed. | | | | | |
| | Portable 4 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 5 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 6 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 7 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 8 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 9 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 10 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 11 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 12 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 13 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 14 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 15 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 16 | | Install PA/Clock unit | | | PA/Clock unit | 1 |
| | Portable 17 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 17A | | Install PA/Clock unit | | | PA/Clock unit | 1 |
| **Telephone/Data/CATV Networking System** | A | Telephone/Data outlets have been located in the shops | | | Add 1 data outlet at each receptacle in power raceway in classrooms. Add CATV | data outlet | 20 |
| | | Floor Telephone/Data outlets have been located in the computer lab, auto shop classroom and art offices. CATV has been added | | | | | |
| | B | No data/ telephone or CATV has been located in this building. | | | Add 1 data and 1 telephone outlet in the stadium ticket booth | data outlet | 50 |
| | C1 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | C2 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | D1 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | D2 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | E1 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | E2 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | F1 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | F2 | Data outlets are located along the raceway in all classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | CATV has been added in each classroom | | | | | |
| | | Telephone/Data outlets have been located for the teacher | | | | | |
| | G | Telephone/Data outlets have been located in the offices and kitchen | | | | | |
| | H | Telephone/Data outlets have been located in the library. | | | | | |
| | | Floor data outlets have been added in the main library room. | | | | | |
| | J | Telephone/Data outlets have been located in most offices. | | | | | |
| | K | Telephone outlet have been located the choral room. Data outlets are provided in raceway. | Add a telephone & data outlet in the band room | | Add 1 data outlet at each receptacle in power raceway. Add CATV | data outlet | 50 |
| | | A Telephone/Data outlet have been located in M-3 (classroom). | Add a data outlet in the studio office | | | | |
| | Portable 1 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | data outlet | 90 |
| | Portable 2 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | CATV outlet | 4 |
| | Portable 3 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | | |
| | Portable 3A | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | | |
| **Telephone/Data/CATV Networking System** | Portable 4 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | | |

# South San Francisco High School

## Electrical Site Survey

| Electrical System | | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|---|
| | | Portable 5 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | | |
| | | Portable 6 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 7 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 8 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 9 | No data/ telephone or CATV has been located in this portable | | | | | |
| | | Portable 10 | No data/ telephone or CATV has been located in this portable | | | | | |
| | | Portable 11 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 70 |
| | | Portable 12 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | CATV outlet | 5 |
| | | Portable 13 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. | | |
| | | Portable 14 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 15 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 16 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 17 | Telephone/Data outlets have been located in the portable. CATV has been added | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | | Portable 17A | Telephone outlet has been located in the portable | | | Add CATV | | |
| | | | Data outlets are included in the power raceway | | | | | |

# FEMA 154:
# Rapid Visual Screening and Summary Report

South San Francisco High School
400 B Street
South San Francisco, CA 94080

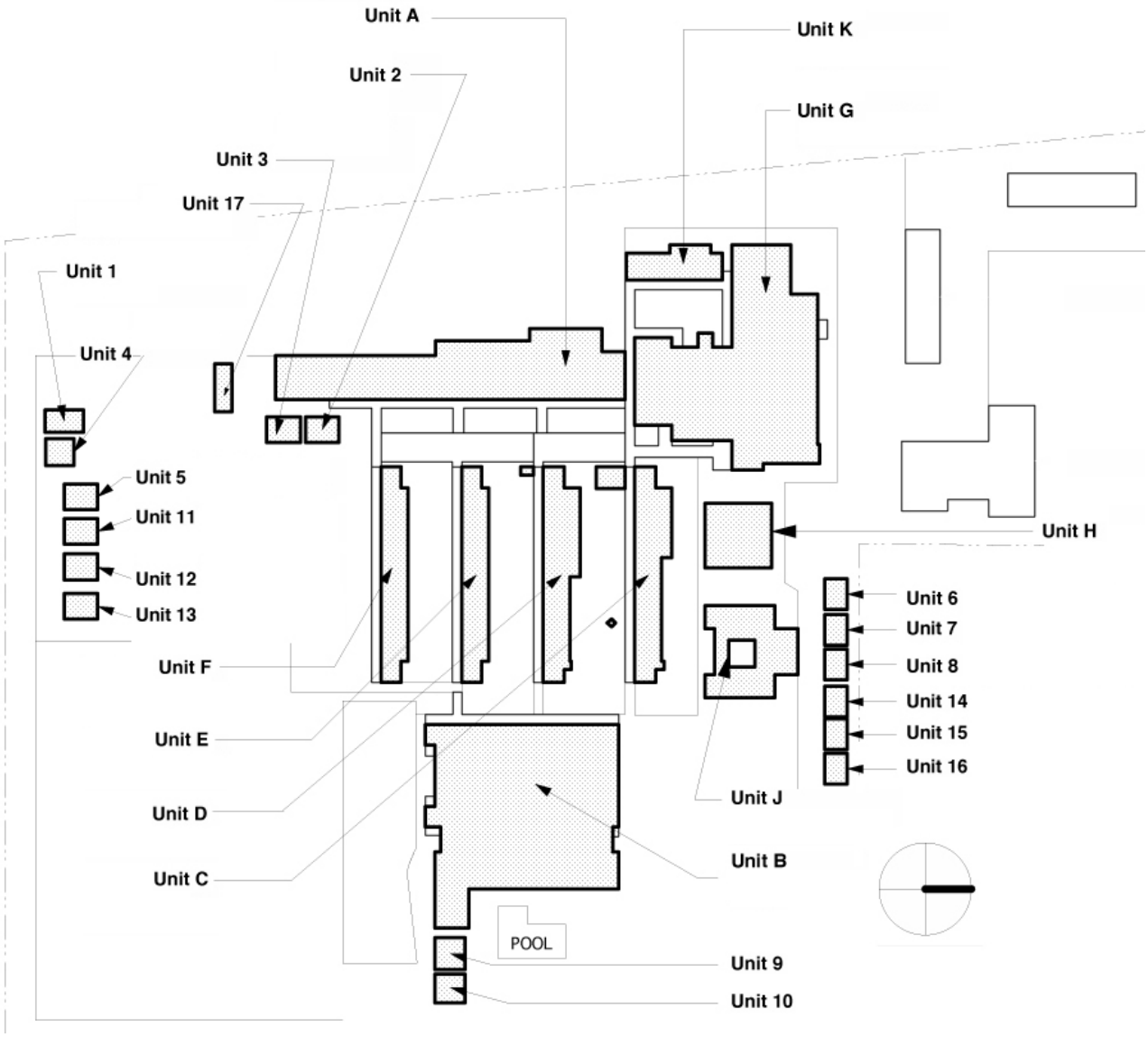
South San Francisco Unified School District




SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

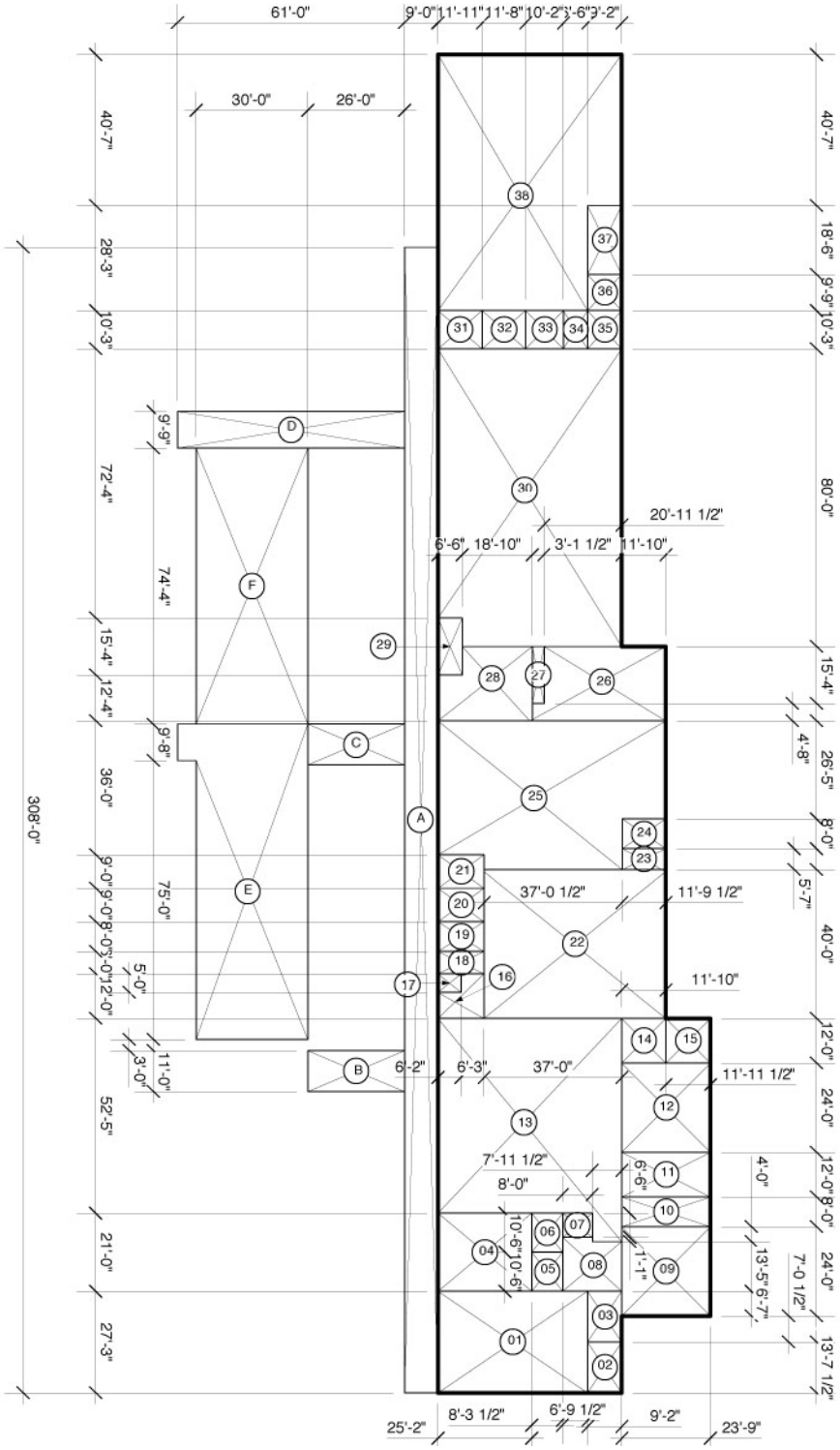
August 28, 2006

# Site Plan – South San Francisco High School



Unit A – South San Francisco High School

Ground Floor



| | |
|---|---|
| **Name** | Unit A – South San Francisco High School |
| **Use** | Classrooms |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1950 |
| **Year of Major Modification** | 1968 |
| **Building Type** | Steel MRF (S1), Steel Frame with Unreinforced Masonry Infill (S5) |
| **FEMA 154 Score** | 1.4 |
| **Description** | A pre-engineered building with rigid-bents in the transverse direction. The rigid-bents support Z channels which supports metal deck and the roofing. The end walls in the transverse direction are concrete. Masonry between the columns provides the lateral-force resisting system in the longitudinal direction. The addition occurs on the west side of the building. Parts of the masonry wall have been removed to provide access to the addition. |
| **Comments** | The building appears to have a complete lateral-force resisting system. Lightweight buildings of this type have typically performed well in seismic events. The adequacy of the out-of-plane support of the masonry walls could not be determined as part of this rapid evaluation. No significant maintenance issues were noted. |

Unit A – South San Francisco High School

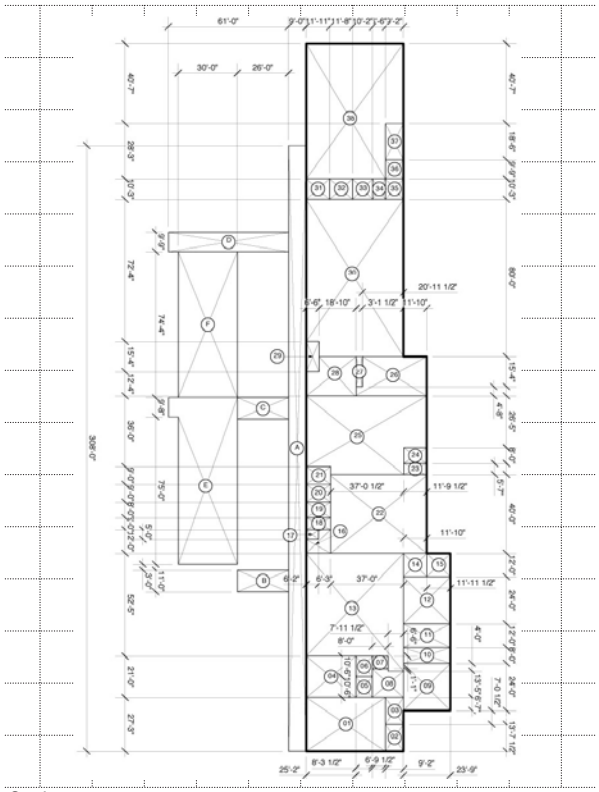




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classrooms
**No. Stories** 1 **Year Built** 1950
**Screener** MSa/MSc **Date** 8/7/06
**Total Floor Area (sq. ft.)** 20900
**Building Name** Unit A, South San Francisco High School
**Use** Classrooms



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [School], Office, Residential

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☒ Other: Masonry/ Concrete Walls

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | [S5] (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | [**2.8**] | **3.0** | **3.2** | **2.8** | [**2.0**] | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | [-0.2] | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | | 1.4 | | | | 1.6 | | | | | | | | |

**COMMENTS:** A pre-engineered rigid-bent system spans in the transverse direction. There are concrete end walls in the transverse direction. In the longitudinal direction masonry provides the lateral-force resisting system. The lower FEMA 154 score, from the S1 building type, will control.

**Detailed Evaluation Required**

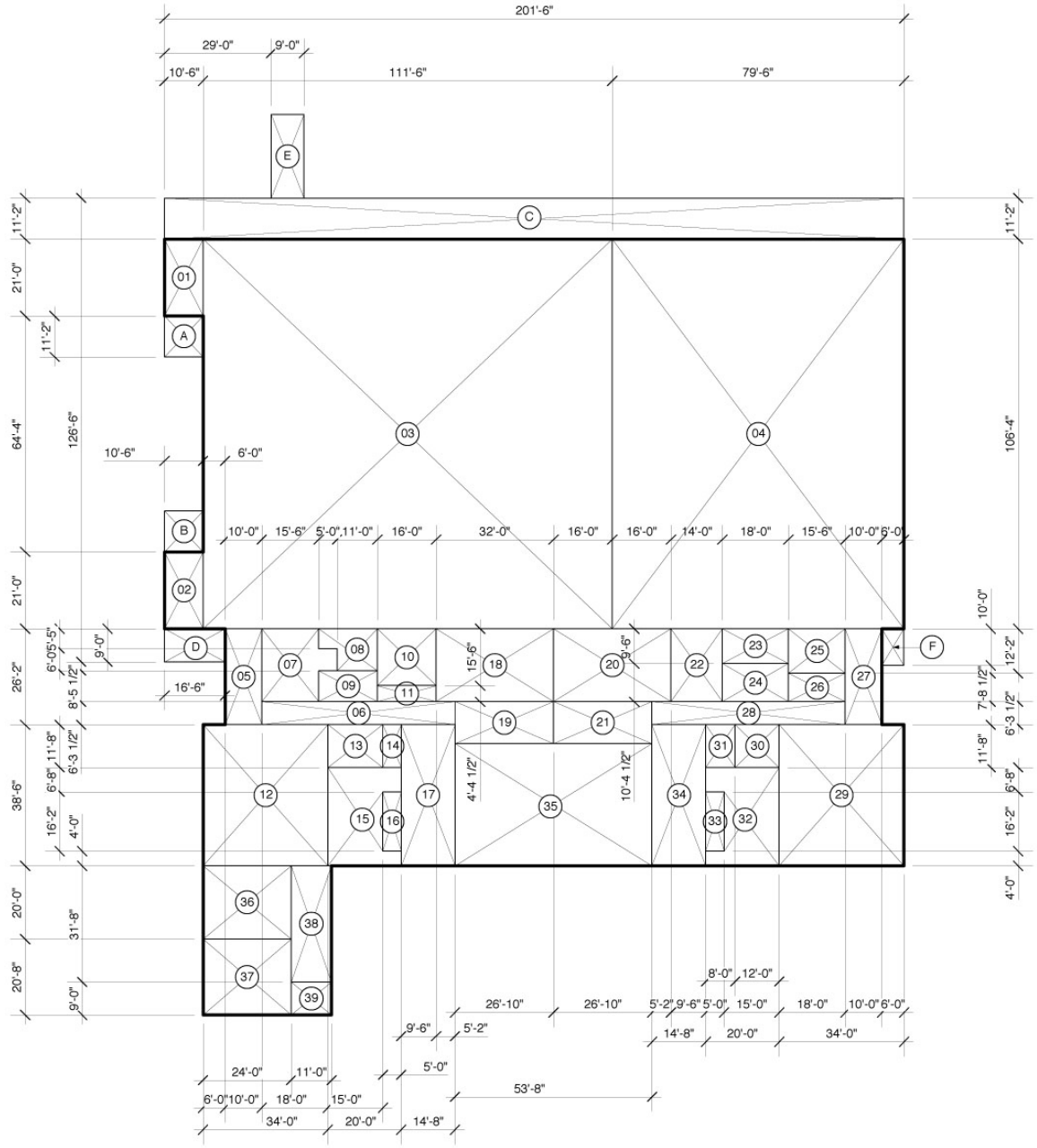
[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

## Unit B – South San Francisco High School

### Ground Floor



| | |
|---|---|
| **Name** | Unit B – South San Francisco High School |
| **Use** | Classroom, Gym, Multipurpose Room |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | N/A |
| **Building Type** | Steel Braced Frame (S2), Concrete Shear Wall (C2) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The main part of the gym's gravity system is diagonal sheathing supported by steel beams and curved steel girders forming a three hinge arch. The steel arch appears to act as the lateral system in the longitudinal direction. In the transverse direction concrete shear walls are the lateral-force resisting elements. The secondary portion of the building has concrete shear walls in both directions with a diagonal sheathed roof framed to steel beams supported by the concrete walls. |
| **Comments** | The gym's lateral-force resisting system in the main portion of the building is the steel arches that act transfer lateral-forces primarily through axial tension and compression, similar a braced frame. The remaining parts of the building have concrete shear walls that act as the lateral-force resisting system. The out-of-plane support for concrete walls for the secondary part of the building may be in adequate. No significant maintenance issues or non-structural falling hazards were noted. |

Unit B – South San Francisco High School

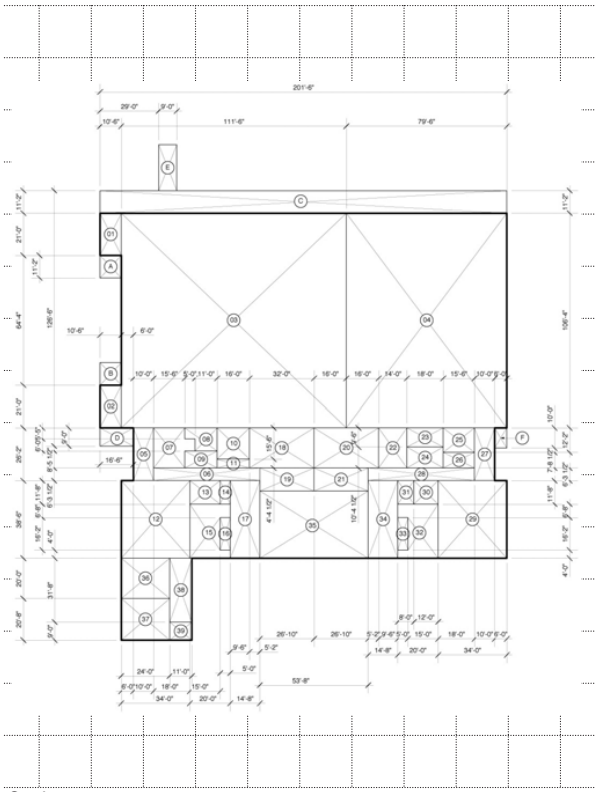




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080

**Other Identifiers** Gym

**No. Stories** 1 **Year Built** 1951

**Screener** MSa/MSc **Date** 8-7-06

**Total Floor Area (sq. ft.)** 34200

**Building Name** Unit B, South San Francisco High School

**Use** Classroom, Gym, Multipurpose Room



| OCCUPANCY | | | SOIL TYPE | | | | | | FALLING HAZARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| [Assembly] | Govt. | Office | Number of Persons | | A | B | [C] | D | E | F | ☐ | ☐ | ☐ | ☐ |
| Commercial | Historic | Residential | 0 – 10 | 11 – 100 | Hard Rock | Avg. Rock | Dense Soil | Stiff Soil | Soft Soil | Poor Soil | Unreinforced Chimneys | Parapets | Cladding | Other: |
| Emer. Services | Industrial | [School] | [101-1000] | 1000+ | | | | | | | | | | |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | [S2] (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | [C2] (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | [-1.0] | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | | | 2.6 | | | | | 1.4 | | | | | | |

**COMMENTS:** The main part of the gym has large arches acting as the lateral-force resisting system in the transverse direction and concrete shear walls in the longitudinal direction. The remaining part of the building has concrete shear walls as the lateral-force resisting system in both directions. The lower FEMA 154 score, from the C2 building type, will control.

**Detailed Evaluation Required**

**YES** [**NO**]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

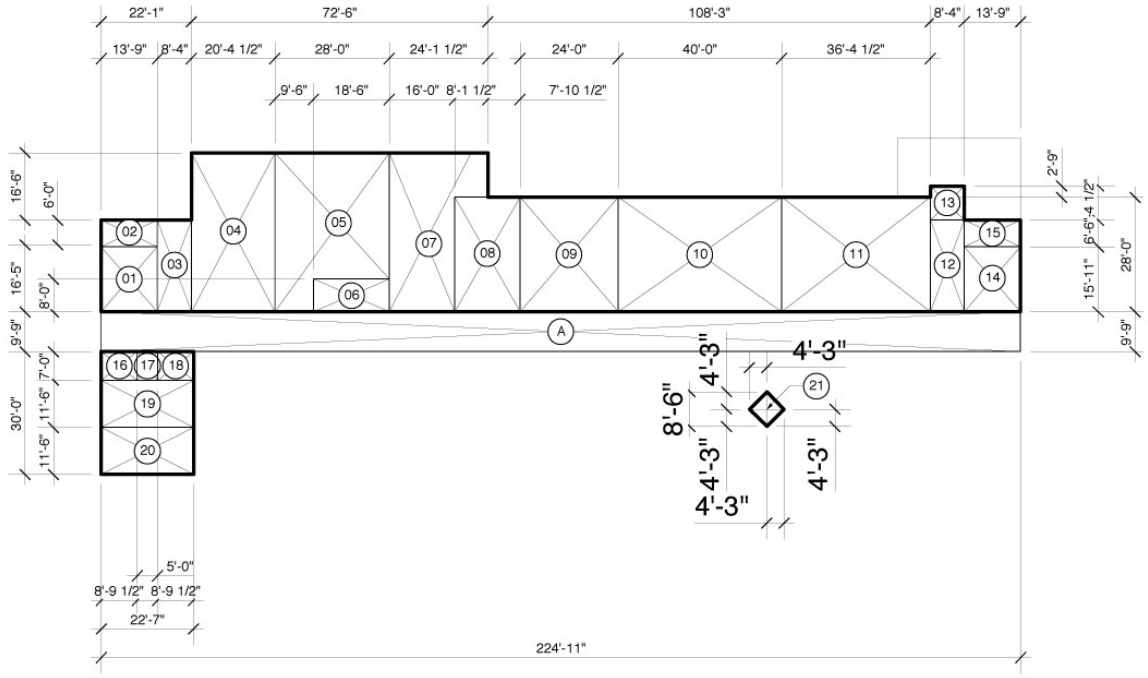
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

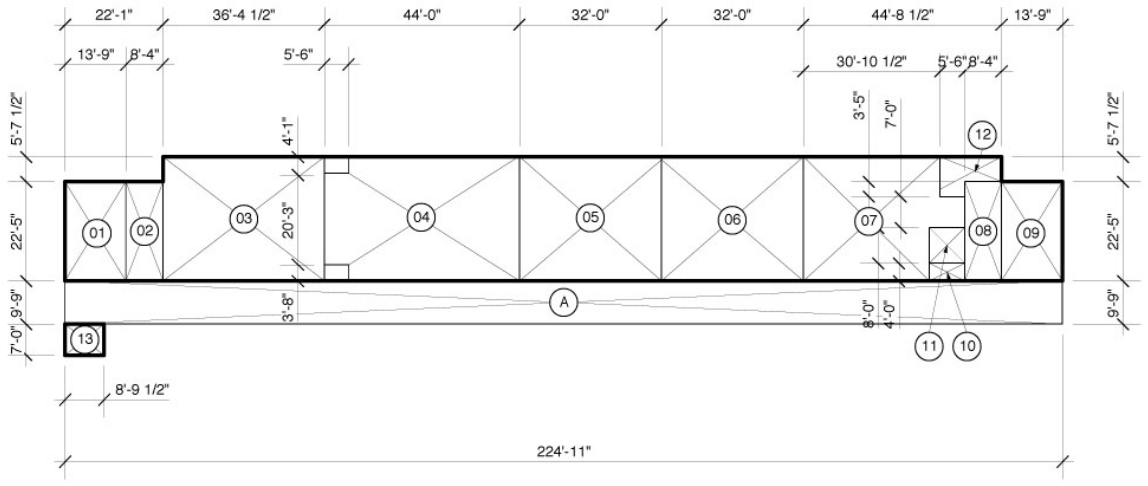
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Unit C – South San Francisco High School

## First Floor




## Second Floor



| | |
|---|---|
| **Name** | Unit C – South San Francisco High School |
| **Use** | Classrooms |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | 1993 |
| **Building Type** | Concrete Shear Wall (C2), Steel MRF (S1), Light Wood-Frame (W2) |
| **FEMA 154 Score** | 1.4 |
| **Description** | In the transverse direction the lateral-force resisting system is concrete shear walls on the ground floor with plywood shear walls above. Steel moment frames resist the lateral-forces on both levels in the longitudinal direction. In 1993 parts of the lateral-force resisting system were upgraded. The upgrades added a full height plywood shear wall on one side in the longitudinal direction. Upgrades where also made to the second floor plywood shear walls in the transverse direction. The first floor has a concrete slab on open web steel joists supported by steel beams and columns. The roof is light wood-framed with diagonal sheathing. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation. |
| **Comments** | This building appears to have a complete lateral-force resisting system in both directions. Given that the building is two stories and has a concrete slab supporting the second floor it should be further examined. No significant maintenance issues or non-structural falling hazards were noted. |

Unit C – South San Francisco High School

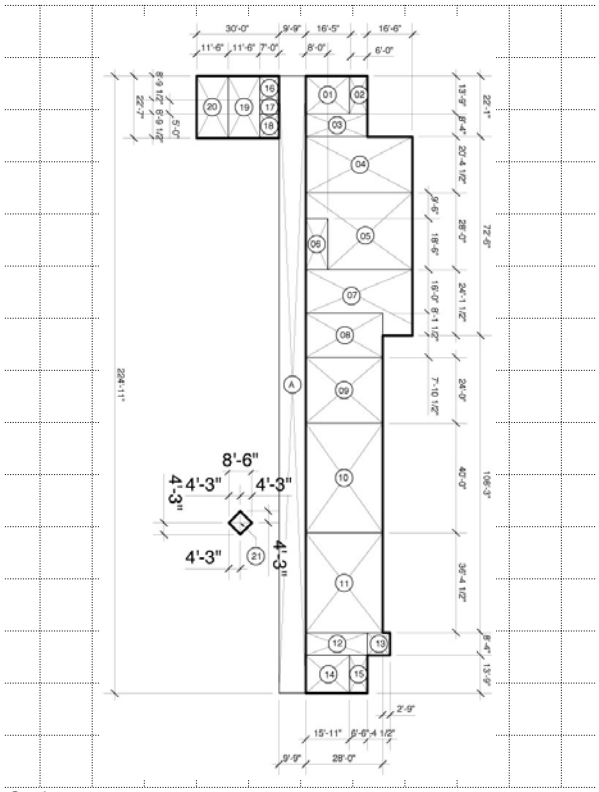




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classrooms
**No. Stories** 2 **Year Built** 1951
**Screener** MSa/MSc **Date** 8/07/06
**Total Floor Area (sq. ft.)** 13300
**Building Name** Unit C, South San Francisco High School
**Use** Classrooms



| OCCUPANCY | | | | SOIL TYPE | | | | | | FALLING HAZARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Assembly | Govt. | Office | Number of Persons | A | B | C | D | E | F | ☐ | ☐ | ☐ | ☐ |
| Commercial | Historic | Residential | 0 – 10 11 – 100 | Hard Rock | Avg. Rock | Dense Soil | Stiff Soil | Soft Soil | Poor Soil | Unreinforced Chimneys | Parapets | Cladding | Other: |
| Emer. Services | Industrial | School | 101-1000 1000+ | | | | | | | | | | |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | 4.4 | 3.8 | 2.8 | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 3.4 | 1.4 | | | | | | 1.4 | | | | | | |

**COMMENTS:** In the transverse direction plywood shear walls sit on top of concrete shear walls. The primary longitudinal lateral-force resisting system for both stories consists of steel moment frames. The lower FEMA 154 score, from the C2/S1 building type, will control.

**Detailed Evaluation Required**

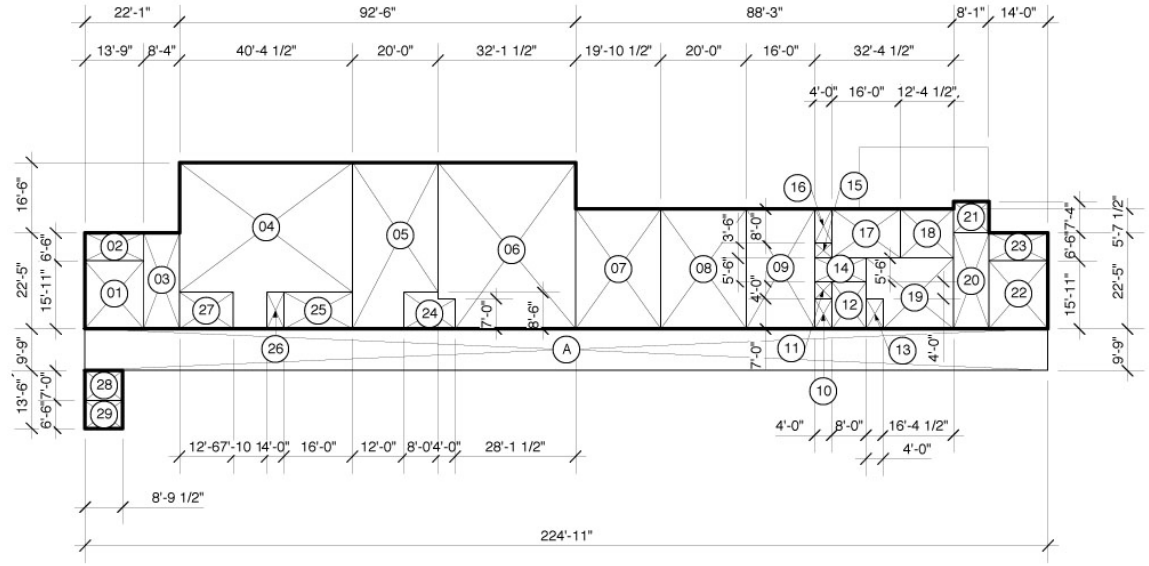
YES NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

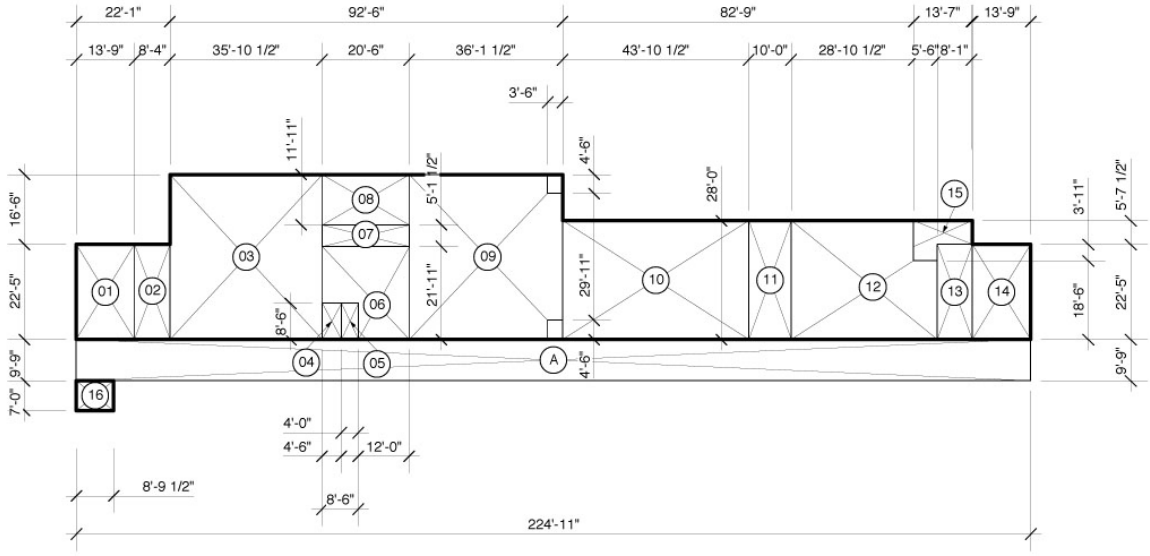
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Unit D – South San Francisco High School

## First Floor




## Second Floor



| | |
|---|---|
| **Name** | Unit D – South San Francisco High School |
| **Use** | Classrooms |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | 1993 |
| **Building Type** | Concrete Shear Wall (C2), Steel MRF (S1), Light Wood-Frame (W2) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The construction of Unit D is similar to that of Unit C. In the transverse direction the lateral-force resisting system is concrete shear walls on the ground floor with plywood shear walls above. Steel moment frames resist the lateral-forces on both levels in the longitudinal direction. In 1993 parts of the lateral-force resisting system were upgraded. The upgrades added a full height plywood shear wall on one side in the longitudinal direction. Upgrades where also made to the second floor plywood shear walls in the transverse direction. The first floor has a concrete slab on open web steel joists supported by steel beams and columns. The roof is light wood-framed with diagonal sheathing. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation. |
| **Comments** | This building appears to have a complete lateral-force resisting system in both directions. Given that the building is two stories and has a concrete slab supporting the second floor it should be further examined. No significant maintenance issues or non-structural falling hazards were noted. |

Unit D – South San Francisco High School

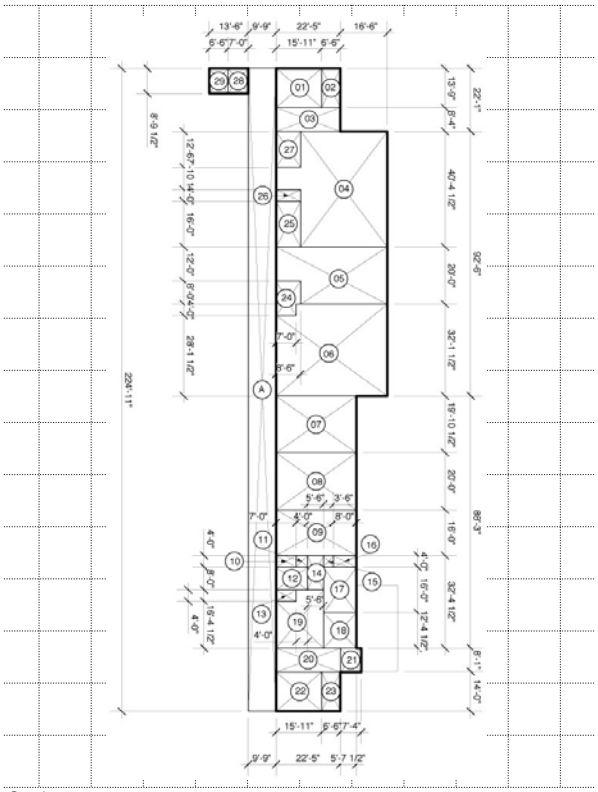




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classrooms
**No. Stories** 2 **Year Built** 1951
**Screener** MSa/MSc **Date** 8/07/06
**Total Floor Area (sq. ft.)** 14300
**Building Name** Unit D, South San Francisco High School
**Use** Classrooms



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, Office, [School], Residential

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 2.4 | 1.4 | | | | | | 1.4 | | | | | | |

**COMMENTS:** In the transverse direction plywood shear walls sit on top of concrete shear walls. The primary longitudinal lateral-force resisting system for both stories consists of steel moment frames. The lower FEMA 154 score, from the C2/S1 building type, will control.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

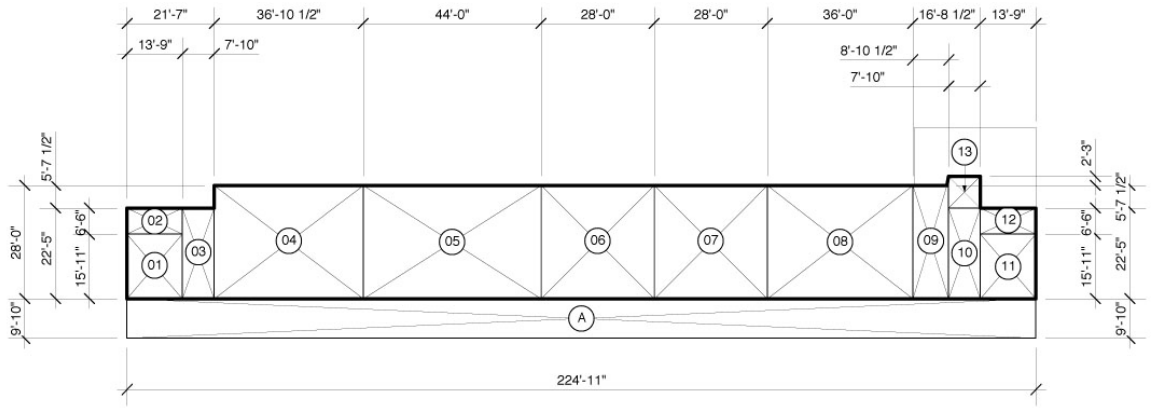
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

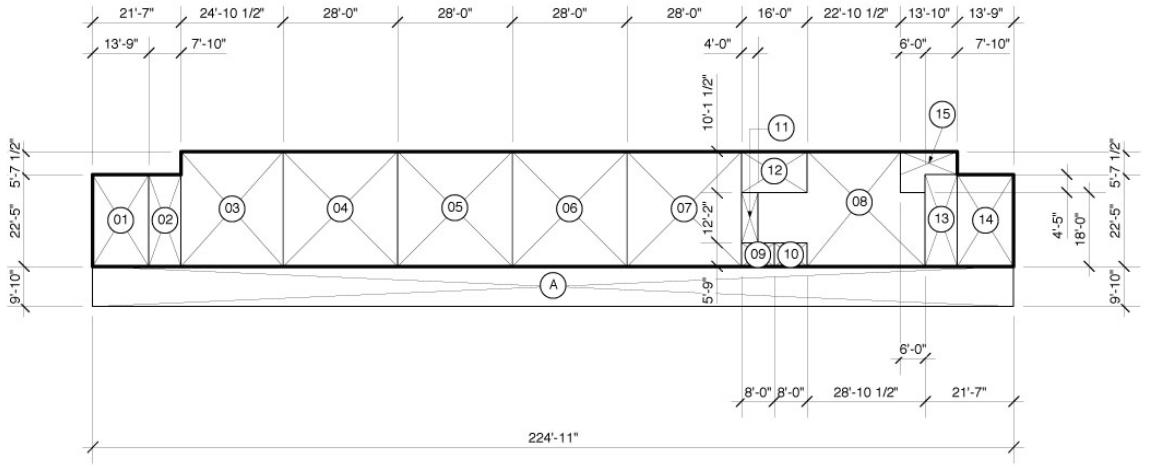
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Unit E – South San Francisco High School

## First Floor




## Second Floor



| | |
|---|---|
| **Name** | Unit E – South San Francisco High School |
| **Use** | Classrooms |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | 1993 |
| **Building Type** | Concrete Shear Wall (C2), Steel MRF (S1), Light Wood-Frame (W2) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The construction of Unit E is similar to that of Unit C. In the transverse direction the lateral-force resisting system is concrete shear walls on the ground floor with plywood shear walls above. Steel moment frames resist the lateral-forces on both levels in the longitudinal direction. In 1993 parts of the lateral-force resisting system were upgraded. The upgrades added a full height plywood shear wall on one side in the longitudinal direction. Upgrades where also made to the second floor plywood shear walls in the transverse direction. The first floor has a concrete slab on open web steel joists supported by steel beams and columns. The roof is light wood-framed with diagonal sheathing. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation. |
| **Comments** | This building appears to have a complete lateral-force resisting system in both directions. Given that the building is two stories and has a concrete slab supporting the second floor it should be further examined. No significant maintenance issues or non-structural falling hazards were noted. |

Unit E – South San Francisco High School

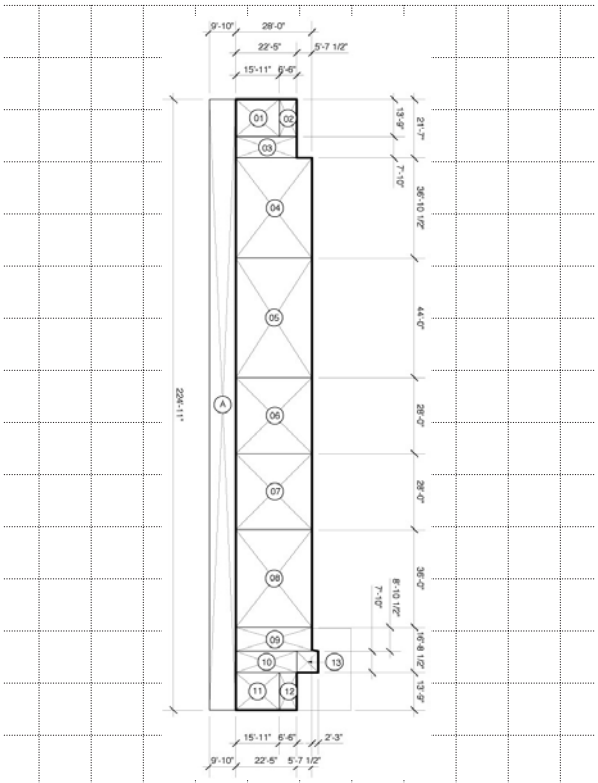




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 2 **Year Built** 1951
**Screener** MSa/MSc **Date** 8/07/06
**Total Floor Area (sq. ft.)** 12200
**Building Name** Unit E, South San Francisco High School
**Use** Classroom



| OCCUPANCY | | | | SOIL TYPE | | | | | | FALLING HAZARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Assembly | Govt. | Office | Number of Persons | A | B | C | D | E | F | ☐ | ☐ | ☐ | ☐ |
| Commercial | Historic | Residential | 0 – 10 11 – 100 | Hard Rock | Avg. Rock | Dense Soil | Stiff Soil | Soft Soil | Poor Soil | Unreinforced Chimneys | Parapets | Cladding | Other: |
| Emer. Services | Industrial | School | 101-1000 1000+ | | | | | | | | | | |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 3.4 | 1.4 | | | | | | 1.4 | | | | | | |

**COMMENTS:** In the transverse direction plywood shear walls sit on top of concrete shear walls. The primary longitudinal lateral-force resisting system for both stories consists of steel moment frames. The lower FEMA 154 score, from the C2/S1 building type, will control.

**Detailed Evaluation Required**

**YES** **NO**

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

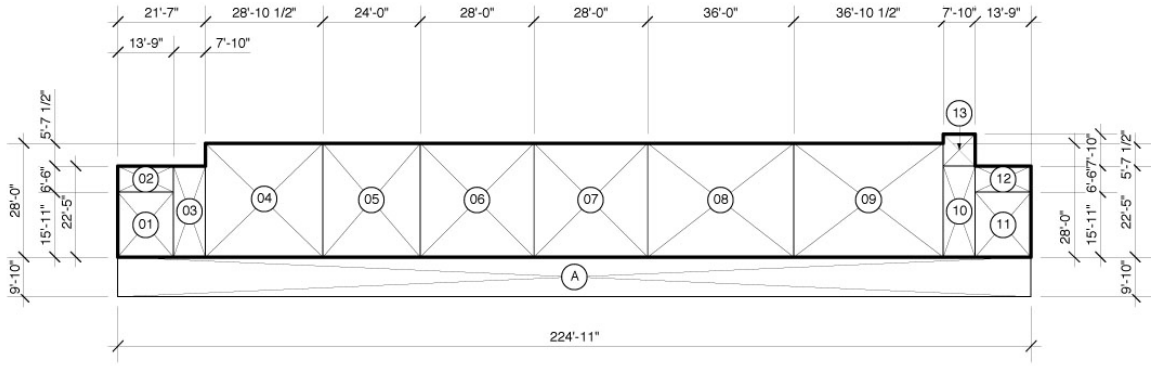
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

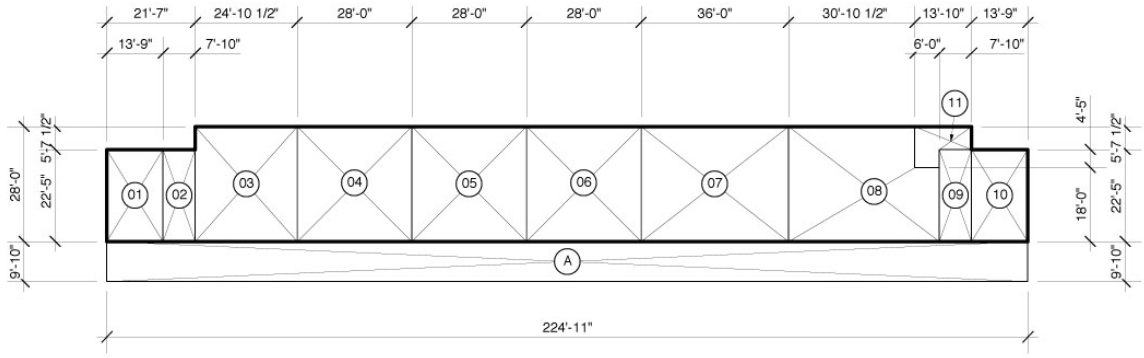
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit F – South San Francisco High School

## First Floor




## Second Floor



| | |
|---|---|
| **Name** | Unit F – South San Francisco High School |
| **Use** | Classrooms |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | 1993 |
| **Building Type** | Concrete Shear Wall (C2), Steel MRF (S1), Light Wood-Frame (W2) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The construction of Unit F is similar to that of Unit C. In the transverse direction the lateral-force resisting system is concrete shear walls on the ground floor with plywood shear walls above. Steel moment frames resist the lateral-forces on both levels in the longitudinal direction. In 1993 parts of the lateral-force resisting system were upgraded. The upgrades added a full height plywood shear wall on one side in the longitudinal direction. Upgrades where also made to the second floor plywood shear walls in the transverse direction. The first floor has a concrete slab on open web steel joists supported by steel beams and columns. The roof is light wood-framed with diagonal sheathing. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation. |
| **Comments** | This building appears to have a complete lateral-force resisting system in both directions. Given that the building is two stories and has a concrete slab supporting the second floor it should be further examined. No significant maintenance issues or non-structural falling hazards were noted. |

Unit F – South San Francisco High School

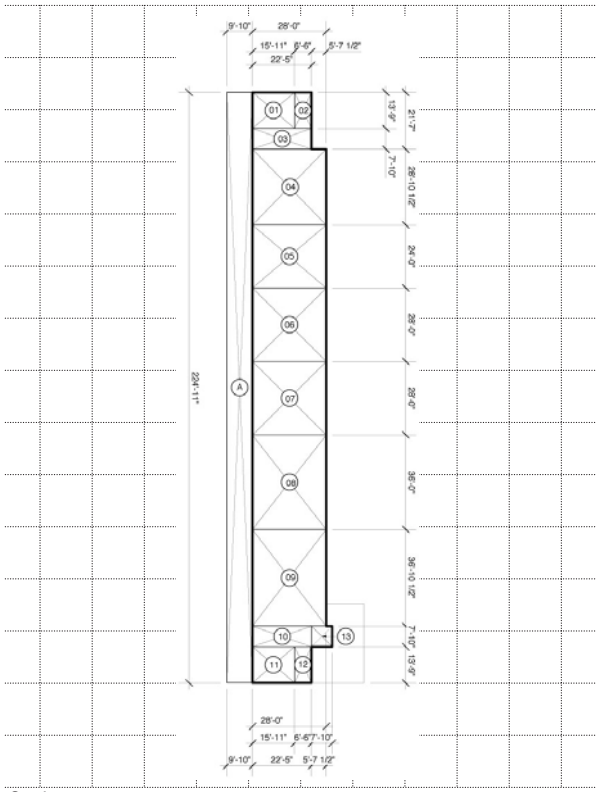




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classrooms
**No. Stories** 2 **Year Built** 1951
**Screener** MSa/MSc **Date** 8/07/06
**Total Floor Area (sq. ft.)** 12100
**Building Name** Unit F, South San Francisco High School
**Use** Classrooms



| OCCUPANCY | | | | SOIL TYPE | | | | | | FALLING HAZARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Assembly | Govt. | Office | Number of Persons | A | B | C | D | E | F | ☐ | ☐ | ☐ | ☐ |
| Commercial | Historic | Residential | 0 – 10 11 – 100 | Hard Rock | Avg. Rock | Dense Soil | Stiff Soil | Soft Soil | Poor Soil | Unreinforced Chimneys | Parapets | Cladding | Other: |
| Emer. Services | Industrial | School | 101-1000 1000+ | | | | | | | | | | |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 3.4 | 1.4 | | | | | | 1.4 | | | | | | |

**COMMENTS:** In the transverse direction plywood shear walls sit on top of concrete shear walls. The primary longitudinal lateral-force resisting system for both stories consists of steel moment frames. The lower FEMA 154 score, from the C2/S1 building type, will control.

**Detailed Evaluation Required**

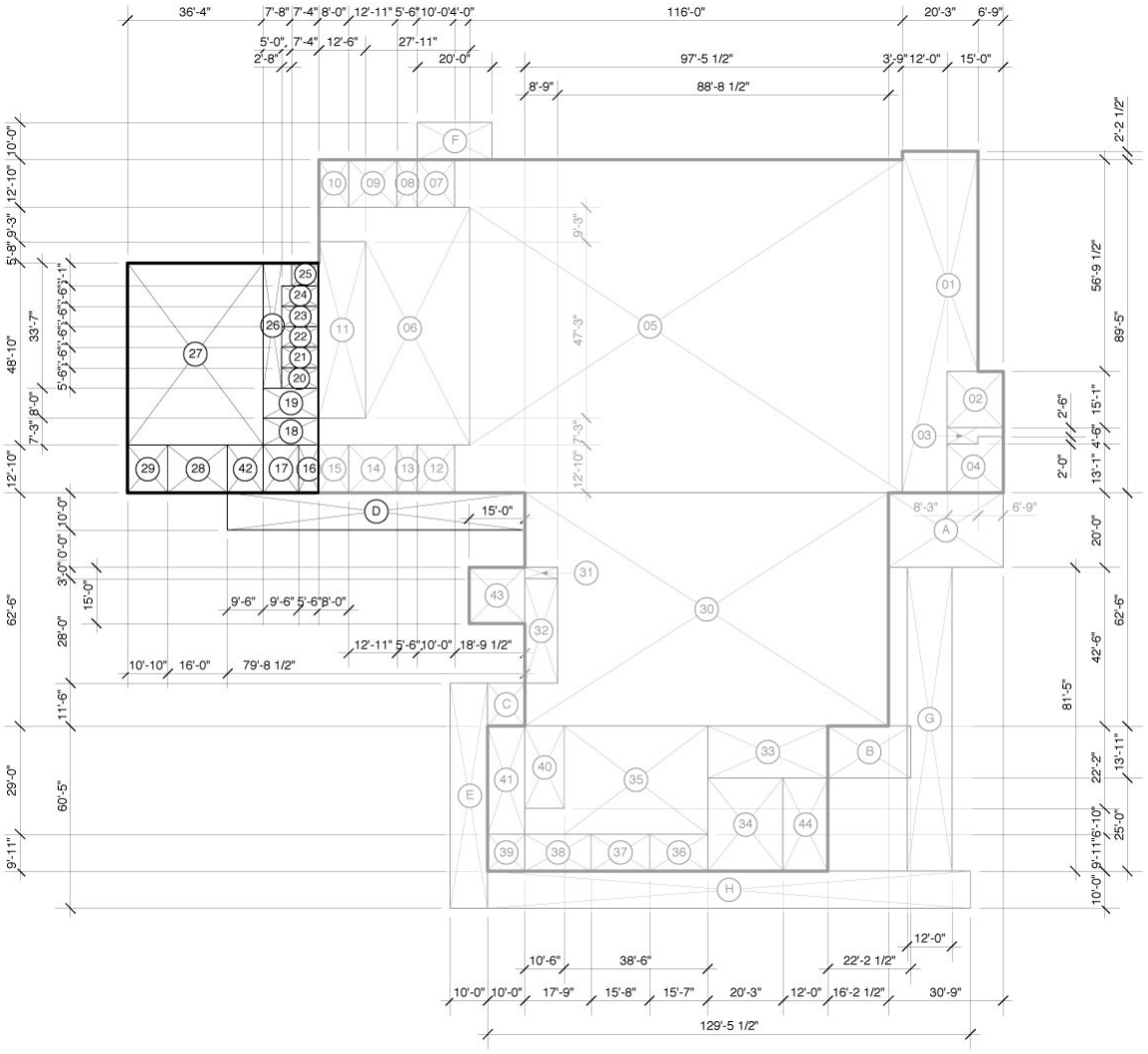
**YES** **NO**

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Unit G-1 – South San Francisco High School

## Ground Floor



| | |
|---|---|
| **Name** | Unit G-1 – South San Francisco High School |
| **Use** | Band Room |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1) |
| **FEMA 154 Score** | 4.4 |
| **Description** | This building has a plywood sheathed roof supported by open web steel joists supported by steel beams and columns. The lateral-force resisting system in both directions is plywood shear walls. |
| **Comments** | Unit G-1 appears to have a complete laterally-force resisting system. Light wood-framed buildings typically have performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted.<br><br>This building is physically part of Unit G-2 and G-3. However the three parts have different lateral systems and are therefore being assessed separately. The performance of the other two units should be taken into consideration as well. |

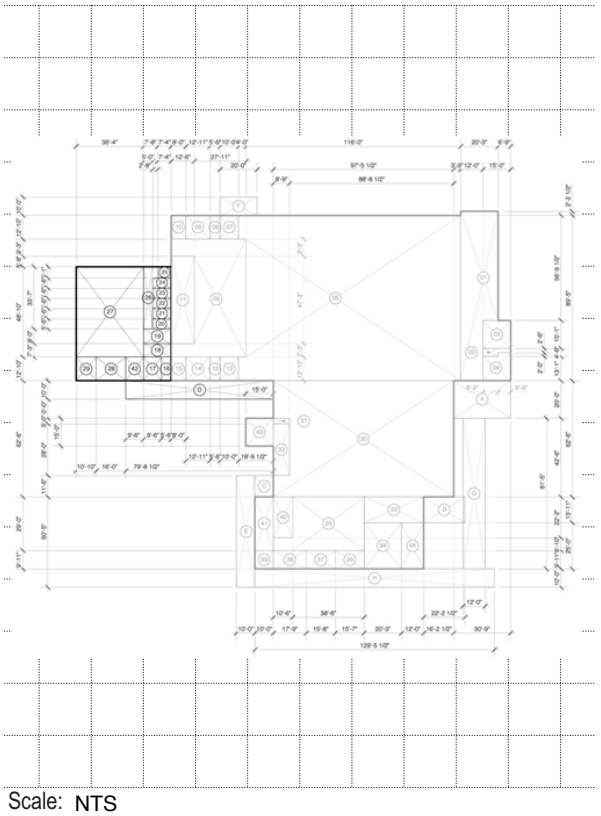
Unit G-1 – South San Francisco High School



**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Part of Unit G
**No. Stories** 1 **Year Built** 1951
**Screener** MSa/MSc **Date** 8-7-06
**Total Floor Area (sq. ft.)** 2300
**Building Name** Unit G-1, South San Francisco High School
**Use** Band Room



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [School], Office, Residential

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | 2.8 | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 4.4

**COMMENTS:** A light wood-framed building with a plywood diaphragm and shear walls. The steel columns are part of the gravity system only.

This unit is integrally connected to Units G-2 an G-3.

**Detailed Evaluation Required**

**YES** [**NO**]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

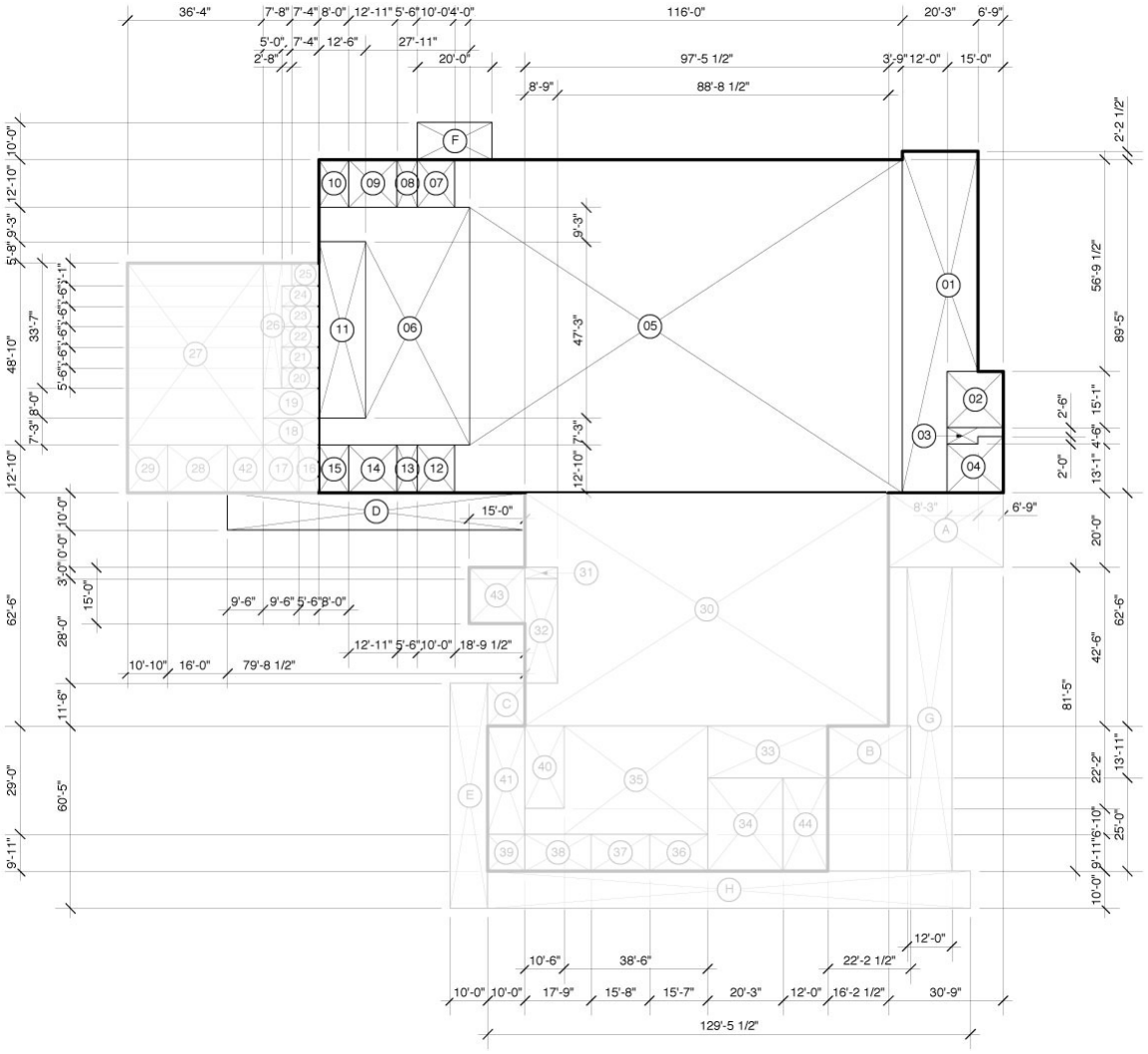
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Unit G-2 – South San Francisco High School

## Ground Floor



| | |
|---|---|
| **Name** | Unit G-2 – South San Francisco High School |
| **Use** | Auditorium |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | N/A |
| **Building Type** | Steel MRF (S1), Concrete Shear Walls (C2) |
| **FEMA 154 Score** | 1.4 |
| **Description** | This building has large glu-lam three pin arches in the transverse direction, which are configured in such a way to resist lateral-forces through a combination of axial forces and bending. In the longitudinal direction concrete shear walls resist lateral-forces. The glu-lam arches support tongue and groove 4" solid wood planking, which also acts as the roof diaphragm. |
| **Comments** | This unit appears to have a complete lateral-force resisting system in both directions. There are concrete shear walls in the longitudinal direction and glu-lam arched frames in the transverse. No significant maintenance issues or non-structural falling hazards were noted.<br><br>This building is physically part of Unit G-1 and G-3. However the three parts have different lateral systems and are therefore being assessed separately. The performance of the other two units should be taken into consideration as well. |

Unit G-2 – South San Francisco High School

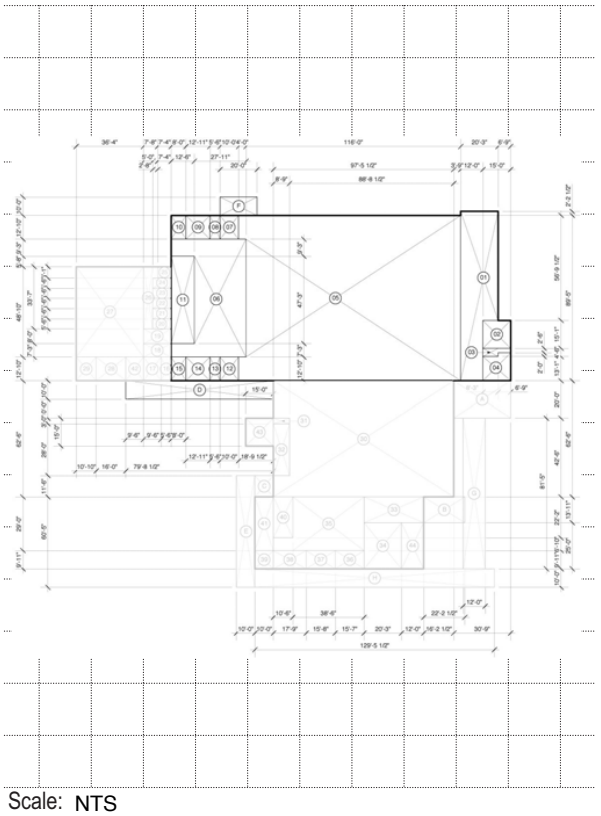





**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Part of Unit G
**No. Stories** 1 **Year Built** 1951
**Screener** MSa/MSc **Date** 8-7-06
**Total Floor Area (sq. ft.)** 16500
**Building Name** Unit G-2, South San Francisco High School
**Use** Auditorium




**OCCUPANCY**

[Assembly] Commercial Emer. Services | Govt. Historic Industrial | Office Residential [School]

Number of Persons: 0 – 10 | 11 – 100 | [101-1000] | 1000+

**SOIL TYPE**

A Hard Rock | B Avg. Rock | [C Dense Soil] | D Stiff Soil | E Soft Soil | F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys | ☐ Parapets | ☐ Cladding | ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | [C2] (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | [**2.8**] | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | [**2.8**] | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | [-1.0] | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | | 2.4 | | | | | | 1.4 | | | | | | |

**COMMENTS:** This building's lateral-force resisting system is glu-lam moment frames in the transverse direction and concrete shear walls in the longitudinal direction. The roof diaphragm is 4" planks. The lower FEMA 154 score, from the C2 building type, will control.

This unit is integrally connected to Units G-1 an G-3.

**Detailed Evaluation Required**

YES [NO]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

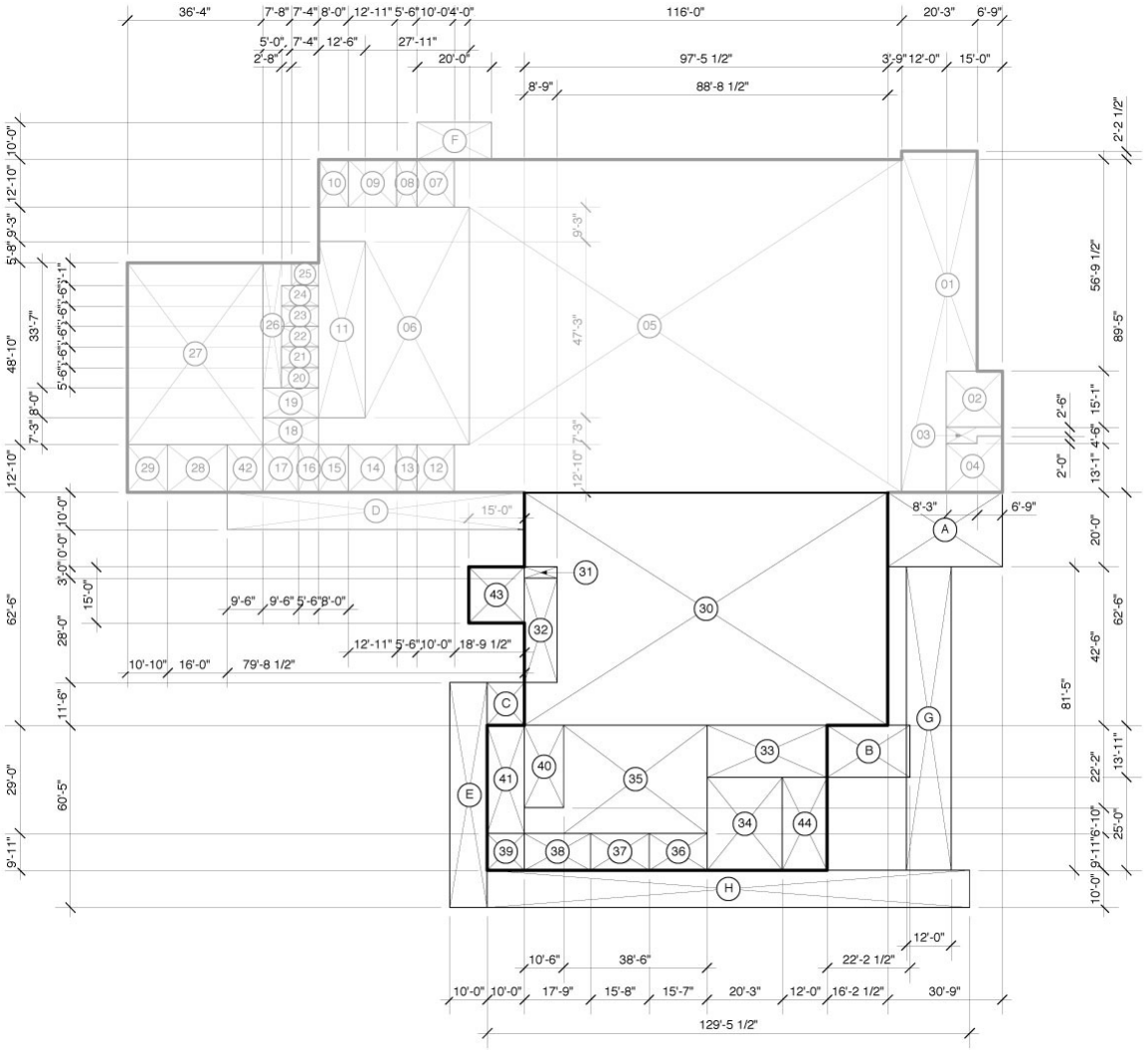
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Unit G-3 – South San Francisco High School

## Ground Floor



| | |
|---|---|
| **Name** | Unit G-3 – South San Francisco High School |
| **Use** | Cafeteria |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1951 |
| **Year of Major Modification** | N/A |
| **Building Type** | Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The gravity system is assumed to be plywood sheathing supported by wood beams supported by steel beams and columns. The building appears to have no lateral system in the transverse direction. In the longitudinal direction there appears to be a steel frame. Two clerestories interrupt the roof diaphragm. |
| **Comments** | The lateral-force resisting system appears to have an incomplete load path in the transverse direction. The steel frames in the longitudinal direction should be evaluated in greater detail. No significant maintenance issues or non-structural falling hazards were noted.<br><br>This building is physically part of Unit G-1 and G-2. However the three parts have different lateral systems and are therefore being assessed separately. The performance of the other two units should be taken into consideration as well. |

Unit G-3 – South San Francisco High School

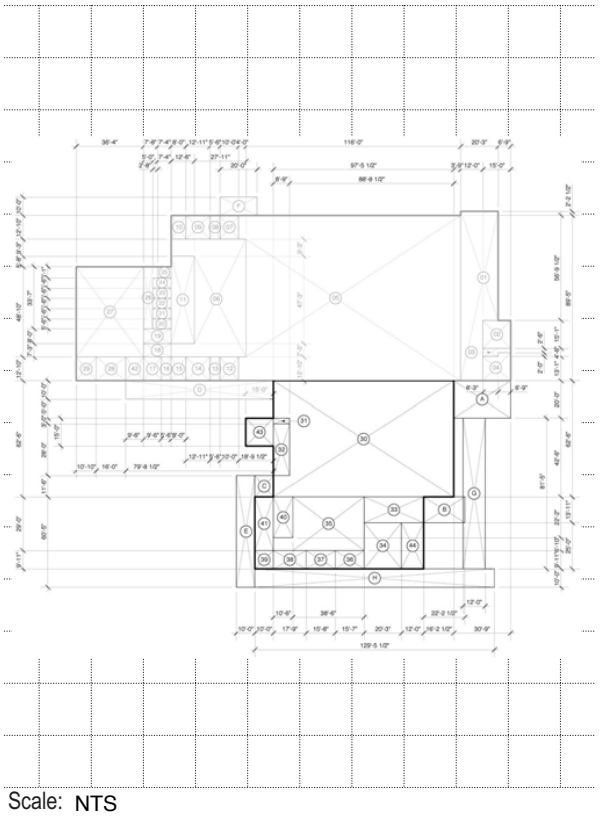




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Part of Unit G
**No. Stories** 1 **Year Built** 1951
**Screener** MSa/MSc **Date** 8-7-06
**Total Floor Area (sq. ft.)** 10300
**Building Name** Unit G-3
**Use** Cafeteria



| OCCUPANCY | | | SOIL TYPE | | | | | | FALLING HAZARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| [Assembly] | Govt. | Office | Number of Persons | | A | B | [C] | D | E | F | ☐ | ☐ | ☐ | ☐ |
| Commercial | Historic | Residential | 0 – 10 | 11 – 100 | Hard Rock | Avg. Rock | Dense Soil | Stiff Soil | Soft Soil | Poor Soil | Unreinforced Chimneys | Parapets | Cladding | Other: |
| Emer. Services | Industrial | [School] | [101-1000] | 1000+ | | | | | | | | | | |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | [**2.8**] | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 1.4

**COMMENTS:** In the longitudinal direction the lateral-force resisting system appears to be steel moment frames. This unit appears to be lacking a lateral-force resisting system in the transverse direction.

This unit is integrally connected to Units G-1 an G-2.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

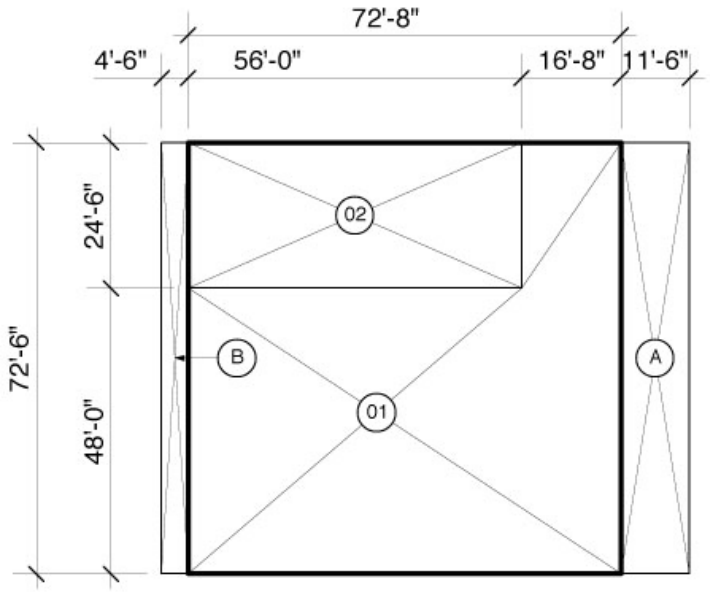
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit H – South San Francisco High School

Ground Floor



| | |
|---|---|
| **Name** | Unit H – South San Francisco High School |
| **Use** | Library, Classroom |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1968 |
| **Year of Major Modification** | N/A |
| **Building Type** | Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | Drawings for this structure were not available for review and most of the roof structure could not be accessed for visual inspection during the site visit. The roof of this building appears to be plywood sheathing supported by wood joists framing into light steel trusses. The trusses span to tube steel columns. The trusses and columns form a frame, which appears to be the lateral-force resisting system in one direction. In the other direction the tube columns, restrained by partial height CMU walls, resist lateral-forces in bending. Below the strip windows, the CMU walls will act as the primary lateral-force resisting system. Inside the structure a number of partial height partition walls are present. |
| **Comments** | The lateral-force resisting system in each direction should be fully identified and assessed as part of a more detailed evaluation. In both directions the system appears to be non-conventional: truss moment frames in one direction and CMU infill walls with cantilevered short columns in the other. No significant maintenance issues were noted. The partial height partitions may pose a potential falling hazard. |

Unit H – South San Francisco High School

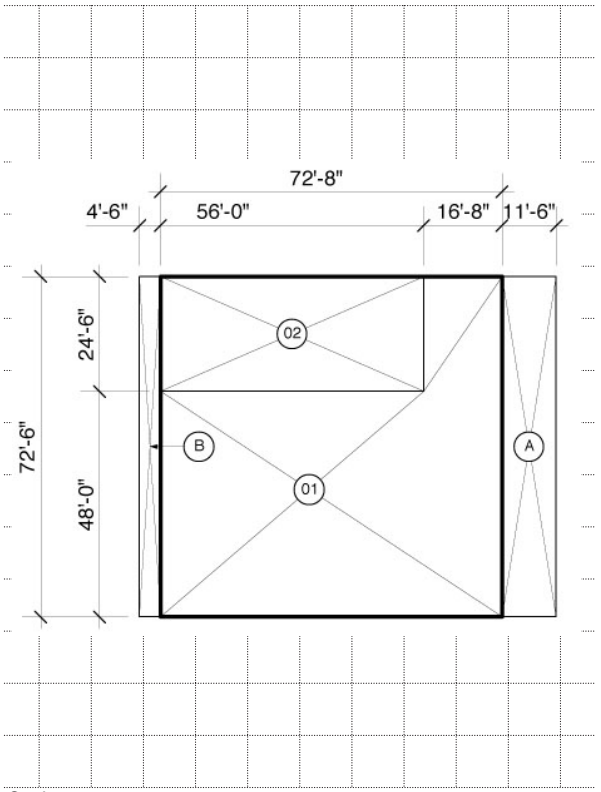




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Library
**No. Stories** 1 **Year Built** 1968
**Screener** MSa/MSc **Date** 8-7-06
**Total Floor Area (sq. ft.)** 5300
**Building Name** Unit H, South San Francisco High School
**Use** Library, Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, Office, Residential, [School]

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☒ Other: Partial Height Partion

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 1.4

**COMMENTS:** It appears that the lateral-force resisting system in one direction is a moment frame formed by the columns and the roof truss. In the other direction it appears that the same columns are captured by partial height CMU walls and resist lateral forces in bending.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

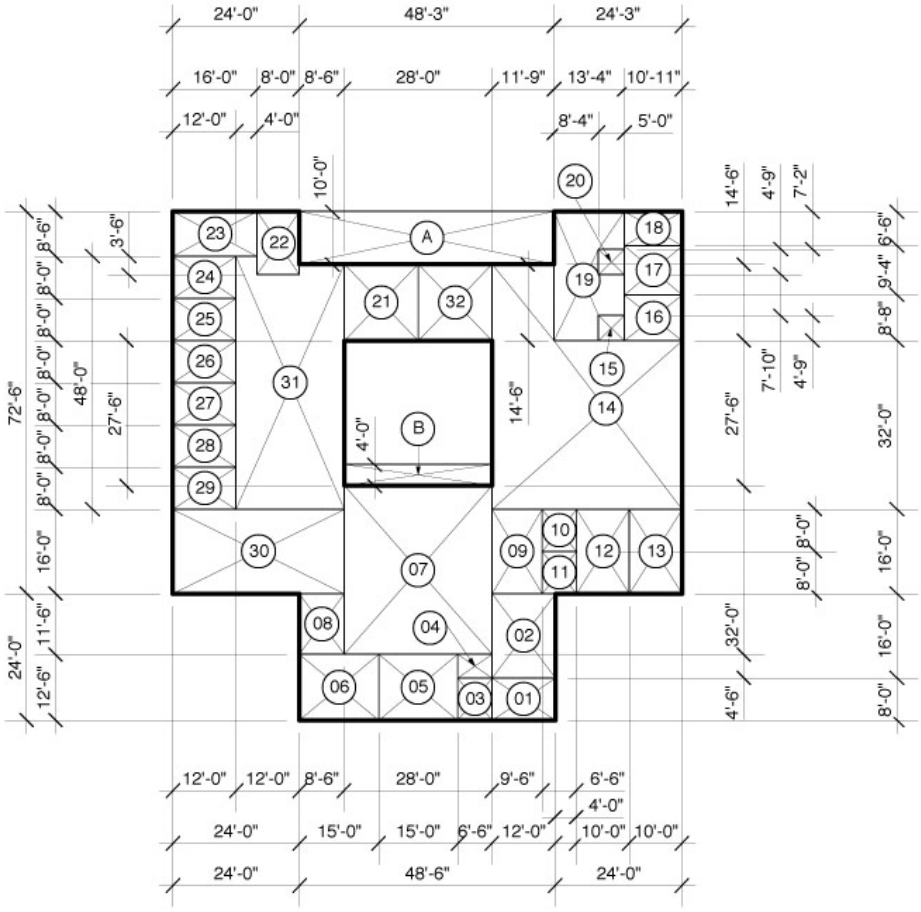
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit J – South San Francisco High School

Ground Floor



| | |
|---|---|
| **Name** | Unit J – South San Francisco High School |
| **Use** | Administration |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1962 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W2) |
| **FEMA 154 Score** | 1.9 |
| **Description** | A light wood-frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The floor plan is irregular including a large opening out in the middle of the diaphragm. |
| **Comments** | The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events. No significant maintenance issues or non-structural falling hazards were noted. |

Unit J – South San Francisco High School

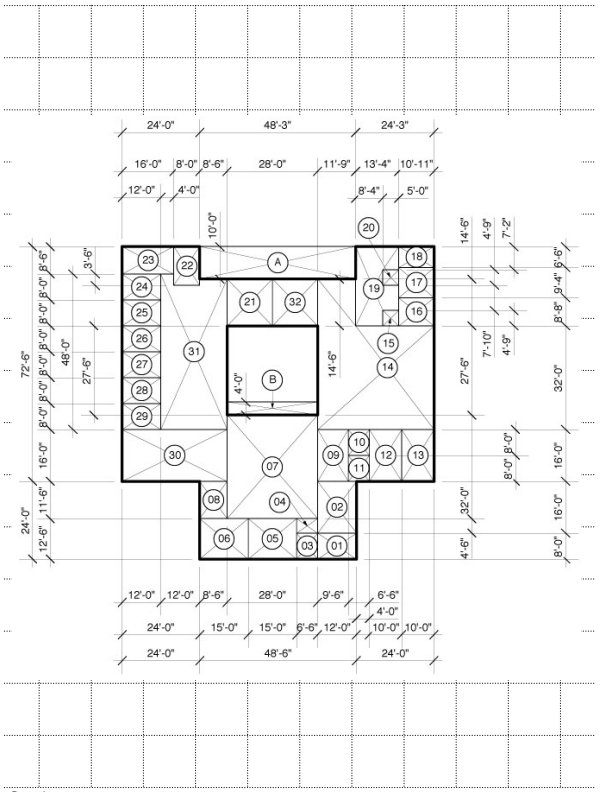




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Main Office
**No. Stories** 1 **Year Built** 1962
**Screener** MSa/MSc **Date** 8-7-06
**Total Floor Area (sq. ft.)** 5300
**Building Name** Unit J, South San Francisco High School
**Use** Administration



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office], Residential, [School]

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | [-0.5] | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | [-1.0] | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 1.9

**COMMENTS:** A light wood-framed building with a plywood diaphragm and shear walls.

**Detailed Evaluation Required**

**YES** [**NO**]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

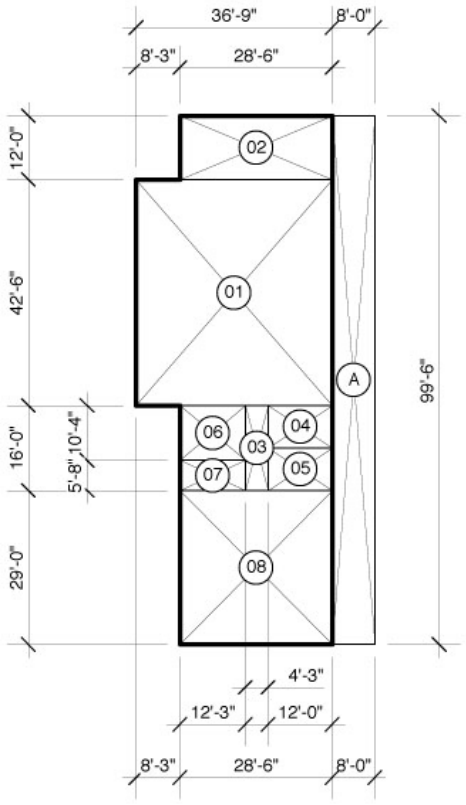
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit K – South San Francisco High School

Ground Floor



| | |
|---|---|
| **Name** | Unit K – South San Francisco High School |
| **Use** | Classrooms, Music Room |
| **Distance to Fault** | 3.3 km |
| **Year Built** | 1958 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1) |
| **FEMA 154 Score** | 4.4 |
| **Description** | This building has a plywood sheathed roof supported by open web steel joists supported by steel beams and columns. The lateral-force resisting system in both directions is plywood shear walls. |
| **Comments** | Unit K appears to have a complete lateral-force resisting system. Light wood-framed buildings with complete steel gravity systems typically have performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted. |

Unit K – South San Francisco High School

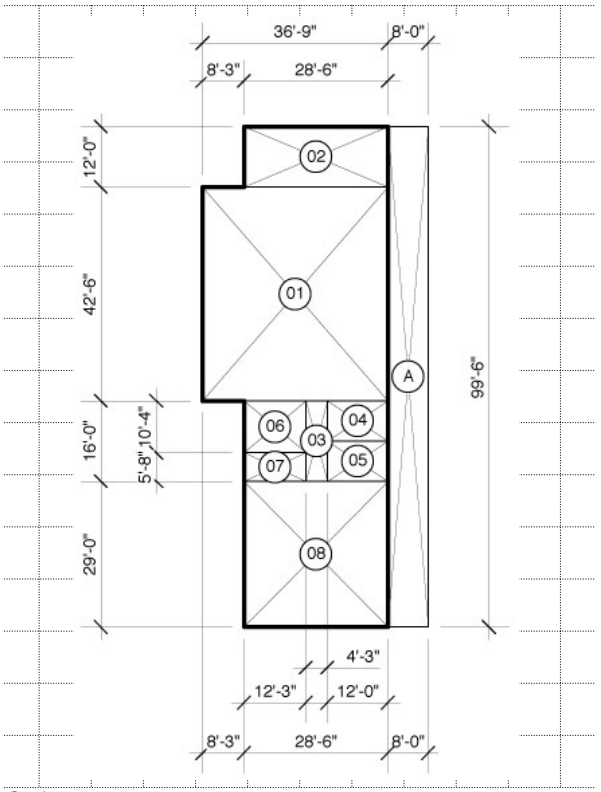




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 200 B Street
South San Francisco, CA **Zip** 94080
**Other Identifiers** Music room
**No. Stories** 1 **Year Built** 1958
**Screener** MSa/MSc **Date** 8-7-06
**Total Floor Area (sq. ft.)** 3200
**Building Name** Unit K, South San Francisco High School
**Use** Classrooms, Music Room



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office Residential], [School]

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | 2.8 | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 4.4

**COMMENTS:** A light wood-framed building with a plywood diaphragm and shear walls. The steel columns are part of the gravity system only.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

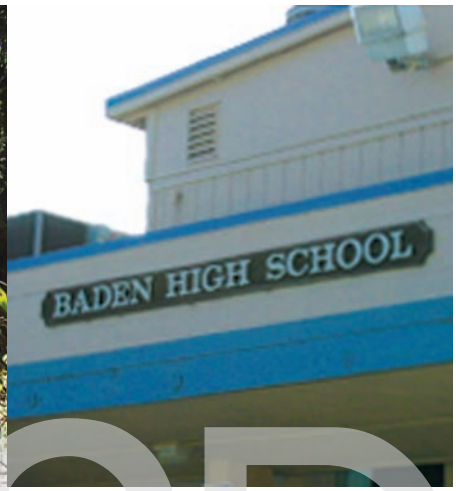
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill








SSFUSD

# Baden High School

# Baden High School

## Recommendation Summary

Baden Continuation High School shares a campus with the Adult Education Center. Baden High School's campus serves several programs: a continuation high school, a therapeutic day school, an eighth grade retention program, a teenage parent program, and a county program for special needs students.

The campus' main entrance provides little direction or visual differentiation between the two schools and their varied programs. A student plaza at this pivotal location within the site would link the contrasting elements of the campus together with an impressive outdoor space that would provide a gateway to the campus and opportunities to direct students to the proper areas. The plaza could contain outdoor seating areas, a coffee or snack kiosk, clear directories, and landscaping. It would provide a professional atmosphere for the adults using the space as well as act a social quad for the high school age students. Additionally, both Baden and the Adult Education Center would benefit from more space in a shared new building.

The other outdoor spaces at Baden High School are also in need of repairs. Uneven pavement is an issue throughout the campus and should be repaved. There are currently few outdoor spaces at Baden High School in order to discourage loitering and disruptions to classes. However, students at Baden would most likely benefit from an organized outdoor learning environment. The space between Baden High School and the Adult Education Center could be put to better use as an enclosed outdoor green space.

Baden's unique programs often require private meetings with police officers or probation officers. Currently, these meetings take place in a storage closet. The teenage parent program is held in an outdated relocatable classroom on the Adult Education side of the campus. The school would benefit from new shared space with the Adult Education Center.

The FEMA 154 reports indicate that Units E, F, and G are of structural concern. More extensive and detailed structural evaluations should be conducted with the possibility of repairs.

Furthermore, Baden High School faces infrastructure problems. Original gas and water lines have been continually patched over the years and are in need of a full modernization. New rooftop units and an energy management system were installed in the last modernization. However, all existing duct work is exposed on the rooftops and should be relocated indoors. Currently, Baden shares two boilers with the Adult Center. This is a logistical problem because heat is often turned on unnecessarily in some areas due to the schools' different schedules. Baden should have a separate boiler that runs independently

## Existing Buildings

| | |
|---|---|
| Unit A | Classrooms |
| Unit B | Classrooms |
| Unit C | Multi-Use Room |
| Unit D | Classrooms |
| Unit E | Multi-Use |
| Unit F | Janitorial |
| Unit G | Cafeteria |
| Unit H | Teacher Work Space |

## Current Site



# Executive Summary

# Baden High School




## School Profile

| | |
|---|---|
| Address: | 825 Southwood Drive<br>South San Francisco, CA. 94080 |
| Built: | 1953 |
| Site Acreage: | 5.8 |
| SF of Building Area: | 27,056.52 |
| 2005-2006 Enrollment: | 110 |
| Buildings: | 8 |
| Relocatable Classrooms: | 1* |
| Teaching Stations: | 10 |
| Restrooms: | 9 |

*Shown on the Adult Education Site Plan, used for the Teenage Parent Program.

## Master Plan Scope

**Priority Projects:**

| | |
|---|---|
| 1. Outdoor Plaza | $191,459 |
| 2. Shared Classroom Building | (see Adult Ed.) |
| 3. Replace Infrastructure- Gas, Water, & Irrigation | $354,143 |

**Group 1:** **$442,690**
Restroom Renovations
ADA Upgrades

**Group 2:** **$1,965,668**
Seismic Upgrades
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

**Group 3:** **$2,029,675**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Sitework
Fire Alarm Upgrades

**Group 4:** **$313,033**
Classroom Upgrades

**Total Cost:** **$5,296,668**

## Proposed Site



## Unit A

| | |
|---|---|
| Year Built: | 1953 |
| DSA#: | 10731 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 3828 |
| Building Usage: | Administration, Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit B

| | |
|---|---|
| Year Built: | 1953 |
| DSA#: | 10731 |
| Year of Major Modification: | 1983 |
| Construction Type: | Type V |
| SF: | 7316.58 |
| Building Usage: | Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit C

| | |
|---|---|
| Year Built: | 1957 |
| DSA#: | 16354 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 5493.96 |
| Building Usage: | Multi-Use Room |
| Mechanical System: | Rooftop Air Handling Unit with hot water coil and DX coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit D

| | |
|---|---|
| Year Built: | 1957 |
| DSA#: | 16354 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 2890 |
| Building Usage: | Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

# Baden High School

## Unit E

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 30824 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 1157 |
| Building Usage: | Multi-Use, Stage |
| Mechanical System: | Rooftop Air Handling Unit with hot water coil and DX coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit F

| | |
|---|---|
| Year Built: | 1960 |
| DSA#: | 20034 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 1483.76 |
| Building Usage: | Janitorial |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit G

| | |
|---|---|
| Year Built: | 1983 |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 1714.48 |
| Building Usage: | Cafeteria, Kitchen |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit H

| | |
|---|---|
| Year Built: | 1968 |
| DSA#: | 31024 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 3172.74 |
| Building Usage: | Teacher work space |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

CUMMING
LLC

# South San Francisco Unified School District
# Baden Continuation High School Campus Modernization
# South San Franscisco, California

**Masterplan Statement Of Probable Cost**
**April 12, 2007**
**CLLC Project No. 06-00887.00**

**Prepared for Hamilton + Aitken Architects**

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612
PHONE: 510-463-0100 • FAX: 510-463-0305

# INTRODUCTION

## 1. Basis Of Estimate

This statement has been prepared with the following documentation received August, 17th 2006 along with verbal direction from the client.

| | | |
|---|---|---|
| A | Reports: | Structural upgrade report (dated 08/11/06).<br>"1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99).<br>Mechanical upgrades report (not dated).<br>Plumbing upgrades report (not dated).<br>Electrical upgrades report (dated 07/31/06).<br>Architectural upgrades report (not dated). |

The information listed above is considered conceptual design level for estimating purposes.

## 2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

| | |
|---|---|
| A | Professional fees, inspections and testing. |
| B | Escalation beyond start of construction, (June, 2008). |
| C | Plan check fees and building permit fees. |
| D | Furnishings, fixtures and equipment (FF&E). |
| E | Major site and building structures demolition unless noted in body of estimate. |
| F | Costs of hazardous material surveys, abatements, and disposals unless noted in estimate. |
| G | Costs of offsite construction unless noted in estimate. |
| H | Rock excavation. |
| I | Construction contingency costs. |
| J | Mechanical systems replacement. |
| K | Firesprinkler systems replacement. |
| L | Dryrot removal. |
| M | Covered walkway replacement. |
| N | Cabinetry renovation unless noted otherwise. |
| O | Markerboard replacment. |
| P | Site utility upgrades beyond extent indicated in this report. |

## 3. Items Included Within Estimate

The following cost items are included in this estimate.

| | | |
|---|---|---|
| A | General Conditions, Bonds & Insurance | 10.00% |
| B | GC Fee | 7.00% |
| C | Bonds & Insurance | 2.50% |
| D | Design Contingency | 20.00% |
| E | Escalation (to SOC 06/2008) | 15.00% |

## 4. Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities, when possible, and reasonable allowances for items not clearly defined in the documents.

# INTRODUCTION

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with Saylor Associates' analyses, they determined that the number of competitive bids obtained had the following effect:

| | | |
|---|---|---|
| I bidder | add | 15% to 40% |
| 2 to 3 bids | add | 8% to 12% |
| 4 to 5 bids | | -4% to +4% |
| 7 to 8 bids | deduct | 5% to 7% |

**South San Francisco Unified School District**
**Baden Continuation High School Campus Modernization (Q3 2009 Pricing Update)**
**South San Franscisco, California**
**Masterplan Statement Of Probable Cost** **Date: 08/24/09**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Admin / Classroom | 3,828 SF | $79,609 | $91,251 | $243,300 | $30,608 | $116.19 | **$444,767** |
| B Building "B" - Classroom | 7,317 SF | $57,605 | $172,193 | $432,104 | $61,512 | $98.87 | **$723,413** |
| C Building "C" - MPR / Kitchen | 5,494 SF | $24,801 | $245,377 | $336,591 | $62,369 | $121.80 | **$669,139** |
| D Building "D" -Classroom | 2,890 SF | $16,577 | $68,348 | $252,197 | $34,895 | $128.73 | **$372,017** |
| E Building "E" - MPR / Platform | 1,157 SF | $18,487 | $124,845 | $91,438 | $16,217 | $216.93 | **$250,986** |
| F Building "F" - Admin | 1,484 SF | $42,442 | $217,046 | $130,476 | $25,376 | $279.92 | **$415,340** |
| G Building "G" - Kitchen / Lunchroom | 1,714 SF | $15,966 | $41,815 | $123,593 | $31,921 | $124.41 | **$213,295** |
| H Building "H" - Admin / Classroom | 3,104 SF | $37,809 | $77,234 | $228,172 | $50,134 | $126.71 | **$393,349** |
| I Sitework | 225,000 SF | $152,690 | $1,271,672 | $241,776 | | $7.41 | **$1,666,139** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$445,987** | **$2,309,780** | **$2,079,646** | **$313,033** | | **$5,148,446** |

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**South San Francisco Unified School District**
**Baden Continuation High School Campus Modernization**
**South San Franscisco, California**
**Masterplan Statement Of Probable Cost** **Date: 04/12/07**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Admin / Classroom | 3,828 SF | $139,654 | $106,042 | $330,664 | $58,017 | $165.72 | **$634,377** |
| B Building "B" - Classroom | 7,317 SF | $111,758 | $197,877 | $567,290 | $96,917 | $133.10 | **$973,843** |
| C Building "C" - MPR / Kitchen | 5,494 SF | $45,098 | $282,200 | $433,311 | $83,319 | $153.61 | **$843,928** |
| D Building "D" -Classroom | 2,890 SF | $22,318 | $76,983 | $320,197 | $49,662 | $162.34 | **$469,160** |
| E Building "E" - MPR / Platform | 1,157 SF | $20,406 | $140,618 | $114,259 | $24,404 | $259.02 | **$299,687** |
| F Building "F" - Admin | 1,484 SF | $83,226 | $244,467 | $161,411 | $36,455 | $354.21 | **$525,559** |
| G Building "G" - Kitchen / Lunchroom | 1,714 SF | $26,767 | $47,098 | $155,906 | $43,195 | $159.21 | **$272,965** |
| H Building "H" - Admin / Classroom | 3,104 SF | $69,157 | $86,991 | $287,233 | $66,372 | $164.21 | **$509,753** |
| I Sitework | 225,000 SF | $214,302 | $1,468,908 | $479,340 | | $9.61 | **$2,162,549** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$732,687** | **$2,651,184** | **$2,849,611** | **$458,341** | | **$6,691,822** |

# UNIT "A"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 528 SF |
| Corridors / Support | 3,733 SF |
| Restrooms | 95 SF |
| DDT - open corridor space (2/3) | -528 SF |
| **Total Modernized SF-age** | **3,828 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 3,828 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 139,789** |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| New kick plates to existing doors | 11 | ea | $215.00 | $357.95 | **1** | $ 3,937 | | | | $ 3,937 | |
| Remove existing door set, provide new, enlarge openin | 1 | ea | $4,915.00 | $8,182.82 | **1** | $ 8,183 | | | | $ 8,183 | |
| Signage, specialties & fire extinguishers | 3828 | sf | $1.00 | $1.66 | **1** | $ 6,373 | | | | $ 6,373 | |
| Demo (e) restrooms | 100 | sf | $50.00 | $83.24 | **1** | $ 8,324 | | | | $ 8,324 | |
| Upgrade existing non accessible restrooms (Med) | 150 | sf | $300.00 | $499.46 | **1** | $ 74,919 | | | | $ 74,919 | |
| Demo section of casework, protect (e) to remain, provide filler section | 2 | ea | $4,500.00 | $7,491.90 | **1** | $ 14,984 | | | | $ 14,984 | |
| Remove and replace sink / base cabinet | 8 | lf | $595.00 | $990.60 | **1** | $ 7,925 | | | | $ 7,925 | |
| Patch finishes for accessibility upgrades | 3828 | sf | $1.00 | $1.66 | **2** | | $ 6,373 | | | $ 6,373 | |
| Miscellaneous accessible upgrades | 3828 | sf | $1.00 | $1.66 | **2** | | $ 6,373 | | | $ 6,373 | |
| **Life Safety** | | | | | | | | | | | **$ 34,096** |
| New fire alarm system (fully automated) | 3828 | sf | $4.45 | $7.41 | **3** | | | $ 28,360 | | $ 28,360 | |
| Replace exterior lighting | 3828 | sf | $0.90 | $1.50 | **3** | | | $ 5,736 | | $ 5,736 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 48,994** |
| Repaint interior walls (100%) | 2679 | sf | $1.05 | $1.75 | **4** | | | | $ 4,683 | $ 4,683 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 96 | lf | $10.94 | $18.21 | **3** | | | $ 1,749 | | $ 1,749 | |
| Replace damaged ACT ceilings | 50 | sf | $9.00 | $14.98 | **3** | | | $ 749 | | $ 749 | |
| Patch repair / paint existing ceilings | 3778 | sf | $2.50 | $4.16 | **4** | | | | $ 15,725 | $ 15,725 | |
| Remove and replace carpet, incl screed and base | 400 | sf | $10.90 | $18.15 | **2** | | $ 7,259 | | | $ 7,259 | |
| Tack boards | 50 | sf | $15.00 | $24.97 | **4** | | | | $ 1,249 | $ 1,249 | |
| Caulking & sealant, metals, backing | 3828 | sf | $1.00 | $1.66 | **4** | | | | $ 6,373 | $ 6,373 | |
| Miscellaneous interior repairs, allowance | 3828 | sf | $1.50 | $2.50 | **4** | | | | $ 9,560 | $ 9,560 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 133,496** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2820 | sf | $4.00 | $6.66 | **4** | | | | $ 18,780 | $ 18,780 | |
| Replace roofing - 100% replacement | 3828 | sf | $18.00 | $29.97 | **3** | | | $ 114,716 | | $ 114,716 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 83,528** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 3828 | sf | $1.88 | $3.13 | **3** | | | $ 11,981 | | $ 11,981 | |
| Replace trim | 4 | ea | $880.00 | $1,465.08 | **3** | | | $ 5,860 | | $ 5,860 | |
| Misc plumbing modifications (gas, distrib, etc.) | 3828 | sf | $2.00 | $3.33 | **3** | | | $ 12,746 | | $ 12,746 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 3828 | sf | $3.50 | $5.83 | 3 | | | $ 22,306 | | $ 22,306 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 64,980** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 3828 | sf | $3.30 | $5.49 | 3 | | | $ 21,031 | | $ 21,031 | |
| Minor upgrades to power distribution / raceway | 3828 | sf | $3.10 | $5.16 | 3 | | | $ 19,757 | | $ 19,757 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 20 | ea | $343.75 | $572.30 | 3 | | | $ 11,446 | | $ 11,446 | |
| Adjust height of all non compliant switches | 3828 | sf | $2.00 | $3.33 | 3 | | | $ 12,746 | | $ 12,746 | |
| **Technology** | | | | | | | | | | | **$ 30,846** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 3828 | sf | $3.34 | $5.56 | 3 | | | $ 21,286 | | $ 21,286 | |
| Miscellaneous low voltage upgrades, minor | 3828 | sf | $1.50 | $2.50 | 3 | | | $ 9,560 | | $ 9,560 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 50,985** |
| Seismic upgrades - "low" rating | 3828 | sf | $8.00 | $13.32 | 2 | | $ 50,985 | | | $ 50,985 | |
| **Miscellaneous** | | | | | | | | | | | **$ 35,052** |
| Hazmat abatement, allowance - "low" rating | 3828 | sf | $5.50 | $9.16 | 2 | | $ 35,052 | | | $ 35,052 | |
| **Site** | | | | | | | | | | | **$ 12,611** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "A"** | | | | | | **$ 139,654** | **$ 106,042** | **$ 330,664** | **$ 58,017** | | **$ 634,377** |
| **Total Costs Priority / Sf** | | | | | | **$ 36.48** | **$ 27.70** | **$ 86.38** | **$ 15.16** | **$ 165.72** | |

# UNIT "B"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,038 SF |
| Corridors / Support | 3,294 SF |
| Restrooms | 528 SF |
| DDT - open corridor space (2/3) | -543 SF |
| **Total Modernized SF-age** | **7,317 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 7,317 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 137,503** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| New kick plates to existing doors | 3 | ea | $215.00 | $357.95 | **1** | $ 1,074 | | | | $ 1,074 | |
| Remove existing door set, provide new, enlarge openin | 4 | ea | $4,915.00 | $8,182.82 | **1** | $ 32,731 | | | | $ 32,731 | |
| Signage, specialties & fire extinguishers | 7317 | sf | $1.00 | $1.66 | **1** | $ 12,181 | | | | $ 12,181 | |
| Demo (e) restrooms | 100 | sf | $50.00 | $83.24 | **1** | $ 8,324 | | | | $ 8,324 | |
| Upgrade existing non accessible restrooms (med) | 100 | sf | $300.00 | $499.46 | **1** | $ 49,946 | | | | $ 49,946 | |
| Remove and replace sink / base cabinet | 8 | lf | $595.00 | $990.60 | **2** | | $ 7,925 | | | $ 7,925 | |
| Patch finishes for accessibility upgrades | 7317 | sf | $1.00 | $1.66 | **2** | | $ 12,181 | | | $ 12,181 | |
| Miscellaneous accessible upgrades | 7317 | sf | $1.00 | $1.66 | **2** | | $ 12,181 | | | $ 12,181 | |
| **Life Safety** | | | | | | | | | | | **$ 65,169** |
| New fire alarm system (fully automated) | 7317 | sf | $4.45 | $7.41 | **3** | | | $ 54,206 | | $ 54,206 | |
| Replace exterior lighting | 7317 | sf | $0.90 | $1.50 | **3** | | | $ 10,963 | | $ 10,963 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 78,915** |
| Repaint interior walls (100%) | 3662 | sf | $1.05 | $1.75 | **4** | | | | $ 6,402 | $ 6,402 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 380 | lf | $10.94 | $18.21 | **3** | | | $ 6,921 | | $ 6,921 | |
| Replace damaged ACT ceilings | 50 | sf | $9.00 | $14.98 | **3** | | | $ 749 | | $ 749 | |
| Patch repair / paint existing ceilings | 7267 | sf | $2.50 | $4.16 | **4** | | | | $ 30,245 | $ 30,245 | |
| Tack boards | 100 | sf | $15.00 | $24.97 | **4** | | | | $ 2,497 | $ 2,497 | |
| Caulking & sealant, metals, backing | 7317 | sf | $1.00 | $1.66 | **4** | | | | $ 12,181 | $ 12,181 | |
| Miscellaneous interior repairs, allowance | 7317 | sf | $1.50 | $2.50 | **4** | | | | $ 18,272 | $ 18,272 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 244,933** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 3855 | sf | $4.00 | $6.66 | **4** | | | | $ 25,672 | $ 25,672 | |
| Replace roofing - 100% replacement | 7317 | sf | $18.00 | $29.97 | **3** | | | $ 219,260 | | $ 219,260 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 140,991** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| New water heater | 1 | ea | $5,500.00 | $9,156.77 | **3** | | | $ 9,157 | | $ 9,157 | |
| New 6 gallon gas fired WH | 1 | ea | $3,400.00 | $5,660.55 | **3** | | | $ 5,661 | | $ 5,661 | |
| Reinsulate hot water pipes | 7317 | sf | $1.88 | $3.13 | **3** | | | $ 22,901 | | $ 22,901 | |
| Replace trim under sink | 3 | ea | $880.00 | $1,465.08 | **3** | | | $ 4,395 | | $ 4,395 | |
| Misc plumbing modifications (gas, distrib, etc.) | 7317 | sf | $2.00 | $3.33 | **3** | | | $ 24,362 | | $ 24,362 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "B"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 7317 | sf | $3.50 | $5.83 | 3 | | | $ 42,634 | | $ 42,634 | |
| Install door louver | 1 | ea | $750.00 | $1,248.65 | 3 | | | $ 1,249 | | $ 1,249 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 116,256** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 7317 | sf | $4.00 | $6.66 | 3 | | | $ 48,725 | | $ 48,725 | |
| Minor upgrades to power distribution / raceway | 7317 | sf | $3.45 | $5.74 | 3 | | | $ 42,025 | | $ 42,025 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 2 | ea | $343.75 | $572.30 | 2 | | $ 1,145 | | | $ 1,145 | |
| Adjust height of all non compliant switches | 7317 | sf | $2.00 | $3.33 | 3 | | | $ 24,362 | | $ 24,362 | |
| **Technology** | | | | | | | | | | | **$ 19,087** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 2 | ea | $244.95 | $407.81 | 3 | | | $ 816 | | $ 816 | |
| Miscellaneous low voltage upgrades, minor | 7317 | sf | $1.50 | $2.50 | 3 | | | $ 18,272 | | $ 18,272 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 97,449** |
| Seismic upgrades - "low" rating | 7317 | sf | $8.00 | $13.32 | 2 | | $ 97,449 | | | $ 97,449 | |
| **Miscellaneous** | | | | | | | | | | | **$ 66,996** |
| Hazmat abatement, allowance - "low" rating | 7317 | sf | $5.50 | $9.16 | 2 | | $ 66,996 | | | $ 66,996 | |
| **Site** | | | | | | | | | | | **$ 6,543** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "B"** | | | | | | **$ 111,758** | **$ 197,877** | **$ 567,290** | **$ 96,917** | | **$ 973,843** |
| **Total Costs Priority / Sf** | | | | | | **$ 15.27** | **$ 27.04** | **$ 77.53** | **$ 13.25** | **$ 133.10** | |

# UNIT "C"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 293 SF |
| Corridors / Support | 1,675 SF |
| MPR | 3,649 SF |
| Kitchen | 297 SF |
| Restrooms | 27 SF |
| DDT - open corridor space (2/3) | -447 SF |
| **Total Modernized SF-age** | **5,494 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 5,494 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 61,949** |
| Remove and replace existing thresholds | 4 | ea | $288.00 | $479.48 | **1** | $ 1,918 | | | | $ 1,918 | |
| New kick plates to existing doors | 7 | ea | $215.00 | $357.95 | **1** | $ 2,506 | | | | $ 2,506 | |
| Remove existing door set, provide new door, frame & hardware | 2 | ea | $4,915.00 | $8,182.82 | **1** | $ 16,366 | | | | $ 16,366 | |
| Signage, specialties & fire extinguishers | 5494 | sf | $1.50 | $2.50 | **1** | $ 13,720 | | | | $ 13,720 | |
| Patch finishes for accessibility upgrades | 5494 | sf | $1.50 | $2.50 | **2** | | $ 13,720 | | | $ 13,720 | |
| Miscellaneous accessible upgrades | 5494 | sf | $1.50 | $2.50 | **2** | | $ 13,720 | | | $ 13,720 | |
| **Life Safety** | | | | | | | | | | | **$ 48,935** |
| New fire alarm system (fully automated) | 5494 | sf | $4.45 | $7.41 | **3** | | | $ 40,703 | | $ 40,703 | |
| Replace exterior lighting | 5494 | sf | $0.90 | $1.50 | **3** | | | $ 8,232 | | $ 8,232 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 66,143** |
| Repaint interior walls (100%) | 3059 | sf | $1.05 | $1.75 | **4** | | | | $ 5,347 | $ 5,347 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 120 | lf | $10.94 | $18.21 | **3** | | | $ 2,186 | | $ 2,186 | |
| Patch and repair gypsum board wall | 100 | sf | $12.50 | $20.81 | **2** | | $ 2,081 | | | $ 2,081 | |
| Patch repair / paint existing ceilings | 5494 | sf | $2.50 | $4.16 | **4** | | | | $ 22,867 | $ 22,867 | |
| Caulking & sealant, metals, backing | 5494 | sf | $1.00 | $1.66 | **4** | | | | $ 9,147 | $ 9,147 | |
| Miscellaneous interior repairs, allowance | 5494 | sf | $2.50 | $4.16 | **4** | | | | $ 22,867 | $ 22,867 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 186,084** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 3220 | sf | $4.00 | $6.66 | **4** | | | | $ 21,443 | $ 21,443 | |
| Replace roofing - 100% replacement | 5494 | sf | $18.00 | $29.97 | **3** | | | $ 164,640 | | $ 164,640 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 101,066** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 5494 | sf | $1.88 | $3.13 | **3** | | | $ 17,196 | | $ 17,196 | |
| Replace trim under sink | 2 | ea | $880.00 | $1,465.08 | **3** | | | $ 2,930 | | $ 2,930 | |
| Misc plumbing modifications (gas, distrib, etc.) | 5494 | sf | $2.00 | $3.33 | **3** | | | $ 18,293 | | $ 18,293 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 5494 | sf | $3.50 | $5.83 | **3** | | | $ 32,013 | | $ 32,013 | |
| All other HV work excluded | | | | | | | | | | | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "C"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Electrical Systems** | | | | | | | | | | | **$ 103,908** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 5494 | sf | $3.90 | $6.49 | **3** | | | $ 35,672 | | $ 35,672 | |
| Minor upgrades to power distribution / raceway | 5494 | sf | $3.10 | $5.16 | **3** | | | $ 28,355 | | $ 28,355 | |
| Paint switchboard | 1 | ea | $2,500.00 | $4,162.17 | **3** | | | $ 4,162 | | $ 4,162 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 2 | ea | $343.75 | $572.30 | **2** | | $ 1,145 | | | $ 1,145 | |
| Install new switches / occupancy sensors | 5494 | sf | $1.78 | $2.96 | **3** | | | $ 16,281 | | $ 16,281 | |
| Adjust height of all non compliant switches | 5494 | sf | $2.00 | $3.33 | **3** | | | $ 18,293 | | $ 18,293 | |
| **Technology** | | | | | | | | | | | **$ 13,720** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Miscellaneous low voltage upgrades, minor | 5494 | sf | $1.50 | $2.50 | **3** | | | $ 13,720 | | $ 13,720 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 201,227** |
| Seismic upgrades - "med" rating | 5494 | sf | $22.00 | $36.63 | **2** | | $ 201,227 | | | $ 201,227 | |
| **Miscellaneous** | | | | | | | | | | | **$ 50,307** |
| Hazmat abatement, allowance - "low" rating | 5494 | sf | $5.50 | $9.16 | **2** | | $ 50,307 | | | $ 50,307 | |
| **Site** | | | | | | | | | | | **$ 10,589** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 120 | sf | $5.50 | $9.16 | **1** | $ 1,099 | | | | $ 1,099 | |
| Provide 5' x 5' concrete landing | 120 | sf | $15.00 | $24.97 | **1** | $ 2,997 | | | | $ 2,997 | |
| Slope AC paving from landing | 240 | sf | $10.00 | $16.65 | **1** | $ 3,996 | | | | $ 3,996 | |
| **Total Costs - UNIT "C"** | | | | | | **$ 45,098** | **$ 282,200** | **$ 433,311** | **$ 83,319** | | **$ 843,928** |
| **Total Costs Priority / Sf** | | | | | | **$ 8.21** | **$ 51.37** | **$ 78.87** | **$ 15.17** | **$ 153.61** | |

# UNIT "D"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 2,890 SF |
| **Total Modernized SF-age** | **2,890 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 2,890 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 36,719** |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 2 | ea | $4,500.00 | $7,491.90 | **3** | | | $ 14,984 | | $ 14,984 | |
| Signage, specialties & fire extinguishers | 2890 | sf | $1.00 | $1.66 | **1** | $ 4,811 | | | | $ 4,811 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| Patch finishes for accessibility upgrades | 2890 | sf | $1.00 | $1.66 | **2** | | $ 4,811 | | | $ 4,811 | |
| Miscellaneous accessible upgrades | 2890 | sf | $1.50 | $2.50 | **2** | | $ 7,217 | | | $ 7,217 | |
| **Life Safety** | | | | | | | | | | | **$ 25,741** |
| New fire alarm system (fully automated) | 2890 | sf | $4.45 | $7.41 | **3** | | | $ 21,411 | | $ 21,411 | |
| Replace exterior lighting | 2890 | sf | $0.90 | $1.50 | **3** | | | $ 4,330 | | $ 4,330 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 33,812** |
| Repaint interior walls (100%) | 2261 | sf | $1.05 | $1.75 | **4** | | | | $ 3,952 | $ 3,952 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Patch repair / paint existing ceilings | 2890 | sf | $2.50 | $4.16 | **4** | | | | $ 12,029 | $ 12,029 | |
| Caulking & sealant, metals, backing | 2890 | sf | $1.50 | $2.50 | **4** | | | | $ 7,217 | $ 7,217 | |
| Miscellaneous interior repairs, allowance | 2890 | sf | $1.50 | $2.50 | **4** | | | | $ 7,217 | $ 7,217 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 102,456** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2380 | sf | $4.00 | $6.66 | **4** | | | | $ 15,850 | $ 15,850 | |
| Replace roofing - 100% replacement | 2890 | sf | $18.00 | $29.97 | **3** | | | $ 86,606 | | $ 86,606 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 66,142** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 2890 | sf | $1.88 | $3.13 | **3** | | | $ 9,046 | | $ 9,046 | |
| Misc plumbing modifications (gas, distrib, etc.) | 2890 | sf | $2.00 | $3.33 | **3** | | | $ 9,623 | | $ 9,623 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 2890 | sf | $3.50 | $5.83 | **3** | | | $ 16,840 | | $ 16,840 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 105,794** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lower / add receptacles | 2890 | sf | $3.90 | $6.49 | 3 | | | $ 18,765 | | $ 18,765 | |
| Minor upgrades to power distribution / raceway | 2890 | sf | $3.10 | $5.16 | 3 | | | $ 14,916 | | $ 14,916 | |
| Lighting & Controls | | | | | | | | | | | |
| Miscellaneous lighting upgrades | 2890 | sf | $12.75 | $21.23 | 3 | | | $ 61,346 | | $ 61,346 | |
| Install new switches / occupancy sensors | 2 | ea | $343.75 | $572.30 | 3 | | | $ 1,145 | | $ 1,145 | |
| Adjust height of all non compliant switches | 2890 | sf | $2.00 | $3.33 | 3 | | | $ 9,623 | | $ 9,623 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 20,930** |
| Add additional data points | 2890 | sf | $2.85 | $4.74 | 3 | | | $ 13,713 | | $ 13,713 | |
| Miscellaneous low voltage upgrades, minor | 2890 | sf | $1.50 | $2.50 | 3 | | | $ 7,217 | | $ 7,217 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 38,492** |
| Seismic upgrades - "low" rating | 2890 | sf | $8.00 | $13.32 | 2 | | $ 38,492 | | | $ 38,492 | |
| **Miscellaneous** | | | | | | | | | | | **$ 26,463** |
| Hazmat abatement, allowance - "low" rating | 2890 | sf | $5.50 | $9.16 | 2 | | $ 26,463 | | | $ 26,463 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 12,611** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "D"** | | | | | | **$ 22,318** | **$ 76,983** | **$ 320,197** | **$ 49,662** | | **$ 469,160** |
| **Total Costs Priority / Sf** | | | | | | **$ 7.72** | **$ 26.64** | **$ 110.79** | **$ 17.18** | **$ 162.34** | |

# UNIT "E"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E"

| Description | Qty |
|---|---|
| Type Of Space | |
| MPR / Platform | 1,086 SF |
| Corridors / Support | 162 SF |
| DDT - open corridor space (2/3) | -90 SF |
| **Total Modernized SF-age** | **1,157 SF** |

# South San Francisco Unified School District

**Baden Continuation High School Campus Modernization**

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,157 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 22,725** |
| Signage, specialties & fire extinguishers | 1157 | sf | $1.00 | $1.66 | **1** | $ 1,926 | | | | $ 1,926 | |
| Remove (e) door & frame | 1 | ea | $750.00 | $1,248.65 | **1** | $ 1,249 | | | | $ 1,249 | |
| Demo non accessible handrail, provide compliant handı | 20 | lf | $75.00 | $124.86 | **1** | $ 2,497 | | | | $ 2,497 | |
| Provide contrasting color strip at stai nosing | 10 | lf | $35.00 | $58.27 | **1** | $ 583 | | | | $ 583 | |
| Demo partial wall | 100 | sf | $25.00 | $41.62 | **1** | $ 4,162 | | | | $ 4,162 | |
| Instal new gypsumboard wall & finishes | 100 | sf | $45.00 | $74.92 | **1** | $ 7,492 | | | | $ 7,492 | |
| Patch finishes for accessibility upgrades | 1157 | sf | $1.00 | $1.66 | **2** | | $ 1,926 | | | $ 1,926 | |
| Miscellaneous accessible upgrades | 1157 | sf | $1.50 | $2.50 | **2** | | $ 2,889 | | | $ 2,889 | |
| **Life Safety** | | | | | | | | | | | **$ 10,306** |
| New fire alarm system (fully automated) | 1157 | sf | $4.45 | $7.41 | **3** | | | $ 8,572 | | $ 8,572 | |
| Replace exterior lighting | 1157 | sf | $0.90 | $1.50 | **3** | | | $ 1,734 | | $ 1,734 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 15,014** |
| Repaint interior walls (100%) | 1340 | sf | $1.05 | $1.75 | **4** | | | | $ 2,342 | $ 2,342 | |
| Repaint existing door sets (100%) | 2 | ea | $99.00 | $164.82 | **4** | | | | $ 330 | $ 330 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Patch repair / paint existing ceilings | 1157 | sf | $2.50 | $4.16 | **4** | | | | $ 4,816 | $ 4,816 | |
| Caulking & sealant, metals, backing | 1157 | sf | $1.50 | $2.50 | **4** | | | | $ 2,889 | $ 2,889 | |
| Miscellaneous interior repairs, allowance | 1157 | sf | $1.50 | $2.50 | **4** | | | | $ 2,889 | $ 2,889 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 44,063** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1410 | sf | $4.00 | $6.66 | **4** | | | | $ 9,390 | $ 9,390 | |
| Replace roofing - 100% replacement | 1157 | sf | $18.00 | $29.97 | **3** | | | $ 34,673 | | $ 34,673 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 38,856** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 2 | ea | $400.00 | $665.95 | **3** | | | $ 1,332 | | $ 1,332 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 1157 | sf | $1.88 | $3.13 | **3** | | | $ 3,621 | | $ 3,621 | |
| Misc plumbing modifications (gas, distrib, etc.) | 1157 | sf | $2.00 | $3.33 | **3** | | | $ 3,853 | | $ 3,853 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1157 | sf | $3.50 | $5.83 | **3** | | | $ 6,742 | | $ 6,742 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "E"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Power and distribution / convenience power | | | | | | | | | | | $ 25,609 |
| Lower / add receptacles | 1157 | sf | $4.50 | $7.49 | 3 | | | $ 8,668 | | $ 8,668 | |
| Minor upgrades to power distribution / raceway | 1157 | sf | $4.35 | $7.24 | 3 | | | $ 8,379 | | $ 8,379 | |
| Lable panel | 1 | ea | $2,250.00 | $3,745.95 | 3 | | | $ 3,746 | | $ 3,746 | |
| Lighting & Controls | | | | | | | | | | | |
| Adjust height of all non compliant switches | 1157 | sf | $2.50 | $4.16 | 3 | | | $ 4,816 | | $ 4,816 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 4,816 |
| Miscellaneous low voltage upgrades, minor | 1157 | sf | $2.50 | $4.16 | 3 | | | $ 4,816 | | $ 4,816 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 125,207 |
| Seismic upgrades - "med - hi" rating | 1157 | sf | $65.00 | $108.22 | 2 | | $ 125,207 | | | $ 125,207 | |
| **Miscellaneous** | | | | | | | | | | | $ 10,594 |
| Hazmat abatement, allowance - "low" rating | 1157 | sf | $5.50 | $9.16 | 2 | | $ 10,594 | | | $ 10,594 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 2,497 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| **Total Costs - UNIT "E"** | | | | | | **$ 20,406** | **$ 140,618** | **$ 114,259** | **$ 24,404** | | **$ 299,687** |
| **Total Costs Priority / Sf** | | | | | | **$ 17.64** | **$ 121.54** | **$ 98.75** | **$ 21.09** | **$ 259.02** | |

# UNIT "F"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F"

| Description | Qty |
|---|---|
| Type Of Space | |
| Restroom | 74 SF |
| Corridors / Support | 1,754 SF |
| DDT - open corridor space (2/3) | -344 SF |
| **Total Modernized SF-age** | **1,484 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "F"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,484 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 84,094** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 2 | ea | $4,500.00 | $7,491.90 | **1** | $ 14,984 | | | | $ 14,984 | |
| Signage, specialties & fire extinguishers | 1484 | sf | $1.00 | $1.66 | **1** | $ 2,470 | | | | $ 2,470 | |
| Demo (e) restroom | 100 | sf | $50.00 | $83.24 | **1** | $ 8,324 | | | | $ 8,324 | |
| Upgrade existing non accessible restrooms (Med) | 100 | sf | $300.00 | $499.46 | **1** | $ 49,946 | | | | $ 49,946 | |
| Patch finishes for accessibility upgrades | 1484 | sf | $1.50 | $2.50 | **2** | | $ 3,705 | | | $ 3,705 | |
| Miscellaneous accessible upgrades | 1484 | sf | $1.50 | $2.50 | **2** | | $ 3,705 | | | $ 3,705 | |
| **Life Safety** | | | | | | | | | | | **$ 13,216** |
| New fire alarm system (fully automated) | 1484 | sf | $4.45 | $7.41 | **3** | | | $ 10,993 | | $ 10,993 | |
| Replace exterior lighting | 1484 | sf | $0.90 | $1.50 | **3** | | | $ 2,223 | | $ 2,223 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 24,867** |
| Repaint interior walls (100%) | 1653 | sf | $1.05 | $1.75 | **4** | | | | $ 2,890 | $ 2,890 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Patch repair / paint existing ceilings | 1484 | sf | $2.50 | $4.16 | **4** | | | | $ 6,176 | $ 6,176 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 1484 | sf | $1.50 | $2.50 | **4** | | | | $ 3,705 | $ 3,705 | |
| Miscellaneous interior repairs, allowance | 1484 | sf | $1.50 | $2.50 | **4** | | | | $ 3,705 | $ 3,705 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 56,052** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1740 | sf | $4.00 | $6.66 | **4** | | | | $ 11,587 | $ 11,587 | |
| Replace roofing - 100% replacement | 1484 | sf | $18.00 | $29.97 | **3** | | | $ 44,465 | | $ 44,465 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 54,392** |
| Replace hosebibbs | 2 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 5,994 | | $ 5,994 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| New 6 gallon gas fired WH | 1 | ea | $3,400.00 | $5,660.55 | **3** | | | $ 5,661 | | $ 5,661 | |
| Reinsulate hot water pipes | 1484 | sf | $1.88 | $3.13 | **3** | | | $ 4,644 | | $ 4,644 | |
| Replace trim under sink | 4 | ea | $880.00 | $1,465.08 | **3** | | | $ 5,860 | | $ 5,860 | |
| Misc plumbing modifications (gas, distrib, etc.) | 1484 | sf | $2.00 | $3.33 | **3** | | | $ 4,941 | | $ 4,941 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1484 | sf | $3.50 | $5.83 | **3** | | | $ 8,646 | | $ 8,646 | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "F"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | $ 43,035 |
| Lower / add receptacles | 1484 | sf | $4.50 | $7.49 | 3 | | | $ 11,116 | | $ 11,116 | |
| Minor upgrades to power distribution / raceway | 1484 | sf | $4.35 | $7.24 | 3 | | | $ 10,746 | | $ 10,746 | |
| Lighting & Controls | | | | | | | | | | | |
| Repair dimming panel | | ls | $2,000.00 | $3,329.73 | 3 | | | $ - | | $ - | |
| Install new switches / occupancy sensors | 2 | ea | $343.75 | $572.30 | 2 | | $ 1,145 | | | $ 1,145 | |
| Install new switches / occupancy sensors | 20 | ea | $343.75 | $572.30 | 3 | | | $ 11,446 | | $ 11,446 | |
| Replace fluorescent lamps and ballast | 10 | ea | $218.75 | $364.19 | 3 | | | $ 3,642 | | $ 3,642 | |
| Adjust height of all non compliant switches | 1484 | sf | $2.00 | $3.33 | 3 | | | $ 4,941 | | $ 4,941 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 7,448 |
| Add additional data points | 1 | ea | $244.95 | $407.81 | 3 | | | $ 408 | | $ 408 | |
| Miscellaneous low voltage upgrades, minor | 1484 | sf | $2.85 | $4.74 | 3 | | | $ 7,040 | | $ 7,040 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 222,325 |
| Seismic upgrades - "high" rating | 1484 | sf | $90.00 | $149.84 | 2 | | $ 222,325 | | | $ 222,325 | |
| **Miscellaneous** | | | | | | | | | | | $ 13,587 |
| Hazmat abatement, allowance - "low" rating | 1484 | sf | $5.50 | $9.16 | 2 | | $ 13,587 | | | $ 13,587 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 6,543 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "F"** | | | | | | **$ 83,226** | **$ 244,467** | **$ 161,411** | **$ 36,455** | | **$ 525,559** |
| **Total Costs Priority / Sf** | | | | | | **$ 56.09** | **$ 164.76** | **$ 108.78** | **$ 24.57** | **$ 354.21** | |

# UNIT "G"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "G"

| Description | Qty |
|---|---|
| Type Of Space | |
| Lunch Room | 988 SF |
| Corridors / Support | 917 SF |
| Kitchen | 132 SF |
| DDT - open corridor space (2/3) | -322 SF |
| **Total Modernized SF-age** | **1,714 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "G"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,714 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 28,788** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 2 | ea | $4,500.00 | $7,491.90 | **1** | $ 14,984 | | | | $ 14,984 | |
| Signage, specialties & fire extinguishers | 1714 | sf | $1.50 | $2.50 | **1** | $ 4,282 | | | | $ 4,282 | |
| Patch finishes for accessibility upgrades | 1714 | sf | $1.50 | $2.50 | **2** | | $ 4,282 | | | $ 4,282 | |
| Miscellaneous accessible upgrades | 1714 | sf | $1.50 | $2.50 | **2** | | $ 4,282 | | | $ 4,282 | |
| **Life Safety** | | | | | | | | | | | **$ 15,271** |
| New fire alarm system (fully automated) | 1714 | sf | $4.45 | $7.41 | **3** | | | $ 12,702 | | $ 12,702 | |
| Replace exterior lighting | 1714 | sf | $0.90 | $1.50 | **3** | | | $ 2,569 | | $ 2,569 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 32,473** |
| Repaint interior walls (100%) | 1530 | sf | $1.05 | $1.75 | **4** | | | | $ 2,674 | $ 2,674 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Patch repair / paint existing ceilings | 1714 | sf | $2.50 | $4.16 | **4** | | | | $ 7,136 | $ 7,136 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 1714 | sf | $2.50 | $4.16 | **4** | | | | $ 7,136 | $ 7,136 | |
| Miscellaneous interior repairs, allowance | 1714 | sf | $2.50 | $4.16 | **4** | | | | $ 7,136 | $ 7,136 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 62,101** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1610 | sf | $4.00 | $6.66 | **4** | | | | $ 10,722 | $ 10,722 | |
| Replace roofing - 100% replacement | 1714 | sf | $18.00 | $29.97 | **3** | | | $ 51,379 | | $ 51,379 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 47,171** |
| Replace hosebibbs | 2 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 5,994 | | $ 5,994 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 1714 | sf | $1.88 | $3.13 | **3** | | | $ 5,366 | | $ 5,366 | |
| Replace trim under sink | 1 | ea | $880.00 | $1,465.08 | **3** | | | $ 1,465 | | $ 1,465 | |
| Misc plumbing modifications (gas, distrib, etc.) | 1714 | sf | $2.00 | $3.33 | **3** | | | $ 5,709 | | $ 5,709 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1714 | sf | $3.50 | $5.83 | **3** | | | $ 9,990 | | $ 9,990 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "G"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Power and distribution / convenience power | | | | | | | | | | | $ 33,542 |
| Lower / add receptacles | 1714 | sf | $4.50 | $7.49 | 3 | | | $ 12,845 | | $ 12,845 | |
| Minor upgrades to power distribution / raceway | 1714 | sf | $4.35 | $7.24 | 3 | | | $ 12,417 | | $ 12,417 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 2 | ea | $343.75 | $572.30 | 3 | | | $ 1,145 | | $ 1,145 | |
| Adjust height of all non compliant switches | 1714 | sf | $2.50 | $4.16 | 3 | | | $ 7,136 | | $ 7,136 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 8,543 |
| Add additional data points | 1 | ea | $244.95 | $407.81 | 3 | | | $ 408 | | $ 408 | |
| Miscellaneous low voltage upgrades, minor | 1714 | sf | $2.85 | $4.74 | 3 | | | $ 8,135 | | $ 8,135 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 22,835 |
| Seismic upgrades - "low" rating | 1714 | sf | $8.00 | $13.32 | 2 | | $ 22,835 | | | $ 22,835 | |
| **Miscellaneous** | | | | | | | | | | | $ 15,699 |
| Hazmat abatement, allowance - "low" rating | 1714 | sf | $5.50 | $9.16 | 2 | | $ 15,699 | | | $ 15,699 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 6,543 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "G"** | | | | | | **$ 26,767** | **$ 47,098** | **$ 155,906** | **$ 43,195** | | **$ 272,965** |
| **Total Costs Priority / Sf** | | | | | | **$ 15.61** | **$ 27.47** | **$ 90.93** | **$ 25.19** | **$ 159.21** | |

# UNIT "H"

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "H"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 2,439 SF |
| Corridors / Support | 713 SF |
| Restrooms | 48 SF |
| DDT - open corridor space (2/3) | -96 SF |
| **Total Modernized SF-age** | **3,104 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "H"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 3,104 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 82,164** |
| New kick plates to existing doors | 9 | ea | $215.00 | $357.95 | **1** | $ 3,222 | | | | $ 3,222 | |
| Signage, specialties & fire extinguishers | 3104 | sf | $1.00 | $1.66 | **1** | $ 5,168 | | | | $ 5,168 | |
| Demo (e) restrooms | 50 | sf | $50.00 | $83.24 | **1** | $ 4,162 | | | | $ 4,162 | |
| Upgrade existing non accessible restrooms (Med) | 75 | sf | $300.00 | $499.46 | **1** | $ 37,459 | | | | $ 37,459 | |
| Demo portion of casework, patch and repair | 2 | ea | $2,500.00 | $4,162.17 | **1** | $ 8,324 | | | | $ 8,324 | |
| Remove and replace sink / base cabinet | 1 | ea | $5,000.00 | $8,324.33 | **1** | $ 8,324 | | | | $ 8,324 | |
| Patch finishes for accessibility upgrades | 3104 | sf | $1.50 | $2.50 | **2** | | $ 7,752 | | | $ 7,752 | |
| Miscellaneous accessible upgrades | 3104 | sf | $1.50 | $2.50 | **2** | | $ 7,752 | | | $ 7,752 | |
| **Life Safety** | | | | | | | | | | | **$ 27,650** |
| New fire alarm system (fully automated) | 3104 | sf | $4.45 | $7.41 | **3** | | | $ 22,998 | | $ 22,998 | |
| Replace exterior lighting | 3104 | sf | $0.90 | $1.50 | **3** | | | $ 4,651 | | $ 4,651 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 50,989** |
| Repaint interior walls (100%) | 2195 | sf | $1.05 | $1.75 | **4** | | | | $ 3,836 | $ 3,836 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 96 | lf | $10.94 | $18.21 | **4** | | | | $ 1,749 | $ 1,749 | |
| Patch repair / paint existing ceilings | 3104 | sf | $2.50 | $4.16 | **4** | | | | $ 12,920 | $ 12,920 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 3104 | sf | $2.50 | $4.16 | **4** | | | | $ 12,920 | $ 12,920 | |
| Miscellaneous interior repairs, allowance | 3104 | sf | $2.50 | $4.16 | **4** | | | | $ 12,920 | $ 12,920 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 108,410** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2310 | sf | $4.00 | $6.66 | **4** | | | | $ 15,383 | $ 15,383 | |
| Replace roofing - 100% replacement | 3104 | sf | $18.00 | $29.97 | **3** | | | $ 93,027 | | $ 93,027 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 68,408** |
| Replace hosebibbs | 2 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 5,994 | | $ 5,994 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Conect relief valve to sanitry sewer | 1 | ls | $2,500.00 | $4,162.17 | **3** | | | $ 4,162 | | $ 4,162 | |
| Reinsulate hot water pipes | 3104 | sf | $1.88 | $3.13 | **3** | | | $ 9,716 | | $ 9,716 | |
| Replace trim under sink | 1 | ea | $880.00 | $1,465.08 | **3** | | | $ 1,465 | | $ 1,465 | |
| Misc plumbing modifications (gas, distrib, etc.) | 3104 | sf | $2.00 | $3.33 | **3** | | | $ 10,336 | | $ 10,336 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 3104 | sf | $3.50 | $5.83 | **3** | | | $ 18,089 | | $ 18,089 | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "H"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 64,746** |
| Lower / add receptacles | 3104 | sf | $4.50 | $7.49 | **3** | | | $ 23,257 | | $ 23,257 | |
| Minor upgrades to power distribution / raceway | 3104 | sf | $4.35 | $7.24 | **3** | | | $ 22,481 | | $ 22,481 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 3 | ea | $343.75 | $572.30 | **2** | | $ 1,717 | | | $ 1,717 | |
| Replace fluorescent lamps and ballast | 12 | ea | $218.75 | $364.19 | **3** | | | $ 4,370 | | $ 4,370 | |
| Adjust height of all non compliant switches | 3104 | sf | $2.50 | $4.16 | **3** | | | $ 12,920 | | $ 12,920 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | **$ 35,120** |
| Add additional data points | 50 | ea | $244.95 | $407.81 | **3** | | | $ 20,390 | | $ 20,390 | |
| Miscellaneous low voltage upgrades, minor | 3104 | sf | $2.85 | $4.74 | **3** | | | $ 14,729 | | $ 14,729 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 41,345** |
| Seismic upgrades - "low" rating | 3104 | sf | $8.00 | $13.32 | **2** | | $ 41,345 | | | $ 41,345 | |
| **Miscellaneous** | | | | | | | | | | | **$ 28,425** |
| Hazmat abatement, allowance - "low" rating | 3104 | sf | $5.50 | $9.16 | **2** | | $ 28,425 | | | $ 28,425 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 2,497** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| **Total Costs - UNIT "H"** | | | | | | **$ 69,157** | **$ 86,991** | **$ 287,233** | **$ 66,372** | | **$ 509,753** |
| **Total Costs Priority / Sf** | | | | | | **$ 22.28** | **$ 28.02** | **$ 92.53** | **$ 21.38** | **$ 164.21** | |

# SITEWORK

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITEWORK

| Description | Qty |
|---|---|
| Type Of Space | |
| Site | 225,000 SF |
| **Total Modernized SF-age** | **225,000 SF** |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 40,000 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 224,437** |
| Misc demolition / protection | 1 | ls | $50,000.00 | $83,243.33 | **3** | | | $ 83,243 | | $ 83,243 | |
| Provide for accessible curb cut | 60 | sf | $62.00 | $103.22 | **1** | $ 6,193 | | | | $ 6,193 | |
| Panic hardware for gates | 4 | ea | $1,250.00 | $2,081.08 | **1** | $ 8,324 | | | | $ 8,324 | |
| New AC ramp | 72 | sf | $84.55 | $140.76 | **2** | | $ 10,135 | | | $ 10,135 | |
| Miscellaneous site accessibility | 1 | ls | $35,000.00 | $58,270.33 | **2** | | $ 58,270 | | | $ 58,270 | |
| Miscellaneous signage / specialty | 1 | ls | $35,000.00 | $58,270.33 | **2** | | $ 58,270 | | | $ 58,270 | |
| **Life Safety** | | | | | | | | | | | **$ 41,622** |
| Site lighting / path of travel | 1 | ls | $25,000.00 | $41,621.66 | **2** | | $ 41,622 | | | $ 41,622 | |
| **Instructional Facilities** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 705,088** |
| All plumbing work excluded | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Relocate ductwork to interior of buildings | 27000 | sf | $15.13 | $25.19 | **2** | | $ 680,115 | | | $ 680,115 | |
| Alterations to boilers, heat from one boiler | 1 | ls | $15,000.00 | $24,973.00 | **2** | | $ 24,973 | | | $ 24,973 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Miscellaneous** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Site** | | | | | | | | | | | **$ 1,191,403** |
| Utilities | | | | | | | | | | | |
| Allowance for misc. site utilities upgrades | 1 | ls | $100,000.00 | $166,486.65 | **1** | $ 166,487 | | | | $ 166,487 | |
| Replace gas lines | 26100 | sf | $1.50 | $2.50 | **2** | | $ 65,180 | | | $ 65,180 | |

# South San Francisco Unified School District

## Baden Continuation High School Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Replace water lines | 26100 | sf | $5.50 | $9.16 | 2 | | $ 238,992 | | | $ 238,992 | |
| ADA requirements | | | | | | | | | | | |
| Directional signage | 20 | ea | $250.00 | $416.22 | 1 | $ 8,324 | | | | $ 8,324 | |
| Monument signage | 1 | ea | $15,000.00 | $24,973.00 | 1 | $ 24,973 | | | | $ 24,973 | |
| Minor patching to (e) surfaces | 1 | ls | $45,000.00 | $74,918.99 | 2 | | $ 74,919 | | | $ 74,919 | |
| Minor patching to (e) landscape | 1 | ls | $35,000.00 | $58,270.33 | 2 | | $ 58,270 | | | $ 58,270 | |
| New AC paving overlay, drainage, etc. | 16500 | sf | $12.60 | $20.98 | 3 | | | $ 346,126 | | $ 346,126 | |
| Replace irrigation lines | 26100 | sf | $1.15 | $1.91 | 3 | | | $ 49,971 | | $ 49,971 | |
| Convert courtyards to outdoor learning environment, provide shade structure, seating, protective surfaces, etc | 1000 | sf | $95.00 | $158.16 | 2 | | $ 158,162 | | | $ 158,162 | |
| **Total Costs - SITE** | | | | | | **$ 214,302** | **$ 1,468,908** | **$ 479,340** | **$ -** | | **$ 2,162,549** |
| **Total Costs Priority / Sf** | | | | | | **$ 5.36** | **$ 36.72** | **$ 11.98** | **$ -** | **$ 54.06** | |

# Architectural Site Survey

| Baden High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit A** | | | | | | |
| 11,13 | Damaged carpets | Replace floor carpets | 400 | sq. ft. | I | 2 |
| 01 | Damaged ceiling tiles | Replace damaged tiles | 50 | sq. ft. | I | 2 |
| 01 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 1 | each | A | 1 |
| | | New counter top and base cabinet | 4 | LF | | |
| | | New sinks and accessories | 1 | each | | |
| 06 | Door lacks strike side clearance | Remove (e) door frame | 1 | each | A | 1 |
| | | Cut and patch (e) wall to install new hollow metal door frame that complies with 12" strike side clearance | 1 | each | | |
| 10, 13 | Door lacks strike side clearance | Cut and remove portion of casework to provide 12" strike side clearance | 2 | each | A | 1 |
| | | Patch (e) casework at cut end | 2 | each | | |
| 01, 07, 13, 16, 17 | Non-accessible threshold | Remove (e) non-conforming threshold | 5 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 150 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 150 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 300 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 5 | each | | |
| 01, 04, 07, 09, 10, 11, 12, 13, 16, 17, | Missing kickplates | Provide kickplates at door | 11 | each | A | 1 |
| 01, 06, 09, 10, 12, 13, 17 | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 7 | each | A | 1 |
| 02, 03 | Non-accessible staff and nurse's restrooms | Demo (e) restrooms | 100 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 150 | sq. ft. | | |
| **Unit B** | | | | | | |
| 3 | Damaged ceiling tiles | Replace damaged ceiling tiles | 50 | sq. ft. | I | 2 |
| 9 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 1 | each | A | 1 |
| | | New counter top and base cabinet | 4 | LF | | |
| | | New sinks and accessories | 1 | each | | |
| 10, 14 | Single level light switch | Replace with bi-level light switch | 2 | each | E | 2 |
| | | Rewire lighting to bi-level circuit | 2 | each | | |
| 03 | Door lacks strike side clearance | Remove (e) door frame | 1 | each | A | 1 |
| | | Cut and patch (e) wall to install new hollow metal door frame that complies with 12" strike side clearance | 1 | each | | |
| 03, 09 | Non-accessible threshold | Remove (e) non-conforming threshold | 2 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 60 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 60 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 120 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 2 | each | | |
| 03, 07, 09, | Missing kickplates | Provide kickplates at door | 3 | each | A | 1 |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 3 | each | A | 1 |
| 04, 10, 14 | Only one exit for occupant load over 50 | Provide new 3' door frame and door | 3 | each | A | 1 |
| 13 | Non-accessible restroom | Demo (e) restrooms | 100 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 100 | sq. ft. | | |

# Baden High School

## Architectural Site Survey

| Baden High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Pri** |
| **Unit C** | | | | | | |
| 03 | Damaged gypsum wall | Patch and paint (e) gypsum wall | 100 | sq. ft. | I | |
| 01 | Single level light switch | Replace with bi-level light switch | 1 | each | E | |
| | | Rewire lighting to bi-level circuit | 1 | each | | |
| 01, 03 | Less than 32" clearance at doors | Demo (e) door and frame | 2 | each | A | |
| | | Provide new 36" wide door frames | 2 | each | | |
| | | Provide 36" door with panic hardware | 2 | each | | |
| 01, 06, 07 | Non-accessible threshold | Remove (e) non-conforming threshold | 4 | each | A | |
| | | Cut and remove portion of (e) conc. or a/c paving | 120 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 120 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 240 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 4 | each | | |
| All doors | Missing kickplates | Provide kickplates at doors | 7 | each | A | |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 7 | each | A | |
| **Unit D** | | | | | | |
| 02 | TV/VCR mounted <80" AFF | Remove (e) bracket | 1 | each | A | |
| | | Reinstall (e) bracket and TV/VCR at 80" AFF min. | 1 | each | | |
| 02, 03 | Single level light switch | Replace with bi-level light switch | 2 | each | E | |
| | | Rewire lighting to bi-level circuit | 2 | each | | |
| 02 | Door lacks strike side clearance | Remove (e) door frame | 2 | each | A | |
| | | Cut and patch (e) wall to install new hollow metal door frame that complies with 12" strike side clearance | 2 | each | | |
| 01, 02, 03 | Non-accessible threshold | Remove (e) non-conforming threshold | 5 | each | A | |
| | | Cut and remove portion of (e) conc. or a/c paving | 150 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 150 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 300 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 5 | each | | |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 6 | each | A | |
| **Unit E** | | | | | | |
| 5 | Less than 32" clearance at doors | Demo (e) door and frame | 1 | each | A | |
| | | Provide new 36" wide door frames | 1 | each | | |
| | | Provide 36" door with panic hardware | 1 | each | | |
| 5 | Non-accessible stairs | Demo non-accessible handrails | 20 | LF | A | |
| | | Provide 2" wide, contrasting color non-slip strip at nose of first and last treads | 10 | LF | | |
| | | Provide accessible handrails | 20 | LF | | |
| 5 | Non-accessible landing below stairs | Demo portion of wall to provide 5'x5' landing | 100 | sq. ft. | A | |
| | | New gypsum wall | 100 | sq. ft. | | |
| **Unit F** | | | | | | |
| 01, 04 | Single level light switch | Replace with bi-level light switch | 2 | each | E | |
| | | Rewire lighting to bi-level circuit | 2 | each | | |
| 01 | Door lacks strike side clearance | Remove (e) door frame | 2 | each | A | |

# Architectural Site Survey

| Baden High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Cut and patch (e) wall to install new hollow metal door frame that complies with min. 12" clear door strike at interior of portable. | 2 | each | | |
| 01 | Non-accessible threshold | Remove (e) non-conforming threshold | 2 | each | A | 1 |
| | | Cut and remove portion of (e) conc / ac paving | 60 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Outside land less than 1/2" below (e) classroom finish floor. | 60 | sq. ft. | | |
| | | Slope ac paving from landing to (e) surrounding paving max 5% | 120 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 2 | each | | |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 3 | each | A | 1 |
| 05 | Non-accessible restroom | Demo (e) restrooms | 100 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 100 | sq. ft. | | |
| **Unit G** | | | | | | |
| 01 | Door lacks strike side clearance | Remove (e) door frame | 2 | each | A | 1 |
| | | Cut and patch (e) wall to install new hollow metal door frame that complies with 12" strike side clearance | 2 | each | | |
| 01 | Non-accessible threshold | Remove (e) non-conforming threshold | 2 | each | A | 1 |
| | | Cut and remove portion of (e) conc. or a/c paving | 60 | sq. ft. | | |
| | | Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor. | 60 | sq. ft. | | |
| | | Slope a/c paving from landing to (e) surrounding paving with 5% max slope | 120 | sq. ft. | | |
| | | Provide <1/2" aluminum threshold between landings | 2 | each | | |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 3 | each | A | 1 |
| **Unit H** | | | | | | |
| 04 | Non-accessible sink base cabinets | Cut and remove (e) sink and base cabinet. | 1 | each | A | 1 |
| | | New counter top and base cabinet | 4 | ft | | |
| | | New sinks and accessories | 1 | each | | |
| 04, 01, 02 | Single level light switch | Replace with bi-level light switch | 3 | each | E | 2 |
| | | Rewire lighting to bi-level circuit | 3 | each | | |
| 07 | Door lacks strike side clearance | Cut and remove partial casework to make 12" min from door strike side | 2 | each | A | 1 |
| | | Patch (e) casework at cut end | 2 | each | | |
| All doors | Missing kickplate | Provide kickplate at door | 9 | each | A | 1 |
| All doors | Missing accessible identifying signage | Provide identifying, tactile Braille signage | 8 | each | A | 1 |
| 08 | Non-accessible restroom | Demo (e) restrooms | 50 | sq. ft. | A | 1 |
| | | Provide accessible restrooms | 75 | sq. ft. | | |
| **General Site** | | | | | | |
| Site | Uneven pavement | Repave uneven pavement | 16,500 | sq. ft.. | P | 2 |
| Site | Gates need panic hardware | Provide panic hardware to (e) gates | 4 | each | A | 1 |
| Site | No accessible path of travel from parking to site | Provide accessible ramps | 12 | LF | A | 1 |
| Site | Non-accessible curb cut at accessible parking | Provide accessible curb cut at accessible parking | 60 | sq. ft. | A | 1 |
| Site | Poor directional signage and large identifying school sign | Provide directional signage around campus | 20 | signs | L | 1 |
| | | Provide large school sign | 1 | sign | L | 1 |
| Site | Gas lines in poor condition | Replace gas lines | 6 | acres | M | 2 |
| Site | Water lines in poor condition | Replace water lines | 6 | acres | M | 2 |

# Baden High School

## Architectural Site Survey

| Baden High School | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| Site | Baden shares (2) boilers with Adult Ed. Results in inefficient use of energy | Convert heat to work from one boiler | | | M | 2 |
| Site | Irrigation lines in poor condition | Replace irrigation lines | 6 | acres | L | 3 |
| All Buildings | Ductwork exposed on roof of buildings | Relocate duct work inside | 27000 | sq. ft. | M | 2 |
| Site | Site has unused asphalt courtyards | Convert area to outdoor learning environment | 1000 | sq. ft. | I | 2 |

# Architectural Site Survey - 1997 Bond Update

| Baden Continuation High School - 1997 Bond Update | | | | | | |
|---|---|---|---|---|---|---|
| **1997 Recommendation** | **(E) Condition** | **Recommended Work** | **Quantity** | **Units** | **Category** | **Priority** |
| **Sitework** | | | | | | |
| *New Asphalt Overlay & Surface Drainage Improvement* | Non-accessible slope at (e) asphalt pavement. Item unfinished. | Provide new asphalt & surface drainage improvements | *16,500* | *sq. ft.* | 97 | 2 |
| *Fencing and Gate Renovation* | Renovation complete | None | *1154* | *ft* | | |
| **Building Exterior** | | | | | | |
| *Paint Exterior* | Exterior paint completed | None | *22,005* | *sq. ft.* | | |
| *New Window Frames & Glass* | Windows in good condition. Item completed. | None | *10,760* | *sq. ft.* | | |
| *Dry-rot Repairs* | No visible dry rot at time of survey, need more info to accurately assess | None | *1* | *LS* | | |
| **Building Interior** | | | | | | |
| *Window Covering Replaced* | No visible damage on blinds | None | *2769* | *sq. ft.* | | |
| *Asbestos Removal* | Not able to confirm at time of survey | None | *95,000* | *1997 LS* | | |
| *Floor Coverings* | No visible damage on (e) flooring | None | *20,000* | *sq. ft.* | | |
| *Paint Interior* | (E) Interior paint in good condition | None | *21,519* | *sq. ft.* | | |
| *Markerboard Replacement* | (E) markerboards in good condition | None | *9* | *each* | | |
| *Light Fixture Retrofit* | Light fixtures have been updated | None | *20,000* | *sq. ft.* | | |
| *Heating System Renovation* | Heating system updated | None | *20,000* | *sq. ft.* | | |
| *Book Locker Replacement* | Item completed | None | *750* | *each* | | |
| *Science Lab Renovation* | Item completed | None | *1,150* | *sq. ft.* | | |
| *Cabinetry Renovation* | Cabinetry non-accessible. Item unfinished. | See masterplan for individual casework recommendations | *1* | *LS* | | |
| **Life & Safety Compliance upgrade / ADA** | | | | | | |
| *Exterior Door & Hardware Upgrades* | Exterior doors are generally new and have accessible hardware | None | *20* | *each* | | |
| *Interior Door Hardware Upgrades* | Interior doors are generally in good condition and have accessible hardware | None | *10* | *each* | | |
| *Drinking Fountain Accessibility Upgrades* | Item completed | None | *2* | *each* | | |
| *Toilet Room Upgrades* | Restrooms are non-accessible | Provide restroom upgrades | *600* | *sq. ft.* | A/97 | 1 |
| *Wheelchair Lift @ Stage* | Lift is installed | none | *1* | *LS* | | |
| **Portable Classrooms** | | | | | | |
| New Portable Classrooms | No new portables | Provide new portables | 2 | each | 97 | 2 |

# Baden High School

## Mechanical Site Survey

| Baden High School | | | | |
|---|---|---|---|---|
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| **Unit A (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 17 | offices are served by 4 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at building B. The control is Delta EMS | yes | none | none |
| 02, 03, 14, 15 | toilet room has ceiling mount exhaust fan for ventilation with 1" undercut at door | No work done | none | none |
| **Unit B (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 04, 04.1, 10, 14 | classrooms are served by 4 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | yes | none | none |
| 18 | boiler room has two Raypak Boiler for the hot water reheat coil. | yes | none | none |
| 01, 02 | toilet room has roof mount exhaust fan for ventilation. There is no door louver or undercut at door | No work done | install door louver | |
| **Unit C and E(stage) (Rooftop air handling unit with hot water coil and DX coil)** | | | | |
| 01, | The multi-use room is served by an air handling unit mounted on roof and a split condenser unit mounted on ground. The control is Delta EMS | yes | none | none |
| 03, | The office is served by an exposed DX fan coil unit with split heat pump mounted on roof. | yes | none | none |
| **Unit D (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 03 | classrooms are served by 3 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | yes | none | none |
| **Unit F (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01, | classrooms are served by 1 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | yes | none | none |
| **Unit G (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |

# Mechanical Site Survey

| Baden High School | | | | |
|---|---|---|---|---|
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| 01, | classrooms are served by 1 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | yes | none | none |
| **Unit H (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 09 | classrooms are served by 4 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | yes | none | none |

# Baden High School

## Plumbing Site Survey

| Baden Continuation High School | | | |
|---|---|---|---|
| **General Recommendations** | | | |
| 1. Clear all valve boxes of dirt and debris and replace valves. | | | |
| 2. Replace all bibs with new. | | | |
| 3. Provide seismic valve downstream of gas meter. | | | |
| 4. All lavatory supplies and traps to be wrapped. | | | |
| 5. Provide isolation valves for all restrooms. | | | |
| 6. Provide hot water at all mop sinks. | | | |
| 7. Clear debris from and replace grate on all existing to remain floor drains. | | | |
| 8. Provide cw sov for all buildings. | | | |
| **Area Designation** | **Existing Condition** | **Necessary Renovations** | **Recommendations** |
| **Site** | | | |
| | | Gas piping below covered walkways and buildings to be double contained. | |
| | | All buildings/portables to have separate gas shut-off valves accessible from grade. | |
| **Unit A** | | | |
| 01 | 1 SS sink | | Replace sink and trim. |
| 02, 03, 14 | 1 ft water closet and 1 lav | | Replace fixtures and trim. |
| **Unit B** | | | |
| 01 | 1 wall mtd fv water closet, 1 flr mtd urinals, 2 lav | Replace urinal flush valve and strainer. | Replace all fixtures and trim. |
| 02 | 2 wall mtd fv water closets, 2 lav | Replace flush valve at older water closet. | Replace all fixtures and trim. |
| 04 | 2 SS 2-comp sink (one with disposal), 1 single comp SS sink | | |
| 06 | 1 mop sink (standing type) | Replace faucet. | Replace mop sink and trim and provide with 6 gallon water heater. |
| 07 | (n) exterior SS df | | |
| 09 | (n) deep vitreous china sink with solids interceptor and (n) dual ht SS df | | |
| 13 | (n) ft water closet, 1 lav | | Replace lav and trim. |
| 18 | 1 water heater (75 gallons) | | Replace water heater with new. |

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| | | All galvanized water piping to be replaced. | |
| **Unit C** | | | |
| 03 | 1 CI sink | | Replace sink and trim. |
| 10 | 1 ft water closet and 1 lav | | Replace fixtures and trim. |
| 11 | 1 (n) gas-fired water heater | | |
| **Unit D** | | | |
| 01 | 1 SS CR sink | | |
| 02 | 1 countermounted eyewash, 4 epoxy lab sinks, 1 dual gas turret, 1 SS CR sink | | |
| 03 | 1 SS CR sink | | |
| **Unit F** | | | |
| 02 | 1 mop sink (standing type) | Replace faucet. | Replace mop sink, trim, and provide 6 gallon water heater. |
| 03 | Shower (not operational) | Remove and cap pipes in wall and below floor. | |
| 05 | (restroom not operational) 2 flr mtd fv water closets, 1 lav, 1 vitreous china df | Remove all fixtures or replace water closet flush valves and lav trim. | Remove or replace all fixtures and trim. |
| **Unit G** | | | |
| 01 | 1 lav | Remove and cap pipes in wall . | |
| 02 | 1 mop sink (standing type) | Replace faucet. | Replace mop sinkand trim. |
| **Unit H** | | | |
| 04 | 1 SS sink with disposal and undercounter water heater. | Relief valve of water heater discharges to base cabinet. Route P&T valve sanitary sewer or to exterior. | |
| 018 | 1 ft water closet and 1 lav | | Replace fixtures and trim. |

# Baden High School

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| **Electrical Service** | Outside - south of C | PG&E pad-mounted transformer | | | | Paint switchboard | 1 |
| | | A 2000A, 120/208V, 3ph, 4-w switchboard installed for Adult School | | | Replace or paint rusting switchboard. | | |
| **Power Distribution** | | | | Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop | | | |
| | | | | Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF. | | | |
| | | | | All receptacles installed in bathrooms and at sinks shall have GFCI protection | | | |
| | A | Replaced 225A, 120/208V, 3ph, 4-w panel L in Office | | | | | |
| | | Added surface raceway for additional power receptacles on 3 walls & GFI rec. at sink in classrooms | | | | | |
| | B | Added raised recept.. For TV | | | Add GFI receptacle in bathrooms | receptacles | 4 |
| | | Replaced 225A, 120/208V, 3ph, 4-w panel C with Surgelogic | | | | | |
| | | Added surface raceway for additional power receptacles on 3 walls & GFI rec. at sink in classrooms | | | | | |
| | Outside B | Replaced 225A, 120/208V, 3ph, 4-w panel C1 | | | | | |
| | C | Replaced 225A, 120/208V, 3ph, 4-w panel H and B2 | | | Add GFI rec. at sink | receptacles | 1 |
| | D | Added surface raceway for additional power receptacles on 3 walls & GFI rec. at sink in classrooms | Add raceway to Room 2 | | Add GFI receptacle in bathrooms | receptacles | 12 |
| | | Added raised recept.. For TV | | | Add GFI rec. at sink in classroom 3 | receptacles | 1 |
| | | Replaced 225A, 120/208V, 3ph, 4-w panel F with Surgelogic | | | | | |
| | E | Replaced 225A, 120/208V, 3ph, 4-w panel ? (No label) | Add label to panel | | | Label panel | 1 |
| | F | Added surface raceway for additional power receptacles on 3 walls | | | | | |
| | G | Receptacles have been located in the cafeteria | | | Add GFI rec. at sink | receptacles | 11 |
| | Outside H | Replaced 225A, 120/208V, 3ph, 4-w panel G with Surgelogic | | | | | |
| | H | Added surface raceway for additional power receptacles on 2walls | | | | | |
| **Lighting System** | | | | All switches a maximum 48" AFF | | | |
| | A | Lighting looks new and has T8 lamps. Lighting level is good. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | | | | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & occupancy sensors | 20 |
| | B | Lighting looks new and has T8 lamps. Lighting level is good. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | C | Lighting looks new in MP room and lighting level is good | Replace kitchen lights | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 11 |
| | | Kitchen lighting is old and very dim | Replace incandescent lamps with fluorescent in closets. | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & occupancy sensors | 20 |
| | D | Lighting looks new and has T8 lamps with bi-level switching and 2 OS | | | Repair toggle switches in rooms 2 and 3 | Switch | 2 |
| | | | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | E | Stage lighting looks in good condition and light level is consistent with stage lighting levels. | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 10 |
| | F | Lighting looks new and has T8 lamps with bi-level switching and 2 OS | Replace incandescent lamps with fluorescent in closets. | | Use Occupancy sensors in storage closet. | Switches & occupancy sensors | 20 |
| | | | | | Replace exterior lighting | 2-lamp fluorescent 1X4 light | 12 |
| | G | Cafeteria lighting looks in good condition and light level is adequate | Replace incandescent lamps with fluorescent in closets. | | Use Occupancy sensors in storage closets. | Switches & occupancy sensors | 2 |
| | H | Lighting looks new and has T8 lamps with bi-level switching and 2 OS | Replace incandescent lamps with fluorescent in toilets. | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | 2-lamp fluorescent 1X4 light | 12 |

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| Fire Alarm System | B | Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998 | | Install a fully automatic system per DSA and SB575 requirements | | Install a fully automatic system per DSA and SB575 requirements | 1 |
| PA/clock | A | New Rauland 1100 units have been installed. | | | | | |
| | B | New Rauland 1100 units have been installed. | | | | | |
| | C | New Rauland 1100 units have been installed. | | | | | |
| | D | New Rauland 1100 units have been installed. | | | | | |
| | E | None required | | | | | |
| | F | New Rauland 1100 units have been installed. | | | | | |
| | G | New Rauland 1100 units have been installed. | | | | | |
| | H | New Rauland 1100 units have been installed. | | | | | |
| lephone/Data/CATV letworking System | A | Telephone/Data outlets have been located in the offices and classrooms | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | data outlet | 100 |
| | B | Telephone/Data outlets have been located in the offices and classrooms | | | Add 1 data outlet at each receptacle in power raceway. | CATV outlet | 2 |
| | | Added CATV outlets in classrooms | | | | | |
| | C | No data/telephone/CATV is required in this building | | | | | |
| | D | Telephone/Data outlets have been located in the offices and classrooms | | | Add 1 data outlet at each receptacle in power raceway. | data outlet | 50 |
| | | Added CATV outlets in classrooms | | | | | |
| | | | | | | | |
| | F | No data/telephone/CATV upgrade | | | Add telephone/data to office | telephone outlet | 1 |
| | G | No data/telephone/CATV upgrade | | | Add 1 data outlet for cash register | data outlet | 1 |
| | H | Telephone/Data outlets have been located in the offices and classrooms | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | data outlet | 50 |
| | | Added CATV outlets in classrooms | | | | | |

# FEMA 154:
# Rapid Visual Screening and Summary Report

Baden Continuation High School
825 Southwood Drive
South San Francisco, CA 94080

South San Francisco Unified School District

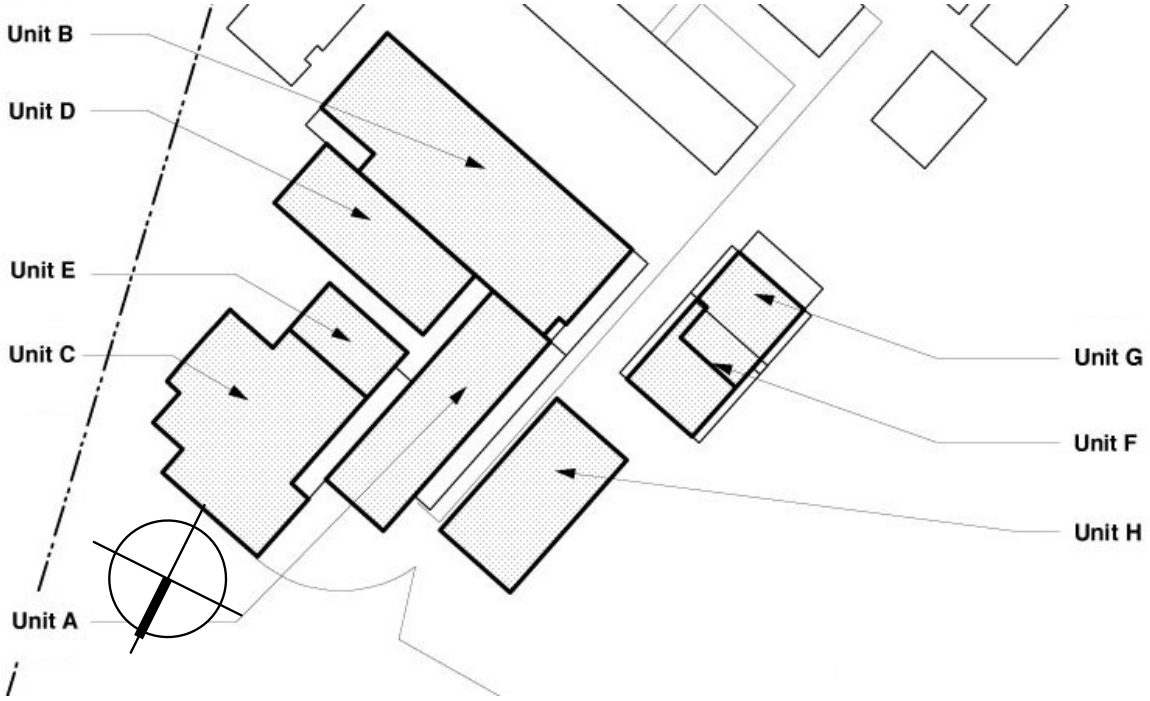



SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 30, 2006

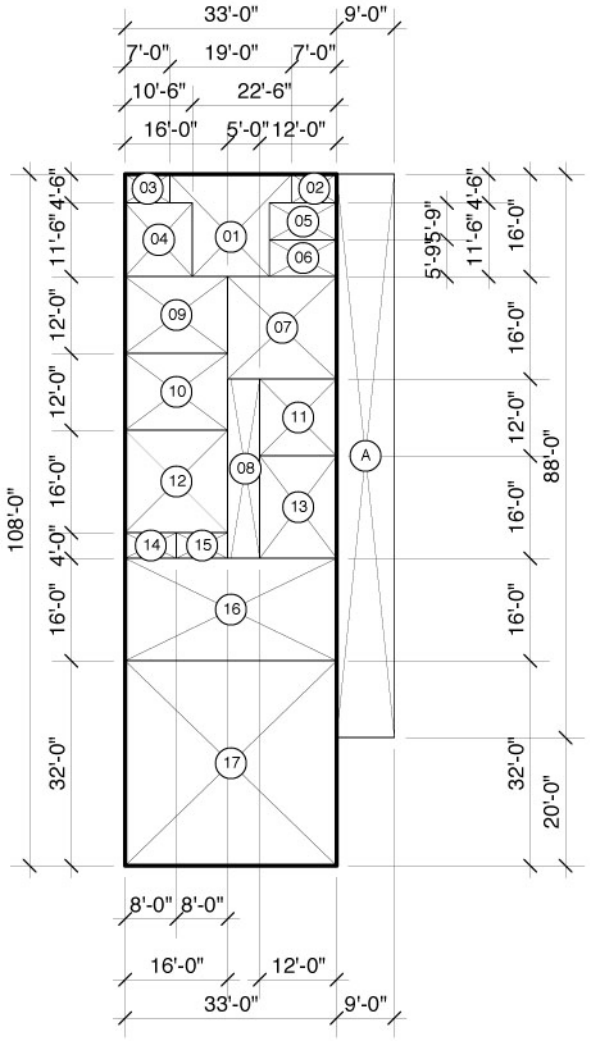
1603

# Site Plan – Baden Continuation High School



Unit A – Baden Continuation High School

Ground Floor



| | |
|---|---|
| **Name** | Unit A – Baden Continuation High School |
| **Use** | Administration, Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1953 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1) |
| **FEMA 154 Score** | 4.4 |
| **Description** | The roof on the building is diagonal wood sheathing supported by open-web steel joists, which in turn are supported by steel beams and steel columns. In the longitudinal direction, there are full height diagonally sheathed shear walls. There are full height diagonally sheathed shear walls in the transverse direction of the building. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. Buildings of this size and type of construction have typically performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted. |

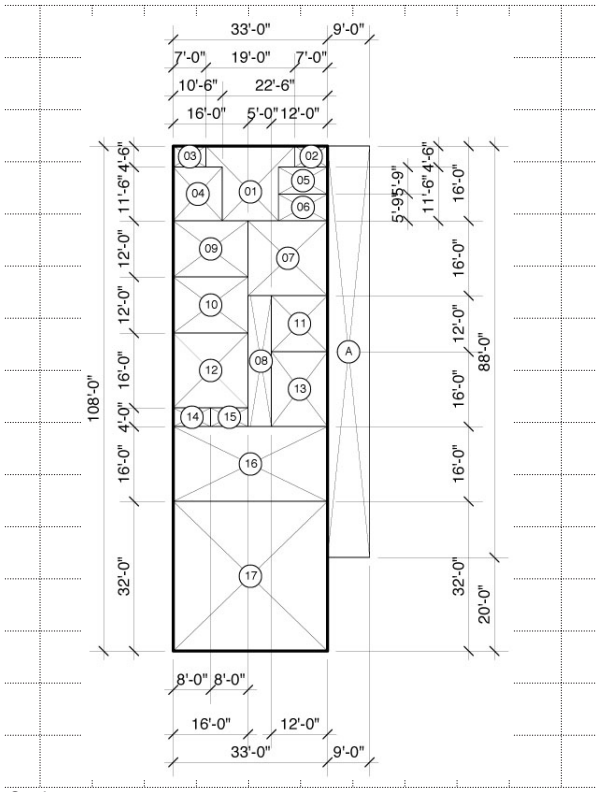
Unit A – Baden Continuation High School



**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1953
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 3600
**Building Name** Unit A, Baden Continuation High School
**Use** Classroom, Administration



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office Residential School]

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | 2.8 | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 4.4

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction.

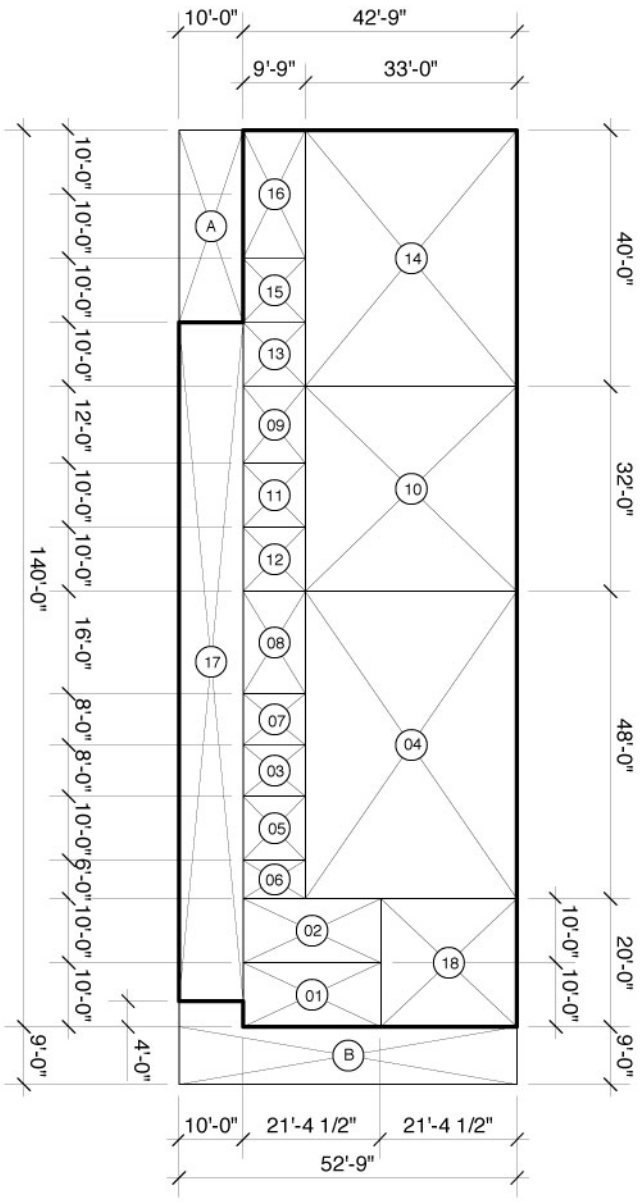
**Detailed Evaluation Required**

YES [NO]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit B – Baden Continuation High School
Ground Floor



| | |
|---|---|
| **Name** | Unit B – Baden Continuation High School |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1953 |
| **Year of Major Modification** | 1983 (Plywood shear walls) |
| **Building Type** | Light Wood-Frame (W2) |
| **FEMA 154 Score** | 2.4 |
| **Description** | The roof is diagonally sheathed on open-web steel joists supported steel beams supported by steel columns. There are multiple skylights. There are full height plywood shear walls in both the longitudinal and transverse direction of the building. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. Buildings of this size and type of construction have typically performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted. |

Unit B – Baden Continuation High School

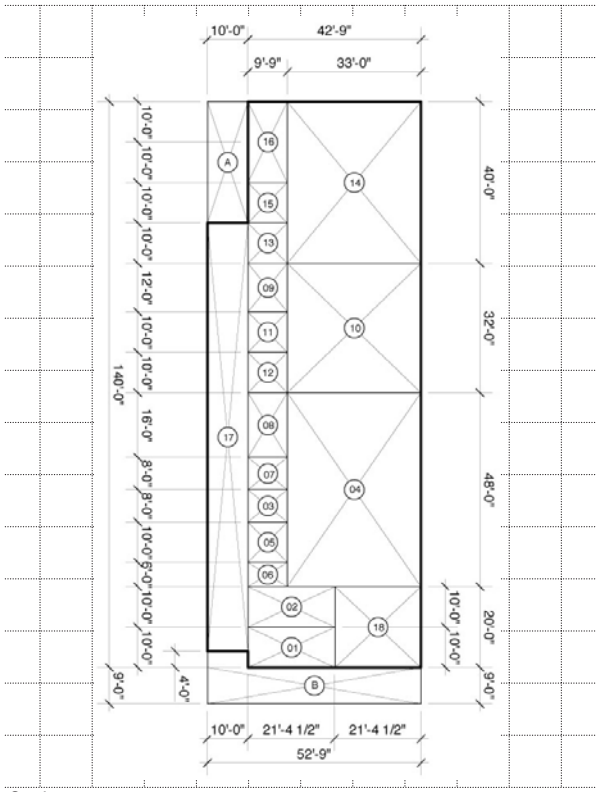




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1953
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 7000
**Building Name** Unit B, Baden Continuation High School
**Use** Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office Residential School]

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | [-1.0] | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 2.4

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction.

**Detailed Evaluation Required**

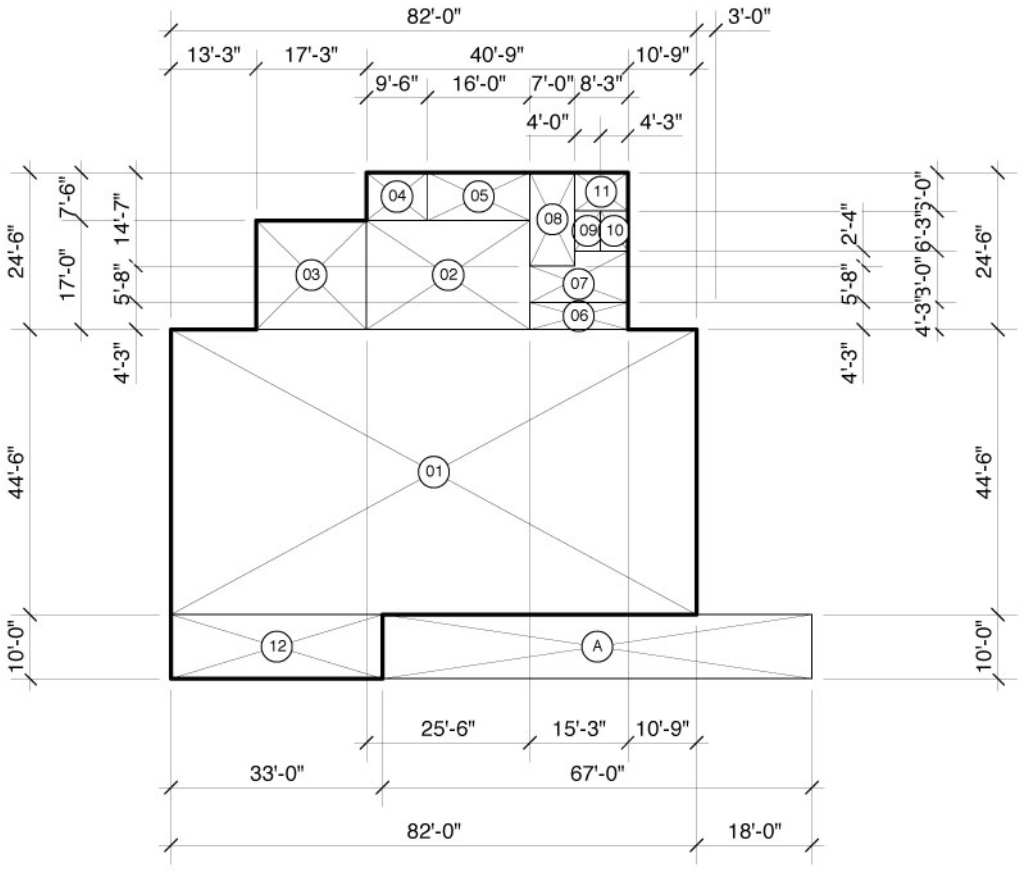
YES [NO]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit C - Baden Continuation High School

Ground Floor



| | |
|---|---|
| **Name** | Unit C – Baden Continuation High School |
| **Use** | Cafeteria, Multipurpose |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1957 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W2), Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The roof of the building is assumed to be plywood sheathing supported by wood joists on steel girders supported by steel columns. In the longitudinal direction, the exterior walls are characterized by partial height wood stud walls with captured steel columns. These columns resist lateral forces through bending where strip windows interrupt the walls. In the transverse direction, there are steel frames and full height plywood shear walls at the ends of the building. There is an exterior masonry veneer. There is an expansion joint between Unit C and Unit E. |
| **Comments** | The building appears to have a complete lateral system; plywood shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Buildings of this size and type of construction have typically performed well during seismic events. Although the reliance on column bending to resist lateral forces is undesirable, the classification of this building as type S1 is based on this column bending and not on traditional beam-column moment frame detailing. The out-of-plane stability of the masonry veneer presents a falling hazard and should be examined further. No maintenance issues were noted. |

Unit C – Baden Continuation High School

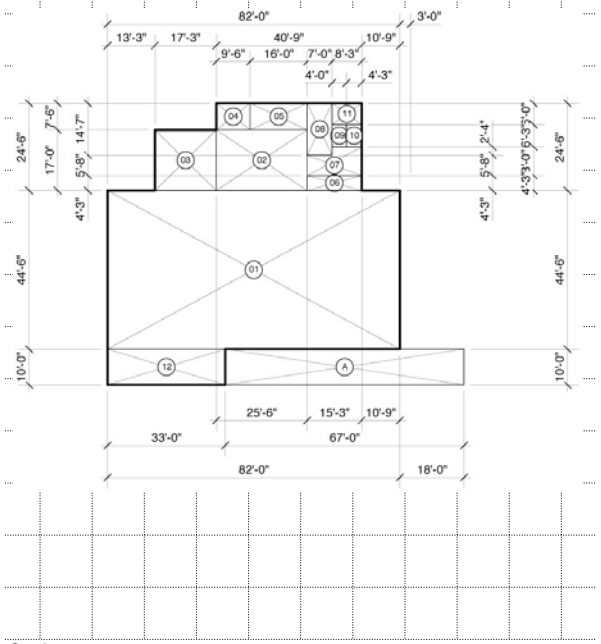




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1957
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 5200
**Building Name** Unit C, Baden Continuation High School
**Use** Cafeteria, Multipurpose



**OCCUPANCY**

| | | | | |
|---|---|---|---|---|
| [Assembly] | Govt. | Office | Number of Persons | |
| Commercial | Historic | Residential | 0 – 10 | 11 – 100 |
| Emer. Services | Industrial | [School] | [101-1000] | 1000+ |

**SOIL TYPE**

| A | B | [C] | D | E | F |
|---|---|---|---|---|---|
| Hard Rock | Avg. Rock | Dense Soil | Stiff Soil | Soft Soil | Poor Soil |

**FALLING HAZARDS**

☐ Unreinforced Chimneys ☐ Parapets ☐ Cladding ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | [W2] | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | [3.8] | [2.8] | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | [-1.0] | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | [-0.4] | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 2.4 | 1.4 | | | | | | | | | | | | |

**COMMENTS:** This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are steel frames and full height plywood shear end walls in the transverse direction.

**Detailed Evaluation Required**

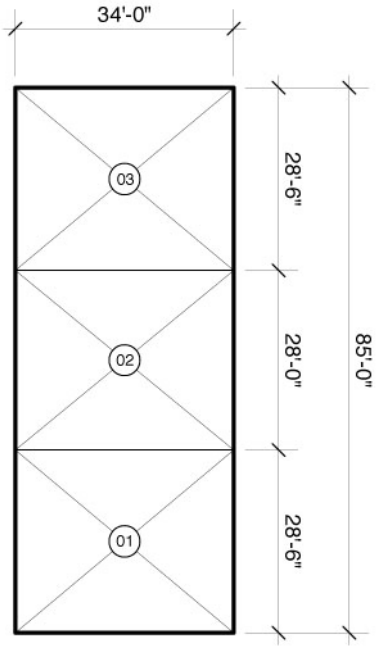
YES [NO]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit D – Baden Continuation High School

Ground Floor



| | |
|---|---|
| **Name** | Unit D – Baden Continuation High School |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1957 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1) |
| **FEMA 154 Score** | 4.4 |
| **Description** | The roof on the building is diagonally sheathed on open-web steel joists supported by steel beams supported by steel columns. There are full height diagonally sheathed shear walls in both the longitudinal and transverse direction of the building. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. Buildings of this size and type of construction have typically performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted. |

Unit D – Baden Continuation High School

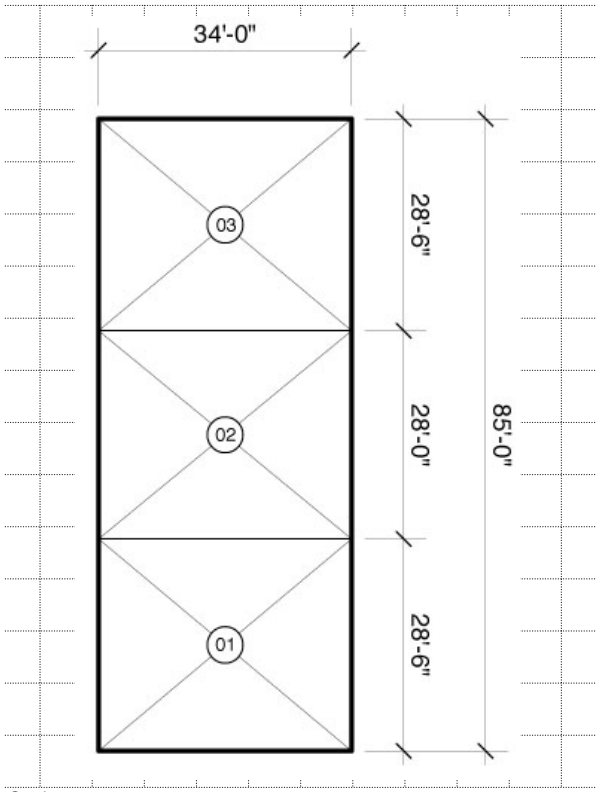




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1957
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 2900
**Building Name** Unit D, Baden Continuation High School
**Use** Classroom



| OCCUPANCY | | | SOIL TYPE | FALLING HAZARDS |
|---|---|---|---|---|
| Assembly, Commercial, Emer. Services | Govt., Historic, Industrial | Office, Residential, [School] | Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+ | A Hard Rock; B Avg. Rock; [C] Dense Soil; D Stiff Soil; E Soft Soil; F Poor Soil | ☐ Unreinforced Chimneys; ☐ Parapets; ☐ Cladding; ☐ Other: |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | 2.8 | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 4.4

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction.

**Detailed Evaluation Required**

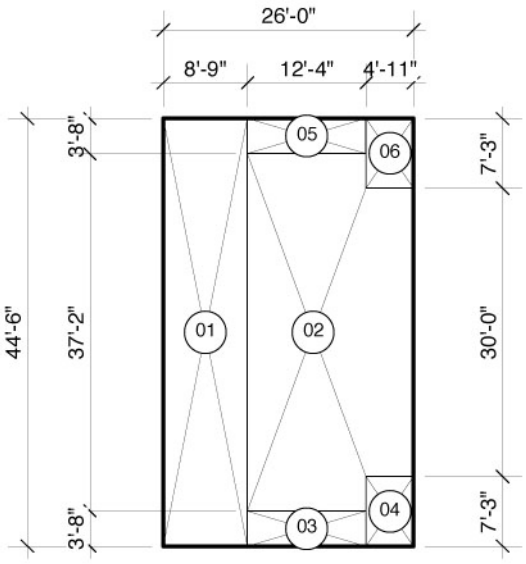
YES [NO]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit E – Baden Continuation High School

Ground Floor



| | |
|---|---|
| **Name** | Unit E – Baden Continuation High School |
| **Use** | Stage |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1968 |
| **Year of Major Modification** | N/A |
| **Building Type** | Reinforced Masonry with Flexible Diaphragm (RM1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The roof is plywood sheathing supported by wood joists and glu-lam girders. The roof structure is supported by masonry walls on all sides. There is an expansion joint between Unit E and Unit C. |
| **Comments** | Wooden roof diaphragms and framing typically do not provide adequate out-of-plane support for heavy and stiff perimeter walls such as concrete and masonry in older structures. Modern building codes provide detailed requirements for construction of this type to address the historically poor behavior of these types of buildings. Further study is recommended. No maintenance issues were noted. |

Unit E – Baden Continuation High School

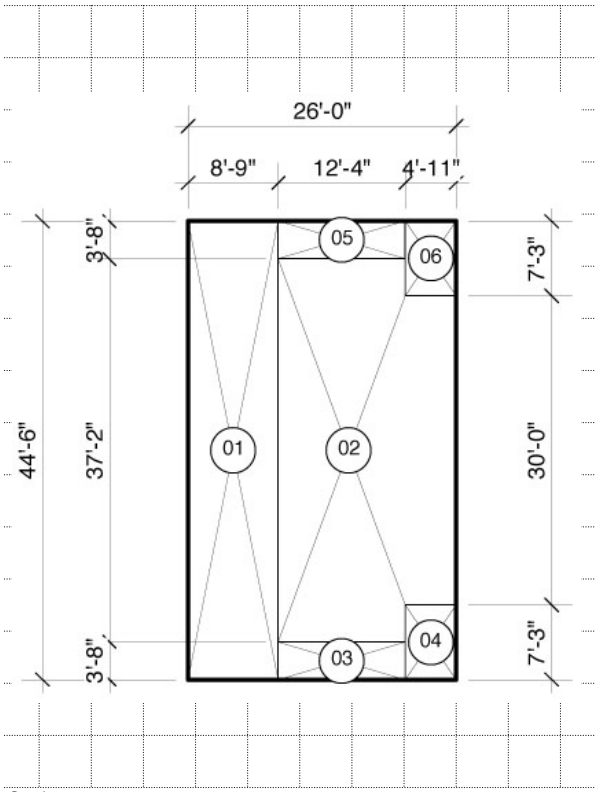




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1968
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 1300
**Building Name** Unit E, Baden Continuation High School
**Use** Stage



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [School], Office, Residential

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | [RM1] (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | [-1.0] | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | [-0.4] | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 1.4

**COMMENTS:** The roof is plywood sheathed supported by wood joists supported by glu-lam girders supported by masonry walls. The building has full height reinforced CMU walls modified on one side. The building has a shallow foundation.

**Detailed Evaluation Required**

[YES] NO

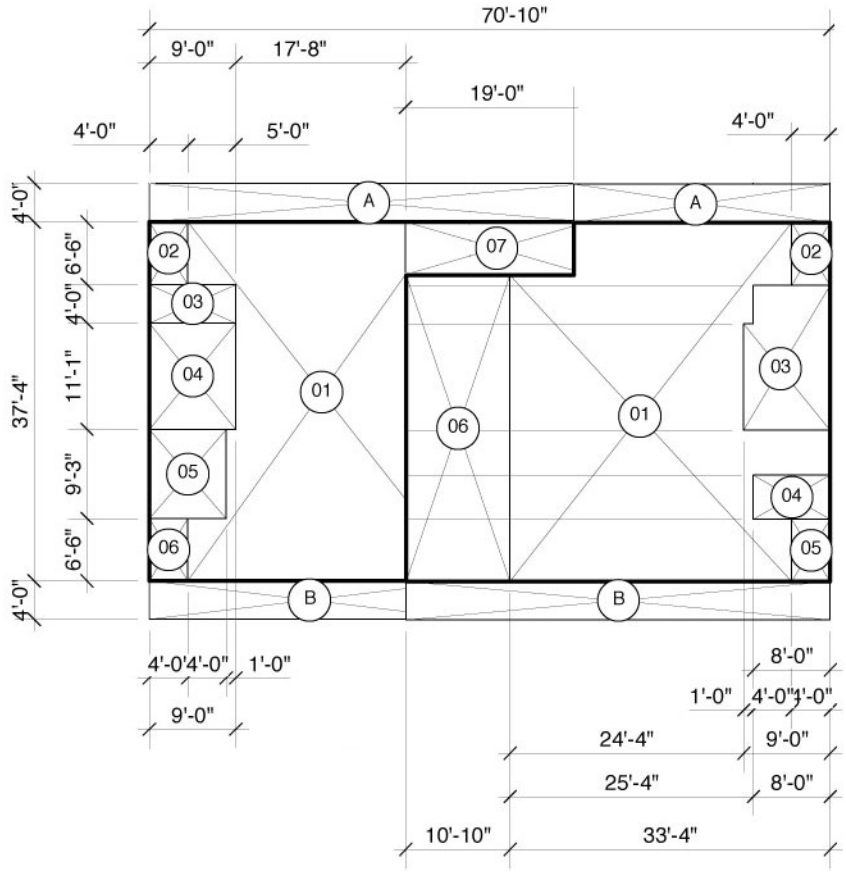
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit F-G – Baden Continuation High School
Ground Floor



| | |
|---|---|
| **Name** | Unit F-G – Baden Continuation High School |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1960 (Unit F) |
| **Year of Major Modification** | 1983 (Unit G) |
| **Building Type** | Reinforced Masonry with Flexible Diaphragm (RM1), Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | The roof of the building is plywood sheathed on wood joists supported by steel beams supported by steel columns. The columns are connected to, and extend above, a concrete stem wall. These cantilevered columns resist lateral forces through bending. There are full height reinforced masonry walls in the transverse direction at each end of the building. There are multiple skylights. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. The reliance on column bending to resist lateral forces is undesirable and the classification of this building as type S1 is based on this column bending and not on traditional beam-column moment frame detailing. Wooden roof diaphragms and framing typically do not provide adequate out-of-plane support for heavy and stiff perimeter walls such as concrete and masonry in older structures. Modern building codes provide detailed requirements for construction of this type to address the historically poor behavior of these types of buildings. Further study is recommended. No significant maintenance issues or non-structural falling hazards were noted. |

Unit F-G – Baden Continuation High School

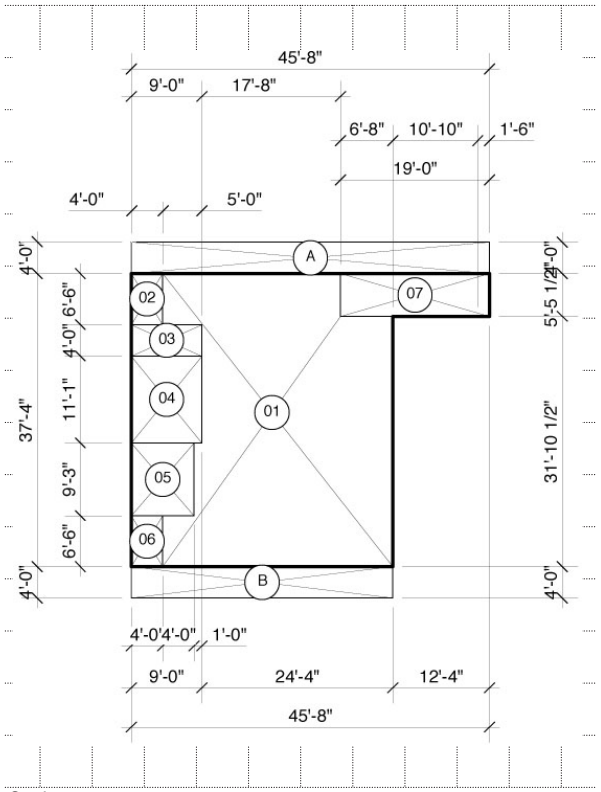




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1960
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 2900
**Building Name** Unit F-G, Baden Continuation High School
**Use** Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, Office, Residential, [School]

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys ☐ Parapets ☐ Cladding ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | [RM1] (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | **3.8** | [**2.8**] | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | [**2.8**] | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | [-1.0] | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | [-0.4] | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | | 1.4 | | | | | | | | | | 1.4 | | |

**COMMENTS:** The roof of the building is plywood sheathed on wood joists supported by steel beams supported by steel columns. The columns are connected to, and extend above, a concrete stem wall.

**Detailed Evaluation Required**

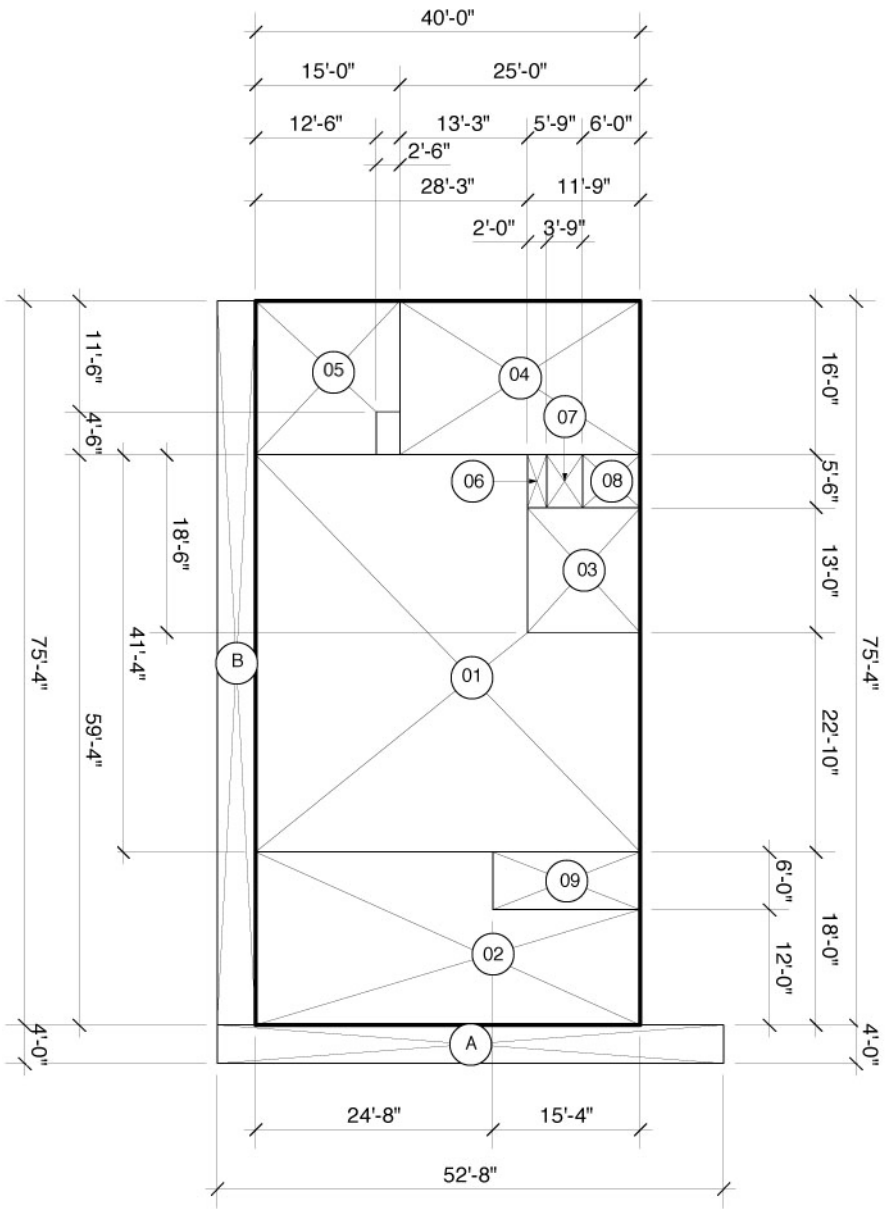
[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit H – Baden Continuation High School

Ground Floor



| | |
|---|---|
| **Name** | Unit H – Baden Continuation High School |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1968 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1) |
| **FEMA 154 Score** | 4.4 |
| **Description** | The roof on the building is diagonally sheathed on open-web steel joists supported by steel beams supported by steel columns. There are full height diagonally sheathed shear walls in both the longitudinal and transverse direction of the building. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. Buildings of this size and type of construction have typically performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted. |

Unit H – Baden Continuation High School

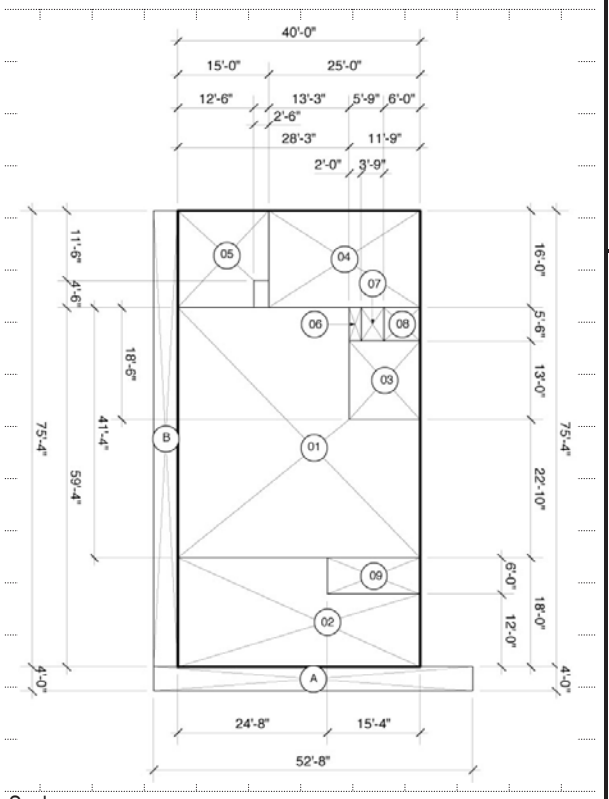





**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Drive
South San Francisco, CA **Zip** 94080

**Other Identifiers** Classroom

**No. Stories** 1 **Year Built** 1968

**Screener** MSa/MSc **Date** 8/10/06

**Total Floor Area (sq. ft.)** 3200

**Building Name** Unit H, Baden Continuation High School

**Use** Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, Office, Residential, [School]

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | 2.8 | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |

**FINAL SCORE, *S*** 4.4

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction.

**Detailed Evaluation Required**

YES [NO]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill



SSFUSD

# South San Francisco Adult Education

HAMILTON AITKEN

1633

*Architects*

# South San Francisco Adult Education

## Recommendation Summary

The South San Francisco Adult Education Center shares a campus with Baden Continuation High School. The Adult Education program is unique within the School District because the students choose to be there, so the facilities need to present an inviting and professional atmosphere.

As discussed in the Baden High School Recommendation Summary, both schools would benefit from an outdoor student plaza to act as a gateway to the site and gathering place for the campus.

The Adult Education Center currently runs a successful program and there is demand from the community for additional programs. Given more classroom space, the Adult Education Center could become a bigger part of the District. This need, coupled with outdated and non-accessible relocatables and a lack of support spaces, warrants an addition to the school. A modular building at the site to replace the existing relocatable classrooms and provide additional space would be ideal. The building could provide shared support or office space or increase the number of teaching stations at the site. A new building would eliminate relocatable classrooms from the site and provide two new classroom spaces. The new building would help complete a quad-like space at the front entrance and give the space a more collegial atmosphere.

Although accessibility issues were targeted in the last renovation, some deficiencies still need to be addressed. Roll-in sink cabinets, doors and landings, and parking need to be updated to comply with current ADA standards. While some restrooms have been made accessible, the existing finishes and fixtures are in poor condition and in need of replacement.

Furthermore, the Adult Education Center faces infrastructure problems. Original gas and water lines have been continually patched over the years and are in need of a full modernization. New rooftop units and an energy management system were installed in the last modernization. However, all existing duct work is exposed on the rooftops and should be relocated indoors. Currently, the Adult Education Center shares two boilers with Baden. This is a logistical problem because heat is often turned on unnecessarily in some areas due to the schools' very different schedules. The Adult Education Center should have a separate boiler that runs independently of Baden's.

## Existing Buildings

| | |
|---|---|
| Unit A | Classrooms |
| Unit B | Classrooms |
| Unit C | Classrooms |
| Unit D | Classrooms |
| Unit E | Classrooms |
| Units 1-5 | Relocatable Classrooms |

## Current Site



# Executive Summary

# South San Francisco Adult Education



## School Profile

| | |
|---|---|
| Address: | 825 Southwood Drive<br>South San Francisco, CA 94080 |
| Built: | 1953 |
| Site Acreage: | 4.911 |
| SF of Building Area: | 24,920.5 |
| 2005-2006 Enrollment: | 100 Daily |
| Buildings: | 5 |
| Relocatable Classrooms: | 5 |
| Teaching Stations: | 21 |
| Restrooms: | 4 |

## Master Plan Scope

**Priority Projects:**

| | |
|---|---|
| 1.Outdoor Plaza | (See Baden) |
| 2.Shared Classroom Building | $2,016,000 |
| 3. Infrastructure- Replace Water, Gas, & Irrigation Lines | $162,573 |

**Group 1:** **$394,167**
Restroom Renovations
ADA Upgrades

**Group 2:** **$1,854,454**
Seismic Upgrades
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

**Group 3:** **$2,160,404**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Sitework
Fire Alarm Upgrades

**Group 4:** **$798,349**
Classroom Upgrades

**Total Cost:** **$7,385,947**

## Proposed Site



# South San Francisco Adult Education

## Unit A

| | |
|---|---|
| Year Built: | 1953 |
| DSA#: | 10731 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 4925.06 |
| Building Usage: | Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit B

| | |
|---|---|
| Year Built: | 1953 |
| DSA#: | 10731 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 6269.68 |
| Building Usage: | Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

## Unit C

| | |
|---|---|
| Year Built: | 1957 |
| DSA#: | 16354 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 2041.42 |
| Building Usage: | Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit D

| | |
|---|---|
| Year Built: | 1957 |
| DSA#: | 16354 |
| Year of Major Modification: | None |
| Construction Type: | Type V |
| SF: | 3689.67 |
| Building Usage: | Classrooms |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

# South San Francisco Adult Education

## Unit E

| | |
|---|---|
| Year Built: | 1960 |
| DSA#: | 20034 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1914.67 |
| Building Usage: | Classrooms, Storage |
| Mechanical System: | Rooftop Heat Pump Package Unit with Duct Mount hot water reheat coil |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 1

| | |
|---|---|
| Year Built: | 1990 |
| DSA#: | 30989 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Unknown |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 2

| | |
|---|---|
| Year Built: | 1983 |
| DSA#: | 28556 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Unknown |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 3

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Gas Fired Furnace |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 4

| | |
|---|---|
| Year Built: | 1983 |
| DSA#: | 27516 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1152 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Electric Heater |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 5

| | |
|---|---|
| Year Built: | 1983 |
| DSA#: | 27516 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1280 |
| Building Usage: | Classrooms, Office |
| Mechanical System: | Ground Mounted Gas Package |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 2002 |

CUMMING
LLC

# South San Francisco Unified School District
# Adult Education Center Campus Modernization

**Masterplan Statement Of Probable Cost**
**April 12, 2007**
**CLLC Project No. 06-1007.00**

**Prepaired for Hamilton + Aitken Architects**

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612
PHONE: 510-463-0100 • FAX: 510-463-0305

# INTRODUCTION

## 1. Basis Of Estimate

This statement has been prepared with the following documentation received August, 17th 2006 along with verbal direction from the client.

| | | |
|---|---|---|
| A | Reports: | Structural upgrade report (dated 08/11/06).<br>"1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99).<br>Mechanical upgrades report (not dated).<br>Plumbing upgrades report (not dated).<br>Electrical upgrades report (dated 07/31/06).<br>Architectural upgrades report (not dated). |

The information listed above is considered conceptual design level for estimating purposes.

## 2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

| | |
|---|---|
| A | Professional fees, inspections and testing. |
| B | Escalation beyond start of construction, (June, 2008). |
| C | Plan check fees and building permit fees. |
| D | Furnishings, fixtures and equipment (FF&E). |
| E | Major site and building structures demolition unless noted in body of estimate. |
| F | Costs of hazardous material surveys, abatements, and disposals unless noted in estimate. |
| G | Costs of offsite construction unless noted in estimate. |
| H | Rock excavation. |
| I | Construction contingency costs. |
| J | Reroofing. |
| K | Mechanical systems replacement. |
| L | Firesprinkler systems replacement. |

## 3. Items Included Within Estimate

The following cost items are included in this estimate.

| | | |
|---|---|---|
| A | General Conditions, Bonds & Insurance | 10.00% |
| B | GC Fee | 7.00% |
| C | Bonds & Insurance | 2.50% |
| D | Design Contingency | 20.00% |
| E | Escalation (to SOC 06/2008) | 15.00% |

## 4. Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities, when possible, and reasonable allowances for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may

# INTRODUCTION

result in a lower bid result.

In accordance with Saylor Associates' analyses, they determined that the number of competitive bids obtained had the following effect:

| | | |
|---|---|---|
| I bidder | add | 15% to 40% |
| 2 to 3 bids | add | 8% to 12% |
| 4 to 5 bids | | -4% to +4% |
| 7 to 8 bids | deduct | 5% to 7% |

**South San Francisco Unified School District**
**Adult Education Center Campus Modernization (Q3 2009 Pricing Update)**
**South San Franscisco, California**
**Masterplan Statement Of Probable Cost** **Date: 09/16/09**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Admin / Classrooms | 4,925 SF | $30,812 | $114,818 | $444,578 | $150,072 | $150.31 | **$740,280** |
| B Building "B" - Classroom | 6,270 SF | $40,439 | $143,921 | $540,137 | $171,821 | $142.96 | **$896,318** |
| C Building "C" - Classroom | 2,041 SF | $18,805 | $46,861 | $185,455 | $56,459 | $150.67 | **$307,580** |
| D Building "D" - Classroom | 3,690 SF | $117,419 | $87,496 | $292,818 | $96,584 | $161.08 | **$594,316** |
| E Building "E" - Classroom | 1,915 SF | $9,827 | $85,067 | $151,872 | $59,975 | $160.21 | **$306,742** |
| G Portables (mods) | 6,080 SF | $134,028 | $165,292 | $393,744 | $263,438 | $157.32 | **$956,503** |
| H Sitework | 150,000 SF | $42,837 | $1,255,350 | $151,800 | | $9.67 | **$1,449,987** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$394,167** | **$1,898,805** | **$2,160,404** | **$798,349** | | **$5,251,725** |

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**South San Francisco Unified School District**
**Adult Education Center Campus Modernization**
**South San Franscisco, California**
**Masterplan Statement Of Probable Cost**

**Date: 04/12/07**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Admin / Classrooms | 4,925 SF | $34,638 | $129,074 | $499,781 | $168,706 | $168.97 | **$832,199** |
| B Building "B" - Classroom | 6,270 SF | $45,460 | $161,792 | $607,205 | $193,155 | $160.71 | **$1,007,612** |
| C Building "C" - Classroom | 2,041 SF | $21,140 | $52,680 | $208,482 | $63,470 | $169.38 | **$345,771** |
| D Building "D" - Classroom | 3,690 SF | $131,998 | $98,360 | $329,176 | $108,577 | $181.08 | **$668,111** |
| E Building "E" - Classroom | 1,915 SF | $11,048 | $95,630 | $170,730 | $67,422 | $180.10 | **$344,829** |
| G Portables (mods) | 6,080 SF | $150,670 | $185,816 | $442,635 | $296,149 | $176.85 | **$1,075,270** |
| H Sitework | 150,000 SF | $48,156 | $1,411,224 | $170,649 | | $10.87 | **$1,630,029** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$443,110** | **$2,134,576** | **$2,428,658** | **$897,478** | | **$5,903,822** |

# UNIT "A" - Admin / Classrooms

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Classroom / Admin

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 2,393 SF |
| Corridors / Support | 3,077 SF |
| Restrooms | |
| DDT - open corridor space (2/3) | -544 SF |
| **Total Modernized SF-age** | **4,925 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Classroom / Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 4,925 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 40,407** |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| New kick plates to existing doors | 11 | ea | $215.00 | $357.95 | **1** | $ 3,937 | | | | $ 3,937 | |
| Remove (e) door hardware, reinstall, patch door | 2 | ea | $1,250.00 | $2,081.08 | **1** | $ 4,162 | | | | $ 4,162 | |
| Signage, specialties & fire extinguishers | 4925 | sf | $1.00 | $1.66 | **1** | $ 8,200 | | | | $ 8,200 | |
| Demo section of mailbox, protect (e) to remain, patch and repair | 1 | ea | $2,000.00 | $3,329.73 | **1** | $ 3,330 | | | | $ 3,330 | |
| Remove and replace sink / base cabinet | 2 | ea | $595.00 | $990.60 | **2** | | $ 1,981 | | | $ 1,981 | |
| Patch finishes for accessibility upgrades | 4925 | sf | $1.00 | $1.66 | **2** | | $ 8,200 | | | $ 8,200 | |
| Miscellaneous accessible upgrades | 4925 | sf | $1.00 | $1.66 | **2** | | $ 8,200 | | | $ 8,200 | |
| **Life Safety** | | | | | | | | | | | **$ 43,868** |
| New fire alarm system (fully automated) | 4925 | sf | $4.45 | $7.41 | **3** | | | $ 36,488 | | $ 36,488 | |
| Replace exterior lighting | 4925 | sf | $0.90 | $1.50 | **3** | | | $ 7,380 | | $ 7,380 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 149,465** |
| Repaint interior walls (100%) | 9975 | sf | $1.05 | $1.75 | **4** | | | | $ 17,437 | $ 17,437 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 72 | lf | $10.94 | $18.21 | **3** | | | $ 1,311 | | $ 1,311 | |
| Replace damaged ACT ceilings | 175 | sf | $9.00 | $14.98 | **3** | | | $ 2,622 | | $ 2,622 | |
| Patch repair / paint existing ceilings | 4750 | sf | $2.50 | $4.16 | **4** | | | | $ 19,771 | $ 19,771 | |
| Remove and replace VCT, incl screed and base | 710 | sf | $10.15 | $16.90 | **4** | | | | $ 11,998 | $ 11,998 | |
| Remove and replace carpet, incl screed and base | 3950 | sf | $10.90 | $18.15 | **4** | | | | $ 71,681 | $ 71,681 | |
| Tack boards | 100 | sf | $15.00 | $24.97 | **4** | | | | $ 2,497 | $ 2,497 | |
| Caulking & sealant, metals, backing | 4925 | sf | $1.00 | $1.66 | **4** | | | | $ 8,200 | $ 8,200 | |
| Miscellaneous interior repairs, allowance | 4925 | sf | $1.50 | $2.50 | **4** | | | | $ 12,299 | $ 12,299 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 170,767** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 3480 | sf | $4.00 | $6.66 | **4** | | | | $ 23,175 | $ 23,175 | |
| Replace roofing - 100% replacement | 4925 | sf | $18.00 | $29.97 | **3** | | | $ 147,592 | | $ 147,592 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 81,823** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 4925 | sf | $1.88 | $3.13 | **3** | | | $ 15,415 | | $ 15,415 | |
| Misc plumbing modifications (gas, distrib, etc.) | 4925 | sf | $2.00 | $3.33 | **3** | | | $ 16,399 | | $ 16,399 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "A" - Classroom / Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Minor mod / repairs to existing system only<br>All other HV work excluded | 4925 | sf | $3.50 | $5.83 | 3 | | | $ 28,698 | | $ 28,698 | |
| **Electrical Systems** | | | | | | | | | | | **$ 137,281** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 4925 | sf | $3.30 | $5.49 | 3 | | | $ 27,059 | | $ 27,059 | |
| Minor upgrades to power distribution / raceway | 4925 | sf | $3.10 | $5.16 | 3 | | | $ 25,419 | | $ 25,419 | |
| Remove old switch board, provide new 600A, 120/208V switchboard | 4 | ea | $5,000.00 | $8,324.33 | 3 | | | $ 33,297 | | $ 33,297 | |
| Paint existing switchboard | 2 | ea | $750.00 | $1,248.65 | 3 | | | $ 2,497 | | $ 2,497 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 20 | ea | $343.75 | $572.30 | 3 | | | $ 11,446 | | $ 11,446 | |
| Replace fluorescent lamps and ballast | 75 | ea | $218.75 | $364.19 | 3 | | | $ 27,314 | | $ 27,314 | |
| Adjust height of all non compliant switches | 4925 | sf | $1.25 | $2.08 | 3 | | | $ 10,249 | | $ 10,249 | |
| **Technology** | | | | | | | | | | | **$ 39,686** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 4925 | sf | $3.34 | $5.56 | 3 | | | $ 27,387 | | $ 27,387 | |
| Miscellaneous low voltage upgrades, minor | 4925 | sf | $1.50 | $2.50 | 3 | | | $ 12,299 | | $ 12,299 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 45,597** |
| Lighting & Controls | | | | | | | | | | | |
| Upgrade bathroom | 1 | ls | $5,000.00 | $8,324.33 | 3 | | | $ 8,324 | | $ 8,324 | |
| Power Distribution | | | | | | | | | | | |
| Remove PG&E enclosures no longer required | 1 | ls | $5,000.00 | $8,324.33 | 3 | | | $ 8,324 | | $ 8,324 | |
| Replace panels | 1 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 16,649 | | $ 16,649 | |
| Add surface raceways | 4925 | sf | $1.50 | $2.50 | 3 | | | $ 12,299 | | $ 12,299 | |
| **Structural** | | | | | | | | | | | **$ 65,597** |
| Seismic upgrades - "low" rating | 4925 | sf | $8.00 | $13.32 | 2 | | $ 65,597 | | | $ 65,597 | |
| **Miscellaneous** | | | | | | | | | | | **$ 45,098** |
| Hazmat abatement, allowance - "low" rating | 4925 | sf | $5.50 | $9.16 | 2 | | $ 45,098 | | | $ 45,098 | |
| **Site** | | | | | | | | | | | **$ 12,611** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "A"** | | | | | | **$ 34,638** | **$ 129,074** | **$ 499,781** | **$ 168,706** | | **$ 832,199** |
| **Total Costs Priority / Sf** | | | | | | **$ 7.03** | **$ 26.21** | **$ 101.48** | **$ 34.25** | **$ 168.97** | |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "A" - Classroom / Admin

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |

**South San Francisco Unified School District**
**Adult Education Center Campus Modernization**

# UNIT "B" - Classroom

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 4,637 |
| Corridors / Support | 2,909 SF |
| Restrooms | 638 SF |
| DDT - open corridor space (2/3) | -1,913 SF |
| **Total Modernized SF-age** | **6,270 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,270 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 39,566** |
| Remove and replace existing thresholds | 12 | ea | $288.00 | $479.48 | **1** | $ 5,754 | | | | $ 5,754 | |
| Signage, specialties & fire extinguishers | 6270 | sf | $1.00 | $1.66 | **1** | $ 10,438 | | | | $ 10,438 | |
| Remove and reinstall new TV/VCR bracket at 80"AFF | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| Patch finishes for accessibility upgrades | 6270 | sf | $1.00 | $1.66 | **2** | | $ 10,438 | | | $ 10,438 | |
| Miscellaneous accessible upgrades | 6270 | sf | $1.00 | $1.66 | **2** | | $ 10,438 | | | $ 10,438 | |
| **Life Safety** | | | | | | | | | | | **$ 55,844** |
| New fire alarm system (fully automated) | 6270 | sf | $4.45 | $7.41 | **3** | | | $ 46,450 | | $ 46,450 | |
| Replace exterior lighting | 6270 | sf | $0.90 | $1.50 | **3** | | | $ 9,394 | | $ 9,394 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 253,773** |
| Repaint interior walls (100%) | 7600 | sf | $1.05 | $1.75 | **4** | | | | $ 13,286 | $ 13,286 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 96 | lf | $10.94 | $18.21 | **3** | | | $ 1,749 | | $ 1,749 | |
| Replace knobs and adjust doors to casework | 90 | ea | $75.00 | $124.86 | **4** | | | | $ 11,238 | $ 11,238 | |
| Replace damaged ACT ceilings | 320 | sf | $9.00 | $14.98 | **3** | | | $ 4,795 | | $ 4,795 | |
| Patch repair / paint existing ceilings | 5950 | sf | $2.50 | $4.16 | **4** | | | | $ 24,764 | $ 24,764 | |
| Remove and replace carpet, incl screed and base | 4700 | sf | $10.90 | $18.15 | **4** | | | | $ 85,291 | $ 85,291 | |
| Remove ceramic tile wainscot and floor | 1280 | sf | $15.00 | $24.97 | **3** | | | $ 31,965 | | $ 31,965 | |
| New ceramic tile wainscot and floor | 1280 | sf | $22.50 | $37.46 | **3** | | | $ 47,948 | | $ 47,948 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6270 | sf | $1.00 | $1.66 | **4** | | | | $ 10,438 | $ 10,438 | |
| Miscellaneous interior repairs, allowance | 6270 | sf | $1.50 | $2.50 | **4** | | | | $ 15,657 | $ 15,657 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 213,726** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 3880 | sf | $4.00 | $6.66 | **4** | | | | $ 25,839 | $ 25,839 | |
| Replace roofing - 100% replacement | 6270 | sf | $18.00 | $29.97 | **3** | | | $ 187,887 | | $ 187,887 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 122,451** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 3 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 6,992 | | $ 6,992 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6270 | sf | $1.88 | $3.13 | **3** | | | $ 19,624 | | $ 19,624 | |
| Replace trim under sink | 2 | ea | $880.00 | $1,465.08 | **3** | | | $ 2,930 | | $ 2,930 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6270 | sf | $2.00 | $3.33 | **3** | | | $ 20,876 | | $ 20,876 | |
| Replace galvanized water piping in rooms 6 thru 8 | 6270 | sf | $1.00 | $1.66 | **3** | | | $ 10,438 | | $ 10,438 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6270 | sf | $3.50 | $5.83 | 3 | | | $ 36,534 | | $ 36,534 | |
| Install door louver | 3 | ea | $750.00 | $1,248.65 | 3 | | | $ 3,746 | | $ 3,746 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 87,396** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 6270 | sf | $3.30 | $5.49 | 3 | | | $ 34,446 | | $ 34,446 | |
| Minor upgrades to power distribution / raceway | 6270 | sf | $3.10 | $5.16 | 3 | | | $ 32,358 | | $ 32,358 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 10 | ea | $343.75 | $572.30 | 3 | | | $ 5,723 | | $ 5,723 | |
| Replace fluorescent lamps and ballast | 5 | ea | $218.75 | $364.19 | 3 | | | $ 1,821 | | $ 1,821 | |
| Adjust height of all non compliant switches | 6270 | sf | $1.25 | $2.08 | 3 | | | $ 13,048 | | $ 13,048 | |
| **Technology** | | | | | | | | | | | **$ 50,521** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 6270 | ea | $3.34 | $5.56 | 3 | | | $ 34,864 | | $ 34,864 | |
| Miscellaneous low voltage upgrades, minor | 6270 | sf | $1.50 | $2.50 | 3 | | | $ 15,657 | | $ 15,657 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 16,649** |
| Power Distribution | | | | | | | | | | | |
| Replace panels | 1 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 16,649 | | $ 16,649 | |
| **Structural** | | | | | | | | | | | **$ 83,505** |
| Seismic upgrades - "low" rating | 6270 | sf | $8.00 | $13.32 | 2 | | $ 83,505 | | | $ 83,505 | |
| **Miscellaneous** | | | | | | | | | | | **$ 57,410** |
| Hazmat abatement, allowance - "low" rating | 6270 | sf | $5.50 | $9.16 | 2 | | $ 57,410 | | | $ 57,410 | |
| **Site** | | | | | | | | | | | **$ 26,771** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 360 | sf | $5.50 | $9.16 | 1 | $ 3,296 | | | | $ 3,296 | |
| Provide 5' x 5' concrete landing | 360 | sf | $15.00 | $24.97 | 1 | $ 8,990 | | | | $ 8,990 | |
| Slope AC paving from landing | 720 | sf | $10.00 | $16.65 | 1 | $ 11,987 | | | | $ 11,987 | |
| **Total Costs - UNIT "B"** | | | | | | **$ 45,460** | **$ 161,792** | **$ 607,205** | **$ 193,155** | | **$ 1,007,612** |
| **Total Costs Priority / Sf** | | | | | | **$ 7.25** | **$ 25.81** | **$ 96.85** | **$ 30.81** | **$ 160.71** | |

# UNIT "C" - Classroom

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 1,922 SF |
| Corridors / Support | 358 SF |
| DDT - open corridor space (2/3) | -238 SF |
| **Total Modernized SF-age** | **2,041 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 2,041 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 21,394** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| Signage, specialties & fire extinguishers | 2041 | sf | $1.00 | $1.66 | **1** | $ 3,399 | | | | $ 3,399 | |
| Remove and replace sink / base cabinet | 2 | ea | $3,075.00 | $5,119.46 | **1** | $ 10,239 | | | | $ 10,239 | |
| Patch finishes for accessibility upgrades | 2041 | sf | $1.00 | $1.66 | **2** | | $ 3,399 | | | $ 3,399 | |
| Miscellaneous accessible upgrades | 2041 | sf | $1.00 | $1.66 | **2** | | $ 3,399 | | | $ 3,399 | |
| **Life Safety** | | | | | | | | | | | **$ 21,922** |
| New fire alarm system (fully automated) | 2041 | sf | $4.45 | $7.41 | **3** | | | $ 15,124 | | $ 15,124 | |
| Replace exterior lighting | 2041 | sf | $2.00 | $3.33 | **3** | | | $ 6,797 | | $ 6,797 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 81,034** |
| Repaint interior walls (100%) | 2375 | sf | $1.05 | $1.75 | **4** | | | | $ 4,152 | $ 4,152 | |
| Repaint existing door sets (100%) | 4 | ea | $99.00 | $164.82 | **4** | | | | $ 659 | $ 659 | |
| Refinish existing casework (100%) | 48 | lf | $10.94 | $18.21 | **3** | | | $ 874 | | $ 874 | |
| Replace damaged ACT ceilings | 1925 | sf | $9.00 | $14.98 | **3** | | | $ 28,844 | | $ 28,844 | |
| Patch repair / paint existing ceilings | 116 | sf | $2.50 | $4.16 | **4** | | | | $ 485 | $ 485 | |
| Remove and replace carpet, incl screed and base | 1925 | sf | $10.15 | $16.90 | **4** | | | | $ 32,529 | $ 32,529 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 2041 | sf | $1.00 | $1.66 | **4** | | | | $ 3,399 | $ 3,399 | |
| Miscellaneous interior repairs, allowance | 2041 | sf | $1.50 | $2.50 | **4** | | | | $ 5,098 | $ 5,098 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 73,330** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1825 | sf | $4.00 | $6.66 | **4** | | | | $ 12,154 | $ 12,154 | |
| Replace roofing - 100% replacement | 2041 | sf | $18.00 | $29.97 | **3** | | | $ 61,176 | | $ 61,176 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 47,858** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 2041 | sf | $1.88 | $3.13 | **3** | | | $ 6,390 | | $ 6,390 | |
| Replace trim under sink | 1 | ea | $880.00 | $1,465.08 | **3** | | | $ 1,465 | | $ 1,465 | |
| Misc plumbing modifications (gas, distrib, etc.) | 2041 | sf | $2.00 | $3.33 | **3** | | | $ 6,797 | | $ 6,797 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 2041 | sf | $3.50 | $5.83 | **3** | | | $ 11,895 | | $ 11,895 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 31,359** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "C" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 2041 | sf | $3.30 | $5.49 | 3 | | | $ 11,216 | | $ 11,216 | |
| Minor upgrades to power distribution / raceway | 2041 | sf | $3.10 | $5.16 | 3 | | | $ 10,536 | | $ 10,536 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 3 | ea | $343.75 | $572.30 | 3 | | | $ 1,717 | | $ 1,717 | |
| Replace fluorescent lamps and ballast | 10 | ea | $218.75 | $364.19 | 3 | | | $ 3,642 | | $ 3,642 | |
| Adjust height of all non compliant switches | 2041 | sf | $1.25 | $2.08 | 3 | | | $ 4,248 | | $ 4,248 | |
| **Technology** | | | | | | | | | | | **$ 16,450** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Miscellaneous low voltage upgrades, minor | 2041 | sf | $4.84 | $8.06 | 3 | | | $ 16,450 | | $ 16,450 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 27,190** |
| Seismic upgrades - "low" rating | 2041 | sf | $8.00 | $13.32 | 2 | | $ 27,190 | | | $ 27,190 | |
| **Miscellaneous** | | | | | | | | | | | **$ 18,693** |
| Hazmat abatement, allowance - "low" rating | 2041 | sf | $5.50 | $9.16 | 2 | | $ 18,693 | | | $ 18,693 | |
| **Site** | | | | | | | | | | | **$ 6,543** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "C"** | | | | | | **$ 21,140** | **$ 52,680** | **$ 208,482** | **$ 63,470** | | **$ 345,771** |
| **Total Costs Priority / Sf** | | | | | | **$ 10.36** | **$ 25.81** | **$ 102.13** | **$ 31.09** | **$ 169.38** | |

**South San Francisco Unified School District**
**Adult Education Center Campus Modernization**

# UNIT "D" - Classroom

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 2,888 |
| Corridors / Support | 1,200 SF |
| Restrooms | 381 SF |
| DDT - open corridor space (2/3) | -779 SF |
| **Total Modernized SF-age** | **3,690 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 3,690 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 128,176** |
| Remove chainlink fence to provide 18" clearance at doc | 1 | ea | $1,500.00 | $2,497.30 | **1** | $ 2,497 | | | | $ 2,497 | |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| New kick plates to existing doors | 2 | ea | $215.00 | $357.95 | **1** | $ 716 | | | | $ 716 | |
| Remove (e) hardware and reinstall, patch door | 1 | ea | $1,000.00 | $1,664.87 | **1** | $ 1,665 | | | | $ 1,665 | |
| Remove (e) hardware and install accessible hardware | 1 | ea | $1,250.00 | $2,081.08 | **1** | $ 2,081 | | | | $ 2,081 | |
| Signage, specialties & fire extinguishers | 3690 | sf | $1.00 | $1.66 | **1** | $ 6,143 | | | | $ 6,143 | |
| Upgrade existing non accessible restrooms (Med) | 191 | sf | $300.00 | $499.46 | **1** | $ 95,397 | | | | $ 95,397 | |
| Add grab bars to WC | 4 | ea | $750.00 | $1,248.65 | **1** | $ 4,995 | | | | $ 4,995 | |
| Patch finishes for accessibility upgrades | 3690 | sf | $1.00 | $1.66 | **2** | | $ 6,143 | | | $ 6,143 | |
| Miscellaneous accessible upgrades | 3690 | sf | $1.00 | $1.66 | **2** | | $ 6,143 | | | $ 6,143 | |
| **Life Safety** | | | | | | | | | | | **$ 44,653** |
| New fire alarm system (fully automated) | 3690 | sf | $4.45 | $7.41 | **3** | | | $ 27,335 | | $ 27,335 | |
| Replace exterior lighting | 3690 | sf | $2.25 | $3.75 | **3** | | | $ 13,821 | | $ 13,821 | |
| Install child safe receptacles | 6 | ea | $350.00 | $582.70 | **1** | $ 3,496 | | | | $ 3,496 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 94,009** |
| Repaint interior walls (100%) | 4893 | sf | $1.05 | $1.75 | **4** | | | | $ 8,553 | $ 8,553 | |
| Repaint existing door sets (100%) | 5 | ea | $99.00 | $164.82 | **4** | | | | $ 824 | $ 824 | |
| Remove and replace VCT, incl screed and base | 640 | sf | $10.15 | $16.90 | **4** | | | | $ 10,815 | $ 10,815 | |
| Remove and replace carpet, incl screed and base | 2250 | sf | $10.90 | $18.15 | **4** | | | | $ 40,831 | $ 40,831 | |
| Replace damaged ACT ceilings | 210 | sf | $9.00 | $14.98 | **2** | | $ 3,147 | | | $ 3,147 | |
| Patch repair / paint existing ceilings | 3480 | sf | $2.50 | $4.16 | **4** | | | | $ 14,483 | $ 14,483 | |
| Caulking & sealant, metals, backing | 3690 | sf | $1.00 | $1.66 | **4** | | | | $ 6,143 | $ 6,143 | |
| Miscellaneous interior repairs, allowance | 3690 | sf | $1.50 | $2.50 | **4** | | | | $ 9,214 | $ 9,214 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 128,284** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2660 | sf | $4.00 | $6.66 | **4** | | | | $ 17,714 | $ 17,714 | |
| Replace roofing - 100% replacement | 3690 | sf | $18.00 | $29.97 | **3** | | | $ 110,570 | | $ 110,570 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 75,701** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 3690 | sf | $1.88 | $3.13 | **3** | | | $ 11,548 | | $ 11,548 | |
| Replace trim under sink | 3 | ea | $880.00 | $1,465.08 | **3** | | | $ 4,395 | | $ 4,395 | |
| Misc plumbing modifications (gas, distrib, etc.) | 3690 | sf | $2.00 | $3.33 | **3** | | | $ 12,286 | | $ 12,286 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "D" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 3690 | sf | $3.50 | $5.83 | 3 | | | $ 21,500 | | $ 21,500 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 55,369** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 3690 | sf | $3.30 | $5.49 | 3 | | | $ 20,271 | | $ 20,271 | |
| Minor upgrades to power distribution / raceway | 3690 | sf | $3.10 | $5.16 | 3 | | | $ 19,043 | | $ 19,043 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 7 | ea | $343.75 | $572.30 | 3 | | | $ 4,006 | | $ 4,006 | |
| Replace fluorescent lamps and ballast | 12 | ea | $218.75 | $364.19 | 3 | | | $ 4,370 | | $ 4,370 | |
| Adjust height of all non compliant switches | 3690 | sf | $1.25 | $2.08 | 3 | | | $ 7,678 | | $ 7,678 | |
| **Technology** | | | | | | | | | | | **$ 29,731** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Miscellaneous low voltage upgrades, minor | 3690 | sf | $4.84 | $8.06 | 3 | | | $ 29,731 | | $ 29,731 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 16,649** |
| Power Distribution | | | | | | | | | | | |
| Replace old panel | 1 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 16,649 | | $ 16,649 | |
| **Structural** | | | | | | | | | | | **$ 49,142** |
| Seismic upgrades - "low" rating | 3690 | sf | $8.00 | $13.32 | 2 | | $ 49,142 | | | $ 49,142 | |
| **Miscellaneous** | | | | | | | | | | | **$ 33,785** |
| Hazmat abatement, allowance - "low" rating | 3690 | sf | $5.50 | $9.16 | 2 | | $ 33,785 | | | $ 33,785 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | **$ 12,611** |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "D"** | | | | | | **$ 131,998** | **$ 98,360** | **$ 329,176** | **$ 108,577** | | **$ 668,111** |
| **Total Costs Priority / Sf** | | | | | | **$ 35.78** | **$ 26.66** | **$ 89.22** | **$ 29.43** | **$ 181.08** | |

# UNIT "E" - Classroom

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E" - Classroom

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 1,454 SF |
| Corridors / Support | 737 SF |
| DDT - open corridor space (2/3) | -276 SF |
| **Total Modernized SF-age** | **1,915 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "E" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,915 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 10,880** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| New kick plates to existing doors | 1 | ea | $215.00 | $357.95 | **1** | $ 358 | | | | $ 358 | |
| Signage, specialties & fire extinguishers | 1915 | sf | $1.00 | $1.66 | **1** | $ 3,188 | | | | $ 3,188 | |
| Patch finishes for accessibility upgrades | 1915 | sf | $1.00 | $1.66 | **2** | | $ 3,188 | | | $ 3,188 | |
| Miscellaneous accessible upgrades | 1915 | sf | $1.00 | $1.66 | **2** | | $ 3,188 | | | $ 3,188 | |
| **Life Safety** | | | | | | | | | | | **$ 21,357** |
| New fire alarm system (fully automated) | 1915 | sf | $4.45 | $7.41 | **3** | | | $ 14,185 | | $ 14,185 | |
| Replace exterior lighting | 1915 | sf | $2.25 | $3.75 | **3** | | | $ 7,172 | | $ 7,172 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 56,628** |
| Repaint interior walls (100%) | 4085 | sf | $1.05 | $1.75 | **4** | | | | $ 7,141 | $ 7,141 | |
| Repaint existing door sets (100%) | 8 | ea | $99.00 | $164.82 | **4** | | | | $ 1,319 | $ 1,319 | |
| Repaint existing casework (100%) | 48 | lf | $10.94 | $18.21 | **4** | | | | $ 874 | $ 874 | |
| Replace damaged ACT ceilings | 73 | sf | $9.00 | $14.98 | **3** | | | $ 1,094 | | $ 1,094 | |
| Patch repair / paint existing ceilings | 1915 | sf | $2.50 | $4.16 | **4** | | | | $ 7,969 | $ 7,969 | |
| Remove and replace VCT, incl screed and base | 1530 | sf | $10.90 | $18.15 | **4** | | | | $ 27,765 | $ 27,765 | |
| Tack boards | 100 | sf | $15.00 | $24.97 | **4** | | | | $ 2,497 | $ 2,497 | |
| Caulking & sealant, metals, backing | 1915 | sf | $1.00 | $1.66 | **4** | | | | $ 3,188 | $ 3,188 | |
| Miscellaneous interior repairs, allowance | 1915 | sf | $1.50 | $2.50 | **4** | | | | $ 4,782 | $ 4,782 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 69,265** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1785 | sf | $4.00 | $6.66 | **4** | | | | $ 11,887 | $ 11,887 | |
| Replace roofing - 100% replacement | 1915 | sf | $18.00 | $29.97 | **3** | | | $ 57,378 | | $ 57,378 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | **$ 46,300** |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 1915 | sf | $1.88 | $3.13 | **3** | | | $ 5,993 | | $ 5,993 | |
| Replace trim under sink | 1 | ea | $880.00 | $1,465.08 | **3** | | | $ 1,465 | | $ 1,465 | |
| Misc plumbing modifications (gas, distrib, etc.) | 1915 | sf | $2.00 | $3.33 | **3** | | | $ 6,375 | | $ 6,375 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1915 | sf | $3.50 | $5.83 | **3** | | | $ 11,157 | | $ 11,157 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "E" - Classroom

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Power and distribution / convenience power | | | | | | | | | | | $ 29,172 |
| Lower / add receptacles | 1915 | sf | $3.30 | $5.49 | 3 | | | $ 10,519 | | $ 10,519 | |
| Minor upgrades to power distribution / raceway | 1915 | sf | $3.10 | $5.16 | 3 | | | $ 9,882 | | $ 9,882 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 2 | ea | $343.75 | $572.30 | 3 | | | $ 1,145 | | $ 1,145 | |
| Replace fluorescent lamps and ballast | 10 | ea | $218.75 | $364.19 | 3 | | | $ 3,642 | | $ 3,642 | |
| Adjust height of all non compliant switches | 1915 | sf | $1.25 | $2.08 | 3 | | | $ 3,985 | | $ 3,985 | |
| **Technology** | | | | | | | | | | | |
| Telephone / data / CATV system | | | | | | | | | | | $ 15,428 |
| Miscellaneous low voltage upgrades, minor | 1915 | sf | $4.84 | $8.06 | 3 | | | $ 15,428 | | $ 15,428 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 71,723 |
| Seismic upgrades - "med" rating | 1915 | sf | $22.50 | $37.46 | 2 | | $ 71,723 | | | $ 71,723 | |
| **Miscellaneous** | | | | | | | | | | | $ 17,532 |
| Hazmat abatement, allowance - "low" rating | 1915 | sf | $5.50 | $9.16 | 2 | | $ 17,532 | | | $ 17,532 | |
| **Site** | | | | | | | | | | | |
| Utilities | | | | | | | | | | | $ 6,543 |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "E"** | | | | | | **$ 11,048** | **$ 95,630** | **$ 170,730** | **$ 67,422** | | **$ 344,829** |
| **Total Costs Priority / Sf** | | | | | | **$ 5.77** | **$ 49.95** | **$ 89.17** | **$ 35.21** | | **$ 180** |

# PORTABLES

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLES

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms (Portables) | 6,080 SF |
| **Total Modernized SF-age** | **6,080 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLE UNITS

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,080 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 184,850** |
| New kick plates to existing doors | 6 | ea | $215.00 | $357.95 | **2** | | $ 2,148 | | | $ 2,148 | |
| Signage, specialties & fire extinguishers | 6080 | sf | $1.00 | $1.66 | **2** | | $ 10,122 | | | $ 10,122 | |
| Remove and replace sink / base cabinet | 2 | ea | $5,000.00 | $8,324.33 | **2** | | $ 16,649 | | | $ 16,649 | |
| New accessible landing to ramp | 1 | ea | $6,500.00 | $10,821.63 | **1** | $ 10,822 | | | | $ 10,822 | |
| Provide modular ramps to portables | 5 | ea | $15,000.00 | $24,973.00 | **1** | $ 124,865 | | | | $ 124,865 | |
| Patch finishes for accessibility upgrades | 6080 | sf | $1.00 | $1.66 | **2** | | $ 10,122 | | | $ 10,122 | |
| Miscellaneous accessible upgrades | 6080 | sf | $1.00 | $1.66 | **2** | | $ 10,122 | | | $ 10,122 | |
| **Life Safety** | | | | | | | | | | | **$ 67,820** |
| New fire alarm system (fully automated) | 6080 | sf | $4.45 | $7.41 | **3** | | | $ 45,045 | | $ 45,045 | |
| Replace exterior lighting | 6080 | sf | $2.25 | $3.75 | **3** | | | $ 22,775 | | $ 22,775 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 70,660** |
| Repaint interior walls (100%) | 6175 | sf | $1.05 | $1.75 | **4** | | | | $ 10,795 | $ 10,795 | |
| Repaint existing door sets (100%) | 5 | ea | $99.00 | $164.82 | **4** | | | | $ 824 | $ 824 | |
| Repaint existing casework (100%) | 120 | lf | $10.94 | $18.21 | **4** | | | | $ 2,186 | $ 2,186 | |
| Patch repair / paint existing ceilings | 6080 | sf | $2.50 | $4.16 | **4** | | | | $ 25,306 | $ 25,306 | |
| Tack boards | 250 | sf | $15.00 | $24.97 | **4** | | | | $ 6,243 | $ 6,243 | |
| Caulking & sealant, metals, backing | 6080 | sf | $1.00 | $1.66 | **4** | | | | $ 10,122 | $ 10,122 | |
| Miscellaneous interior repairs, allowance | 6080 | sf | $1.50 | $2.50 | **4** | | | | $ 15,184 | $ 15,184 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 225,490** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 6500 | sf | $4.00 | $6.66 | **4** | | | | $ 43,287 | $ 43,287 | |
| Replace roofing - 100% replacement | 6080 | sf | $18.00 | $29.97 | **4** | | | | $ 182,203 | $ 182,203 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 79,115** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 6 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 17,981 | | $ 17,981 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Reinsulate hot water pipes | 6080 | sf | $1.88 | $3.13 | **3** | | | $ 19,030 | | $ 19,030 | |
| Replace trim and sink | 1 | ea | $880.00 | $1,465.08 | **3** | | | $ 1,465 | | $ 1,465 | |
| Replace fixtures and trim | 7 | ea | $950.00 | $1,581.62 | **3** | | | $ 11,071 | | $ 11,071 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6080 | sf | $2.00 | $3.33 | **3** | | | $ 20,245 | | $ 20,245 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 154,807** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - PORTABLE UNITS

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 6080 | sf | $3.30 | $5.49 | 3 | | | $ 33,404 | | $ 33,404 | |
| Minor upgrades to power distribution / raceway | 6080 | sf | $3.10 | $5.16 | 3 | | | $ 31,379 | | $ 31,379 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 12 | ea | $343.75 | $572.30 | 3 | | | $ 6,868 | | $ 6,868 | |
| Replace fluorescent lamps and ballast | 138 | ea | $218.75 | $364.19 | 3 | | | $ 50,258 | | $ 50,258 | |
| Miscellaneous lighting upgrades (minor) | 6080 | sf | $2.00 | $3.33 | 3 | | | $ 20,245 | | $ 20,245 | |
| Adjust height of all non compliant switches | 6080 | sf | $1.25 | $2.08 | 3 | | | $ 12,653 | | $ 12,653 | |
| **Technology** | | | | | | | | | | | **$ 48,992** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Miscellaneous low voltage upgrades, minor | 6080 | sf | $4.84 | $8.06 | 3 | | | $ 48,992 | | $ 48,992 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 91,901** |
| Lighting & Controls | | | | | | | | | | | |
| Power Distribution | | | | | | | | | | | |
| Replace panel | 4 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 66,595 | | $ 66,595 | |
| Minor upgrades to power distribution / raceway | 6080 | sf | $2.50 | $4.16 | 3 | | | $ 25,306 | | $ 25,306 | |
| **Structural** | | | | | | | | | | | **$ 80,979** |
| Seismic upgrades - "low" rating | 6080 | sf | $8.00 | $13.32 | 2 | | $ 80,979 | | | $ 80,979 | |
| **Miscellaneous** | | | | | | | | | | | **$ 55,673** |
| Hazmat abatement, allowance - "low" rating | 6080 | sf | $5.50 | $9.16 | 2 | | $ 55,673 | | | $ 55,673 | |
| **Site** | | | | | | | | | | | **$ 14,984** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 6 | ea | $1,500.00 | $2,497.30 | 1 | $ 14,984 | | | | $ 14,984 | |
| **Total Costs - PORTABLES** | | | | | | **$ 150,670** | **$ 185,816** | **$ 442,635** | **$ 296,149** | | **$ 1,075,270** |
| **Total Costs Priority / Sf** | | | | | | **$ 24.78** | **$ 30.56** | **$ 72.80** | **$ 48.71** | | **$ 177** |

# SITEWORK

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITEWORK

| Description | Qty |
|---|---|
| Type Of Space | |
| Site | 150,000 SF |
| **Total Modernized SF-age** | **150,000 SF** |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 150,000 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 54,316** |
| Misc demolition / protection | 1 | ls | $5,000.00 | $8,324.33 | **3** | | | $ 8,324 | | $ 8,324 | |
| Reline parking stalls | 101 | ea | $125.00 | $208.11 | **1** | $ 21,019 | | | | $ 21,019 | |
| Miscellaneous site accessibility | 1 | ls | $10,000.00 | $16,648.67 | **2** | | $ 16,649 | | | $ 16,649 | |
| Miscellaneous signage / specialty | 1 | ls | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| **Life Safety** | | | | | | | | | | | **$ 10,489** |
| Site lighting / path of travel | 1 | ls | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| Provide wheel stops | 13 | ea | $100.00 | $166.49 | **1** | $ 2,164 | | | | $ 2,164 | |
| **Instructional Facilities** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 1,094,650** |
| Plumbing | | | | | | | | | | | |
| Remove debris from all valve boxes and replace valves | 150000 | sf | $0.15 | $0.25 | **3** | | | $ 37,459 | | $ 37,459 | |
| Convert heat to work from one boiler | 1 | ls | $10,000.00 | $16,648.67 | **2** | | $ 16,649 | | | $ 16,649 | |
| HVAC | | | | | | | | | | | |
| Relocate duct work to building interior | 25000 | sf | $25.00 | $41.62 | **2** | | $ 1,040,542 | | | $ 1,040,542 | |
| **Electrical Systems** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 37,459** |
| Miscellaneous seismic upgrades - "low" rating | 150000 | sf | $0.15 | $0.25 | **2** | | $ 37,459 | | | $ 37,459 | |
| **Miscellaneous** | | | | | | | | | | | **$ 62,432** |
| Hazmat abatement, allowance - "low" rating | 150000 | sf | $0.25 | $0.42 | **2** | | $ 62,432 | | | $ 62,432 | |
| **Site** | | | | | | | | | | | **$ 370,683** |
| Utilities | | | | | | | | | | | |
| Allowance for misc. site utilities upgrades | 1 | ls | $75,000.00 | $124,864.99 | **3** | | | $ 124,865 | | $ 124,865 | |
| Replace (e) water lines | 217000 | sf | $0.15 | $0.25 | **2** | | $ 54,191 | | | $ 54,191 | |
| Replace (e) gas lines | 217000 | sf | $0.15 | $0.25 | **2** | | $ 54,191 | | | $ 54,191 | |
| Replace (e) irrigation lines | 217000 | sf | $0.15 | $0.25 | **2** | | $ 54,191 | | | $ 54,191 | |

# South San Francisco Unified School District

## Adult Education Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ADA requirements | | | | | | | | | | | |
| Provide directional signage | 20 | ea | $250.00 | $416.22 | 1 | $ 8,324 | | | | $ 8,324 | |
| Monument signage | 1 | ea | $10,000.00 | $16,648.67 | 1 | $ 16,649 | | | | $ 16,649 | |
| Minor patching to (e) surfaces | 1 | ls | $20,000.00 | $33,297.33 | 2 | | $ 33,297 | | | $ 33,297 | |
| Minor patching to (e) landscape | 1 | ls | $15,000.00 | $24,973.00 | 2 | | $ 24,973 | | | $ 24,973 | |
| **Total Costs - SITE** | | | | | | **$ 48,156** | **$ 1,411,224** | **$ 170,649** | **$ -** | | **$ 1,630,029** |
| **Total Costs Priority / Sf** | | | | | | **$ 0.32** | **$ 9.41** | **$ 1.14** | **$ -** | | **$ 10.87** |

# Architectural Site Survey

| South San Francisco Adult Education | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit A** | | | | | | |
| Unit A | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 1050 | LF | I | 4 |
| Unit A | (E) vct in good condition but will need to be replaced sometime in the future | Remove (e) vct, prepare sub floor for new vct, install new vct | 710 | sq. ft. | I | 4 |
| Unit A | (E) carpet in good condition but will need to be replaced sometime in the future | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 3950 | sq. ft. | I | 4 |
| Unit A | Doors lack signage | Provide identifying, tactile Braille signage | 11 | each | A | 1 |
| Unit A | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 11 | each | A | 1 |
| Unit A | Individual acoustic ceiling tiles are damaged | Replace approximately 5% of acoustical ceiling tiles | 175 | sq. ft. | I | 3 |
| 01 | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 5 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 150 | sq. ft. | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 150 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 300 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 5 | each | | |
| 07 | Non-accessible roll-in sink base cabinets. | Demo (e) wood base sink cabinets, protect adjacent cabinets | 6 | LF | A | 2 |
| | | Provide new wood base cabinets, work room to have (1) roll in sink base cabinet, with sink, soap dispenser, and paper towel dispenser, laminate countertop | 6 | LF | | |
| | | Refinish (e) adjacent cabinets to match new base cabinets. | 15 | LF | | |
| 08,12 | Lever at door not 30"-40" AFF | Remove hardware, reinstall with centerline at 30"-40" AFF, patch door | 2 | each | A | 1 |
| 07A | Door lacks pull side clearance | Remove 6" of mailbox, verify 18" clear from door's strike side | 0.5 | LF | A | 1 |
| **Unit B** | | | | | | |
| Unit B | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 800 | LF | I | 4 |
| Unit B | (E) carpet in good condition but will need to be replaced sometime in the future | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 4700 | sq. ft. | I | 4 |
| Unit B | Doors lack signage | Provide identifying, tactile Braille signage | 5 | each | A | 1 |

# South San Francisco Adult Education

## Architectural Site Survey

| South San Francisco Adult Education | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| Unit B | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 12 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 360 | sq. ft. | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 360 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 720 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 12 | sq. ft. | | |
| Unit B | Casework knobs missing or loose, doors stick | Replace knobs | 90 | each | I | 3 |
| | | Adjust doors | 90 | each | I | 3 |
| Unit B | TV/VCR mounted less than 80" AFF | Remove (e) bracket and TV/VCR | 1 | each | A | 1 |
| | | Reinstall (e) bracket and TV/VCR so equipment is 80" AFF | 1 | each | | |
| | | Patch wall and paint as necessary | 2 | sq. ft. | | |
| 06,07 | Restrooms are accessible but ceramic tile finishes are in below average condition | Remove (e) ceramic tile wainscot and floor | 1280 | sq. ft. | I | 3 |
| | | Provide new ceramic tile flooring | 640 | sq. ft. | | |
| | | Provide new 5' high ceramic tile wainscot | 640 | sq. ft. | | |
| 06,07 | Seat cover dispensers installed upside down | Remove seat cover dispensers and reinstall right side up | 2 | each | A | 1 |
| 06 | Acoustic ceiling tiles in men's restroom in below average condition | Replace acoustic ceiling tiles | 320 | sq. ft. | I | 3 |
| **Unit C** | | | | | | |
| Unit C | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 250 | LF | I | 4 |
| Unit C | (E) carpet in good condition but will need to be replaced sometime in the future | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 1925 | sq. ft. | I | 4 |
| Unit C | Acoustic ceiling tiles in below average condition | Replace acoustic ceiling tiles | 1925 | sq. ft. | I | 3 |
| Unit C | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 2 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 60 | sq. ft. | | |

## Architectural Site Survey

| South San Francisco Adult Education | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 60 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 120 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 2 | each | | |
| 01 | Non-accessible sink | Demo (e) wood base cabinets, protect adjacent cabinets | 6 | LF | A | 2 |
| | | Provide new wood base cabinets, each room to have (1) roll in sink base cabinet, with sink, soap dispenser, paper towel dispenser, and laminate countertop | 6 | LF | | |
| **Unit D** | | | | | | |
| Unit D | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 515 | LF | I | 4 |
| Unit D | (E) vct in good condition but will need to be replaced sometime in the future | Remove (e) vct, prepare sub floor for new vct, install new vct | 640 | sq. ft. | I | 4 |
| Unit D | (E) carpet in good condition but will need to be replaced sometime in the future | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 2250 | sq. ft. | I | 4 |
| Unit D | Individual acoustic ceiling tiles are damaged | Replace approximately 5%-10% of acoustical ceiling tiles | 210 | sq. ft. | I | 2 |
| Unit D | Doors lack signage | Provide identifying, tactile Braille signage | 6 | each | A | 1 |
| Unit D | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 2 | each | A | 1 |
| Unit D | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 5 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 150 | sq. ft. | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 150 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 300 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 5 | each | | |
| 01 | Door lacks pull side clearance | Remove one side chain link fence to play yard storage and move 1', verify that pull side clearance is 18" clear | 10 | LF | A | 1 |
| 01 | Lever at accessible door to storage space is 41" AFF | Remove lever hardware and relocate on door so centerline is between 30"-40" AFF, patch door | 1 | each | A | 1 |

# South San Francisco Adult Education

## Architectural Site Survey

| South San Francisco Adult Education | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| 01,02 | Lever at door between classrooms has non-accessible door knob hardware | Remove (e) door knob hardware | 1 | each | A | 1 |
| | | Provide new accessible lever hardware | 1 | each | | |
| 02 | Door to children's toilet room has non-accessible width | Remove (e) door and frame | 1 | each | A | 1 |
| | | Enlarge opening from 2'-4" to accommodate a 3'-0" door | 1 | each | | |
| | | Provide new door and frame | 1 | each | | |
| 02 | Children's toilet room has no grab bars | Add grab bars to each water closet | 4 | each | A | 1 |
| 03 | Baby proofing at receptacles consists of painters tape over the outlets | Install proper baby proofing at all receptacles | 6 | each | LS | 1 |
| 04,05 | Men's and women's restroom are non-accessible | Reconfigure space to provide an accessible women's restroom with 4 lavs and 3 wcs | 191 | sq. ft. | A | 1 |
| | | Reconfigure space to provide an accessible men's restroom with 3 lavs, 2 wcs, and 2 urinals | 191 | sq. ft. | A | 1 |
| **Unit E** | | | | | | |
| Unit E | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 430 | LF | I | 4 |
| Unit E | (E) vct in good condition but will need to be replaced sometime in the future | Remove (e) vct, prepare sub floor for new vct, install new vct | 1530 | sq. ft. | I | 4 |
| Unit E | Doors lack signage | Provide identifying, tactile Braille signage | 9 | each | A | 1 |
| Unit E | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 1 | each | A | 1 |
| Unit E | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 2 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 60 | sq. ft. | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 60 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 120 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 2 | each | | |
| 01, 02 | Individual acoustic ceiling tiles are damaged | Replace approximately 5% of acoustical ceiling tiles | 73 | sq. ft. | I | 4 |

# Architectural Site Survey

| South San Francisco Adult Education | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| **Portables** | | | | | | |
| Units 1,2,3,4,and 5 | Doors lack signage | Provide identifying, tactile Braille signage | 6 | each | A | 1 |
| Units 1,2,3,4,and 5 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 6 | each | | 1 |
| Units 2, 3, and 6 | Sink is non-accessible | Remove (e) sink and base cabinet | 2 | each | A | 2 |
| | | Provide new wood base cabinets, each room to have (1) roll in sink base cabinet, with sink, soap dispenser, paper towel dispenser, and laminate countertop | 2 | each | | |
| Unit 1 | Portable has ramp, but landing and threshold are non-accessible | Provide new accessible landing to ramp, adjust so that within 1/2" of portable threshold | 1 | each | A | 1 |
| Unit,2, 3,4,and 5 | Portables do not have ramps and are non-accessible | Provide modular ramps at portables | 5 | each | A | 1 |
| **Building Envelope** | | | | | | |
| Units A,B,C,D, and E | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story buildings | 1360 | LF | B | 4 |
| Units 1,2,3,4, and 5 | Exterior paint on portables in good condition currently, but will require future maintenance | Repaint exterior of 1 story modular buildings | 650 | LF | B | 4 |
| All units | Roofing dates from 2002 on all buildings and is currently in good condition but will require future maintenance | Replace Roofing | 24000 | sq. ft. | B | 4 |
| **General Site** | | | | | | |
| Rear Parking | Parking stalls along Units B and D are only 42" from exit doors , no wheel stops | Reline parking stalls at rear parking lot to accommodate a 6' wide access aisle at building exits. Include( 3) accessible stall and (1) van accessible | 75 | stalls | A/P/LS | 1 |
| | | Provide wheel stops for stalls along Units B and D | 13 | each | | |
| Front Parking | Accessible parking is non-conforming and not enough spaces exist | Reline two front rows of parking to provide (4) accessible stalls and (1) van accessible stall | 26 | stalls | A/P | 1 |
| Site | Poor directional signage and large identifying school sign | Provide directional signage around campus | 20 | signs | L | 1 |
| | | Provide large school sign | 1 | sign | L | 1 |
| Site | Gas lines in poor condition | Replace gas lines | 5 | acres | M | 2 |
| Site | Water lines in poor condition | Replace water lines | 5 | acres | M | 2 |
| Site | Adult Ed shares (2) boilers with Baden. Results in inefficient use of energy | Convert heat to work from one boiler | | | M | 2 |
| Site | Irrigation lines in poor condition | Replace irrigation lines | 5 | acres | L | 3 |
| All Buildings | Ductwork exposed on roof of buildings | Relocate duct work inside | 25000 | sq. ft. | M | 2 |

# South San Francisco Adult Education

## Architectural Site Survey - 1997 Bond Update

| South San Francisco Adult Education - 1997 Bond Update | | | | | | |
|---|---|---|---|---|---|---|
| **1997 Recommendation** | **(E) Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| **Site work** | | | | | | |
| *New asphalt overlay & Surface Drainage Improvements* | Asphalt at majority of the campus is in poor condition and needs resurfacing | Provide new a/c paving | *41000* | *sq. ft.* | 97 | 2 |
| *Fencing and Gate Renovation* | Chain link fences and iron gates on campus are in good condition | None | *3462* | *LF* | | |
| Water System Upgrades (backflow, piping, valves) | Not able to confirm at time of survey | None at this time | 1 | LS | | |
| **Building Exterior** | | | | | | |
| *Paint Exterior* | Exterior paint in good condition | See Master plan for future maintenance recommendation | *22005* | *sq. ft.* | | |
| *New Window Frames and Glass* | Window frames and glass have been replaced | None | *10760* | *sq. ft.* | | |
| **Building Interior** | | | | | | |
| *Window Coverings Replaced* | The classrooms have vertical blinds that are in good condition | None | *5540* | *sq. ft.* | | |
| *Asbestos Removal* | Not able to confirm at time of survey | None at this time | *1* | *LS* | | |
| *Floor coverings (vinyl, carpet, etc.)* | (E) floor coverings in good condition | See Master plan for future maintenance recommendation | *18000* | *sq. ft.* | | |
| *Paint Interior* | (E) Interior paint in good condition | See Master plan for future maintenance recommendation | *25519* | *sq. ft.* | | |
| *Marker board Replacement* | (E) marker boards in good condition | None | *17* | *each* | | |
| *Light Fixture Retrofit* | Light fixtures have been updated | None | *18000* | *sq. ft.* | | |
| *Cabinetry Renovation* | Cabinetry in Unit D has been replaced with new units | See Master plan for other cabinetry recommendations | *1* | *LS* | | |
| **Life Safety Upgrades/ ADA** | | | | | | |
| *Exterior Door & Hardware Upgrades* | Exterior doors are generally new and have accessible hardware | None | *25* | *each* | | |
| *Interior Door & Hardware Upgrade* | Interior Doors are generally in good condition and have accessible hardware | None | *10* | *each* | | |
| *Drinking Fountain Accessibility Upgrades* | (2) accessible hi/lo drinking fountains have been installed at the exterior of Units B and D | None | 2 | each | | |
| *Toilet Room Upgrades* | Toilet rooms were upgraded but finishes were patched poorly | See Master plan for individual toilet room recommendations | *1* | *LS* | | |

# Architectural Site Survey - 1997 Bond Update

| South San Francisco Adult Education - 1997 Bond Update | | | | | | |
|---|---|---|---|---|---|---|
| **1997 Recommendation** | **(E) Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| *Wheelchair Lift @ Stage* | Adult Education Center has no stage and therefore no lift was installed | None | *1* | *LS* | | |
| **Portables** | | | | | | |
| *New Portable Classrooms (replace existing old problem units)* | New portables have not been added to replace old Units | Replace 4 portables or follow recommendations in Master plan to update Units 2,3,4, and 5 | *4* | *each* | 97 | 2 |

# South San Francisco Adult Education

## Mechanical Site Survey

| Adult ED Center | | | | |
|---|---|---|---|---|
| Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating system is upgraded | | | | |
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| **Unit A (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 16 | classrooms and offices are served by 9 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | heating upgraded | none | none |
| **Unit B (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 05 | classrooms are served by 6 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | heating upgraded | none | none |
| 06, 07, 08 | toilet room has roof mount exhaust fan for ventilation. There is no door louver or undercut at door | not applicable | install door louver | |
| **Unit C (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01, 02 | classrooms are served by 2 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | heating upgraded | none | none |
| **Unit D (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 03 | classrooms are served by 3 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | heating upgraded | none | none |
| 05, 06 | toilet room has roof mount exhaust fan for ventilation with door louver | not applicable | none | none |
| **Unit E (Rooftop Heat pump package unit with duct mount hot water reheat coil )** | | | | |
| 01 thru 02 | classrooms are served by 2 rooftop package heat pump with duct mounted hot water reheat coil for each zone. The hot water is heated by two boilers in the boiler room at Baden High School building B. The control is Delta EMS | heating upgraded | none | none |
| **Portables** | | | | |
| 01, 02 | no access to portable 01 and 02 | | | |
| 03, | Classroom is heated by an outdated gas fired furnace with no minimum outside air, there is a wall mounted electric heater for supplemental heating | not applicable | none | none |
| 04, 06 | classrooms are each heater by a wall mounted electric heater and electric baseboard heater. There is no minimum outside air provided | not applicable | none | none |

# South San Francisco Adult Education

## Plumbing Site Survey

| Adult Center | | | |
|---|---|---|---|
| **General Recommendations** | | | |
| 1. Clear all valve boxes of dirt and debris and replace valves. | | | |
| 2. Replace all bibs with new. | | | |
| 3. Provide seismic valve downstream of gas meter. | | | |
| 4. All lavatory supplies and traps to be wrapped. | | | |
| 5. Provide isolation valves for all restrooms. | | | |
| 6. Provide hot water at all mop sinks. | | | |
| 7. Clear debris from and replace grate on all existing to remain floor drains. | | | |
| 8. Provide cw sov for all bldgs. | | | |
| **Area Designation** | **Existing Condition** | **Necessary Renovations** | **Recommendations** |
| **Site** | | | |
| | Valve boxes full of dirt and debris. | | Remove debris from all valve boxes and replace valves. |
| | | All buildings/portables to have separate gas shut-off valves accessible from grade. | |
| **Unit A** | | | |
| 07 | (n) 1 SS sink | | |
| 08 | (n) 2 ft water closets and 2 lavs | | |
| **Unit B** | | | |
| 06 | 6 wall mtd fv water closets, 4 lav | | Replace fixtures and trim. |
| 07 | 4 wall mtd fv water closets, 4 flr mtd urinal, 1 wall mtd, urinal, 3 lav | | Replace fixtures and trim. |
| 08 | 1 mop sink (standing type) | Replace faucet. | Repalce mop sink and trim, and provide with 6 gallon hot water heater. |
| 06-08 | | Replace all galvanized water piping. | |
| **Unit C** | | | |
| 01 | 1 CI CR sink | | Replace sink and trim. |
| **Unit D** | | | |
| 01, 03 | (n) SS CR sink with undercounter water heater | | |
| 02 | (n) SS CR sink, (n) SS exterior df | | |

# South San Francisco Adult Education

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| 04 | 4 wall mtd fv water closets, 3 lavs | Replace flush valves at water closets. | Replace all fixtures and trim. |
| 05 | 2 wall mtd fv water closets, 2 flr mtd urinals, 3 lavs, 1 mop sink (standing type) | Replace urinal flush valves and strainers. Remove mop sink. | Replace all fixtures and trim. |
| 06 | Plumbing chase with water heater. | Remove water heater and appurtenances. | Replace sink and trim. |
| **Unit E** | | | |
| 10 | CI CR sink | | Replace sink and trim. |
| **Portables** | | | |
| Unit 5 | 1 residential dw, 3 two comp sinks with garbage disposals, 1 residential gas stove, 1 stacked w/d, 1 CI CR sink | | Replace all fixtures and trim. |
| Unit 6 | 1 CI CR sink | | Replace sink and trim. |

# South San Francisco Adult Education

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| **Electrical Service** | Outside A | A 600A, 120/208V, 3ph, 4-w switchboard DP1 installed for portables | Remove all PG&E service enclosures no longer in use. | | Replace or paint rusting switchboard. | Paint switchboard | 2 |
| | | | | | | 600A, 120/208V Switchboard | 1 |
| | Front of HS | A 600A, 120/208V, 3ph, 4-w switchboard DP1 installed for Adult School | | | Replace or paint rusting switchboard. | Remove old switchboard | 1 |
| **Power Distribution** | | | | Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop | | | |
| | | | | Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF. | | | |
| | | | | All receptacles installed in bathrooms and at sinks shall have GFCI protection | | | |
| | A | Added surface raceway for additional power receptacles in teacher's lounge & GFI rec. at sinks and bathrooms | Replace old 42 ckt panel next to panel C | | Add GFI receptacle at sink in Room 35 | receptacles | 10 |
| | | Replaced 200A 120/208V panels C and CP and 400A C1 | Add surface raceway for additional power receptacles in offices and conference room | | | 120/208 panel | 3 |
| | B | Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms and other locations | Replace panel in Room 43 | | Add GFI receptacle in bathrooms | receptacles | 5 |
| | C | Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms and other locations | | | Add surface raceway in Room 36 | | |
| | D | Added receptacles with surface-mounted wire mold | Replace old 42 ckt panel next to panel A | | Add GFI receptacle at sink in Room 46 and in bathrooms | receptacles | 10 |
| | | Replaced 200A 120/208V panel A | | | Add receptacles for refrigerator and microwave in Room 45 | | |
| | E | Replaced 100A 120/208V panel C | | | Add GFI receptacle in bathrooms | receptacles | 4 |
| | | Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms and other locations | | | | | |
| | Portable 1 | Receptacles have been located in the portable | Replace exterior panel | | | 120/240V panel | 1 |
| | | | Add surface raceway for additional power receptacles | | | receptacles | 10 |
| | Portable 2 | Not accessible | | | | | |
| | Portable 3 | Receptacles have been located in the portable | Replace 100A,120/240V panel (78) | | Replace retrofit receptacle installed with flex. Conduit | replace conduit | 1 |
| | | | Add surface raceway for additional power receptacles | | | receptacles | 20 |
| | Portable 4 | Receptacles have been located in the portable | Replace 100A,120/240V panel with 20 circuits | | | 120/240V panel | 2 |
| | | | Add surface raceway for additional power receptacles | | | | |
| | SAMP Portable | Receptacles have been located in the portable | | | Add GFI receptacles at two "adult" sinks | receptacles | 2 |
| **Lighting System** | | | | All switches a maximum 48" AFF | | | |
| | A | All lighting is 2 x 4 surface mounted - some with T12 and others with T8 lamps | Replace old fixtures in bathrooms and add occupancy sensors | | Use Occupancy sensors in bathrooms and offices | Switches & occupancy sensors | 20 |
| | | Occupancy sensors have been added to most rooms | | | Replace broken lens in storage closet | 1-lamp fluorescent 1X4 light | 75 |
| | | | | | Replace exterior lighting | Switches | 5 |
| | | | | | Remove bypass switches in classrooms | | |
| | | | | | Replace T12 lamps with T8 lamps | | |
| | B | All lighting is 2 x 4 surface mounted with T8 lamps | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 10 |
| | | 1 occupancy sensor has been added to each classroom | | | Remove bypass switches in classrooms | Switches | 5 |
| | C | All lighting is pendant mounted with T8 lamps | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 10 |
| | | | | | Relocate switch for kitchen inside room. | Switches | 1 |
| | | | | | Use Occupancy sensors in bathrooms | Switches & occupancy sensors | 2 |
| | D | All lighting is pendant mounted with T8 lamps | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 12 |
| | | 2 occupancy sensors have been added to each classroom | | | Lower switches in daycare & preschool bathrooms | Switches & occupancy sensors | 2 |
| | | | | | Use Occupancy sensors in bathrooms | Switches | 5 |
| | | | | | Replace broken switch in storage room between bathrooms. | | |
| | E | All lighting is pendant mounted with T8 lamps | | | Use Occupancy sensors bathrooms | Switches & occupancy sensors | 2 |
| | | 2 occupancy sensors have been added to each classroom | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 10 |
| | Portable 1 | Lighting in this portable is old and needs replacement | Replace all lighting | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & occupancy sensors | 2 |
| | | | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 30 |
| | | | | | Use T8 Lamps in all fluorescent fixtures. | | |
| | Portable 2 | Not accessible | | | | | |
| **Lighting System** | Portable 3 | Lighting in this portable is old and needs replacement | Replace all lighting | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & occupancy sensors | 2 |
| | | | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 30 |
| | | | | | Replace incorrectly installed switch | Switches | 2 |
| | Portable 4 | Lighting fixtures in this portable is old and lamps are still T12 or older. | Replace all lighting | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & occupancy sensors | 2 |
| | | | | | Replace exterior lighting | 1-lamp fluorescent 1X4 light | 30 |
| | | | | | Use T8 Lamps in all fluorescent fixtures. | | |
| | SAMP Portable | Lighting fixtures in this portable is old and lamps are still T12 or older. | Replace all lighting | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & occupancy sensors | 2 |
| | | | | | Use T8 Lamps in all fluorescent fixtures. | 1-lamp fluorescent 1X4 light | 18 |

# South San Francisco Adult Education

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| **Fire Alarm System** | High School | Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998 | None | Install a fully automatic system per DSA and SB575 requirements | None | Install a fully automatic system per DSA and SB575 requirements | 1 |
| **PA/clock** | A | New Rauland 1100 units have been installed. | | | | | |
| | B | New Rauland 1100 units have been installed. | | | | | |
| | C | New Rauland 1100 units have been installed. | | | | | |
| | D | New Rauland 1100 units have been installed. | | | | | |
| | E | None required | | | | | |
| | Portable 1 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 2 | Not accessible | | | | | |
| | Portable 3 | New Rauland 1100 units have been installed. | | | | | |
| | Portable 4 | New Rauland 1100 units have been installed. | | | | | |
| | SAMP Portable | No speaker/clock unit is required for this portable. | | | | | |
| **Telephone/Data/CATV Networking System** | A | Telephone/Data outlets have been located in the offices and other rooms | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | data outlet | 300 |
| | B | Telephone/Data outlets have been located in the classrooms | None | None | Add 1 data outlet at each receptacle in power raceway. Add CATV | CATV outlet | 30 |
| | C | Telephone/Data outlets have been located in the classrooms | None | None | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | D | Telephone/Data outlets have been located in the classrooms | None | None | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | E | Telephone/Data outlets have been located in the classrooms | None | None | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | Portable 1 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | Portable 2 | Not accessible | | | | | |
| | Portable 3 | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | Portable 4 | No data/telephone/CATV is installed in this portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV. Add telephone outlet | | |
| | SAMP Portable | Telephone/Data outlets have been located in the portable | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |

# FEMA 154:
# Rapid Visual Screening and Summary Report

## Adult Education
## 825 Southwood Drive
## South San Francisco, CA 94080

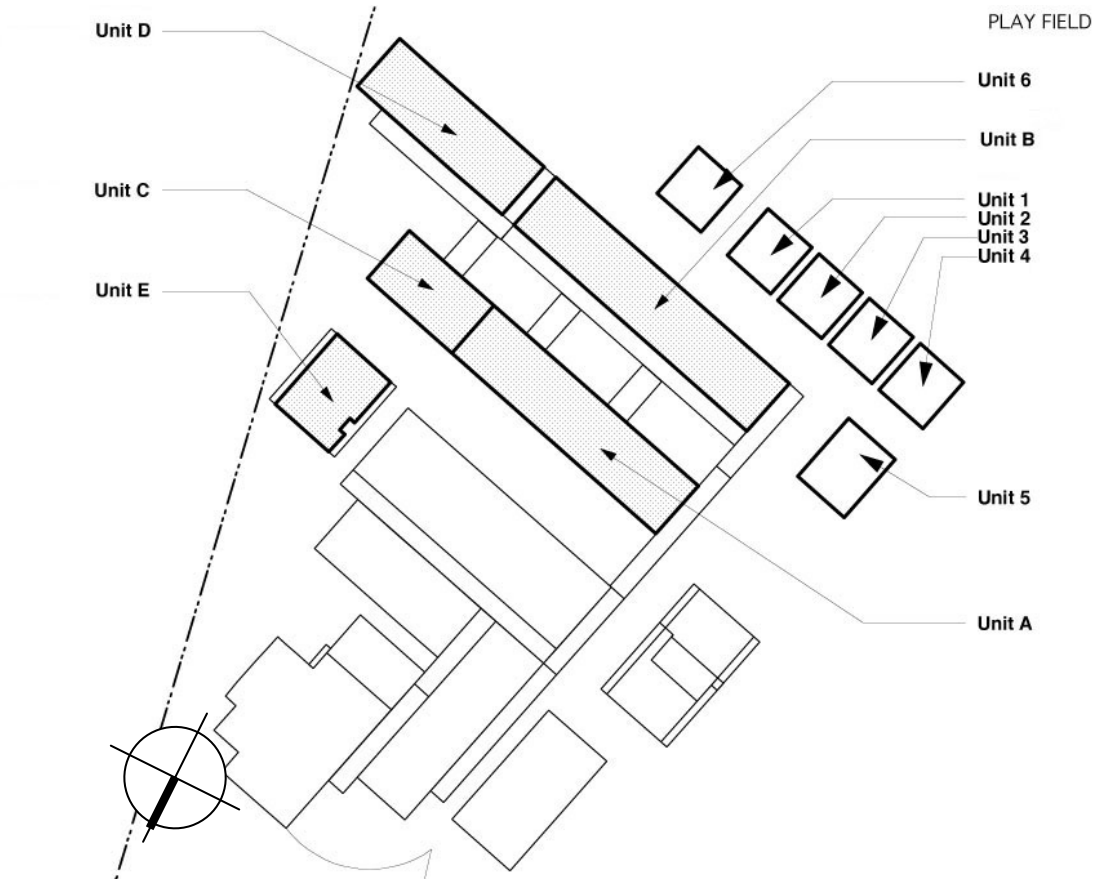
## South San Francisco Unified School District




SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

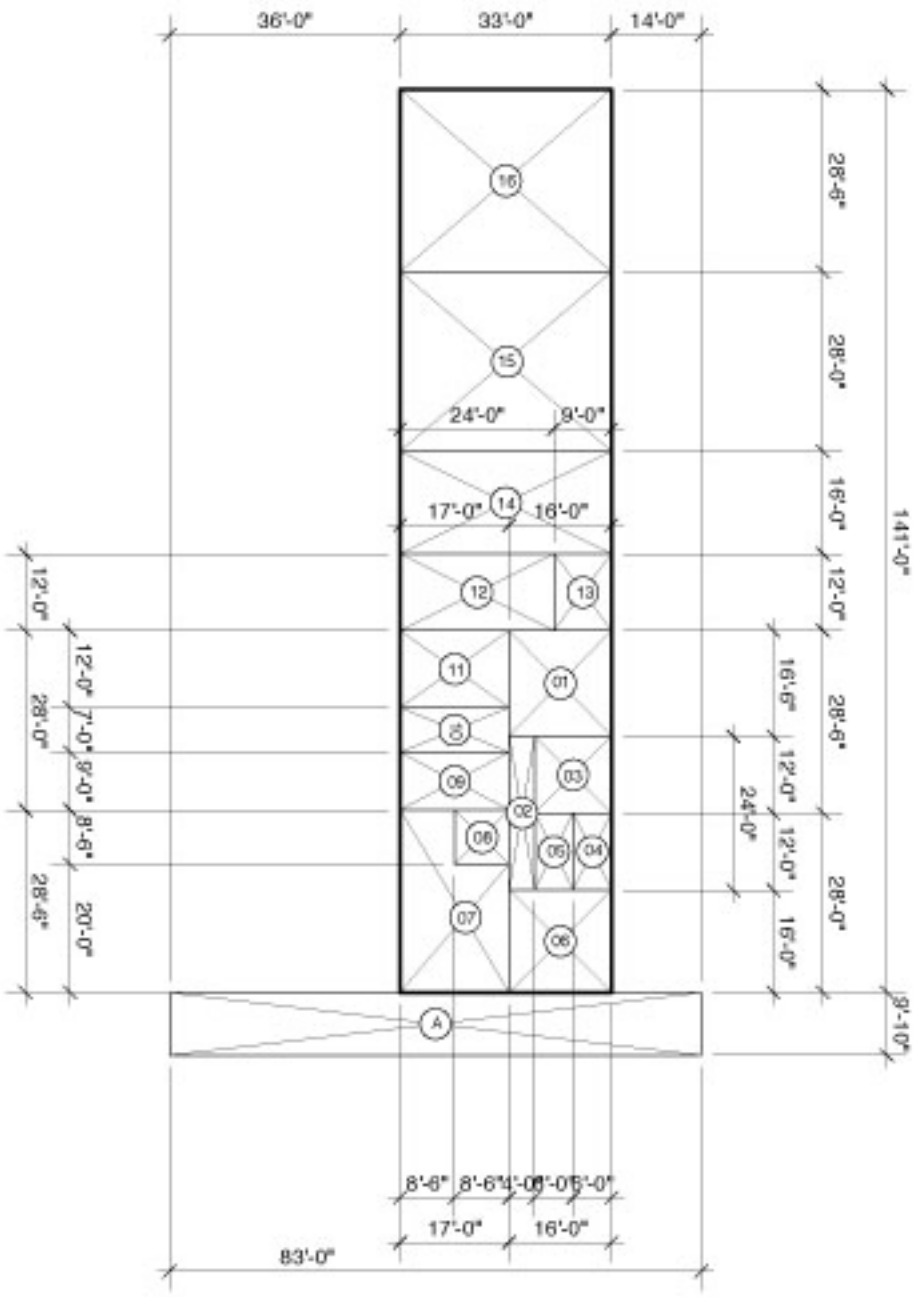
August 29, 2006

# Site Plan – Adult Education



Unit A – Adult Education

Ground Floor



| | |
|---|---|
| **Name** | Unit A – Adult Education |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1953 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1), Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | This structure contains a complete gravity load resisting steel frame. The diagonally sheathed wood roof is supported by open-web steel joists. The joists are supported by longitudinal perimeter steel WF beams which in turn are supported by steel WF columns. At the longitudinal exterior walls, the columns are integrally connected to diagonally sheathed wood stud walls which are typically partial height. In this direction, lateral forces are likely primarily resisted by frame action between the steel columns and perimeter roof beams. There are full height diagonally sheathed shear walls in the transverse direction of the building. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. The detailing and adequacy of the longitudinal beam-column moment connections could not be determined as part of this survey. Buildings of this size containing a complete steel gravity load resisting frame have performed well during seismic events. A limited detailed study to confirm that moment resisting beam-column connections are present at the longitudinal frames is recommended. No significant maintenance issues or non-structural falling hazards were noted. |

Unit A – Adult Education

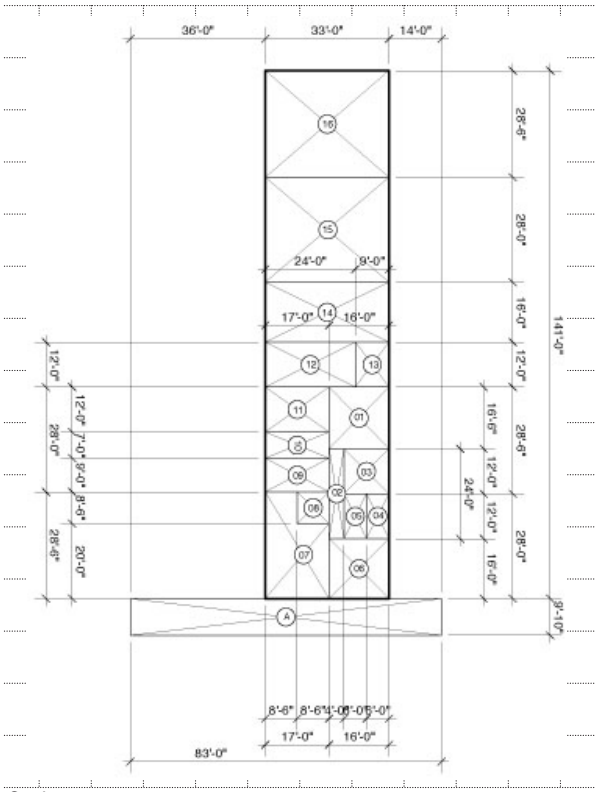




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Dr.
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1953
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 4700
**Building Name** Unit A, Adult Education
**Use** Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office, Residential, School]

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | [2.8] | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | 4.4 | | 1.4 | | | | | | | | | | | | |

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction. The lower FEMA score, from the S1 building type, controls in this situation.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

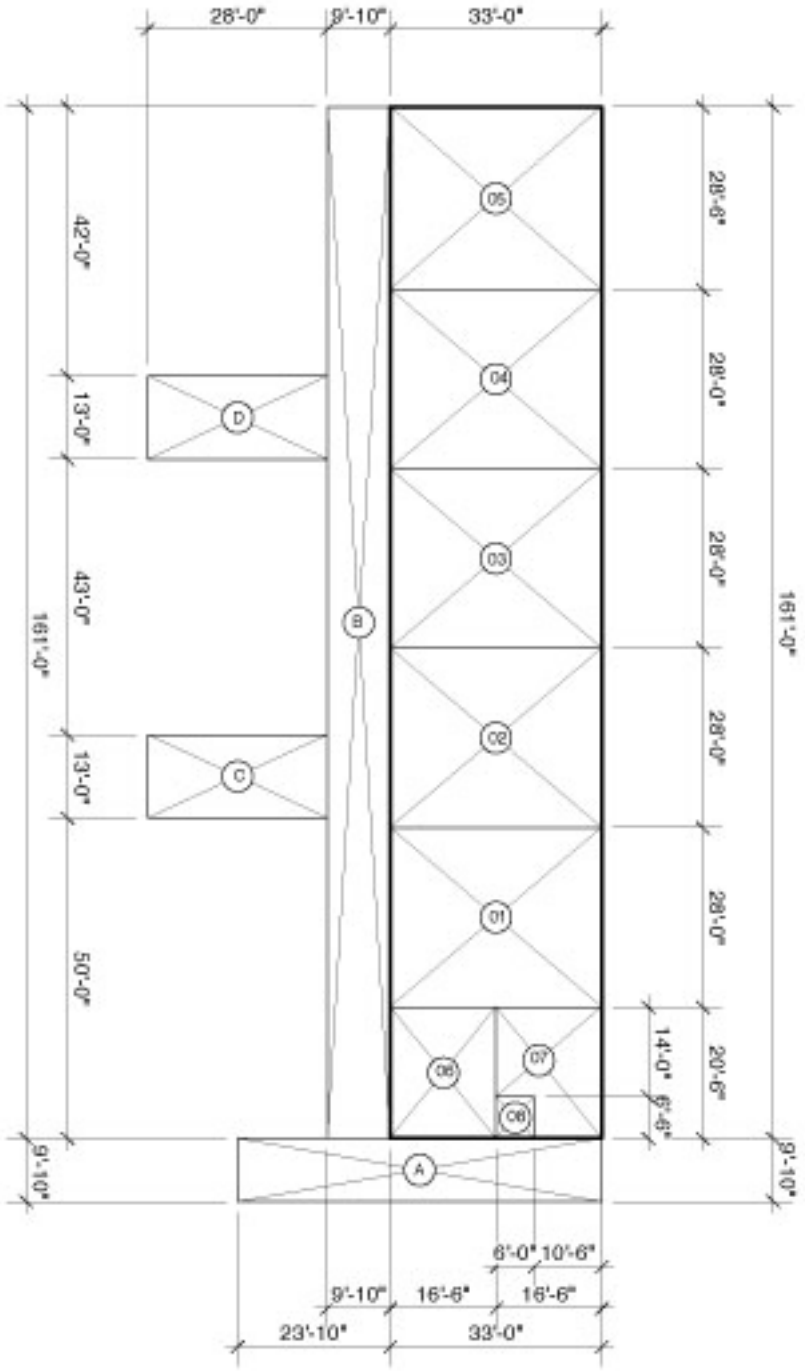
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit B – Adult Education

Ground Floor



**Name** Unit B – Adult Education

**Use** Classrooms

**Distance to Fault** 2.7 km

**Year Built** 1953

**Year of Major Modification** N/A

**Building Type** Light Wood-Frame (W2), Steel MRF (S1)

**FEMA 154 Score** 1.4

**Description** This structure contains a complete gravity load resisting steel frame. The diagonally sheathed wood roof is supported by open-web steel joists. The joists are supported by longitudinal perimeter steel WF beams which in turn are supported by steel WF columns. At the longitudinal exterior walls, the columns are integrally connected to diagonally sheathed wood stud walls which are typically partial height. In this direction, lateral forces are likely primarily resisted by frame action between the steel columns and perimeter roof beams. There are full height diagonally sheathed shear walls in the transverse direction of the building.

**Comments** The building appears to have a complete lateral-force resisting system in both directions. The detailing and adequacy of the longitudinal beam-column moment connections could not be determined as part of this survey. Buildings of this size containing a complete steel gravity load resisting frame have performed well during seismic events. A limited detailed study to confirm that moment resisting beam-column connections are present at the longitudinal frames is recommended. No significant maintenance issues or non-structural falling hazards were noted.

Unit B – Adult Education

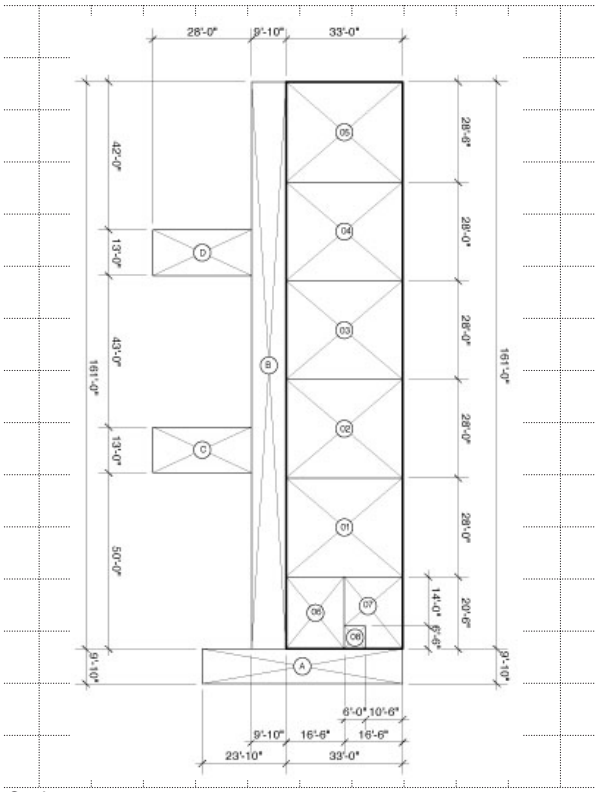




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Dr.
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1953
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 5300
**Building Name** Unit B, Adult Education
**Use** Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [School], Office, Residential

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | [W2] | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | [**3.8**] | [**2.8**] | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | [-1.0] | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | [-0.4] | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 2.4 | 1.4 | | | | | | | | | | | | |

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction. The lower FEMA score, from the S1 building type, controls in this situation.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

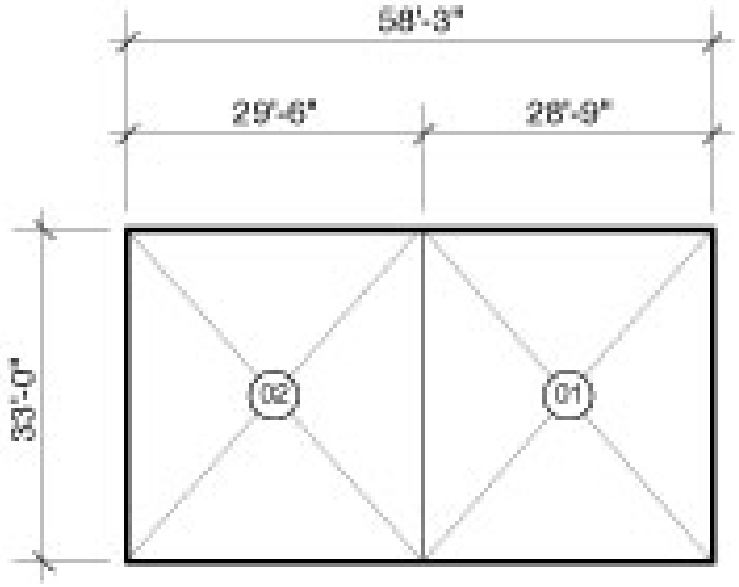
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit C - Adult Education

Ground Floor



**Name** Unit C – Adult Education

**Use** Classrooms

**Distance to Fault** 2.7 km

**Year Built** 1957

**Year of Major Modification** N/A

**Building Type** Light Wood-Frame (W1), Steel MRF (S1)

**FEMA 154 Score** 1.4

**Description** This structure contains a complete gravity load resisting steel frame. The diagonally sheathed wood roof is supported by open-web steel joists. The joists are supported by longitudinal perimeter steel WF beams which in turn are supported by steel WF columns. At the longitudinal exterior walls, the columns are integrally connected to diagonally sheathed wood stud walls which are typically partial height. In this direction, lateral forces are likely primarily resisted by frame action between the steel columns and perimeter roof beams. There are full height diagonally sheathed shear walls in the transverse direction of the building.

**Comments** The building appears to have a complete lateral-force resisting system in both directions. The detailing and adequacy of the longitudinal beam-column moment connections could not be determined as part of this survey. Buildings of this size containing a complete steel gravity load resisting frame have performed well during seismic events. A limited detailed study to confirm that moment resisting beam-column connections are present at the longitudinal frames is recommended. No significant maintenance issues or non-structural falling hazards were noted.

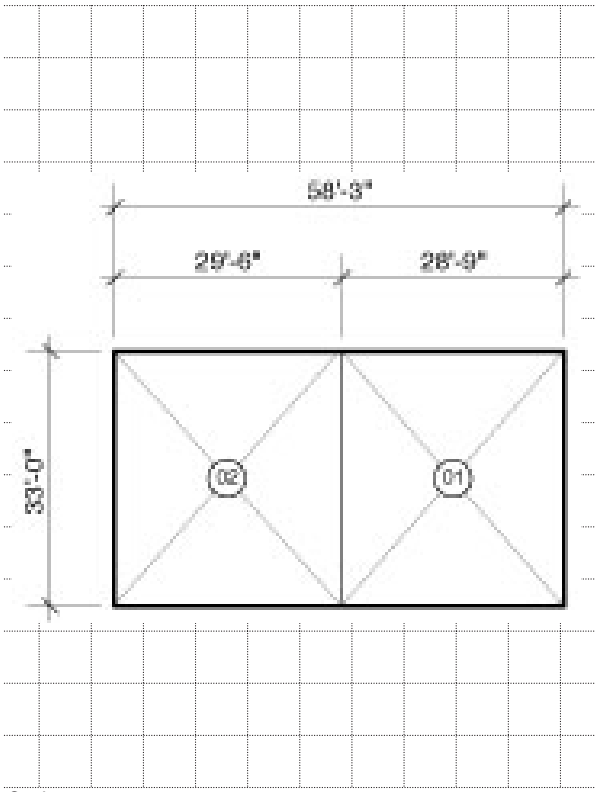
Unit C – Adult Education



**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Dr.
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1957
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 1900
**Building Name** Unit C, Adult Education
**Use** Classroom



**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office Residential, School]

Number of Persons: 0 – 10, [11 – 100], 101-1000, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | [2.8] | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | 4.4 | | 1.4 | | | | | | | | | | | | |

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction. The lower FEMA score, from the S1 building type, controls in this situation.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

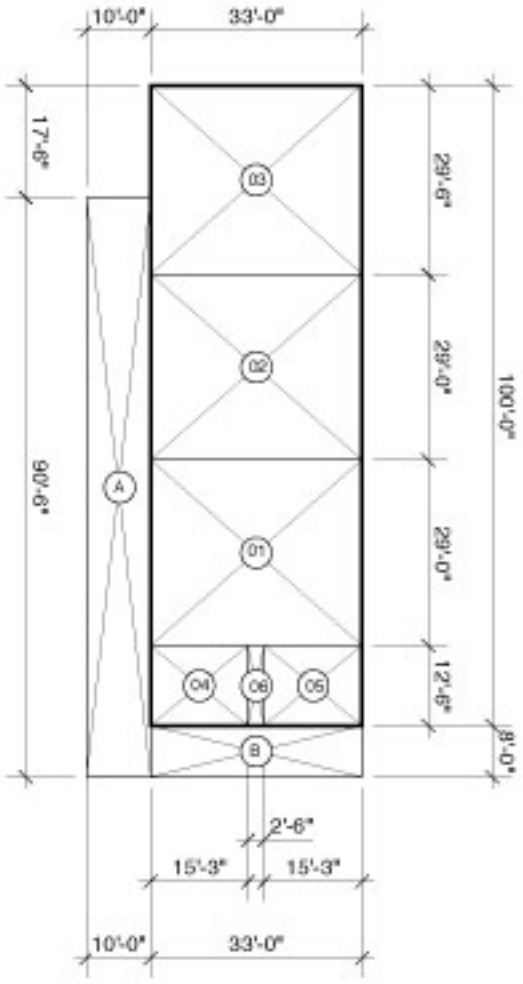
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit D – Adult Education

Ground Floor



| | |
|---|---|
| **Name** | Unit D – Adult Education |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1957 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1), Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | This structure contains a complete gravity load resisting steel frame. The diagonally sheathed wood roof is supported by open-web steel joists. The joists are supported by longitudinal perimeter steel WF beams which in turn are supported by steel WF columns. At the longitudinal exterior walls, the columns are integrally connected to diagonally sheathed wood stud walls which are typically partial height. In this direction, lateral forces are likely primarily resisted by frame action between the steel columns and perimeter roof beams. There are full height diagonally sheathed shear walls in the transverse direction of the building. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. The detailing and adequacy of the longitudinal beam-column moment connections could not be determined as part of this survey. Buildings of this size containing a complete steel gravity load resisting frame have performed well during seismic events. A limited detailed study to confirm that moment resisting beam-column connections are present at the longitudinal frames is recommended. No significant maintenance issues or non-structural falling hazards were noted. |

Unit D – Adult Education

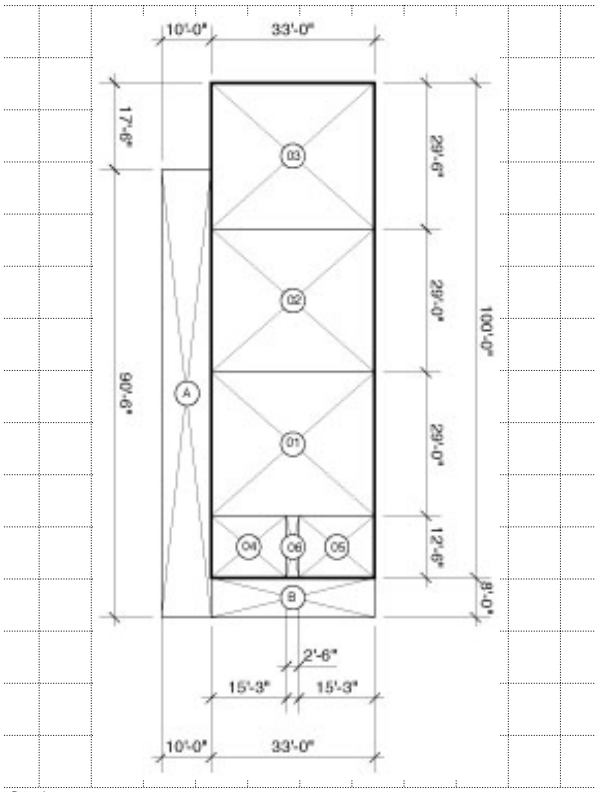





**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Dr.
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1957
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 3300
**Building Name** Unit D, Adult Education
**Use** Classroom




**OCCUPANCY**

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, Office Residential, [School]

Number of Persons: 0 – 10, [101-1000], 11 – 100, 1000+

**SOIL TYPE**

A Hard Rock, B Avg. Rock, [C Dense Soil], D Stiff Soil, E Soft Soil, F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☐ Other:

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | [2.8] | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | 4.4 | | 1.4 | | | | | | | | | | | | |

**COMMENTS:** This building has a diagonally sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are full height diagonally sheathed shear walls in the transverse direction. The lower FEMA score, from the S1 building type, controls in this situation.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

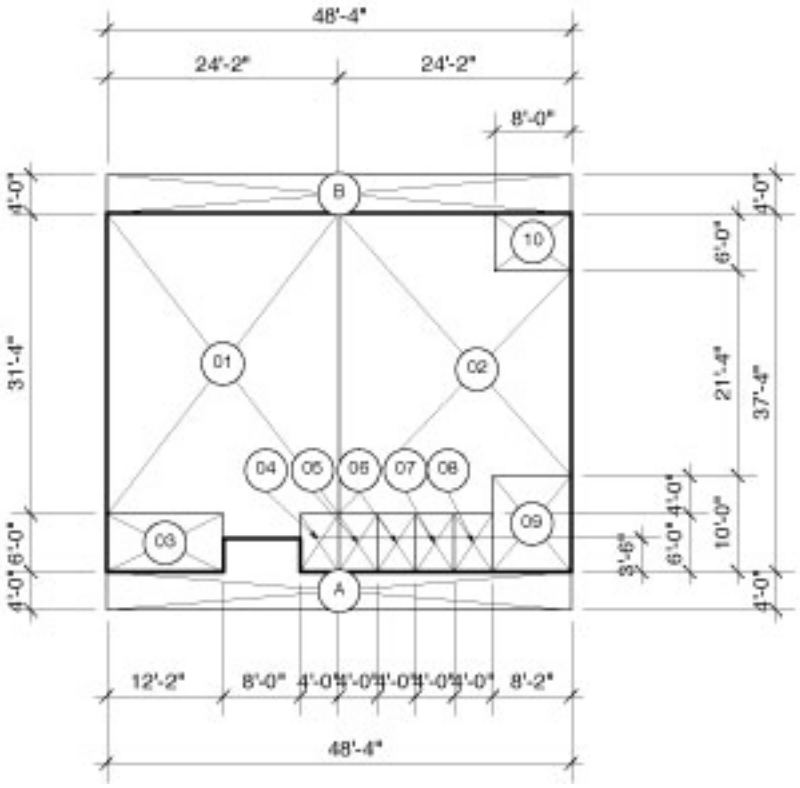
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit E – Adult Education

Ground Floor



| | |
|---|---|
| **Name** | Unit E – Adult Education |
| **Use** | Classrooms |
| **Distance to Fault** | 2.7 km |
| **Year Built** | 1960 |
| **Year of Major Modification** | N/A |
| **Building Type** | Light Wood-Frame (W1), Steel MRF (S1) |
| **FEMA 154 Score** | 1.4 |
| **Description** | This structure contains a complete gravity load resisting steel frame. The diagonal wood roof is supported by sheathing on open-web steel joists. The joists are supported by steel beams which in turn are supported by steel columns. At the longitudinal exterior walls, the columns are integrally connected to partial height concrete walls. Where strip windows are present, these concrete walls are interrupted, but the columns continue up to support the roof. These cantilevered columns resist lateral forces through bending. In the transverse direction there appears to be full height sheathed shear walls. However, the original structural drawings indicate that these walls were to be CMU. The presence or absence of these masonry walls could not be determined as part of this rapid survey. |
| **Comments** | The building appears to have a complete lateral-force resisting system in both directions. Assuming that the CMU walls noted above are not present, buildings of this size and type of construction have performed well during seismic events. Although the reliance on column bending to resist lateral forces is undesirable, the classification of this building as type S1 is based on this column bending and not on traditional beam-column moment frame detailing. No significant maintenance issues or non-structural falling hazards were noted. |

Unit E – Adult Education

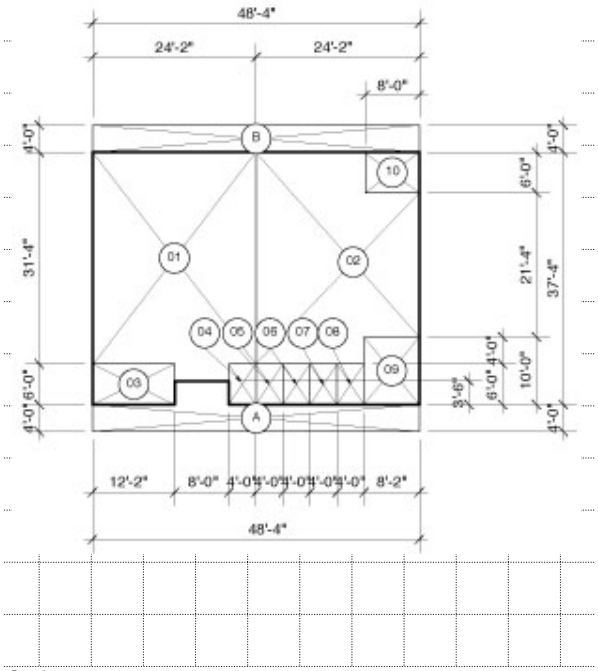




**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**




Scale: NTS

**Address:** 825 Southwood Dr.
South San Francisco, CA **Zip** 94080
**Other Identifiers** Classroom
**No. Stories** 1 **Year Built** 1960
**Screener** MSa/MSc **Date** 8/10/06
**Total Floor Area (sq. ft.)** 1800
**Building Name** Unit E, Adult Education
**Use** Classroom



**OCCUPANCY**

Assembly | Govt. | Office
Commercial | Historic | Residential
Emer. Services | Industrial | [School]

Number of Persons: 0 – 10 | [11 – 100] | 101-1000 | 1000+

**SOIL TYPE**

A Hard Rock | B Avg. Rock | [C Dense Soil] | D Stiff Soil | E Soft Soil | F Poor Soil

**FALLING HAZARDS**

☐ Unreinforced Chimneys | ☐ Parapets | ☐ Cladding | ☐ Other: _____

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | [W1] | W2 | [S1] (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | [4.4] | 3.8 | [2.8] | 3.0 | 3.2 | 2.8 | 2.0 | 2.5 | 2.8 | 1.6 | 2.6 | 2.4 | 2.8 | 2.8 | 1.8 |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | [0.0] | -1.0 | [-1.0] | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | [0.0] | -0.4 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | 4.4 | | 1.4 | | | | | | | | | | | | |

**COMMENTS:** The roof of the building is diagonal sheathing on wood joists supported by steel beams supported by steel columns. The columns are connected to, and extend above, a concrete stem wall. The presence of full height CMU end walls,a s show on the original drawings, could not be determined as part of this survey. The lower FEMA score, from the S1 building type, controls in this situation.

**Detailed Evaluation Required**

[YES] NO

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill





SSFUSD

# South San Francisco Children's Center

# Children's Center

## Recommendation Summary

The South San Francisco Children's Center is located adjacent to the Spruce Elementary School campus, and is made up of four relocatable buildings that are approximately ten years old, and one relocatable installed in 2007 to mediate space problems. The relocatables house office space, a kitchen, classrooms, and restrooms. The South San Francisco Children's Center serves the South San Francisco community with before and after school day care for school age students and runs all day programs for preschoolers. The Children's Center is at capacity and always has more requests than they can fill. The District and the South San Francisco community would benefit greatly from a permanent and expanded space for the Children's Center. A new building for the Children's Center would make the South San Francisco Unified School District competitive with other districts and attract families with children to the District at an early age. The Children's Center is many families' first experience with the District and needs to impart a good first impression. However, it is recommended that if a new structure were built it would be at a different site within the District to prevent the Spruce site from becoming overbuilt.

If the relocatables are to stay in place, some repairs are necessary. Surface panels at the modular ramps are loose or deteriorating in places and should be replaced. The relocatables should also be re-roofed to control some leakage problems. Although the site caters to younger students, it is vital that the technology be updated to current District standards.

The classroom relocatables currently have both electric heat and air, but use the emergency strip heating because of the high cost to run the electric heat. A more permanent solution should be installed at the classrooms. Additionally, the Children's Center shares outdated water lines with Spruce Elementary School, and should be included as part of that infrastructure modernization.

## Existing Buildings

| | |
|---|---|
| Unit 1 | Relocatable Classrooms |
| Unit 2 | Relocatable Classrooms |
| Unit 3 | Relocatable Administration & Kitchen |
| Unit 4 | Relocatable Classroom |

## Current Site



# Executive Summary

## Children's Center



## School Profile

| | |
|---|---|
| Address: | 530 Tamarack Lane<br>South San Francisco, CA. 94080 |
| Built: | 1997 |
| Site Acreage: | .486 |
| SF of Building Area: | 6240 |
| Buildings: | 0 |
| Relocatable Buildings: | 5 |
| Teaching Stations: | 5 |
| Restrooms: | 10 |

## Master Plan Scope

**Priority Projects:**
1. Administration Relocatable
Completed Fall 2007

**Group 1:** **$554,475**
Restroom Renovations
ADA Upgrades

**Group 2:** **$483,751**
Roofing
Seismic Upgrades

**Group 3:** **$347,606**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades

**Group 4:** **$189,613**
Classroom Upgrades

**Total Cost:** **$1,575,445**

**Alternative Priority Project:**
1. New 12,500 sf Children's Center built at a different District site — $8,305,006

## Proposed Site



## Unit 1

| | |
|---|---|
| Year Built: | 1997 |
| DSA#: | 67499 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1920 |
| Building Usage: | Classrooms |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 2

| | |
|---|---|
| Year Built: | 1997 |
| DSA#: | 67499 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1920 |
| Building Usage: | Classrooms |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 3

| | |
|---|---|
| Year Built: | 1997 |
| DSA#: | 67499 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 960 |
| Building Usage: | Classroom |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 4

| | |
|---|---|
| Year Built: | 1997 |
| DSA#: | 67499 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 1440 |
| Building Usage: | Administration, Kitchen |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

CUMMING
LLC

# South San Francisco Unified School District
# Children's Center Campus Modernization

**Masterplan Statement Of Probable Cost**
**April 12, 2007**
**CLLC Project No. 06-00887.00**

**Prepared for Hamilton + Aitken Architects**

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612
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**South San Francisco Unified School District**
**Children's Center Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **April 12, 2007**

# INTRODUCTION

## 1. Basis Of Estimate

This statement has been prepared with the following documentation received August, 17th 2006 along with verbal direction from the client.

| | | |
|---|---|---|
| A | Reports: | Structural upgrade report (dated 08/11/06).<br>"1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99).<br>Mechanical upgrades report (not dated).<br>Plumbing upgrades report (not dated).<br>Electrical upgrades report (dated 07/31/06).<br>Architectural upgrades report (not dated). |

The information listed above is considered conceptual design level for estimating purposes.

## 2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

| | |
|---|---|
| A | Professional fees, inspections and testing. |
| B | Escalation beyond start of construction, (June, 2008). |
| C | Plan check fees and building permit fees. |
| D | Furnishings, fixtures and equipment (FF&E). |
| E | Major site and building structures demolition unless noted in body of estimate. |
| F | Costs of hazardous material surveys, abatements, and disposals unless noted in estimate. |
| G | Costs of offsite construction unless noted in estimate. |
| H | Rock excavation. |
| I | Construction contingency costs. |
| J | Mechanical systems replacement. |
| K | Firesprinkler systems replacement. |
| L | Dryrot removal. |
| M | Covered walkway replacement. |
| N | Cabinetry renovation unless noted otherwise. |
| O | Markerboard replacment. |
| P | Site utility upgrades beyond extent indicated in this report. |

## 3. Items Included Within Estimate

The following cost items are included in this estimate.

| | | |
|---|---|---|
| A | General Conditions, Bonds & Insurance | 10.00% |
| B | GC Fee | 7.00% |
| C | Bonds & Insurance | 2.50% |
| D | Design Contingency | 20.00% |
| E | Escalation (to SOC 06/2008) | 15.00% |

## 4. Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities, when possible, and reasonable allowances for items not clearly defined in the documents.

# INTRODUCTION

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with Saylor Associates' analyses, they determined that the number of competitive bids obtained had the following effect:

| | | |
|---|---|---|
| I bidder | add | 15% to 40% |
| 2 to 3 bids | add | 8% to 12% |
| 4 to 5 bids | | -4% to +4% |
| 7 to 8 bids | deduct | 5% to 7% |

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# South San Francisco Unified School District
## Children's Center Campus Modernization (Q3 2009 Pricing Update)
South San Francisco, California
Masterplan Statement Of Probable Cost

Date: 08/28/09

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Unit "1" - Classroom | 1,920 SF | $23,420 | $98,533 | $83,166 | $30,667 | $122.80 | **$235,785** |
| B Unit "2" - Classroom | 1,920 SF | $20,831 | $98,533 | $84,755 | $30,667 | $122.28 | **$234,786** |
| C Unit "3" - Classroom | 960 SF | $17,959 | $49,266 | $41,593 | $17,275 | $131.35 | **$126,093** |
| D Unit "4" - Admin / Kitchen | 1,440 SF | $18,155 | $35,918 | $111,126 | $16,624 | $126.27 | **$181,823** |
| G Sitework | 30,000 SF | $474,110 | $201,501 | $26,966 | $94,380 | $26.57 | **$796,957** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$554,475** | **$483,751** | **$347,606** | **$189,613** | | **$1,575,444** |

**South San Francisco Unified School District**
**Children's Center Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **Date: 08/28/09**

## ALTERNATE CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Unit "1" - Classroom | 1,920 SF | | | | | | Excluded |
| B Unit "2" - Classroom | 1,920 SF | | | | | | Excluded |
| C Unit "3" - Classroom | 960 SF | | | | | | Excluded |
| D Unit "4" - Admin / Kitchen | 1,440 SF | | | | | | Excluded |
| G Sitework | 30,000 SF | $474,110 | $201,501 | $26,966 | $94,380 | $26.57 | **$796,957** |
| H Demo of existing portable bldgs | 6,240 SF | | | $126,199 | | $20.22 | **$126,199** |
| I New Bldg, complete incl site utilities | 12,500 SF | | | $4,687,500 | | $375.00 | **$4,687,500** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$474,110** | **$201,501** | **$4,840,665** | **$94,380** | | **$5,610,656** |

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**South San Francisco Unified School District**
**Children's Center Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost**

**Date: 04/12/07**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Unit "1" - Classroom | 1,920 SF | $28,919 | $121,668 | $102,694 | $37,868 | $151.64 | **$291,149** |
| B Unit "2" - Classroom | 1,920 SF | $25,722 | $121,668 | $104,656 | $37,868 | $151.00 | **$289,915** |
| C Unit "3" - Classroom | 960 SF | $22,176 | $60,834 | $51,359 | $21,331 | $162.19 | **$155,700** |
| D Unit "4" - Admin / Kitchen | 1,440 SF | $22,417 | $44,352 | $137,219 | $20,528 | $155.91 | **$224,516** |
| G Sitework | 30,000 SF | $585,434 | $248,814 | $33,297 | $116,541 | $32.80 | **$984,086** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$684,668** | **$597,337** | **$429,225** | **$234,135** | | **$1,945,366** |

**South San Francisco Unified School District**
**Children's Center Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **Date: 04/12/07**

## ALTERNATE CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Unit "1" - Classroom | 1,920 SF | | | | | | Excluded |
| B Unit "2" - Classroom | 1,920 SF | | | | | | Excluded |
| C Unit "3" - Classroom | 960 SF | | | | | | Excluded |
| D Unit "4" - Admin / Kitchen | 1,440 SF | | | | | | Excluded |
| G Sitework | 30,000 SF | $585,434 | $248,814 | $33,297 | $116,541 | $32.80 | **$984,086** |
| H Demo of existing portable bldgs | 6,240 SF | | | $155,832 | | $24.97 | **$155,832** |
| I New Bldg, complete incl site utilities | 12,500 SF | | | $9,115,144 | | $729.21 | **$9,115,144** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$585,434** | **$248,814** | **$9,304,273** | **$116,541** | | **$10,255,062** |

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# UNIT "1"

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "1"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classroom | 1,920 SF |
| **Total Modernized SF-age** | **1,920 SF** |

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "1"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,920 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 41,572** |
| New kick plates to existing doors | 10 | ea | $215.00 | $357.95 | **1** | $ 3,579 | | | | $ 3,579 | |
| Signage, specialties & fire extinguishers | 1920 | sf | $3.50 | $5.83 | **1** | $ 11,188 | | | | $ 11,188 | |
| Remove TV/VCR bracket, provide fixed TV/VCR cabinet | 2 | ea | $1,750.00 | $2,913.52 | **1** | $ 5,827 | | | | $ 5,827 | |
| Alterations to restrooms, height adjustment | 4 | ea | $750.00 | $1,248.65 | **2** | | $ 4,995 | | | $ 4,995 | |
| Patch finishes for accessibility upgrades | 1920 | sf | $2.50 | $4.16 | **2** | | $ 7,991 | | | $ 7,991 | |
| Miscellaneous accessible upgrades | 1920 | sf | $2.50 | $4.16 | **2** | | $ 7,991 | | | $ 7,991 | |
| **Life Safety** | | | | | | | | | | | **$ 14,225** |
| New fire alarm system (fully automated) | 1920 | sf | $4.45 | $7.41 | **3** | | | $ 14,225 | | $ 14,225 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 26,312** |
| Repaint existing door sets (100%) | 1 | ea | $99.00 | $164.82 | **3** | | | $ 165 | | $ 165 | |
| Repaint existing casework (100%) | 48 | lf | $10.94 | $18.21 | **4** | | | | $ 874 | $ 874 | |
| Patch repair / paint existing ceilings | 96 | sf | $2.50 | $4.16 | **4** | | | | $ 400 | $ 400 | |
| Tack boards | 100 | sf | $15.00 | $24.97 | **4** | | | | $ 2,497 | $ 2,497 | |
| Caulking & sealant, metals, backing | 1920 | sf | $3.50 | $5.83 | **4** | | | | $ 11,188 | $ 11,188 | |
| Miscellaneous interior repairs, allowance | 1920 | sf | $3.50 | $5.83 | **4** | | | | $ 11,188 | $ 11,188 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 69,258** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1760 | sf | $4.00 | $6.66 | **4** | | | | $ 11,721 | $ 11,721 | |
| Replace roofing - 100% replacement | 1920 | sf | $18.00 | $29.97 | **2** | | $ 57,538 | | | $ 57,538 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 20,138** |
| Plumbing | | | | | | | | | | | |
| Misc plumbing modifications (gas, distrib, etc.) | 1920 | sf | $2.50 | $4.16 | **3** | | | $ 7,991 | | $ 7,991 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1920 | sf | $3.80 | $6.33 | **3** | | | $ 12,147 | | $ 12,147 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 44,672** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 1920 | sf | $4.50 | $7.49 | **3** | | | $ 14,384 | | $ 14,384 | |
| Minor upgrades to power distribution / raceway | 1920 | sf | $4.35 | $7.24 | **3** | | | $ 13,905 | | $ 13,905 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6 | ea | $343.75 | $572.30 | **3** | | | $ 3,434 | | $ 3,434 | |
| Replace fluorescent lamps and ballast | 18 | ea | $218.75 | $364.19 | **3** | | | $ 6,555 | | $ 6,555 | |
| Adjust height of all non compliant switches | 1920 | sf | $2.00 | $3.33 | **3** | | | $ 6,393 | | $ 6,393 | |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "1"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Technology** | | | | | | | | | | | **$ 23,495** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 1920 | sf | $4.50 | $7.49 | **3** | | | $ 14,384 | | $ 14,384 | |
| Miscellaneous low voltage upgrades, minor | 1920 | sf | $2.85 | $4.74 | **3** | | | $ 9,110 | | $ 9,110 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 25,572** |
| Seismic upgrades - "low" rating | 1920 | sf | $8.00 | $13.32 | **2** | | $ 25,572 | | | $ 25,572 | |
| **Miscellaneous** | | | | | | | | | | | **$ 17,581** |
| Hazmat abatement, allowance - "low" rating | 1920 | sf | $5.50 | $9.16 | **2** | | $ 17,581 | | | $ 17,581 | |
| **Site** | | | | | | | | | | | **$ 8,324** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $5,000.00 | $8,324.33 | **1** | $ 8,324 | | | | $ 8,324 | |
| **Total Costs - UNIT "1"** | | | | | | **$ 28,919** | **$ 121,668** | **$ 102,694** | **$ 37,868** | | **$ 291,149** |
| **Total Costs Priority / Sf** | | | | | | **$ 15.06** | **$ 63.37** | **$ 53.49** | **$ 19.72** | **$ 151.64** | |

# UNIT "2"

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "2"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 1,920 SF |
| **Total Modernized SF-age** | **1,920 SF** |

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "2"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,920 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 38,375** |
| New kick plates to existing doors | 10 | ea | $215.00 | $357.95 | **1** | $ 3,579 | | | | $ 3,579 | |
| Signage, specialties & fire extinguishers | 1920 | sf | $2.50 | $4.16 | **1** | $ 7,991 | | | | $ 7,991 | |
| Remove TV/VCR bracket, provide fixed TV/VCR cabinet | 2 | ea | $1,750.00 | $2,913.52 | **1** | $ 5,827 | | | | $ 5,827 | |
| Alterations to restrooms, height adjustment | 4 | ea | $750.00 | $1,248.65 | **2** | | $ 4,995 | | | $ 4,995 | |
| Patch finishes for accessibility upgrades | 1920 | sf | $2.50 | $4.16 | **2** | | $ 7,991 | | | $ 7,991 | |
| Miscellaneous accessible upgrades | 1920 | sf | $2.50 | $4.16 | **2** | | $ 7,991 | | | $ 7,991 | |
| **Life Safety** | | | | | | | | | | | **$ 14,225** |
| New fire alarm system (fully automated) | 1920 | sf | $4.45 | $7.41 | **3** | | | $ 14,225 | | $ 14,225 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 26,312** |
| Repaint existing door sets (100%) | 1 | ea | $99.00 | $164.82 | **3** | | | $ 165 | | $ 165 | |
| Repaint existing casework (100%) | 48 | lf | $10.94 | $18.21 | **4** | | | | $ 874 | $ 874 | |
| Patch repair / paint existing ceilings | 96 | sf | $2.50 | $4.16 | **4** | | | | $ 400 | $ 400 | |
| Tack boards | 100 | sf | $15.00 | $24.97 | **4** | | | | $ 2,497 | $ 2,497 | |
| Caulking & sealant, metals, backing | 1920 | sf | $3.50 | $5.83 | **4** | | | | $ 11,188 | $ 11,188 | |
| Miscellaneous interior repairs, allowance | 1920 | sf | $3.50 | $5.83 | **4** | | | | $ 11,188 | $ 11,188 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 69,258** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1760 | sf | $4.00 | $6.66 | **4** | | | | $ 11,721 | $ 11,721 | |
| Replace roofing - 100% replacement | 1920 | sf | $18.00 | $29.97 | **2** | | $ 57,538 | | | $ 57,538 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 20,138** |
| Plumbing | | | | | | | | | | | |
| Misc plumbing modifications (gas, distrib, etc.) | 1920 | sf | $2.50 | $4.16 | **3** | | | $ 7,991 | | $ 7,991 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1920 | sf | $3.80 | $6.33 | **3** | | | $ 12,147 | | $ 12,147 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 46,634** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 1920 | sf | $4.50 | $7.49 | **3** | | | $ 14,384 | | $ 14,384 | |
| Minor upgrades to power distribution / raceway | 1920 | sf | $4.35 | $7.24 | **3** | | | $ 13,905 | | $ 13,905 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 6 | ea | $343.75 | $572.30 | **3** | | | $ 3,434 | | $ 3,434 | |
| Replace fluorescent lamps and ballast | 19 | ea | $218.75 | $364.19 | **3** | | | $ 6,920 | | $ 6,920 | |
| Adjust height of all non compliant switches | 1920 | sf | $2.50 | $4.16 | **3** | | | $ 7,991 | | $ 7,991 | |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "2"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Technology** | | | | | | | | | | | **$ 23,495** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 1920 | sf | $4.50 | $7.49 | **3** | | | $ 14,384 | | $ 14,384 | |
| Miscellaneous low voltage upgrades, minor | 1920 | sf | $2.85 | $4.74 | **3** | | | $ 9,110 | | $ 9,110 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 25,572** |
| Seismic upgrades - "low" rating | 1920 | sf | $8.00 | $13.32 | **2** | | $ 25,572 | | | $ 25,572 | |
| **Miscellaneous** | | | | | | | | | | | **$ 17,581** |
| Hazmat abatement, allowance - "low" rating | 1920 | sf | $5.50 | $9.16 | **2** | | $ 17,581 | | | $ 17,581 | |
| **Site** | | | | | | | | | | | **$ 8,324** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $5,000.00 | $8,324.33 | **1** | $ 8,324 | | | | $ 8,324 | |
| **Total Costs - UNIT "2"** | | | | | | **$ 25,722** | **$ 121,668** | **$ 104,656** | **$ 37,868** | | **$ 289,915** |
| **Total Costs Priority / Sf** | | | | | | **$ 13.40** | **$ 63.37** | **$ 54.51** | **$ 19.72** | | |

# UNIT "3"

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "3"

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms | 960 SF |
| **Total Modernized SF-age** | **960 SF** |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "3"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 960 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 23,341** |
| New kick plates to existing doors | 4 | ea | $215.00 | $357.95 | **1** | $ 1,432 | | | | $ 1,432 | |
| Signage, specialties & fire extinguishers | 960 | sf | $3.50 | $5.83 | **1** | $ 5,594 | | | | $ 5,594 | |
| Remove TV/VCR bracket, provide fixed TV/VCR cabinet | 2 | ea | $1,750.00 | $2,913.52 | **1** | $ 5,827 | | | | $ 5,827 | |
| Alterations to restrooms, height adjustment | 2 | ea | $750.00 | $1,248.65 | **2** | | $ 2,497 | | | $ 2,497 | |
| Patch finishes for accessibility upgrades | 960 | sf | $2.50 | $4.16 | **2** | | $ 3,996 | | | $ 3,996 | |
| Miscellaneous accessible upgrades | 960 | sf | $2.50 | $4.16 | **2** | | $ 3,996 | | | $ 3,996 | |
| **Life Safety** | | | | | | | | | | | **$ 7,112** |
| New fire alarm system (fully automated) | 960 | sf | $4.45 | $7.41 | **3** | | | $ 7,112 | | $ 7,112 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 13,073** |
| Repaint existing casework (100%) | 24 | lf | $10.94 | $18.21 | **4** | | | | $ 437 | $ 437 | |
| Patch repair / paint existing ceilings | 48 | sf | $2.50 | $4.16 | **4** | | | | $ 200 | $ 200 | |
| Tack boards | 50 | sf | $15.00 | $24.97 | **4** | | | | $ 1,249 | $ 1,249 | |
| Caulking & sealant, metals, backing | 960 | sf | $3.50 | $5.83 | **4** | | | | $ 5,594 | $ 5,594 | |
| Miscellaneous interior repairs, allowance | 960 | sf | $3.50 | $5.83 | **4** | | | | $ 5,594 | $ 5,594 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 37,027** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 1240 | sf | $4.00 | $6.66 | **4** | | | | $ 8,258 | $ 8,258 | |
| Replace roofing - 100% replacement | 960 | sf | $18.00 | $29.97 | **2** | | $ 28,769 | | | $ 28,769 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 10,069** |
| Plumbing | | | | | | | | | | | |
| Misc plumbing modifications (gas, distrib, etc.) | 960 | sf | $2.50 | $4.16 | **3** | | | $ 3,996 | | $ 3,996 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 960 | sf | $3.80 | $6.33 | **3** | | | $ 6,073 | | $ 6,073 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 26,985** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 960 | sf | $4.50 | $7.49 | **3** | | | $ 7,192 | | $ 7,192 | |
| Minor upgrades to power distribution / raceway | 960 | sf | $4.35 | $7.24 | **3** | | | $ 6,952 | | $ 6,952 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 4 | ea | $343.75 | $572.30 | **3** | | | $ 2,289 | | $ 2,289 | |
| Replace fluorescent lamps and ballast | 18 | ea | $218.75 | $364.19 | **3** | | | $ 6,555 | | $ 6,555 | |
| Adjust height of all non compliant switches | 960 | sf | $2.50 | $4.16 | **3** | | | $ 3,996 | | $ 3,996 | |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "3"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Technology** | | | | | | | | | | | **$ 7,192** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Miscellaneous low voltage upgrades, minor | 960 | sf | $4.50 | $7.49 | **3** | | | $ 7,192 | | $ 7,192 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 12,786** |
| Seismic upgrades - "low" rating | 960 | sf | $8.00 | $13.32 | **2** | | $ 12,786 | | | $ 12,786 | |
| **Miscellaneous** | | | | | | | | | | | **$ 8,790** |
| Hazmat abatement, allowance - "low" rating | 960 | sf | $5.50 | $9.16 | **2** | | $ 8,790 | | | $ 8,790 | |
| **Site** | | | | | | | | | | | **$ 9,323** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $5,600.00 | $9,323.25 | **1** | $ 9,323 | | | | $ 9,323 | |
| **Total Costs - UNIT "3"** | | | | | | **$ 22,176** | **$ 60,834** | **$ 51,359** | **$ 21,331** | | **$ 155,700** |
| **Total Costs Priority / Sf** | | | | | | **$ 23.10** | **$ 63.37** | **$ 53.50** | **$ 22.22** | **$ 162.19** | |

# UNIT "4"

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "4"

| Description | Qty |
|---|---|
| Type Of Space | |
| Office | 898 SF |
| Kitchen | 410 SF |
| Restrooms | 132 SF |
| **Total Modernized SF-age** | **1,440 SF** |

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "4"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 1,440 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 26,080** |
| New kick plates to existing doors | 11 | ea | $215.00 | $357.95 | **1** | $ 3,937 | | | | $ 3,937 | |
| Signage, specialties & fire extinguishers | 1440 | sf | $2.50 | $4.16 | **1** | $ 5,994 | | | | $ 5,994 | |
| Demo portion of casework, patch and repair | 1 | ea | $2,500.00 | $4,162.17 | **1** | $ 4,162 | | | | $ 4,162 | |
| Patch finishes for accessibility upgrades | 1440 | sf | $2.50 | $4.16 | **2** | | $ 5,994 | | | $ 5,994 | |
| Miscellaneous accessible upgrades | 1440 | sf | $2.50 | $4.16 | **2** | | $ 5,994 | | | $ 5,994 | |
| **Life Safety** | | | | | | | | | | | **$ 10,668** |
| New fire alarm system (fully automated) | 1440 | sf | $4.45 | $7.41 | **3** | | | $ 10,668 | | $ 10,668 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 22,526** |
| Tack boards | 150 | sf | $15.00 | $24.97 | **4** | | | | $ 3,746 | $ 3,746 | |
| New washer and dryer | 1 | ea | $1,200.00 | $1,997.84 | **3** | | | $ 1,998 | | $ 1,998 | |
| Caulking & sealant, metals, backing | 1440 | sf | $3.50 | $5.83 | **4** | | | | $ 8,391 | $ 8,391 | |
| Miscellaneous interior repairs, allowance | 1440 | sf | $3.50 | $5.83 | **4** | | | | $ 8,391 | $ 8,391 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 58,337** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 2280 | sf | $4.00 | $6.66 | **3** | | | $ 15,184 | | $ 15,184 | |
| Replace roofing - 100% replacement | 1440 | sf | $18.00 | $29.97 | **3** | | | $ 43,153 | | $ 43,153 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 15,104** |
| Plumbing | | | | | | | | | | | |
| Misc plumbing modifications (gas, distrib, etc.) | 1440 | sf | $2.50 | $4.16 | **3** | | | $ 5,994 | | $ 5,994 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 1440 | sf | $3.80 | $6.33 | **3** | | | $ 9,110 | | $ 9,110 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 41,882** |
| Lower / add receptacles | 1440 | sf | $4.50 | $7.49 | **3** | | | $ 10,788 | | $ 10,788 | |
| Minor upgrades to power distribution / raceway | 1440 | sf | $4.35 | $7.24 | **3** | | | $ 10,429 | | $ 10,429 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 25 | ea | $343.75 | $572.30 | **3** | | | $ 14,307 | | $ 14,307 | |
| Replace fluorescent lamps and ballast | 1 | ea | $218.75 | $364.19 | **3** | | | $ 364 | | $ 364 | |
| Adjust height of all non compliant switches | 1440 | sf | $2.50 | $4.16 | **3** | | | $ 5,994 | | $ 5,994 | |
| **Technology** | | | | | | | | | | | **$ 9,230** |
| Telephone / data / CATV system | | | | | | | | | | | |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "4"

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Miscellaneous low voltage upgrades, minor | 1440 | sf | $3.85 | $6.41 | 3 | | | $ 9,230 | | $ 9,230 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | $ - |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | $ 19,179 |
| Seismic upgrades - "low" rating | 1440 | sf | $8.00 | $13.32 | 2 | | $ 19,179 | | | $ 19,179 | |
| **Miscellaneous** | | | | | | | | | | | $ 13,186 |
| Hazmat abatement, allowance - "low" rating | 1440 | sf | $5.50 | $9.16 | 2 | | $ 13,186 | | | $ 13,186 | |
| **Site** | | | | | | | | | | | $ 8,324 |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $5,000.00 | $8,324.33 | 1 | $ 8,324 | | | | $ 8,324 | |
| **Total Costs - UNIT "4"** | | | | | | **$ 22,417** | **$ 44,352** | **$ 137,219** | **$ 20,528** | | **$ 224,516** |
| **Total Costs Priority / Sf** | | | | | | **$ 15.57** | **$ 30.80** | **$ 95.29** | **$ 14.26** | **$ 155.91** | |

# SITEWORK

# South San Francisco Unified School District

## Children's Center Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITEWORK

| Description | Qty |
|---|---|
| Type Of Space | |
| Site | 30,000 SF |
| **Total Modernized SF-age** | **30,000 SF** |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 7,500 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 166,487** |
| Miscellaneous grading, etc. | 1 | ls | $15,000.00 | $24,973.00 | **2** | | $ 24,973 | | | $ 24,973 | |
| Miscellaneous site accessibility | 1 | ls | $20,000.00 | $33,297.33 | **2** | | $ 33,297 | | | $ 33,297 | |
| Miscellaneous signage / specialty | 1 | ls | $20,000.00 | $33,297.33 | **2** | | $ 33,297 | | | $ 33,297 | |
| Misc demolition / protection | 1 | ls | $20,000.00 | $33,297.33 | **3** | | | $ 33,297 | | $ 33,297 | |
| Miscellaneous upgrades | 1 | ls | $25,000.00 | $41,621.66 | **2** | | $ 41,622 | | | $ 41,622 | |
| **Life Safety** | | | | | | | | | | | **$ 24,973** |
| Site lighting / path of travel | 1 | ls | $15,000.00 | $24,973.00 | **2** | | $ 24,973 | | | $ 24,973 | |
| **Instructional Facilities** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Miscellaneous** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Site** | | | | | | | | | | | **$ 792,626** |
| Utilities | | | | | | | | | | | |
| Allowance for misc. site utilities upgrades | 1 | ls | $250,000.00 | $416,216.63 | **1** | $ 416,217 | | | | $ 416,217 | |
| ADA requirements | | | | | | | | | | | |
| New metal panels for modular ramps | 600 | sf | $125.00 | $208.11 | **1** | $ 124,865 | | | | $ 124,865 | |
| Miscellaneous landscape upgrades | 1 | ls | $25,000.00 | $41,621.66 | **4** | | | | $ 41,622 | $ 41,622 | |
| Minor patching to (e) surfaces | 1 | ls | $15,000.00 | $24,973.00 | **4** | | | | $ 24,973 | $ 24,973 | |
| Minor patching to (e) landscape | 1 | ls | $10,000.00 | $16,648.67 | **4** | | | | $ 16,649 | $ 16,649 | |
| Storm drain upgrades at affected areas | 1 | ls | $10,000.00 | $16,648.67 | **4** | | | | $ 16,649 | $ 16,649 | |
| Patch existing AC paving | 1 | ls | $10,000.00 | $16,648.67 | **4** | | | | $ 16,649 | $ 16,649 | |
| New AC paving at rear of portables | 1800 | sf | $6.00 | $9.99 | **1** | $ 17,981 | | | | $ 17,981 | |

# South San Francisco Unified School District

## Children's Center Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Remove existing hadrail, provide new | 55 | lf | $288.00 | $479.48 | 1 | $ 26,371 | | | | $ 26,371 | |
| Replace (e) irrigation lines | 21780 | sf | $2.50 | $4.16 | 2 | | $ 90,652 | | | $ 90,652 | |
| **Total Costs - SITE** | | | | | | **$ 585,434** | **$ 248,814** | **$ 33,297** | **$ 116,541** | | **$ 984,086** |
| **Total Costs Priority / Sf** | | | | | | **$ 78.06** | **$ 33.18** | **$ 4.44** | **$ 15.54** | **$ 131.21** | |

# Architectural Site Survey

| Children's Center | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit 1** | | | | | | |
| Unit 1 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 10 | each | A | 1 |
| Unit 1 | No identifying signage | Provide identifying, tactile Braille signage | 10 | each | A | 1 |
| Unit 1 | TV/VCR mounted at 72"AFF. The ceilings of the portables are too low to attach TV/VCR at proper height of 80" AFF | Provide a permanently mounted base cabinet below the TV/VCR | 2 | each | A | 1 |
| Unit 1 | Suspended Ceiling tile in okay condition, some water damage to individual tiles | Patch 5% of suspended ceiling tiles | 96 | sq. ft. | I | 2 |
| Unit 1 Children's Bathrooms | Toilet seat height 16" AFF - too high for pre-schoolers, kindergarten or elementary, too low for adults | Replace with wc with seat height appropriate for preschoolers | 4 | each | A | 2 |
| Unit 1 Children's Bathrooms | Grab bars heights 28"-33" AFF - too high for kindergarten/pre-schoolers | Move grab bars to 20"-22" AFF | 8 | each | A | 2 |
| 01, 02 | Door between classrooms scratched | Prep and repaint door and frame | 1 | each | I | 3 |
| **Unit 2** | | | | | | |
| Unit 2 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 10 | each | A | 1 |
| Unit 2 | No identifying signage | Provide identifying, tactile Braille signage | 10 | each | A | 1 |
| Unit 2 | TV/VCR mounted at 72"AFF. The ceilings of the portables are too low to attach TV/VCR at proper height of 80" AFF | Provide a permanently mounted base cabinet below the TV/VCR | 2 | each | A | 1 |
| Unit 2 | Suspended Ceiling tile in okay condition, some water damage to individual tiles | Patch 5% of suspended ceiling tiles | 96 | sq. ft. | I | 2 |
| Unit 2 Children's Bathrooms | Toilet seat height 16" AFF - too high for pre-schoolers, kindergarten or elementary, too low for adults | Replace with wc with seat height appropriate for preschoolers | 4 | each | A | 2 |
| Unit 2 Children's Bathrooms | Grab bars heights 28"-33" AFF - too high for kindergarten/pre-schoolers | Move grab bars to 20"-22" AFF | 8 | each | A | 2 |
| 01, 02 | Door between classrooms scratched | Prep and repaint door and frame | 1 | each | I | 3 |
| **Unit 3** | | | | | | |
| Unit 3 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 4 | each | A | 1 |
| Unit 3 | No identifying signage | Provide identifying, tactile Braille signage | 4 | each | A | 1 |
| Unit 3 | TV/VCR mounted at 72"AFF. The ceilings of the portables are too low to attach TV/VCR at proper height of 80" | Provide a permanently mounted base cabinet below the TV/VCR | 2 | each | A | 1 |

# Children's Center

## Architectural Site Survey

| Children's Center | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Pric** |
| Unit 3 | Suspended Ceiling tile in okay condition, some water damage to individual tiles | Patch 5% of suspended ceiling tiles | 48 | sq. ft. | I | |
| Unit 3 Children's Bathroom | Toilet seat height 16" AFF - too high for pre-schoolers, kindergarten or elementary, too low for adults | Replace with wc with seat height appropriate for preschoolers | 2 | each | A | |
| Unit 3 Children's Bathroom | Grab bars heights 28"-33" AFF - too high for kindergarten/pre-schoolers | Move grab bars to 20"-22" AFF | 4 | each | A | |
| **Unit 4** | | | | | | |
| Unit 4 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 11 | each | A | |
| Unit 4 | No identifying signage | Provide identifying, tactile Braille signage | 11 | each | A | |
| 01 | Casework impedes on door's push side clearance | Demo portion of (e) casework | 1 | LF | A | |
| | | Provide filler panels and/or end pieces to casework as needed | 1 | each | | |
| 01 | Old washer and dryer | Provide new washer | 1 | each | M | |
| | | Provide new dryer | 1 | each | M | |
| **Building Envelope** | | | | | | |
| Units 1,2,3,4 | Roof leaks | Provide new roof and gutters | 6240 | sq. ft. | B | |
| Units 1,2,3,4 | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story modular buildings | 630 | LF | B | |
| **General Site** | | | | | | |
| Units 1,2 | (E) modular ramps have metal surface panels that are rusting/damaged | Provide new metal panels for modular ramps | 600 | sq. ft. | B | |
| Unit 4 | (E) handrail on building side of ramp does not extend far enough at the lower landing | Remove (e) handrail and provide new handrail with full extension at lower landing | 30 | LF | A | |
| Site | Portables already used as day care and after school care. More need in community for services | New building to replace (e) portables and add more space | 12,500 | sq. ft. | I | |
| | | Provide as an alternate to all work done to portables on site or addition of any portables | | | | |
| Site | Water lines are in poor condition | Replace water lines | 0.5 | acres | M | |
| Site | There is no asphalt paving behind portables. This makes repairs and access to utilities difficult | Provide asphalt paving behind portables | 1800 | sq. ft. | P | |

# Mechanical Site Survey

| Children's Center | | | | |
|---|---|---|---|---|
| Note: There was no heating upgrade commendation in the 1997 Masterplan cost | | | | |
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| **Portable (Gas heat system)** | | | | |
| unit 1, 2, 3, 4 | all portables are served by a wall mounted Bard unit | Not applicable | none | none |

# Children's Center

## Plumbing Site Survey

| Children's Center | | | |
|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Necessary Renovations** | **Recommendations** |
| **General Recommendations** | | | |
| 1. Provide seismic valve downstream of gas meter. | | | |
| **Unit 1, 2, 4** | | | |
| 01, 02 | 1 water closet, 1 classroom sink | | |
| **Unit 3** | | | |
| 01 | 1 gas fired water heater | Install drain for P&T valve discharge or terminate to exterior. | |
| 02 | 1 water closet, 1 lav (new) | | |
| 06 | 1 ss sink | | |

# Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| **Electrical Service** | Portable 2 | 600A, 120/240V panel replaced in back of portable | | | | Meter | 1 |
| | | (no meter) | | | | | |
| **Power Distribution** | | | | Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop | | | |
| | | | | Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF. | | | |
| | | | | All receptacles installed in bathrooms and at sinks shall have GFCI protection | | | |
| | Portable 1 | 50A panel serving this portable is in good condition | | | Add GFI receptacles at bathrooms | receptacles | 7 |
| | | | | | Add power/data raceway in each work area with 5 receptacles | | |
| | Portable 2 | 50A panel serving this portable is in good condition | | | Add GFI receptacles at bathrooms | receptacles | 7 |
| | | | | | Add power/data raceway in each work area with 5 receptacles | | |
| | Portable 3 | 100A panel serving this portable is in good condition | | | Add GFI receptacles at cafeteria and staff room sinks and bathrooms | receptacles | 10 |
| | | | | | Add power/data raceway in each work area with 5 receptacles | | |
| | Portable 4 | 50A panel serving this portable is in good condition | | | Add GFI receptacles at bathrooms | receptacles | 7 |
| | | | | | Add power/data raceway in each work area with 5 receptacles | | |
| **Lighting System** | | | | All switches a maximum 48" AFF | | | |
| | Portable 1 | 2 x 4 fixtures are in good condition | | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & Occupancy sensors | 4 |
| | | | | | Lower switches in children's bathroom. | Switch | 2 |
| | | | | | Add switch at higher elevation for classroom TV | | |
| | | | | | Replace all T12 lighting | 2-lamp fluorescent 1X4 light | 18 |
| | Portable 2 | 2 x 4 fixtures are in good condition | | | Repair broken fixture and switch in bathroom | 2-lamp fluorescent 1X4 light | 1 |
| | | | | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & Occupancy sensors | 4 |
| | | | | | Lower switches in children's bathroom. | Switch | 2 |
| | | | | | Add switch at higher elevation for classroom TV | | |
| | | | | | Replace all T12 lighting | 2-lamp fluorescent 1X4 light | 18 |
| | Portable 3 | 2 x 4 fixtures are in good condition | | | Replace all T12 lighting | 2-lamp fluorescent 1X4 light | 18 |
| | | | | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | Switches & Occupancy sensors | 4 |
| | Portable 4 | 2 x 4 fixtures are in good condition | | | Use Occupancy sensors in classrooms, offices, bathrooms and closets. | 2-lamp fluorescent 1X4 light | 1 |
| | | | | | Lower switches in children's bathroom. | Switches & Occupancy sensors | 4 |
| | | | | | Add switch at higher elevation for classroom TV | Switch | 2 |
| | | | | | Replace all T12 lighting | | |
| **Fire Alarm System** | | Upgraded system with AFP-200 Notifier FACP with strobes and pull station in each portable | | Install a fully automatic system per DSA and SB575 requirements | | Install a fully automatic system per DSA and SB575 requirements | 1 |
| **PA/clock** | Portable 1 | All clocks are battery operated. No PA exists | | | | | |
| | Portable 2 | All clocks are battery operated. No PA exists | | | | | |
| | Portable 3 | All clocks are battery operated. No PA exists | | | | | |
| | Portable 4 | All clocks are battery operated. No PA exists | | | | | |
| **Telephone/Data/CATV Networking System** | Portable 1 | | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | data outlet | 20 |
| | Portable 2 | | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | CATV outlet | 4 |
| | Portable 3 | | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |
| | Portable 4 | | | | Add 1 data outlet at each receptacle in power raceway. Add CATV | | |

# FEMA 154:
# Rapid Visual Screening and Summary Report

Children's Center
530 Tamarack Lane
South San Francisco, CA 94080

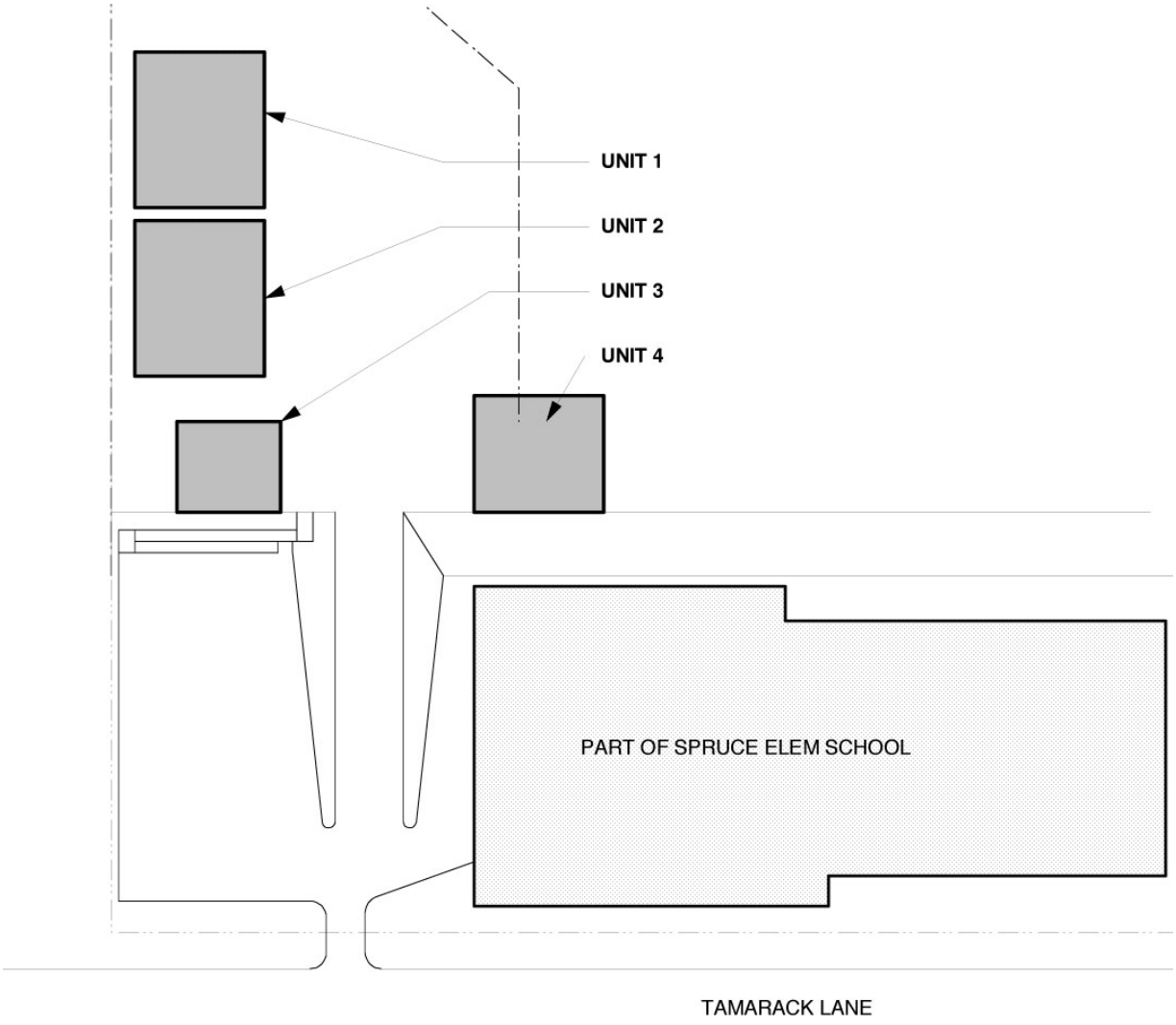
South San Francisco Unified School District



SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 29, 2006

# Site Plan – Children's Center



| | |
|---|---|
| **Name** | Children's Center |
| **Use** | N/A |
| **Distance to Fault** | 4.0 km |
| **Year Built** | N/A |
| **Year of Major Modification** | N/A |
| **Building Type** | Re-locatable, Temporary |
| **FEMA 154 Score** | N/A |
| **Description** | The Children's Center is composed of four re-locatable classrooms that are excluded from the scope of this evaluation. |
| **Comments** | The re-locatable classrooms are situated on concrete footings. The steel plates connecting the re-locatable classrooms to the foundation shows signs of rusting. No falling hazards were noted. |

Children's Center








SSFUSD

# South San Francisco Unified School District Offices

# District Offices

## Recommendation Summary

The District Offices are adjacent to the South San Francisco High School campus. The campus is made up of numerous buildings and relocatables that serve different functions. The largest building is a one-story building that houses the offices of the superintendent and other District personnel. A number of relocatables hold the technology department, the District computer server, staff development and mentoring, and storage. Warehouses around the site house maintenance equipment, garages, storage, paint, electrical, plumbing shops, and more. Across the campus' entrance road is the large relocatable that houses the Facilities Department.

The District Offices act as a hub of the South San Francisco Unified School District and its seventeen schools throughout South San Francisco. Therefore they should reflect a professional, welcoming appearance. The current relocatable buildings are beyond their useful life and in need of costly repairs and upgrades. Replacing the facilities with permanent construction would result in cheaper life cycle costs than replacing the structures with more relocatables. Additionally, with the District's various functions spread out over several buildings, interaction among educators is discouraged and makes efficient communication difficult. One building should be designed to hold the District Offices. Another building would house the Facilities and Technology Departments. Between these two buildings should be a conference and staff training center that could be utilized by the whole District. The District Offices could be built in three distinct phases to allow the District schedule to be interrupted as little as possible.

If left in place, the current buildings, relocatables, and warehouses face accessibility, interior finish, and extensive infrastructure problems. Almost all of the buildings and relocatables have path of travel problems and ramps will be necessary. Restrooms in offices and the warehouse spaces need to be upgraded to have accessible fixtures and new finishes. Doors need to be upgraded with proper strike side clearances, new hardware, and identifying signage. Throughout the buildings, finishes are showing signs of wear and are in need of renovation. Damaged ceiling tiles, window coverings, and finishes are in need of repairs or replacement. Additionally, the infrastructure at the office campus is in need of major modernizations. All the original gas, water, and heat still in use at the site have been continually patched and require constant maintenance. New lines should be run for all utilities to the offices, relocatables, and warehouses. Additionally, portions of the District Office do not have heat, and heating upgrades are needed throughout the site, most notably in Units A and B.

## Existing Buildings

| | |
|---|---|
| Unit A | Administration Offices |
| Unit B | Administration Offices |
| Unit C | Auto Shop, Wood Shop, Locksmith |
| Unit D | Warehouse |
| Unit 1 | Offices |
| Unit 2 | Offices |
| Unit 3 | District Library |
| Unit 4 | District Library |
| Unit 5 | Offices |
| Unit 6 | Document Storage |
| Unit 7 | Vehicle Maintenance Storage |
| Unit 8 | Document Storage |
| Unit 9 | Shop |
| Unit 10 | Plumbing Shop |
| Unit 11 | District Library |
| Unit 12 | Staff Development |
| Unit 13 | Shop |
| Facilities Dept. | Facilities Department Offices |

## Current Site



# Executive Summary

## District Offices



## Building Profile

| | |
|---|---|
| Address: | 398 B Street<br>South San Francisco, CA. 94080 |
| Built: | 1949 |
| Site Acreage: | 5.509 |
| SF of Building Area: | 38,056.44 |
| 2005-2006 Enrollment: | N/A |
| Buildings: | 4 |
| Relocatables: | 13 |
| Teaching Stations: | N/A |
| Restrooms: | 8 |

## Master Plan Scope

**Priority Projects:**

| | |
|---|---|
| 1. Facilities and Technology | $1,875,000 |
| 2. District Offices-<br>Conference Space and Staff Training | $1,875,000 |
| 3. District Offices | $3,750,000 |
| 4. Exterior Circulation | |
| 5. District Central Kitchen,<br>Freezer, and Warehouse | $3,219,250 |
| 6. Parking | |

**Group 1:** **$330,068**
ADA Upgrades
Warehouse Renovation

**Group 2:** **$557,372**
Seismic Upgrades
Sitework
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

**Group 3:** **$1,875,947**
Site Utilities
Site Work
Renovations

**Group 4:** **$348,337**
Site Utilities
Site Work
Renovations

**Total Cost:** **$13,830,974**

## Proposed Site



## Unit A

| | |
|---|---|
| Year Built: | 1949 |
| DSA#: | 7401 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 4723.17 |
| Building Usage: | Administration |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1985 |

## Unit B

| | |
|---|---|
| Year Built: | 1961 |
| DSA#: | 21860 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 7224.38 |
| Building Usage: | Administration |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | 1992 |

## Unit C

| | |
|---|---|
| Year Built: | 1961 |
| DSA#: | 21860 |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 672.89 |
| Building Usage: | Auto Shop, Wood Shop, Locksmith |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit D

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 9580 |
| Building Usage: | Warehouse |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

# District Offices

## Unit 1

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | Office |
| Mechanical System: | Floor Mounted AC Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 2

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 380 |
| Building Usage: | Office |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 3

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | District Library |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 4

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | District Library |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 5

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 600 |
| Building Usage: | Office |
| Mechanical System: | Wall Mounted Bard Unit |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 6

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 616 |
| Building Usage: | Document Storage |
| Mechanical System: | None Required |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 7

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 900 |
| Building Usage: | Vehicle Maintenance Storage |
| Mechanical System: | Ceiling Suspended Gas Fired Unit Heater |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 8

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 900 |
| Building Usage: | Paint Shop |
| Mechanical System: | Ceiling Suspended Gas Fired Unit Heater |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

# District Offices

## Unit 9

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 900 |
| Building Usage: | Shop |
| Mechanical System: | Ceiling Suspended Gas Fired Unit Heater |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 10

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 900 |
| Building Usage: | Plumbing Shop |
| Mechanical System: | Ceiling Suspended Gas Fired Unit Heater |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 11

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 952 |
| Building Usage: | District Library |
| Mechanical System: | Gas Heat System |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 12

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 812 |
| Building Usage: | Staff Development |
| Mechanical System: | Unknown |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

## Unit 13

| | |
|---|---|
| Year Built: | Unknown |
| DSA#: | Unknown |
| Year of Major Modification: | None |
| Construction Type: | Type VB |
| SF: | 900 |
| Building Usage: | Shop |
| Mechanical System: | Ceiling Suspended Gas Fired Unit Heater |
| Fire Alarm: | 1998, Siemens/Cerberus MXL-IQ |
| Roof Date: | Unknown |

CUMMING LLC

# South San Francisco Unified School District
# District Office Campus Modernization

**Masterplan Statement Of Probable Cost**
**April 12, 2007**
**CLLC Project No. 06-01007.00**

**Prepared for Hamilton + Aitken Architects**

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612
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**South San Francisco Unified School District**
**District Office Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost** **April 12, 2007**

# INTRODUCTION

## 1. Basis Of Estimate

This statement has been prepared with the following documentation received August, 17th 2006 along with verbal direction from the client.

| | | |
|---|---|---|
| A | Reports: | Structural upgrade report (dated 08/11/06).<br>"1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99).<br>Mechanical upgrades report (not dated).<br>Plumbing upgrades report (not dated).<br>Electrical upgrades report (dated 07/31/06).<br>Architectural upgrades report (not dated). |

The information listed above is considered conceptual design level for estimating purposes.

## 2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

| | |
|---|---|
| A | Professional fees, inspections and testing. |
| B | Escalation beyond start of construction, (June, 2008). |
| C | Plan check fees and building permit fees. |
| D | Furnishings, fixtures and equipment (FF&E). |
| E | Major site and building structures demolition unless noted in body of estimate. |
| F | Costs of hazardous material surveys, abatements, and disposals unless noted in estimate. |
| G | Costs of offsite construction unless noted in estimate. |
| H | Rock excavation. |
| I | Construction contingency costs. |
| J | Mechanical systems replacement. |
| K | Firesprinkler systems replacement. |
| L | Dryrot removal. |
| M | Covered walkway replacement. |
| N | Cabinetry renovation unless noted otherwise. |
| O | Markerboard replacment. |
| P | Site utility upgrades beyond extent indicated in this report. |

## 3. Items Included Within Estimate

The following cost items are included in this estimate.

| | | |
|---|---|---|
| A | General Conditions, Bonds & Insurance | 10.00% |
| B | GC Fee | 7.00% |
| C | Bonds & Insurance | 2.50% |
| D | Design Contingency | 20.00% |
| E | Escalation (to SOC 06/2008) | 15.00% |

## 4. Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities, when possible, and reasonable allowances for items not clearly defined in the documents.

# INTRODUCTION

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid result.

In accordance with Saylor Associates' analyses, they determined that the number of competitive bids obtained had the following effect:

| | | |
|---|---|---|
| I bidder | add | 15% to 40% |
| 2 to 3 bids | add | 8% to 12% |
| 4 to 5 bids | | -4% to +4% |
| 7 to 8 bids | deduct | 5% to 7% |

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# South San Francisco Unified School District
## District Office Campus Modernization (Q3 2009 Pricing Update)
South San Francisco, California
Masterplan Statement Of Probable Cost

Date: 08/28/09

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Office | 4,723 SF | $133,990 | $98,055 | $484,877 | $108,884 | $174.84 | **$825,806** |
| B Building "B" - Office | 7,224 SF | $105,655 | $149,962 | $692,380 | $198,504 | $158.72 | **$1,146,502** |
| C Building "C" - Office | 6,713 SF | $153,999 | $139,362 | $536,286 | $83,754 | $136.07 | **$913,400** |
| D Building "D" - Warehouse | 9,580 SF | $33,124 | $199,092 | $663,973 | $103,216 | $104.32 | **$999,405** |
| E Portables (Replacement) | 3,456 SF | $881,280 | | | | $255.00 | **$881,280** |
| F Portables (Mods) | 8,120 SF | $285,220 | $193,059 | $306,662 | $322,733 | $136.41 | **$1,107,674** |
| G Sitework | 250,000 SF | $335 | $306,389 | $160,725 | | $1.87 | **$467,449** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$1,593,603** | **$1,085,918** | **$2,844,904** | **$817,091** | | **$6,341,516** |

**South San Francisco Unified School District**
**District Office Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost**

**Date: 08/28/09**

## ALTERNATE CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "C" - Office | 6,713 SF | $153,999 | $139,362 | $536,286 | $83,754 | $136.07 | **$913,400** |
| B Building "D" - Warehouse | 9,580 SF | $33,124 | $199,092 | $663,973 | $103,216 | $104.32 | **$999,405** |
| F Portables (Mods) | 4,500 SF | $142,610 | $96,530 | $153,331 | $161,366 | $123.07 | **$553,837** |
| C Sitework | 250,000 SF | $335 | $306,389 | $160,725 | | $1.87 | **$467,449** |
| D Demo (e) buildings | 18,000 SF | | | $361,632 | | $20.09 | **$361,632** |
| E New building, complete incl sitework etc | 20,000 SF | | $7,500,000 | | | $375.00 | **$7,500,000** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$330,068** | **$8,241,372** | **$1,875,947** | **$348,337** | | **$10,795,723** |

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**South San Francisco Unified School District**
**District Office Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost**

**Date: 04/12/07**

## CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| A Building "A" - Office | 4,723 SF | $166,552 | $121,883 | $602,710 | $135,345 | $217.33 | **$1,026,490** |
| B Building "B" - Office | 7,224 SF | $131,331 | $186,406 | $860,640 | $246,744 | $197.29 | **$1,425,121** |
| C Building "C" - Office | 6,713 SF | $191,423 | $173,229 | $666,612 | $104,107 | $169.13 | **$1,135,371** |
| D Building "D" - Warehouse | 9,580 SF | $41,174 | $247,474 | $825,329 | $128,300 | $129.67 | **$1,242,277** |
| E Portables (Replacement) | 3,456 SF | $901,778 | | | | $260.93 | **$901,778** |
| F Portables (Mods) | 8,120 SF | $354,533 | $239,976 | $381,186 | $401,162 | $169.56 | **$1,376,857** |
| G Sitework | 250,000 SF | $416 | $380,847 | $199,784 | | $2.32 | **$581,047** |
| | | | | | | | |
| TOTAL CONSTRUCTION COST | | **$1,787,208** | **$1,349,814** | **$3,536,262** | **$1,015,658** | | **$7,688,942** |

**South San Francisco Unified School District**
**District Office Campus Modernization**
**South San Francisco, California**
**Masterplan Statement Of Probable Cost**

**Date: 04/12/07**

## ALTERNATE CONSTRUCTION COST SUMMARY

| Element | Area | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Cost / SF | Total |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| **A Building "C" - Office** | 6,713 SF | $191,423 | $173,229 | $666,612 | $104,107 | $169.13 | **$1,135,371** |
| **B Building "D" - Warehouse** | 9,580 SF | $41,174 | $247,474 | $825,329 | $128,300 | $129.67 | **$1,242,277** |
| **F Portables (Mods)** | 4,500 SF | $177,267 | $119,988 | $190,593 | $200,581 | $152.98 | **$688,429** |
| **C Sitework** | 250,000 SF | $416 | $380,847 | $199,784 | | $2.32 | **$581,047** |
| **D Demo (e) buildings** | 18,000 SF | | | $449,514 | | $24.97 | **$449,514** |
| **E New building, complete incl sitework etc** | 20,000 SF | | $13,656,067 | | | $682.80 | **$13,656,067** |
| | | | | | | | |
| **TOTAL CONSTRUCTION COST** | | **$410,280** | **$14,577,605** | **$2,331,833** | **$432,988** | | **$17,752,705** |

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# UNIT "A" - Office

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Office

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 4,775 SF |
| Restrooms | 190 SF |
| DDT - open corridor space (2/3) | -242 SF |
| **Total Modernized SF-age** | **4,723 SF** |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "A" - Office

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 4,723 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 179,781** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| Raise floor in adjacent rooms | 150 | sf | $10.00 | $16.65 | **1** | $ 2,497 | | | | $ 2,497 | |
| New kick plates to existing doors | 14 | ea | $215.00 | $357.95 | **1** | $ 5,011 | | | | $ 5,011 | |
| Remove (e) door & frame, provide new accessible door with stationary panel | 1 | ea | $6,000.00 | $9,989.20 | **1** | $ 9,989 | | | | $ 9,989 | |
| Remove existing door set, provide new, enlarge openin | 1 | ea | $4,915.00 | $8,182.82 | **1** | $ 8,183 | | | | $ 8,183 | |
| Signage, specialties & fire extinguishers | 4723 | sf | $1.00 | $1.66 | **1** | $ 7,863 | | | | $ 7,863 | |
| Remove and replace drinking fountain and rails | 1 | ea | $4,925.00 | $8,199.47 | **1** | $ 8,199 | | | | $ 8,199 | |
| Demo (e) restrooms | 190 | sf | $50.00 | $83.24 | **1** | $ 15,816 | | | | $ 15,816 | |
| Upgrade existing non accessible restrooms (Med) | 190 | sf | $300.00 | $499.46 | **1** | $ 94,897 | | | | $ 94,897 | |
| Remove (e) handrails | 6 | lf | $35.00 | $58.27 | **1** | $ 350 | | | | $ 350 | |
| Install new ramp | 36 | lf | $150.00 | $249.73 | **1** | $ 8,990 | | | | $ 8,990 | |
| Install new handrail | 12 | lf | $65.00 | $108.22 | **1** | $ 1,299 | | | | $ 1,299 | |
| Patch finishes for accessibility upgrades | 4723 | sf | $1.00 | $1.66 | **2** | | $ 7,863 | | | $ 7,863 | |
| Miscellaneous accessible upgrades | 4723 | sf | $1.00 | $1.66 | **2** | | $ 7,863 | | | $ 7,863 | |
| **Life Safety** | | | | | | | | | | | **$ 8,326** |
| Remove (e) panic hardware, provide new | 1 | ea | $750.00 | $1,248.65 | **3** | | | $ 1,249 | | $ 1,249 | |
| Replace exterior lighting | 4723 | sf | $0.90 | $1.50 | **3** | | | $ 7,077 | | $ 7,077 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 135,404** |
| Repaint interior walls (100%) | 11780 | sf | $1.05 | $1.75 | **4** | | | | $ 20,593 | $ 20,593 | |
| Repaint existing door sets (100%) | 20 | ea | $99.00 | $164.82 | **4** | | | | $ 3,296 | $ 3,296 | |
| Refinish existing casework (100%) | 240 | lf | $10.94 | $18.21 | **3** | | | $ 4,371 | | $ 4,371 | |
| Patch repair / paint existing ceilings | 4723 | sf | $2.50 | $4.16 | **4** | | | | $ 19,659 | $ 19,659 | |
| Patch and repair ceiling associated with lighting replace | 4723 | sf | $9.50 | $15.82 | **3** | | | $ 74,703 | | | |
| Remove and replace carpet, incl screed and base | 900 | sf | $10.90 | $18.15 | **3** | | | $ 16,332 | | $ 16,332 | |
| Remove and replace carpet, incl screed and base | 2700 | sf | $10.90 | $18.15 | **4** | | | | $ 48,997 | $ 48,997 | |
| Tack boards | 100 | sf | $15.00 | $24.97 | **4** | | | | $ 2,497 | $ 2,497 | |
| Caulking & sealant, metals, backing | 4723 | sf | $1.00 | $1.66 | **4** | | | | $ 7,863 | $ 7,863 | |
| Miscellaneous interior repairs, allowance | 4723 | sf | $1.50 | $2.50 | **4** | | | | $ 11,795 | $ 11,795 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 162,186** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 3100 | sf | $4.00 | $6.66 | **4** | | | | $ 20,644 | $ 20,644 | |
| Replace roofing - 100% replacement | 4723 | sf | $18.00 | $29.97 | **3** | | | $ 141,542 | | $ 141,542 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 171,802** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "A" - Office

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | 3 | | | $ 6,659 | | $ 6,659 | |
| Replace trim | 4 | ea | $880.00 | $1,465.08 | 3 | | | $ 5,860 | | $ 5,860 | |
| Misc plumbing modifications (gas, distrib, etc.) | 4723 | sf | $2.00 | $3.33 | 3 | | | $ 15,727 | | $ 15,727 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 4723 | sf | $3.50 | $5.83 | 3 | | | $ 27,522 | | $ 27,522 | |
| Install new heating and cooling to offices | 4723 | sf | $5.50 | $9.16 | 3 | | | $ 43,249 | | $ 43,249 | |
| New economizer cycle control / EMS | 4723 | sf | $6.80 | $11.32 | 3 | | | $ 53,471 | | $ 53,471 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 60,155** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 4723 | sf | $3.30 | $5.49 | 3 | | | $ 25,949 | | $ 25,949 | |
| Minor upgrades to power distribution / raceway | 4723 | sf | $3.10 | $5.16 | 3 | | | $ 24,377 | | $ 24,377 | |
| Lighting & Controls | | | | | | | | | | | |
| Adjust height of all non compliant switches | 4723 | sf | $1.25 | $2.08 | 3 | | | $ 9,829 | | $ 9,829 | |
| **Technology** | | | | | | | | | | | **$ 38,059** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 4723 | sf | $3.34 | $5.56 | 3 | | | $ 26,264 | | $ 26,264 | |
| Miscellaneous low voltage upgrades, minor | 4723 | sf | $1.50 | $2.50 | 3 | | | $ 11,795 | | $ 11,795 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 87,420** |
| Lighting & Controls | | | | | | | | | | | |
| Replace all lighting | 4723 | sf | $9.00 | $14.98 | 3 | | | $ 70,771 | | $ 70,771 | |
| Power Distribution | | | | | | | | | | | |
| Replace panels | 1 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 16,649 | | $ 16,649 | |
| **Structural** | | | | | | | | | | | **$ 62,908** |
| Seismic upgrades - "low" rating | 4723 | sf | $8.00 | $13.32 | 2 | | $ 62,908 | | | $ 62,908 | |
| **Miscellaneous** | | | | | | | | | | | **$ 43,249** |
| Hazmat abatement, allowance - "low" rating | 4723 | sf | $5.50 | $9.16 | 2 | | $ 43,249 | | | $ 43,249 | |
| **Site** | | | | | | | | | | | **$ 2,497** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| **Total Costs - UNIT "A"** | | | | | | **$ 166,552** | **$ 121,883** | **$ 602,710** | **$ 135,345** | | **$ 1,026,490** |
| **Total Costs Priority / Sf** | | | | | | **$ 35.26** | **$ 25.81** | **$ 127.61** | **$ 28.66** | **$ 217.33** | |

# UNIT "B" - Office

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Office

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 7,273 SF |
| Restrooms | 153 SF |
| DDT - open corridor space (2/3) | -203 SF |
| **Total Modernized SF-age** | **7,224 SF** |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "B" - Office

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 7,224 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 151,201** |
| Remove and replace existing thresholds | 1 | ea | $288.00 | $479.48 | **1** | $ 479 | | | | $ 479 | |
| New kick plates to existing doors | 18 | ea | $215.00 | $357.95 | **1** | $ 6,443 | | | | $ 6,443 | |
| Remove door & frame, rehang on opposite side | 1 | ea | $3,500.00 | $5,827.03 | **1** | $ 5,827 | | | | $ 5,827 | |
| Signage, specialties & fire extinguishers | 7224 | sf | $1.00 | $1.66 | **1** | $ 12,026 | | | | $ 12,026 | |
| Upgrade existing non accessible restrooms (med) | 153 | sf | $300.00 | $499.46 | **1** | $ 76,417 | | | | $ 76,417 | |
| Demo portion of casework, patch and repair | 4 | ea | $2,500.00 | $4,162.17 | **1** | $ 16,649 | | | | $ 16,649 | |
| Remove (e) handrails | 6 | lf | $35.00 | $58.27 | **1** | $ 350 | | | | $ 350 | |
| Install new ramp | 24 | lf | $150.00 | $249.73 | **1** | $ 5,994 | | | | $ 5,994 | |
| Install new handrail | 12 | lf | $65.00 | $108.22 | **1** | $ 1,299 | | | | $ 1,299 | |
| Move filling cabinets | 4 | ea | $250.00 | $416.22 | **1** | $ 1,665 | | | | $ 1,665 | |
| Patch finishes for accessibility upgrades | 7224 | sf | $1.00 | $1.66 | **2** | | $ 12,026 | | | $ 12,026 | |
| Miscellaneous accessible upgrades | 7224 | sf | $1.00 | $1.66 | **2** | | $ 12,026 | | | $ 12,026 | |
| **Life Safety** | | | | | | | | | | | **$ 10,824** |
| Replace exterior lighting | 7224 | sf | $0.90 | $1.50 | **3** | | | $ 10,824 | | $ 10,824 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 220,522** |
| Repaint interior walls (100%) | 19475 | sf | $1.05 | $1.75 | **4** | | | | $ 34,044 | $ 34,044 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 96 | lf | $10.94 | $18.21 | **3** | | | $ 1,749 | | $ 1,749 | |
| Patch repair / paint existing ceilings | 7224 | sf | $2.50 | $4.16 | **4** | | | | $ 30,065 | $ 30,065 | |
| Patch and repair ceiling associated with lighting replace | 7224 | sf | $9.50 | $15.82 | **3** | | | $ 114,249 | | | |
| Remove and replace carpet, incl screed and base | 6500 | sf | $10.90 | $18.15 | **4** | | | | $ 117,956 | $ 117,956 | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 7224 | sf | $1.00 | $1.66 | **4** | | | | $ 12,026 | $ 12,026 | |
| Miscellaneous interior repairs, allowance | 7224 | sf | $1.50 | $2.50 | **4** | | | | $ 18,039 | $ 18,039 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 244,441** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 4200 | sf | $4.00 | $6.66 | **4** | | | | $ 27,970 | $ 27,970 | |
| Replace roofing - 100% replacement | 7224 | sf | $18.00 | $29.97 | **3** | | | $ 216,471 | | $ 216,471 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 246,764** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 3 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 6,992 | | $ 6,992 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Replace trim under sink | 3 | ea | $880.00 | $1,465.08 | **3** | | | $ 4,395 | | $ 4,395 | |
| Misc plumbing modifications (gas, distrib, etc.) | 7224 | sf | $2.00 | $3.33 | **3** | | | $ 24,052 | | $ 24,052 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "B" - Office

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 7224 | sf | $3.50 | $5.83 | 3 | | | $ 42,092 | | $ 42,092 | |
| New economizer cycle control / EMS | 7224 | sf | $6.80 | $11.32 | 3 | | | $ 81,778 | | $ 81,778 | |
| Install new heating and cooling to offices | 7224 | sf | $5.50 | $9.16 | 3 | | | $ 66,144 | | $ 66,144 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 102,302** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 7224 | sf | $3.30 | $5.49 | 3 | | | $ 39,686 | | $ 39,686 | |
| Minor upgrades to power distribution / raceway | 7224 | sf | $3.10 | $5.16 | 3 | | | $ 37,281 | | $ 37,281 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 18 | ea | $343.75 | $572.30 | 3 | | | $ 10,301 | | $ 10,301 | |
| Adjust height of all non compliant switches | 7224 | sf | $1.25 | $2.08 | 3 | | | $ 15,033 | | $ 15,033 | |
| **Technology** | | | | | | | | | | | **$ 58,207** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 7224 | ea | $3.34 | $5.56 | 3 | | | $ 40,167 | | $ 40,167 | |
| Miscellaneous low voltage upgrades, minor | 7224 | sf | $1.50 | $2.50 | 3 | | | $ 18,039 | | $ 18,039 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 110,077** |
| Lighting & Controls | | | | | | | | | | | |
| Replace all lighting | 7224 | sf | $5.00 | $8.32 | 3 | | | $ 60,131 | | $ 60,131 | |
| Power Distribution | | | | | | | | | | | |
| Replace panels | 3 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 49,946 | | $ 49,946 | |
| **Structural** | | | | | | | | | | | **$ 96,209** |
| Seismic upgrades - "low" rating | 7224 | sf | $8.00 | $13.32 | 2 | | $ 96,209 | | | $ 96,209 | |
| **Miscellaneous** | | | | | | | | | | | **$ 66,144** |
| Hazmat abatement, allowance - "low" rating | 7224 | sf | $5.50 | $9.16 | 2 | | $ 66,144 | | | $ 66,144 | |
| **Site** | | | | | | | | | | | **$ 4,183** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 25 | sf | $5.50 | $9.16 | 1 | $ 229 | | | | $ 229 | |
| Provide 5' x 5' concrete landing | 25 | sf | $15.00 | $24.97 | 1 | $ 624 | | | | $ 624 | |
| Slope AC paving from landing | 50 | sf | $10.00 | $16.65 | 1 | $ 832 | | | | $ 832 | |
| **Total Costs - UNIT "B"** | | | | | | **$ 131,331** | **$ 186,406** | **$ 860,640** | **$ 246,744** | | **$ 1,425,121** |
| **Total Costs Priority / Sf** | | | | | | **$ 18.18** | **$ 25.81** | **$ 119.14** | **$ 34.16** | **$ 197.29** | |

# UNIT "C" - Office

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C" - Office

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 6,501 SF |
| Restrooms | 212 SF |
| **Total Modernized SF-age** | **6,713 SF** |

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "C" - Office

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 6,713 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 201,164** |
| Remove and replace existing thresholds | 5 | ea | $288.00 | $479.48 | **1** | $ 2,397 | | | | $ 2,397 | |
| New kick plates to existing doors | 10 | ea | $215.00 | $357.95 | **1** | $ 3,579 | | | | $ 3,579 | |
| Remove (e) hardware, provide new accessible hardware | 10 | ea | $750.00 | $1,248.65 | **1** | $ 12,486 | | | | $ 12,486 | |
| Signage, specialties & fire extinguishers | 6713 | sf | $1.00 | $1.66 | **1** | $ 11,176 | | | | $ 11,176 | |
| Demo (e) restrooms | 256 | sf | $50.00 | $83.24 | **1** | $ 21,310 | | | | $ 21,310 | |
| Upgrade existing non accessible restrooms (Med) | 256 | sf | $300.00 | $499.46 | **1** | $ 127,862 | | | | $ 127,862 | |
| Patch finishes for accessibility upgrades | 6713 | sf | $1.00 | $1.66 | **2** | | $ 11,176 | | | $ 11,176 | |
| Miscellaneous accessible upgrades | 6713 | sf | $1.00 | $1.66 | **2** | | $ 11,176 | | | $ 11,176 | |
| **Life Safety** | | | | | | | | | | | **$ 22,352** |
| Replace exterior lighting | 6713 | sf | $2.00 | $3.33 | **3** | | | $ 22,352 | | $ 22,352 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 79,218** |
| Repaint interior walls (100%) | 8550 | sf | $1.05 | $1.75 | **4** | | | | $ 14,946 | $ 14,946 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Refinish existing casework (100%) | 96 | lf | $10.94 | $18.21 | **3** | | | $ 1,749 | | $ 1,749 | |
| Patch repair / paint existing ceilings | 6713 | sf | $2.50 | $4.16 | **4** | | | | $ 27,940 | $ 27,940 | |
| Patch and repair ceiling associated with lighting replace | 6713 | sf | $9.50 | $15.82 | **3** | | | $ 106,173 | | | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 6713 | sf | $1.00 | $1.66 | **4** | | | | $ 11,176 | $ 11,176 | |
| Miscellaneous interior repairs, allowance | 6713 | sf | $1.50 | $2.50 | **4** | | | | $ 16,764 | $ 16,764 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 227,807** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 4000 | sf | $4.00 | $6.66 | **4** | | | | $ 26,638 | $ 26,638 | |
| Replace roofing - 100% replacement | 6713 | sf | $18.00 | $29.97 | **3** | | | $ 201,169 | | $ 201,169 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 91,836** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Replace trim under sink | 3 | ea | $880.00 | $1,465.08 | **3** | | | $ 4,395 | | $ 4,395 | |
| Misc plumbing modifications (gas, distrib, etc.) | 6713 | sf | $2.00 | $3.33 | **3** | | | $ 22,352 | | $ 22,352 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 6713 | sf | $3.50 | $5.83 | **3** | | | $ 39,116 | | $ 39,116 | |
| All other HV work excluded | | | | | | | | | | | |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "C" - Office

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Electrical Systems** | | | | | | | | | | | **$ 100,064** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 6713 | sf | $3.30 | $5.49 | 3 | | | $ 36,881 | | $ 36,881 | |
| Minor upgrades to power distribution / raceway | 6713 | sf | $3.10 | $5.16 | 3 | | | $ 34,646 | | $ 34,646 | |
| Lighting & Controls | | | | | | | | | | | |
| Replace fluorescent lamps and ballast | 40 | ea | $218.75 | $364.19 | 3 | | | $ 14,568 | | $ 14,568 | |
| Adjust height of all non compliant switches | 6713 | sf | $1.25 | $2.08 | 3 | | | $ 13,970 | | $ 13,970 | |
| **Technology** | | | | | | | | | | | **$ 54,092** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 6713 | ea | $3.34 | $5.56 | 3 | | | $ 37,328 | | $ 37,328 | |
| Miscellaneous low voltage upgrades, minor | 6713 | sf | $1.50 | $2.50 | 3 | | | $ 16,764 | | $ 16,764 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 89,178** |
| Lighting & Controls | | | | | | | | | | | |
| Replace all lighting | 6713 | sf | $5.00 | $8.32 | 3 | | | $ 55,880 | | $ 55,880 | |
| Power Distribution | | | | | | | | | | | |
| Replace panels | 2 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 33,297 | | $ 33,297 | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 89,409** |
| Seismic upgrades - "low" rating | 6713 | sf | $8.00 | $13.32 | 2 | | $ 89,409 | | | $ 89,409 | |
| **Miscellaneous** | | | | | | | | | | | **$ 61,468** |
| Hazmat abatement, allowance - "low" rating | 6713 | sf | $5.50 | $9.16 | 2 | | $ 61,468 | | | $ 61,468 | |
| **Site** | | | | | | | | | | | **$ 12,611** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 150 | sf | $5.50 | $9.16 | 1 | $ 1,374 | | | | $ 1,374 | |
| Provide 5' x 5' concrete landing | 150 | sf | $15.00 | $24.97 | 1 | $ 3,746 | | | | $ 3,746 | |
| Slope AC paving from landing | 300 | sf | $10.00 | $16.65 | 1 | $ 4,995 | | | | $ 4,995 | |
| **Total Costs - UNIT "C"** | | | | | | **$ 191,423** | **$ 173,229** | **$ 666,612** | **$ 104,107** | | **$ 1,135,371** |
| **Total Costs Priority / Sf** | | | | | | **$ 28.52** | **$ 25.81** | **$ 99.30** | **$ 15.51** | **$ 169.13** | |

# UNIT "D" - Warehouse

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - UNIT "D" - Warehouse

| Description | Qty |
|---|---|
| Type Of Space | |
| Corridors / Support | 9,480 SF |
| Restrooms | 100 SF |
| **Total Modernized SF-age** | **9,580 SF** |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "D" - Warehouse

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 9,580 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 66,530** |
| Remove and replace existing thresholds | 2 | ea | $288.00 | $479.48 | **1** | $ 959 | | | | $ 959 | |
| New kick plates to existing doors | 3 | ea | $215.00 | $357.95 | **1** | $ 1,074 | | | | $ 1,074 | |
| Signage, specialties & fire extinguishers | 9580 | sf | $1.00 | $1.66 | **1** | $ 15,949 | | | | $ 15,949 | |
| Upgrade existing non accessible restrooms (Low) | 100 | sf | $100.00 | $166.49 | **1** | $ 16,649 | | | | $ 16,649 | |
| Patch finishes for accessibility upgrades | 9580 | sf | $1.00 | $1.66 | **2** | | $ 15,949 | | | $ 15,949 | |
| Miscellaneous accessible upgrades | 9580 | sf | $1.00 | $1.66 | **2** | | $ 15,949 | | | $ 15,949 | |
| **Life Safety** | | | | | | | | | | | **$ 35,886** |
| Replace exterior lighting | 9580 | sf | $2.25 | $3.75 | **3** | | | $ 35,886 | | $ 35,886 | |
| **Instructional Facilities** | | | | | | | | | | | **$ 105,722** |
| Repaint interior walls (100%) | 6916 | sf | $1.05 | $1.75 | **4** | | | | $ 12,090 | $ 12,090 | |
| Finish plywood walls with paint | 570 | sf | $1.05 | $1.75 | **4** | | | | $ 996 | $ 996 | |
| Repaint existing door sets (100%) | 10 | ea | $99.00 | $164.82 | **4** | | | | $ 1,648 | $ 1,648 | |
| Repaint existing casework (100%) | 120 | lf | $10.94 | $18.21 | **4** | | | | $ 2,186 | $ 2,186 | |
| Remove and replace VCT, incl screed and base | 225 | sf | $10.15 | $16.90 | **3** | | | $ 3,802 | | $ 3,802 | |
| Paint concrete floor | 100 | sf | $1.55 | $2.58 | **2** | | $ 258 | | | $ 258 | |
| Patch repair / paint existing ceilings | 9580 | sf | $2.50 | $4.16 | **4** | | | | $ 39,874 | $ 39,874 | |
| Patch and repair ceiling associated with lighting replace | 9580 | sf | $9.50 | $15.82 | **3** | | | $ 151,520 | | | |
| Tack boards | 200 | sf | $15.00 | $24.97 | **4** | | | | $ 4,995 | $ 4,995 | |
| Caulking & sealant, metals, backing | 9580 | sf | $1.00 | $1.66 | **4** | | | | $ 15,949 | $ 15,949 | |
| Miscellaneous interior repairs, allowance | 9580 | sf | $1.50 | $2.50 | **4** | | | | $ 23,924 | $ 23,924 | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 313,727** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 4000 | sf | $4.00 | $6.66 | **4** | | | | $ 26,638 | $ 26,638 | |
| Replace roofing - 100% replacement | 9580 | sf | $18.00 | $29.97 | **3** | | | $ 287,090 | | $ 287,090 | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 113,694** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 2 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 4,662 | | $ 4,662 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Misc plumbing modifications (gas, distrib, etc.) | 9580 | sf | $2.00 | $3.33 | **3** | | | $ 31,899 | | $ 31,899 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 9580 | sf | $3.50 | $5.83 | **3** | | | $ 55,823 | | $ 55,823 | |
| All other HV work excluded | | | | | | | | | | | |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - UNIT "D" - Warehouse

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Electrical Systems** | | | | | | | | | | | **$ 122,013** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 9580 | sf | $3.30 | $5.49 | 3 | | | $ 52,633 | | $ 52,633 | |
| Minor upgrades to power distribution / raceway | 9580 | sf | $3.10 | $5.16 | 3 | | | $ 49,443 | | $ 49,443 | |
| Lighting & Controls | | | | | | | | | | | |
| Adjust height of all non compliant switches | 9580 | sf | $1.25 | $2.08 | 3 | | | $ 19,937 | | $ 19,937 | |
| **Technology** | | | | | | | | | | | **$ 77,195** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 9580 | sf | $3.34 | $5.56 | 3 | | | $ 53,271 | | $ 53,271 | |
| Miscellaneous low voltage upgrades, minor | 9580 | sf | $1.50 | $2.50 | 3 | | | $ 23,924 | | $ 23,924 | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ 33,297** |
| Lighting & Controls | | | | | | | | | | | |
| Replace all lighting | 100 | sf | $5.00 | $8.32 | 3 | | | $ 832 | | $ 832 | |
| Power Distribution | | | | | | | | | | | |
| Replace panel | 2 | ea | $10,000.00 | $16,648.67 | 3 | | | $ 33,297 | | $ 33,297 | |
| **Structural** | | | | | | | | | | | **$ 127,595** |
| Seismic upgrades - "low" rating | 9580 | sf | $8.00 | $13.32 | 2 | | $ 127,595 | | | $ 127,595 | |
| **Miscellaneous** | | | | | | | | | | | **$ 87,722** |
| Hazmat abatement, allowance - "low" rating | 9580 | sf | $5.50 | $9.16 | 2 | | $ 87,722 | | | $ 87,722 | |
| **Site** | | | | | | | | | | | **$ 6,543** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 1 | ea | $1,500.00 | $2,497.30 | 1 | $ 2,497 | | | | $ 2,497 | |
| ADA requirements | | | | | | | | | | | |
| Cut & remove portion of (e) conc. / AC paving | 60 | sf | $5.50 | $9.16 | 1 | $ 549 | | | | $ 549 | |
| Provide 5' x 5' concrete landing | 60 | sf | $15.00 | $24.97 | 1 | $ 1,498 | | | | $ 1,498 | |
| Slope AC paving from landing | 120 | sf | $10.00 | $16.65 | 1 | $ 1,998 | | | | $ 1,998 | |
| **Total Costs - UNIT "D"** | | | | | | **$ 41,174** | **$ 247,474** | **$ 825,329** | **$ 128,300** | | **$ 1,242,277** |
| **Total Costs Priority / Sf** | | | | | | **$ 4.30** | **$ 25.83** | **$ 86.15** | **$ 13.39** | **$ 129.67** | |

# PORTABLES - REPLACEMENT

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLES

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms (Portables) | 3,456 SF |
| **Total Modernized SF-age** | **3,456 SF** |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - PORTABLE UNITS - REPLACEMENT

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 3,456 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 901,778** |
| Demolish existing portables | 3456 | sf | $12.00 | $19.98 | 1 | $ 69,045 | | | | $ 69,045 | |
| Install new portables | 3456 | sf | $130.00 | $216.43 | 1 | $ 747,991 | | | | $ 747,991 | |
| New exterior ramped access | 4 | ea | $4,200.00 | $6,992.44 | 1 | $ 27,970 | | | | $ 27,970 | |
| Connect utilities to each (5'-0") | 4 | ea | $6,025.00 | $10,030.82 | 1 | $ 40,123 | | | | $ 40,123 | |
| Patch repair associated site | 4 | loc | $2,500.00 | $4,162.17 | 1 | $ 16,649 | | | | $ 16,649 | |
| **Life Safety** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Instructional Facilities** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Miscellaneous** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Site** | | | | | | | | | | | **$ -** |
| Included above | | | | | | | | | | | |
| **Total Costs - PORTABLES** | | | | | | **$ 901,778** | **$ -** | **$ -** | **$ -** | | **$ 901,778** |
| **Total Costs Priority / Sf** | | | | | | **$ 260.93** | **$ -** | **$ -** | **$ -** | **$ 260.93** | |

# PORTABLES

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLES

| Description | Qty |
|---|---|
| Type Of Space | |
| Classrooms (Portables) | 8,120 SF |
| **Total Modernized SF-age** | **8,120 SF** |

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - PORTABLE UNITS

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 8,120 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 384,767** |
| New kick plates to existing doors | 20 | ea | $215.00 | $357.95 | **2** | | $ 7,159 | | | $ 7,159 | |
| Remove door, enlarge opening, provide new door, frame and hardware | 1 | ea | $4,500.00 | $7,491.90 | **3** | | | $ 7,492 | | $ 7,492 | |
| Signage, specialties & fire extinguishers | 8120 | sf | $1.00 | $1.66 | **2** | | $ 13,519 | | | $ 13,519 | |
| Upgrade existing non accessible restrooms (low) | 50 | sf | $50.00 | $83.24 | **1** | $ 4,162 | | | | $ 4,162 | |
| Upgrade existing non accessible restrooms (Med) | 200 | sf | $350.00 | $582.70 | **1** | $ 116,541 | | | | $ 116,541 | |
| Remove existing stairs | 7 | ea | $2,000.00 | $3,329.73 | **1** | $ 23,308 | | | | $ 23,308 | |
| Demo (e) landing & stairs, provide new landing | 30 | sf | $65.00 | $108.22 | **1** | $ 3,246 | | | | $ 3,246 | |
| Remove cahinlink fence | 50 | lf | $15.00 | $24.97 | **1** | $ 1,249 | | | | $ 1,249 | |
| Add accessible ramp | 50 | lf | $75.00 | $124.86 | **1** | $ 6,243 | | | | $ 6,243 | |
| Provide modular ramps to portables | 7 | ea | $15,000.00 | $24,973.00 | **1** | $ 174,811 | | | | $ 174,811 | |
| Patch finishes for accessibility upgrades | 8120 | sf | $1.00 | $1.66 | **2** | | $ 13,519 | | | $ 13,519 | |
| Miscellaneous accessible upgrades | 8120 | sf | $1.00 | $1.66 | **2** | | $ 13,519 | | | $ 13,519 | |
| **Life Safety** | | | | | | | | | | | **$ 30,417** |
| Replace exterior lighting | 8120 | sf | $2.25 | $3.75 | **3** | | | $ 30,417 | | $ 30,417 | |
| Included above | | | | | | | | | | | |
| **Instructional Facilities** | | | | | | | | | | | **$ 153,811** |
| Repaint interior walls (100%) | 3791 | sf | $1.05 | $1.75 | **2** | | $ 6,626 | | | $ 6,626 | |
| Remove and replace damaged ceiling tiles | 209 | sf | $9.00 | $14.98 | **2** | | $ 3,132 | | | $ 3,132 | |
| Patch repair / paint existing ceilings | 7911 | sf | $2.50 | $4.16 | **4** | | | | $ 32,927 | $ 32,927 | |
| Remove and replace carpet, incl screed and base | 4452 | sf | $10.15 | $16.90 | **3** | | | $ 75,232 | | $ 75,232 | |
| Replace horizontal blinds | 72 | sf | $17.50 | $29.14 | **3** | | | $ 2,098 | | $ 2,098 | |
| Caulking & sealant, metals, backing | 8120 | sf | $1.00 | $1.66 | **4** | | | | $ 13,519 | $ 13,519 | |
| Miscellaneous interior repairs, allowance | 8120 | sf | $1.50 | $2.50 | **4** | | | | $ 20,278 | $ 20,278 | |
| Included above | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | **$ 334,438** |
| Replace existing windows - N/A | | | | | | | | | | excluded | |
| Replace exterior doors - N/A | | | | | | | | | | excluded | |
| Patch / paint exterior surfaces | 13680 | sf | $4.00 | $6.66 | **4** | | | | $ 91,101 | $ 91,101 | |
| Replace roofing - 100% replacement | 8120 | sf | $18.00 | $29.97 | **4** | | | | $ 243,337 | $ 243,337 | |
| Included above | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | **$ 71,190** |
| Plumbing | | | | | | | | | | | |
| Replace hosebibbs | 4 | ea | $1,800.00 | $2,996.76 | **3** | | | $ 11,987 | | $ 11,987 | |
| Provide isolation valves for all restrooms | 4 | ea | $1,400.00 | $2,330.81 | **3** | | | $ 9,323 | | $ 9,323 | |
| Clear and replace grates at floor drains | 4 | ea | $400.00 | $665.95 | **3** | | | $ 2,664 | | $ 2,664 | |
| New mop sink w/ hot water | 1 | ea | $4,000.00 | $6,659.47 | **3** | | | $ 6,659 | | $ 6,659 | |
| Misc plumbing modifications (gas, distrib, etc.) | 8120 | sf | $2.00 | $3.33 | **3** | | | $ 27,037 | | $ 27,037 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |

# South San Francisco Unified School District

## District Office Campus Modernization

*Masterplan Statement Of Probable Cost*

## BUILDING SUMMARY - PORTABLE UNITS

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Note - all restroom upgrades incl in "Accessibility" section | | | | | | | | | | | |
| HVAC | | | | | | | | | | | |
| Minor mod / repairs to existing system only | 8120 | sf | $1.00 | $1.66 | 3 | | | $ 13,519 | | $ 13,519 | |
| All other HV work excluded | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | **$ 129,328** |
| Power and distribution / convenience power | | | | | | | | | | | |
| Lower / add receptacles | 8120 | sf | $3.30 | $5.49 | 3 | | | $ 44,612 | | $ 44,612 | |
| Minor upgrades to power distribution / raceway | 8120 | sf | $3.10 | $5.16 | 3 | | | $ 41,908 | | $ 41,908 | |
| Lighting & Controls | | | | | | | | | | | |
| Install new switches / occupancy sensors | 16 | ea | $343.75 | $572.30 | 3 | | | $ 9,157 | | $ 9,157 | |
| Replace fluorescent lamps and ballast | 46 | ea | $218.75 | $364.19 | 3 | | | $ 16,753 | | $ 16,753 | |
| Adjust height of all non compliant switches | 8120 | sf | $1.25 | $2.08 | 3 | | | $ 16,898 | | $ 16,898 | |
| Included above | | | | | | | | | | | |
| **Technology** | | | | | | | | | | | **$ 65,431** |
| Telephone / data / CATV system | | | | | | | | | | | |
| Add additional data points | 8120 | sf | $3.34 | $5.56 | 3 | | | $ 45,153 | | $ 45,153 | |
| Miscellaneous low voltage upgrades, minor | 8120 | sf | $1.50 | $2.50 | 3 | | | $ 20,278 | | $ 20,278 | |
| Included above | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | **$ -** |
| No worj in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 108,150** |
| Seismic upgrades - "low" rating | 8120 | sf | $8.00 | $13.32 | 2 | | $ 108,150 | | | $ 108,150 | |
| Included above | | | | | | | | | | | |
| **Miscellaneous** | | | | | | | | | | | **$ 74,353** |
| Hazmat abatement, allowance - "low" rating | 8120 | sf | $5.50 | $9.16 | 2 | | $ 74,353 | | | $ 74,353 | |
| Included above | | | | | | | | | | | |
| **Site** | | | | | | | | | | | **$ 24,973** |
| Utilities | | | | | | | | | | | |
| Provide seismic valve for gas | 10 | ea | $1,500.00 | $2,497.30 | 1 | $ 24,973 | | | | $ 24,973 | |
| **Total Costs - PORTABLES** | | | | | | **$ 354,533** | **$ 239,976** | **$ 381,186** | **$ 401,162** | | **$ 1,376,857** |
| **Total Costs Priority / Sf** | | | | | | **$ 43.66** | **$ 29.55** | **$ 46.94** | **$ 49.40** | | **$ 170** |

# SITEWORK

# South San Francisco Unified School District

## District Office Campus Modernization

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITEWORK

| Description | Qty |
|---|---|
| Type Of Space | |
| Site | 250,000 SF |
| **Total Modernized SF-age** | **250,000 SF** |

# South San Francisco Unified School District

**District Office Campus Modernization**

***Masterplan Statement Of Probable Cost***

## BUILDING SUMMARY - SITE

| Description | Qty | Unit | Unit Rate | Unit Rate (Mup) | Priority | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Sub-Total | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING SUMMARY** | 250,000 SF | | | | | | | | | | |
| **Accessibility** | | | | | | | | | | | **$ 36,635** |
| Misc demolition / protection | 1 | ls | $5,000.00 | $8,324.33 | **3** | | | $ 8,324 | | $ 8,324 | |
| New parking spaces / van access | 3 | ea | $585.00 | $973.95 | **2** | | $ 2,922 | | | $ 2,922 | |
| Wheel stops | 2 | ea | $125.00 | $208.11 | **1** | $ 416 | | | | $ 416 | |
| Miscellaneous site accessibility | 1 | ls | $10,000.00 | $16,648.67 | **2** | | $ 16,649 | | | $ 16,649 | |
| Miscellaneous signage / specialty | 1 | ls | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| **Life Safety** | | | | | | | | | | | **$ 8,324** |
| Site lighting / path of travel | 1 | ls | $5,000.00 | $8,324.33 | **2** | | $ 8,324 | | | $ 8,324 | |
| **Instructional Facilities** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Building Integrity & Envelope** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Mechanical & Plumbing Systems** | | | | | | | | | | | |
| Remove debris from all valve boxes and replace valves | 250000 | sf | $0.15 | $0.25 | **3** | | | $ 62,432 | | $ 62,432 | |
| Work to existing sprinklers - N/A | | | | | | | | | | | |
| **Electrical Systems** | | | | | | | | | | | |
| Power and distribution / convenience power | | | | | | | | | | | **$ 4,162** |
| New MSB | 1 | ea | $2,500.00 | $4,162.17 | **3** | | | $ 4,162 | | $ 4,162 | |
| **Technology** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Work from "1997 Masterplan" still to be completed** | | | | | | | | | | | |
| No work in this section | | | | | | | | | | | |
| **Structural** | | | | | | | | | | | **$ 62,432** |
| Miscellaneous seismic upgrades - "low" rating | 250000 | sf | $0.15 | $0.25 | **2** | | $ 62,432 | | | $ 62,432 | |
| **Miscellaneous** | | | | | | | | | | | **$ 104,054** |
| Hazmat abatement, allowance - "low" rating | 250000 | sf | $0.25 | $0.42 | **2** | | $ 104,054 | | | $ 104,054 | |
| **Site** | | | | | | | | | | | **$ 303,006** |
| Utilities | | | | | | | | | | | |
| Allowance for misc. site utilities upgrades | 1 | ls | $75,000.00 | $124,864.99 | **3** | | | $ 124,865 | | $ 124,865 | |
| Replace (e) water lines | 240000 | sf | $0.15 | $0.25 | **2** | | $ 59,935 | | | $ 59,935 | |
| Replace (e) gas lines | 240000 | sf | $0.15 | $0.25 | **2** | | $ 59,935 | | | $ 59,935 | |
| ADA requirements | | | | | | | | | | | |
| Minor patching to (e) surfaces | 1 | ls | $20,000.00 | $33,297.33 | **2** | | $ 33,297 | | | $ 33,297 | |
| Minor patching to (e) landscape | 1 | ls | $15,000.00 | $24,973.00 | **2** | | $ 24,973 | | | $ 24,973 | |
| **Total Costs - SITE** | | | | | | **$ 416** | **$ 380,847** | **$ 199,784** | **$ -** | | **$ 581,047** |
| **Total Costs Priority / Sf** | | | | | | **$ 0.00** | **$ 1.52** | **$ 0.80** | **$ -** | | **$ 2.32** |

# Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit A** | | | | | | |
| Unit A | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 310 | LF | I | 4 |
| Unit A | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 1240 | LF | I | 4 |
| Unit A | (E) carpet in good condition but will need to be replaced sometime in the future | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 2700 | sq. ft. | I | 4 |
| Unit A | (E) carpet in below average condition | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 900 | sq. ft. | I | 3 |
| Unit A | Doors lack signage | Provide identifying, tactile Braille signage | 20 | each | A | 1 |
| Unit A | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 14 | each | A | 1 |
| 04,23 | Non-accessible threshold at interior doors, rooms 2"-3" lower | Remove (e) threshold | 2 | each | A | 1 |
| | | Raise floor level within 1/2 of adjacent rooms | 150 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 2 | each | | |
| 03 | (E) operating and stationary door. Operating door is non-accessible width | Remove (e) double door and frame | 1 | each | A | 1 |
| | | Provide operable door of accessible width, stationary door, and frame | 1 | each | | |
| 01 | Old panic hardware | remove (e) panic hardware and provide new panic hardware | 1 | each | LS | 3 |
| 01 | Non-accessible drinking fountain | Remove (e) recessed drinking fountain | 1 | each | A | 1 |
| | | Provide hi/lo drinking fountain with metal wing rails | 1 | each | | |
| 016 | Non-accessible door | Remove (e) door and frame | 1 | each | A | 1 |
| | | Enlarge opening to accommodate a 3'-0" door | 1 | each | | |
| | | Provide new door and frame | 1 | each | | |
| 012 | Non-accessible women's restroom | Demo (e) restroom and reconfigure space to provide an accessible single use occupant restroom | 100 | sq. ft. | A | 1 |
| 014 | Non-accessible men's restroom | Demo (e) restroom and reconfigure space to provide an accessible single use occupant restroom | 90 | sq. ft. | A | 1 |
| Unit A / 20 | Entrance is non-accessible | Remove (e) handrail | 6 | LF | A | 1 |
| | | Provide accessible ramp with max slope of 8.33% with accessible handrails | 18 | LF | | |

## Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Provide accessible handrails at (e) stair | 12 | LF | | |
| Unit A / 10 | Entrance is non-accessible | Provide accessible ramp and handrails | 18 | LF | A | 1 |
| **Unit B** | | | | | | |
| Unit B | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 420 | LF | I | 4 |
| Unit B | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 2050 | LF | I | 4 |
| Unit B | (E) carpet in good condition but will need to be replaced sometime in the future | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 6500 | sq. ft. | I | 4 |
| Unit B | Doors lack signage | Provide identifying, tactile Braille signage | 21 | each | A | 1 |
| Unit B | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 18 | each | A | 1 |
| Unit B | Non-accessible entrance | Remove (e) ramped threshold | 1 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 25 | sq. ft. | | |
| | | Remove (e) non-accessible handrails | 6 | LF | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at office. Landing to have a maximum cross slope of 2% | 25 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent landing | 50 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 1 | sq. ft. | | |
| | | Provide accessible handrails | 12 | LF | | |
| | | Provide accessible ramp with max slope of 8.33% with accessible handrails | 24 | LF | | |
| 07, 15 | Door lacks pull side clearance | Demo 1'-6" of casework, provide filler panel or end pieces as needed. | 2 | each | A | 1 |
| 24,25 | Filing cabinets impede on strike side clearances and clear floor space | Move filing cabinets | 4 | each | A | 1 |
| 028 | Pocket door lacks clear floor space | Demo 4'-0" of casework, provide filler panel or end piece as needed | 1 | each | A | 1 |
| | | Verify that pocket door has bumper to prevent it from fully receding, if not install | 1 | each | | |
| 030 | Door lacks pull side clearance | Remove (e) door and frame | 1 | each | A | 1 |

# Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Provide opposite handed door and frame | 1 | each | | |
| 032 | Exterior door lacks push side clearance | Demo 1'-0" of casework, provide filler panel or end pieces as needed. | 1 | each | A | 1 |
| 010 | Men's and women's restroom are non-accessible | Demo (e) restroom and reconfigure spaces to provide (2) single use occupant restrooms | 153 | sq. ft. | A | 1 |
| **Unit C** | | | | | | |
| Unit C | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 400 | LF | I | 4 |
| Unit C | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 900 | LF | I | 4 |
| Unit C | Doors lack signage | Provide identifying, tactile Braille signage | 10 | each | A | 1 |
| Unit C | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 10 | each | A | 1 |
| Unit C | Doors have non-accessible hardware | Remove (e) hardware, replace with accessible lever hardware | 10 | each | A | 1 |
| 01,02,09 | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 5 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 150 | sq. ft. | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 150 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 300 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 5 | each | | |
| 03,04.,05, 06, and 07 | Non-accessible restrooms and hallway | Demo (e) bathrooms, hallway, and portion of storage rooms | 256 | sq. ft. | A | 1 |
| | | Reconfigure space to provide (2) single use occupancy restrooms, and an accessible hallway | 256 | sq. ft. | | |
| **Unit D** | | | | | | |
| Unit D | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 400 | LF | I | 4 |
| Unit D | Doors lack signage | Provide identifying, tactile Braille signage | 5 | each | A | 1 |

# District Offices

## Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| Unit D | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 3 | each | A | 1 |
| 01 | Non-accessible threshold at exterior doors | Remove (e) ramped threshold | 2 | each | A | 1 |
| | | Cut out portion of (e) concrete walkway or a/c paving | 60 | sq. ft. | | |
| | | Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2% | 60 | sq. ft. | | |
| | | Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving | 120 | sq. ft. | | |
| | | Provide new accessible aluminum threshold | 2 | each | | |
| 03 | Office finishes in poor condition | Remove (e) tile floor, provide new vct floor | 225 | sq. ft. | I | 3 |
| | | Finish plywood walls with gwb, paint | 60 | LF | | |
| 05 | Bathroom is non-accessible | Remove (e) partitions | 1 | stall | A | 1 |
| | | Provide new partition with 34" clear door. Position in order to provide 32" clear from flush activator side of toilet, while still providing 60" diameter outside of stall | 1 | stall | A | 1 |
| | | Install accessible grab bars | 2 | each | A | 1 |
| | | Paint concrete floor | 100 | sq. ft. | I | 2 |
| **Unit 1** | | | | | | |
| Unit 1 | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 124 | LF | I | 4 |
| Unit 1 | Interior paint in good condition currently, but will require future maintenance | Repaint interior of all rooms | 224 | LF | I | 4 |
| Unit 1 | (E) carpet in below average condition or office does not have carpet | Remove (e) carpet or resilient flooring, prepare sub floor for new carpet, install new carpet | 952 | sq. ft. | I | 3 |
| Unit 1 | Doors lack signage | Provide identifying, tactile Braille signage | 4 | each | A | 1 |
| Unit 1 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 4 | each | A | 1 |
| Unit 1 | Non-accessible landing at exterior doors | Remove (e) wood stairs | 2 | each | A | 1 |
| | | Provide accessible modular ramps | 2 | each | | |

# Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| **Unit 2** | | | | | | |
| Unit 2 | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 124 | LF | I | 4 |
| Units 2 | Doors lack signage | Provide identifying, tactile Braille signage | 2 | each | A | 1 |
| Unit 2 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 2 | each | A | 1 |
| Unit 2 | Non-accessible landing at exterior doors | Remove (e) wood stairs | 1 | each | A | 1 |
| | | Provide accessible modular ramp | 1 | each | | |
| **Units 3,4,5 and 11** | | | | | | |
| Unit 3, 4, and 11 | Units are old, finishes are in below average condition, and it has accessibility problems | Replace 952 sq. ft. portable | 3 | each | B/A | 1 |
| Unit 5 | Unit finishes and windows are in below average condition. The bathroom is non-accessible. Neither of the exterior doors or the corridor is accessible | Replace 600 sq. ft. portable with (2) offices and (1) accessible bathroom | 1 | each | B/A | 1 |
| **Units 7,8,9,10,and 13 -Shops** | | | | | | |
| Units 7,8,9,10, and 13 | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 680 | LF | I | 4 |
| Units 7,8,9,10, and 13 | None of these portables are accessible | Add modular ramp at each portable | 5 | each | A | 1 |
| Units 7,8,9,10, and 13 | Doors lack signage | Provide identifying, tactile Braille signage | 5 | each | A | 1 |
| Units 7,8,9,10, and 13 | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 5 | each | A | 1 |
| **Unit 12- Staff Development Office** | | | | | | |
| Units 12 | Exterior paint in good condition currently, but will require future maintenance | Repaint exterior of 1 story building | 140 | LF | I | 4 |
| Unit 12 | Interior paint in below average condition | Paint Interior | 175 | LF | I | 2 |
| Meeting Room and Restroom | (E) individual suspended ceiling tiles are damaged | Replace approximately 5% of suspended ceiling tiles | 30 | sq. ft. | I | 3 |
| Kitchen | Suspended ceiling tile are in poor condition | Replace suspended ceiling tiles | 144 | sq. ft. | I | 3 |
| Bathroom | Bathroom is non-accessible | Move watercloset to have accessible clearance to wall | 1 | each | A | 1 |
| | | Install accessible grab bars | 2 | each | | |

# District Offices

## Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| | | Move paper towel dispenser | 1 | each | | |
| **Facilities Office** | | | | | | |
| Facilities Office | Exterior paint is in good condition but will require future maintenance | Repaint exterior of 1 story building | 300 | LF | B | 4 |
| Facilities Office | Doors lack signage | Provide identifying, tactile Braille signage | 9 | each | A | 1 |
| Facilities Office | Doors lack kick plates | Provide smooth unperforated kick plates at bottom 10" of door | 9 | each | A | 1 |
| Facilities Office | Office entrance is non-accessible | Demo (e) landing and stairs at front entrance | 30 | sq. ft. | A | 1 |
| | | Remove (e) chainlink fence at facilities office entrance | 50 | LF | | |
| | | Add accessible ramp with 8.33% max. slope with guardrails and handrails | 50 | LF | | |
| | | Add accessible landing connected to ramp with adjacent stairs | 30 | sq. ft. | | |
| Facilities Office | Carpet in below average condition | Remove (e) carpet, prepare sub floor for new carpet, install new carpet | 3500 | sq. ft. | I | 3 |
| Meeting Room/Drawing Storage | Individual suspended ceiling tiles are damaged | Replace approximately 5% of suspended ceiling tiles | 35 | sq. ft. | I | 3 |
| Small Meeting Room | Horizontal Blinds are in below average condition | Replace horizontal blinds | 72 | sq. ft. | I | 3 |
| Bathrooms | Non-accessible restrooms | Demo (e) restrooms and portion of breakroom. Provide (2) accessible restrooms | 200 | sq. ft. | A | 1 |
| Office | Non-accessible door | Remove (e) door and frame | 1 | each | A | 1 |
| | | Enlarge opening to accommodate a 3'-0" door | 1 | each | | |
| | | Provide new door and frame | 1 | each | | |
| Break Room and Drawing Storage | Non-accessible entrances | Provide directional signage to accessible entrance | 2 | each | A | 1 |
| Parking | Accessible parking is non-conforming | Reline stalls to provide 1 van accessible stall, an 8' wide access aisle, an accessible stall, and 4' wide path at front of stalls | 3 | stalls | A | 1 |
| | | Provide accessible parking signs | 2 | each | | |
| | | Provide wheel stops | 2 | each | | |
| General Site | | | | | | |
| Site | Gas lines are in poor condition | Replace gas lines | 5.5 | acres | M | 2 |

# Architectural Site Survey

| South San Francisco Unified School District Offices | | | | | | |
|---|---|---|---|---|---|---|
| **Area Designation** | **Existing Condition** | **Recommendation** | **Quantity** | **Units** | **Category** | **Priority** |
| Site | Water lines are in poor condition | Replace water lines | 5.5 | acres | M | 2 |
| Site | Site contains many portables that are in need of repair and/or are non-accessible. The District Offices are also in need of repairs. The technology department lacks a sufficient space for its needs | New building to replace all office, training, and archive spaces. To be built on site while (e) buildings are still occupied | 20,000 | sq. ft. | I | 3 |
| | | Demo old buildings and portables | 18,000 | sq. ft. | I | 3 |
| | | Provide as an alternate to any work done in Buildings A,B, 1,2,3,4,5,6,11,12, and the Facilities Office | | | | |

# District Offices

## Mechanical Site Survey

| South San Francisco District Office | | | | |
|---|---|---|---|---|
| Note: Heating upgrade was recommended in the 1997 Masterplan cost. Most of the office's heating system were not upgraded. | | | | |
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| **Unit A (Gas heat system)** | | | | |
| 02, | Office is heated, and cooled, minimum ventilation by a roof mounted package unit | heating upgraded | none | install economizer cycle control and install Energy Management System. |
| 03, 04 | copy room is cooled, minimum ventilation by a ceiling suspended fan coil unit in the telephone room 05. cooling coil is supplied with domestic cold water and return is dumped into the plumbing vent. | not upgraded | the cooling system is illegal, use of domestic cold water for cooling is not allowed. Remove existing system and install Mitsubishi Multi City system for the copy room. | none |
| 8, 11, 19, 23 | Existing furnaces with underground ductwork are not working. Offices have no heating, cooling or ventilation. | not upgraded | replace (e) furnace with new. Furnace shall have economizer cycle control and Syserco EMS or equal | install Mitsubishi Multi City system for the offices |
| 15, 16, 20, 21, 22 | Existing furnaces with underground ductwork are not working. Offices are cooled by thru wall AC unit or heated by electric baseboard unit or portable electric heater. Offices have no minimum ventilation | not upgraded | replace (e) furnace with new. Furnace shall have economizer cycle control and Syserco EMS or equal | install Mitsubishi Multi City system for the offices |
| **Unit B (Gas heat system)** | | | | |
| 01 thru 32 | Existing furnaces with underground ductwork is not working. Most of the office has no heating, cooling or ventilation. Room 15 has two wall mounted electric heater, room 23 has a thru wall AC unit. room 04 has an electric baseboard heater. | No work done | replace (e) furnace with new. Furnace shall have economizer cycle control and Syserco EMS or equal | install Mitsubishi Multi City system for the offices |
| **Unit C (gas heat system)** | | | | |
| 01, | workshop is heated by one gas fired unit heater, and two gas fired radiant heaters. | unit heater is outdated, but radiant heater is newer | none | none |
| 02, | Office is heated by a wall mounted electric heater | not upgraded | none | none |
| 09, | workshop is heated by two gas fired unit heaters, and two gas fired radiant heaters. | unit heater is outdated, but radiant heater is newer | none | none |
| 10 | workshop is heated by one gas fired radiant heater. | heating upgraded | none | none |
| **Unit D (gas heat system)** | | | | |
| 01, 02 | workshops are heated by three gas fired unit heaters | not upgraded | none | none |
| **Portables (Gas heat system)** | | | | |
| 01, | The portable is converted into an office. The office is heated, and cooled, minimum ventilation by a floor mounted AC unit. | heating upgraded | none | none |
| 02, | The portable is heated, minimum ventilation by a wall mounted BARD unit | not upgraded | none | none |
| 03, 04 ,11 | The portables are combined into a Library. The library is heated, minimum ventilation by 3 outdated furnaces. Unit 3 is also served by a roof mounted packaged AC unit. | rooftop unit installed 4 years ago | none | remove all furnaces and install rooptop package unit on each portables |

# Mechanical Site Survey

| South San Francisco District Office | | | | |
|---|---|---|---|---|
| Note: Heating upgrade was recommended in the 1997 Masterplan cost. Most of the office's heating system were not upgraded. | | | | |
| **Area Designation** | **Existing Mechanical** | **Recommended work in 1997** | **Work needs to be done** | **Recommendations** |
| 05, | The portable is heated, minimum ventilation by a wall mounted BARD unit on one side and cooled by a thru wall ac unit on the other side | not upgraded | none | none |
| 06, | unit 6 is a storage room no HVAC system is required | n/a | n/a | n/a |
| 07, 08, 09, 10 | the portables are heated by a ceiling suspended gas fired unit heater | not upgraded | none | none |

# District Offices

## Plumbing Site Survey

| District Office | | | |
|---|---|---|---|
| **General Recommendations** | | | |
| 1. Clear all valve boxes of dirt and debris and replace valves. Replace older valve boxes with new. | | | |
| 2. All lavatory supplies and traps to be wrapped. | | | |
| 3. Provide isolation valves for all restrooms. | | | |
| 4. Provide hot water at all mop sinks. | | | |
| 5. Clear debris from and replace grate on all existing to remain floor drains. | | | |
| **Area Designation** | **Existing Condition** | **Necessary Renovations** | **Recommendations** |
| **Site** | | | |
| | | Verify that all building have an existing building gas sov and, if not, provide with building gas sov accessible from grade to meet code. | |
| **Unit A** | | | |
| 01 | 1 wall mtd water cooler | | |
| 04 | 1 SS sink | Replace faucet and extend vent through the roof. | Replace sink and trim. |
| 06 | 1 mop sink (standing type) | Replace faucet with vacuum breaker type faucet. | Replace mop sink and trim. |
| 07 | 1- 30 gallon gas-fired water heater | Insulated all hot water piping. Double contain under floor gas piping or reroute. | |
| 12 | 2 ft water closets, 1 lav | | Replace lav and trim. |
| 14 | 1 ft water closet, 1 flr mtd urinal, 1 lav | Replace lav faucet. | Replace fixtures and trim. |
| **Unit B** | | | |
| 02 | 1 wall mtd water cooler | | |
| 10 | 1 flr mtd fv water closet, 1 flr mtd urinal, 1 lav with 1.5 gallon point-of-use water heater on flr | Replace flush valves and lav faucet. | Replace fixtures and trim. |
| 11 | 2 flr mtd fv water closets, 1 lav with insta-hot | Replace lav faucet. | Replace water closets and trim. |
| 12 | 1 mop sink (standing type) | | Replace mop sink and trim. |
| 14 | 1 SS sink with under counter point-of-use 6 gallon water heater | Route relief valve drain to sewer. | |
| 16 | 2 gas fired furnaces (non-op) with gas piping below flr | Gas piping below floor and below canopy at exterior of room to be double contained or capped. | |

## Plumbing Site Survey

| | | | |
|---|---|---|---|
| 19 | 1 SS sink with under counter point-of-use tank water heater | | |
| **Unit C** | | | |
| 01 | 1 eyewash, 1 flr mtd water cooler, 1 CI trough sink with VB faucet | Replace water cooler with accessible df. | Replace fixtures and trim. |
| 02 | 1- 30 gallon gas-fired water heater | Provide seismic strapping and expansion tank. Insulate all hot water piping and drain relief valve to sewer or exterior per code. | |
| 03 | 1 flr mtd fv water closet, 1 lav | Replace flush valve. | Replace fixtures and trim. |
| 04 | 1 flr mtd fv water closet, 1 urinal, 1 lav | Replace lav faucet. | Replace water closet and trim, urinal flush valve, and lav and trim. |
| 09 | 1 CI trough sink with 2 VB faucets and eyewash, 1 flr mtd water cooler | Replace water cooler with accessible df. | |
| **Unit D** | | | |
| 02 | 1- 40 gallon gas-fired water heater, 1 CI trough sink with 2 faucets, bubbler, and eyewash | | |
| **Unit 1** | | | |
| 01 | 1 deep CI sink with under counter point-of-use 3 gallon water heater | | |
| **Unit 4** | | | |
| 01 | 1 SS kitchen sink with under counter point-of-use 6 gallon water heater | Relief valve to drain to sewer or exterior per code. | |
| **Unit 5** | | | |
| 02 | 1 ft water closet, 1 lav | Replace lav faucet. | Replace fixtures and trim. |
| 05 | 1 CI sink with 6 gallon elec water heater on ground below | Relocate water heater to interior. | Replace sink trim. |
| **Unit 8** | | | |
| 01 | 1- 1 comp fiberglass sink with 1 wall mtd faucet and under counter (on floor) point-of-use 20 gallon water heater, 1- 2 comp fiberglass sink with 1 wall mtd faucets, 1 eyewash | Replace eyewash. | Replace fixtures and trim. |
| **Unit 9** | | | |
| 01 | 1 SS sink with bubbler and under counter point-of-use 6 gallon water heater, 1 urinal | Relief valve to drain to sewer or exterior per code. | |

# District Offices

## Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| **Electrical Service** | C | The MSB for this facility is old | Replace MSB: 800A, 120/208V, 3ph, 4W | | | 800A, 120/208V, 3ph, 4W MSB | 1 |
| | | | | | | | |
| **Power Distribution** | | | | Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop | | | |
| | | | | Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF. | | | |
| | | | | All receptacles installed in bathrooms and at sinks shall have GFCI protection | | | |
| | A | Panel XX: 225A, 120/208V, 42 ckts installed in 1999. | Replace 120/240V 20 ckt panel in shop area | | Repair cut cable | Repair cable | 1 |
| | | GFI rec. at sink | | | Complete panel directories | Update panel directory | 1 |
| | | Panel XX: 400A, 120/208V, 42 ckts with 400A DS for feeder from MSB | | | Add GFI receptacle in bathrooms | receptacle | 20 |
| | | Panel XX: 125A, 120/240V, 12 ckts in purchasing dept | | | Add surface raceway for additional power receptacles in office areas | 1240/240V panel | 3 |
| | B | | Replace Panel A:225A, 120/208V 36 ckt panel | | Add surface raceway for additional power receptacles in office areas | receptacle | 10 |
| | | | Replace Panel A1:50A, 120/208V, 16 ckt panel | | | 120/208V panel | 5 |
| | | | Replace Panel : 120/208V ,36 ckt panel in north end of building | | | | |
| | C | | Replace 120/208V 42 ckt panel in shop area | | Label all panels | Label panels | 2 |
| | | | Replace 120/208V, 36 ckt panel | | Complete panel directories | Update panel directory | 2 |
| | D | Replaced 3 panels mounted outside this portable in 1992: all 250A, 120/208V, 30 ckts | Replace 70A, 120/240V 20 ckt panel one west end of shop | | Label all panels | Label panels | 5 |
| | | | Replace 70A, 120/240V 20 ckt panel one east end of shop | | Complete panel directories | Update panel directory | 5 |
| | Portable 1 | Not accessible | | | | | |
| | Portable 2 | Installed Panel T: 225A, 120/208V, 42 ckts behind portable | Replace panel: 100A, 120/240V installed in 1966 | | Label all panels | Label panels | 2 |
| | | | | | Add surface raceway for additional power receptacles in office areas | receptacle | 20 |
| | | | | | Complete panel directories | Update panel directory | 2 |
| | 2A | Added surface raceway for additional power receptacles along 3 walls | | | Label all panels | Label panels | 1 |
| | (BTSA) | Replaced 120/240V, 12 ckt load center outside portable in 2001 | | | Complete panel directories | Update panel directory | 1 |
| | Portable 3 | | Replace panel: 100A, 120/240V installed in 1966 | | Label all panels | Label panels | 1 |
| | | | | | Add surface raceway for additional power receptacles in office areas | receptacle | 20 |
| | | | | | Complete panel directories | Update panel directory | 1 |
| | Portable 4 | | Replace panel: 100A, 120/240V installed in 1966 | | Label all panels | Label panels | 1 |
| | | | | | Add surface raceway for additional power receptacles in office areas | receptacle | 20 |
| | | | | | Complete panel directories | Update panel directory | 1 |
| | Portable 5 | | Replace panel: 100A, 120/240V behind portable | | Label all panels | Label panels | 1 |
| | | | | | Complete panel directories | Update panel directory | 1 |
| | Portable 6 | | Replace two old panels behind this portable. Not accessible to determine voltage or number of circuits. | | Label all panels | Label panels | 1 |
| | | | | | Complete panel directories | Update panel directory | 1 |
| | Portable 6A | | Replace old load center inside this portable. XX A, 120/240V | | Label all panels | Label panels | 1 |
| | (Staff Development) | | | | Complete panel directories | Update panel directory | 1 |
| | Portable 7 | | Replace old load center inside this portable. XX A, 120/240V | | Label all panels | Label panels | 1 |
| | | | | | Complete panel directories | Update panel directory | 1 |
| | Portable 7A (Garage storage) | Portable not accessible. Power from Portable 7 panel | | | | | |
| | Portable 8 | | Replace 50A,120/208V 12 ckt panel in electric shop | | Label all panels | Label panels | 1 |
| | | | Replace XX A,120/208V 12 ckt panel in electric shop | | Complete panel directories | Update panel directory | 1 |
| | Portable 9 | Power from Portable 8 panel | | | | 120/240V panel | 10 |
| | Portable 10 | Power from Portable 8 panel | | | | | |
| **Lighting System** | | | | All switches a maximum 48" AFF | | | |
| | A | The lighting in this building is fair but fixtures are old | Replace incandescent lights in men's room | | This building is currently undergoing renovation | | |
| | | | Replace all lighting including exterior | | | | |
| | B | The lighting in this building is fair but fixtures are old | Replace all lighting including exterior | | This building is currently undergoing renovation | | |
| | C | This building has pendant-mounted, three-lamp (T12) strip fixtures. These fixtures are adequate for the application. | Replace all T12 lamps with T8 lamps | | Improve lighting level in some areas | 2-lamp fluorescent lamps | 40 |
| | D | This building has pendant-mounted, three-lamp (T12 & T8) wrap-around fixtures. | Replace all lighting including exterior | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | | |
| | | | | | Recircuit lights to attain, at least, bi-level lighting. | | |
| | Portable 1 | Not accessible | | | | | |
| | Portable 2 | Lighting fixtures in the classrooms are the ladder type - pendant mounted | | | Replace fixtures in "H" rack with fixtures that use T8 lamps | 2-lamp fluorescent lamps | 18 |
| | | | | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 2A | Lighting in this portable is good with bi-level switching and T8 lamps. There is also a skylight | | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 3 | Lighting fixtures in the classrooms are the ladder type - pendant mounted | | | Replace fixtures in "H" rack with fixtures that use T8 lamps | 2-lamp fluorescent lamps | 18 |
| | | | | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 4 | Lighting fixtures in the classrooms are the ladder type - pendant mounted | | | Replace fixtures in "H" rack with fixtures that use T8 lamps | 2-lamp fluorescent lamps | 18 |
| | | | | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 5 | This portable has pendant-mounted, three-lamp (T12 & T8) wrap-around fixtures. | Replace all lighting including exterior | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | 2-lamp fluorescent lamps | 10 |
| | Portable 6 | This portable has pendant-mounted, three-lamp (T12 & T8) fixtures that hang below the 18" beams | Replace all lighting including exterior | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |

# Electrical Site Survey

| Electrical System | Unit | 1997 Masterplan Items Completed | 1997 Masterplan Items To Be Completed | New Mandatory Upgrades | Recommended Upgrades | Unit (Lights, receptacles, panels, etc | Quantity |
|---|---|---|---|---|---|---|---|
| | Portable 6A | This portable has flush-mounted fixtures with T12 & T8 lamps | | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | 2-lamp fluorescent lamps | 18 |
| | | | | | Recircuit lights to attain, at least, bi-level lighting. | Recircuit lights | 1 |
| | Portable 7 | This portable has pendant-mounted, three-lamp (T12 & T8) fixtures | Replace all lighting including exterior | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 7A | The exterior of this portable has incandescent light fixtures | Replace all lighting including exterior with fluorescent fixtures using T8 lamps | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 8 | This portable has pendant-mounted, two-lamp (all T8) strip fixtures. These fixtures are adequate for the application. | Replace exterior lighting | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 9 | This portable has pendant-mounted, two-lamp (all T8) strip fixtures. These fixtures are adequate for the application. | Replace exterior lighting | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| | Portable 10 | This portable has pendant-mounted, two-lamp (all T8) strip fixtures. These fixtures are adequate for the application. | Replace exterior lighting | | Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms | Switches & occupancy sensors | 2 |
| **Telephone/Data System** | A | Telephone/Data outlets have been located in the shops | | | Add 1 data outlet at each receptacle in power raceway in office area | data outlet | 10 |
| | B | Telephone/Data outlets have been located in the shops | | | Add 1 data outlet at each receptacle in power raceway in office area | data outlet | 10 |
| | C | Telephone outlets have been located in the shop and office | | | Add 1 data outlet in office | data outlet | 1 |
| | D | Telephone outlets have been located in the shop and office | | | | | |
| | Portable 1 | Not accessible | | | | | |
| | Portable 2 | Telephone/Data outlets have been located in this portable and the server is located here | | | Add 1 data outlet at each receptacle in power raceway in this area | data outlet | 10 |
| | Portable 2A | Telephone/Data outlets have been located in this portable | | | Add 1 data outlet at each receptacle in power raceway in this area | data outlet | 10 |
| | Portable 3 | Telephone/Data outlets have been located in this portable | | | Add 1 data outlet at each receptacle in power raceway in this area | data outlet | 10 |
| | Portable 4 | Telephone/Data outlets have been located in this portable | | | Add 1 data outlet at each receptacle in power raceway in this area | data outlet | 10 |
| | Portable 5 | NA | | | | | |
| | Portable 6 | A Telephone outlet has been located in this portable | | | | | |
| | Portable 6A | Data outlets are located along the raceway | | | | | |
| | Portable 7 | Portable not accessible. | | | | | |
| | Portable 7A | Telephone outlets have been located in this portable | | | | | |
| | Portable 8 | Telephone outlets have been located in this portable | | | | | |
| | Portable 9 | A telephone outlet has been located in this portable | | | | | |
| | Portable 10 | A telephone outlet has been located in this portable | | | | | |

# FEMA 154:
# Rapid Visual Screening and Summary Report

District Office
398 B Street
South San Francisco, CA 94080

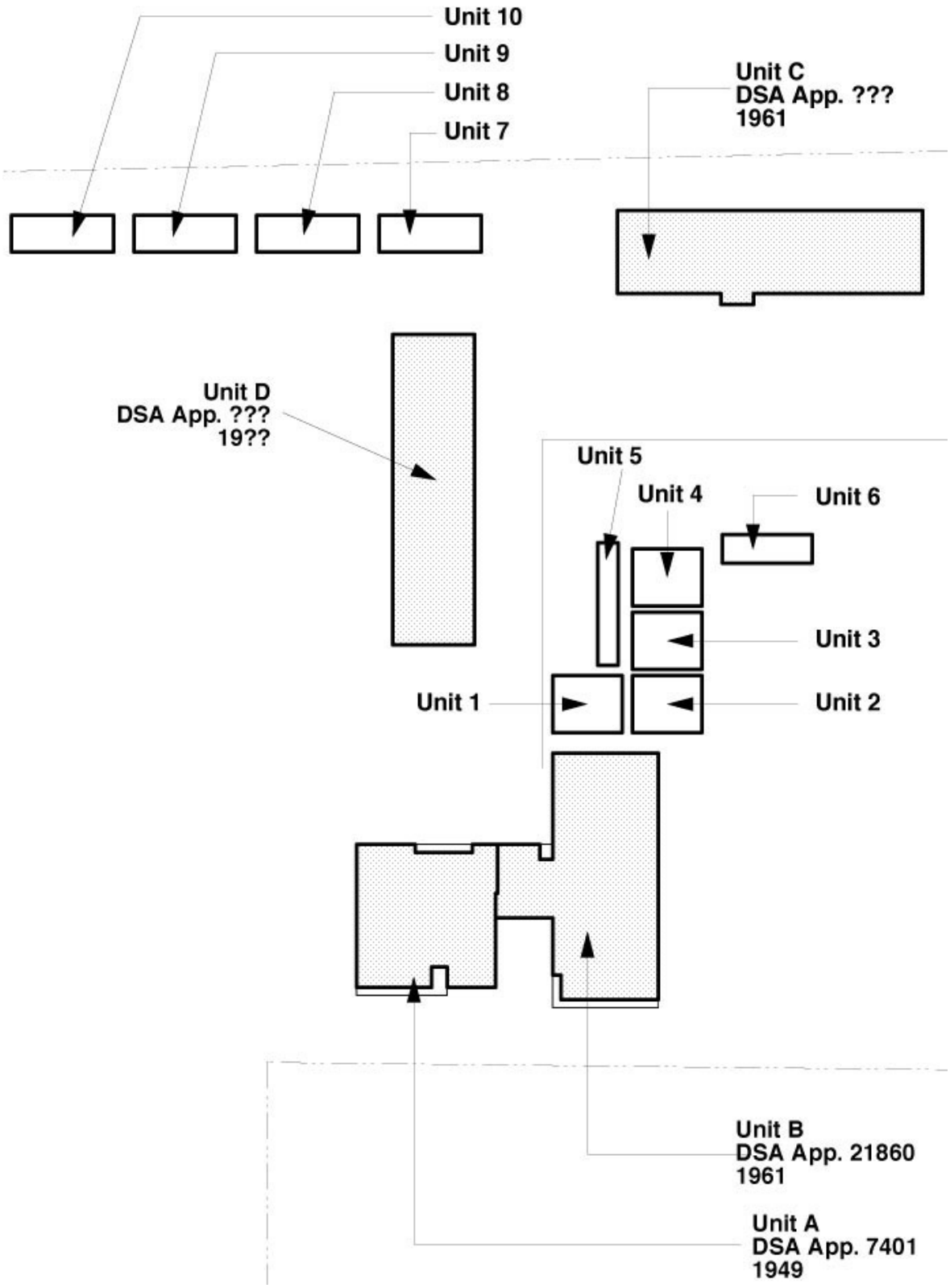
South San Francisco Unified School District



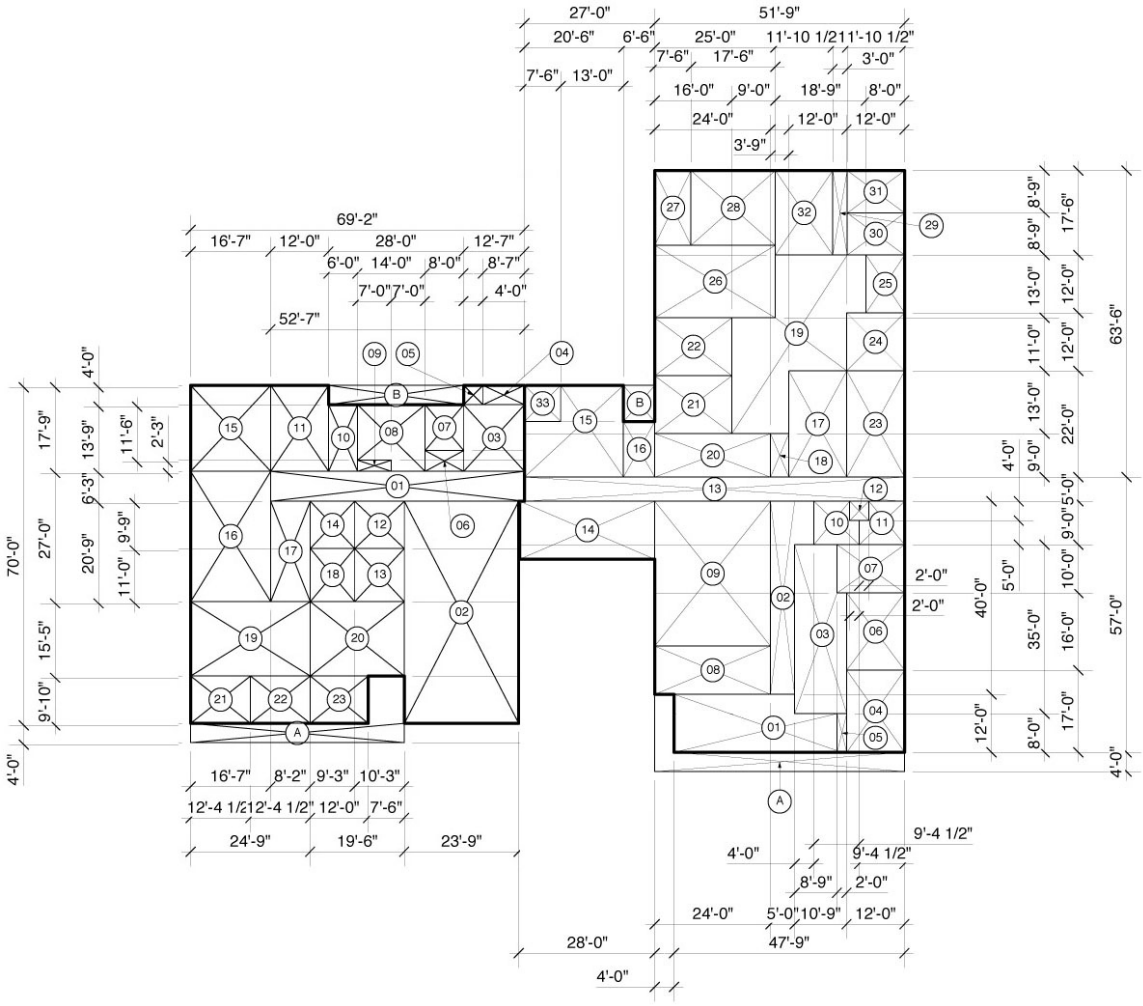

SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 25, 2006

# Site Plan – District Office



# Unit A-B – District Office



| | |
|---|---|
| **Name** | Unit A-B – District Office |
| **Use** | Administration |
| **Distance to Fault** | 3.3 |
| **Year Built** | 1949 (Unit A) |
| **Year of Major Modification** | 1961 (Unit B) |
| **Building Type** | Light Wood-Frame (W2) |
| **FEMA 154 Score** | 1.9 |
| **Description** | The roof of the building is plywood sheathing supported by wood joists supported by wood beams. The building has plywood shear walls in both the longitudinal and transverse directions. The building plan has an irregular shape. |
| **Comments** | The building appears to have a complete lateral force resisting system in both directions. Historically, buildings of this size and type of construction have performed well during seismic events. No non-structural falling hazards or maintenance issues were noted. |

Unit A-B – District Office

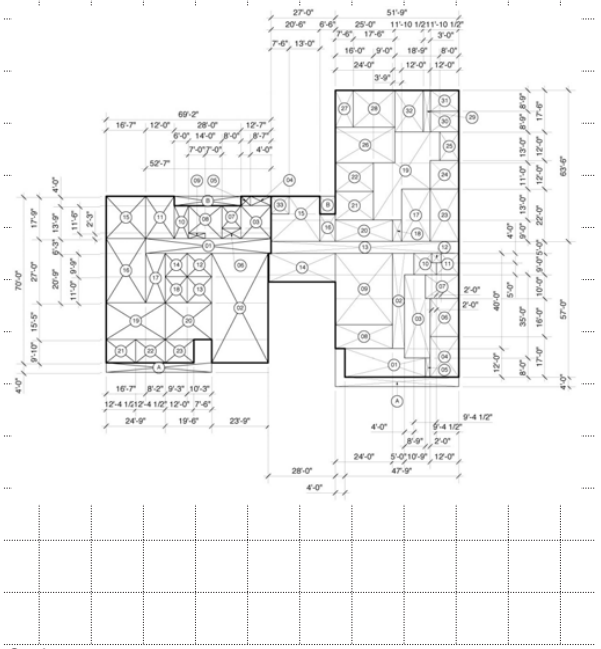





**Rapid Visual Screening of Buildings for Potential Seismic Hazards**

FEMA-154 Data Collection Form

**HIGH Seismicity**



Scale: NTS

**Address:** 398 B street

South San Francisco, CA **Zip** 94080

**Other Identifiers** Office

**No. Stories** 1 **Year Built** 1949

**Screener** MSa/MSc **Date** 8/10/06

**Total Floor Area (sq. ft.)** 11,800

**Building Name** Unit A-B - District Office

**Use** Office



| OCCUPANCY | | | SOIL TYPE | | | | | | FALLING HAZARDS | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Assembly | Govt. | [Office] | A Hard Rock | B Avg. Rock | [C] Dense Soil | D Stiff Soil | E Soft Soil | F Poor Soil | ☐ Unreinforced Chimneys | ☐ Parapets | ☐ Cladding | ☐ Other: |
| Commercial | Historic | Residential | | | | | | | | | | |
| Emer. Services | Industrial | School | | | | | | | | | | |
| Number of Persons: 0 – 10 | 11 – 100 | [101-1000] 1000+ | | | | | | | | | | |

**BASIC SCORE, MODIFIERS, AND FINAL SCORE, *S***

| BUILDING TYPE | W1 | [W2] | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2 | RM1 (FD) | RM2 (RD) | URM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basic Score | **4.4** | [3.8] | **2.8** | **3.0** | **3.2** | **2.8** | **2.0** | **2.5** | **2.8** | **1.6** | **2.6** | **2.4** | **2.8** | **2.8** | **1.8** |
| Mid Rise (4 to 7 stories) | N/A | N/A | +0.2 | +0.4 | N/A | +0.4 | +0.4 | +0.4 | +0.4 | +0.2 | N/A | +0.2 | +0.4 | +0.4 | 0.0 |
| High Rise (> 7 stories) | N/A | N/A | +0.6 | +0.8 | N/A | +0.8 | +0.8 | +0.6 | +0.8 | +0.3 | N/A | +0.4 | N/A | +0.6 | N/A |
| Vertical Irregularity | -2.5 | -2.0 | -1.0 | -1.5 | N/A | -1.0 | -1.0 | -1.5 | -1.0 | -1.0 | N/A | -1.0 | -1.0 | -1.0 | -1.0 |
| Plan Irregularity | -0.5 | [-0.5] | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 | -0.5 |
| Pre-Code | 0.0 | [-1.0] | -1.0 | -0.8 | -0.6 | -0.8 | -0.2 | -1.2 | -1.0 | -0.2 | -0.8 | -0.8 | -1.0 | -0.8 | -0.2 |
| Post-Benchmark | +2.4 | +2.4 | +1.4 | +1.4 | N/A | +1.6 | N/A | +1.4 | +2.4 | N/A | +2.4 | N/A | +2.8 | +2.6 | N/A |
| Soil Type C | 0.0 | [-0.4] | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 | -0.4 |
| Soil Type D | 0.0 | -0.8 | -0.6 | -0.6 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.4 | -0.6 | -0.6 | -0.6 | -0.6 | -0.6 |
| Soil Type E | 0.0 | -0.8 | -1.2 | -1.2 | -1.0 | -1.2 | -0.8 | -1.2 | -0.8 | -0.8 | -0.4 | -1.2 | -0.4 | -0.6 | -0.8 |
| **FINAL SCORE, *S*** | | 1.9 | | | | | | | | | | | | | |

**COMMENTS:** The roof of the building is plywood sheathing supported by wood joists supported by wood beams. The building has plywood shear walls in both the longitudinal and transverse directions.

**Detailed Evaluation Required**

**YES** [**NO**]

* = Estimated, subjective, or unreliable data
DNK = Do Not Know

BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

# Appendix A

## Filters

In order for the District to accurately select what recommendations for improvements should be funded, and which improvements could be deferred for future funding, each deficiency was assigned both a Group (referred to in the Site Surveys as Priorities) and a Category.

**Groups**

Group 1 - Immediate life safety and structural issues. Buildings repaired that are in questionable condition. Repairs to guarantee that systems and utilities are in compliance with current code. Accessibility upgrades to insure ADA compliance, including path of travel improvements, restroom modernizations, signage, drinking fountains, and parking. Systems or elements to be repaired or replaced that limit or impede educational practices. Time frame of 1-5 years.

Group 2 - Consolidating maintenance issues for cost-effectiveness. Buildings with less significant structural problems repaired. Campus security issues addressed. Major updates to infrastructure such as water and gas lines, and HVAC. Any additional accessibility improvements that may be necessary. Systems or elements to be repaired or replaced to maintain educational practices. Issues that could potentially cause further damage if not repaired. Time frame of approximately 5-7 years

Group 3 -Consolidating maintenance issues for cost-effectiveness. Curriculum improvements through the development of interior and exterior learning environments. Maintenance on building exteriors, including painting and roofing. Fully automated fire alarms where required by future codes. Systems or elements to be repaired or replaced to maintain educational practices. Potentially systems have some life left. Time frame of approximately 7-10 years

Group 4- Items that have been recently improved but will require maintenance in the future. Improvements in building interiors, including painting, flooring, etc. Systems or elements with minimal impact on educational practices. Desired improvements that are primarily aesthetic in nature.

**Categories**

Building Integrity and Envelope - B
Rehabilitate or replace exterior roofs, covered walkways, walls, doors, windows, etc. to bring them up to good condition and prevent further deterioration of structural, mechanical or electrical systems.

Mechanical and Plumbing Systems - M
Installation of energy efficient systems, with controls at individual rooms. Replace damaged plumbing and gas piping. Replace damaged plumbing fixtures.

Electrical Systems - E
Upgrade systems to provide adequate power and outlets to classrooms, offices, and other spaces. Replacement of inefficient light fixtures and bulbs. Installation of motion occupancy sensors or bi-level switching.

Structural Safety - S
Necessary upgrades to maintain structural integrity and reduce possible earthquake damage.

Life Safety - LS
Upgrades to emergency exiting and fire alarm systems. May include site lighting at parking lots, walkways, and entrances.

Accessibility - A
Access to facilities will be brought into compliance as required by the ADA. May include new, or upgrades to existing, walkways, ramps, stairs, and landings. When required, elevators or lifts may be installed to provide accessibility. Scope also includes widening doors that are too narrow, upgrading door hardware and access (i.e. strike side clearances and thresholds), and providing ADA compliant signage. Guardrails updated or installed at exterior or interior locations to comply with ADA and current codes. Toilet rooms, showers, and locker rooms may also have to be upgraded to accommodate disabled persons.

Technology - T
Improvements to infrastructure. All rooms to be cabled for computer networking and internet connections. Electrical upgrades in classrooms, labs, and offices to accommodate computers,

monitors, and input/ output devices.

Instructional Facilities - I
*Classrooms*
Damaged interior finishes replaced or repaired. White boards, display boards, or projection screens replaced. Window coverings replaced or installed. Casework with minimal damage repaired/ painted. Casework with extensive damage replaced.

*Science Labs*
Damaged interior finishes replaced or repaired. White boards, display boards, or projection screens replaced. Window coverings replaced or installed. Safety equipment such as eyewash stations, fire blankets, fume hoods, and proper ventilation systems. Lab stations/ casework replaced or updated.

*Libraries*
Safety and accessibility at book stacks.

*Multi-Use Facilities*
Sound and lighting systems. Acoustical panels, seating, and stage curtains.

*Visual Arts*
Proper ventilation systems, sinks, work counters, and casework.

*Gymnasiums*
Wood floors repaired or replaced. Accessible bleachers installed, showers and locker rooms upgraded.

*Athletic Fields*
Hard court areas resurfaced to a safe condition and any drainage problems solved. Grass and irrigation renovated to solve any existing hazards

*Teacher Work Areas*
Damaged interior finishes in teacher work rooms repaired or replaced.

Food Service - F
Inefficient design or equipment

Paving and Drainage - P
Addition of accessible parking stalls and ADA requirements (i.e. curb cuts, walkways) Regrading and repaving parking lots to repair damaged pavement and correct improper drainage. Damaged drainage systems

# Appendix B

CUMMING

# South San Francisco Unified School District

Add Cost Options
Expansion & Modernization Masterplan
South San Francisco, California

Rough Order of Magnitude
August 18, 2009
Cumming Project No. 09-00XXX.00

Prepared for Hamilton + Aitken Architects

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612

**South San Francisco Unified School District**
**Add Cost Options**
**South San Francisco, California**
**Rough Order of Magnitude**

**Project No:** 09-00XXX.00
**Date:** 08/18/09

## Construction Cost Summary

| Ref | Description | Cost / SF Range Low | High |
|---|---|---|---|
| **1.** | **Theater Renovation** | | |
| | Costmetic Renovation | $65.00 | $95.00 |
| | Full Renovation (interior) | $125.00 | $185.00 |
| | Full Renovation (interior + exterior) | $175.00 | $230.00 |
| | Full Renovation (interior + exterior + equipment) | $210.00 | $260.00 |
| | Full Renovation (interior + exterior + equipment + seismic upgrades) | $225.00 | $310.00 |
| | Replacement | $315.00 | $385.00 |
| **2.** | **Kitchen Renovation (Warming)** | | |
| | Costmetic Renovation (no equipment) | $40.00 | $75.00 |
| | Full Renovation (interior) | $85.00 | $150.00 |
| | Full Renovation (interior + exterior) | $130.00 | $155.00 |
| | Full Renovation (interior + exterior + equipment) | $145.00 | $190.00 |
| | Full Renovation (interior + exterior + equipment + seismic upgrades) | $165.00 | $225.00 |
| | Replacement | $230.00 | $285.00 |
| **3.** | **Kitchen Replacement (Full Kitchen)** | | |
| | Costmetic Renovation (no equipment) | $40.00 | $75.00 |
| | Full Renovation (interior) | $85.00 | $150.00 |
| | Full Renovation (interior + exterior) | $135.00 | $180.00 |
| | Full Renovation (interior + exterior + equipment) | $175.00 | $255.00 |
| | Full Renovation (interior + exterior + equipment + seismic upgrades) | $185.00 | $275.00 |
| | Replacement | $250.00 | $350.00 |

**South San Francisco Unified School District**
**Add Cost Options**
**South San Francisco, California**
**Rough Order of Magnitude**

**Project No:** **09-00XXX.00**
**Date:** **08/18/09**

## Construction Cost Summary

| Ref | Description | qty | unit | unit cost | total |
|---|---|---|---|---|---|
| **1** | **Track & Field** | | | | |
| **2** | Demolish existing track, field, curbs | 120,000 | sf | $0.50 | $60,000 |
| **3** | Regrade / import / export as required | 120,000 | sf | $0.40 | $48,000 |
| **4** | New sports field (turf), irrigation, drainage | 80,000 | sf | $4.00 | $320,000 |
| **5** | New perimeter track surfacing | 40,000 | sf | $4.85 | $194,000 |
| **6** | Track perimeter drainage / curbs | 2,400 | lf | $15.00 | $36,000 |
| **7** | Pedestrian paving | 5,000 | sf | $7.00 | $35,000 |
| **8** | Walls / fences | 1 | ls | $25,000.00 | $25,000 |
| **9** | New striping / sports equipment | 1 | ls | $35,000.00 | $35,000 |
| **10** | New scoreboard | 1 | ls | $50,000.00 | $50,000 |
| | **Sub-total** | 120,000 | sf | $6.69 | **$803,000** |
| **11** | Indirect cost mark ups | | | 30.00% | $240,900 |
| | **Total Construction Cost** | 120,000 | | **$8.70** | **$1,043,900** |
| **12** | **Additional Cost Premiums** | | | | |
| | - Replace sports lighting | | | add | $125,000 |
| | - Synthetic field in lieu of turf | | | add | $320,000 |
| | - Bleacher stand | | | add | $285,000 |
| | - Press box | | | add | $250,000 |

**South San Francisco Unified School District**
**Add Cost Options - Outdoor Pool + Baseball Fields**
**South San Francisco, California**
**Rough Order of Magnitude**

**Project No:** 09-00XXX.00
**Date:** 09/30/09

## Construction Cost Summary

| Ref | Description | qty | unit | unit cost | total |
|---|---|---|---|---|---|
| **1** | **Exterior Pool Replacement** | | | | |
| | Sawcut / remove existing pool deck | 4,000 | sf | $2.50 | $10,000 |
| | Demo existing pool base / footings | 3,785 | sf | $3.00 | $11,400 |
| | Demo existing pool retaining walls | 1,560 | sf | $4.00 | $6,200 |
| | Expose and cap existing pool services | 1 | ls | $5,000.00 | $5,000 |
| | Remove pool equipment / specialties | 1 | ls | $5,000.00 | $5,000 |
| | Remove fencing | 250 | lf | $6.00 | $1,500 |
| | Imported fill to existing opening (partial) | 631 | cy | $20.00 | $12,600 |
| | Miscellaneous grading / prep | 12,333 | sf | $1.00 | $12,300 |
| | New pool (assume 25% re-use of existing) | 5,604 | sf | $157.00 | $879,800 |
| | New pool deck and drainage | 5,229 | sf | $18.00 | $94,100 |
| | Secure chainlink fence surround | 500 | lf | $45.00 | $22,500 |
| | Fence gates | 4 | leaf | $800.00 | $3,200 |
| | Lighting / signage | 1 | ls | $30,000.00 | $30,000 |
| | Miscellaneous wet / dry utility work (minor) | 1 | ls | $20,000.00 | $20,000 |
| | New bleachers (100 seats) | 1 | ls | $10,000.00 | $10,000 |
| | Landscaping | 1,500 | sf | $15.00 | $22,500 |
| | Utility rework | 1 | ls | $25,000.00 | $25,000 |
| | Miscellaneous patch repairs | 1 | ls | $5,000.00 | $5,000 |
| | **Sub-total** | 5,604 | sf | $210.00 | **$1,176,100** |
| | Indirect cost mark ups | | | 30.00% | $352,800 |
| | **Total Construction Cost - Replacement Pool** | 5,604 | sf | **$273.00** | **$1,528,900** |

**South San Francisco Unified School District** **Project No: 09-00XXX.00**
**Add Cost Options - Outdoor Pool + Baseball Fields** **Date: 09/30/09**
**South San Francisco, California**
**Rough Order of Magnitude**

## Construction Cost Summary

| Ref | Description | qty | unit | unit cost | total |
|---|---|---|---|---|---|
| **2** | **"Practice" Baseball Field** | | | | |
| | Demolition of existing site improvements | 95,000 | sf | $2.50 | $237,500 |
| | Remove existing portables | 10 | ea | $5,000.00 | $50,000 |
| | Relocate / install portables | | | | excluded |
| | New grading | 95,000 | sf | $2.00 | $190,000 |
| | New baseball field - turf, drainage, irrigation | 45,000 | sf | $5.00 | $225,000 |
| | New pedestrian paving | 15,000 | sf | $6.50 | $97,500 |
| | New landscaping (minor) | 35,000 | sf | $4.00 | $140,000 |
| | Backstops, mounds, infield mix | 1 | ls | $10,000.00 | $10,000 |
| | Fixed benches | 1 | ls | $3,000.00 | $3,000 |
| | Site walls, curbs | 1 | ls | $10,000.00 | $10,000 |
| | Fencing - 30'-0" high av | 700 | lf | $50.00 | $35,000 |
| | Signage / specialties | 1 | ls | $15,000.00 | $15,000 |
| | Field lighting | | | | not required |
| | Bleachers | | | | not required |
| | Dugouts / batting cages | | | | not required |
| | Concessions | | | | not required |
| | M/F restrooms | | | | not required |
| | Miscellaneous utilities | 95,000 | sf | $5.00 | $475,000 |
| | Patch repairs | 1 | ls | $5,000.00 | $5,000 |
| | **Sub-total** | 95,000 | sf | $16.00 | **$1,493,000** |
| | Indirect cost mark ups | | | 30.00% | $447,900 |
| | **Total Construction Cost - "Practice" Field** | 95,000 | sf | **$20.00** | **$1,940,900** |

**South San Francisco Unified School District** — **Project No: 09-00XXX.00**
**Add Cost Options - Outdoor Pool + Baseball Fields** — **Date: 09/30/09**
**South San Francisco, California**
**Rough Order of Magnitude**

## Construction Cost Summary

| Ref | Description | qty | unit | unit cost | total |
|---|---|---|---|---|---|
| **3** | **"Regulation" Baseball Field** | | | | |
| | Demolition of existing site improvements | 225,000 | sf | $2.50 | $562,500 |
| | Remove existing portables | 10 | ea | $5,000.00 | $50,000 |
| | Relocate / install portables | | | | excluded |
| | New grading | 225,000 | sf | $2.00 | $450,000 |
| | New baseball field - turf, drainage, irrigation | 70,650 | sf | $5.00 | $353,300 |
| | New practice field - turf, drainage, irrigation | 66,000 | sf | $4.00 | $264,000 |
| | New pedestrian paving | 20,000 | sf | $6.50 | $130,000 |
| | New landscaping (minor) | 68,350 | sf | $4.00 | $273,400 |
| | Backstops, mounds, infield mix | 1 | ls | $15,000.00 | $15,000 |
| | Fixed benches | 1 | ls | $3,000.00 | $3,000 |
| | Site walls, curbs | 1 | ls | $15,000.00 | $15,000 |
| | Fencing - 30'-0" high av | 1,400 | lf | $50.00 | $70,000 |
| | Signage / specialties | 1 | ls | $15,000.00 | $15,000 |
| | Field lighting | 4 | loc | $30,000.00 | $120,000 |
| | Bleachers | 1 | ls | $25,000.00 | $25,000 |
| | Dugouts / batting cages | 1 | ls | $20,000.00 | $20,000 |
| | Concessions | 1,000 | sf | $350.00 | $350,000 |
| | M/F restrooms | 300 | sf | $400.00 | $120,000 |
| | Miscellaneous utilities | 225,000 | sf | $5.50 | $1,237,500 |
| | Patch repairs | 1 | ls | $5,000.00 | $5,000 |
| | **Sub-total** | 225,000 | sf | $18.00 | **$4,078,700** |
| | Indirect cost mark ups | | | 30.00% | $1,223,600 |
| | **Total Construction Cost - "Regulation" Field** | 225,000 | sf | **$24.00** | **$5,302,300** |

SSFUSD Sprinkler System Upgrade and Fire Hydrants

| School | Existing Building(s) Square Footage | Cost per Square Foot | Additional Installation Cost | Total Cost Existing Building(s) | Proposed Building Square Footage | Cost Per Square Foot | Total Cost Proposed Building(s) | Hydrants Needed | Hydrant Cost $10,000 each | Total Cost Campus |
|---|---|---|---|---|---|---|---|---|---|---|
| Alta Loma M.S. | 69,877 | $4.00 | $10,000.00 | $289,508.00 | 7,680 | $4.00 | $30,720.00 | 5 | $50,000.00 | $370,228.00 |
| Adult Ed/ Baden | 47,358 | $4.00 | $10,000.00 | $199,432.00 | 6,753 | $4.00 | $27,012.00 | 1 | $10,000.00 | $236,444.00 |
| Buri Buri E.S. | 48,772 | $4.00 | $10,000.00 | $205,088.00 | 3,506 | $4.00 | $14,024.00 | 2 | $20,000.00 | $239,112.00 |
| District Offices | 16,000 | $4.00 | $10,000.00 | $74,000.00 | 20,000 | $4.00 | $80,000.00 | 3 | $30,000.00 | $184,000.00 |
| El Camino H.S. | 167,807 | $4.00 | $10,000.00 | $681,228.00 | 12,493 | $4.00 | $49,972.00 | 0 | $0.00 | $731,200.00 |
| Junipero Serra E.S. | 26,633 | $4.00 | $10,000.00 | $116,532.00 | 7,164 | $4.00 | $28,656.00 | 2 | $20,000.00 | $165,188.00 |
| Los Cerritos E.S. | 32,618 | $4.00 | $10,000.00 | $140,472.00 | | | | 2 | $20,000.00 | $160,472.00 |
| Martin E.S. | 34,502 | $4.00 | $10,000.00 | $148,008.00 | 6,877 | $4.00 | $27,508.00 | 2 | $20,000.00 | $195,516.00 |
| Monte Verde E.S. | 24,567 | $4.00 | $10,000.00 | $108,268.00 | 19,861 | $4.00 | $79,444.00 | 3 | $30,000.00 | $217,712.00 |
| Parkway Heights M.S. | 76,217 | $4.00 | $10,000.00 | $314,868.00 | 22,875 | $4.00 | $91,500.00 | 5 | $50,000.00 | $456,368.00 |
| Ponderosa E.S. | 28,790 | $4.00 | $10,000.00 | $125,160.00 | 9,120 | $4.00 | $36,480.00 | 2 | $20,000.00 | $181,640.00 |
| Skyline E.S. | 26,620 | $4.00 | $10,000.00 | $116,480.00 | 17,644 | $4.00 | $70,576.00 | 2 | $20,000.00 | $207,056.00 |
| South San Francisco H.S. | 137,355 | $4.00 | $10,000.00 | $559,420.00 | 35,086 | $4.00 | $140,344.00 | 5 | $50,000.00 | $749,764.00 |
| Spruce E.S. | 60,467 | $4.00 | $10,000.00 | $251,868.00 | 16,741 | $4.00 | $66,964.00 | 5 | $50,000.00 | $368,832.00 |
| Sunshine E.S. | 44,388 | $4.00 | $10,000.00 | $187,552.00 | 8,334 | $4.00 | $33,336.00 | 3 | $30,000.00 | $250,888.00 |
| Westborough E.S. | 36,641 | $4.00 | $10,000.00 | $156,564.00 | 5,939 | $4.00 | $23,756.00 | 2 | $20,000.00 | $200,320.00 |