

SSFUSD

South San Francisco Unified School District

Facilities Master Plan
October 8, 2009
Volume III

HAMILTON
AITKEN
Architects



SSFUSD

South San Francisco Unified School District

Facilities Master Plan
October 8, 2009

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SSFUSD

Alta Loma Middle School

Alta Loma Middle School

Recommendation Summary

Alta Loma, like many of the middle and high schools, lacks sufficient multipurpose space for students and has large areas of hardscape throughout the campus. The addition of an amphitheater at the site would provide extra space for student events, meetings, and large school wide events. Moreover, greening the site would create an attractive and welcoming campus. The site would also benefit from the removal of the eight relocatable classrooms and the addition of a new classroom building to replace them. A new building would be a much more efficient use of space and would free up parts of the campus to be used as open space.

Although accessibility issues were covered in the last renovation, some deficiencies still need to be addressed. The majority of classrooms exit to exterior covered walkways and currently have non-conforming thresholds that need to be replaced. Accessible, identifying, and directional signage is missing throughout the campus. While some restrooms were made accessible under the previous bond, all remaining restrooms should be made accessible, with attention paid to the quality of the finishes and fixtures. Renovations to cabinetry are needed throughout the classrooms to provide accessible roll-in sinks. Additionally, a canopy needs to be constructed over the existing ramp.

As classrooms become more crowded with the ever-increasing number of computers, flexibility becomes an issue. Alta Loma needs additional data outlets to allow computers to be placed at various locations around the classroom. Also, televisions and VCRs should be installed at an accessible height to allow more floor space in classrooms.

Attention also needs to be paid to infrastructure on this middle school campus. The gas lines on the site are new, but the original copper water lines and the irrigation lines need to be replaced. Sewer and storm lines currently cause back ups and flooding. Repair or even replacement of these drainage lines is necessary before it becomes a bigger problem. HVAC systems at the school are generally in good condition. However, some mandatory upgrades, such as exhaust fans, door louvers, and a heat and vent unit in the kitchen are necessary.

The FEMA 154 report raised concerns over Unit H. A more extensive structural investigation is needed, and a structural modernization may be necessary.

Energy efficient lighting choices have been made at several buildings with the installation of T8 lamps and occupancy sensors. However, light fixtures in various locations, including most of the relocatables, need to be updated. Occupancy sensors should be installed in all remaining classrooms, offices, and bathrooms.

Existing Buildings

Unit A	Administration
Unit B	Classrooms
Unit C	Classrooms
Unit D	Multipurpose
Unit E	Band
Unit F	Locker Rooms
Unit G	Shop, Home Economics
Unit H	Library
Unit J	Classrooms
Unit K	Platform
Units 1-8	Relocatable Classrooms

Current Site



Executive Summary

Alta Loma Middle School



School Profile

Address:	116 Romney Avenue South San Francisco, CA. 94080
Built:	1957
Site Acreage:	25.627
SF of Building Area:	69,876.92
2005-2006 Enrollment:	784
Buildings:	10
Relocatable Classrooms:	8
Teaching Stations:	34
Restrooms:	27

Proposed Site



Master Plan Scope

Priority Projects:

1. Classroom Wing	$3,072,000
2. Amphitheater	$324,649
3. Greening of Site	$150,000

Group 1: **$912,291**
Restroom Renovations
ADA Upgrades

Group 2: **$5,310,576**
Seismic Upgrades
Interior Finishes
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$6,573,262**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Fire Alarm Upgrades

Group 4: **$851,186**
Classroom Upgrades

Total Cost: **$17,193,964**

Unit A

Year Built:	1957
DSA#:	15690
Year of Major Modification:	None
Construction Type:	Type VB
SF:	12,887.25
Building Usage:	Administration
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1994

Unit B

Year Built:	1957
DSA#:	15690
Year of Major Modification:	None
Construction Type:	Type VB
SF:	10,958.36
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit C

Year Built:	1959
DSA#:	18355
Year of Major Modification:	None
Construction Type:	Type VB
SF:	11,931.08
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit D

Year Built:	1959
DSA#:	18355
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6439.25
Building Usage:	Multi-Use, Kitchen
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Alta Loma Middle School

Unit E

Year Built:	1960
DSA#:	20035
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1914.67
Building Usage:	Band
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit F

Year Built:	1960
DSA#:	20035
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3660
Building Usage:	Locker Rooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit G

Year Built:	1960
DSA#:	20035
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4229.78
Building Usage:	Shop, Home Economics
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit H

Year Built:	1969
DSA#:	31024
Year of Major Modification:	None
Construction Type:	Type III B
SF:	3002.08
Building Usage:	Library
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit J

Year Built:	1969
DSA#:	31961
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4128.39
Building Usage:	Classrooms, Shop
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit K

Year Built:	1977
DSA#:	40698
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2761.06
Building Usage:	Stage/Platform
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 1

Year Built:	1968
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 2

Year Built:	1968
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Alta Loma Middle School

Unit 3

Year Built:	1968
DSA#:	29223
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 4

Year Built:	1968
DSA#:	27515
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1904
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit 5

Year Built:	1968
DSA#:	30989
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 6

Year Built:	1968
DSA#:	30989
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 7

Year Built:	Unknown
DSA#:	Non-DSA
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1215
Building Usage:	Classroom
Mechanical System:	Gas Heat System
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:	1215
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

CUMMING
LLC

South San Francisco Unified School District
Alta Loma Middle School Campus Modernization

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

Prepared for Hamilton + Aitken Architects

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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). "1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99). Mechanical upgrades report (not dated). Plumbing upgrades report (not dated). Electrical upgrades report (dated 07/31/06). 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
Alta Loma Middle School Campus Modernization (Q3 2009 Pricing Update)
South San Francisco, 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	12,887 SF	$276,013	$293,924	$1,007,596	$134,601	$132.85	**$1,712,134**
B Building "B" - Classroom	10,958 SF	$30,608	$273,714	$861,578	$125,665	$117.86	**$1,291,565**
C Building "C" - Classroom	11,931 SF	$46,386	$301,637	$1,107,746	$121,906	$132.23	**$1,577,675**
D Building "D" - Classroom	6,439 SF	$180,247	$159,896	$547,041	$78,075	$149.90	**$965,259**
E Building "E" - Classroom	1,915 SF	$93,944	$43,155	$240,624	$47,999	$222.35	**$425,721**
F Building "F" - Classroom	3,660 SF	$118,662	$88,311	$304,249	$79,628	$161.43	**$590,850**
G Building "G" - Shop / Home ec	4,973 SF	$34,035	$131,421	$448,116	$66,994	$136.86	**$680,566**
H Building "H" - Library	3,002 SF	$68,981	$130,964	$273,394	$46,707	$173.23	**$520,046**
I Building "J" - Classroom / Shop	4,128 SF	$37,272	$93,051	$342,598	$57,223	$128.41	**$530,144**
J Building "K" - Classroom	2,761 SF	$15,238	$62,232	$239,787	$49,592	$132.87	**$366,849**
K Portables (Replacement)	7,895 SF		$2,119,018			$252.51	**$1,993,578**
L Sitework	250,000 SF	$10,906	$1,242,964	$1,675,183	$42,796	$11.89	**$2,971,849**
TOTAL CONSTRUCTION COST		**$912,291**	**$4,940,288**	**$7,047,911**	**$851,186**		**$13,626,236**

South San Francisco Unified School District
Alta Loma Middle 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" - Admin / Classrooms	12,887 SF	$316,009	$336,515	$1,153,603	$154,106	$152.11	**$1,960,233**
B Building "B" - Classroom	10,958 SF	$35,043	$313,377	$986,426	$143,874	$134.94	**$1,478,720**
C Building "C" - Classroom	11,931 SF	$53,108	$345,346	$1,268,265	$139,571	$151.39	**$1,806,289**
D Building "D" - Classroom	6,439 SF	$206,366	$183,066	$626,311	$89,388	$171.62	**$1,105,131**
E Building "E" - Classroom	1,915 SF	$107,556	$49,409	$275,492	$54,954	$254.57	**$487,411**
F Building "F" - Classroom	3,660 SF	$135,856	$101,107	$348,337	$91,167	$184.83	**$676,467**
G Building "G" - Shop / Home ec	4,973 SF	$38,967	$150,464	$513,050	$76,702	$156.69	**$779,184**
H Building "H" - Library	3,002 SF	$78,976	$149,942	$313,010	$53,475	$198.33	**$595,404**
I Building "J" - Classroom / Shop	4,128 SF	$42,673	$106,535	$392,242	$65,515	$147.02	**$606,965**
J Building "K" - Classroom	2,761 SF	$17,446	$71,250	$274,533	$56,778	$152.12	**$420,008**
K Portables (Replacement)	7,895 SF		$1,993,578			$252.51	**$1,993,578**
L Sitework	250,000 SF	$12,486	$1,423,077	$1,917,926	$48,997	$13.61	**$3,402,487**
TOTAL CONSTRUCTION COST		**$1,044,487**	**$5,223,667**	**$8,069,195**	**$974,527**		**$15,311,875**

UNIT "A" - Admin / Classrooms

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom / Admin

Description	Qty
Type Of Space	
Classrooms	3,859 SF
Corridors / Support	11,176 SF
Restrooms	596 SF
DDT - open corridor space (2/3)	-2,744 SF
Total Modernized SF-age	**12,887 SF**

South San Francisco Unified School District

Alta Loma Middle School 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	12,887 SF										
Accessibility											**$ 344,286**
Remove and replace existing thresholds	6	ea	$288.00	$479.48	1	$ 2,877				$ 2,877	
New kick plates to existing doors	12	ea	$215.00	$357.95	1	$ 4,295				$ 4,295	
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	12887	sf	$1.00	$1.66	1	$ 21,456				$ 21,456	
Demo (e) restrooms	400	sf	$50.00	$83.24	1	$ 33,297				$ 33,297	
Upgrade existing non accessible restrooms (Med)	400	sf	$300.00	$499.46	1	$ 199,784				$ 199,784	
Remove and replace sink / base cabinet	7	ea	$595.00	$990.60	1	$ 6,934				$ 6,934	
Patch finishes for accessibility upgrades	12887	sf	$1.00	$1.66	2		$ 21,456			$ 21,456	
Miscellaneous accessible upgrades	12887	sf	$1.00	$1.66	2		$ 21,456			$ 21,456	
Life Safety											**$ 114,787**
New fire alarm system (fully automated)	12887	sf	$4.45	$7.41	3			$ 95,477		$ 95,477	
Replace exterior lighting	12887	sf	$0.90	$1.50	3			$ 19,310		$ 19,310	
Instructional Facilities											**$ 125,208**
Repaint interior walls (100%)	4874	sf	$1.05	$1.75	4				$ 8,519	$ 8,519	
Patch and paint (e) damaged gypboard wall	100	sf	$15.00	$24.97	2		$ 2,497			$ 2,497	
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	
Patch repair / paint existing ceilings	12887	sf	$2.50	$4.16	4				$ 53,639	$ 53,639	
Tack boards	100	sf	$15.00	$24.97	4				$ 2,497	$ 2,497	
Replace horizontal blinds	50	sf	$17.50	$29.14	2		$ 1,457			$ 1,457	
Caulking & sealant, metals, backing	12887	sf	$1.00	$1.66	4				$ 21,456	$ 21,456	
Miscellaneous interior repairs, allowance	12887	sf	$1.50	$2.50	4				$ 32,183	$ 32,183	
Building Integrity & Envelope											**$ 420,363**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5130	sf	$4.00	$6.66	4				$ 34,163	$ 34,163	
Replace roofing - 100% replacement	12887	sf	$18.00	$29.97	3			$ 386,200		$ 386,200	
Mechanical & Plumbing Systems											**$ 357,615**
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	12887	sf	$1.88	$3.13	3			$ 40,336		$ 40,336	
Replace trim	12	ea	$880.00	$1,465.08	3			$ 17,581		$ 17,581	
Misc plumbing modifications (gas, distrib, etc.)	12887	sf	$2.00	$3.33	3			$ 42,911		$ 42,911	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Alta Loma Middle School 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
HVAC											
Minor mod / repairs to existing system only	12887	sf	$3.50	$5.83	3			$ 75,094		$ 75,094	
New economizer cycle control / EMS	12887	sf	$6.80	$11.32	3			$ 145,898		$ 145,898	
Install door louver	2	ea	$750.00	$1,248.65	3			$ 2,497		$ 2,497	
New exhaust fan	2	ea	$2,200.00	$3,662.71	3			$ 7,325		$ 7,325	
All other HV work excluded											
Electrical Systems											**$ 170,534**
Power and distribution / convenience power											
Lower / add receptacles	12887	sf	$3.30	$5.49	3			$ 70,803		$ 70,803	
Minor upgrades to power distribution / raceway	12887	sf	$3.10	$5.16	3			$ 66,512		$ 66,512	
Lighting & Controls											
Install new switches / occupancy sensors	8	ea	$343.75	$572.30	3			$ 4,578		$ 4,578	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	12887	sf	$1.25	$2.08	3			$ 26,819		$ 26,819	
Technology											**$ 103,845**
Telephone / data / CATV system											
Add additional data points	12887	sf	$3.34	$5.56	3			$ 71,662		$ 71,662	
Miscellaneous low voltage upgrades, minor	12887	sf	$1.50	$2.50	3			$ 32,183		$ 32,183	
Work from "1997 Masterplan" still to be completed											**$ 19,310**
Power Distribution											
Add surface raceways	12887	sf	$0.90	$1.50	3			$ 19,310		$ 19,310	
Structural											**$ 171,644**
Seismic upgrades - "low" rating	12887	sf	$8.00	$13.32	2		$ 171,644			$ 171,644	
Miscellaneous											**$ 118,006**
Hazmat abatement, allowance - "low" rating	12887	sf	$5.50	$9.16	2		$ 118,006			$ 118,006	
Site											**$ 14,634**
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	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 "A"						**$ 316,009**	**$ 336,515**	**$ 1,153,603**	**$ 154,106**		**$ 1,960,233**
Total Costs Priority / Sf						**$ 24.52**	**$ 26.11**	**$ 89.52**	**$ 11.96**	**$ 152.11**	

UNIT "B" - Classroom

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Classroom

Description	Qty
Type Of Space	
Classroom	7,748
Corridors / Support	4,904 SF
Restrooms	418 SF
DDT - open corridor space (2/3)	-2,111 SF
Total Modernized SF-age	**10,958 SF**

South San Francisco Unified School District

Alta Loma Middle School 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	10,958 SF										
Accessibility											**$ 84,517**
Remove and replace existing thresholds	5	ea	$288.00	$479.48	**1**	$ 2,397				$ 2,397	
New kick plates to existing doors	5	ea	$215.00	$357.95	**1**	$ 1,790				$ 1,790	
Signage, specialties & fire extinguishers	10958	sf	$1.00	$1.66	**1**	$ 18,244				$ 18,244	
Remove and replace sink / base cabinet	5	ea	$3,075.00	$5,119.46	**2**		$ 25,597			$ 25,597	
Patch finishes for accessibility upgrades	10958	sf	$1.00	$1.66	**2**		$ 18,244			$ 18,244	
Miscellaneous accessible upgrades	10958	sf	$1.00	$1.66	**2**		$ 18,244			$ 18,244	
Life Safety											**$ 97,607**
New fire alarm system (fully automated)	10958	sf	$4.45	$7.41	**3**			$ 81,187		$ 81,187	
Replace exterior lighting	10958	sf	$0.90	$1.50	**3**			$ 16,420		$ 16,420	
Instructional Facilities											**$ 115,830**
Repaint interior walls (100%)	5254	sf	$1.05	$1.75	**4**				$ 9,184	$ 9,184	
Patch and paint (e) damaged gypboard wall	200	sf	$15.00	$24.97	**2**		$ 4,995			$ 4,995	
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	10958	sf	$2.50	$4.16	**4**				$ 45,611	$ 45,611	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Replace horizontal blinds	70	sf	$17.50	$29.14	**3**			$ 2,039		$ 2,039	
Caulking & sealant, metals, backing	10958	sf	$1.00	$1.66	**4**				$ 18,244	$ 18,244	
Miscellaneous interior repairs, allowance	10958	sf	$1.50	$2.50	**4**				$ 27,366	$ 27,366	
Building Integrity & Envelope											**$ 365,223**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5530	sf	$4.00	$6.66	**4**				$ 36,827	$ 36,827	
Replace roofing - 100% replacement	10958	sf	$18.00	$29.97	**3**			$ 328,396		$ 328,396	
Mechanical & Plumbing Systems											**$ 307,084**
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	10958	sf	$1.88	$3.13	**3**			$ 34,299		$ 34,299	
Replace trim under sink	7	ea	$880.00	$1,465.08	**3**			$ 10,256		$ 10,256	
Misc plumbing modifications (gas, distrib, etc.)	10958	sf	$2.00	$3.33	**3**			$ 36,488		$ 36,488	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	10958	sf	$3.50	$5.83	**3**			$ 63,855		$ 63,855	
New economizer cycle control / EMS	10958	sf	$6.80	$11.32	**3**			$ 124,061		$ 124,061	

South San Francisco Unified School District

Alta Loma Middle School 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
Install door louver	2	ea	$750.00	$1,248.65	3			$ 2,497		$ 2,497	

South San Francisco Unified School District

Alta Loma Middle School 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
New exhaust fan	2	ea	$2,200.00	$3,662.71	3			$ 7,325		$ 7,325	
All other HV work excluded											
Electrical Systems											**$ 149,870**
Power and distribution / convenience power											
Lower / add receptacles	10958	sf	$3.30	$5.49	3			$ 60,206		$ 60,206	
Minor upgrades to power distribution / raceway	10958	sf	$3.10	$5.16	3			$ 56,557		$ 56,557	
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	10958	sf	$1.25	$2.08	3			$ 22,805		$ 22,805	
Technology											**$ 88,302**
Telephone / data / CATV system											
Add additional data points	10958	ea	$3.34	$5.56	3			$ 60,936		$ 60,936	
Miscellaneous low voltage upgrades, minor	10958	sf	$1.50	$2.50	3			$ 27,366		$ 27,366	
Work from "1997 Masterplan" still to be completed											**$ 11,380**
Lighting & Controls											
Upgrade lighting	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Power Distribution											
Add GFI recepticals	10958	sf	$0.35	$0.58	3			$ 6,385		$ 6,385	
Structural											**$ 145,954**
Seismic upgrades - "low" rating	10958	sf	$8.00	$13.32	2		$ 145,954			$ 145,954	
Miscellaneous											**$ 100,343**
Hazmat abatement, allowance - "low" rating	10958	sf	$5.50	$9.16	2		$ 100,343			$ 100,343	
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 "B"						**$ 35,043**	**$ 313,377**	**$ 986,426**	**$ 143,874**		**$ 1,478,720**
Total Costs Priority / Sf						**$ 3.20**	**$ 28.60**	**$ 90.02**	**$ 13.13**	**$ 134.94**	

UNIT "C" - Classroom

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty
Type Of Space	
Classrooms	9,723 SF
Corridors / Support	2,467 SF
Restrooms	477 SF
DDT - open corridor space (2/3)	-736 SF
Total Modernized SF-age	**11,931 SF**

South San Francisco Unified School District

Alta Loma Middle School 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	11,931 SF										
Accessibility											**$ 68,087**
Remove and replace existing thresholds	11	ea	$288.00	$479.48	**1**	$ 5,274				$ 5,274	
New kick plates to existing doors	9	ea	$215.00	$357.95	**1**	$ 3,222				$ 3,222	
Signage, specialties & fire extinguishers	11931	sf	$1.00	$1.66	**1**	$ 19,864				$ 19,864	
Patch finishes for accessibility upgrades	11931	sf	$1.00	$1.66	**2**		$ 19,864			$ 19,864	
Miscellaneous accessible upgrades	11931	sf	$1.00	$1.66	**2**		$ 19,864			$ 19,864	
Life Safety											**$ 128,120**
New fire alarm system (fully automated)	11931	sf	$4.45	$7.41	**3**			$ 88,393		$ 88,393	
Replace exterior lighting	11931	sf	$2.00	$3.33	**3**			$ 39,727		$ 39,727	
Instructional Facilities											**$ 321,795**
Repaint interior walls (100%)	4598	sf	$1.05	$1.75	**4**				$ 8,038	$ 8,038	
Remove wood wall panel, Patch and paint (e) wall	7000	sf	$15.00	$24.97	**3**			$ 174,811		$ 174,811	
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	
Replace damaged ACT ceilings	2500	sf	$9.00	$14.98	**2**		$ 37,459			$ 37,459	
Patch repair / paint existing ceilings	9431	sf	$2.50	$4.16	**4**				$ 39,254	$ 39,254	
Tack boards	350	sf	$15.00	$24.97	**4**				$ 8,741	$ 8,741	
Caulking & sealant, metals, backing	11931	sf	$1.00	$1.66	**4**				$ 19,864	$ 19,864	
Miscellaneous interior repairs, allowance	11931	sf	$1.50	$2.50	**4**				$ 29,795	$ 29,795	
Building Integrity & Envelope											**$ 389,777**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4840	sf	$4.00	$6.66	**4**				$ 32,232	$ 32,232	
Replace roofing - 100% replacement	11931	sf	$18.00	$29.97	**3**			$ 357,545		$ 357,545	
Mechanical & Plumbing Systems											**$ 312,034**
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	11931	sf	$1.88	$3.13	**3**			$ 37,344		$ 37,344	
Replace trim under sink	3	ea	$880.00	$1,465.08	**3**			$ 4,395		$ 4,395	
Misc plumbing modifications (gas, distrib, etc.)	11931	sf	$2.00	$3.33	**3**			$ 39,727		$ 39,727	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	11931	sf	$3.50	$5.83	**3**			$ 69,523		$ 69,523	
New economizer cycle control / EMS	11931	sf	$6.80	$11.32	**3**			$ 135,073		$ 135,073	
All other HV work excluded											

South San Francisco Unified School District

Alta Loma Middle School 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
Electrical Systems											**$ 159,137**
Power and distribution / convenience power											
Lower / add receptacles	11931	sf	$3.30	$5.49	3			$ 65,550		$ 65,550	
Minor upgrades to power distribution / raceway	11931	sf	$3.10	$5.16	3			$ 61,577		$ 61,577	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	4	ea	$218.75	$364.19	3			$ 1,457		$ 1,457	
Adjust height of all non compliant switches	11931	sf	$1.25	$2.08	3			$ 24,830		$ 24,830	
Technology											**$ 96,140**
Telephone / data / CATV system											
Add additional data points	11931	ea	$3.34	$5.56	3			$ 66,345		$ 66,345	
Miscellaneous low voltage upgrades, minor	11931	sf	$1.50	$2.50	3			$ 29,795		$ 29,795	
Work from "1997 Masterplan" still to be completed											**$ 38,292**
Lighting & Controls											
Upgrade lighting & switches	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Power Distribution											
Replace panels	2	ea	$10,000.00	$16,648.67	3			$ 33,297		$ 33,297	
Structural											**$ 158,909**
Seismic upgrades - "low" rating	11931	sf	$8.00	$13.32	2		$ 158,909			$ 158,909	
Miscellaneous											**$ 109,250**
Hazmat abatement, allowance - "low" rating	11931	sf	$5.50	$9.16	2		$ 109,250			$ 109,250	
Site											**$ 24,748**
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	330	sf	$5.50	$9.16	1	$ 3,022				$ 3,022	
Provide 5' x 5' concrete landing	330	sf	$15.00	$24.97	1	$ 8,241				$ 8,241	
Slope AC paving from landing	660	sf	$10.00	$16.65	1	$ 10,988				$ 10,988	
Total Costs - UNIT "C"						**$ 53,108**	**$ 345,346**	**$ 1,268,265**	**$ 139,571**		**$ 1,806,289**
Total Costs Priority / Sf						**$ 4.45**	**$ 28.95**	**$ 106.30**	**$ 11.70**	**$ 151.39**	

UNIT "D" - MPR / Kitchen

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - MPR / Kitchen

Description	Qty
Type Of Space	
Corridors / Support	2,082 SF
Restrooms	132 SF
MPR	4,467 SF
Kitchen	514 SF
DDT - open corridor space (2/3)	-756 SF
Total Modernized SF-age	**6,439 SF**

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - MPR / Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,439 SF										
Accessibility											**$ 219,241**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	7	ea	$215.00	$357.95	**1**	$ 2,506				$ 2,506	
Signage, specialties & fire extinguishers	6439	sf	$1.00	$1.66	**1**	$ 10,721				$ 10,721	
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 replace sink / base cabinet	1	ea	$5,000.00	$8,324.33	**1**	$ 8,324				$ 8,324	
Patch finishes for accessibility upgrades	6439	sf	$1.00	$1.66	**2**		$ 10,721			$ 10,721	
Miscellaneous accessible upgrades	6439	sf	$1.00	$1.66	**2**		$ 10,721			$ 10,721	
Life Safety											**$ 71,827**
New fire alarm system (fully automated)	6439	sf	$4.45	$7.41	**3**			$ 47,706		$ 47,706	
Replace exterior lighting	6439	sf	$2.25	$3.75	**3**			$ 24,121		$ 24,121	
Instructional Facilities											**$ 84,710**
Repaint interior walls (100%)	3078	sf	$1.05	$1.75	**4**				$ 5,381	$ 5,381	
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	1000	sf	$10.15	$16.90	**2**		$ 16,898			$ 16,898	
Patch repair / paint existing ceilings	6439	sf	$2.50	$4.16	**4**				$ 26,801	$ 26,801	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	6439	sf	$1.00	$1.66	**4**				$ 10,721	$ 10,721	
Miscellaneous interior repairs, allowance	6439	sf	$1.50	$2.50	**4**				$ 16,081	$ 16,081	
Building Integrity & Envelope											**$ 214,546**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3240	sf	$4.00	$6.66	**4**				$ 21,577	$ 21,577	
Replace roofing - 100% replacement	6439	sf	$18.00	$29.97	**3**			$ 192,969		$ 192,969	
Mechanical & Plumbing Systems											**$ 207,856**
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	6439	sf	$1.88	$3.13	**3**			$ 20,155		$ 20,155	
Replace trim under sink	8	ea	$880.00	$1,465.08	**3**			$ 11,721		$ 11,721	
Misc plumbing modifications (gas, distrib, etc.)	6439	sf	$2.00	$3.33	**3**			$ 21,441		$ 21,441	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6439	sf	$3.50	$5.83	**3**			$ 37,522		$ 37,522	

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - MPR / Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New economizer cycle control / EMS	6439	sf	$6.80	$11.32	3			$ 72,899		$ 72,899	
Alterations to exhaust hood, heat and vent	1	ls	$6,500.00	$10,821.63	3			$ 10,822		$ 10,822	
New exhaust fan	2	ea	$2,200.00	$3,662.71	3			$ 7,325		$ 7,325	
All other HV work excluded											
Electrical Systems											**$ 132,582**
Power and distribution / convenience power											
Lower / add receptacles	6439	sf	$3.30	$5.49	3			$ 35,378		$ 35,378	
Minor upgrades to power distribution / raceway	6439	sf	$3.10	$5.16	3			$ 33,234		$ 33,234	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Replace fluorescent lamps and ballast	120	ea	$218.75	$364.19	3			$ 43,703		$ 43,703	
Adjust height of all non compliant switches	6439	sf	$1.25	$2.08	3			$ 13,401		$ 13,401	
Technology											**$ 16,081**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	6439	sf	$1.50	$2.50	3			$ 16,081		$ 16,081	
			$3.34								
Work from "1997 Masterplan" still to be completed			$1.50								**$ -**
Lighting & Controls											
Upgrade bathroom lighting	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Structural											**$ 85,764**
Seismic upgrades - "low" rating	6439	sf	$8.00	$13.32	2		$ 85,764			$ 85,764	
Miscellaneous											**$ 58,963**
Hazmat abatement, allowance - "low" rating	6439	sf	$5.50	$9.16	2		$ 58,963			$ 58,963	
Site											
Utilities											**$ 8,566**
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	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "D"						**$ 206,366**	**$ 183,066**	**$ 626,311**	**$ 89,388**		**$ 1,105,131**
Total Costs Priority / Sf						**$ 32.05**	**$ 28.43**	**$ 97.26**	**$ 13.88**	**$ 171.62**	

UNIT "E" - Music

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Music

Description	Qty
Type Of Space	
Corridors / Support	2,191 SF
DDT - open corridor space (2/3)	-276 SF
Total Modernized SF-age	**1,915 SF**

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Music

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											**$ 105,366**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	2	ea	$215.00	$357.95	**1**	$ 716				$ 716	
Remove door, enlarge opening, provide new door, frame and hardware	5	ea	$4,500.00	$7,491.90	**1**	$ 37,459				$ 37,459	
Signage, specialties & fire extinguishers	1915	sf	$1.00	$1.66	**1**	$ 3,188				$ 3,188	
Demo (e) practice rooms, provide accessible	150	sf	$225.00	$374.59	**1**	$ 56,189				$ 56,189	
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											**$ 43,899**
Repaint interior walls (100%)	1577	sf	$1.05	$1.75	**4**				$ 2,757	$ 2,757	
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	
Replacement of ceiling associated with lighting replacer	1915	sf	$5.00	$8.32	**4**				$ 15,938	$ 15,938	
Patch repair / paint existing ceilings	1915	sf	$2.50	$4.16	**4**				$ 7,969	$ 7,969	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
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											**$ 68,433**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1660	sf	$4.00	$6.66	**4**				$ 11,055	$ 11,055	
Replace roofing - 100% replacement	1915	sf	$18.00	$29.97	**3**			$ 57,378		$ 57,378	
Mechanical & Plumbing Systems											
Plumbing											**$ 55,624**
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	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	

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "E" - Music

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New economizer cycle control / EMS	1915	sf	$6.80	$11.32	3			$ 21,676		$ 21,676	
Install door louver	1	ea	$750.00	$1,248.65	3			$ 1,249		$ 1,249	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 84,737**
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	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	150	ea	$218.75	$364.19	3			$ 54,628		$ 54,628	
Adjust height of all non compliant switches	1915	sf	$1.25	$2.08	3			$ 3,985		$ 3,985	
Technology											
Telephone / data / CATV system											**$ 4,782**
Miscellaneous low voltage upgrades, minor	1915	sf	$1.50	$2.50	3			$ 4,782		$ 4,782	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 28,689**
Replace all lighting	1915	sf	$9.00	$14.98	3			$ 28,689		$ 28,689	
Structural											**$ 25,501**
Seismic upgrades - "low" rating	1915	sf	$8.00	$13.32	2		$ 25,501			$ 25,501	
Miscellaneous											**$ 17,532**
Hazmat abatement, allowance - "low" rating	1915	sf	$5.50	$9.16	2		$ 17,532			$ 17,532	
Site											
Utilities											**$ 8,566**
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	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "E"						**$ 107,556**	**$ 49,409**	**$ 275,492**	**$ 54,954**		**$ 487,411**
Total Costs Priority / Sf						**$ 56.17**	**$ 25.81**	**$ 143.88**	**$ 28.70**		**$ 255**

UNIT "E" - Classroom

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Classroom

Description	Qty
Type Of Space	
Corridors / Support	4,236 SF
Restroom	148 SF
DDT - open corridor space (2/3)	-724 SF
Total Modernized SF-age	**3,660 SF**

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

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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	3,660 SF										
Accessibility											**$ 137,455**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	2	ea	$215.00	$357.95	**1**	$ 716				$ 716	
Signage, specialties & fire extinguishers	3660	sf	$1.00	$1.66	**1**	$ 6,093				$ 6,093	
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	
Patch finishes for accessibility upgrades	3660	sf	$1.00	$1.66	**2**		$ 6,093			$ 6,093	
Miscellaneous accessible upgrades	3660	sf	$1.00	$1.66	**2**		$ 6,093			$ 6,093	
Life Safety											**$ 40,826**
New fire alarm system (fully automated)	3660	sf	$4.45	$7.41	**3**			$ 27,116		$ 27,116	
Replace exterior lighting	3660	sf	$2.25	$3.75	**3**			$ 13,710		$ 13,710	
Instructional Facilities											**$ 81,044**
Repaint interior walls (100%)	2394	sf	$1.05	$1.75	**4**				$ 4,185	$ 4,185	
Patch and paint (e) damaged gypboard wall	100	sf	$15.00	$24.97	**2**		$ 2,497			$ 2,497	
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	
Replacement of ceiling associated with lighting replacer	3660	sf	$5.00	$8.32	**4**				$ 30,467	$ 30,467	
Patch repair / paint existing ceilings	3660	sf	$2.50	$4.16	**4**				$ 15,234	$ 15,234	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3660	sf	$1.00	$1.66	**4**				$ 6,093	$ 6,093	
Miscellaneous interior repairs, allowance	3660	sf	$1.50	$2.50	**4**				$ 9,140	$ 9,140	
Patch concrete slab	200	sf	$12.50	$20.81	**2**		$ 4,162			$ 4,162	
Building Integrity & Envelope											**$ 126,463**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2520	sf	$4.00	$6.66	**4**				$ 16,782	$ 16,782	
Replace roofing - 100% replacement	3660	sf	$18.00	$29.97	**3**			$ 109,681		$ 109,681	
Mechanical & Plumbing Systems											
Plumbing											**$ 72,406**
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	3660	sf	$1.88	$3.13	**3**			$ 11,456		$ 11,456	
Replace trim under sink	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	3660	sf	$2.00	$3.33	**3**			$ 12,187		$ 12,187	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

South San Francisco Unified School District

Alta Loma Middle School 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
Minor mod / repairs to existing system only	3660	sf	$3.50	$5.83	3			$ 21,327		$ 21,327	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 61,442**
Lower / add receptacles	3660	sf	$3.30	$5.49	3			$ 20,108		$ 20,108	
Minor upgrades to power distribution / raceway	3660	sf	$3.10	$5.16	3			$ 18,890		$ 18,890	
Replace and paint rusting switchboard		ea	$5,000.00	$8,324.33	3			$ -		$ -	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	25	ea	$218.75	$364.19	3			$ 9,105		$ 9,105	
Adjust height of all non compliant switches	3660	sf	$1.25	$2.08	3			$ 7,617		$ 7,617	
Technology											
Telephone / data / CATV system											**$ 9,140**
Miscellaneous low voltage upgrades, minor	3660	sf	$1.50	$2.50	3			$ 9,140		$ 9,140	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 54,841**
Replace all lighting	3660	sf	$9.00	$14.98	3			$ 54,841		$ 54,841	
Structural											**$ 48,747**
Seismic upgrades - "low" rating	3660	sf	$8.00	$13.32	2		$ 48,747			$ 48,747	
Miscellaneous											**$ 33,514**
Hazmat abatement, allowance - "low" rating	3660	sf	$5.50	$9.16	2		$ 33,514			$ 33,514	
Site											
Utilities											**$ 10,589**
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 "E"						**$ 135,856**	**$ 101,107**	**$ 348,337**	**$ 91,167**		**$ 676,467**
Total Costs Priority / Sf						**$ 37.12**	**$ 27.62**	**$ 95.17**	**$ 24.91**		**$ 185**

UNIT "G" - Shop / Home Ec

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Shop / Home Ec

Description	Qty
Type Of Space	
Classroom	3,884 SF
Corridors / Support	663 SF
Restrooms	89 SF
DDT - open corridor space (2/3)	336 SF
Total Modernized SF-age	**4,973 SF**

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Shop / Home Ec

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,973 SF										
Accessibility											**$ 51,005**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
New kick plates to existing doors	2	ea	$215.00	$357.95	**1**	$ 716				$ 716	
Signage, specialties & fire extinguishers	4973	sf	$1.00	$1.66	**1**	$ 8,279				$ 8,279	
Remove and replace sink / base cabinet	3	ea	$5,000.00	$8,324.33	**1**	$ 24,973				$ 24,973	
Patch finishes for accessibility upgrades	4973	sf	$1.00	$1.66	**2**		$ 8,279			$ 8,279	
Miscellaneous accessible upgrades	4973	sf	$1.00	$1.66	**2**		$ 8,279			$ 8,279	
Life Safety											**$ 55,468**
New fire alarm system (fully automated)	4973	sf	$4.45	$7.41	**3**			$ 36,841		$ 36,841	
Replace exterior lighting	4973	sf	$2.25	$3.75	**3**			$ 18,627		$ 18,627	
Instructional Facilities											**$ 78,000**
Repaint interior walls (100%)	2974	sf	$1.05	$1.75	**4**				$ 5,198	$ 5,198	
Patch and paint (e) damaged gypboard wall	600	sf	$15.00	$24.97	**2**		$ 14,984			$ 14,984	
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	
Remove and replace damaged ceiling tiles	200	sf	$9.00	$14.98	**2**		$ 2,997			$ 2,997	
Patch repair / paint existing ceilings	4973	sf	$2.50	$4.16	**4**				$ 20,697	$ 20,697	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	4973	sf	$1.00	$1.66	**4**				$ 8,279	$ 8,279	
Miscellaneous interior repairs, allowance	4973	sf	$1.50	$2.50	**4**				$ 12,418	$ 12,418	
Patch concrete slab	200	sf	$12.50	$20.81	**2**		$ 4,162			$ 4,162	
Building Integrity & Envelope											**$ 169,863**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3130	sf	$4.00	$6.66	**4**				$ 20,844	$ 20,844	
Replace roofing - 100% replacement	4973	sf	$18.00	$29.97	**3**			$ 149,019		$ 149,019	
Mechanical & Plumbing Systems											
Plumbing											**$ 93,196**
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	4973	sf	$1.88	$3.13	**3**			$ 15,564		$ 15,564	
Replace trim under sink	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	4973	sf	$2.00	$3.33	**3**			$ 16,558		$ 16,558	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	4973	sf	$3.50	$5.83	**3**			$ 28,976		$ 28,976	

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Shop / Home Ec

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New economizer cycle control / EMS	4973	sf	$6.80	$11.32	3			$ 56,296		$ 56,296	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 69,056**
Lower / add receptacles	4973	sf	$3.30	$5.49	3			$ 27,320		$ 27,320	
Minor upgrades to power distribution / raceway	4973	sf	$3.10	$5.16	3			$ 25,664		$ 25,664	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Adjust height of all non compliant switches	4973	sf	$1.25	$2.08	3			$ 10,349		$ 10,349	
Technology											
Telephone / data / CATV system											**$ 40,069**
Add additional data points	4973	sf	$1.50	$2.50	3			$ 12,418		$ 12,418	
Miscellaneous low voltage upgrades, minor	4973	sf	$3.34	$5.56	3			$ 27,651		$ 27,651	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Replace panel	3	ea	$10,000.00	$16,648.67	3			$ 49,946		$ 49,946	
Structural											**$ 66,231**
Seismic upgrades - "low" rating	4973	sf	$8.00	$13.32	2		$ 66,231			$ 66,231	
Miscellaneous											**$ 45,533**
Hazmat abatement, allowance - "low" rating	4973	sf	$5.50	$9.16	2		$ 45,533			$ 45,533	
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 "E"						**$ 38,967**	**$ 150,464**	**$ 513,050**	**$ 76,702**		**$ 779,184**
Total Costs Priority / Sf						**$ 7.84**	**$ 30.26**	**$ 103.17**	**$ 15.42**		**$ 157**

UNIT "E" - Library

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Library

Description	Qty
Type Of Space	
Corridors / Support	2,969 SF
Restroom	33 SF
Total Modernized SF-age	**3,002 SF**

South San Francisco Unified School District

Alta Loma Middle 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	3,002 SF										
Accessibility											**$ 84,452**
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Signage, specialties & fire extinguishers	3002	sf	$1.00	$1.66	**1**	$ 4,998				$ 4,998	
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	6	ea	$2,500.00	$4,162.17	**1**	$ 24,973				$ 24,973	
Patch finishes for accessibility upgrades	3002	sf	$1.00	$1.66	**2**		$ 4,998			$ 4,998	
Miscellaneous accessible upgrades	3002	sf	$1.00	$1.66	**2**		$ 4,998			$ 4,998	
Life Safety											**$ 33,487**
New fire alarm system (fully automated)	3002	sf	$4.45	$7.41	**3**			$ 22,241		$ 22,241	
Replace exterior lighting	3002	sf	$2.25	$3.75	**3**			$ 11,246		$ 11,246	
Instructional Facilities											**$ 38,092**
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%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Patch repair / paint existing ceilings	3002	sf	$2.50	$4.16	**4**				$ 12,495	$ 12,495	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3002	sf	$1.00	$1.66	**4**				$ 4,998	$ 4,998	
Miscellaneous interior repairs, allowance	3002	sf	$1.50	$2.50	**4**				$ 7,497	$ 7,497	
Building Integrity & Envelope											**$ 105,348**
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	3002	sf	$18.00	$29.97	**3**			$ 89,965		$ 89,965	
Mechanical & Plumbing Systems											
Plumbing											**$ 64,323**
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	3002	sf	$1.88	$3.13	**3**			$ 9,396		$ 9,396	
Replace trim under sink	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	3002	sf	$2.00	$3.33	**3**			$ 9,996		$ 9,996	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3002	sf	$3.50	$5.83	**3**			$ 17,493		$ 17,493	
New economizer cycle control / EMS	3002	sf	$6.80	$11.32	**3**			$ 33,987		$ 33,987	
All other HV work excluded											

South San Francisco Unified School District

Alta Loma Middle 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											**$ 45,415**
Lower / add receptacles	3002	sf	$3.30	$5.49	**3**			$ 16,494		$ 16,494	
Minor upgrades to power distribution / raceway	3002	sf	$3.10	$5.16	**3**			$ 15,494		$ 15,494	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	**3**			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	4	ea	$218.75	$364.19	**3**			$ 1,457		$ 1,457	
Adjust height of all non compliant switches	3002	sf	$1.25	$2.08	**3**			$ 6,248		$ 6,248	
Technology											
Telephone / data / CATV system											**$ 24,191**
Miscellaneous low voltage upgrades, minor	3002	sf	$4.84	$8.06	**3**			$ 24,191		$ 24,191	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 21,643**
Upgrade bathroom lighting	1	ls	$3,000.00	$4,994.60	**3**			$ 4,995		$ 4,995	
Power Distribution											
Replace panel	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Structural											**$ 112,456**
Seismic upgrades - "med" rating	3002	sf	$22.50	$37.46	**2**		$ 112,456			$ 112,456	
Miscellaneous											**$ 27,489**
Hazmat abatement, allowance - "low" rating	3002	sf	$5.50	$9.16	**2**		$ 27,489			$ 27,489	
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 "E"						**$ 78,976**	**$ 149,942**	**$ 313,010**	**$ 53,475**		**$ 595,404**
Total Costs Priority / Sf						**$ 26.31**	**$ 49.95**	**$ 104.26**	**$ 17.81**		**$ 198**

UNIT "J" - Classroom / Shop

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Classroom / Shop

Description	Qty
Type Of Space	
Classroom	3,830 SF
Corridors / Support	608 SF
DDT - open corridor space (2/3)	-310 SF
Total Modernized SF-age	**4,128 SF**

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Alta Loma Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "J" - Classroom / Shop

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,128 SF										
Accessibility											**$ 51,899**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
Remove door & frame, rehang on opposite side	1	ea	$3,500.00	$5,827.03	**1**	$ 5,827				$ 5,827	
Signage, specialties & fire extinguishers	4128	sf	$1.00	$1.66	**1**	$ 6,873				$ 6,873	
Remove and replace sink / base cabinet	3	ea	$5,000.00	$8,324.33	**1**	$ 24,973				$ 24,973	
Patch finishes for accessibility upgrades	4128	sf	$1.00	$1.66	**2**		$ 6,873			$ 6,873	
Miscellaneous accessible upgrades	4128	sf	$1.00	$1.66	**2**		$ 6,873			$ 6,873	
Life Safety											**$ 46,050**
New fire alarm system (fully automated)	4128	sf	$4.45	$7.41	**3**			$ 30,586		$ 30,586	
Replace exterior lighting	4128	sf	$2.25	$3.75	**3**			$ 15,465		$ 15,465	
Instructional Facilities											**$ 48,667**
Repaint interior walls (100%)	2831	sf	$1.05	$1.75	**4**				$ 4,949	$ 4,949	
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	200	sf	$9.00	$14.98	**3**			$ 2,997		$ 2,997	
Patch repair / paint existing ceilings	3928	sf	$2.50	$4.16	**4**				$ 16,351	$ 16,351	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	4128	sf	$1.00	$1.66	**4**				$ 6,873	$ 6,873	
Miscellaneous interior repairs, allowance	4128	sf	$1.50	$2.50	**4**				$ 10,310	$ 10,310	
Building Integrity & Envelope											**$ 143,563**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2980	sf	$4.00	$6.66	**4**				$ 19,845	$ 19,845	
Replace roofing - 100% replacement	4128	sf	$18.00	$29.97	**3**			$ 123,718		$ 123,718	
Mechanical & Plumbing Systems											
Plumbing											**$ 76,696**
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	4128	sf	$1.88	$3.13	**3**			$ 12,922		$ 12,922	
Misc plumbing modifications (gas, distrib, etc.)	4128	sf	$2.00	$3.33	**3**			$ 13,746		$ 13,746	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	4128	sf	$3.50	$5.83	**3**			$ 24,056		$ 24,056	
New economizer cycle control / EMS	4128	sf	$6.80	$11.32	**3**			$ 46,738		$ 46,738	
All other HV work excluded											

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Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Classroom / Shop

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											**$ 59,448**
Lower / add receptacles	4128	sf	$3.30	$5.49	**3**			$ 22,682		$ 22,682	
Minor upgrades to power distribution / raceway	4128	sf	$3.10	$5.16	**3**			$ 21,307		$ 21,307	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	**3**			$ 6,868		$ 6,868	
Adjust height of all non compliant switches	4128	sf	$1.25	$2.08	**3**			$ 8,592		$ 8,592	
Technology											
Telephone / data / CATV system											**$ 33,266**
Add additional data points	4128	sf	$1.50	$2.50	**3**			$ 10,310		$ 10,310	
Miscellaneous low voltage upgrades, minor	4128	sf	$3.34	$5.56	**3**			$ 22,956		$ 22,956	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 3,330**
Upgrade lighting	1	ls	$2,000.00	$3,329.73	**3**			$ 3,330		$ 3,330	
Structural											**$ 54,986**
Seismic upgrades - "low" rating	4128	sf	$8.00	$13.32	**2**		$ 54,986			$ 54,986	
Miscellaneous											**$ 37,803**
Hazmat abatement, allowance - "low" rating	4128	sf	$5.50	$9.16	**2**		$ 37,803			$ 37,803	
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 "E"						**$ 42,673**	**$ 106,535**	**$ 392,242**	**$ 65,515**		**$ 606,965**
Total Costs Priority / Sf						**$ 10.34**	**$ 25.81**	**$ 95.01**	**$ 15.87**		**$ 147**

UNIT "K" - Classroom

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "K" - Classroom

Description	Qty
Type Of Space	
Classroom	
Corridors / Support	2,796 SF
DDT - open corridor space (2/3)	-35 SF
Total Modernized SF-age	**2,761 SF**

South San Francisco Unified School District

Alta Loma Middle 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	2,761 SF										
Accessibility											**$ 22,120**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
New kick plates to existing doors	1	ea	$215.00	$357.95	**1**	$ 358				$ 358	
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	2761	sf	$1.00	$1.66	**1**	$ 4,597				$ 4,597	
Patch finishes for accessibility upgrades	2761	sf	$1.00	$1.66	**2**		$ 4,597			$ 4,597	
Miscellaneous accessible upgrades	2761	sf	$1.00	$1.66	**2**		$ 4,597			$ 4,597	
Life Safety											**$ 30,799**
New fire alarm system (fully automated)	2761	sf	$4.45	$7.41	**3**			$ 20,456		$ 20,456	
Replace exterior lighting	2761	sf	$2.25	$3.75	**3**			$ 10,343		$ 10,343	
Instructional Facilities											**$ 34,269**
Repaint interior walls (100%)	3211	sf	$1.05	$1.75	**4**				$ 5,613	$ 5,613	
Repaint existing door sets (100%)	6	ea	$99.00	$164.82	**4**				$ 989	$ 989	
Repaint existing casework (100%)	120	lf	$10.94	$18.21	**4**				$ 2,186	$ 2,186	
Patch repair / paint existing ceilings	2761	sf	$2.50	$4.16	**4**				$ 11,492	$ 11,492	
Tack boards	100	sf	$15.00	$24.97	**4**				$ 2,497	$ 2,497	
Caulking & sealant, metals, backing	2761	sf	$1.00	$1.66	**4**				$ 4,597	$ 4,597	
Miscellaneous interior repairs, allowance	2761	sf	$1.50	$2.50	**4**				$ 6,895	$ 6,895	
Building Integrity & Envelope											**$ 105,251**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3380	sf	$4.00	$6.66	**4**				$ 22,509	$ 22,509	
Replace roofing - 100% replacement	2761	sf	$18.00	$29.97	**3**			$ 82,742		$ 82,742	
Mechanical & Plumbing Systems											
Plumbing											**$ 64,558**
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	2761	sf	$1.88	$3.13	**3**			$ 8,642		$ 8,642	
Misc plumbing modifications (gas, distrib, etc.)	2761	sf	$2.00	$3.33	**3**			$ 9,194		$ 9,194	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2761	sf	$3.50	$5.83	**3**			$ 16,089		$ 16,089	
All other HV work excluded											
Electrical Systems											

South San Francisco Unified School District

Alta Loma Middle 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
Power and distribution / convenience power											$ 40,888
Lower / add receptacles	2761	sf	$3.30	$5.49	3			$ 15,169		$ 15,169	
Minor upgrades to power distribution / raceway	2761	sf	$3.10	$5.16	3			$ 14,250		$ 14,250	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Adjust height of all non compliant switches	2761	sf	$1.25	$2.08	3			$ 5,746		$ 5,746	
Technology											
Telephone / data / CATV system											$ 22,248
Miscellaneous low voltage upgrades, minor	2761	sf	$4.84	$8.06	3			$ 22,248		$ 22,248	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Replace panel	2	ea	$10,000.00	$16,648.67	3			$ 33,297		$ 33,297	
Structural											$ 36,774
Seismic upgrades - "low" rating	2761	sf	$8.00	$13.32	2		$ 36,774			$ 36,774	
Miscellaneous											$ 25,282
Hazmat abatement, allowance - "low" rating	2761	sf	$5.50	$9.16	2		$ 25,282			$ 25,282	
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 "E"						**$ 17,446**	**$ 71,250**	**$ 274,533**	**$ 56,778**		**$ 420,008**
Total Costs Priority / Sf						**$ 6.32**	**$ 25.81**	**$ 99.43**	**$ 20.56**		**$ 152**

PORTABLES

South San Francisco Unified School District

Alta Loma Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables)	7,895 SF
Total Modernized SF-age	**7,895 SF**

South San Francisco Unified School District

Alta Loma Middle School 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	7,895 SF										
Accessibility											$ -
Demolish existing portables	7895	sf	$12.00	$19.98	2		$ 157,729			$ 157,729	
Install new portables	7895	sf	$130.00	$216.43	2		$ 1,708,736			$ 1,708,736	
New exterior ramped access	6	ea	$4,200.00	$6,992.44	2		$ 41,955			$ 41,955	
Connect utilities to each (5'-0")	6	ea	$6,025.00	$10,030.82	2		$ 60,185			$ 60,185	
Patch repair associated site	6	loc	$2,500.00	$4,162.17	2		$ 24,973			$ 24,973	
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						$ -	$ 1,993,578	$ -	$ -		$ 1,993,578
Total Costs Priority / Sf						$ -	$ 252.51	$ -	$ -		$ 253

SITEWORK

South San Francisco Unified School District

Alta Loma Middle School 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

Alta Loma Middle 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	250,000 SF										
Accessibility											**$ 33,297**
Misc demolition / protection	1	ls	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
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											**$ 26,222**
Power and distribution / convenience power											
Remove transformer enclosure	1	ea	$2,500.00	$4,162.17	**3**			$ 4,162		$ 4,162	
Remove switchboard	1	ea	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Paint switchboard	1	ea	$750.00	$1,248.65	**3**			$ 1,249		$ 1,249	
Enclose (e) switchgear	1	ea	$7,500.00	$12,486.50	**1**	$ 12,486				$ 12,486	
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											**$ 2,806,997**
Utilities											
Allowance for misc. site utilities upgrades										Excluded	
Replace (e) water lines	1132565	sf	$0.15	$0.25	**2**		$ 282,835			$ 282,835	
Replace (e) irrigation lines	1132565	sf	$0.15	$0.25	**2**		$ 282,835			$ 282,835	
Alteration to two (2) sewer lines, increase size, etc	2	ea	$75,000.00	$124,864.99	**2**		$ 249,730				

South San Francisco Unified School District

Alta Loma Middle 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
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	
New AC paving overlay, drainage, etc.	125000	sf	$7.25	$12.07	3			$ 1,508,785		$ 1,508,785	
New canopy above (e) ramp	2000	sf	$105.00	$174.81	2		$ 349,622			$ 349,622	
Site Upgrades											
Convert unused sloped asphalt courtyards into concrete amphitheater	3000	sf	$65.00	$108.22	3			$ 324,649		$ 324,649	
Remove eucalyptus trees	545	sf	$45.00	$74.92	4				$ 40,831		
New landscaping	545	sf	$9.00	$14.98	4				$ 8,166		
Total Costs - SITE						**$ 12,486**	**$ 1,423,077**	**$ 1,917,926**	**$ 48,997**		**$ 3,402,487**
Total Costs Priority / Sf						**$ 0.05**	**$ 5.69**	**$ 7.67**	**$ 0.20**		**$ 13.61**

Architectural Site Survey

Alta Loma Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
38	Damaged gypsum board wall	Patch and paint (e) damaged gyp bd. wall	100	sq. ft	I	2
08, 36	Missing window blinds	Provide window shading device	50	LF	I	3
08, 09, 33, 35, 36, 37, 38	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	7	each	A	1
		New counter top and base cabinet	28	LF		
		New sinks and accessories	7	each		
06, 08, 26, 33	Door lacks strike side clearance	Remove (e) door frame	4	each	A	1
		Cut and patch (e) wall to install new hollow metal door frame with 12" min. strike side clearance	4	each		
01, 33, 35, 36, 37, 38	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		
04, 08, 09, 13, 19, 25, 26, 33, 35, 36, 37, 38	Missing kickplate	Provide kickplate at door	12	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	19	each	A	1
06, 10, 43, 45	Non-accessible restroom	Demo (e) restrooms	400	sq. ft.	A	1
		Provide accessible restrooms	400	sq. ft.		
Unit B						
03, 07	Damaged gypsum board wall	Patch and paint (e) damaged gyp bd. wall	200	sq. ft	I	2
03, 07	Missing window blinds	Provide window shading device	70	ft	I	3
03, 04, 05, 07, 08	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	5	each	A	1
		New counter top and base cabinet	20	LF		
		New sinks and accessories	5	each		
03, 04, 05, 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, 04, 05, 07, 08	Missing kickplate	Provide kickplate at door	5	each	A	1
All doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	10	each	A	1
Unit C						
02, 04, 06, 08, 09, 10, 11	Damaged wood wall panels	Remove damaged wood panels	7000	sq. ft.	I	3
		Patch and paint (e) gypsum bd. wall	7000	sq. ft.		
All rooms	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	2500	sq. ft.	I	2

Architectural Site Survey

Alta Loma Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11	Non-accessible threshold	Remove (e) non-conforming threshold	11	each	A	1
		Cut and remove portion of (e) conc. or a/c paving	330	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.	330	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	660	sq. ft.		
		Provide <1/2" aluminum threshold between landings	11	each		
01, 02, 03, 04, 05, 06, 07, 09, 11	Missing kickplate	Provide kickplate at door	9	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	22	each	A	1
Unit D						
01, 02, 04, 05, 11	Damaged vinyl floor tiles	Replace and patch (e) damaged vinyl floor tiles	1000	sq. ft.	I	2
2	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, 07	Non-accessible threshold	Remove (e) non-conforming threshold	3	each	A	1
		Cut and remove portion of (e) conc. or a/c paving	90	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.	90	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	180	sq. ft.		
		Provide <1/2" aluminum threshold between landings	3	each		
01, 02, 03, 07	Missing kickplate	Provide kickplate at door	7	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	9	each	A	1
05, 11, 13	Non-accessible restrooms	Demo (e) restrooms	300	sq. ft.	A	1
		Provide accessible restrooms	300	sq. ft.		
Unit E						
1	Door lacks strike side clearance	Remove (e) door frame	5	each	A	1
		Cut and patch (e) wall to install new hollow metal door frame with 12" min strike side door clearance	5	each		
03, 04, 05, 06, 07, 08	Non-accessible practice rooms	Demo (e) practice rooms	150	sq. ft.	A	1
		Provide accessible practice rooms	150	sq. ft.		
03, 04, 07	Non-accessible threshold	Remove (e) non-conforming threshold	3	each	A	1
		Cut and remove portion of (e) conc.or a/c paving	90	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.	90	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	180	sq. ft.		
		Provide <1/2" aluminum threshold between landings	3	each		
01,	Missing kickplate	Provide kickplate at door	2	each	A	1
All doors	Lack accessible identifying signage	Provide identifying, tactile Braille signage	9	each	A	1
Unit F						

Architectural Site Survey

Alta Loma Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
02, 12	Damaged/cracked concrete floor	Patch concrete cracks	200	sq. ft.	I	2
12	Damaged gypsum wall board	Patch and paint gypsum wall board	100	sq. ft.	I	2
01, 03, 11, 13	Non-accessible threshold	Remove (e) non-conforming threshold	4	each	A	1
		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		
11, 13	Missing kickplate	Provide kickplate at door	2	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	6	each	A	1
06, 16	Non-accessible restroom	Demo (e) restrooms	200	sq. ft.	A	1
		Provide accessible restrooms	200	sq. ft.		
Unit G						
01, 10	Damaged/ cracked concrete floor	Patch concrete cracks	200	sq. ft.	I	2
01, 06	Damaged gypsum wall board	Patch and paint gypsum wall board	600	sq. ft.	I	2
01, 10	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	200	sq. ft.	I	2
01, 06, 08	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	3	each	A	1
		New counter top and base cabinet	12	ft		
		New sinks and accessories	3	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, 10	Missing kickplate	Provide kickplate at door	2	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	8	each	A	1
Unit H						
05	Door lacks strike side clearance	Cut and remove partial casework to make 12" min from door strike side	6	each	A	1
		Patch (e) casework at cut end	6	each		
04	Non-accessible landing	Cut and remove portion of (e) conc. / ac paving	30	sq. ft.	A	1
		Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside land less than 1/2" below (e) classroom finish floor.	30	sq. ft.		
		Slope ac paving from landing to (e) surrounding paving with 5% max slope	60	sq. ft.		
All doors	Missing kickplate	Provide kickplate at door	8	each	A	1
All doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	8	each	A	1
06, 16	Non-accessible restroom	Demo (e) restrooms	50	sq. ft.	A	1
		Provide accessible restrooms	75	sq. ft.		
Unit J						
11, 14	Damaged suspended acoustical ceiling tiles	Replace damaged ceiling tiles	200	sq. ft.	I	2

Alta Loma Middle School

Architectural Site Survey

Alta Loma Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
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	ft		
		New sinks and accessories	3	each		
11	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 min. 12" clear door strike at interior of portable.	1	each		
11, 14	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		
14	Missing kickplate	Provide kickplate at door	1	each	A	1
All doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	3	each	A	1
Unit K						
1	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 min. 12" clear door strike at interior of portable.	1	each		
01, 06	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	Missing kickplate	Provide kickplate at door	1	each	A	1
All doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	2	each	A	1
Portables						
01, 02, 03, 04, 05, 06	Portables in disrepair	Remove and replace with new portables	6	each	B	2
General Site						
Site	Uneven pavement	Repave uneven pavement	125,000	sq. ft..	P	3
Site	Uncovered accessible ramps	Provide covered structure for (e) ramps	2000	sq. ft..	B	2
Site	Site has unused sloped asphalt courtyards	Convert to amphitheater seating	3000	sq. ft.	I	3
Site	Site has unstable eucalyptus trees	Remove eucalyptus trees and replace with appropriate landscaping	545	LF	L	4
Site	(E) water lines are in poor condition	Replace (e) water lines	26	acres	M	2
Site	(E) gas lines are in poor condition	Replace (e) gas lines	26	acres	M	2
Site	(E) storm and waste sewers back up	Repair, possible increase of drain size	2	each	M	2
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	E	1

Architectural Site Survey - 1997 Bond Update

Alta Loma Middle 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	*125, 000*	*sq. ft.*	P/97	1
Fencing and Gate Renovation	Renovation complete	None	*4385*	*ft*		
Building Exterior						
Paint Exterior	Exterior painting completed	None	*43, 500*	*sq. ft.*		
New Window Frames & Glass	Windows are in good condition	None	*4,484*	*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 to blinds	None	*14,616*	*sq. ft.*		
Asbestos Removal	Not able to confirm at time of survey	None	*1*	*LS*		
Floor Coverings	No visible damage to (e) flooring	None	*52,182*	*sq. ft.*		
Paint Interior	(E) interior paint in good condition	None	*73,314*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*35*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*52,182*	*sq. ft.*		
Heating System Renovation	Heating system was updated	None	*52,182*	*sq. ft.*		
Exterior Wall Insulation	Not able to confirm at time of survey	None	*18,223*	*sq. ft.*		
Book Locker Replacement	Item completed	None	*695*	*each*		
Science Lab Renovation	Item completed	None	*4,500*	*sq. ft.*		
Cabinetry Renovation	Cabinetry is non-accessible. Item unfinished.	See masterplan for specific casework recommendations	*1*	*LS*	97/A	2
Life & Safety Compliance upgrade / ADA						
Exterior Door & Hardware Upgrades	Exterior doors are generally new and have accessible hardware	None	*46*	*each*		
Interior Door Hardware Upgrades	Interior doors are generally in good condition and have accessible hardware	None	*95*	*each*		
Handicap Ramp	(E) ramp in good condition	None	*15*	*ft.*		
Drinking Fountain Accessibility Upgrades	(E) drinking fountains are accessible	None	*2*	*each*		
Toilet Room Upgrades	Various restrooms have been upgraded but are still not 100% accessible	See Masterplan for specific restroom recommendations	*5,200*	*sq. ft.*		
Wheelchair Lift @ Stage	Lift is installed	none	*1*	*LS*		
Portable Classrooms						
New Portable Classrooms	No new portables	Provide new portables	*7*	*each*	B/97	2

Alta Loma Middle School

Mechanical Site Survey

Alta Loma Middle School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. Some of the classrooms have the heating system upgraded, and some have not been upgraded.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
01 thru 38	Each Classroom is heated and minimum ventilated by a gas fired furnace in the Mezzanine level above the hallway. The administration offices are heated, minimum ventilation by a gas fired furnace in the Mezzanine level above the hallway.	The furnace was manufactured in 1992. Based on the manufacture date of the unit, there was no heating upgrade done	none	install high efficiency furnace with economizer cycle control and install Energy Management system.
43, 45	There is no ventilation for the toilet rooms	not applicable	install new roof mount toilet exhaust fan and door louver	none
Unit B (Gas heat system)				
02 thru 08	Each Classroom is heated, minimum ventilation by a gas fired furnace in the Mezzanine level above the hallway.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management system.
12, 13	There is no ventilation for the toilet rooms	not applicable	install new roof mount toilet exhaust fan and door louver	none
Unit C (gas heat system)				
02 thru 11	Each classroom is heated, minimum ventilation by a gas fired furnace in the furnace closet.	heating system upgraded	none	install economizer cycle control and Energy Management System to each furnace.
12, 13	Toilet room is ventilated by a roof mount toilet exhaust fan	not applicable	none	none
Unit D (gas heat system)				
01,	Multi-use room is heated, minimum ventilation by a gas fired Reznor furnace suspended in room 08	heating system upgraded	none	install economizer cycle control and Energy Management System to each furnace.
02,	Storage room is heated by a wall furnace.	not applicable	none	none
04,	kitchen is heated by a gas fired unit heater suspended below ceiling, kitchen has a hood exhaust system but there is no make up air unit.	not upgraded	remove unit heater and install new heat and vent unit to make up hood exhaust air per code	none
10, 12	Toilet room has no exhaust ventilation	not applicable	install new ceiling mount exhaust fan and door louver	none
Unit E (gas heat system)				
01,	classroom is heated, minimum ventilation by a furnace inside the furnace closet.	heating system upgraded	none	install economizer cycle control and Energy Management System to each furnace.

Plumbing Site Survey

Alta Loma Elementary School			
General Recommendations			
1. Clear all valve boxes of dirt and debris and replace valves.			
2. Replace all hose 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.			
Area Designation	**Existing Condition**	**Necessary Renovations**	**Recommendations**
Site			
	Water pressure 93 psi.	Install prv station.	
Unit A			
02	1 mop sink (standing type)	Replace mop sink faucet with vacuum breaker type.	Replace mop sink and trim.
03	1- 40 gallon gas fired water heater (35.0 kbtuh)	Provide second seismic strap.	Replace valves and insulate hw.
06	1 ft water closet, 1 lav		Replace fixtures and trim.
08	1 SS kitchen sink		Replace fixture and trim.
09	1 CI kitchen sink		Replace fixture and trim.
10	1 flr mtd fv water closet, 1 lav		Replace fixtures and trim.
16	1 flr mtd fv water closet, 1 lav	Replace flush valve at water closet.	Replace fixtures and trim.
33	1 SS kitchen sink with disposal and hot water dispenser		Replace faucet.
35	1 SS CR sink		Replace trim.
36	5 SS kitchen sinks with disposal		Replace fixture and trim.
37, 38	1 SS CR sink		Replace trim.
43	2 flr mtd fv water closets, 4 urinals, 3 lavs (all prison fixtures), 1 exterior SS df		

Alta Loma Middle School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
45	3 flr mtd fv water closets, 2 lav (all prison fixtures)		
Unit B			
02-06	1 SS CR sink		Replace fixture and trim.
07	1 SS CR sink, 2 deep SS sinks with solids interceptor		Replace fixtures and trim.
08	1 SS CR sink		Replace fixture and trim.
12	1 flr mtd fv water closet, 4 urinals, 4 lav		Replace fixtures and trim.
13	4 flr mtd fv water closets, 3 lav		Replace fixtures and trim.
14	1 mop sink (standing type)	Replace mop sink faucet with vacuum breaker type.	Replace fixture and trim.
Unit C			
12	1 flr mtd fv water closet, 6 flr mtd urinals, 1 wall mtd urinal, 4 lav		Replace fixtures and trim.
13	5 flr mtd fv water closets, 3 lav		Replace fixtures and trim.
14	1 mop sink (standing type), 1 exterior single ht df	Replace mop sink faucet with vacuum breaker type.	Replace fixture and trim.
Unit D			
02	1 CI sink	Replace faucet.	Replace fixture and trim.
04	1- 2 comp pot sink, 1 lav/hand sink	Replace trap.	Replace fixture and trim.
05	1 flr mtd fv water closet, 1 lav	Replace flush valve at water closet.	Replace fixtures and trim.
06	1- 75 gallon gas fire water heater (75.1 kbtuh) w/ mixing valve	Reinsulate hot water piping.	Replace valves.
08	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.
10	1 single ht df		Replace fixture and trim.

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
11	1 flr mtd fv water closet, 1 flr mtd urinal, 1 lav	Replace urinal flush valve and lav trim.	Replace fixtures and trim.
13	1 flr mtd fv water closet, 1 lav	Replace lav trim.	Replace fixtures and trim.
Unit E			
02	1 CI CR sink	Replace bubbler.	Replace fixture and trim.
Unit F			
06	2 flr mtd fv water closets, 2 lav (prison fixtures)		
10	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.
16	1 flr mtd fv water closet, 1 urinal, 2 lav (prison fixtures)	Replace flush valves.	
20	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	
Unit H			
04	1 CI sink w/ undercounter point-of-use tank water heater	Run relief valve drain to sanitary sewer.	
07	1 ft water closet, 1 lav	Replace trim under lav.	Replace fixtures and trim.
Unit J			
03/04 (one room)	9 SS lab sink with serrated nose faucet (1 w/ insta-hot water heater) and acid waste traps, 6-four nozzle gas valves, 1- 2 comp SS with serrated nose lab faucet and insta-hot water heater.	Verify is acidic waste is used and, if so, replace all waste piping with acid waste.	
Portables			
Unit 1, 2	1 SS kitchen sink with undercounter point-of-use water heater		
Unit 7	1 SS CR sink		

Alta Loma Middle 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		Primary site electrical service replaced with PG&E vault-mounted transformer near the south end of the parking lot.1600A, 208/120V, 3ph, 4-wire switchboard MSB was located adjacent in fenced area.	Remove old switchboard. Remove enclosure for old transformer.		Replace or paint rusting switchboard. Add label.	Remove transformer enclosure	1
						Remove switchboard	1
						Paint 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 and poles for additional power receptacles in classrooms and teachers' room & GFI rec. in bathrooms and at sinks.			Add GFI receptacle in bathrooms	receptacles	4
	B	Added surface raceway and poles for additional power receptacles & GFI rec. in bathrooms and at sinks.	Replace rec. at sink in room 14 with GFI rec.		Add surface raceway for power & data in rooms 7, 8 & 16	receptacles	30
		Replaced 120-208V, 3 ph, 4-w, 42 ckt panels B1B and B1A	Add GFIs at sink in room 16		Add GFI receptacle in bathrooms	receptacles	8
	C	Added surface raceway for additional power receptacles & GFI rec. in bathrooms and at sinks.	Replace emergency power panel in storage room between bathrooms		Repair raceway in Room 23	Repair raceway	1
		Replaced 250A, 120-208V, 3 ph, 4-w, 42 ckt panels C1A & C1B	Replace panel H3 in storage room between bathrooms		Add GFI receptacle in bathrooms	120/208V panel	9
	D	Receptacles have been located in this area			Add GFI receptacle in bathrooms and at kitchen sink	receptacles	8
		Replaced 250A, 120-208V, 3 ph, 4-w, 42 ckt panel D1 in mechanical room					
	E	Receptacles have been located in this area			Add GFI receptacle at sink	receptacles	1
	F	Replaced 125A, 120-208V, 3 ph, 4-w, 42 ckt panel F1			Add GFI receptacle in bathrooms and shower areas	receptacles	2
	G	Replaced 125A, 120-208V, 3 ph, 4-w, 42 ckt panel GJ	Replace 120/208V panels D & E in room 31		Remove unused starter.	Remove starter	1
		Added surface raceway for additional power receptacles in classrooms & GFI rec. in bathrooms and at sinks.	Replace 120/208V panel for dust collectors & grinders		Remove or add cover to in room 31 j-box	Replace j-box cover	1
	H	Added surface raceway for additional power receptacles & GFI rec. in bathrooms and at sinks.	Replace 120/208V panels in library office & room A			120/208V panel	6
	J	Added surface raceway for additional power receptacles & GFI rec. in bathrooms and at sinks.					
	K	Receptacles have been located in this area	Replace 225A,120/208V panel in at stage-right				
			Replace 400A,120/208V panel in storage closet near stage				
	Portable 1	Receptacles have been located in this portable			Add GFI receptacle at sink	receptacles	22
					Add surface raceway for power & data		
	Portable 2	Receptacles have been located in this portable			Add GFI receptacle at sink		
					Add surface raceway for power & data		
	Portable 3	Receptacles have been located in this portable	Replace 100A,120/208V panel installed in 1966			120/208V panel	2
	Portable 4	Receptacles have been located in this portable	Replace 100A,120/208V panel				
	Portable 5	Receptacles have been located in this portable			Add GFI receptacle at sink	receptacles	44
					Add surface raceway for power & data		
	Portable 6	Receptacles have been located in this portable			Add GFI receptacle at sink		
					Add surface raceway for power & data		

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
Lighting System				All switches a maximum 48" AFF			
	A	Lighting is good in offices and other areas used by faculty. Flush fixtures provide good light in each classroom. 1 or 2 occupancy sensors were added in each classroom. All lamps are T8			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	8
					Replace fixture over sink in room 3	2-lamp fluorescent 1X4 light	5
					Replace end caps in storage area		
	B	Flush fixtures provide good light in most classroom. 1 occupancy sensor was added in each classroom. All lamps are T8	1 additional occupancy sensor is needed in each classroom		Add light switch for roof access area.	switches	10
			Replace the lighting in rooms 15 and 16		Use Occupancy sensors in corridor and bathrooms	Switches & occupancy sensors	8
	C	Surface fixtures provide good light in most classroom. 1 occupancy sensor was added in each classroom. All lamps are T8	Some OS mounted too low or not functioning		Replace missing end caps in bathrooms	2-lamp fluorescent 1X4 light	4
					Use Occupancy sensors in corridor and bathrooms	Switches & occupancy sensors	10
	D	Lighting fixtures in the kitchen and corridor areas are surface mounted and in fair condition but do not have T8 lamps.	Replace lighting in bathrooms and move switch from behind door		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	10
		Lighting fixtures in the gym are high-bay HPS with wire guards. They are in good condition			Replace all old fluorescent lamps and incandescent bulbs with energy saving T8 or similar	2-lamp fluorescent 1X4 light	100
					Add more lighting in the mechanical room.		
					Replace missing end caps in hallway & kitchen	2-lamp fluorescent 1X4 light	20
					Move switch in bathroom from back of door	switches	2
					Replace missing wire guards in gym	wire guard	1
	E	Lighting fixtures in this room are old with dirty lenses	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	10
					Replace exterior lighting	2-lamp fluorescent 1X4 light	150
	F	Although the fixtures appear new in the PE areas, they are in poor condition.	Replace all lighting in the PE rooms with moisture resistant types.		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	10
		Other areas have adequate light in good condition.	Replace all incandescent bulbs with fluorescent.			2-lamp fluorescent 1X4 light	25
	H	Lighting fixtures in the library are surface mounted and in good condition..	Upgrade lighting in bathroom		Add switching for library lighting. Presently switching from panel.	2-lamp fluorescent 1X4 light	4
					Use Occupancy sensors in offices, bathrooms and closets.	Switches & occupancy sensors	10
	G	Industrial, pendant mounted fixtures provide good light in these rooms. All lamps are T8			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	10
	J	Upgraded lighting with 1 occupancy sensor	1 additional occupancy sensor is needed in each classroom		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	12
			Add occupancy sensors in room 33				
	K	Lighting is adequate in the stage area.				Switches & occupancy sensors	10
	Portable 1	Lighting fixtures in the portable are flush mounted and in good condition but do not have T8 lamps. Occupancy sensors have been added.			Repair broken lenses	2-lamp fluorescent 1X4 light	18
					Use T8 Lamps in all fluorescent fixtures.		
Lighting System	Portable 2	Lighting fixtures in the portable are flush mounted and in good condition but do not have T8 lamps. Occupancy sensors have been added.			Repair broken lenses	2-lamp fluorescent 1X4 light	18
					Use T8 Lamps in all fluorescent fixtures.		
	Portable 3	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	18
					Use Occupancy sensors in classrooms.		
	Portable 4	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	18
					Use Occupancy sensors in classrooms.		
	Portable 5	Lighting fixtures in the portable are flush mounted and in good condition and have T8 lamps. Occupancy sensors have been added.					
	Portable 6	Lighting fixtures in the portable are flush mounted and in good condition and have T8 lamps. Occupancy sensors have been added.					

Alta Loma Middle 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
Fire Alarm System	A	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.			Add PA/Clock unit in principal's office	PA/Clock unit	1
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	E	New Rauland 1100 units have been installed.					
	F	New Rauland 1100 units have been installed.					
	G	New Rauland 1100 units have been installed.					
	H	New Rauland 1100 units have been installed.					
	J	New Rauland 1100 units have been installed.					
	K	New Rauland 1100 units have been installed.					
	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 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.					
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the offices and other areas used by faculty.			Add 1 data outlet at computer usage area in conference room	data outlet	75
		Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway in classrooms.		
	B	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	75
	C	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	20
	D	Telephone/Data outlets have been located in the book storage areas and kitchen.					
	E	One data/telephone/ outlet is located in the office.					
	F	No data/telephone/CATV is required in this facility					
	G	Telephone/Data outlets have been located in the classrooms and shops			Add 1 data outlet at each receptacle in power raceway in classrooms. Add CATV in classrooms	data outlet	50
	H	Data outlets have been provided for computer areas, offices and from desk. Telephone outlets have been located at the front desk and in offices. CATV is provided					
	J	Upgraded Telephone/Data Network			Add 1 data outlet at each receptacle in power raceway.	data outlet	50
	K	Telephone outlet has been located at the stage area					
	Portable 1	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 2	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 3	One telephone outlet has been provided in this portable					
	Portable 4	One telephone outlet has been provided in this portable					
	Portable 5	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 6	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10

FEMA 154:
Rapid Visual Screening and Summary Report

Alta Loma Middle School
116 Romney Ave
South San Francisco, CA 94080

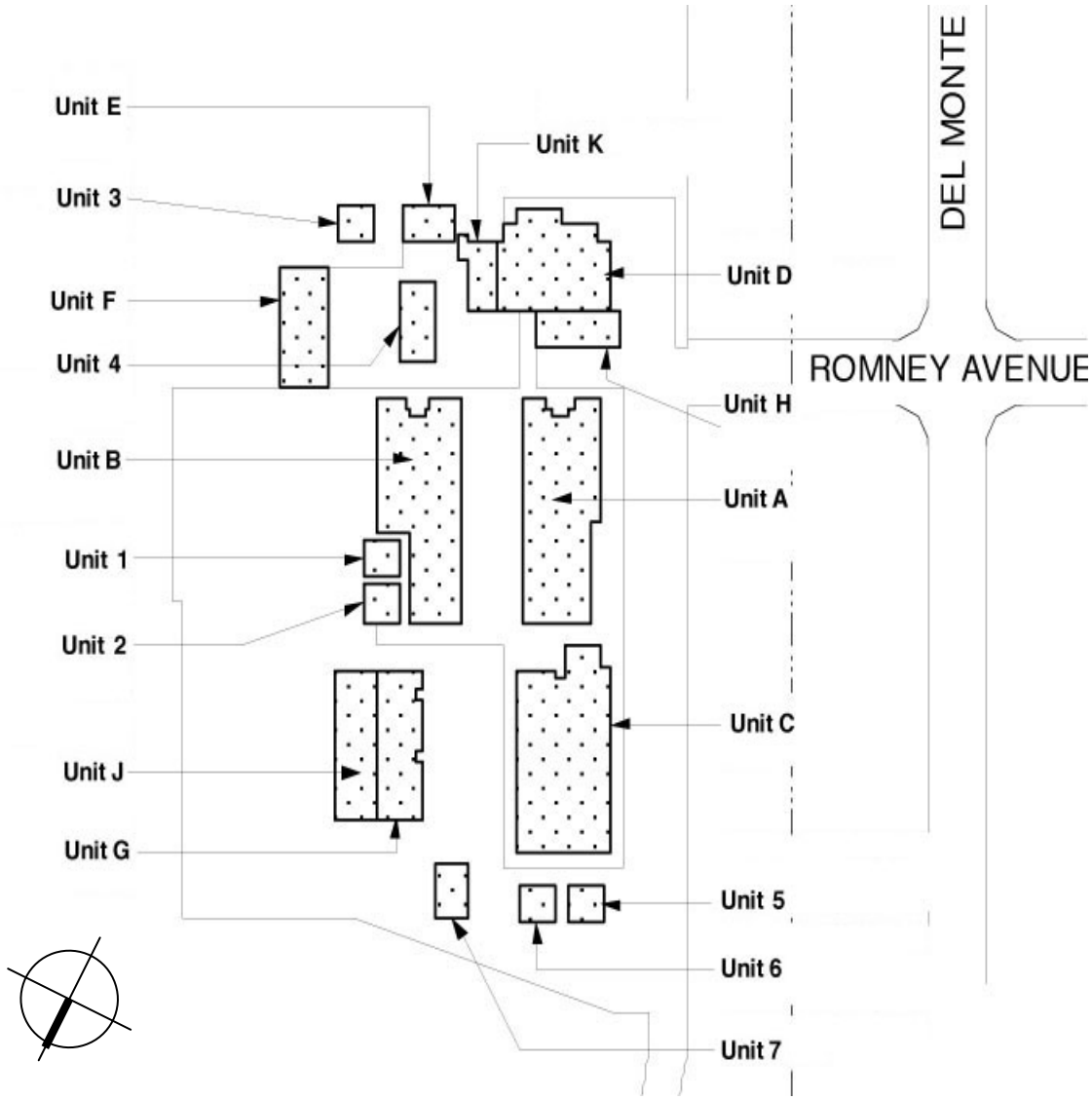
South San Francisco Unified School District



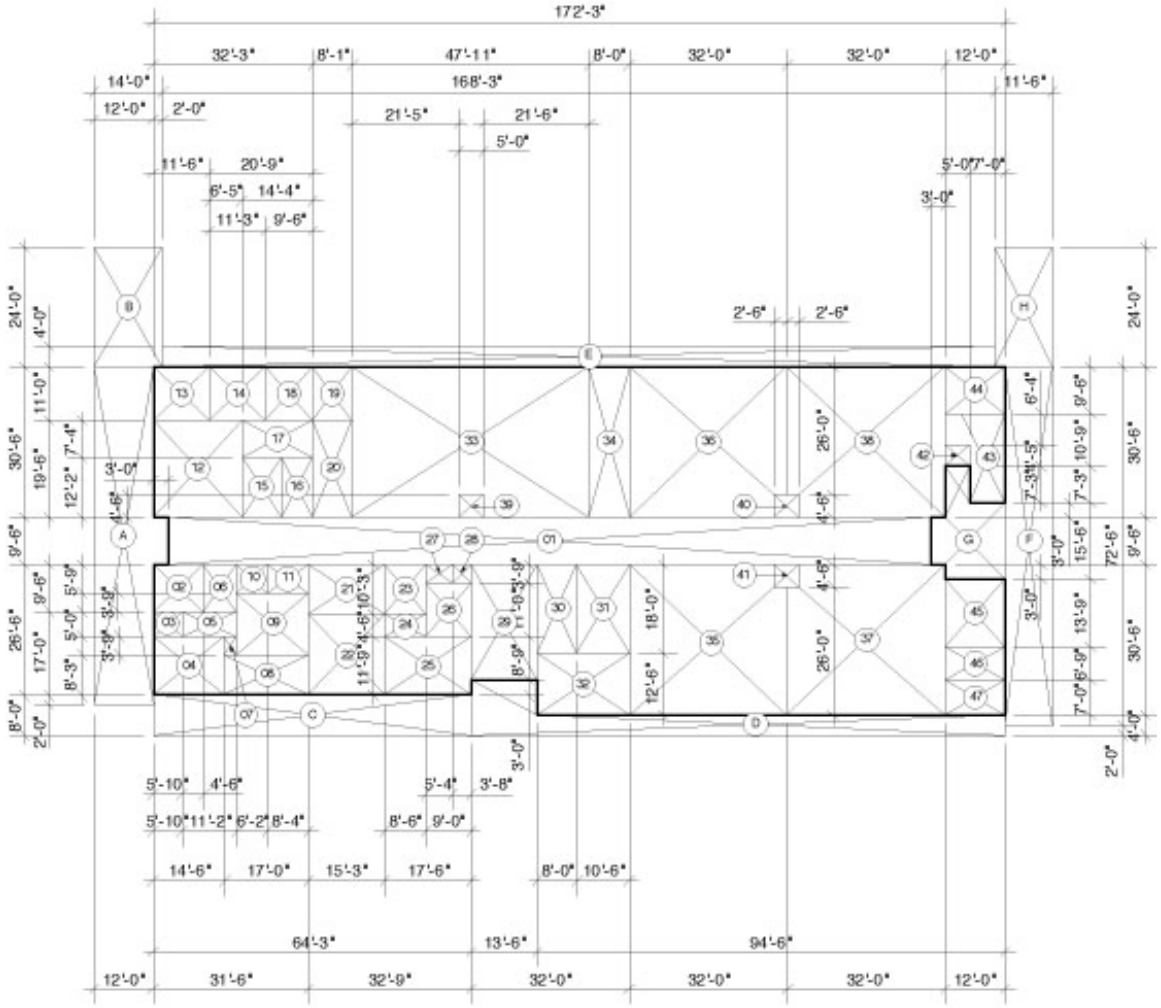
SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 30, 2006

Site Plan – Alta Loma Middle School



Unit A – Alta Loma Middle School
Ground Floor



Name	Unit A – Alta Loma Middle School
Use	Administration, Classrooms
Distance to Fault	2.7 km
Year Built	1957
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The roof of the building is plywood sheathing on wood joists supported by wood beams. There are plywood shear walls in both the longitudinal and transverse directions. The exterior walkway canopy is formed as an extension of the roof diaphragm. Columns are located along the exterior edge of the canopy.
Comments	The building appears to have a complete lateral-force resisting system in both directions. Buildings of this type have typically performed well in seismic events. No significant maintenance issues or non-structural falling hazards were noted.

Unit A – Alta Loma Middle School

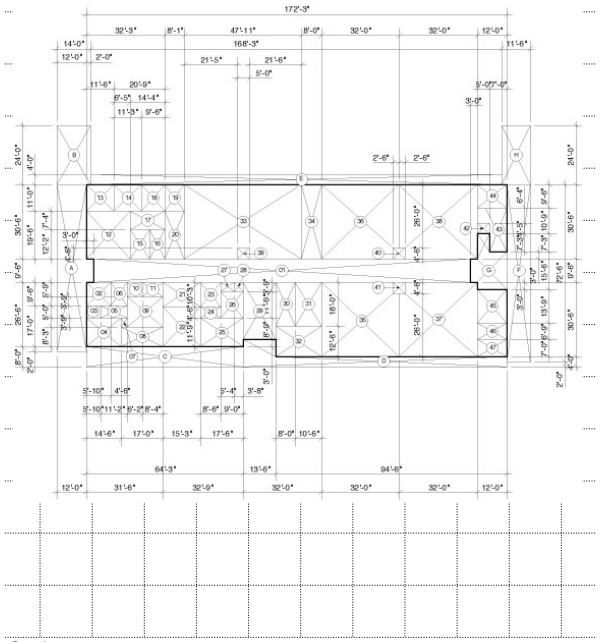




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1957
Screener MSa **Date** 8/10/06
Total Floor Area (sq. ft.) 11,500
Building Name Unit A, Alta Loma Middle School
Use Administration, Classrooms



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

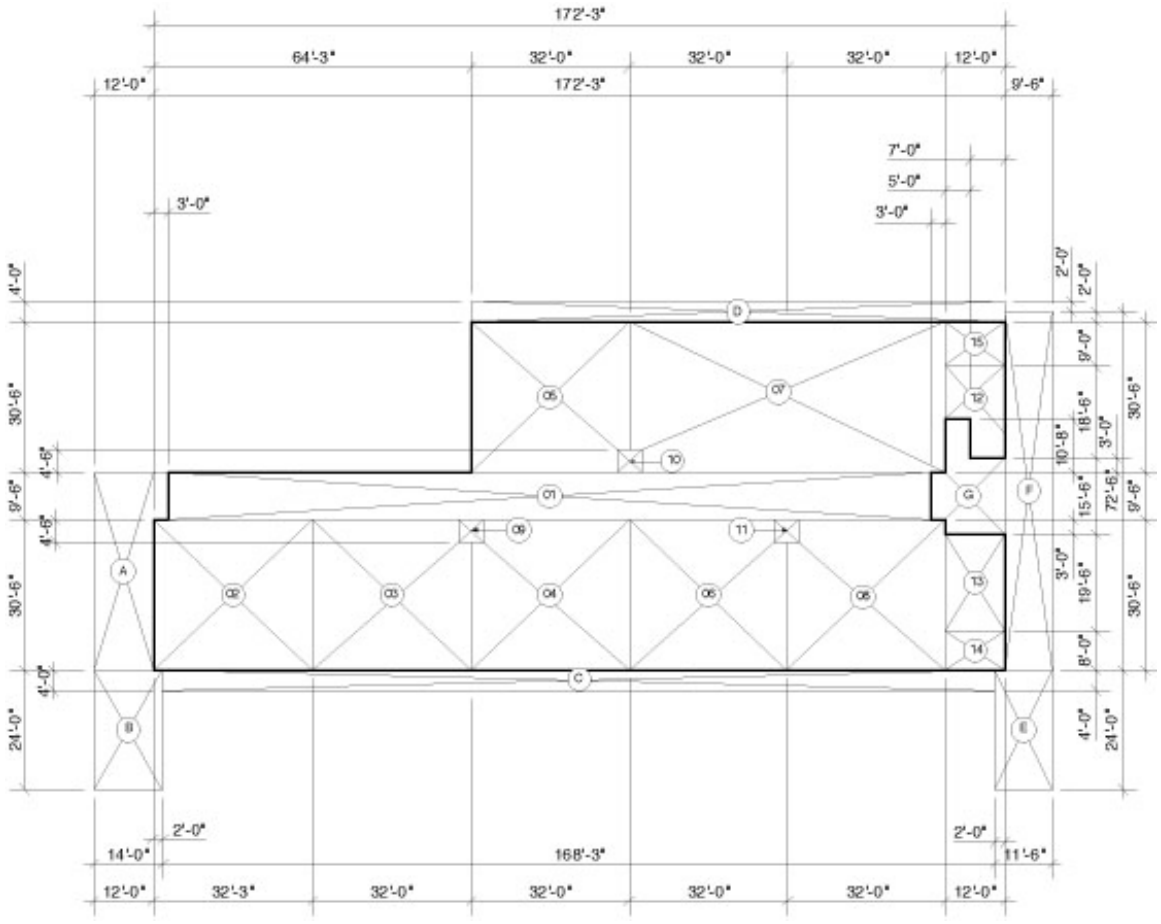
Detailed Evaluation Required

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

Unit B – Alta Loma Middle School
Ground Floor



Name	Unit B – Alta Loma Middle School
Use	Classrooms
Distance to Fault	2.7 km
Year Built	1957
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The roof of the building is plywood sheathing on wood joists supported by wood beams. There are plywood shear walls in both the longitudinal and transverse directions. The canopy is configured as an extension of the roof diaphragm. Columns are located along the exterior edge of the canopy.
Comments	The building appears to have a complete lateral-force resisting system in both directions. Buildings of this type have typically performed well in seismic events. No significant maintenance issues or non-structural falling hazards were noted.

Unit B – Alta Loma Middle School

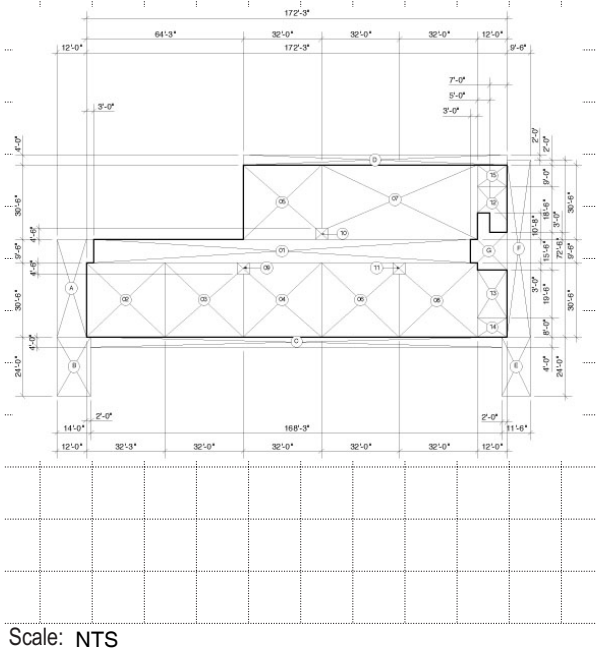




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
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.) 9900
Building Name Unit B, Alta Loma Middle School
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

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

Detailed Evaluation Required

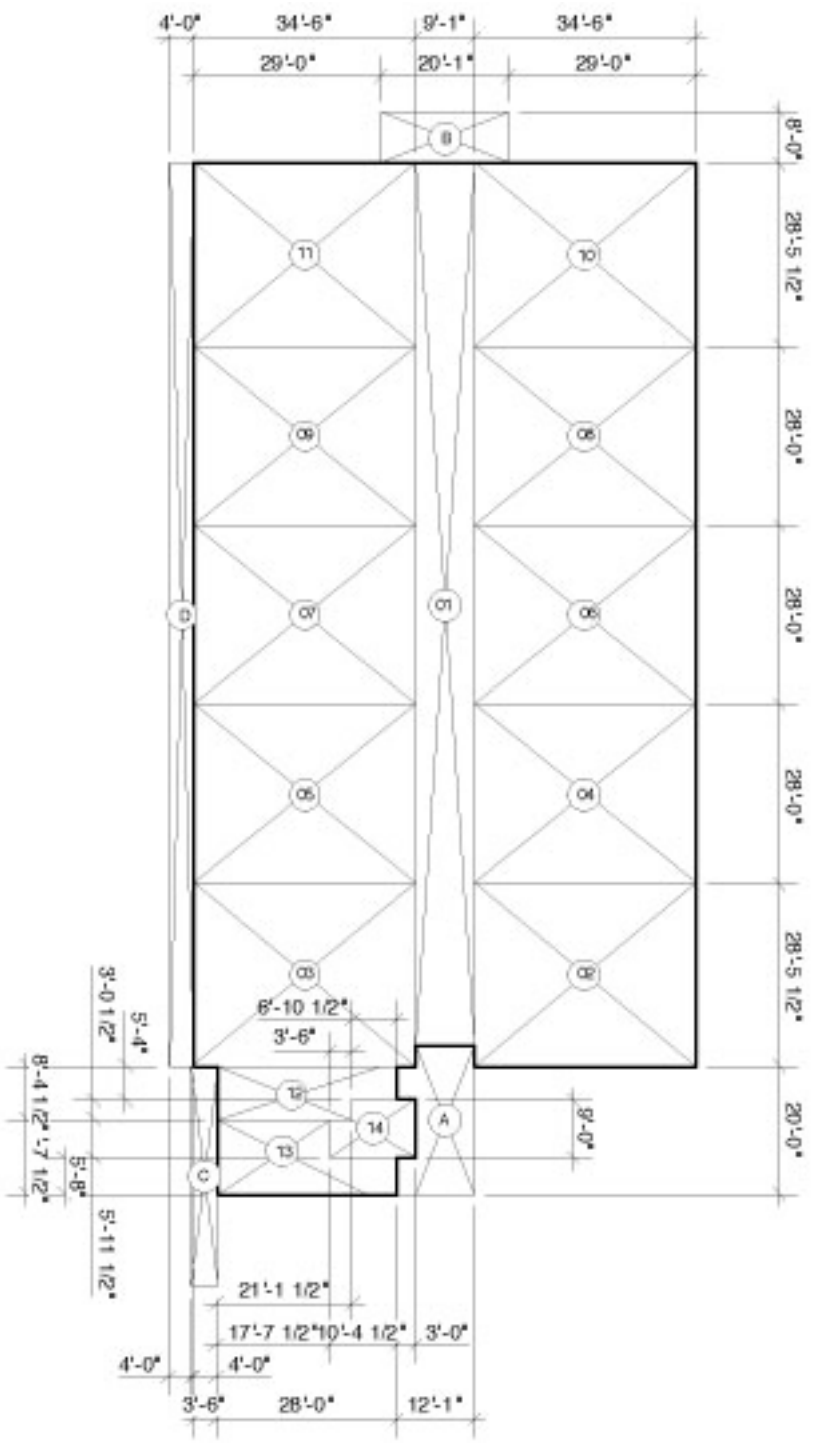
YES [NO]

* = 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

Unit C – Alta Loma Middle School

Ground Floor



Name	Unit C – Alta Loma Middle School
Use	Classrooms
Distance to Fault	2.7 km
Year Built	1959
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The building is light wood-framed with a plywood sheathed roof on wood joists supported by wood beams. The building has plywood shear walls in both directions. There is a masonry veneer along the exterior walls of the building.
Comments	Strip windows interrupt the load path from the diaphragm to the lateral force resisting system in the longitudinal direction on both sides. Although the building is a light one-story structure, there does not appear to be a complete load path in the longitudinal direction. The out-of-plane stability of the masonry veneer at the end walls presents a falling hazard. The gap in the load path and the out-of-plane stability of the masonry veneer should be assessed as part of a more detailed evaluation. No maintenance issues were noted.

Unit C – Alta Loma Middle School

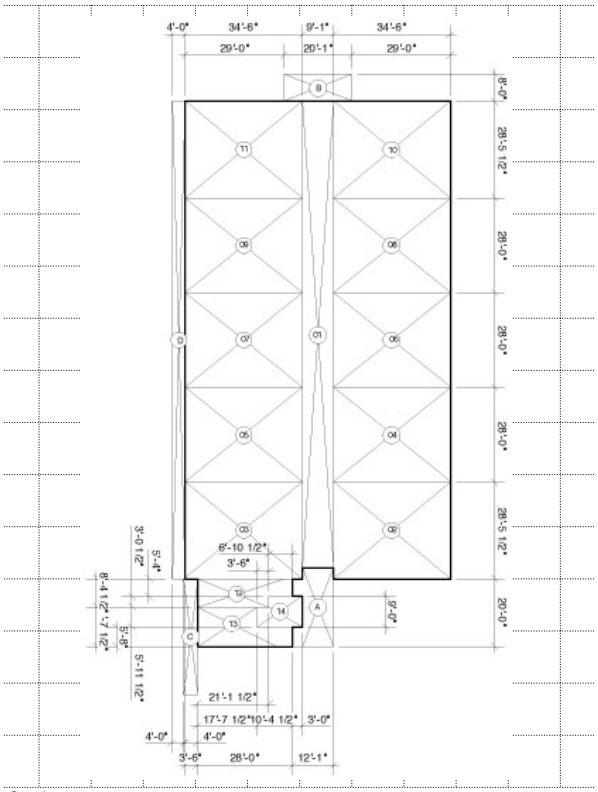




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1959
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 11,600
Building Name Unit C, Alta Loma Middle School
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, [x] 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: The building is light wood-framed with a plywood sheathed roof on wood joists supported by wood beams. The building has plywood shear walls in both directions, but strip windows interrupt the load path along both longitudinal exterior walls.

Detailed Evaluation Required

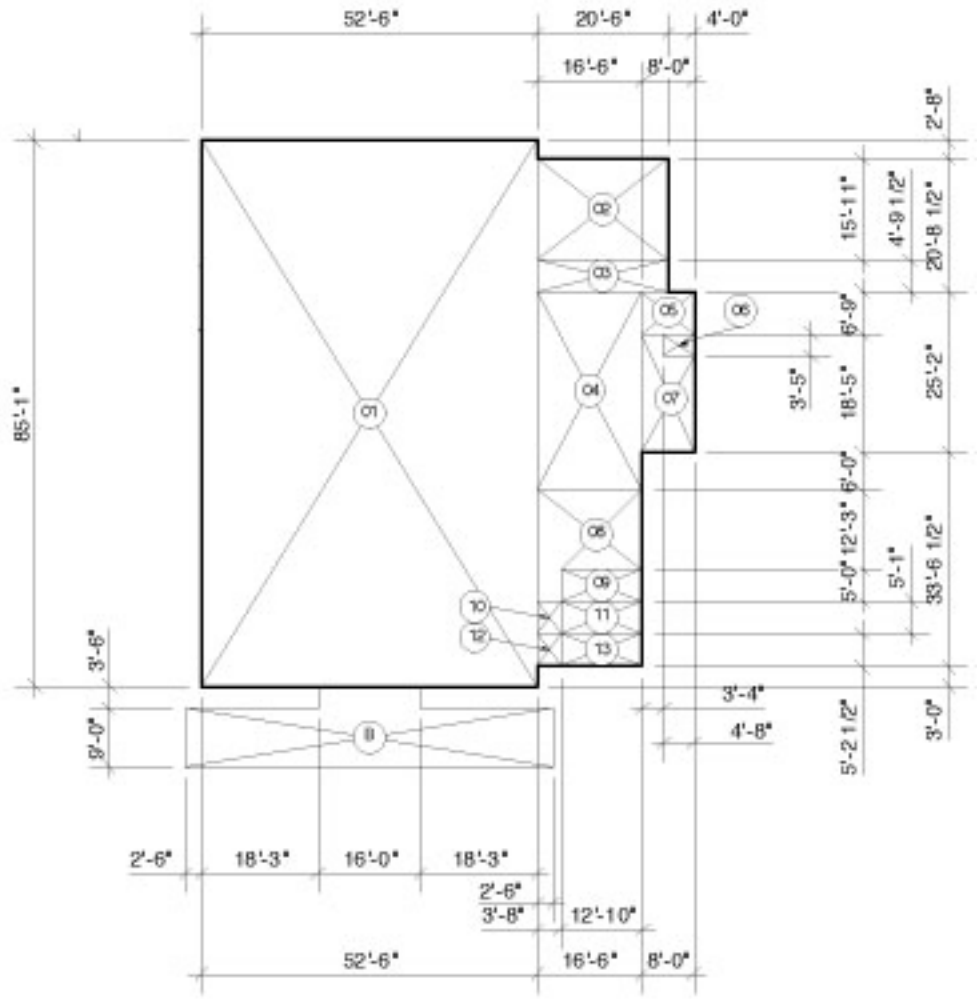
[YES] NO

* = 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 D – Alta Loma Middle School

Ground Floor



Name	Unit D – Alta Loma Middle School
Use	Classrooms, Multipurpose
Distance to Fault	2.7 km
Year Built	1959
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The building has a plywood sheathed roof on wood joists supported by glu-lam beams. The building has plywood shear walls in both the longitudinal and transverse directions. There is a masonry veneer along the transverse end walls.
Comments	The building appears to have a complete lateral-force resisting system in both directions. Typically, buildings of this size and type of construction have performed well during seismic events. The out-of-plane stability of the masonry veneer is a potential falling hazard and should be assessed as part of a more detailed evaluation. No maintenance issues were noted.

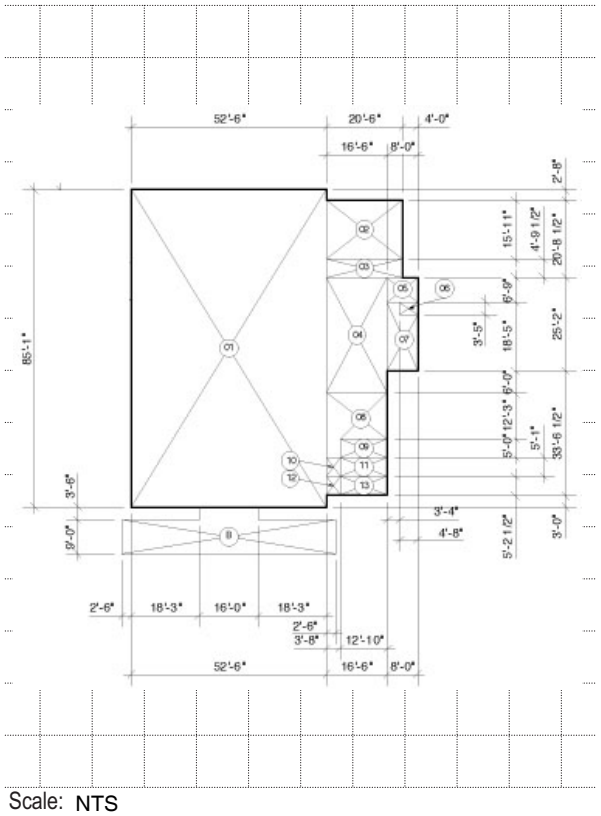
Unit D – Alta Loma Middle School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
South San Francisco, CA **Zip** 94080

Other Identifiers Classroom

No. Stories 1 **Year Built** 1959

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

Total Floor Area (sq. ft.) 6100

Building Name Unit D, Alta Loma Middle School

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 | [x] 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: The building has a plywood sheathed roof on wood joists supported by glu-lam beams. The building has plywood shear walls in both the longitudinal and transverse directions.

Detailed Evaluation Required

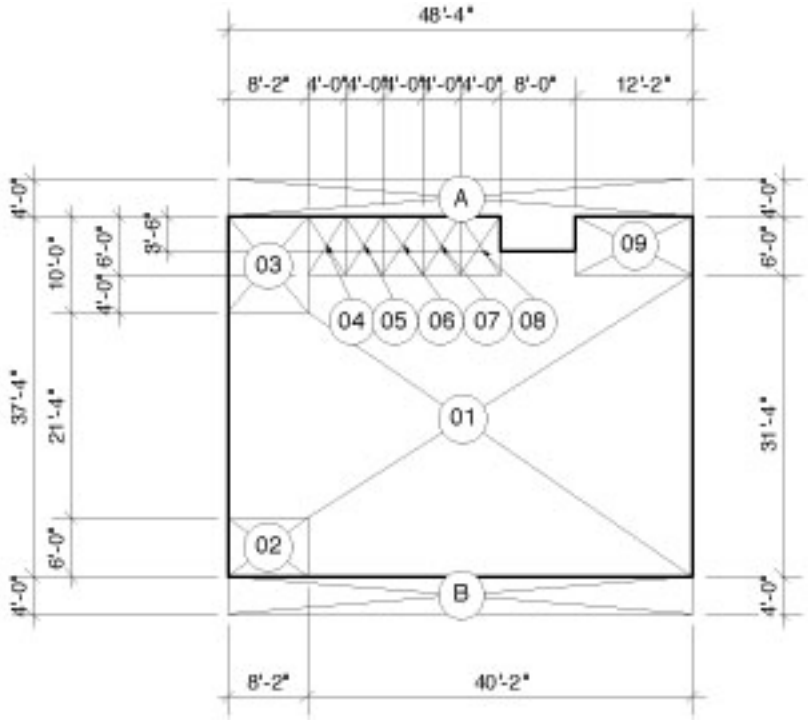
YES [NO]

* = 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

Unit E – Alta Loma Middle School

Ground Floor



Name	Unit E – Alta Loma Middle School
Use	Music Room
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	The building has a plywood sheathed roof on wood joists supported by wide flange steel beams supported by steel columns. The columns are connected to, and extend above, a reinforced concrete stem wall. These cantilevered columns resist lateral forces through bending. There are full height plywood shear walls in the transverse direction at each end 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. 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 – Alta Loma Middle School

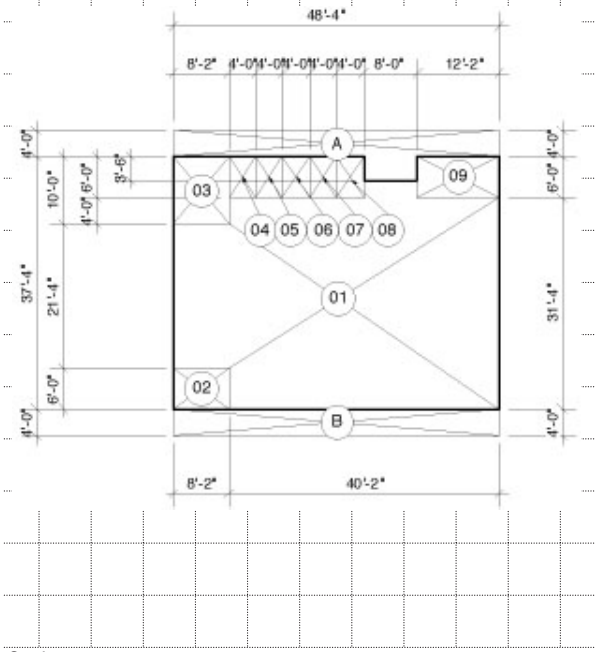




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
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, Alta Loma Middle 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		1.4												

COMMENTS: The building has a plywood sheathed roof on wood joists supported by wide flange steel beams supported by steel columns. The columns are connected to, and extend above, a reinforced concrete stem wall. There are full height plywood shear end walls along the transverse direction of the building. The lower FEMA score, for the S1 building type, controls in this situation.

Detailed Evaluation Required

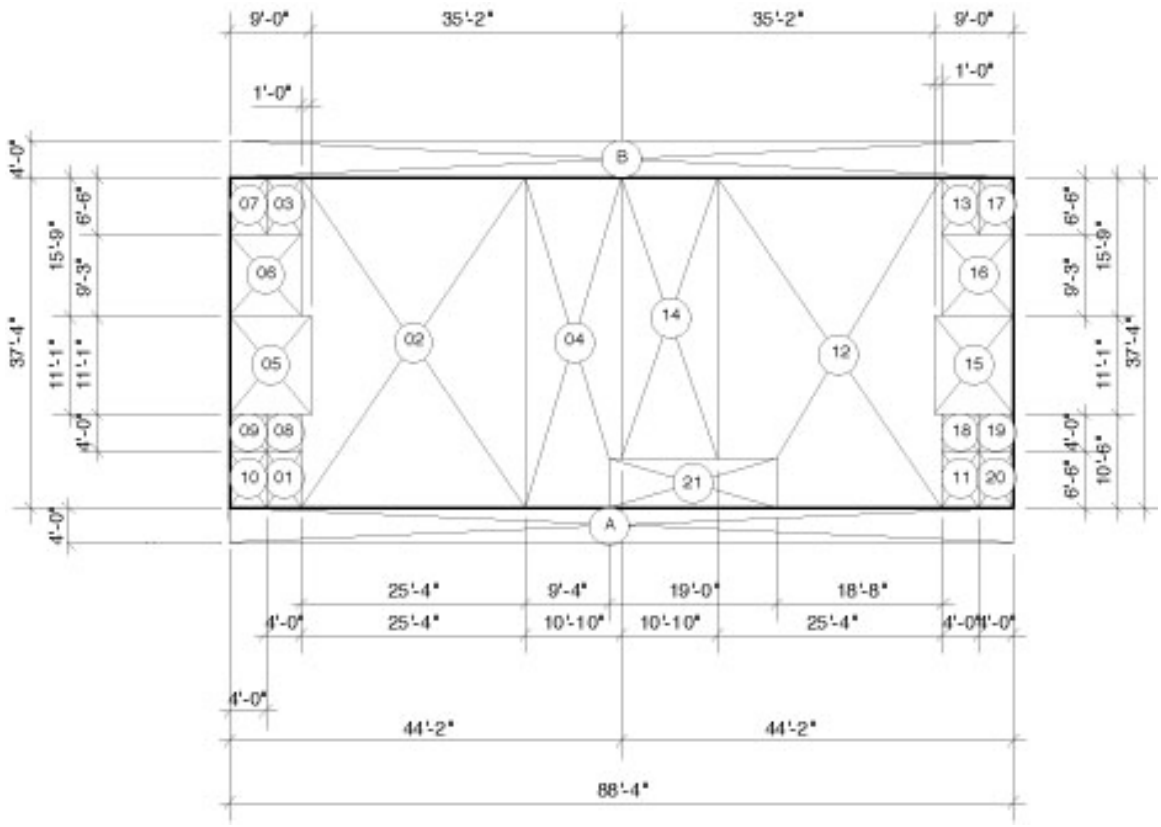
YES [NO]

* = 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 F – Alta Loma Middle School

Ground Floor



Name Unit F – Alta Loma Middle School

Use Locker Room

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 The building has a plywood sheathed roof on wood joists supported by wide flange steel beams supported by steel columns. The columns are connected to, and extend above, a reinforced concrete stem wall. These cantilevered columns resist lateral forces through bending. There are full height plywood shear walls in the transverse direction at each end 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. 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 F – Alta Loma Middle School

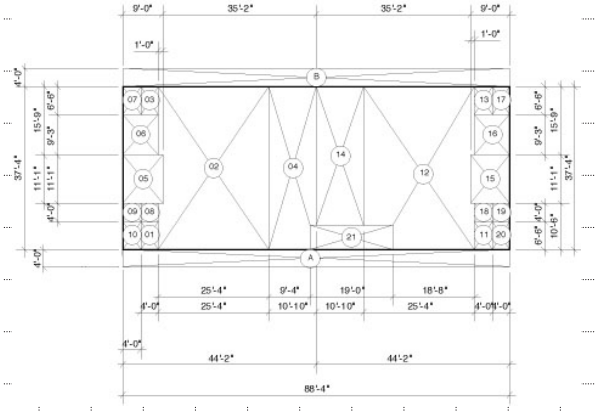




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
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.) 3300
Building Name Unit F, Alta Loma Middle School
Use Classroom



OCCUPANCY

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, [Office, School], 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		1.4												

COMMENTS: The building has a plywood sheathed roof on wood joists supported by wide flange steel beams supported by steel columns. The columns are connected to, and extend above, a reinforced concrete stem wall. There are full height plywood shear end walls along the transverse direction of the building. The lower FEMA score, for the S1 building type, controls in this situation.

Detailed Evaluation Required

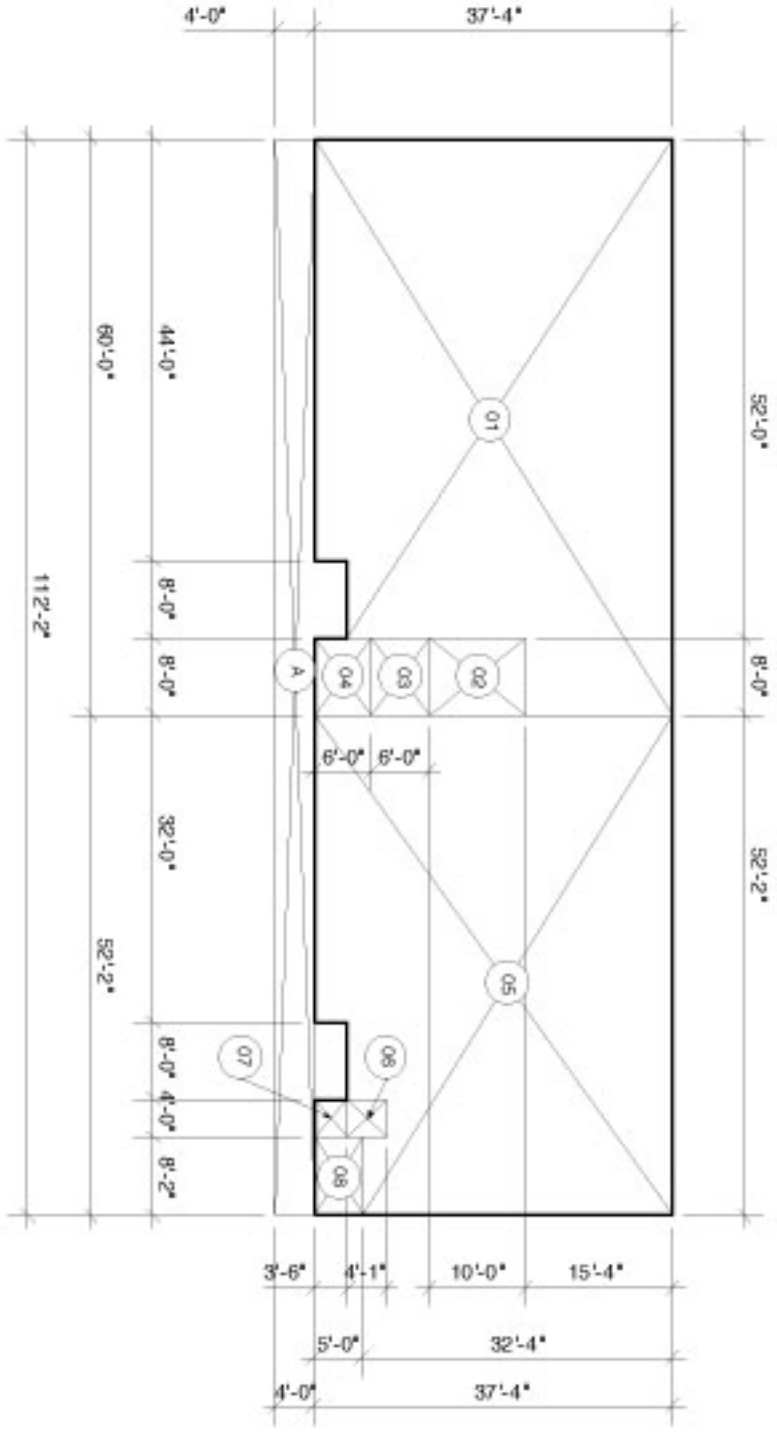
YES [NO]

* = 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 G – Alta Loma Middle School

Ground Floor



Name	Unit G – Alta Loma Middle School
Use	Shop
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	The roof of the building is plywood sheathing on wood joists supported by wide flange steel beams supported by steel columns. The columns are connected to, and extend above, a reinforced concrete stem wall. These cantilevered columns resist lateral forces through bending. There are full height plywood shear walls in the transverse direction at each end 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. 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 G – Alta Loma Middle School

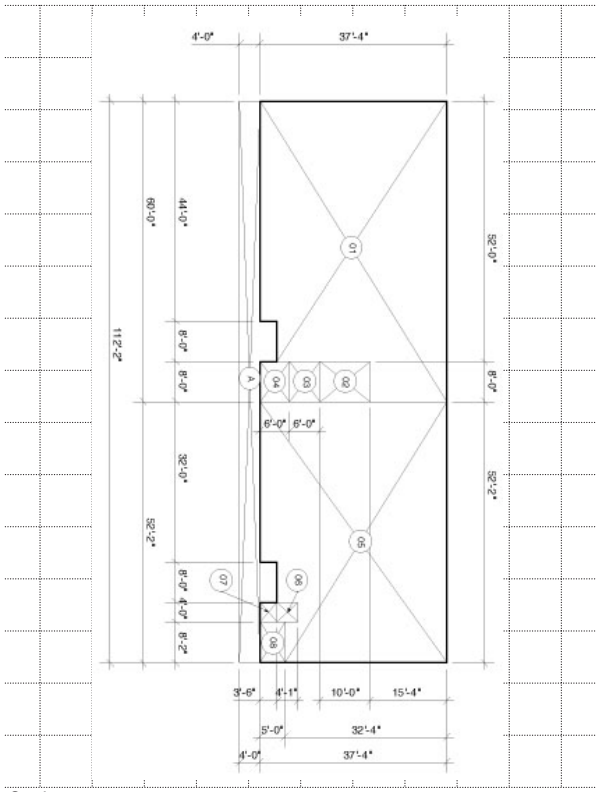




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
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.) 4100
Building Name Unit G, Alta Loma Middle 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		1.4												

COMMENTS: The roof of the building is plywood sheathing on wood joists supported by wide flange steel beams supported by steel columns. The columns are connected to, and extend above, a reinforced concrete stem wall. There are full height plywood shear end walls along the transverse direction of the building. The lower FEMA score, for the S1 building type, controls in this situation.

Detailed Evaluation Required

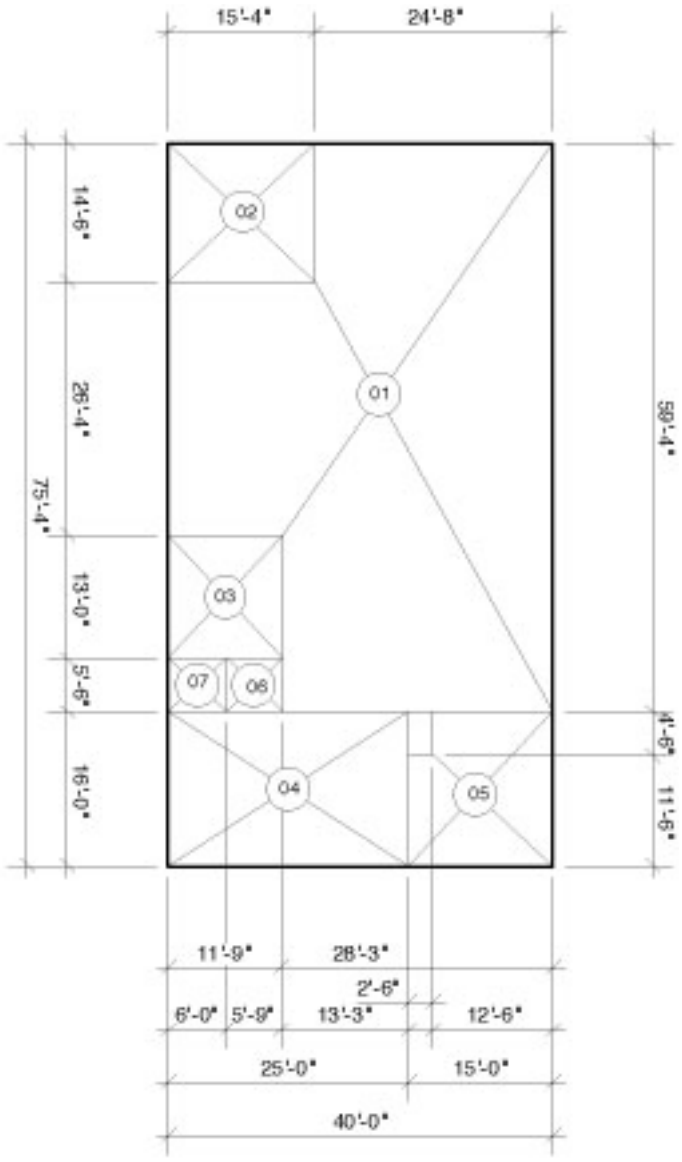
YES [NO]

* = 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 H – Alta Loma Middle School

Ground Floor



Name	Unit H – Alta Loma Middle School
Use	Classroom
Distance to Fault	2.7 km
Year Built	1969
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Reinforced Masonry with Flexible Diaphragm (RM1)
FEMA 154 Score	1.4
Description	The building is assumed to have a plywood sheathed roof on wood joists supported by wide flange steel beams supported by steel columns. There are full height reinforced masonry walls in both the longitudinal and transverse directions. There are full height interior plywood shear walls along the transverse direction of the building.
Comments	The out-of-plane anchorage of the masonry walls relies on cross grain bending of the wood ledger. The out-of-plane stability of the masonry walls should be assessed as part of a more detailed evaluation. No maintenance issues were noted.

Unit H – Alta Loma Middle School

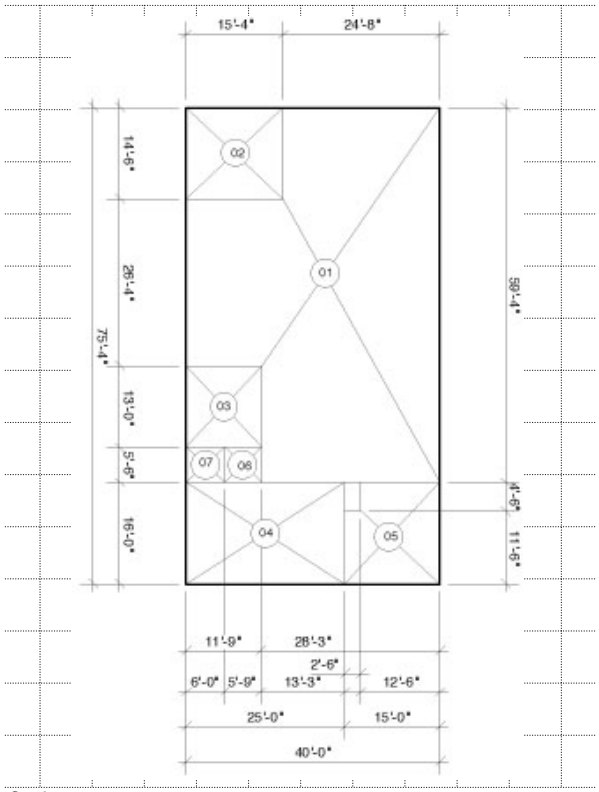




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1969
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 3000
Building Name Unit H, Alta Loma Middle 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, [x] Other: Out-of-plane wall stability

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 building is assumed to have a plywood sheathed roof on wood joists supported by wide flange steel beams supported by steel columns. There are full height reinforced masonry walls in both the longitudinal and transverse directions. There are full height interior plywood shear walls along the transverse direction of the building. The lower FEMA score, for the RM1 building type, controls in this situation.

Detailed Evaluation Required

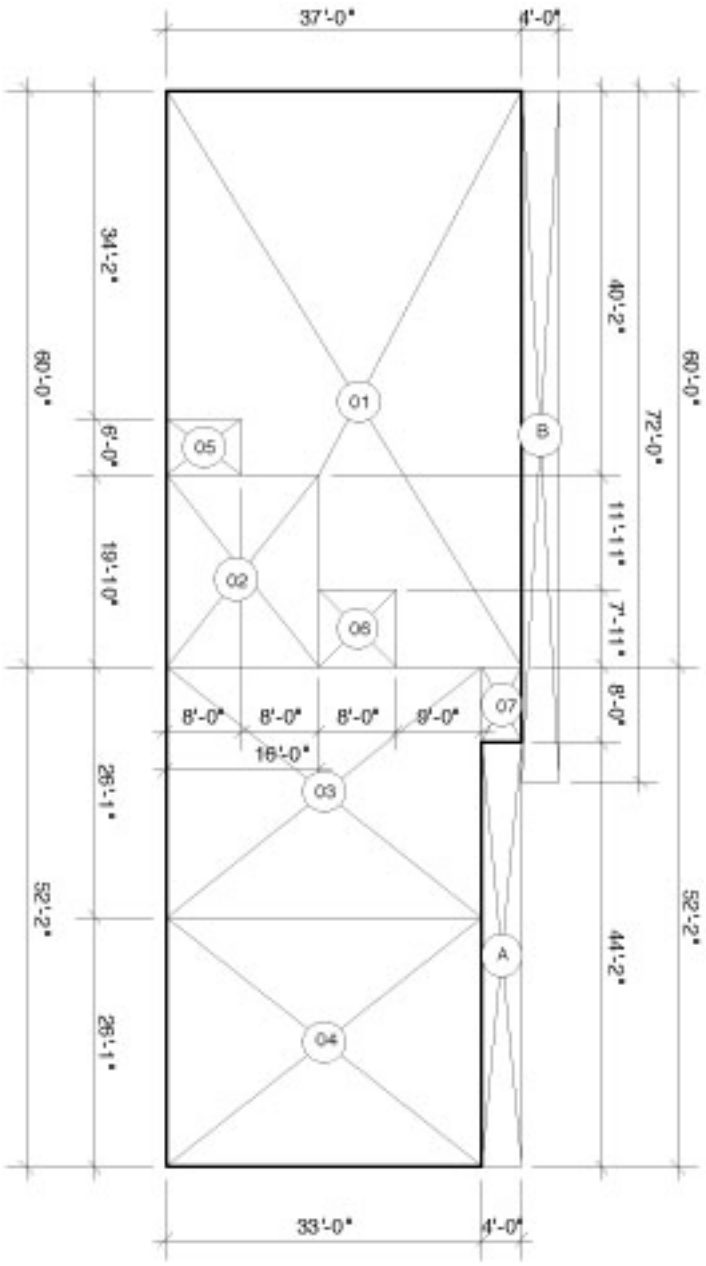
[YES] NO

* = 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 J – Alta Loma Middle School

Ground Floor



Name	Unit J – Alta Loma Middle School
Use	Classroom
Distance to Fault	2.7 km
Year Built	1969
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1),
FEMA 154 Score	4.4
Description	The roof of the building is plywood sheathing on wood joists supported by glu-lam beams. There are full height plywood shear walls along the longitudinal and transverse directions of the building. Additional plywood sheathing was added along the wall connected to Unit G.
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 J – Alta Loma Middle School

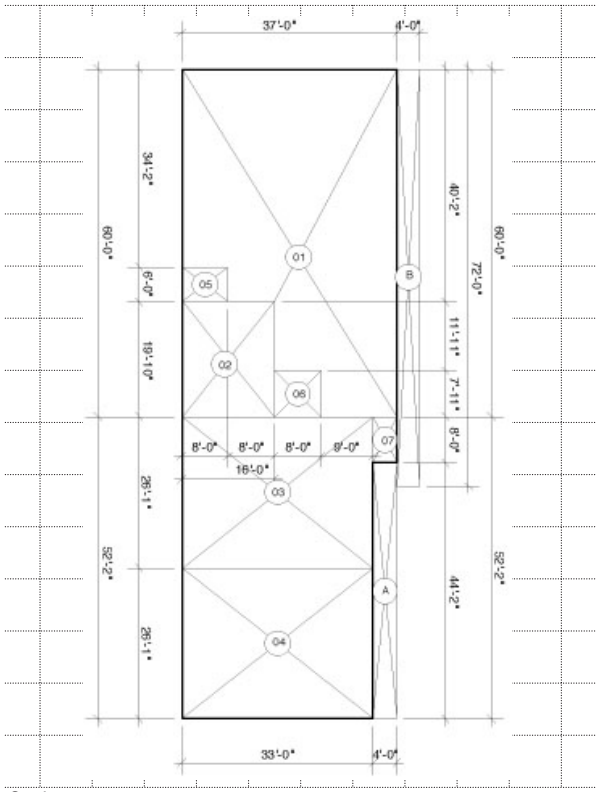




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1969
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 4000
Building Name Unit J, Alta Loma Middle 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* 4.4

COMMENTS: The roof of the building is plywood sheathing on wood joists supported by glu-lam beams. There are full height plywood shear walls along the longitudinal and transverse directions of the building.

Detailed Evaluation Required

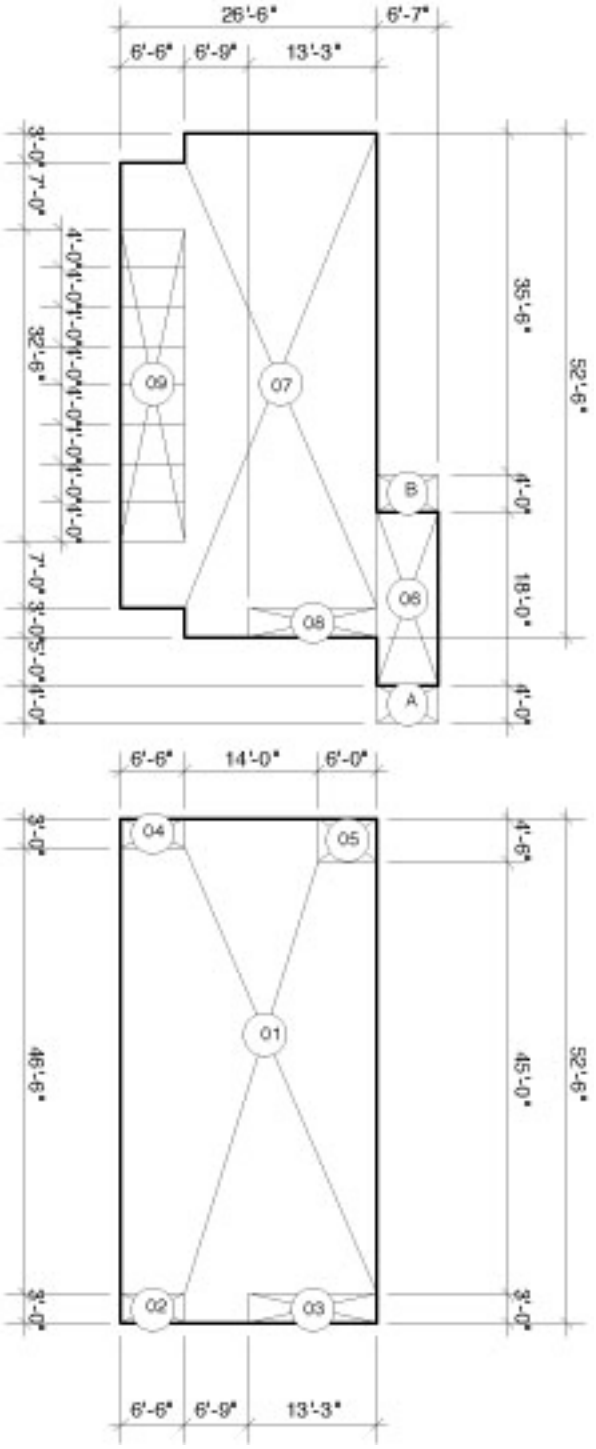
YES NO

* = 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 – Alta Loma Middle School

Ground Floor



Name	Unit K – Alta Loma Middle School
Use	Kitchen, Multipurpse
Distance to Fault	2.7 km
Year Built	1977
Year of Major Modification	Unknown
Building Type	Light Wood-Frame (W1), Braced Steel Frame (S2)
FEMA 154 Score	1.8
Description	The roof of the building is plywood sheathing on wood joists supported by glu-lam beams. There are full height plywood shear walls along the longitudinal and transverse directions of the building. The longitudinal plywood shear wall connected to Unit D was removed and a steel braced frame was added to the longitudinal direction of the building.
Comments	The building appears to have a complete lateral-force resisting system in both directions. Typically, buildings of this size and type of construction perform well during seismic events. No significant maintenance issues or non-structural falling hazards were noted.

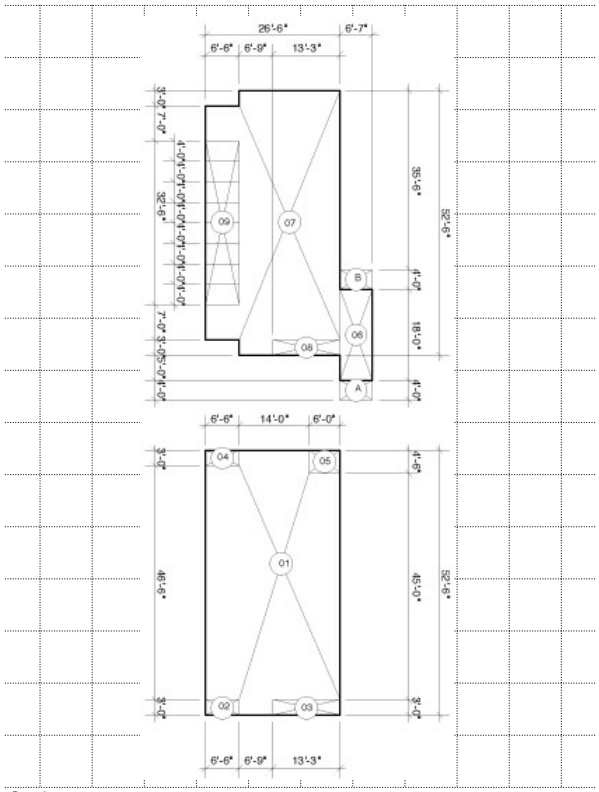
Unit K – Alta Loma Middle School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 116 Romney Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1977
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 2900
Building Name Unit K, Alta Loma Middle School
Use Kitchen, Multipurpose



OCCUPANCY

Assembly, Commercial, Emer. Services, Govt., Historic, Industrial, Office, [School] 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			1.8											

COMMENTS: The roof of the building is plywood sheathing on wood joists supported by glu-lam beams. There are full height plywood shear end walls along the longitudinal and transverse directions of the building. A steel braced frame was added to the longitudinal direction of the building. The lower FEMA score, for the S2 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

Parkway Heights Middle School

Parkway Heights Middle School

Recommendation Summary

Parkway Heights Middle School is a problematic site within the district. The long, linear site makes it difficult to supervise the middle schoolers and for teachers to get around the campus in a timely manner. Additionally, the site's vehicular entrance and the school's main entrance are confusing, making visitors unsure where to go. The school's true entrance currently looks as though it is the back of the school. The proposed site plan suggests several projects that would create a more centralized, attractive, and secure site; all factors that would result in a more academically sound campus. The administration space should be renovated to look out to the front entrance of the school and an entry feature (i.e., a tall canopy or lobby-like space that makes it clear where the school's entry is located) would present an attractive face to the student body and the surrounding community. The school's library should also be rebuilt. Its current location blocks visibility for entering and exiting vehicles and creates a blind corner. A library at the school's other natural entry point would also provide a chance for the space to be used by the rest of the District without disturbing the rest of the campus. The existing mat room and locker rooms are at the physical heart of the school and create odd unused spaces that detract from the learning environment. By relocating the mat room and lockers to the east side of the campus the central area would become available as a central student quad or plaza. A new cafe and classroom addition would complete the quad. This new central core at Parkway would revitalize the campus and give it a more open campus-like feel.

The school also has an unpleasant, industrial look. New windows should be installed throughout the campus, taking into consideration each individual room's program when making glazing choices. For example, the offices should have clear glass to allow staff to see outside, but computer labs should have frosted or opaque glazing to help control glare. Parkway also has some extreme grade changes which have been paved over with asphalt, creating unattractive canyon-like spaces between buildings. Green spaces and accessible walkways would put the spaces to better use and create a more pleasing aesthetic around the campus.

Some improvements to accessibility are necessary at Parkway. New handrails and stair striping are required at various exterior stairs around the campus. Additionally, some restrooms need to be modernized with new finishes and accessible fixtures. The locker rooms also need to have accessible lockers and showers added. Some schools at Parkway are in need of structural repairs. Additionally, Units N and P are in need of further structural evaluation and possible repairs.

The infrastructure at Parkway also needs to be upgraded. Currently, half of the gas lines are on the roof and half are underground. The lines need to be reworked to comply with current codes. Each building needs a separate gas shutoff, which may require a redesign of the entire system. The original water lines should be replaced in the near future. Furthermore, Unit C is currently heated with a hydronic system which should be replaced with gas fired heating.

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Existing Buildings

Unit A	Classrooms
Unit B	Administration
Unit C	Multipurpose
Unit D	Classrooms
Unit E	Mat Room, Storage
Unit F	Classrooms
Unit G	Locker Room
Unit H	Music
Unit J	Classrooms
Unit K	Classrooms
Unit L	Lockers
Unit M	Classrooms
Unit N	Multipurpose
Unit P	Library
Unit Q	Servery, Cafe
Units 1-6	Relocatable Classrooms

Current Site Plan



Parkway Heights Middle School



School Profile

Address:	825 Parkway Avenue South San Francisco, CA. 94080
Built:	1953
Site Acreage:	14.933
SF of Building Area:	76,096.99
2005-2006 Enrollment:	600
Buildings:	15
Relocatable Classrooms:	6
Teaching Stations:	41
Restrooms:	34

Master Plan Scope

Priority Projects:

1. Administration Addition & Modernization	$1,205,240
2. School Entry	
3. Remove Aging Relocatable Classrooms and Library; Convert to Parking	$125,664
4. Greening of Site	$74,919
5. Classroom Addition	$1,580,000
6. Student Quad / Plaza	$769,850
7. Cafe	$1,042,800
8. Locker Rooms	$2,837,065
9. Mat Room / Weight Room	$741,000
10. Library	$1,115,400

Group 1: **$374,208**
Restroom Renovations
ADA Upgrades

Group 2: **$3,618,955**
Seismic Upgrades
Hazmat Allowance
Fire Sprinkler
Fire Hydrants

Group 3: **$8,338,847**
Electrical and Tech Upgrades
Plumbing & HVAC Upgrades
Exterior Finishes
Fire Alarm Upgrades

Group 4: **$905,838**
Classroom Upgrades

Total Cost: **$22,729,786**

Proposed Site Plan



Unit A

Year Built:	1953
DSA#:	10653
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3552.67
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit B

Year Built:	1953
DSA#:	10653
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3851.11
Building Usage:	Administration, Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit C

Year Built:	1953
DSA#:	10653
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4929
Building Usage:	Cafeteria, Multi-Use
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit D

Year Built:	1953
DSA#:	10653
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6089.5
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Parkway Heights Middle School

Unit E

Year Built:	1954
DSA#:	12492
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2782.5
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit F

Year Built:	1954
DSA#:	12492
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3660
Building Usage:	Locker Rooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit G

Year Built:	1960
DSA#:	20036
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3415.56
Building Usage:	Girls Locker Room
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1991

Unit H

Year Built:	1960
DSA#:	20036
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6143.56
Building Usage:	Band, Shop, Home Economics
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit J

Year Built:	1969
DSA#:	31962
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5755.44
Building Usage:	Choir, Shop
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit K

Year Built:	1956
DSA#:	14172
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3605.78
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit L

Year Built:	1968
DSA#:	30205
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3179.44
Building Usage:	Boys Locker Room
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1991

Unit M

Year Built:	1969
DSA#:	31962
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3658.67
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Parkway Heights Middle School

Unit N

Year Built:	1966
DSA#:	27422
Year of Major Modification:	None
Construction Type:	Type III B
SF:	1535.44
Building Usage:	Multi-Use, Stage/Platform
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit P

Year Built:	1968
DSA#:	10653
Year of Major Modification:	None
Construction Type:	Type III B
SF:	3002.08
Building Usage:	Library
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit Q

Year Built:	1966
DSA#:	27422
Year of Major Modification:	None
Construction Type:	Type VB
SF:	900.88
Building Usage:	Cafeteria, Multi-Use
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1991

Unit 1

Year Built:	1976
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1991

Unit 2

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

Unit 3

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

Unit 4

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

Unit 5

Year Built:	1998
DSA#:	100698
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

CUMMING
LLC

South San Francisco Unified School District
Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost
April 10, 2007
CLLC Project No. 06-1007.00

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). "1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99). Mechanical upgrades report (not dated). Plumbing upgrades report (not dated). Electrical upgrades report (dated 07/31/06). 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
Parkway Heights Middle School Campus Modernization (Q3 2009 Pricing Update)
South San Francisco, 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" - Classrooms	3,553 SF	$70,894	$76,418	$264,520	$136,984	$154.48	**$548,815**
B Building "B" - Admin	3,851 SF			$635,433		$165.00	**$635,433**
C Building "C" - MPR / Kitchen	4,929 SF	$33,159	$182,348	$341,164	$69,801	$127.10	**$626,472**
D Building "D" - Classroom	6,090 SF	$10,532	$177,821	$516,802	$80,828	$129.07	**$785,984**
E Building "E" - Storage	2,783 SF	$53,487	$59,852	$209,790	$45,928	$132.63	**$369,057**
F Building "F" - Classroom	18,935 SF	$59,583	$419,789	$1,338,281	$282,576	$110.92	**$2,100,229**
G Building "G" - Locker / Changing	3,416 SF	$179,533	$73,468	$284,673	$48,900	$171.74	**$586,573**
H Building "H" - Music	6,144 SF	$37,882	$132,148	$470,621	$104,556	$121.30	**$745,206**
I Building "J" - Classroom	5,755 SF	$27,629	$125,083	$425,203	$95,578	$117.02	**$673,493**
J Building "K" - Classroom	3,606 SF	$36,241	$125,687	$314,815	$50,011	$146.09	**$526,753**
K Building "L" - Lockers / Changing	3,179 SF	$62,556	$144,715	$265,820	$46,845	$163.53	**$519,937**
L Building "M" - Classroom	3,659 SF	$23,828	$78,698	$384,874	$52,806	$147.65	**$540,206**
M Building "N" - MPR	1,535 SF	$6,003	$38,544	$180,982	$29,751	$166.26	**$255,279**
N Building "P" - Library	3,002 SF	$46,402	$132,005	$272,945	$44,227	$165.08	**$495,579**
O Building "Q" - Serving / Pantry	901 SF	$5,316	$54,071	$148,838	$15,418	$248.25	**$223,643**
P Portables (Replacement)	5,712 SF		$1,533,101			$268.40	**$1,533,101**
Q Portables (Mods)	1,904 SF	$64,873	$29,198	$107,399	$74,610	$145.00	**$276,080**
R Sitework	250,000 SF	$63,142	$1,751,710	$203,304	$62,448	$8.32	**$2,080,605**
TOTAL CONSTRUCTION COST		**$781,060**	**$5,134,656**	**$6,365,463**	**$1,241,267**		**$13,522,445**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classrooms	3,553 SF	$70,894	$76,418	$264,520	$136,984	$154.48	**$548,815**
B Building "B" - Convert to Classroom	3,851 SF			$675,352		$175.37	**$675,352**
C Building "C" - MPR / Kitchen	4,929 SF	$33,159	$182,348	$341,164	$69,801	$127.10	**$626,472**
D Building "D" - Classroom	6,090 SF	$10,532	$177,821	$516,802	$80,828	$129.07	**$785,984**
E Building "E" - Storage	2,783 SF	$53,487	$59,852	$209,790	$45,928	$132.63	**$369,057**
F Building "F" - Classroom	18,935 SF	$59,583	$419,789	$1,338,281	$282,576	$110.92	**$2,100,229**
G Building "G" - Locker / Changing	3,416 SF	$179,533	$73,468	$284,673	$48,900	$171.74	**$586,573**
H Building "H" - Music	6,144 SF	$37,882	$132,148	$470,621	$104,556	$121.30	**$745,206**
I Building "J" - Classroom	5,755 SF	$27,629	$125,083	$425,203	$95,578	$117.02	**$673,493**
J Building "K" - Classroom	3,606 SF	$36,241	$125,687	$314,815	$50,011	$146.09	**$526,753**
K Building "L" - Lockers / Changing	3,179 SF	$62,556	$144,715	$265,820	$46,845	$163.53	**$519,937**
L Building "M" - Classroom	3,659 SF	$23,828	$78,698	$384,874	$52,806	$147.65	**$540,206**
M Building "N" - MPR	1,535 SF	$6,003	$38,544	$180,982	$29,751	$166.26	**$255,279**
N Building "P" - Library	3,002 SF	$46,402	$132,005	$272,945	$44,227	$165.08	**$495,579**
O Building "Q" - Serving / Pantry	901 SF	$5,316	$54,071	$148,838	$15,418	$248.25	**$223,643**
P Portables (Replacement)	5,712 SF						**Excluded**
Q Portables (Mods)	1,904 SF						**Excluded**
R Demo (e) Portables	7,616 SF			$125,664		$16.50	**$125,664**
R Sitework	250,000 SF	$63,142	$1,751,710	$203,304	$62,448	$8.32	**$2,080,605**
S New Admin Bldg	3,800 SF			$1,915,200		$504.00	**$1,915,200**
TOTAL CONSTRUCTION COST		**$716,186**	**$3,572,357**	**$8,338,847**	**$1,166,657**		**$13,794,047**

South San Francisco Unified School District
Parkway Heights Middle School Campus Modernization
South San Francisco, California
Masterplan Statement Of Probable Cost

Date: 04/10/07

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classrooms	3,553 SF	$85,051	$91,678	$317,343	$164,339	$185.33	**$658,411**
B Building "B" - Admin	3,851 SF	$165,378	$109,618	$398,355	$61,248	$190.75	**$734,599**
C Building "C" - MPR / Kitchen	4,929 SF	$39,780	$218,763	$409,293	$83,740	$152.48	**$751,576**
D Building "D" - Classroom	6,090 SF	$12,636	$213,331	$620,005	$96,969	$154.85	**$942,941**
E Building "E" - Storage	2,783 SF	$64,168	$71,804	$251,684	$55,100	$159.12	**$442,756**
F Building "F" - Classroom	18,935 SF	$71,482	$503,619	$1,605,530	$339,005	$133.07	**$2,519,636**
G Building "G" - Locker / Changing	3,416 SF	$215,385	$88,140	$341,521	$58,665	$206.03	**$703,710**
H Building "H" - Music	6,144 SF	$45,447	$158,537	$564,602	$125,436	$145.52	**$894,021**
I Building "J" - Classroom	5,755 SF	$33,147	$150,062	$510,115	$114,664	$140.39	**$807,987**
J Building "K" - Classroom	3,606 SF	$43,478	$150,786	$377,682	$59,998	$175.26	**$631,944**
K Building "L" - Lockers / Changing	3,179 SF	$75,048	$173,614	$318,904	$56,200	$196.19	**$623,766**
L Building "M" - Classroom	3,659 SF	$28,587	$94,414	$461,732	$63,351	$177.14	**$648,083**
M Building "N" - MPR	1,535 SF	$7,201	$46,241	$217,123	$35,692	$199.46	**$306,257**
N Building "P" - Library	3,002 SF	$55,668	$158,366	$327,450	$53,059	$198.04	**$594,544**
O Building "Q" - Serving / Pantry	901 SF	$6,378	$64,869	$178,560	$18,497	$297.83	**$268,304**
P Portables (Replacement)	5,712 SF		$986,427			$172.69	**$986,427**
Q Portables (Mods)	1,904 SF	$116,381	$52,380	$192,670	$133,848	$260.13	**$495,279**
R Sitework	250,000 SF	$75,751	$2,101,519	$243,903	$74,919	$9.98	**$2,496,093**
TOTAL CONSTRUCTION COST		**$1,140,965**	**$5,434,168**	**$7,336,472**	**$1,594,729**		**$15,506,333**

South San Francisco Unified School District
Parkway Heights Middle School Campus Modernization
South San Francisco, California
Masterplan Statement Of Probable Cost **Date: 04/10/07**

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classrooms	3,553 SF	$85,051	$91,678	$317,343	$164,339	$185.33	**$658,411**
B Building "B" - Convert to Classroom	3,851 SF			$1,154,085		$299.68	**$1,154,085**
C Building "C" - MPR / Kitchen	4,929 SF	$39,780	$218,763	$409,293	$83,740	$152.48	**$751,576**
D Building "D" - Classroom	6,090 SF	$12,636	$213,331	$620,005	$96,969	$154.85	**$942,941**
E Building "E" - Storage	2,783 SF	$64,168	$71,804	$251,684	$55,100	$159.12	**$442,756**
F Building "F" - Classroom	18,935 SF	$71,482	$503,619	$1,605,530	$339,005	$133.07	**$2,519,636**
G Building "G" - Locker / Changing	3,416 SF	$215,385	$88,140	$341,521	$58,665	$206.03	**$703,710**
H Building "H" - Music	6,144 SF	$45,447	$158,537	$564,602	$125,436	$145.52	**$894,021**
I Building "J" - Classroom	5,755 SF	$33,147	$150,062	$510,115	$114,664	$140.39	**$807,987**
J Building "K" - Classroom	3,606 SF	$43,478	$150,786	$377,682	$59,998	$175.26	**$631,944**
K Building "L" - Lockers / Changing	3,179 SF	$75,048	$173,614	$318,904	$56,200	$196.19	**$623,766**
L Building "M" - Classroom	3,659 SF	$28,587	$94,414	$461,732	$63,351	$177.14	**$648,083**
M Building "N" - MPR	1,535 SF	$7,201	$46,241	$217,123	$35,692	$199.46	**$306,257**
N Building "P" - Library	3,002 SF	$55,668	$158,366	$327,450	$53,059	$198.04	**$594,544**
O Building "Q" - Serving / Pantry	901 SF	$6,378	$64,869	$178,560	$18,497	$297.83	**$268,304**
P Portables (Replacement)	5,712 SF						**Excluded**
Q Portables (Mods)	1,904 SF						**Excluded**
R Demo (e) portables	7,616 SF			$190,194		$24.97	**$190,194**
S Sitework	250,000 SF	$75,751	$2,101,519	$243,903	$74,919	$9.98	**$2,496,093**
T New admin bldg, complete incl sitework	3,800 SF			$2,846,922		$749.19	**$2,846,922**
TOTAL CONSTRUCTION COST		**$859,206**	**$4,285,742**	**$10,936,648**	**$1,399,633**		**$17,481,229**

UNIT "A" - Classrooms

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom

Description	Qty
Type Of Space	
Classrooms	3,048 SF
Corridors / Support	1,063 SF
Restrooms	90 SF
DDT - open corridor space (2/3)	-649 SF
Total Modernized SF-age	**3,553 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,553 SF										
Accessibility											**$ 92,360**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
Remove existing door set, provide new, enlarge openin	3	ea	$4,915.00	$8,182.82	**1**	$ 24,548				$ 24,548	
Signage, specialties & fire extinguishers	3553	sf	$1.00	$1.66	**1**	$ 5,915				$ 5,915	
Remove and reinstall new TV/VCR bracket at 80"AFF	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
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	
Remove and replace sink / base cabinet	3	ea	$595.00	$990.60	**1**	$ 2,972				$ 2,972	
Patch finishes for accessibility upgrades	3553	sf	$1.00	$1.66	**2**		$ 5,915			$ 5,915	
Miscellaneous accessible upgrades	3553	sf	$1.00	$1.66	**2**		$ 5,915			$ 5,915	
Life Safety											**$ 31,644**
New fire alarm system (fully automated)	3553	sf	$4.45	$7.41	**3**			$ 26,321		$ 26,321	
Remove and replace existing closers		ea	$422.00	$702.57	**3**			$ -		$ -	
Replace exterior lighting	3553	sf	$0.90	$1.50	**3**			$ 5,323		$ 5,323	
Instructional Facilities											**$ 49,831**
Repaint interior walls (100%)	2470	sf	$1.05	$1.75	**4**				$ 4,318	$ 4,318	
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	400	sf	$9.00	$14.98	**3**			$ 5,994		$ 5,994	
Patch repair / paint existing ceilings	3153	sf	$2.50	$4.16	**4**				$ 13,122	$ 13,122	
Remove and replace VCT, incl screed and base	100	sf	$10.15	$16.90	**4**				$ 1,690	$ 1,690	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3553	sf	$1.00	$1.66	**4**				$ 5,915	$ 5,915	
Miscellaneous interior repairs, allowance	3553	sf	$1.50	$2.50	**4**				$ 8,872	$ 8,872	
Building Integrity & Envelope											**$ 123,780**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2600	sf	$4.00	$6.66	**4**				$ 17,315	$ 17,315	
Replace roofing - 100% replacement	3553	sf	$18.00	$29.97	**4**				$ 106,465	$ 106,465	
Mechanical & Plumbing Systems											**$ 134,017**
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	3553	sf	$1.88	$3.13	**3**			$ 11,120		$ 11,120	
Replace trim	4	ea	$880.00	$1,465.08	**3**			$ 5,860		$ 5,860	
Misc plumbing modifications (gas, distrib, etc.)	3553	sf	$2.00	$3.33	**3**			$ 11,829		$ 11,829	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - 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	3553	sf	$3.50	$5.83	3			$ 20,702		$ 20,702	
New economizer cycle control / EMS	3553	sf	$6.80	$11.32	3			$ 40,220		$ 40,220	
New exhaust fan	5	ea	$2,200.00	$3,662.71	3			$ 18,314		$ 18,314	
All other HV work excluded											
Electrical Systems											**$ 91,812**
Power and distribution / convenience power											
Lower / add receptacles	3553	sf	$3.30	$5.49	3			$ 19,519		$ 19,519	
Minor upgrades to power distribution / raceway	3553	sf	$3.10	$5.16	3			$ 18,336		$ 18,336	
New 120/208V panel	4	ea	$5,000.00	$8,324.33	3			$ 33,297		$ 33,297	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	3553	sf	$1.25	$2.08	3			$ 7,393		$ 7,393	
Technology											**$ 28,627**
Telephone / data / CATV system											
Add additional data points	3553	sf	$3.34	$5.56	3			$ 19,755		$ 19,755	
Miscellaneous low voltage upgrades, minor	3553	sf	$1.50	$2.50	3			$ 8,872		$ 8,872	
Work from "1997 Masterplan" still to be completed											**$ 21,972**
Lighting & Controls											
Upgrade bathroom		ls	$5,000.00	$8,324.33	3			$ -		$ -	
Power Distribution											
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Add surface raceways	3553	sf	$0.90	$1.50	3			$ 5,323		$ 5,323	
Structural											**$ 47,318**
Seismic upgrades - "low" rating	3553	sf	$8.00	$13.32	2		$ 47,318			$ 47,318	
Miscellaneous											**$ 32,531**
Hazmat abatement, allowance - "low" rating	3553	sf	$5.50	$9.16	2		$ 32,531			$ 32,531	
Site											**$ 4,520**
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	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 "A"						**$ 85,051**	**$ 91,678**	**$ 317,343**	**$ 164,339**		**$ 658,411**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs Priority / Sf						$ 23.94	$ 25.81	$ 89.33	$ 46.26	$ 185.33	

UNIT "B" - Admin

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Admin

Description	Qty
Type Of Space	
Corridors / Support	4,677 SF
Restrooms	77 SF
DDT - open corridor space (2/3)	-902 SF
Total Modernized SF-age	**3,851 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,851 SF										
Accessibility											**$ 181,897**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
New kick plates to existing doors	9	ea	$215.00	$357.95	**1**	$ 3,222				$ 3,222	
Remove existing door set, provide new, enlarge openin	2	ea	$4,915.00	$8,182.82	**1**	$ 16,366				$ 16,366	
Signage, specialties & fire extinguishers	3851	sf	$1.00	$1.66	**1**	$ 6,412				$ 6,412	
Demo (e) restrooms	150	sf	$50.00	$83.24	**1**	$ 12,486				$ 12,486	
Upgrade existing non accessible restrooms (Med)	240	sf	$300.00	$499.46	**1**	$ 119,870				$ 119,870	
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**2**		$ 10,239			$ 10,239	
Patch finishes for accessibility upgrades	3851	sf	$1.00	$1.66	**2**		$ 6,412			$ 6,412	
Miscellaneous accessible upgrades	3851	sf	$1.00	$1.66	**2**		$ 6,412			$ 6,412	
Life Safety											**$ 34,302**
New fire alarm system (fully automated)	3851	sf	$4.45	$7.41	**3**			$ 28,532		$ 28,532	
Replace exterior lighting	3851	sf	$0.90	$1.50	**3**			$ 5,770		$ 5,770	
Instructional Facilities											**$ 48,445**
Repaint interior walls (100%)	2717	sf	$1.05	$1.75	**4**				$ 4,750	$ 4,750	
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	300	sf	$9.00	$14.98	**3**			$ 4,495		$ 4,495	
Patch repair / paint existing ceilings	3551	sf	$2.50	$4.16	**4**				$ 14,780	$ 14,780	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3851	sf	$1.00	$1.66	**4**				$ 6,412	$ 6,412	
Miscellaneous interior repairs, allowance	3851	sf	$1.50	$2.50	**4**				$ 9,617	$ 9,617	
Building Integrity & Envelope											**$ 134,455**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2860	sf	$4.00	$6.66	**4**				$ 19,046	$ 19,046	
Replace roofing - 100% replacement	3851	sf	$18.00	$29.97	**3**			$ 115,409		$ 115,409	
Mechanical & Plumbing Systems											**$ 132,405**
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	3851	sf	$1.88	$3.13	**3**			$ 12,054		$ 12,054	
Replace trim	4	ea	$880.00	$1,465.08	**3**			$ 5,860		$ 5,860	
Misc plumbing modifications (gas, distrib, etc.)	3851	sf	$2.00	$3.33	**3**			$ 12,823		$ 12,823	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Admin

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	3851	sf	$3.50	$5.83	3			$ 22,441		$ 22,441	
New economizer cycle control / EMS	3851	sf	$6.80	$11.32	3			$ 43,599		$ 43,599	
New exhaust fan	2	ea	$2,200.00	$3,662.71	3			$ 7,325		$ 7,325	
All other HV work excluded											
Electrical Systems											**$ 62,316**
Power and distribution / convenience power											
Lower / add receptacles	3851	sf	$3.30	$5.49	3			$ 21,158		$ 21,158	
Minor upgrades to power distribution / raceway	3851	sf	$3.10	$5.16	3			$ 19,876		$ 19,876	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	3851	sf	$1.25	$2.08	3			$ 8,014		$ 8,014	
Technology											**$ 31,032**
Telephone / data / CATV system											
Add additional data points	3851	ea	$3.34	$5.56	3			$ 21,415		$ 21,415	
Miscellaneous low voltage upgrades, minor	3851	sf	$1.50	$2.50	3			$ 9,617		$ 9,617	
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Lighting & Controls											
Power Distribution											
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 51,293**
Seismic upgrades - "low" rating	3851	sf	$8.00	$13.32	2		$ 51,293			$ 51,293	
Miscellaneous											**$ 35,264**
Hazmat abatement, allowance - "low" rating	3851	sf	$5.50	$9.16	2		$ 35,264			$ 35,264	
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"						**$ 165,378**	**$ 109,618**	**$ 398,355**	**$ 61,248**		**$ 734,599**
Total Costs Priority / Sf						**$ 42.94**	**$ 28.46**	**$ 103.44**	**$ 15.90**	**$ 190.75**	

UNIT "C" - MPR / Kitchen

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - MPR / Kitchen

Description	Qty
Type Of Space	
Corridors / Support	1,860 SF
Restrooms	170 SF
Multi-use room	3,328 SF
Kitchen	499 SF
DDT - open corridor space (2/3)	-927 SF
Total Modernized SF-age	**4,929 SF**

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Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - MPR / Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,929 SF										
Accessibility											**$ 51,672**
New kick plates to existing doors	7	ea	$215.00	$357.95	**1**	$ 2,506				$ 2,506	
Remove existing door & frame, provide new	1	ea	$4,915.00	$8,182.82	**1**	$ 8,183				$ 8,183	
Remove existing door set, provide new, enlarge openin	2	ea	$4,915.00	$8,182.82	**1**	$ 16,366				$ 16,366	
Signage, specialties & fire extinguishers	4929	sf	$1.00	$1.66	**1**	$ 8,206				$ 8,206	
Patch finishes for accessibility upgrades	4929	sf	$1.00	$1.66	**2**		$ 8,206			$ 8,206	
Miscellaneous accessible upgrades	4929	sf	$1.00	$1.66	**2**		$ 8,206			$ 8,206	
Life Safety											**$ 52,930**
New fire alarm system (fully automated)	4929	sf	$4.45	$7.41	**3**			$ 36,517		$ 36,517	
Replace exterior lighting	4929	sf	$2.00	$3.33	**3**			$ 16,412		$ 16,412	
Instructional Facilities											**$ 117,824**
Repaint interior walls (100%)	2575	sf	$1.05	$1.75	**4**				$ 4,501	$ 4,501	
Patch and paint (e) damaged gypboard wall	2000	sf	$15.00	$24.97	**2**		$ 49,946			$ 49,946	
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 repair / paint existing ceilings	4929	sf	$2.50	$4.16	**4**				$ 20,515	$ 20,515	
Remove and replace VCT, incl screed and base	800	sf	$10.15	$16.90	**4**				$ 13,519	$ 13,519	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	4929	sf	$1.00	$1.66	**4**				$ 8,206	$ 8,206	
Miscellaneous interior repairs, allowance	4929	sf	$1.50	$2.50	**4**				$ 12,309	$ 12,309	
Building Integrity & Envelope											**$ 165,757**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2710	sf	$4.00	$6.66	**4**				$ 18,047	$ 18,047	
Replace roofing - 100% replacement	4929	sf	$18.00	$29.97	**3**			$ 147,710		$ 147,710	
Mechanical & Plumbing Systems											**$ 100,894**
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	4929	sf	$1.88	$3.13	**3**			$ 15,428		$ 15,428	
Misc plumbing modifications (gas, distrib, etc.)	4929	sf	$2.00	$3.33	**3**			$ 16,412		$ 16,412	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Remove (e) hydronic system, replace with gas fired heating and ventilation	4929	sf	$5.25	$8.74	**3**			$ 43,082		$ 43,082	
All other HV work excluded											

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - MPR / Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 76,616**
Power and distribution / convenience power											
Lower / add receptacles	4929	sf	$3.30	$5.49	3			$ 27,080		$ 27,080	
Minor upgrades to power distribution / raceway	4929	sf	$3.10	$5.16	3			$ 25,439		$ 25,439	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	4929	sf	$1.25	$2.08	3			$ 10,258		$ 10,258	
Technology											**$ 12,309**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	4929	sf	$1.50	$2.50	3			$ 12,309		$ 12,309	
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Lighting & Controls											
Power Distribution											
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 65,649**
Seismic upgrades - "low" rating	4929	sf	$8.00	$13.32	2		$ 65,649			$ 65,649	
Miscellaneous											**$ 45,134**
Hazmat abatement, allowance - "low" rating	4929	sf	$5.50	$9.16	2		$ 45,134			$ 45,134	
Site											**$ 46,142**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	2		$ 41,622			$ 41,622	
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 "C"						**$ 39,780**	**$ 218,763**	**$ 409,293**	**$ 83,740**		**$ 751,576**
Total Costs Priority / Sf						**$ 8.07**	**$ 44.38**	**$ 83.04**	**$ 16.99**	**$ 152.48**	

UNIT "D" - Classroom

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty
Type Of Space	
Classroom	4,593 SF
Corridors / Support	2,488 SF
Restrooms	312 SF
DDT - open corridor space (2/3)	-1,303 SF
Total Modernized SF-age	**6,090 SF**

South San Francisco Unified School District

Parkway Heights Middle School 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	6,090 SF										
Accessibility											**$ 63,712**
Signage, specialties & fire extinguishers	6090	sf	$1.00	$1.66	**1**	$ 10,138				$ 10,138	
Remove and replace sink / base cabinet	4	ea	$5,000.00	$8,324.33	**2**		$ 33,297			$ 33,297	
Patch finishes for accessibility upgrades	6090	sf	$1.00	$1.66	**2**		$ 10,138			$ 10,138	
Miscellaneous accessible upgrades	6090	sf	$1.00	$1.66	**2**		$ 10,138			$ 10,138	
Life Safety											**$ 67,926**
New fire alarm system (fully automated)	6090	sf	$4.45	$7.41	**3**			$ 45,115		$ 45,115	
Replace exterior lighting	6090	sf	$2.25	$3.75	**3**			$ 22,811		$ 22,811	
Instructional Facilities											**$ 90,759**
Repaint interior walls (100%)	4152	sf	$1.05	$1.75	**4**				$ 7,257	$ 7,257	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	72	lf	$10.94	$18.21	**4**				$ 1,311	$ 1,311	
Remove and replace VCT, incl screed and base	1000	sf	$10.15	$16.90	**2**		$ 16,898			$ 16,898	
Remove and replace damaged ceramic tile, incl screed a	200	sf	$10.90	$18.15	**4**				$ 3,629	$ 3,629	
Replace damaged ACT ceilings	400	sf	$9.00	$14.98	**2**		$ 5,994			$ 5,994	
Patch repair / paint existing ceilings	5690	sf	$2.50	$4.16	**4**				$ 23,681	$ 23,681	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	6090	sf	$1.00	$1.66	**4**				$ 10,138	$ 10,138	
Miscellaneous interior repairs, allowance	6090	sf	$1.50	$2.50	**4**				$ 15,207	$ 15,207	
Building Integrity & Envelope											**$ 211,590**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4370	sf	$4.00	$6.66	**4**				$ 29,102	$ 29,102	
Replace roofing - 100% replacement	6090	sf	$18.00	$29.97	**3**			$ 182,488		$ 182,488	
Mechanical & Plumbing Systems											**$ 189,510**
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	6090	sf	$1.88	$3.13	**3**			$ 19,060		$ 19,060	
Replace trim	6	ea	$880.00	$1,465.08	**3**			$ 8,790		$ 8,790	
Misc plumbing modifications (gas, distrib, etc.)	6090	sf	$2.00	$3.33	**3**			$ 20,276		$ 20,276	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6090	sf	$3.50	$5.83	**3**			$ 35,484		$ 35,484	
New economizer cycle control / EMS	6090	sf	$6.80	$11.32	**3**			$ 68,940		$ 68,940	
New exhaust fan	3	ea	$2,200.00	$3,662.71	**3**			$ 10,988		$ 10,988	
All other HV work excluded											

South San Francisco Unified School District

Parkway Heights Middle School 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
Electrical Systems											**$ 116,369**
Power and distribution / convenience power											
Lower / add receptacles	6090	sf	$3.30	$5.49	3			$ 33,456		$ 33,456	
Minor upgrades to power distribution / raceway	6090	sf	$3.10	$5.16	3			$ 31,428		$ 31,428	
New 120/208V panel	3	ea	$5,000.00	$8,324.33	3			$ 24,973		$ 24,973	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	6090	sf	$1.25	$2.08	3			$ 12,673		$ 12,673	
Technology											**$ 15,207**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	6090	sf	$1.50	$2.50	3			$ 15,207		$ 15,207	
Work from "1997 Masterplan" still to be completed											**$ 48,505**
Lighting & Controls											
Power Distribution											
Replace old panel	2	ea	$10,000.00	$16,648.67	3			$ 33,297		$ 33,297	
Add surface raceways	6090	sf	$1.50	$2.50	3			$ 15,207		$ 15,207	
No work in this section											
Structural											**$ 81,106**
Seismic upgrades - "low" rating	6090	sf	$8.00	$13.32	2		$ 81,106			$ 81,106	
Miscellaneous											**$ 55,760**
Hazmat abatement, allowance - "low" rating	6090	sf	$5.50	$9.16	2		$ 55,760			$ 55,760	
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 "D"						**$ 12,636**	**$ 213,331**	**$ 620,005**	**$ 96,969**		**$ 942,941**
Total Costs Priority / Sf						**$ 2.07**	**$ 35.03**	**$ 101.82**	**$ 15.92**	**$ 154.85**	

UNIT "E" - Storage

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Storage

Description	Qty
Type Of Space	
Corridors / Support	3,495 SF
DDT - open corridor space (2/3)	-712 SF
Total Modernized SF-age	**2,783 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Storage

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	2,783 SF										
Accessibility											**$ 70,936**
New kick plates to existing doors	2	ea	$215.00	$357.95	**1**	$ 716				$ 716	
Remove existing door & frame, provide new	2	ea	$4,915.00	$8,182.82	**1**	$ 16,366				$ 16,366	
Remove door hardware, replace with push/pull type hardware	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove door, enlarge opening, provide new door, frame and hardware	5	ea	$4,500.00	$7,491.90	**1**	$ 37,459				$ 37,459	
Signage, specialties & fire extinguishers	2783	sf	$1.00	$1.66	**1**	$ 4,632				$ 4,632	
Patch finishes for accessibility upgrades	2783	sf	$1.00	$1.66	**2**		$ 4,632			$ 4,632	
Miscellaneous accessible upgrades	2783	sf	$1.00	$1.66	**2**		$ 4,632			$ 4,632	
Life Safety											**$ 31,038**
New fire alarm system (fully automated)	2783	sf	$4.45	$7.41	**3**			$ 20,615		$ 20,615	
Replace exterior lighting	2783	sf	$2.25	$3.75	**3**			$ 10,423		$ 10,423	
Instructional Facilities											**$ 36,254**
Repaint interior walls (100%)	2689	sf	$1.05	$1.75	**4**				$ 4,700	$ 4,700	
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	2783	sf	$2.50	$4.16	**4**				$ 11,581	$ 11,581	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	2783	sf	$1.00	$1.66	**4**				$ 4,632	$ 4,632	
Miscellaneous interior repairs, allowance	2783	sf	$1.50	$2.50	**4**				$ 6,949	$ 6,949	
Building Integrity & Envelope											**$ 102,231**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2830	sf	$4.00	$6.66	**4**				$ 18,846	$ 18,846	
Replace roofing - 100% replacement	2783	sf	$18.00	$29.97	**3**			$ 83,385		$ 83,385	
Mechanical & Plumbing Systems											
Plumbing											**$ 64,821**
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	2783	sf	$1.88	$3.13	**3**			$ 8,709		$ 8,709	
Misc plumbing modifications (gas, distrib, etc.)	2783	sf	$2.00	$3.33	**3**			$ 9,265		$ 9,265	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2783	sf	$3.50	$5.83	**3**			$ 16,214		$ 16,214	
New economizer cycle control / EMS	2783	sf	$6.80	$11.32	**3**			$ 31,501		$ 31,501	
All other HV work excluded											

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Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Storage

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											$ 33,991
Minor upgrades to power distribution / raceway	2783	sf	$3.10	$5.16	3			$ 14,361		$ 14,361	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	2783	sf	$1.25	$2.08	3			$ 5,791		$ 5,791	
Technology											
Telephone / data / CATV system											$ 6,949
Miscellaneous low voltage upgrades, minor	2783	sf	$1.50	$2.50	3			$ 6,949		$ 6,949	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											$ 37,060
Seismic upgrades - "low" rating	2783	sf	$8.00	$13.32	2		$ 37,060			$ 37,060	
Miscellaneous											$ 25,479
Hazmat abatement, allowance - "low" rating	2783	sf	$5.50	$9.16	2		$ 25,479			$ 25,479	
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"						**$ 64,168**	**$ 71,804**	**$ 251,684**	**$ 55,100**		**$ 442,756**
Total Costs Priority / Sf						**$ 23.06**	**$ 25.81**	**$ 90.45**	**$ 19.80**		**$ 159**

UNIT "F" - Classroom

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty
Type Of Space	
Classroom	15,982 SF
Corridors / Support	6,160 SF
Restroom	900 SF
DDT - open corridor space (2/3)	-4,107 SF
Total Modernized SF-age	**18,935 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	18,935 SF										
Accessibility											**$ 132,034**
Signage, specialties & fire extinguishers	18935	sf	$1.00	$1.66	**1**	$ 31,525				$ 31,525	
Remove and reinstal grab bars to correct height	1	ls	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove and reinstall new TV/VCR bracket at 80"AFF	14	ea	$1,500.00	$2,497.30	**1**	$ 34,962				$ 34,962	
Patch finishes for accessibility upgrades	18935	sf	$1.00	$1.66	**2**		$ 31,525			$ 31,525	
Miscellaneous accessible upgrades	18935	sf	$1.00	$1.66	**2**		$ 31,525			$ 31,525	
Life Safety											**$ 211,216**
New fire alarm system (fully automated)	18935	sf	$4.45	$7.41	**3**			$ 140,286		$ 140,286	
Replace exterior lighting	18935	sf	$2.25	$3.75	**3**			$ 70,931		$ 70,931	
Instructional Facilities											**$ 302,844**
Repaint interior walls (100%)	7296	sf	$1.05	$1.75	**4**				$ 12,754	$ 12,754	
Patch and paint (e) damaged gypboard wall	600	sf	$15.00	$24.97	**2**		$ 14,984			$ 14,984	
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	10000	sf	$9.00	$14.98	**4**				$ 149,838	$ 149,838	
Patch repair / paint existing ceilings	8935	sf	$2.50	$4.16	**4**				$ 37,190	$ 37,190	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	18935	sf	$1.00	$1.66	**4**				$ 31,525	$ 31,525	
Miscellaneous interior repairs, allowance	18935	sf	$1.50	$2.50	**4**				$ 47,287	$ 47,287	
Building Integrity & Envelope											**$ 618,592**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	7680	sf	$4.00	$6.66	**4**				$ 51,145	$ 51,145	
Replace roofing - 100% replacement	18935	sf	$18.00	$29.97	**3**			$ 567,447		$ 567,447	
Mechanical & Plumbing Systems											
Plumbing											**$ 267,183**
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	
30 gallon gas fired WH, replace valves	1	ea	$2,500.00	$4,162.17	**3**			$ 4,162		$ 4,162	
Reinsulate hot water pipes	18935	sf	$1.88	$3.13	**3**			$ 59,267		$ 59,267	
Replace trim under sink	3	ea	$880.00	$1,465.08	**3**			$ 4,395		$ 4,395	
Misc plumbing modifications (gas, distrib, etc.)	18935	sf	$2.00	$3.33	**3**			$ 63,050		$ 63,050	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

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BUILDING SUMMARY - UNIT "F" - 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	18935	sf	$3.50	$5.83	3			$ 110,337		$ 110,337	
Install economizer cycle control to furnaces	18935	sf	$6.80	$11.32	3			$ 214,369		$ 214,369	
New exhaust fan	4	ea	$2,200.00	$3,662.71	3			$ 14,651		$ 14,651	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 255,004**
Lower / add receptacles	18935	sf	$3.30	$5.49	3			$ 104,032		$ 104,032	
Minor upgrades to power distribution / raceway	18935	sf	$3.10	$5.16	3			$ 97,727		$ 97,727	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	18935	sf	$1.25	$2.08	3			$ 39,406		$ 39,406	
Technology											
Telephone / data / CATV system											**$ 47,287**
Miscellaneous low voltage upgrades, minor	18935	sf	$1.50	$2.50	3			$ 47,287		$ 47,287	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 28,372**
Power Distribution											
Add surface raceways	18935	sf	$0.90	$1.50	3			$ 28,372		$ 28,372	
Structural											**$ 252,199**
Seismic upgrades - "low" rating	18935	sf	$8.00	$13.32	2		$ 252,199			$ 252,199	
Miscellaneous											**$ 173,387**
Hazmat abatement, allowance - "low" rating	18935	sf	$5.50	$9.16	2		$ 173,387			$ 173,387	
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 "F"						**$ 71,482**	**$ 503,619**	**$ 1,605,530**	**$ 339,005**		**$ 2,519,636**
Total Costs Priority / Sf						**$ 3.78**	**$ 26.60**	**$ 84.79**	**$ 17.90**		**$ 133**

UNIT "G" - Locker / Changing

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Locker / Changing

Description	Qty
Type Of Space	
Corridors / Support	3,503 SF
Restrooms	148 SF
DDT - open corridor space (2/3)	-236 SF
Total Modernized SF-age	**3,416 SF**

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Parkway Heights Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "G" - Locker / Changing

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,416 SF										
Accessibility											**$ 165,715**
New kick plates to existing doors	6	ea	$215.00	$357.95	1	$ 2,148				$ 2,148	
Remove door, enlarge opening, provide new door, frame and hardware	4	ea	$4,500.00	$7,491.90	1	$ 29,968				$ 29,968	
Signage, specialties & fire extinguishers	3416	sf	$1.00	$1.66	1	$ 5,686				$ 5,686	
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 partial benches	60	lf	$45.00	$74.92	1	$ 4,495					
Accessible signage on lockers	10	ea	$125.00	$208.11	1	$ 2,081					
Accessible shower facilities	100	sf	$300.00	$499.46	1	$ 49,946					
Patch finishes for accessibility upgrades	3416	sf	$1.00	$1.66	2		$ 5,686			$ 5,686	
Miscellaneous accessible upgrades	3416	sf	$1.00	$1.66	2		$ 5,686			$ 5,686	
Life Safety											**$ 38,099**
New fire alarm system (fully automated)	3416	sf	$4.45	$7.41	3			$ 25,305		$ 25,305	
Replace exterior lighting	3416	sf	$2.25	$3.75	3			$ 12,794		$ 12,794	
Instructional Facilities											**$ 41,883**
Repaint interior walls (100%)	2394	sf	$1.05	$1.75	4				$ 4,185	$ 4,185	
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	3416	sf	$2.50	$4.16	4				$ 14,216	$ 14,216	
Tack boards	200	sf	$15.00	$24.97	4				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3416	sf	$1.00	$1.66	4				$ 5,686	$ 5,686	
Miscellaneous interior repairs, allowance	3416	sf	$1.50	$2.50	4				$ 8,530	$ 8,530	
Building Integrity & Envelope											**$ 119,138**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2520	sf	$4.00	$6.66	4				$ 16,782	$ 16,782	
Replace roofing - 100% replacement	3416	sf	$18.00	$29.97	3			$ 102,356		$ 102,356	
Mechanical & Plumbing Systems											
Plumbing											**$ 77,128**
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	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	3416	sf	$1.88	$3.13	3			$ 10,690		$ 10,690	
Replace trim under sink	4	ea	$880.00	$1,465.08	3			$ 5,860		$ 5,860	
Misc plumbing modifications (gas, distrib, etc.)	3416	sf	$2.00	$3.33	3			$ 11,373		$ 11,373	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

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Parkway Heights Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "G" - Locker / Changing

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	3416	sf	$3.50	$5.83	3			$ 19,903		$ 19,903	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 75,810**
Lower / add receptacles	3416	sf	$3.30	$5.49	3			$ 18,765		$ 18,765	
Minor upgrades to power distribution / raceway	3416	sf	$3.10	$5.16	3			$ 17,628		$ 17,628	
Lighting & Controls											
Install new switches / occupancy sensors	45	ea	$343.75	$572.30	3			$ 25,753		$ 25,753	
Replace fluorescent lamps and ballast	18	ea	$218.75	$364.19	3			$ 6,555		$ 6,555	
Adjust height of all non compliant switches	3416	sf	$1.25	$2.08	3			$ 7,108		$ 7,108	
Technology											
Telephone / data / CATV system											**$ 18,993**
Miscellaneous low voltage upgrades, minor	3416	sf	$3.34	$5.56	3			$ 18,993		$ 18,993	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 29,135**
Replace corridor lighting	1	ls	$7,500.00	$12,486.50	3			$ 12,486		$ 12,486	
Power Distribution											
Replace panel	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 45,491**
Seismic upgrades - "low" rating	3416	sf	$8.00	$13.32	2		$ 45,491			$ 45,491	
Miscellaneous											**$ 31,275**
Hazmat abatement, allowance - "low" rating	3416	sf	$5.50	$9.16	2		$ 31,275			$ 31,275	
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 "G"						**$ 215,385**	**$ 88,140**	**$ 341,521**	**$ 58,665**		**$ 703,710**
Total Costs Priority / Sf						**$ 63.06**	**$ 25.81**	**$ 99.99**	**$ 17.18**		**$ 206**

UNIT "H" - Music

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Music

Description	Qty
Type Of Space	
Corridors / Support	6,579 SF
Restroom	48 SF
DDT - open corridor space (2/3)	-484 SF
Total Modernized SF-age	**6,144 SF**

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Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Music

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,144 SF										
Accessibility											**$ 57,337**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	3	ea	$215.00	$357.95	**1**	$ 1,074				$ 1,074	
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	6144	sf	$1.00	$1.66	**1**	$ 10,228				$ 10,228	
Remove and replace sink / base cabinet	2	ea	$5,000.00	$8,324.33	**1**	$ 16,649				$ 16,649	
Patch finishes for accessibility upgrades	6144	sf	$1.00	$1.66	**2**		$ 10,228			$ 10,228	
Miscellaneous accessible upgrades	6144	sf	$1.00	$1.66	**2**		$ 10,228			$ 10,228	
Life Safety											**$ 68,529**
New fire alarm system (fully automated)	6144	sf	$4.45	$7.41	**3**			$ 45,515		$ 45,515	
Replace exterior lighting	6144	sf	$2.25	$3.75	**3**			$ 23,013		$ 23,013	
Instructional Facilities											**$ 97,732**
Repaint interior walls (100%)	3952	sf	$1.05	$1.75	**4**				$ 6,909	$ 6,909	
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	6144	sf	$2.50	$4.16	**4**				$ 25,570	$ 25,570	
Remove and replace carpet, incl screed and base	1800	sf	$10.15	$16.90	**4**				$ 30,417	$ 30,417	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	6144	sf	$1.00	$1.66	**4**				$ 10,228	$ 10,228	
Miscellaneous interior repairs, allowance	6144	sf	$1.50	$2.50	**4**				$ 15,342	$ 15,342	
Building Integrity & Envelope											**$ 211,811**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4160	sf	$4.00	$6.66	**4**				$ 27,703	$ 27,703	
Replace roofing - 100% replacement	6144	sf	$18.00	$29.97	**3**			$ 184,107		$ 184,107	
Mechanical & Plumbing Systems											
Plumbing											**$ 114,409**
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	
30 gallon gas fired WH, replace valves	1	ea	$2,500.00	$4,162.17	**3**			$ 4,162		$ 4,162	
Reinsulate hot water pipes	6144	sf	$1.88	$3.13	**3**			$ 19,229		$ 19,229	
Replace trim	6	ea	$880.00	$1,465.08	**3**			$ 8,790		$ 8,790	
Misc plumbing modifications (gas, distrib, etc.)	6144	sf	$2.00	$3.33	**3**			$ 20,456		$ 20,456	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

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Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Music

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	6144	sf	$3.50	$5.83	3			$ 35,799		$ 35,799	
Install door louver	2	ea	$750.00	$1,248.65	3			$ 2,497		$ 2,497	
New exhaust fan	2	ea	$2,200.00	$3,662.71	3			$ 7,325		$ 7,325	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 112,375**
Lower / add receptacles	6144	sf	$3.30	$5.49	3			$ 33,753		$ 33,753	
Minor upgrades to power distribution / raceway	6144	sf	$3.10	$5.16	3			$ 31,707		$ 31,707	
Replace and paint rusting switchboard	2	ea	$5,000.00	$8,324.33	3			$ 16,649		$ 16,649	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	6144	sf	$1.25	$2.08	3			$ 12,785		$ 12,785	
Technology											
Telephone / data / CATV system											**$ 49,504**
Miscellaneous low voltage upgrades, minor	6144	sf	$4.84	$8.06	3			$ 49,504		$ 49,504	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 25,854**
Power Distribution											
Replace panel	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Add surface raceways	6144	sf	$0.90	$1.50	3			$ 9,205		$ 9,205	
Structural											**$ 81,826**
Seismic upgrades - "low" rating	6144	sf	$8.00	$13.32	2		$ 81,826			$ 81,826	
Miscellaneous											**$ 56,255**
Hazmat abatement, allowance - "low" rating	6144	sf	$5.50	$9.16	2		$ 56,255			$ 56,255	
Site											
Utilities											**$ 8,566**
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	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "H"						**$ 45,447**	**$ 158,537**	**$ 564,602**	**$ 125,436**		**$ 894,021**
Total Costs Priority / Sf						**$ 7.40**	**$ 25.81**	**$ 91.90**	**$ 20.42**		**$ 146**

UNIT "J" - Classroom

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Classroom

Description	Qty
Type Of Space	
Classroom	1,722 SF
Corridors / Support	4,483 SF
DDT - open corridor space (2/3)	-449 SF
Total Modernized SF-age	**5,755 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,755 SF										
Accessibility											**$ 45,285**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	3	ea	$215.00	$357.95	**1**	$ 1,074				$ 1,074	
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	5755	sf	$1.00	$1.66	**1**	$ 9,582				$ 9,582	
Remove and reinstall new TV/VCR bracket at 80"AFF	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
Install new base & upper cabinets, counter, sink & acce	1	lf	$925.00	$1,540.00	**2**		$ 1,540			$ 1,540	
Patch finishes for accessibility upgrades	5755	sf	$1.00	$1.66	**2**		$ 9,582			$ 9,582	
Miscellaneous accessible upgrades	5755	sf	$1.00	$1.66	**2**		$ 9,582			$ 9,582	
Life Safety											**$ 64,200**
New fire alarm system (fully automated)	5755	sf	$4.45	$7.41	**3**			$ 42,640		$ 42,640	
Replace exterior lighting	5755	sf	$2.25	$3.75	**3**			$ 21,560		$ 21,560	
Instructional Facilities											**$ 94,952**
Repaint interior walls (100%)	3667	sf	$1.05	$1.75	**4**				$ 6,410	$ 6,410	
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	**3**			$ 5,994		$ 5,994	
Patch repair / paint existing ceilings	5355	sf	$2.50	$4.16	**4**				$ 22,290	$ 22,290	
Remove and replace carpet, incl screed and base	1600	sf	$10.15	$16.90	**4**				$ 27,037	$ 27,037	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5755	sf	$1.00	$1.66	**4**				$ 9,582	$ 9,582	
Miscellaneous interior repairs, allowance	5755	sf	$1.50	$2.50	**4**				$ 14,373	$ 14,373	
Building Integrity & Envelope											**$ 198,182**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3860	sf	$4.00	$6.66	**4**				$ 25,706	$ 25,706	
Replace roofing - 100% replacement	5755	sf	$18.00	$29.97	**3**			$ 172,477		$ 172,477	
Mechanical & Plumbing Systems											
Plumbing											**$ 96,687**
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	5755	sf	$1.88	$3.13	**3**			$ 18,014		$ 18,014	
Misc plumbing modifications (gas, distrib, etc.)	5755	sf	$2.00	$3.33	**3**			$ 19,164		$ 19,164	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - 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	5755	sf	$3.50	$5.83	3			$ 33,537		$ 33,537	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 99,108**
Lower / add receptacles	5755	sf	$3.30	$5.49	3			$ 31,621		$ 31,621	
Minor upgrades to power distribution / raceway	5755	sf	$3.10	$5.16	3			$ 29,704		$ 29,704	
Replace and paint rusting switchboard	1	ea	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	5755	sf	$1.25	$2.08	3			$ 11,978		$ 11,978	
Technology											
Telephone / data / CATV system											**$ 46,377**
Miscellaneous low voltage upgrades, minor	5755	sf	$4.84	$8.06	3			$ 46,377		$ 46,377	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 25,273**
Power Distribution											
Replace panel	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Add surface raceways	5755	sf	$0.90	$1.50	3			$ 8,624		$ 8,624	
Structural											**$ 76,656**
Seismic upgrades - "low" rating	5755	sf	$8.00	$13.32	2		$ 76,656			$ 76,656	
Miscellaneous											**$ 52,701**
Hazmat abatement, allowance - "low" rating	5755	sf	$5.50	$9.16	2		$ 52,701			$ 52,701	
Site											
Utilities											**$ 8,566**
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	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "J"						**$ 33,147**	**$ 150,062**	**$ 510,115**	**$ 114,664**		**$ 807,987**
Total Costs Priority / Sf						**$ 5.76**	**$ 26.07**	**$ 88.63**	**$ 19.92**		**$ 140**

UNIT "K" - Classroom

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "K" - Classroom

Description	Qty
Type Of Space	
Classroom	3,067 SF
Corridors / Support	1,521 SF
DDT - open corridor space (2/3)	-982 SF
Total Modernized SF-age	**3,606 SF**

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Parkway Heights Middle School Campus Modernization

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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	3,606 SF										
Accessibility											**$ 46,918**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
Remove door & frame, rehang new door in (e) location	1	ea	$3,000.00	$4,994.60	**1**	$ 4,995				$ 4,995	
Remove door, enlarge opening, provide new door, frame and hardware	3	ea	$4,500.00	$7,491.90	**1**	$ 22,476				$ 22,476	
Signage, specialties & fire extinguishers	3606	sf	$1.00	$1.66	**1**	$ 6,003				$ 6,003	
Patch finishes for accessibility upgrades	3606	sf	$1.00	$1.66	**2**		$ 6,003			$ 6,003	
Miscellaneous accessible upgrades	3606	sf	$1.00	$1.66	**2**		$ 6,003			$ 6,003	
Life Safety											**$ 40,221**
New fire alarm system (fully automated)	3606	sf	$4.45	$7.41	**3**			$ 26,714		$ 26,714	
Replace exterior lighting	3606	sf	$2.25	$3.75	**3**			$ 13,507		$ 13,507	
Instructional Facilities											**$ 61,863**
Repaint interior walls (100%)	2461	sf	$1.05	$1.75	**4**				$ 4,301	$ 4,301	
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	3406	sf	$2.50	$4.16	**4**				$ 14,175	$ 14,175	
Remove and replace VCT, incl screed and base	200	sf	$10.90	$18.15	**2**		$ 3,629			$ 3,629	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3606	sf	$1.00	$1.66	**4**				$ 6,003	$ 6,003	
Miscellaneous interior repairs, allowance	3606	sf	$1.50	$2.50	**4**				$ 9,005	$ 9,005	
Building Integrity & Envelope											**$ 125,304**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2590	sf	$4.00	$6.66	**4**				$ 17,248	$ 17,248	
Replace roofing - 100% replacement	3606	sf	$18.00	$29.97	**3**			$ 108,056		$ 108,056	
Mechanical & Plumbing Systems											**$ 70,275**
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	3606	sf	$1.88	$3.13	**3**			$ 11,286		$ 11,286	
Misc plumbing modifications (gas, distrib, etc.)	3606	sf	$2.00	$3.33	**3**			$ 12,006		$ 12,006	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3606	sf	$3.50	$5.83	**3**			$ 21,011		$ 21,011	

South San Francisco Unified School District

Parkway Heights Middle 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
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 63,405**
Lower / add receptacles	3606	sf	$3.30	$5.49	**3**			$ 19,810		$ 19,810	
Minor upgrades to power distribution / raceway	3606	sf	$3.10	$5.16	**3**			$ 18,610		$ 18,610	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	**3**			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	3606	sf	$1.25	$2.08	**3**			$ 7,504		$ 7,504	
Technology											
Telephone / data / CATV system											**$ 29,055**
Miscellaneous low voltage upgrades, minor	3606	sf	$4.84	$8.06	**3**			$ 29,055		$ 29,055	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 63,673**
Replace non-functioning switches	1	ls	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Replace all T-12 lamps	1	ls	$25,000.00	$41,621.66	**3**			$ 41,622		$ 41,622	
Power Distribution											
Add surface raceways	3606	sf	$0.90	$1.50	**3**			$ 5,403		$ 5,403	
Structural											**$ 48,025**
Seismic upgrades - "low" rating	3606	sf	$8.00	$13.32	**2**		$ 48,025			$ 48,025	
Miscellaneous											**$ 33,017**
Hazmat abatement, allowance - "low" rating	3606	sf	$5.50	$9.16	**2**		$ 33,017			$ 33,017	
Site											
Utilities											**$ 50,187**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	**2**		$ 41,622			$ 41,622	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	90	sf	$5.50	$9.16	**1**	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	**1**	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	**1**	$ 2,997				$ 2,997	
Total Costs - UNIT "E"						**$ 43,478**	**$ 150,786**	**$ 377,682**	**$ 59,998**		**$ 631,944**
Total Costs Priority / Sf						**$ 12.06**	**$ 41.82**	**$ 104.74**	**$ 16.64**		**$ 175**

UNIT "L" - Lockers / Changing

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "L" - Lockers / Changing

Description	Qty
Type Of Space	
Corridors / Support	3,200 SF
Restroom	195 SF
DDT - open corridor space (2/3)	-216 SF
Total Modernized SF-age	**3,179 SF**

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Parkway Heights Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "L" - Lockers / Changing

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,179 SF										
Accessibility											**$ 75,704**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
New kick plates to existing doors	3	ea	$215.00	$357.95	**1**	$ 1,074				$ 1,074	
Signage, specialties & fire extinguishers	3179	sf	$1.00	$1.66	**1**	$ 5,293				$ 5,293	
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	**2**		$ 49,946			$ 49,946	
Remove partial benches	50	lf	$45.00	$74.92	**1**	$ 3,746					
Accessible signage on lockers	8	ea	$125.00	$208.11	**1**	$ 1,665					
Accessible shower facilities	100	sf	$300.00	$499.46	**1**	$ 49,946					
Patch finishes for accessibility upgrades	3179	sf	$1.00	$1.66	**2**		$ 5,293			$ 5,293	
Miscellaneous accessible upgrades	3179	sf	$1.00	$1.66	**2**		$ 5,293			$ 5,293	
Life Safety											**$ 35,465**
New fire alarm system (fully automated)	3179	sf	$4.45	$7.41	**3**			$ 23,555		$ 23,555	
Replace exterior lighting	3179	sf	$2.25	$3.75	**3**			$ 11,910		$ 11,910	
Instructional Facilities											**$ 39,818**
Repaint interior walls (100%)	2337	sf	$1.05	$1.75	**4**				$ 4,085	$ 4,085	
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	3179	sf	$2.50	$4.16	**4**				$ 13,233	$ 13,233	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3179	sf	$1.00	$1.66	**4**				$ 5,293	$ 5,293	
Miscellaneous interior repairs, allowance	3179	sf	$1.50	$2.50	**4**				$ 7,940	$ 7,940	
Building Integrity & Envelope											**$ 111,662**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2460	sf	$4.00	$6.66	**4**				$ 16,382	$ 16,382	
Replace roofing - 100% replacement	3179	sf	$18.00	$29.97	**3**			$ 95,280		$ 95,280	
Mechanical & Plumbing Systems											
Plumbing											**$ 66,502**
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	3179	sf	$1.88	$3.13	**3**			$ 9,951		$ 9,951	
Replace trim	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	3179	sf	$2.00	$3.33	**3**			$ 10,587		$ 10,587	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

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Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "L" - Lockers / Changing

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	3179	sf	$3.50	$5.83	3			$ 18,527		$ 18,527	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 74,624**
Lower / add receptacles	3179	sf	$3.30	$5.49	3			$ 17,468		$ 17,468	
Minor upgrades to power distribution / raceway	3179	sf	$3.10	$5.16	3			$ 16,409		$ 16,409	
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	3179	sf	$1.25	$2.08	3			$ 6,617		$ 6,617	
Technology											
Telephone / data / CATV system											**$ 25,620**
Miscellaneous low voltage upgrades, minor	3179	sf	$4.84	$8.06	3			$ 25,620		$ 25,620	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 21,413**
Power Distribution											
Replace panel	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Add surface raceways	3179	sf	$0.90	$1.50	3			$ 4,764		$ 4,764	
Structural											**$ 42,347**
Seismic upgrades - "low" rating	3179	sf	$8.00	$13.32	2		$ 42,347			$ 42,347	
Miscellaneous											**$ 29,113**
Hazmat abatement, allowance - "low" rating	3179	sf	$5.50	$9.16	2		$ 29,113			$ 29,113	
Site											
Utilities											**$ 46,142**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	2		$ 41,622			$ 41,622	
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 "L"						**$ 75,048**	**$ 173,614**	**$ 318,904**	**$ 56,200**		**$ 623,766**
Total Costs Priority / Sf						**$ 23.60**	**$ 54.61**	**$ 100.30**	**$ 17.68**		**$ 196**

UNIT "M" - Classroom

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "M" - Classroom

Description	Qty
Type Of Space	
Classroom	3,360 SF
Corridors / Support	896 SF
DDT - open corridor space (2/3)	-597 SF
Total Modernized SF-age	**3,659 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "M" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,659 SF										
Accessibility											**$ 30,181**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
Signage, specialties & fire extinguishers	3659	sf	$1.00	$1.66	**1**	$ 6,091				$ 6,091	
Remove and reinstall new TV/VCR bracket at 80"AFF	4	ea	$1,500.00	$2,497.30	**1**	$ 9,989				$ 9,989	
Patch finishes for accessibility upgrades	3659	sf	$1.00	$1.66	**2**		$ 6,091			$ 6,091	
Miscellaneous accessible upgrades	3659	sf	$1.00	$1.66	**2**		$ 6,091			$ 6,091	
Life Safety											**$ 40,811**
New fire alarm system (fully automated)	3659	sf	$4.45	$7.41	**3**			$ 27,106		$ 27,106	
Replace exterior lighting	3659	sf	$2.25	$3.75	**3**			$ 13,705		$ 13,705	
Instructional Facilities											**$ 44,438**
Repaint interior walls (100%)	2698	sf	$1.05	$1.75	**4**				$ 4,716	$ 4,716	
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	3659	sf	$2.50	$4.16	**4**				$ 15,228	$ 15,228	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3659	sf	$1.00	$1.66	**4**				$ 6,091	$ 6,091	
Miscellaneous interior repairs, allowance	3659	sf	$1.50	$2.50	**4**				$ 9,137	$ 9,137	
Building Integrity & Envelope											**$ 128,554**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2840	sf	$4.00	$6.66	**4**				$ 18,913	$ 18,913	
Replace roofing - 100% replacement	3659	sf	$18.00	$29.97	**3**			$ 109,642		$ 109,642	
Mechanical & Plumbing Systems											
Plumbing											**$ 70,925**
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	3659	sf	$1.88	$3.13	**3**			$ 11,451		$ 11,451	
Misc plumbing modifications (gas, distrib, etc.)	3659	sf	$2.00	$3.33	**3**			$ 12,182		$ 12,182	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3659	sf	$3.50	$5.83	**3**			$ 21,319		$ 21,319	
New economizer cycle control / EMS	3659	sf	$6.80	$11.32	**3**			$ 41,420		$ 41,420	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 72,403**

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BUILDING SUMMARY - UNIT "M" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles	3659	sf	$3.30	$5.49	3			$ 20,101		$ 20,101	
Minor upgrades to power distribution / raceway	3659	sf	$3.10	$5.16	3			$ 18,883		$ 18,883	
Replace and paint rusting switchboard	1	ea	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	3659	sf	$1.25	$2.08	3			$ 7,614		$ 7,614	
Technology											
Telephone / data / CATV system											**$ 29,481**
Miscellaneous low voltage upgrades, minor	3659	sf	$4.84	$8.06	3			$ 29,481		$ 29,481	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 97,050**
Replace non-functioning switches	1	ls	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Replace all T-12 lamps	1	ls	$25,000.00	$41,621.66	3			$ 41,622		$ 41,622	
Power Distribution											
Replace panel	2	ea	$10,000.00	$16,648.67	3			$ 33,297		$ 33,297	
Add surface raceways	3659	sf	$0.90	$1.50	3			$ 5,482		$ 5,482	
Structural											**$ 48,730**
Seismic upgrades - "low" rating	3659	sf	$8.00	$13.32	2		$ 48,730			$ 48,730	
Miscellaneous											**$ 33,502**
Hazmat abatement, allowance - "low" rating	3659	sf	$5.50	$9.16	2		$ 33,502			$ 33,502	
Site											
Utilities											**$ 10,589**
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 "M"						**$ 28,587**	**$ 94,414**	**$ 461,732**	**$ 63,351**		**$ 648,083**
Total Costs Priority / Sf						**$ 7.81**	**$ 25.81**	**$ 126.20**	**$ 17.32**		**$ 177**

UNIT "N" - MPR

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "N" - MPR

Description	Qty
Type Of Space	
Corridors / Support	151 SF
Multi-use room	1,481 SF
DDT - open corridor space (2/3)	-97 SF
Total Modernized SF-age	**1,535 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "N" - MPR

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	1,535 SF										
Accessibility											**$ 16,434**
New kick plates to existing doors	6	ea	$215.00	$357.95	**1**	$ 2,148				$ 2,148	
Signage, specialties & fire extinguishers	1535	sf	$1.00	$1.66	**1**	$ 2,556				$ 2,556	
Remove partial wall / partition & door & frame	60	sf	$15.00	$24.97	**2**		$ 1,498			$ 1,498	
New partiton	50	sf	$22.50	$37.46	**2**		$ 1,873			$ 1,873	
Install new handrails	30	lf	$65.00	$108.22	**2**		$ 3,246			$ 3,246	
Patch finishes for accessibility upgrades	1535	sf	$1.00	$1.66	**2**		$ 2,556			$ 2,556	
Miscellaneous accessible upgrades	1535	sf	$1.00	$1.66	**2**		$ 2,556			$ 2,556	
Life Safety											**$ 17,127**
New fire alarm system (fully automated)	1535	sf	$4.45	$7.41	**3**			$ 11,376		$ 11,376	
Replace exterior lighting	1535	sf	$2.25	$3.75	**3**			$ 5,752		$ 5,752	
Instructional Facilities											**$ 24,771**
Repaint interior walls (100%)	1558	sf	$1.05	$1.75	**4**				$ 2,724	$ 2,724	
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	1535	sf	$2.50	$4.16	**4**				$ 6,391	$ 6,391	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	1535	sf	$1.00	$1.66	**4**				$ 2,556	$ 2,556	
Miscellaneous interior repairs, allowance	1535	sf	$1.50	$2.50	**4**				$ 3,834	$ 3,834	
Building Integrity & Envelope											**$ 56,935**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1640	sf	$4.00	$6.66	**4**				$ 10,922	$ 10,922	
Replace roofing - 100% replacement	1535	sf	$18.00	$29.97	**3**			$ 46,013		$ 46,013	
Mechanical & Plumbing Systems											
Plumbing											**$ 46,303**
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	1535	sf	$1.88	$3.13	**3**			$ 4,806		$ 4,806	
Replace trim	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	1535	sf	$2.00	$3.33	**3**			$ 5,113		$ 5,113	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	1535	sf	$3.50	$5.83	**3**			$ 8,947		$ 8,947	
All other HV work excluded											

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Parkway Heights Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "N" - MPR

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											**$ 37,037**
Lower / add receptacles	1535	sf	$3.30	$5.49	**3**			$ 8,436		$ 8,436	
Minor upgrades to power distribution / raceway	1535	sf	$3.10	$5.16	**3**			$ 7,925		$ 7,925	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	**3**			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	1535	sf	$1.25	$2.08	**3**			$ 3,195		$ 3,195	
Technology											
Telephone / data / CATV system											**$ 12,373**
Miscellaneous low voltage upgrades, minor	1535	sf	$4.84	$8.06	**3**			$ 12,373		$ 12,373	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 58,270**
Replace non-functioning switches	1	ls	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Replace all T-12 lamps	1	ls	$25,000.00	$41,621.66	**3**			$ 41,622		$ 41,622	
No work in this section											
Structural											**$ 20,450**
Seismic upgrades - "low" rating	1535	sf	$8.00	$13.32	**2**		$ 20,450			$ 20,450	
Miscellaneous											**$ 14,060**
Hazmat abatement, allowance - "low" rating	1535	sf	$5.50	$9.16	**2**		$ 14,060			$ 14,060	
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 "N"						**$ 7,201**	**$ 46,241**	**$ 217,123**	**$ 35,692**		**$ 306,257**
Total Costs Priority / Sf						**$ 4.69**	**$ 30.12**	**$ 141.41**	**$ 23.25**		**$ 199**

UNIT "P" - Library

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "P" - Library

Description	Qty
Type Of Space	
Corridors / Support	2,969 SF
Restroom	33 SF
Total Modernized SF-age	**3,002 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "P" - Library

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,002 SF										
Accessibility											**$ 96,581**
New kick plates to existing doors	7	ea	$215.00	$357.95	**1**	$ 2,506				$ 2,506	
Remove door, enlarge opening, provide new door, frame and hardware	5	ea	$4,500.00	$7,491.90	**1**	$ 37,459				$ 37,459	
Signage, specialties & fire extinguishers	3002	sf	$1.00	$1.66	**1**	$ 4,998				$ 4,998	
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	**2**		$ 37,459			$ 37,459	
Patch finishes for accessibility upgrades	3002	sf	$1.00	$1.66	**2**		$ 4,998			$ 4,998	
Miscellaneous accessible upgrades	3002	sf	$1.00	$1.66	**2**		$ 4,998			$ 4,998	
Life Safety											**$ 33,487**
New fire alarm system (fully automated)	3002	sf	$4.45	$7.41	**3**			$ 22,241		$ 22,241	
Replace exterior lighting	3002	sf	$2.25	$3.75	**3**			$ 11,246		$ 11,246	
Instructional Facilities											**$ 40,989**
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%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Replace damaged ACT ceilings	100	sf	$9.00	$14.98	**3**			$ 1,498		$ 1,498	
Patch repair / paint existing ceilings	2902	sf	$2.50	$4.16	**4**				$ 12,079	$ 12,079	
Remove and replace VCT, incl screed and base	100	sf	$10.90	$18.15	**2**		$ 1,815			$ 1,815	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3002	sf	$1.00	$1.66	**4**				$ 4,998	$ 4,998	
Miscellaneous interior repairs, allowance	3002	sf	$1.50	$2.50	**4**				$ 7,497	$ 7,497	
Building Integrity & Envelope											**$ 105,348**
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	3002	sf	$18.00	$29.97	**3**			$ 89,965		$ 89,965	
Mechanical & Plumbing Systems											
Plumbing											**$ 64,323**
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	3002	sf	$1.88	$3.13	**3**			$ 9,396		$ 9,396	
Replace trim	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	3002	sf	$2.00	$3.33	**3**			$ 9,996		$ 9,996	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

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Parkway Heights Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "P" - Library

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	3002	sf	$3.50	$5.83	3			$ 17,493		$ 17,493	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 55,716**
Lower / add receptacles	3002	sf	$3.30	$5.49	3			$ 16,494		$ 16,494	
Minor upgrades to power distribution / raceway	3002	sf	$3.10	$5.16	3			$ 15,494		$ 15,494	
Lighting & Controls											
Repair dimming panel		ls	$2,000.00	$3,329.73	3			$ -		$ -	
Install new switches / occupancy sensors		ea	$343.75	$572.30	3			$ -		$ -	
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Miscellaneous lighting upgrades (minor)		sf	$2.00	$3.33	3			$ -		$ -	
Adjust height of all non compliant switches	3002	sf	$1.25	$2.08	3			$ 6,248		$ 6,248	
Technology											
Telephone / data / CATV system											**$ 24,191**
Miscellaneous low voltage upgrades, minor	3002	sf	$4.84	$8.06	3			$ 24,191		$ 24,191	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 58,270**
Replace non-functioning switches	1	ls	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Replace all T-12 lamps	1	ls	$25,000.00	$41,621.66	3			$ 41,622		$ 41,622	
No work in this section											
Structural											**$ 39,984**
Seismic upgrades - "low" rating	3002	sf	$8.00	$13.32	2		$ 39,984			$ 39,984	
Miscellaneous											**$ 27,489**
Hazmat abatement, allowance - "low" rating	3002	sf	$5.50	$9.16	2		$ 27,489			$ 27,489	
Site											
Utilities											**$ 48,165**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	2		$ 41,622			$ 41,622	
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 "P"						**$ 55,668**	**$ 158,366**	**$ 327,450**	**$ 53,059**		**$ 594,544**
Total Costs Priority / Sf						**$ 18.54**	**$ 52.75**	**$ 109.07**	**$ 17.67**		**$ 198**

UNIT "Q" - Serving / Pantry

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "Q" - Serving / Pantry

Description	Qty
Type Of Space	
Corridors / Support	1,816 SF
DDT - open corridor space (2/3)	-915 SF
Total Modernized SF-age	**901 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "Q" - Serving / Pantry

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	901 SF										
Accessibility											**$ 4,857**
New kick plates to existing doors	1	ea	$215.00	$357.95	**1**	$ 358				$ 358	
Signage, specialties & fire extinguishers	901	sf	$1.00	$1.66	**1**	$ 1,500				$ 1,500	
Patch finishes for accessibility upgrades	901	sf	$1.00	$1.66	**2**		$ 1,500			$ 1,500	
Miscellaneous accessible upgrades	901	sf	$1.00	$1.66	**2**		$ 1,500			$ 1,500	
Life Safety											**$ 10,049**
New fire alarm system (fully automated)	901	sf	$4.45	$7.41	**3**			$ 6,674		$ 6,674	
Replace exterior lighting	901	sf	$2.25	$3.75	**3**			$ 3,375		$ 3,375	
Instructional Facilities											**$ 11,571**
Repaint interior walls (100%)	988	sf	$1.05	$1.75	**4**				$ 1,727	$ 1,727	
Repaint existing door sets (100%)	4	ea	$99.00	$164.82	**4**				$ 659	$ 659	
Repaint existing casework (100%)	24	lf	$10.94	$18.21	**4**				$ 437	$ 437	
Patch repair / paint existing ceilings	901	sf	$2.50	$4.16	**4**				$ 3,750	$ 3,750	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Caulking & sealant, metals, backing	901	sf	$1.00	$1.66	**4**				$ 1,500	$ 1,500	
Miscellaneous interior repairs, allowance	901	sf	$1.50	$2.50	**4**				$ 2,250	$ 2,250	
Building Integrity & Envelope											**$ 33,923**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1040	sf	$4.00	$6.66	**4**				$ 6,926	$ 6,926	
Replace roofing - 100% replacement	901	sf	$18.00	$29.97	**3**			$ 26,997		$ 26,997	
Mechanical & Plumbing Systems											
Plumbing											**$ 37,041**
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	901	sf	$1.88	$3.13	**3**			$ 2,820		$ 2,820	
Misc plumbing modifications (gas, distrib, etc.)	901	sf	$2.00	$3.33	**3**			$ 3,000		$ 3,000	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	901	sf	$3.50	$5.83	**3**			$ 5,249		$ 5,249	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 28,955**
Lower / add receptacles	901	sf	$3.30	$5.49	**3**			$ 4,949		$ 4,949	
Minor upgrades to power distribution / raceway	901	sf	$3.10	$5.16	**3**			$ 4,649		$ 4,649	

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Parkway Heights Middle School Campus Modernization

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BUILDING SUMMARY - UNIT "Q" - Serving / Pantry

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	901	sf	$1.25	$2.08	3			$ 1,875		$ 1,875	
Technology											
Telephone / data / CATV system											**$ 7,259**
Miscellaneous low voltage upgrades, minor	901	sf	$4.84	$8.06	3			$ 7,259		$ 7,259	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 58,270**
Replace non-functioning switches	1	ls	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Replace all T-12 lamps	1	ls	$25,000.00	$41,621.66	3			$ 41,622		$ 41,622	
No work in this section											
Structural											**$ 11,999**
Seismic upgrades - "low" rating	901	sf	$8.00	$13.32	2		$ 11,999			$ 11,999	
Miscellaneous											**$ 8,249**
Hazmat abatement, allowance - "low" rating	901	sf	$5.50	$9.16	2		$ 8,249			$ 8,249	
Site											
Utilities											**$ 56,131**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	2		$ 41,622			$ 41,622	
ADA requirements											
Demo (e) uneven paving	1200	sf	$5.00	$8.32	3			$ 9,989		$ 9,989	
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 "Q"						**$ 6,378**	**$ 64,869**	**$ 178,560**	**$ 18,497**		**$ 268,304**
Total Costs Priority / Sf						**$ 7.08**	**$ 72.01**	**$ 198.21**	**$ 20.53**		**$ 298**

PORTABLES REPLACEMENT

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES REPLACEMENT

Description	Qty
Type Of Space	
Classrooms (Portables)	5,712 SF
Total Modernized SF-age	**5,712 SF**

South San Francisco Unified School District

Parkway Heights Middle 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	5,712 SF										
Accessibility											$ 986,427
Demolish existing portables	3808	sf	$12.00	$19.98	2		$ 76,078			$ 76,078	
Install new portables	3808	sf	$130.00	$216.43	2		$ 824,176			$ 824,176	
New exterior ramped access	4	ea	$4,200.00	$6,992.44	2		$ 27,970			$ 27,970	
Connect utilities to each (5'-0")	4	ea	$6,025.00	$10,030.82	2		$ 40,123			$ 40,123	
Patch repair associated site	4	loc	$2,500.00	$4,162.17	2		$ 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						$ -	$ 986,427	$ -	$ -		$ 986,427
Total Costs Priority / Sf						$ -	$ 172.69	$ -	$ -		$ 173

PORTABLE MODIFICATIONS

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLE MODIFICATIONS

Description	Qty
Type Of Space	
Classrooms (Portables)	1,904 SF
Total Modernized SF-age	**1,904 SF**

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLE UNITS MODIFICATIONS

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	1,904 SF										
Accessibility											**$ 109,169**
New kick plates to existing doors	4	ea	$215.00	$357.95	**2**		$ 1,432			$ 1,432	
Remove door, install new door, install (e) hardware	4	ea	$3,500.00	$5,827.03	**1**	$ 23,308				$ 23,308	
Signage, specialties & fire extinguishers	1904	sf	$1.00	$1.66	**1**	$ 3,170				$ 3,170	
Upgrade existing non accessible restrooms (Med)	150	sf	$300.00	$499.46	**1**	$ 74,919				$ 74,919	
Patch finishes for accessibility upgrades	1904	sf	$1.00	$1.66	**2**		$ 3,170			$ 3,170	
Miscellaneous accessible upgrades	1904	sf	$1.00	$1.66	**2**		$ 3,170			$ 3,170	
Life Safety											**$ 21,238**
New fire alarm system (fully automated)	1904	sf	$4.45	$7.41	**3**			$ 14,106		$ 14,106	
Replace exterior lighting	1904	sf	$2.25	$3.75	**3**			$ 7,132		$ 7,132	
Instructional Facilities											**$ 37,316**
Repaint interior walls (100%)	5890	sf	$1.05	$1.75	**4**				$ 10,296	$ 10,296	
Repaint existing door sets (100%)	6	ea	$99.00	$164.82	**4**				$ 989	$ 989	
Repaint existing casework (100%)	48	lf	$10.94	$18.21	**4**				$ 874	$ 874	
Patch repair / paint existing ceilings	1904	sf	$2.50	$4.16	**4**				$ 7,925	$ 7,925	
Remove and replace VCT, incl screed and base	100	sf	$10.90	$18.15	**2**		$ 1,815			$ 1,815	
Tack boards	300	sf	$15.00	$24.97	**4**				$ 7,492	$ 7,492	
Caulking & sealant, metals, backing	1904	sf	$1.00	$1.66	**4**				$ 3,170	$ 3,170	
Miscellaneous interior repairs, allowance	1904	sf	$1.50	$2.50	**4**				$ 4,755	$ 4,755	
Building Integrity & Envelope											**$ 98,347**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	6200	sf	$4.00	$6.66	**4**				$ 41,289	$ 41,289	
Replace roofing - 100% replacement	1904	sf	$18.00	$29.97	**4**				$ 57,058	$ 57,058	
Mechanical & Plumbing Systems											**$ 77,402**
Plumbing											
Replace hosebibbs	6	ea	$1,800.00	$2,996.76	**3**			$ 17,981		$ 17,981	
Clear and replace grates at floor drains	6	ea	$400.00	$665.95	**3**			$ 3,996		$ 3,996	
New mop sink w/ hot water	6	ea	$4,000.00	$6,659.47	**3**			$ 39,957		$ 39,957	
Reinsulate hot water pipes	1904	sf	$1.88	$3.13	**3**			$ 5,959		$ 5,959	
Misc plumbing modifications (gas, distrib, etc.)	1904	sf	$2.00	$3.33	**3**			$ 6,340		$ 6,340	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	1904	sf	$1.00	$1.66	**3**			$ 3,170		$ 3,170	
All other HV work excluded											
Electrical Systems											**$ 70,762**
Power and distribution / convenience power											

South San Francisco Unified School District

Parkway Heights Middle School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLE UNITS MODIFICATIONS

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles	1904	sf	$3.30	$5.49	3			$ 10,461		$ 10,461	
Minor upgrades to power distribution / raceway	1904	sf	$3.10	$5.16	3			$ 9,827		$ 9,827	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	112	ea	$218.75	$364.19	3			$ 40,789		$ 40,789	
Adjust height of all non compliant switches	1904	sf	$1.25	$2.08	3			$ 3,962		$ 3,962	
Technology											**$ 15,342**
Telephone / data / CATV system											
Add additional data points	1904	sf	$3.34	$5.56	3			$ 10,587		$ 10,587	
Miscellaneous low voltage upgrades, minor	1904	sf	$1.50	$2.50	3			$ 4,755		$ 4,755	
Work from "1997 Masterplan" still to be completed											**$ 7,925**
Lighting & Controls											
Power Distribution											
Minor upgrades to power distribution / raceway	1904	sf	$2.50	$4.16	3			$ 7,925		$ 7,925	
Structural											**$ 25,359**
Seismic upgrades - "low" rating	1904	sf	$8.00	$13.32	2		$ 25,359			$ 25,359	
Miscellaneous											**$ 17,434**
Hazmat abatement, allowance - "low" rating	1904	sf	$5.50	$9.16	2		$ 17,434			$ 17,434	
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						**$ 116,381**	**$ 52,380**	**$ 192,670**	**$ 133,848**		**$ 495,279**
Total Costs Priority / Sf						**$ 61.12**	**$ 27.51**	**$ 101.19**	**$ 70.30**		**$ 260**

SITEWORK

South San Francisco Unified School District

Parkway Heights Middle School 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

Parkway Heights Middle 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	250,000 SF										
Accessibility											**$ 86,573**
Misc demolition / protection	1	ls	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Demo (e) and install new drinking fountains	5	ea	$6,100.00	$10,155.69	**1**	$ 50,778				$ 50,778	
New accessible rails	12	lf	$125.00	$208.11	**2**		$ 2,497			$ 2,497	
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											
Plumbing											**$ 62,432**
Remove debris from all valve boxes and replace valves	250000	sf	$0.15	$0.25	**3**			$ 62,432		$ 62,432	
Electrical Systems											
Power and distribution / convenience power											**$ 56,605**
Replace switchboard	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Enclose electrical area	200	sf	$45.00	$74.92				$ 14,984		$ 14,984	
Enclose (e) switchgear	2	ea	$7,500.00	$12,486.50	**1**	$ 24,973				$ 24,973	
Technology											
No work in this section											
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Power & Distibution											
Replace old switchboard	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
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											**$ 2,099,022**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$75,000.00	$124,864.99	**3**			$ 124,865		$ 124,865	
Replace (e) gas lines	653500	sf	$0.15	$0.25	**2**		$ 163,199			$ 163,199	

South San Francisco Unified School District

Parkway Heights Middle 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
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	
New AC paving overlay, drainage, etc.	139000	sf	$7.25	$12.07	2		$ 1,677,769			$ 1,677,769	
Site Upgrades											
Convert areas of campus to landscape and irrigation	3000	sf	$15.00	$24.97	4				$ 74,919	$ 74,919	
Total Costs - SITE						**$ 75,751**	**$ 2,101,519**	**$ 243,903**	**$ 74,919**		**$ 2,496,093**
Total Costs Priority / Sf						**$ 0.30**	**$ 8.41**	**$ 0.98**	**$ 0.30**		**$ 9.98**

Architectural Site Survey

Parkway Heights Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
01	Damaged vinyl floor tiles	Replace and patch (e) damaged vinyl floor tiles	100	sq. ft	I	2
01, 02, 03, 04	Damaged ceiling tiles	Replace damaged ceiling tiles	400	sq. ft.	I	2
02, 03, 04	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		
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		
02, 03, 04	Door lacks strike side clearance	Remove (e) door frame	3	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance	3	each		
01	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		
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	4	each	A	1
06	Non-accessible restroom	Demo (e) restrooms	50	sq. ft.	A	1
		Provide accessible restrooms	75	sq. ft.		
Unit B						
04, 15, 16	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	300	sq. ft.	I	2
07, 10	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, 10, 15	Less than 32" clearance at doors	Demo (e) door and frame	2	each	A	1
		Provide new 36" wide door frames	2	each		
		Provide 36" door with hardware	2	each		
16	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		
12	Non-accessible landing	Cut and remove portion of (e) conc. or a/c paving	30	sq. ft.	A	1
		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.		
04, 07, 10, 12, 13, 15	Missing kickplates	Provide kickplates at doors	9	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	13	each	A	1
02, 08, 09	Non-accessible restrooms	Demo (e) restrooms	150	sq. ft.	A	1
		Provide accessible restrooms	240	sq. ft.		

Parkway Heights Middle School

Architectural Site Survey

Parkway Heights Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit C						
02, 03, 04, 05	Damaged vinyl floor tiles	Replace and patch (e) damaged vinyl floor tiles	800	sq. ft.	I	2
01, 02, 03, 04, 05	Damaged gypsum wall board	Patch and paint gypsum wall board	2000	sq. ft.	I	3
5	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		
03, 04	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		
3	Non-accessible landing	Cut and remove portion of (e) conc. or a/c paving	30	sq. ft.	A	1
		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.		
All doors	Missing kickplates	Provide kickplates at doors	7	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	7	each	A	1
Unit D						
01, 02, 04, 05, 11	Damaged vinyl floor tiles	Replace and patch (e) damaged vinyl floor tiles	1000	sq. ft.	I	2
06	Damaged ceramic tiles	Replace and patch damaged ceramic tiles	200	sq. ft.	I	2
01, 02, 05, 06, 11	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	400	sq. ft.	I	2
01, 02, 04, 05	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		
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	5	each	A	1
Unit E						
3	Less than 32" clearance at doors	Demo (e) door and frame	2	each	A	1
		Provide new 36" wide door frames	2	each		
		Provide 36" door with hardware	2	each		
01, 03	Door lacks strike side clearance	Remove (e) door frame	5	each	A	1
		Cut and patch (e) wall for installation new hollow metal door frame with 12" strike side clearance	5	each		
3	Non-accessible door hardware	Provide accessible door hardware	1	each	A	1
3	Missing kickplates	Provide kickplates at doors	2	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	5	each	A	1
Unit F						
08, 10, 12	Damaged gypsum wall board	Patch and paint gypsum wall board	600	sq. ft.	I	2
02, 04, 05, 06, 07, 09, 11, 13, 14, 15,	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	10,000	sq. ft.	I	2
02, 04, 05, 06, 07, 08, 09, 10, 11, 13, 14, 15, 16	TV/VCR mounted <80" AFF	Remove (e) bracket	14	each	A	1
		Reinstall (e) Bracket and TV/VCR at 80" AFF min.	14	each		
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	27	each	A	1
17, 18	Grab bar installed incorrectly	Remove grab bar and install to provide 24" of length in front of water closet	2	each	A	1
Unit G						
02, 12	Lack of accessible lockers	Remove portion of (e) benches	60	ft	A	1

Architectural Site Survey

Parkway Heights Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
		Provide accessible signage on lockers	10	each		
04, 14	Non-accessible showers	Provide accessible shower space	100	sq. ft.	A	1
02, 12	Door lacks strike side clearance	Remove (e) door frame	4	each	A	1
		Cut and patch (e) wall for installation new hollow metal door frame with 12" strike side clearance	4	each		
2	Non-accessible landing	Cut and remove portion of (e) conc. or a/c paving	30	sq. ft.	A	1
		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.		
02, 05, 12, 15	Missing kickplates	Provide kickplates at doors	6	each	A	1
All doors	lack of accessible identifying signage	Provide identifying, tactile Braille signage	6	each	A	1
06, 16	Non-accessible restroom	Demo (e) restrooms	200	sq. ft.	A	1
		Provide accessible restrooms	200	sq. ft.		
Unit H						
01	Damaged carpet	Replace carpet with new carpet	1800	sq. ft.	I	2
03	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		
01	Non-accessible threshold	Remove (e) non-conforming threshold	3	each	A	1
		Cut and remove portion of (e) conc. or a/c paving	90	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.	90	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	180	sq. ft.		
		Provide <1/2" aluminum threshold between landings	3	each		
All doors	Missing kickplates	Provide kickplates at doors	3	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	3	each	A	1
03	Only one (e) exit for occupant load over 50	Provide new 3' door frame and door	1	each	A	1
Unit J						
05	Damaged carpet	Replace carpet with new carpet	1600	sq. ft.	I	2
10, 11	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	400	sq. ft.	I	2
10	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, 11	TV/VCR mounted <80" AFF	Remove (e) bracket	2	each	A	1
		Reinstall (e) Bracket and TV/VCR at 80" AFF min.	2	each		
11	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		
05, 11	Non-accessible threshold	Remove (e) non-conforming threshold	3	each	A	1
		Cut and remove portion of (e) conc. or a/c paving	90	sq. ft.		

Parkway Heights Middle School

Architectural Site Survey

Parkway Heights Middle 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.	90	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	180	sq. ft.		
		Provide <1/2" aluminum threshold between landings	3	each		
10, 11	Missing kickplates	Provide kickplates at doors	3	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	5	each	A	1
Unit K						
1	Damaged vinyl floor tiles	Replace and patch (e) damaged vinyl floor tiles	200	sq. ft.	I	2
1	Damaged gypsum wall board	Patch and paint gypsum wall board	500	sq. ft.	I	2
1	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	200	sq. ft.	I	2
2	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, 02, 03	Doors lack strike side clearance	Remove (e) door frame	3	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance	3	each		
01, 02, 03	Non-accessible threshold	Remove (e) non-conforming threshold	3	each	A	1
		Cut and remove portion of (e) conc. or a/c paving	90	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.	90	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	180	sq. ft.		
		Provide <1/2" aluminum threshold between landings	3	each		
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	9	each	A	1
Unit L						
1	Lack of accessible locker space	Remove portion of benches	50	ft	A	1
		Provide accessible signage on lockers	8	each		
9	Non-accessible showers	Provide accessible shower space	100	sq. ft.	A	1
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		
All doors	Missing kickplates	Provide kickplates at doors	3	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	3	each	A	1
06, 16	Non-accessible restroom	Demo (e) restrooms	100	sq. ft.	A	1
		Provide accessible restrooms	100	sq. ft.		
Unit M						
01, 02, 03, 04	TV/VCR mounted <80" AFF	Remove (e) bracket	4	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	4	each		
01, 02, 03, 04	Non-accessible threshold	Remove (e) non-conforming threshold	4	each	A	1

Architectural Site Survey

Parkway Heights Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
		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	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	4	each	A	1
Unit N						
All doors	Missing kickplates	Provide kickplates at doors	6	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	6	each	A	1
5	Lack of 5'x5' landing at stairs	Remove portion of wall	5	ft.	A	1
		Remove portion of the platform	10	sq. ft.		
		New gypsum board partition	5	ft.		
		Remove door frame and door	1	each		
02, 05	No handrails at stairs	Provide conforming handrails	30	ft.	A	1
Unit P						
4	Damage floor vinyl tiles	Replace and patch (e) damaged vinyl floor tiles	100	sq. ft.	I	1
2	Damaged acoustic ceiling tiles	Replace damaged acoustic ceiling tiles	100	sq. ft.	I	1
01, 02, 03, 04, 05	Door lacks strike side clearance	Remove (e) door frame	5	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance	5	each		
01, 04	Non-accessible landing	Cut and remove portion of (e) conc. or a/c paving	60	sq. ft.	A	1
		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.		
02, 03, 04, 05, 06	Missing kickplates	Provide kickplates at doors	7	each	A	1
All doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	10	each	A	1
06, 16	Non-accessible restrooms	Demo (e) restrooms	50	sq. ft.	A	1
		Provide accessible restrooms	75	sq. ft.		
Unit Q						
A	Uneven pavement	Demo (e) uneven a/c paving	1200	sq. ft.	P	2
01	Non-accessible landing	Cut and remove portion of (e) conc. or a/c paving	30	sq. ft.	A	1
		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.		
01	Missing kickplates	Provide kickplates at doors	1	each	A	1
A, 01	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	2	each	A	1
Portables						
5	Damaged vinyl floor tiles	Replace and patch (e) damaged vinyl floor tiles	100	sq. ft.	I	2
01, 02, 03, 04	Portables are in disrepair	Demo and replace with new portables	4	each	B	2
05, 06	Door hardware installed too high	Provide new door	4	each	A	1
		Install (e) hardware into new door at accessible height	4	each		

Parkway Heights Middle School

Architectural Site Survey

Parkway Heights Middle School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
05, 06	Missing of kickplate	Provide kickplate at door	4	each	A	1
05,06	Missing of accessible identifying signage	Provide identifying, tactile Braille signage	4	each	A	1
01	Non-accessible restrooms in portable	Provide new accessible restrooms in portables	2	each	A	1
General Site						
Site	Uneven pavement	Repave uneven pavement	139,000	sq. ft.	P	2
Site	No accessible path of travel from parking to site	Provide accessible ramps	12	ft	A	1
Exterior walls	Non-accessible drinking fountain	Remove (e) non-conforming drinking fountains	5	each	A	1
		Install high-low drinking fountains	5	each		
		Install metal wing rails next to drinking fountains	5	pairs		
Admin	(E) admin space is located far from main entrance and center of campus. Main	New admin building at main entrance	3800	sq. ft.	I	3
		Convert admin space to classrooms	3800	sq. ft.	I	3
		Remove portables from site	6	portables	I	3
		Remove from previous cost estimate any work to the portables or to the admin building, Unit B				
Site	(E) electrical service area at center of campus is unattractive	Enclose electrical service area	200	sq. ft.	E	3
Site	Site has unattractive asphalt courtyards	Convert portions throughout campus to landscaped areas with irrigation	3000	sq. ft.	L	4
Site	(E) gas lines are in poor condition	Replace gas lines	15	acres	M	2
Site	(E) switchgears exposed to elements	Enclose (e) switchgear	2	each	E	1

Architectural Site Survey - 1997 Bond Update

Parkway Heights Middle 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	*139,000*	*sq. ft.*	P/97	2
Fencing and Gate Renovation	Renovation completed	None	*5000*	*ft*		
Building Exterior						
Paint Exterior	Exterior painting completed	None	*56,040*	*sq. ft.*		
New Window Frames & Glass	Item unfinished	Provide new windows and frame	*4,484*	*sq. ft.*	B/97	2
(E) window Re-glazed	Item unfinished	Re-glaze windows	*8,968*	*sq. ft.*	B/97	2
Dry-rot Repairs	No visible dry rot at time of survey, need more info to accurately assess	None	*1*	*LS*		
Roofing Replacement	Some buildings re-roofed in 2000	Provide new roof at boys' and girls' PE buildings	*1*	*LS*	B/97	2
Rain Gutter Repair/ Replace	Gutters are in good condition	None	*747*	*ft*		
Building Interior						
Window Coverings Replaced	Blinds have no visible damage	None	*16,465*	*sq. ft.*		
Asbestos Removal	Not able to confirm at time of survey	None	*168,000*	*1997 LS*		
Floor Coverings	(E) flooring has no visible damage	None	*55,807*	*sq. ft.*		
Paint Interior	(E) interior paint in good condition	None	*74,898*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*42*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*27,904*	*sq. ft.*		
Heating System Renovation	Heating System has been updated	None	*41,855*	*sq. ft.*		
Exterior Wall Insulation	Not able to confirm at time of survey	None	*33,602*	*sq. ft.*		
Book Locker Replacement	Item completed	None	*800*	*each*		
Science Lab Renovation	Item completed	None	*4,500*	*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 unfinished	Provide accessible drinking fountain upgrade	*2*	*each*	97	1
Toilet Room Upgrades	Restrooms were upgraded but are still not 100% accessible	See masterplan for individual restroom recommendations	*2,000*	*sq. ft.*		
Wheelchair Lift @ Stage	Lift is installed	none	*1*	*LS*		
Portable Classrooms						
New Portable Classrooms	No new portables	Provide new portables	*4*	*each*	97	2

Parkway Heights Middle School

Mechanical Site Survey

Parkway Elementary School				
Note: Heating upgrade was recommended in 1997. A lot of the furnaces in the classrooms were a newer model.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
01, 02, 03, 04	Each classroom is heated by a furnace in a furnace closet with minimum outside air provided to the classroom. There is a server room within unit 02 with no cooling or ventilation unit.	upgraded heating system	none	install economizer cycle control, and Energy Management System to each furnace. Install a dedicated cooling system for the server room
05 thru 10	each toilet has a ceiling exhaust fan	Not applicable	none	install new exhaust fan
Unit B (Gas heat system)				
04, 06, 07	Offices 06, 07 and server room 04 are heated by a ceiling suspended furnace unit located in boiler room 01, there is no outside air provided for the offices.	upgraded heating system	install new outside air hood or louver for the furnace	install economizer cycle control, and Energy Management System to each furnace.
08, 09	toilet rooms have ceiling exhaust fan to ventilate the room	Not applicable	none	install new exhaust fan
12, 13, 14, 15, 16	Offices are heated by a closet mounted furnace with minimum outside air.	upgraded heating system	none	install economizer cycle control, and Energy Management System to the furnace.
Unit C (Hydronic heating system)				
01,	multi use room is heated by a hydronic fan coil unit with outside air hood and outside air wall louver. The stage area is heated by a hydronic unit heater. Heating hot water is supplied by a Raypak boiler located in unit B room 01. The equipment is outdated. The heating hot water piping is not insulated	Not upgraded	insulate all heating hot water piping	remove hydronic system and replace with new gas fired heating and ventilation unit on roof
02, 03	the kitchen has a kitchen hood with a roof exhaust fan and an evaporative cooler unit to ventilate the kitchen. The kitchen also has a hydronic unit heater suspended in the ceiling to provide heating to the kitchen. The office is heating by a wall mounted hydronic heater	Not upgraded	none	remove hydronic system and replace with new gas fired heating and ventilation unit on roof. Remove existing exhaust fan and install a new roof exhaust fan unit
Unit D (Gas heat system)				
01,02, 03, 04, 05	Each classroom is heated by a furnace in a furnace closet with minimum outside air.	upgraded heating system	none	install economizer cycle control, and Energy Management System to the furnace.
06, 08, 09	toilet room 06, 08 have a ceiling exhaust fan installed. There is no ventilation In the janitor room 09	Not applicable	none	the ceiling exhaust fans and the ductwork were all exposed in the toilet room because there is not enough ceiling space. Suggest installing a rooftop exhaust fan to replace the existing ceiling exhaust fan. Install an exhaust fan for the janitor room
Unit E (Gas heat system)				
01,	The classroom is heated by two furnaces in closets with minimum outside air provided to the classrooms.	upgraded heating system	none	install economizer cycle control, and Energy Management System to the furnace.
Unit F (Gas heat system)				
01 thru 15	Each classroom is heated by a furnace in a furnace closet with minimum outside air provided to the classrooms.	upgraded heating system		install economizer cycle control, and Energy Management System to the furnace.
17, 18, 19, 20	The toilets, and Janitor office are ventilated by a roof exhaust fan, the fan is not operational. The janitor closet has no ventilation	Not applicable	repair exhaust fan	install new exhaust fan in the janitor closet
Unit G (Gas heat system)				
02, 12	the locker/shower rooms are heated and ventilated by 4 gas fired furnaces mounted in the mezzanine and 4 roof mount exhaust fan.	yes	none	remove (e) gas fired furnaces and install new gas fired roof mounted heating and ventilating unit.
Unit H (Gas heat system)				

Mechanical Site Survey

Parkway Elementary School				
Note: Heating upgrade was recommended in 1997. A lot of the furnaces in the classrooms were a newer model.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
01 thru 03	Each classroom is heated by a gas fired unit heater suspended in the ceiling, and ventilated by a roof mounted exhaust fan and a makeup air hood.	Not upgraded	none	remove (E) unit heater and fan/hood and Install new gas fired heating and ventilating unit on roof
12, 17	toilet rooms have no ventilation	Not applicable	none	install new exhaust fan and door louver to ventilate the toilets
Unit J (Gas heat system)				
05, 10, 11	classrooms are heated by a reznor gas fired heating and ventilating unit on roof	upgraded heating system	none	none
06,	classroom is heated by a gas fired unit heater suspended in the ceiling, and ventilated by a roof mounted exhaust fan and a makeup air hood.	Not upgraded	none	remove (E) unit heater and fan/hood and Install new gas fired heating and ventilating unit on roof
Unit K (Gas heat system)				
01, 02, 03	Each classroom is heated by a furnace in a furnace closet with minimum outside air provided to the classrooms. These classrooms have a cooling coil with condenser on the roof.	upgraded heating system	none	install economizer cycle control, and Energy Management System to each furnace.
Unit L (Gas heat system)				
01 thru 08	locker room, shower room, toilets and office are heated and ventilated by a gas fired roof mounted heating and ventilating Reznor unit providing 100% outside air and exhausted by a couple of exhaust fans	upgraded heating system	none	none
Unit M (Gas heat system)				
01, 02, 03, 04	Each classroom is heated by a furnace in a furnace closet with minimum outside air provided to the classrooms.	upgraded heating system	the combustion air opening at the wall is missing a wall louver. Install wall louver	install economizer cycle control, and Energy Management System to each furnace.
Unit P (Gas heat system)				
01, 03, 04	the library is served by a roof mounted unit in a roof penthouse. There is no access to the unit	unknown	none	none
02, 05	the offices are heated by a gas fired unit heater suspended in the ceiling	upgraded heating system	none	none

Parkway Heights Middle School

Plumbing Site Survey

Parkway Heights Elementary 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.			
Area Designation	**Existing Condition**	**Necessary Renovations**	**Recommendations**
Site			
	Gas piping throughout site has unions.	Remove unions and replace with right and left nipples and couplings per code.	
	Buildings do not have separate gas shut-offs.	Provide building gas shut-offs for all buildings (this may require a redesign of the entire gas system).	
Unit A			
02	1 ss classroom sink		Replace sink and trim.
03	1 ss classroom sink		Replace sink and trim.
04	2 deep ss sinks		Replace sinks and trim.
06	1 tank type water closet		Replace fixtures and trim.
Unit B			
01	Gas valve in room. Water heater.	Provide 2 straps to seismically brace water heater. Gas valve to be moved to exterior and any piping under building or covered walk to be double contained.	
04	1 tank type water closet, 1 lav		Replace fixtures and trim.
07	1 ss sink		Replace trim below sink.
09	1 tank type water closet, 1 lav	Replace lav faucet.	Replace fixtures and trim.
13	1 tank type water closet		
15	1 ss sink		Replace trim below sink.
16	1 ss sink with point-of-use tank water heater		
Unit C			
02	3-comp sink with grease trap		Replace grease trap

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
06	gas fired 75 gallon water heater	Insulate all hot water and provide relief valve drain to floor drain.	
08	1 flr mtd fv water closet, 1 lav		
09	1 flr mtd fv water closet, 1 lav, 1 exterior ss df		
Unit D			
01	1 ss classroom sink	Replace faucet.	Replace sink and trim.
02	1 epoxy sink with undercouter point-of-use water heater, 1 epoxy island sink with insta-hot	Water heater relief valve shall discharge to the exterior or to an approved fixture. Replace aerator on island sink faucet.	
04, 05	1 ss classroom sink		Replace sink and trim.
06	2 flr mtd fv water closets, 2 lav		Replace trim below lav.
07	Plumbing chase: timed urinal flushing mechanism, galvanized water piping	All galvanized piping shall be replaced.	
08	1 flr mtd fv water closet, 3 flr mtd urinals, 1 lav	Replace faucet with vacuum-breaker type faucet. Replace strainer at urinals.	Replace fixtures and trim.
09	1 mop sink (standing type)	Replace faucet with vacuum-breaker type faucet.	Replace mop sink and trim.
Unit F			
17	7 wall mtd fv water closets, 4 lav	Replace lav faucets.	Replace fixtures and trim.
18	4 wall mtd fv water closets, 9 flr mtd urinals, 4 lav	Replace strainer at urinals.	Replace fixtures and trim.
19	1 CI sink with wal mtd faucet		Replace sink and trim.
20	water heater		Replace water heater and appurtenances.

Parkway Heights Middle School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit G			
06	2 fv water closets, 1 lav, 1 df		Remove df and replace remaining fixtures and trim.
09	individual shower		Remove shower.
10	1 mop sink (standing type)	Replace faucet with vacuum-breaker type faucet.	Replace mop sink and trim.
16	2 fv water closets, 1 lav, 1 df		Remove df and replace remaining fixtures and trim.
20	1 mop sink (standing type)	Replace faucet with vacuum-breaker type faucet.	Replace mop sink and trim.
21	2 water heaters (original)		
Unit H			
02	trough sink with eyewash		Replace fixtures and trim.
03	3 CI sinks, 50 gallon gas-fired water heater, 1 exterior ss df		Replace water heater and appurtenances. Replace fixtures and trim.
04	1 CI classroom sink	Replace bubbler.	Replace undersink trim.
12	1 fv water closet, 1 flr mtd urinal, 1 lav	Replace flush valve at water closet. Replace faucet at lav. Replace strainer at urinals.	Replace fixtures and trim.
15	1 mop sink (standing type)	Replace faucet with vacuum-breaker type faucet.	Replace mop sink and trim.
17	1 fv water closet, 1 lav	Replace flush valve at water closet.	Replace fixtures and trim.
Unit J			
10	1 ss sink		
Unit L			
02	2 fv water closets, 2 ss lav, 1 ss df, 2 ss urinal		
03	1 fv water closet, 1 lav	Replace lav faucet.	Replace fixtures and trim.
10	1 mop sink (standing type)		
Unit N			
06	1 fv water closet, 3 urinal, 2 lav		Replace fixtures and trim.
Unit P			

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
04	1 ss sink with undercounter water heater		
07	1 tank type water closet, 1 lav		Replace fixtures and trim.
Unit Q			
01	1 exterior ss df		

Parkway Heights Middle 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	Near C	Primary site electrical service replaced with PG&E pad-mounted transformer near unit C.					
	Near C	A 2000A, 208/120V, 3ph, 4-wire switchboard was installed in 2000	Remove 600A, 208/120V, 3ph, 4-wire switchboard		Replace or paint rusting switchboard.		
	Outside E						
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 panels with NA1 and NA2	Add raceway for additional power receptacles	Receptacles should be a minimum 18" AFF	Add GFI receptacles at sinks	receptacles	44
			Replace panel D			120/240v panel	4
	B	Replaced panel with panel NP	Replace 120/240V panel in library.		Add GFI receptacles in staff bathroom	receptacles	3
	C	Replaced panel with panel NC	Replace panel B and panel in kitchen area		Add GFI receptacles in kitchens and bathrooms	receptacles	4
	D	Added raceway for additional power receptacles	Replace panels ND, A and small panel in room 11/12.		Add GFI receptacles at sinks	receptacles	16
			Add raceway for additional power receptacles in Rooms 9 & 10			120/240v panel	3
	E	Receptacles have been located around this room					
	F	Receptacle mounted at high elevation for TV	Add raceway for additional power receptacles		Add GFI receptacles at sinks	receptacles	176
		Added raceway for additional power receptacles					
		Replaced 600A, 120/208V panel NF1					
		Replaced 225A, 120/208V panel NF2					
	G	Receptacles have been located around this room	Replace panel A.	Access to panel is obstructed	Add GFI receptacles at sinks	receptacles	4
	H	Replaced panel with panel NH	Add raceway for additional power receptacles		Add GFI receptacles in bathrooms and at sinks	GFI & receptacles	36
			Replace panels H1.			120/240v panel	2
	J	Replaced panel with panel NJ	Add raceway for additional power receptacles		Add GFI receptacles at sinks	GFI & receptacles	44
		Receptacle mounted at high elevation for TV	Replace panel J1.			120/240v panel	1
	K	Receptacles have been located around this room	Add raceway for additional power receptacles		Add GFI receptacles at sinks	receptacles	36
	L	Receptacles have been located around this room	Add raceway for additional power receptacles	Access to panel is obstructed	Add GFI receptacles		
			Replace panel A.			120/240v panel	1
	M	Receptacles have been located around this room	Add raceway for additional power receptacles		Add receptacle at high elevation for TV in Room 22	receptacles	41
			Replace panels D &E			120/240v panel	2
	P	Receptacles have been located around this room		Access to panel is obstructed			
		Replaced 100A, 120/208V panel NP					
	Portable 1	Receptacles have been located around this room	Add raceway for additional power receptacles		Add GFI receptacles in staff bathrooms	receptacles	12
	Portable 2	Receptacles have been located around this room			Add GFI receptacles at sinks		
	Portable 3	Receptacles have been located around this room	Add raceway for additional power receptacles		Add GFI receptacles at sinks	receptacles	11
	Portable 4	Receptacles have been located around this room	Add raceway for additional power receptacles		Add GFI receptacles at sinks	receptacles	11
	Portable 5	Receptacles have been located around this room	Add raceway for additional power receptacles		Add GFI receptacles at sinks	receptacles	11
	Portable 6	Receptacles have been located around this room	Add raceway for additional power receptacles		Add GFI receptacles at sinks	receptacles	11
Lighting System				All switches a maximum 48" AFF			
	A	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Replace fixtures in "H" rack with fixtures that use T8 lamps in Rooms 1 &2	2-lamp fluorescent 1X4 light	36
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Switch too high in Room 1	Switch	2
					Add light switch for the Student Store lighting.		
	B	Lighting is old and should be replaced.	Replace all lighting		Replace exterior lighting	2-lamp fluorescent 1X4 light	72
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	18
	C	Lighting is old with missing end caps and yellow lenses and should be replaced.	Replace all lighting		Replace exterior lighting	2-lamp fluorescent 1X4 light	54
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	12
	D	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace exterior lighting	2-lamp fluorescent 1X4 light	14
					Replace fixtures in "H" rack with fixtures that use T12 lamps in Rooms. Replace bathroom lighting	2-lamp fluorescent 1X4 light	72
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	16
					Repair switch in Room 10		
	E	Lighting is old and should be replaced.	Replace all lighting		Replace exterior lighting	2-lamp fluorescent 1X4 light	126
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	28
	Locker area	Lighting is old and should be replaced.	Replace all lighting		Use key-switch in this area	2-lamp fluorescent 1X4 light	10
	F	Lighting fixtures in the classrooms are surface mounted - and are attractive.			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	key switch	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	19
					Improve lighting level.	2-lamp fluorescent 1X4 light	22
	G	Lighting is old and should be replaced.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	26
						2-lamp fluorescent 1X4 light	67
	H	Lighting is industrial pendant mounted and is in good condition			Replace exterior lighting	2-lamp fluorescent 1X4 light	8
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	27
Lighting System	J	Lighting is industrial pendant mounted and is in good condition except in the shops		Lower light switch in wood shop	Replace lighting in Rooms 38, 40 & Music Room	2-lamp fluorescent 1X4 light	

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
					Replace exterior lighting	2-lamp fluorescent 1X4 light	8
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	10
	K	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive. Occupancy sensors have been added			Replace exterior lighting	2-lamp fluorescent 1X4 light	8
					Replace fixtures in "H" rack with fixtures that use T12 lamps in Rooms 1 &2	2-lamp fluorescent 1X4 light	36
	L	Lighting is old and should be replaced.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	13
						2-lamp fluorescent 1X4 light	154
	M	Lighting is old and should be replaced.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	12
					Replace exterior lighting	2-lamp fluorescent 1X4 light	60
	P	Lighting is old and should be replaced.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	8
					Replace exterior lighting	2-lamp fluorescent 1X4 light	88
	Q	Lighting is old and should be replaced.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Replace exterior lighting	2-lamp fluorescent 1X4 light	40
	Portable 1	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Replace fixtures in "H" rack with fixtures that use T12 lamps	2-lamp fluorescent 1X4 light	18
	Portable 2	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive. Lamps are T8			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	2
	Portable 3	Lighting is in good condition			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	2
					Replace fixtures that use T12 lamps	2-lamp fluorescent 1X4 light	18
	Portable 4	Lighting is surface-mounted wrap-around type and is in good condition			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	2
	Portable 5	Lighting is not adequate	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	18
					Replace exterior lighting	2-lamp fluorescent 1X4 light	2
	Portable 6	Lighting is not adequate	Replace all lighting		Replace exterior lighting	2-lamp fluorescent 1X4 light	18
					classrooms, offices, bathrooms and closets.	Remove fixtures	20
	Exterior	Some lighting under canopies has been replaced.	Remove old exterior lighting no longer in use.		Replace all lamps with energy efficient lamps	T8 lamps	30
Fire Alarm System	D	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998	None	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.	None	None	None		
	B	New Rauland 1100 units have been installed.	None	None	None		
	C	New Rauland 1100 units have been installed.	All units to kitchen and other small areas	None	None		
	D	New Rauland 1100 units have been installed.	None	None	None		
		New Rauland 1100 units have been installed.	None	None	None		
	E	New Rauland 1100 units have been installed.	None	None	None		
	F	New Rauland 1100 units have been installed.	None	None	None		
	G	New Rauland 1100 units have been installed.	None	None	None		
	H	New Rauland 1100 units have been installed.	None	None	None		
	J	New Rauland 1100 units have been installed.	None	None	None		
	L	New Rauland 1100 units have been installed.	None	None	None		
	M	New Rauland 1100 units have been installed.	None	None	None		
	P	New Rauland 1100 units have been installed.	None	None	None		
	Q	New Rauland 1100 units have been installed.	None	None	None		
	Portable 1	New Rauland 1100 units have been installed.	None	None	None		
	Portable 2	New Rauland 1100 units have been installed.	None	None	None		
	Portable 3	New Rauland 1100 units have been installed.	None	None	None		
	Portable 4	New Rauland 1100 units have been installed.	None	None	None		
	Portable 5	None	Install new Rauland 1100 unit	None	None		
	Portable 6	New Rauland 1100 units have been installed.	None	None	None		
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	50
	B	Telephone/Data outlets have been located in the offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	2
	C	Telephone/Data outlets have been located in the kitchen			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	70
	D	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	2
	E	NA			Add a telephone outlet to this room	telephone outlet	1

Parkway Heights Middle 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
	F	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	60
	G	NA			Add a telephone outlet to this room	telephone outlet	1
	H	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	40
	J	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	4
	L	NA			Add a telephone outlet to this room	telephone outlet	1
	M	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	30
	P	Telephone/Data outlets have been located in the library					
	Q	NA					
	Portable 1	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	60
	Portable 2	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	6
	Portable 3	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 4	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 5	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 6	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		

FEMA 154:
Rapid Visual Screening and Summary Report

Parkway Heights Middle School
825 Park Way
South San Francisco, CA, 94080

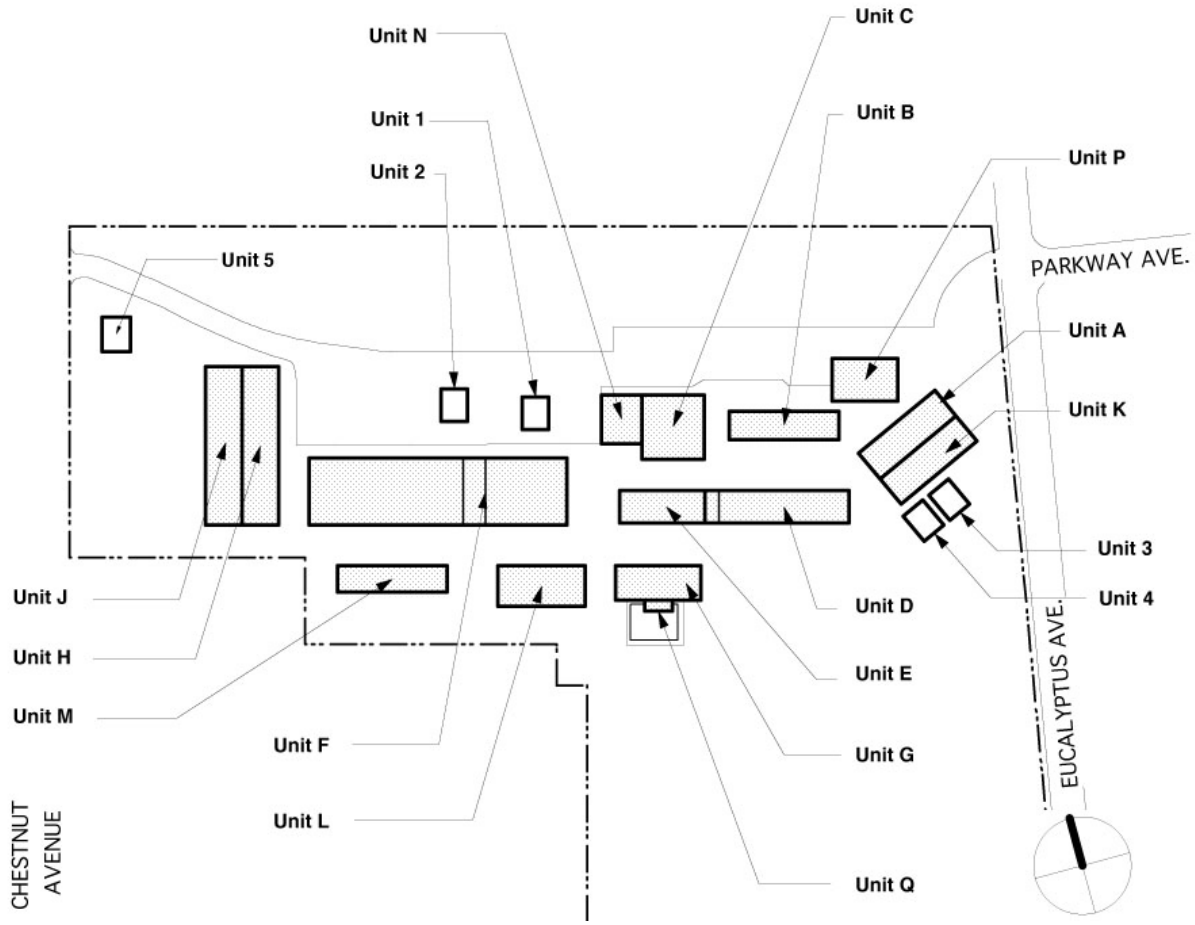


South San Francisco Unified School District

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

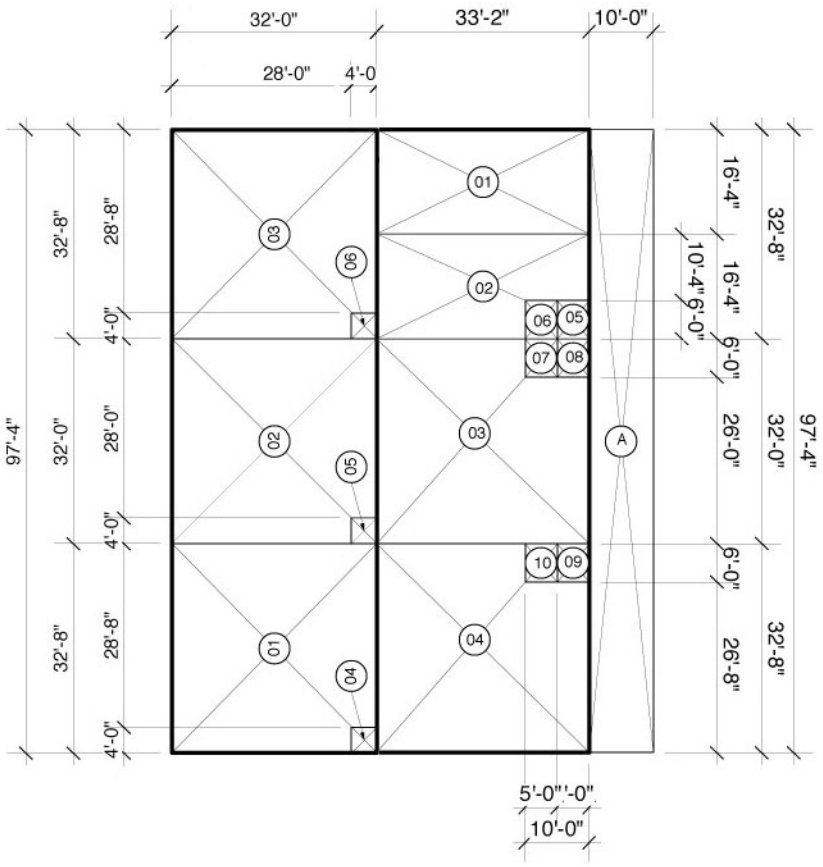
August 31, 2006

Site Plan – Parkway Heights Middle School



Unit A-K – Parkway Heights Middle School

Ground Floor



Name	Unit A-K – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1953 (Unit A)
Year of Major Modification	1956 (Unit K)
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The building is light wood-framed with a plywood sheathed roof. The gravity system is composed of wood joists on steel girders supported by steel columns. The addition also has a plywood roof on wood joists on steel girders supported by pipe columns. There are plywood shear walls in the transverse direction, and a steel moment frame in the longitudinal direction on one side only. The diaphragms of the two different units are continuous. There is an exterior masonry veneer on the building.
Comments	Strip windows interrupt the load path from the diaphragm to the lateral force resisting system in the longitudinal direction on one side. Although the building is a light one-story structure, there does not appear to be a complete load path in the longitudinal direction and the transverse walls may no the adequate to resist torsion produced by longitudinal forces. The masonry veneer appears to have limited out-of-plane support and could present a falling hazard. The stability of the masonry veneer should be assessed as a part of a more detailed evaluation. No maintenance issues were noted.

Unit A-K – Parkway Heights Middle School

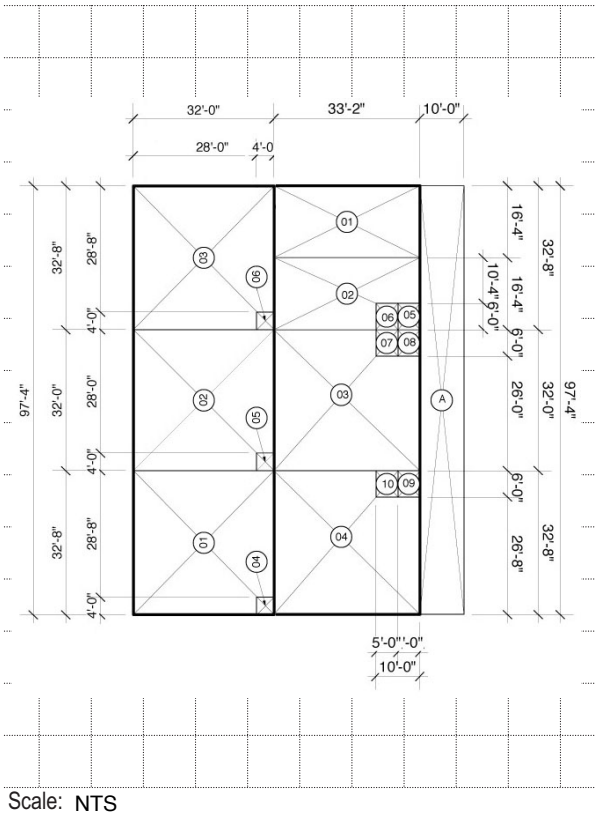




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1953
Screener MSa/MSc **Date** 8/10/2006
Total Floor Area (sq. ft.) 3300
Building Name Unit A-K, Parkway Heights Middle 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*	4.4		1.2												

COMMENTS: The building has a plywood diaphragm with wood joists over steel girders supported by steel columns. 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

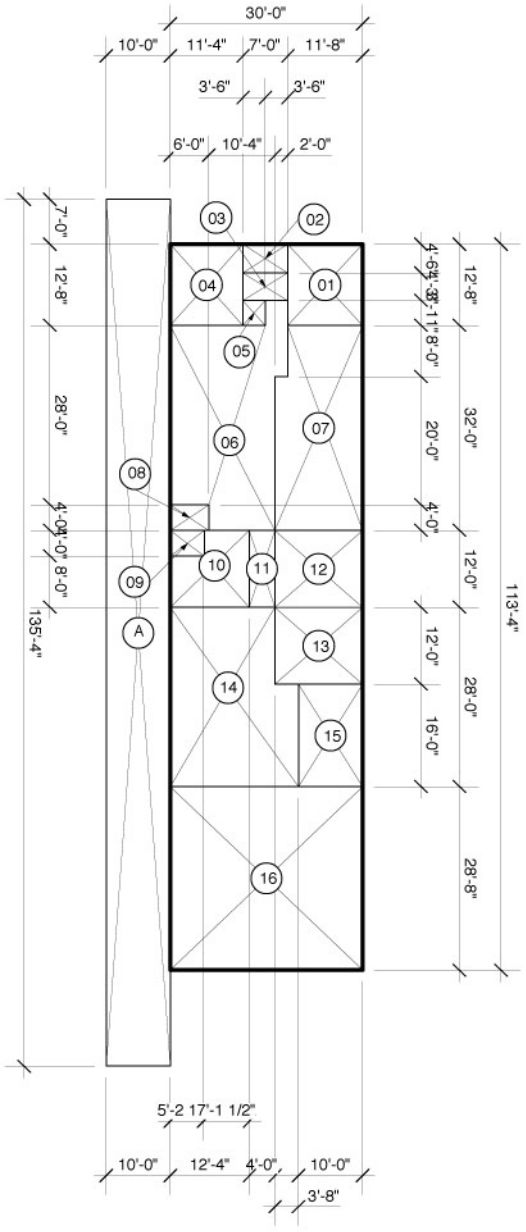
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit B – Parkway Heights Middle School

Ground Floor



Name	Unit B – Parkway Heights Middle School
Use	Classrooms/ Administration
Distance to Fault	4.0 km
Year Built	1953
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof of the building is plywood sheathed over wood joists supported by wide flange steel beams and steel columns. The steel columns are connected to, and project above a concrete stem wall. Above the stem walls, these cantilevered columns resist lateral forces through bending. There are plywood shear walls in the transverse direction of the building. There is an exterior masonry veneer on the building.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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. The out-of-plane stability of the masonry veneer presents a falling hazard and should be examined further. No maintenance issues were noted.

Unit B – Parkway Heights Middle School

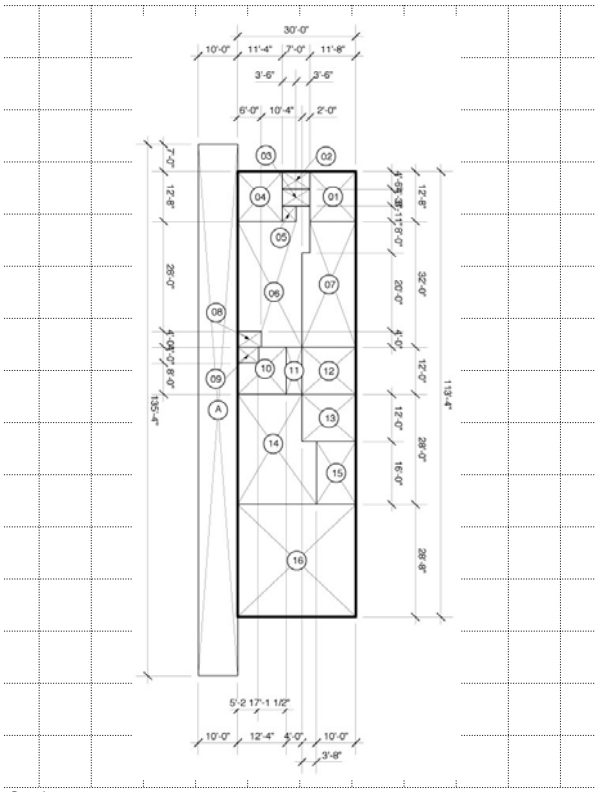




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1953
Screener MSa/MSc **Date** 8/15/06
Total Floor Area (sq. ft.) 4600
Building Name Unit B, Parkway Heights Middle 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*	4.4		1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. 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

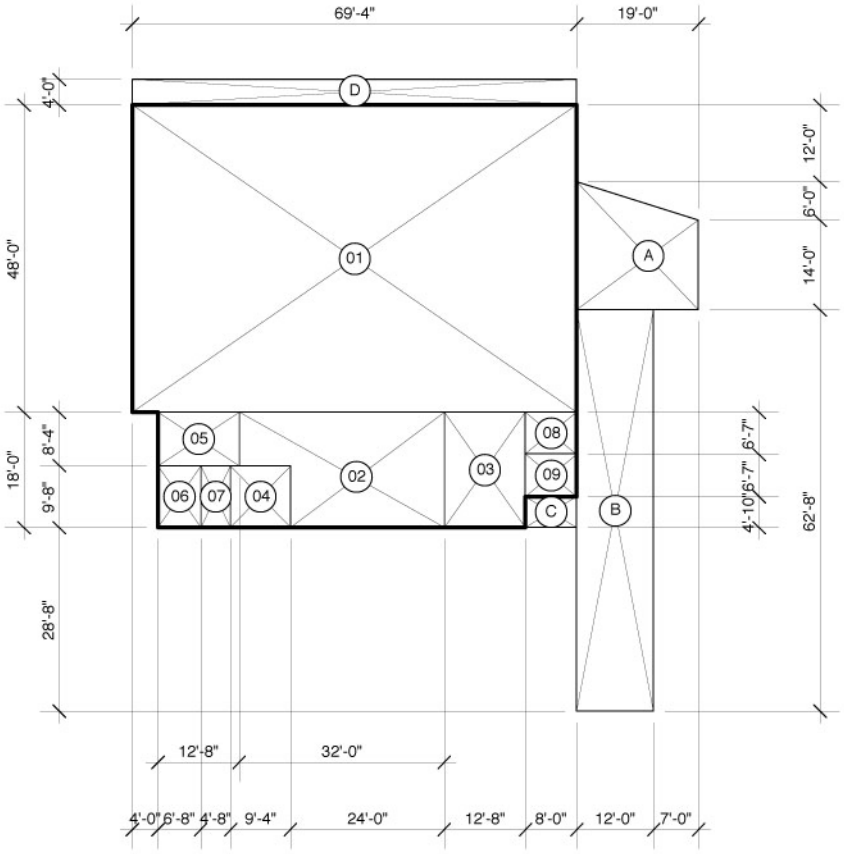
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C – Parkway Heights Middle School

Ground Floor



Name	Unit C – Parkway Heights Middle School
Use	Cafeteria - Multipurpose
Distance to Fault	4.0 km
Year Built	1953
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.2
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 building has a partial height wood stud infill wall with captured steel columns. These columns resist lateral forces through bending. In the transverse direction, there are steel frames and full height plywood shear walls at each end of the building. There is an exterior masonry veneer on the building. There is an expansion joint between Unit C and Unit N.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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. The out-of-plane stability of the masonry veneer presents a falling hazard and should be examined further. A few of the columns are exposed to weather where the furring is in disrepair.

Unit C – Parkway Heights Middle School

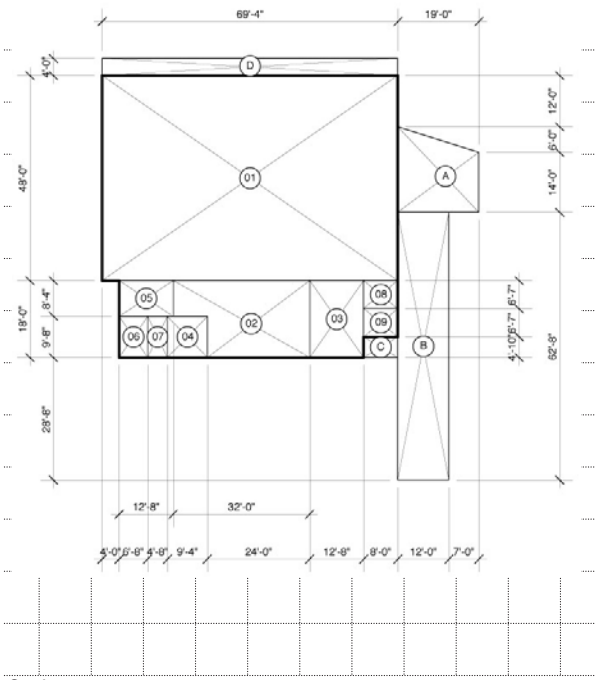




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Multipurpose, Cafeteria
No. Stories 1 **Year Built** 1953
Screener MSa/MSc **Date** 8/15/06
Total Floor Area (sq. ft.) 4500
Building Name Unit C, Parkway Heights Middle School
Use Multipurpose, Cafeteria



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		1.2												

COMMENTS: The building has a roof with plywood sheathing supported by wood joists, which are supported by steel girders and steel columns. There are full height plywood shear walls in the transverse direction. The lower FEMA score, for the S1 building type, controls in this situation.

Detailed Evaluation Required

[YES] NO

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

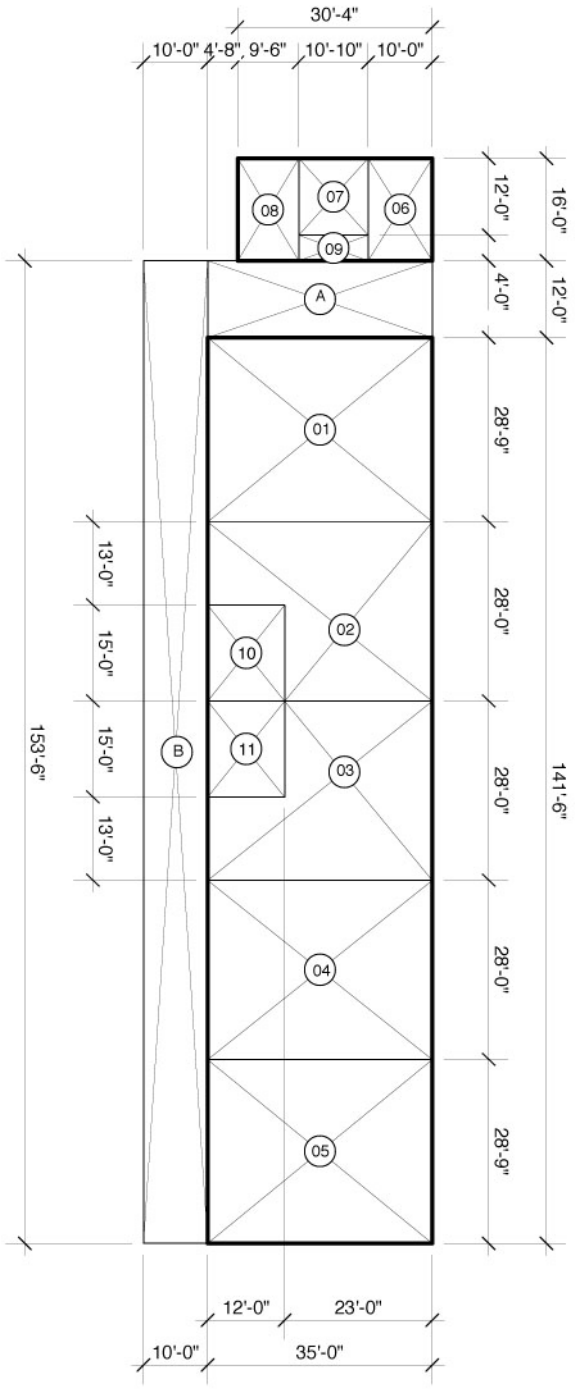
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Parkway Heights Middle School

Ground Floor



Name	Unit D – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1953
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof of the building is plywood sheathed over wood joists on wide flange steel beams supported by steel columns. The steel columns are connected to, and project above a wood stud infill wall. These cantilevered columns resist lateral forces through bending. There are plywood shear walls in the transverse direction of the building. The canopy is continuous with the roof diaphragm and steel tube columns support the exterior edge. There is an exterior masonry veneer on the building.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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. The out-of-plane stability of the masonry veneer presents a falling hazard and should be examined further. No maintenance issues were noted.

Unit D – Parkway Heights Middle School

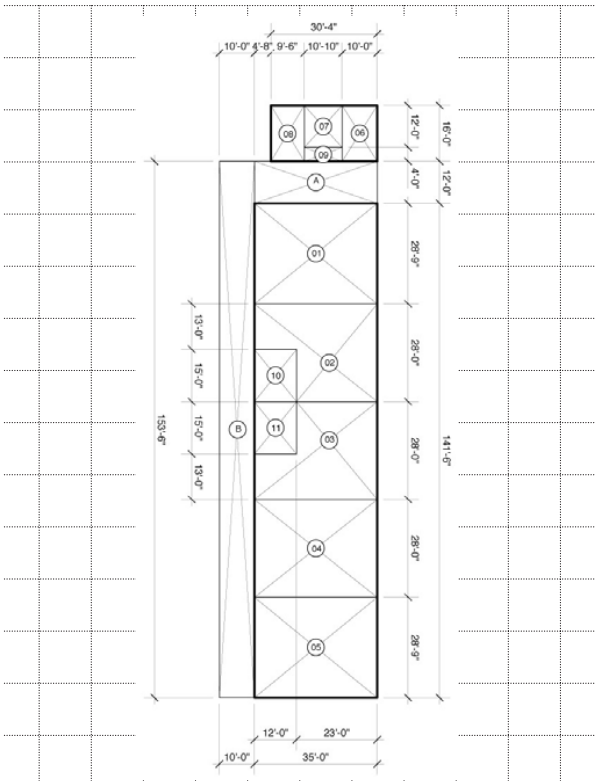




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1953
Screener MSa/MSc **Date** 8/15/06
Total Floor Area (sq. ft.) 5500
Building Name Unit D, Parkway Heights Middle School
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*		2.0	1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. 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

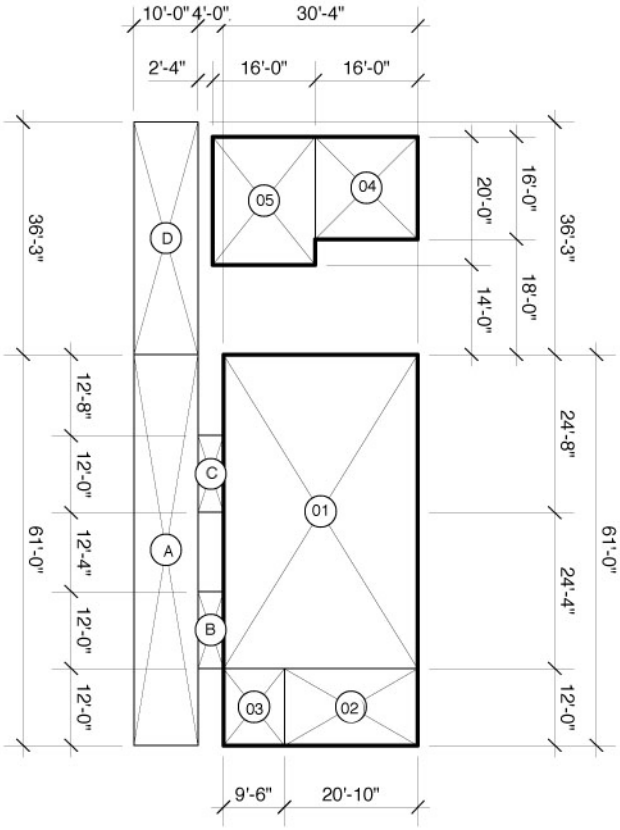
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit E – Parkway Heights Middle School

Ground Floor



Name	Unit E – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1954
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof of the building is plywood sheathing over wood joists on wide flange steel beams supported by steel columns. The steel columns are connected to, and project above a wood stud infill wall. These cantilevered columns resist lateral forces through bending. There are plywood shear walls in the transverse direction of the building.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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 non-structural falling hazards or maintenance issues were noted.

Unit E – Parkway Heights Middle School

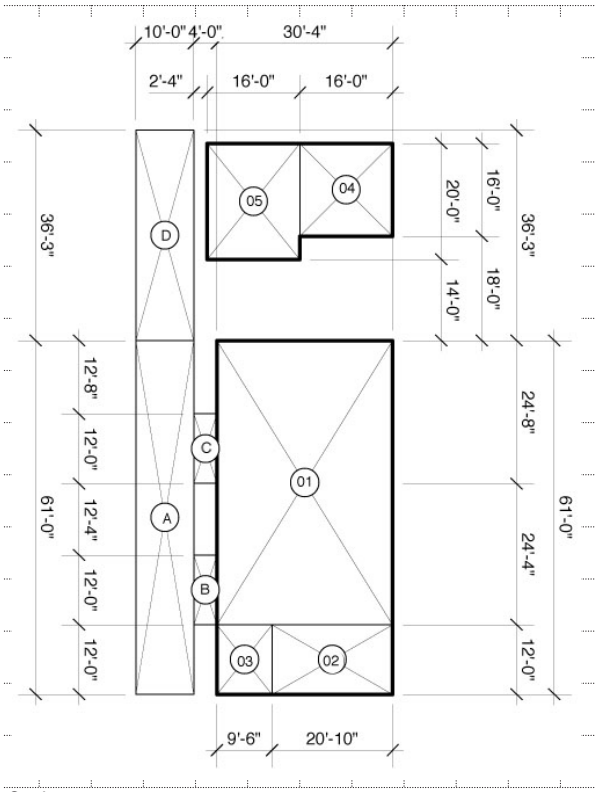




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1954
Screener MSa/MSc **Date** 8/15/06
Total Floor Area (sq. ft.) 2400
Building Name Unit E - Parkway Heights Middle 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		1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. 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

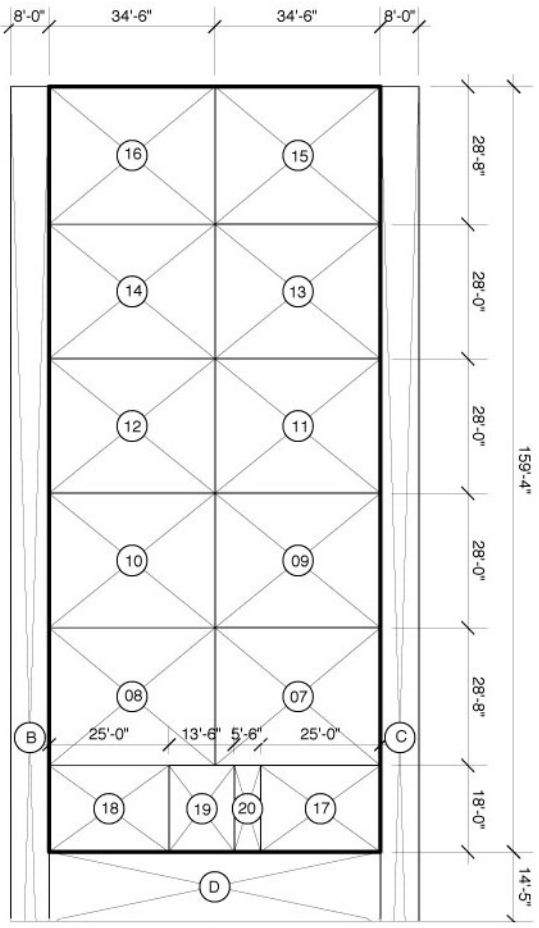
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit F -1 – Parkway Heights Middle School

Ground Floor



Name	Unit F-1 – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1954
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof of the building is plywood sheathed over wood joists on wide flange steel beams supported by steel columns. The steel columns are connected to, and project above a wood stud infill wall. These cantilevered columns resist lateral forces through bending. There are plywood shear walls in the transverse direction of the building.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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 non-structural falling hazards or maintenance issues were noted.

Unit F-1 – Parkway Heights Middle School

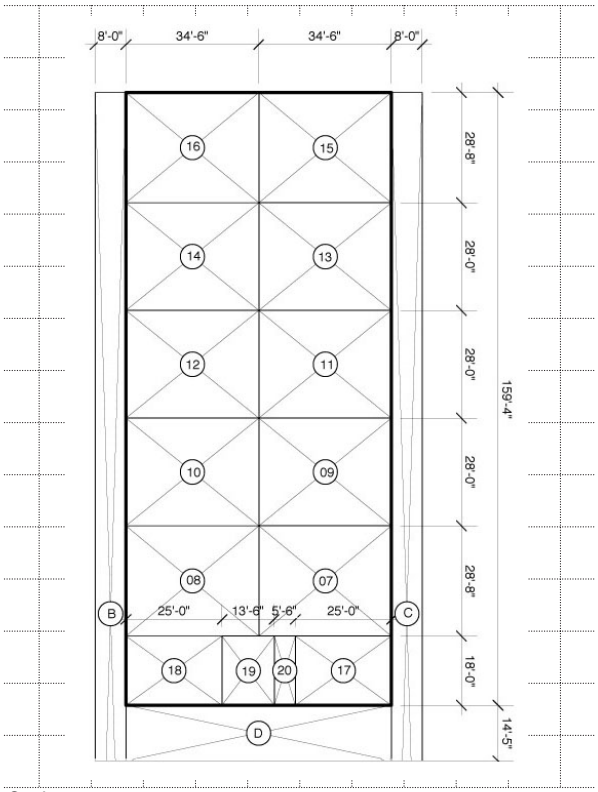




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1954
Screener MSa/MSc **Date** 8/15/06
Total Floor Area (sq. ft.) 11,000
Building Name Unit F-1, Parkway Heights Middle School
Use Classroom



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*		2.0	1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. 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

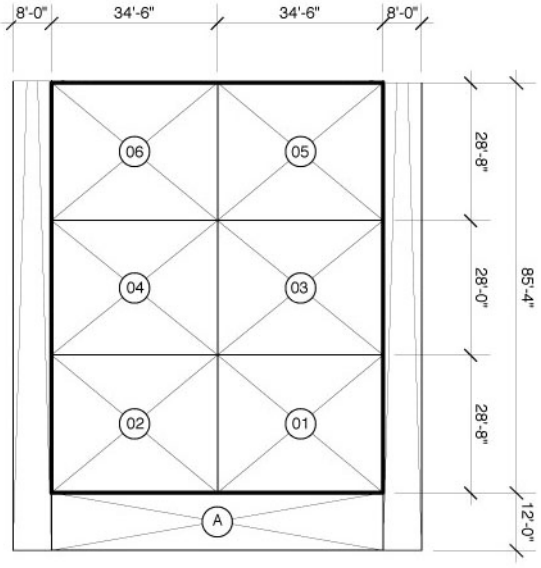
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit F-2 – Parkway Heights Middle School

Ground Floor



Name	Unit F-2 – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1954
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof of the building is plywood sheathed over wood joists on wide flange steel beams supported by steel columns. The steel columns are connected to, and project above a wood stud infill wall. These cantilevered columns resist lateral forces through bending. There are plywood shear walls in the transverse direction of the building.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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 non-structural falling hazards or maintenance issues were noted.

Unit F-2 – Parkway Heights Middle School

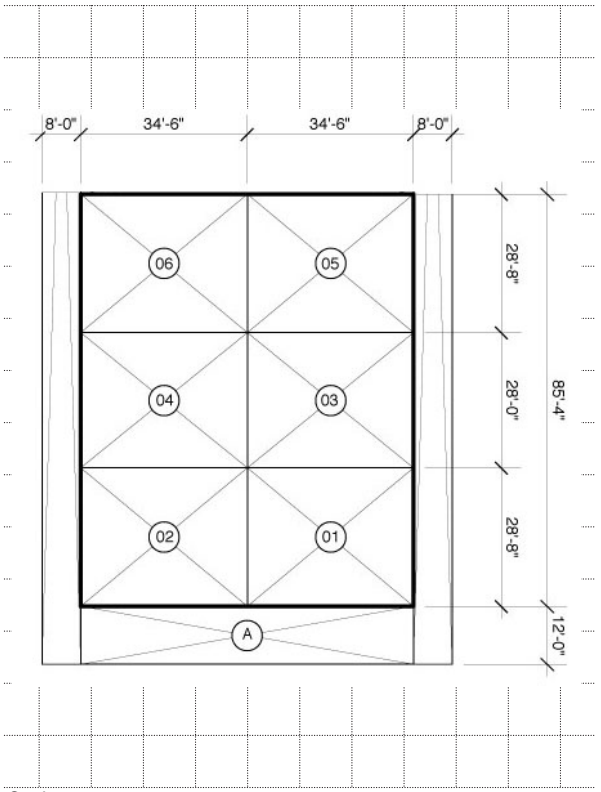




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1954
Screener MSa/MSc **Date** 8/15/06
Total Floor Area (sq. ft.) 5900
Building Name Unit F-2, Parkway Heights Middle 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*		2.0	1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. 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

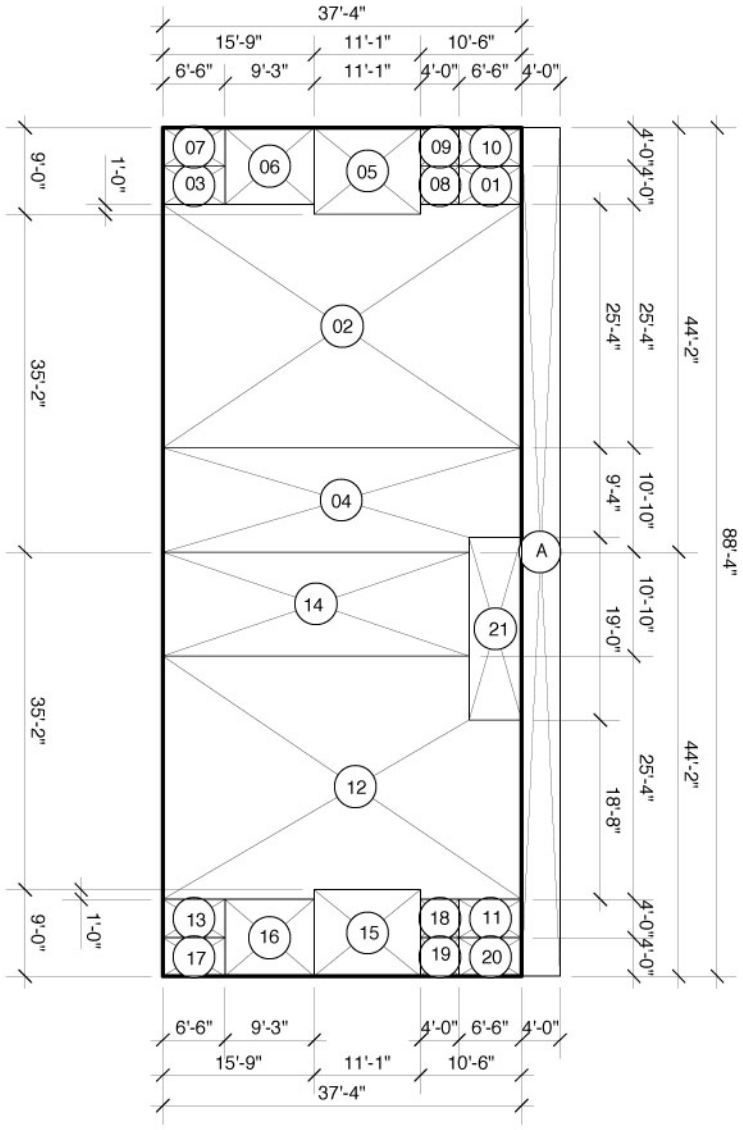
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit G – Parkway Heights Middle School

Ground Floor



Name	Unit G – Parkway Heights Middle School
Use	Girls Locker Room
Distance to Fault	4.0 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof of the building is plywood sheathed over wood joists on wide flange steel beams supported by steel columns. The steel columns are integrally connected to, and project above a concrete stem wall. These cantilevered columns resist lateral forces through bending. There are plywood shear walls in the transverse direction at each end of the building, but there are no interior transverse shear walls.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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 non-structural falling hazards or maintenance issues were noted.

Unit G – Parkway Heights Middle School

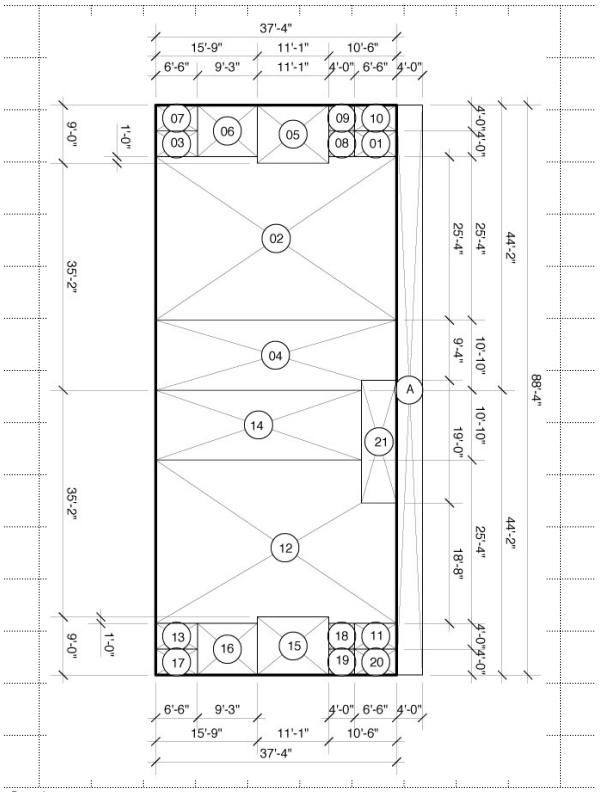




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080

Other Identifiers Girls Locker Room

No. Stories 1 **Year Built** 1960

Screener MSa/Msc **Date** 8/15/06

Total Floor Area (sq. ft.) 350

Building Name Unit G, Parkway Heights Middle School

Use Girls Locker 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		1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. There are plywood shear end 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

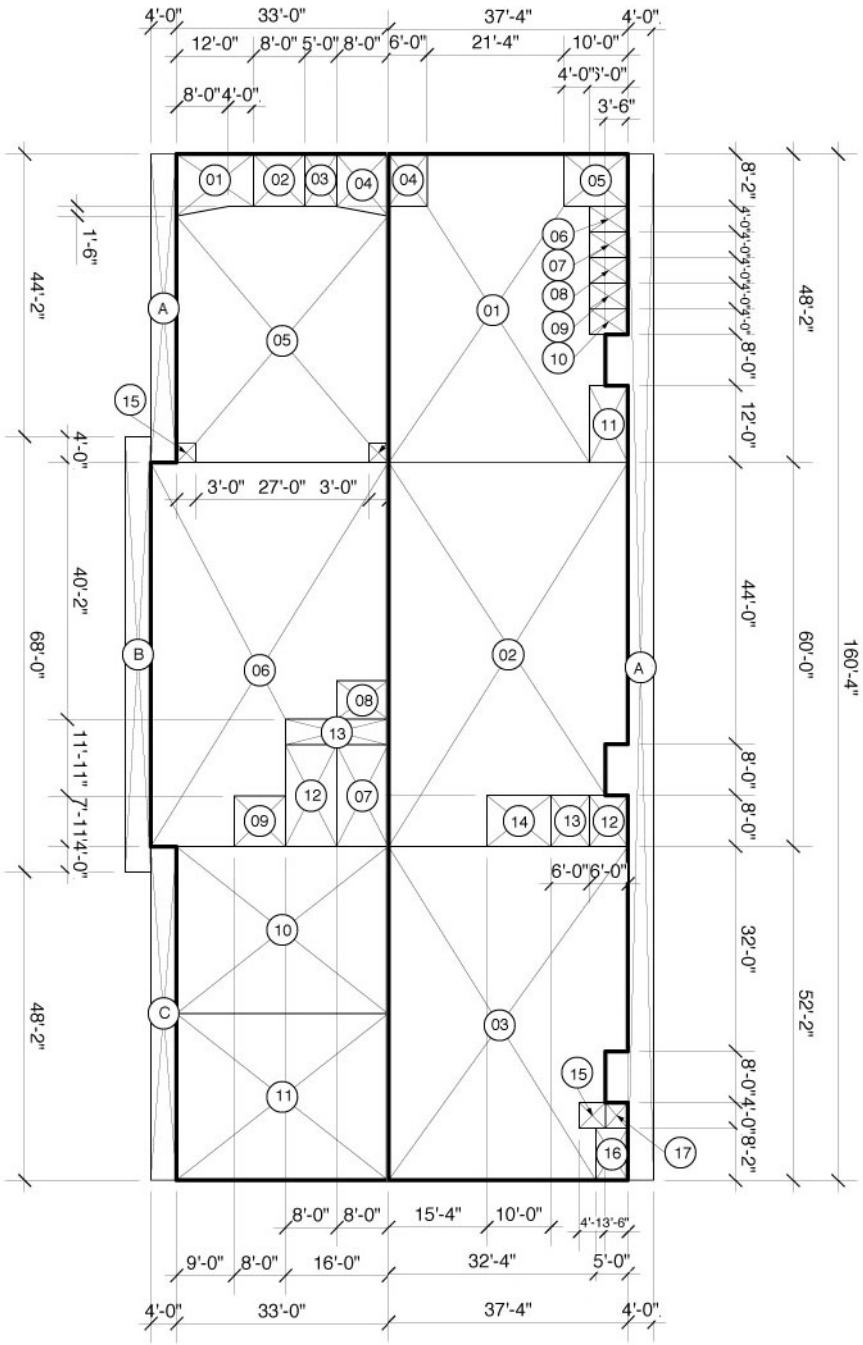
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit H-J - Parkway Heights Middle School

Ground Floor



Name	Unit H-J – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1960 (Unit H)
Year of Major Modification	1969 (Unit J)
Building Type	Light Wood-Frame (W2), Steel MRF (S1)
FEMA 154 Score	1.2
Description	The roof is plywood sheathed over wood joists on wide flange steel beams supported by steel columns. In the transverse direction, the exterior walls are plywood shear walls, but there are no interior shear walls. The building has steel captured columns above a concrete stem wall. These cantilevered columns resist lateral forces through bending. The addition appears to have plywood shear walls in both the longitudinal and transverse directions, and a plywood sheathed roof supported by pre-fabricated wood joists supported by stud wall framing. The diaphragms of the two units are continuous.
Comments	The building appears to have a complete lateral system: shear walls in the transverse direction and cantilevered columns in the longitudinal direction. Typically, 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 non-structural falling hazards or maintenance issues were noted.

Unit H-J – Parkway Heights Middle School

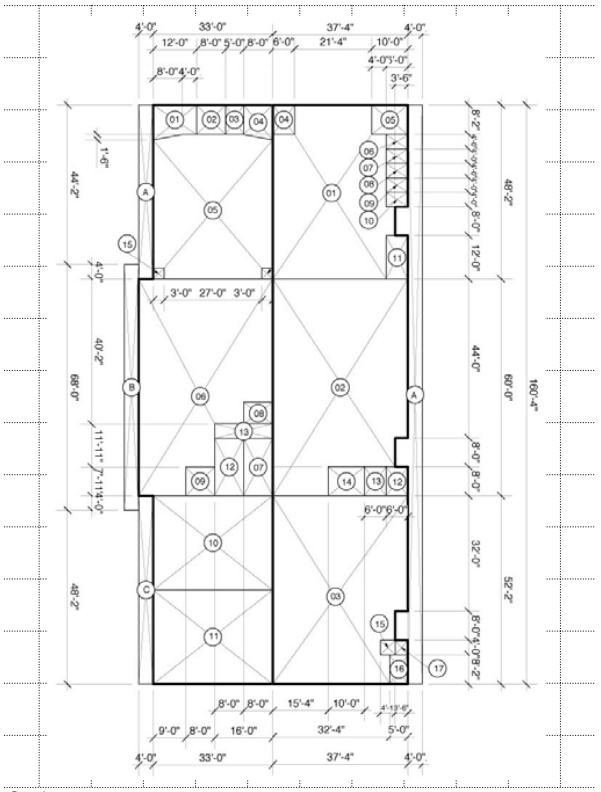




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
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.) 5900
Building Name Unit H-J, Parkway Heights Middle 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*		2.0	1.2												

COMMENTS: This building has a plywood sheathed roof over wood joists on wide flange steel beams supported by steel columns. The building has plywood shear end walls in the transverse direction. The addition has shear walls in both longitudinal and transverse directions. 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

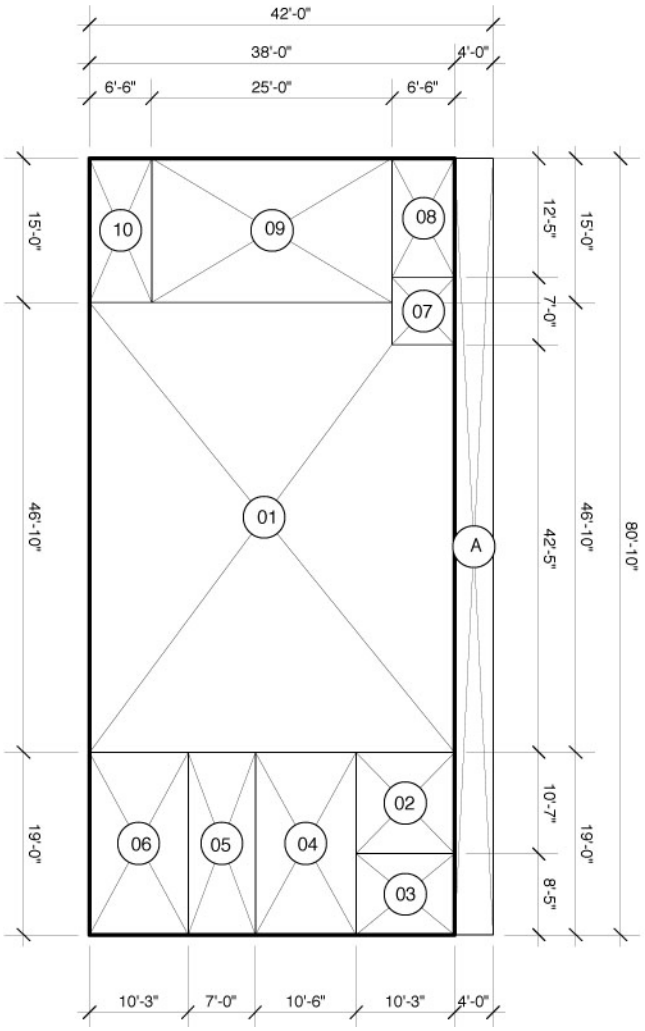
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit L – Parkway Heights Middle School

Ground Floor



Name	Unit L – Parkway Heights Middle School
Use	Boys Locker Room
Distance to Fault	4.0 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	The roof of the building is plywood sheathed and supported by pre-fabricated wood joists supported by wood stud wall framing. There are plywood shear walls in both the longitudinal and transverse directions.
Comments	The building appears to have a complete lateral system: shear walls in both the transverse and longitudinal directions. Typically, 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 L – Parkway Heights Middle School

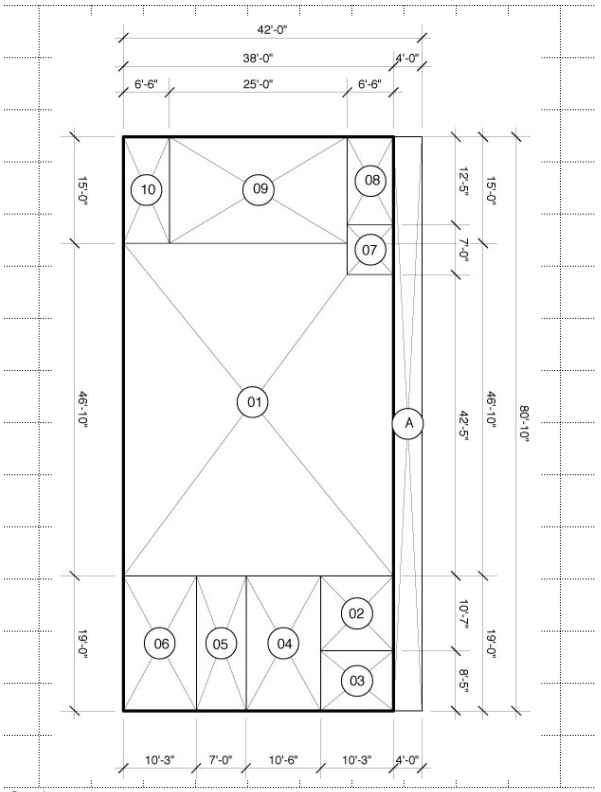




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: Parkway Heights, 825 Parkway Ave.
South San Francisco, CA **Zip** 94080

Other Identifiers Boys Locker Room

No. Stories 1 **Year Built** 1968

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

Total Floor Area (sq. ft.) 3100

Building Name Unit L, Parkway Heights Middle School

Use Boys Locker 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: The roof is plywood sheathed and supported by pre-fabricated joists supported by stud wall framing. 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

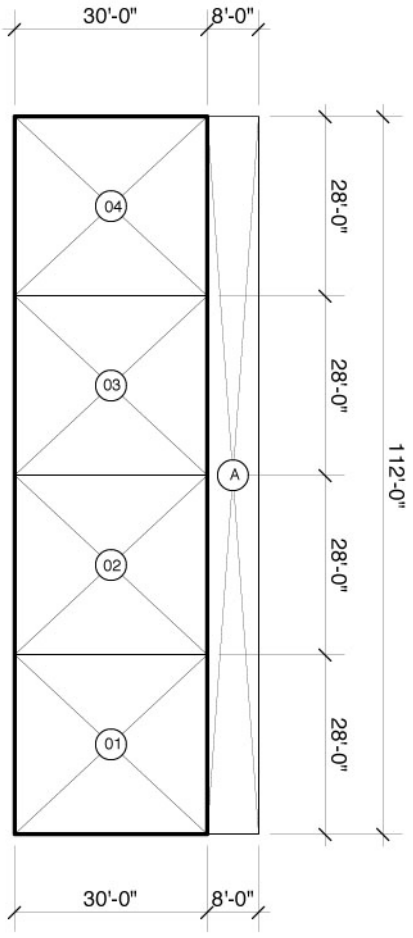
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit M – Parkway Heights Middle School

Ground Floor



Name	Unit M – Parkway Heights Middle School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1969
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	The roof of the building appears to be plywood sheathed and supported by pre-fabricated wood joists supported by wood stud wall framing. The building appears to have plywood shear walls in both the longitudinal and transverse directions. There is a wood parapet along the transverse end walls.
Comments	The building appears to have a complete lateral system: shear walls in both the transverse and longitudinal directions. Typically, buildings of this size and type of construction have performed well during seismic events. The parapet could present a falling hazard and should be examined further. No maintenance issues were noted.

Unit M – Parkway Heights Middle School

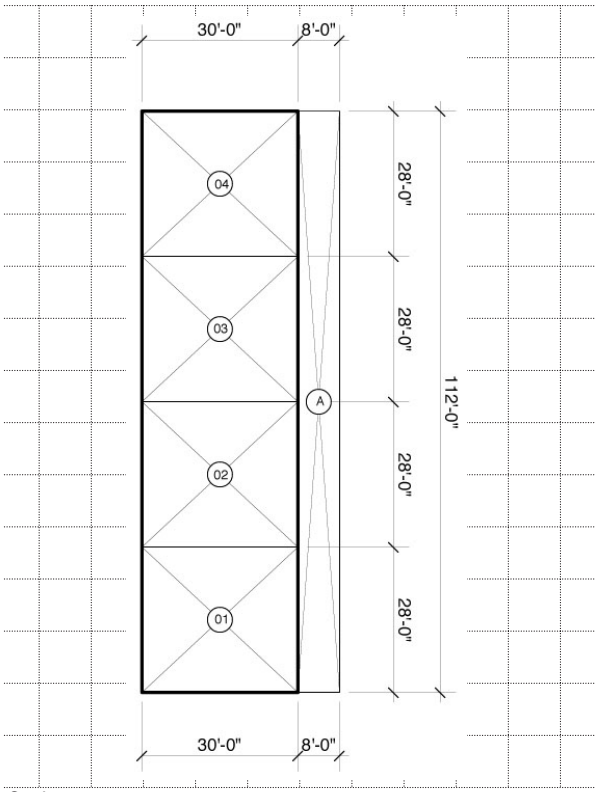




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1969
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 3400
Building Name Unit M, Parkway Heights Middle 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: The roof is plywood sheathed and supported by pre-fabricated joists supported by stud wall framing. 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

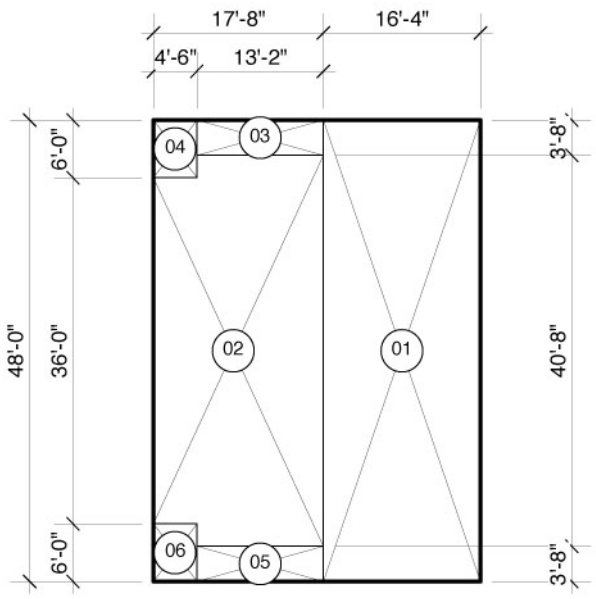
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FD = Flexible diaphragm
LM = Light metal

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

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

Unit N – Parkway Heights Middle School

Ground Floor



Name	Unit N – Parkway Heights Middle School
Use	Stage
Distance to Fault	4.0 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Reinforced Masonry with Flexible Diaphragm (RM1)
FEMA 154 Score	1.2
Description	The roof is plywood sheathed supported by wood joists supported by reinforced CMU bearing walls. The building has reinforced CMU walls on three sides, and a reinforced CMU wall with a large opening towards the multi-purpose room. There is an expansion joint between Unit N 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 N – Parkway Heights Middle School

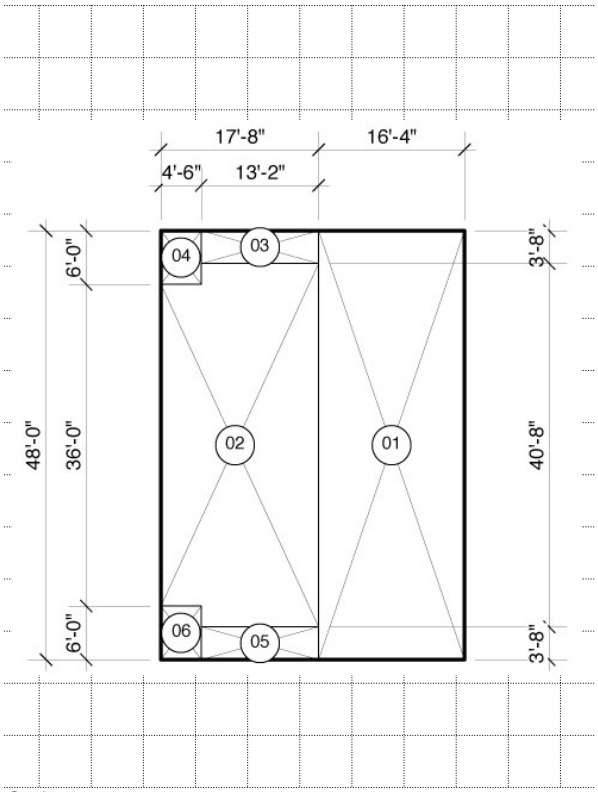




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Stage
No. Stories 1 **Year Built** 1966
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 1600
Building Name Unit N - Parkway Heights Middle School
Use Stage



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: CMU, Out-Of-Plane

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* 1.2

COMMENTS: The roof is plywood sheathed supported by wood joists supported by stud wall framing. The building has reinforced CMU walls with a large opening on one side.

Detailed Evaluation Required

[YES] NO

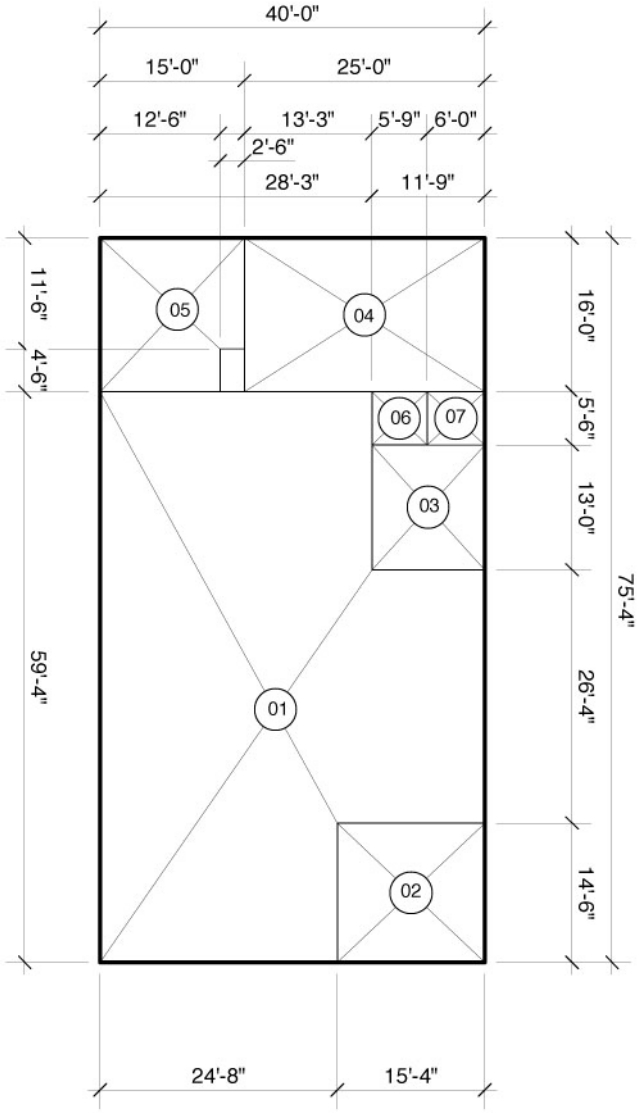
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 P – Parkway Heights Middle School



Name	Unit P – Parkway Heights Middle School
Use	Library
Distance to Fault	4.0 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Reinforced Masonry with Flexible Diaphragm (RM1), Light Wood-Frame (W1)
FEMA 154 Score	1.2
Description	The roof is plywood sheathing supported by wood joists supported by reinforced CMU bearing walls. The building has full height reinforced CMU walls in both the longitudinal and transverse directions. Interior plywood shear walls span the transverse direction.
Comments	The building appears to have a complete lateral force resisting system in both directions. 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 non-structural falling hazards or maintenance issues were noted.

Unit P – Parkway Heights Middle School

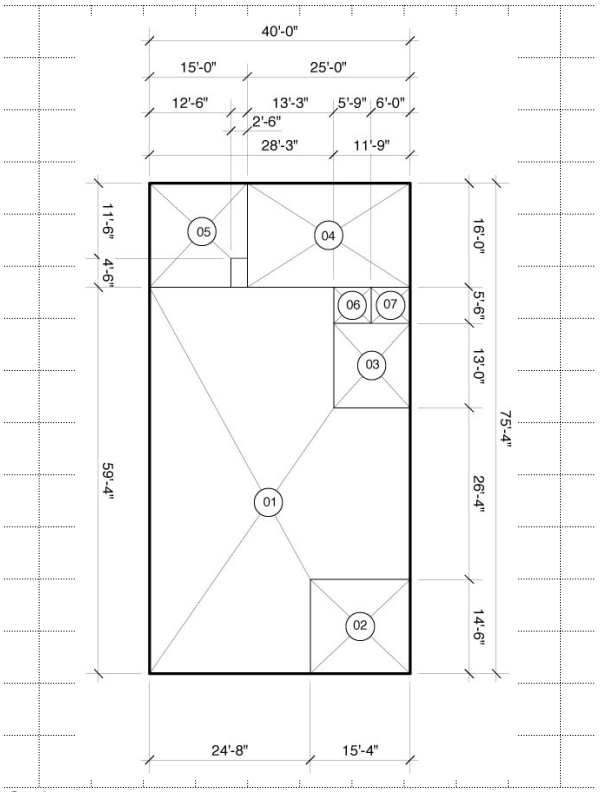




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Library
No. Stories 1 **Year Built** 1966
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 3000
Building Name Unit P, Parkway Heights Middle School
Use Library



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: CMU, Out-of-Plane

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												1.2		

COMMENTS: The roof is plywood sheathed supported by wood joists supported by stud wall framing. The building has full height reinforced CMU walls on all sides. 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

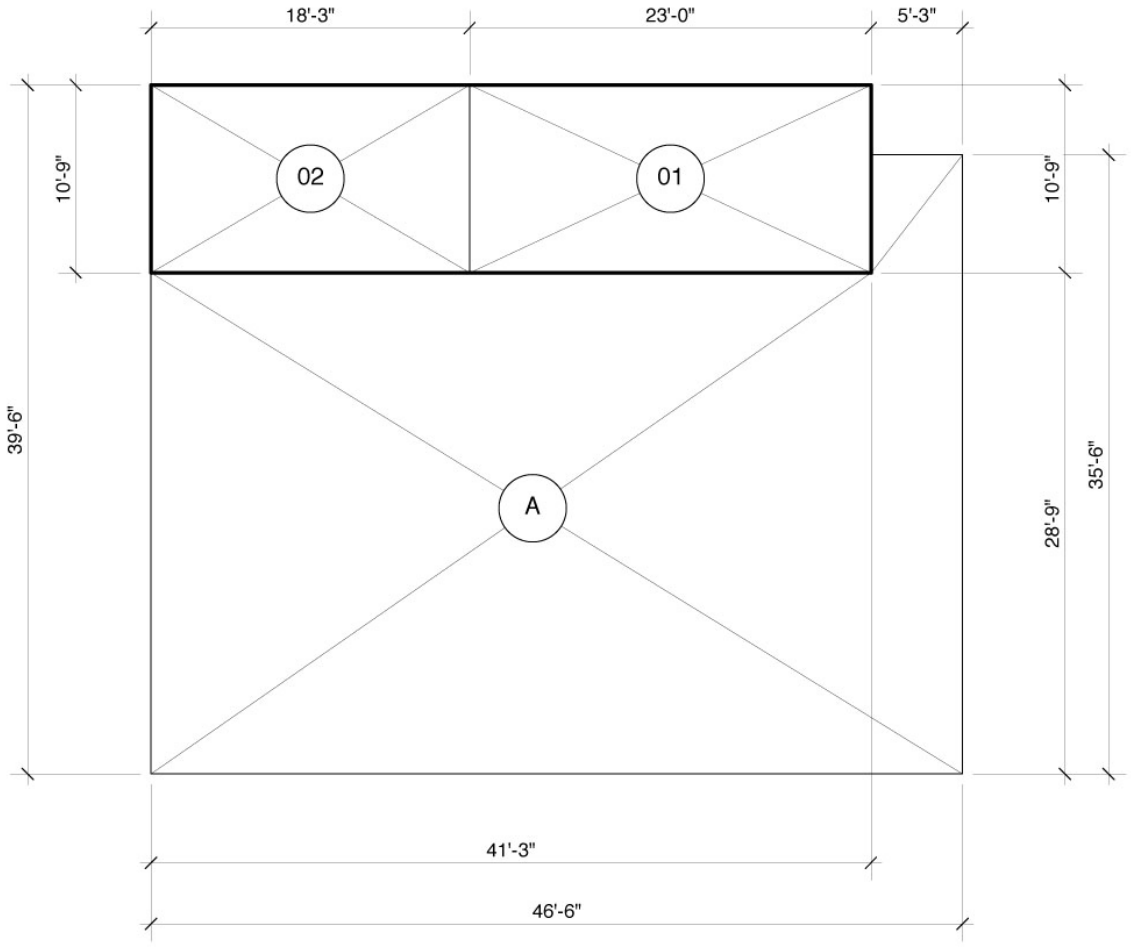
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit Q – Parkway Heights Middle School

Ground Floor



Name	Unit Q – Parkway Heights Middle School
Use	Classroom/Multipurpose
Distance to Fault	4.0 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Unreinforced Masonry (URM)
FEMA 154 Score	1.0
Description	The roof is plywood sheathing supported by wood joists and beams. The building has plywood shear walls in both the transverse and longitudinal directions. Integrally connected is an outdoor seating area with plywood sheathing supported by wood joists, beams and steel posts. There is a masonry wall along the transverse direction of the seating area. The masonry is wall is assumed to be unreinforced.
Comments	The building appears to have a complete lateral system: shear walls in both the transverse and longitudinal direction. Buildings of this type have typically performed well in seismic events. The out-of-plane stability of the CMU wall presents a falling hazard and should be further examined. Dry rot is present in some of the beams in the outdoor seating area.

Unit Q – Parkway Heights Middle School

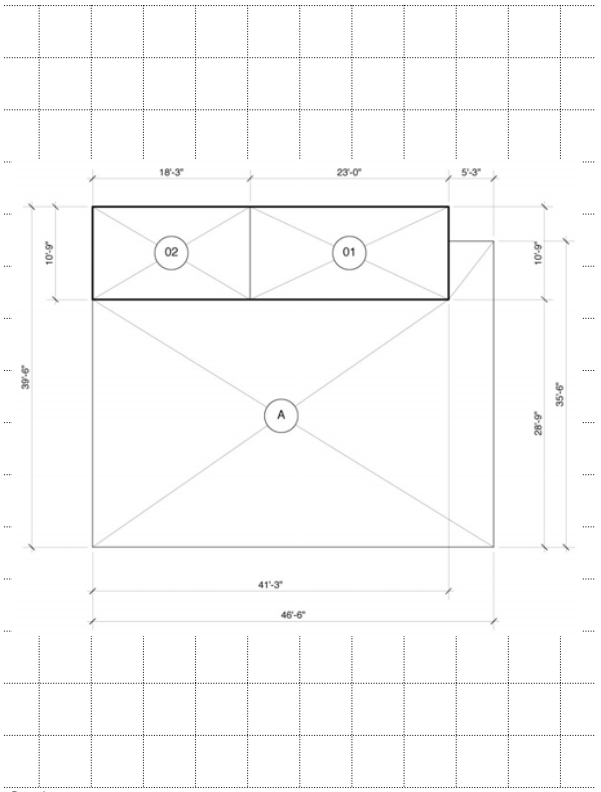




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 825 Parkway Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom/Multipurpose
No. Stories 1 **Year Built** 1966
Screener MSa/MSc **Date** 1966
Total Floor Area (sq. ft.) 450
Building Name Unit Q, Parkway Heights Middle School
Use Multipurpose



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: Masonry, Out-of-Plane
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*	4.4														1.0

COMMENTS: The roof appears to be plywood sheathed over wood joists supported by stud wall framing. The building appears to have plywood shear walls in both the transverse and longitudinal directions. Integrally connected is an outdoor seating area has a plywood sheathed roof supported by wood beams on steel columns. There is a CMU wall along the transverse direction of the outdoor seating area. The CMU wall is assumed to be unreinforced. The lower FEMA score, for the URM building type, controls in this situation.

Detailed Evaluation Required

[YES] NO

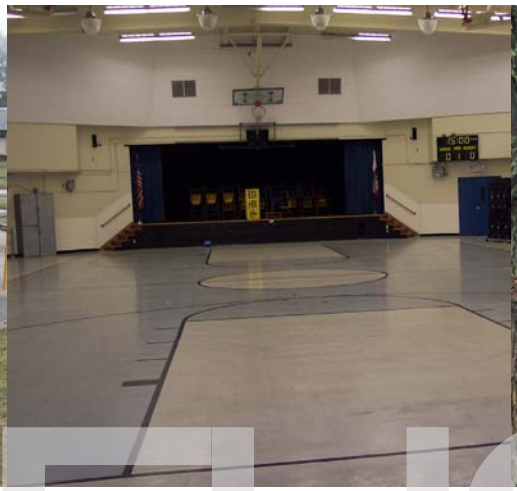
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RC = Reinforced concrete
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SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill







SSFUSD

Westborough Middle School

Westborough Middle School

Recommendation Summary

Westborough Middle School is a unique building type to the South San Francisco Unified School District because it consists of a few large buildings rather than several small buildings. The main classroom building was renovated under the last bond program. Unit K, however, was not modernized and is in need of accessibility upgrades, interior renovations, a modernization of the building envelope, and the addition of restrooms. The few relocatable classrooms on campus are in poor condition and should be replaced with a new classroom wing adjacent to Unit K. Unit 5 is used for physical education and should be replaced with a modular building to house the wrestling program. Additionally, the school's science program could benefit from updates to the student science stations and the renovation of an old shop classroom to an additional science lab.

Westborough's multipurpose room serves as the school's cafeteria, but it is unable to hold all the students during the school's one designated lunch period. To alleviate the problem, students are allowed to eat outside, but space is still limited. The school could benefit greatly from the conversion of a hillside into amphitheater seating that could be used during lunch periods and for school assemblies and rallies.

Westborough's infrastructure also needs to be modernized. Although the gas lines are new, the school's water lines are original and should be replaced in the near future.

Throughout the school, energy efficiency could be improved with the installation of occupancy sensors in all classrooms, offices, and restrooms, and bi-level switching in classrooms. As with almost all schools, additional data outlets are needed for flexibility of classroom space and the addition of more computers.

Universal accessibility issues need to be addressed throughout the campus. Landings and thresholds at various locations need to be made compliant, accessible signage installed, some doors updated, and all restrooms made accessible. There are also accessibility issues throughout the exterior of the site. Changes need to be made at parking lots and sidewalks for parking to be truly accessible and to provide paths of travel to portions of the campus. At the lower site, the school's soccer field needs to have accessible parking and bleachers added.

Existing Buildings

Unit A	Administration
Unit B	Classrooms
Unit C	Classrooms
Unit D	Classrooms
Unit E	Library, Classrooms
Unit F	Classrooms
Unit G	Shop Classrooms
Unit H	Shop Classrooms
Unit J	Multipurpose, Gym
Unit K	Classrooms
Units 1-4	Relocatable Classrooms
Unit 5	Wrestling/Weight Room

Current Site



Executive Summary

Westborough Middle School



School Profile

Address:	2570 Westborough Boulevard South San Francisco, CA 94080
Built:	1968
Site Acreage:	17
SF of Building Area:	66,221.12
2005-2006 Enrollment:	700
Buildings:	12
Relocatable Classrooms:	5
Teaching Stations:	34
Restrooms:	22

Proposed Site



Master Plan Scope

Priority Projects:

1. New Classroom Wing	$2,115,000
2. Science Labs	$1,171,130
3. Amphitheater	$562,725
4. Remove Relocatable Classrooms and Convert to Parking	$65,770
5. Wrestling and Weight Room	$800,000

Group 1: **$1,020,917**
Restroom Renovations
ADA Upgrades

Group 2: **$2,791,374**
Seismic Upgrades
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$7,407,191**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Fire Alarm Upgrades

Group 4: **$1,571,429**
Classroom Upgrades

Total Cost: **$17,505,536**

Unit A

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5522.5
Building Usage:	Administration
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit B

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5100.5
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit C

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5428.45
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit D

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5674.51
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Westborough Middle School

Unit E

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6981.17
Building Usage:	Library, Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit F

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6303.22
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit G

Year Built:	1968
DSA#:	30736
Year of Major Modification:	1972
Construction Type:	Type VB
SF:	4688.23
Building Usage:	Shop Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit H

Year Built:	1972
DSA#:	35022
Year of Major Modification:	1972
Construction Type:	Type VB
SF:	1439.85
Building Usage:	Shop Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001

Unit J1

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	12,271.71
Building Usage:	Multi-Use, Stage/Platform, Band, Choir
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1990

Unit J2

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2141.97
Building Usage:	Corridors
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001-2002

Unit J3

Year Built:	1968
DSA#:	30736
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5763.70
Building Usage:	Locker Rooms, Snack Bar
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2001-2002

Unit K

Year Built:	1972
DSA#:	35022
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4691.81
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1991

Westborough Middle School

Unit 1

Year Built:	1969
DSA#:	24516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 2

Year Built:	1971
DSA#:	33326
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 3

Year Built:	1971
DSA#:	32425
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 4

Year Built:	1968
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 5

Year Built:	1973
DSA#:	36304
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1920
Building Usage:	Wrestling
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

CUMMING
LLC

Westborough Junior High School Modernization
South San Francisco Unified School District

Masterplan Statement Of Probable Cost
April 12, 2007
CLLC Project No. 06-887.00

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 - October 2006 along with verbal direction from the client.

A	Reports:	Structural upgrade report (dated 08/11/06). "1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99). Mechanical upgrades report (not dated). Plumbing upgrades report (not dated). Electrical upgrades report (dated 07/31/06). 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	Complete mechanical systems replacement.
K	Firesprinkler systems replacement.
L	All work to Building K.
M	Dryrot removal.
N	Covered walkway replacement.
O	Book lockers replacement.
P	Stage flooring replacement.
Q	Cabinetry renovation unless noted otherwise.
R	Markerboard replacment.
S	Work to existing wheel chair lift.
T	Work to existing elevator.
U	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

INTRODUCTION

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 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
Westborough Junior High School 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 "A" - Classroom / Admin	5,523 SF	$84,221	$115,896	$392,432	$137,505	$132.20	**$730,054**
B Unit "B" - Classroom	5,101 SF	$10,071	$107,040	$369,256	$100,172	$115.00	**$586,539**
C Unit "C" - Classroom	5,428 SF		$113,922	$403,612	$99,921	$113.74	**$617,455**
D Unit "D" - Classroom	5,675 SF	$13,574	$285,621	$435,346	$100,120	$147.09	**$834,661**
E Unit "E" - Classrooms	6,981 SF	$15,369	$146,508	$409,985	$214,879	$112.69	**$786,741**
F Unit "F" - Classrooms	6,303 SF	$184,669	$144,208	$196,078	$189,366	$113.33	**$714,321**
G Unit "G" - Team Shop	4,688 SF	$35,663	$169,470	$445,885	$117,233	$163.87	**$768,252**
H Unit "H" - Shop	1,440 SF			$490,341		$340.55	**$490,341**
I Unit "J1 / J2 / J3" - Gymnasium / MPR	20,177 SF	$253,302	$672,147	$1,504,080	$316,685	$136.10	**$2,746,215**
J Unit "K" - Classroom	4,692 SF	$65,188	$172,707	$328,203	$146,613	$151.91	**$712,710**
L Portable Classrooms (New)	5,736 SF		$1,651,968			$288.00	**$1,651,968**
M Sitework	4,601 SF	$358,860	$863,855	$823,198	$148,934	$477.04	**$2,194,846**
TOTAL CONSTRUCTION COST		**$1,020,917**	**$4,443,342**	**$5,798,416**	**$1,571,429**		**$12,834,103**

South San Francisco Unified School District
Westborough Junior High School 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 "A" - Classroom / Admin	5,523 SF	$84,221	$115,896	$392,432	$137,505	$132.20	**$730,054**
B Unit "B" - Classroom	5,101 SF	$10,071	$107,040	$369,256	$100,172	$115.00	**$586,539**
C Unit "C" - Classroom	5,428 SF		$113,922	$403,612	$99,921	$113.74	**$617,455**
D Unit "D" - Classroom	5,675 SF	$13,574	$285,621	$435,346	$100,120	$147.09	**$834,661**
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F Unit "F" - Classrooms	6,303 SF	$184,669	$144,208	$196,078	$189,366	$113.33	**$714,321**
G Unit "G" - Team Shop	4,688 SF	$35,663	$169,470	$445,885	$117,233	$163.87	**$768,252**
H Unit "H" - Shop	1,440 SF			$379,104		$263.29	**$379,104**
I Unit "J1 / J2 / J3" - Gymnasium / MPR	20,177 SF	$253,302	$672,147	$1,504,080	$316,685	$136.10	**$2,746,215**
J Unit "K" - Classroom	4,692 SF	$65,188	$172,707	$328,203	$146,613	$151.91	**$712,710**
L Portable Classrooms (New)							**excluded**
M Sitework	4,601 SF	$358,860	$863,855	$823,198	$148,934	$477.04	**$2,194,846**
N New classroom wing	4,700 SF			$1,720,012		$365.96	**$1,720,012**
TOTAL CONSTRUCTION COST		**$1,020,917**	**$2,791,374**	**$7,407,191**	**$1,571,429**		**$12,790,911**

South San Francisco Unified School District
Westborough Junior High School 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 "A1" - Classroom	5,523 SF	$103,562	$142,510	$482,551	$169,082	$162.55	**$897,706**
B Unit "A2" - Classroom	5,101 SF	$12,384	$131,621	$454,053	$123,176	$141.40	**$721,234**
C Unit "B" - Lab / Home Ec	5,428 SF		$140,083	$496,298	$122,868	$139.86	**$759,249**
D Unit "C" - Kitchen	5,675 SF	$16,691	$351,212	$535,320	$123,112	$180.87	**$1,026,334**
E Unit "D" - Library	6,981 SF	$18,898	$180,152	$504,135	$264,224	$138.57	**$967,409**
F Unit "E1" / "E2" - Locker / Actvity	6,303 SF	$227,076	$177,325	$241,106	$232,853	$139.35	**$878,360**
G Unit "F" - Theater	4,688 SF	$43,853	$208,388	$548,279	$144,155	$201.50	**$944,675**
H Unit "G" - Gymnasium	1,440 SF			$466,163		$323.76	**$466,163**
I Unit "H" - Arts	20,177 SF	$311,471	$826,501	$1,849,481	$389,410	$167.36	**$3,376,862**
J Unit J - Technical Classroom	4,692 SF	$80,157	$212,367	$403,572	$180,281	$186.79	**$876,378**
K Unit K							**excluded**
L Portable Classrooms (New)	5,736 SF		$1,646,848				**$1,646,848**
M Sitework	4,601 SF	$441,269	$1,062,232	$1,012,239	$183,135	$586.58	**$2,698,876**
TOTAL CONSTRUCTION COST		**$1,255,362**	**$5,079,239**	**$6,993,196**	**$1,932,296**		**$15,260,093**

South San Francisco Unified School District
Westborough Junior High School Modernization
South San Francisco, California
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Date: 04/12/07

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Unit "A1" - Classroom	5,523 SF	$103,562	$142,510	$482,551	$169,082	$162.55	**$897,706**
B Unit "A2" - Classroom	5,101 SF	$12,384	$131,621	$454,053	$123,176	$141.40	**$721,234**
C Unit "B" - Lab / Home Ec	5,428 SF		$140,083	$496,298	$122,868	$139.86	**$759,249**
D Unit "C" - Kitchen	5,675 SF	$16,691	$351,212	$535,320	$123,112	$180.87	**$1,026,334**
E Unit "D" - Library	6,981 SF	$18,898	$180,152	$504,135	$264,224	$138.57	**$967,409**
F Unit "E1" / "E2" - Locker / Actvity	6,303 SF	$227,076	$177,325	$241,106	$232,853	$139.35	**$878,360**
G Unit "F" - Theater	4,688 SF	$43,853	$208,388	$548,279	$144,155	$201.50	**$944,675**
H Unit "G" - Gymnasium	1,440 SF			$466,163		$323.76	**$466,163**
I Unit "H" - Arts	20,177 SF	$311,471	$826,501	$1,849,481	$389,410	$167.36	**$3,376,862**
J Unit J - Technical Classroom	4,692 SF	$80,157	$212,367	$403,572	$180,281	$186.79	**$876,378**
K Unit K							**excluded**
L Portable Classrooms (New)							**excluded**
M Sitework	4,601 SF	$441,269	$1,062,232	$1,012,239	$183,135	$586.58	**$2,698,876**
N New classroom wing	4,700 SF			$2,115,000		$450.00	**$2,115,000**
TOTAL CONSTRUCTION COST		**$1,255,362**	**$3,432,391**	**$9,108,196**	**$1,932,296**		**$15,728,245**

UNIT "A" - Classroom / Admin

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom / Admin

Description	Qty
Type Of Space	
Classroom	1,029 SF
Admin	3,511 SF
Restrooms	350 SF
Corridors / Support	1,403 SF
DDT - open corridor space (2/3)	-771 SF
Total Modernized SF-age	**5,523 SF**

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Westborough Junior High School 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	5,523 SF										
Accessibility											**$ 113,859**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	15	ea	$215.00	$357.95	**1**	$ 5,369				$ 5,369	
New door set, form new and patch (e) opening	4	ea	$4,915.00	$8,182.82	**1**	$ 32,731				$ 32,731	
Signage, specialties & fire extinguishers	5523	sf	$1.00	$1.66	**1**	$ 9,194				$ 9,194	
Remove and replace closers	1	ea	$885.00	$1,473.41	**1**	$ 1,473				$ 1,473	
Upgrade existing non accessible restrooms (med)	40	sf	$635.00	$1,057.19	**1**	$ 42,288				$ 42,288	
Demo / patch portion of existing casework	1	loc	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Patch finishes for accessibility upgrades	5523	sf	$1.00	$1.66	**2**		$ 9,194			$ 9,194	
Miscellaneous accessible upgrades	5523	sf	$1.00	$1.66	**2**		$ 9,194			$ 9,194	
Life Safety											**$ 54,899**
New fire alarm system (fully automated)	5523	sf	$4.45	$7.41	**3**			$ 40,914		$ 40,914	
Patch existing slab	350	sf	$24.00	$39.96	**3**			$ 13,985		$ 13,985	
Instructional Facilities											**$ 128,822**
Repaint interior walls (100%)	10350	sf	$1.05	$1.75	**4**				$ 18,093	$ 18,093	
Repaint existing door sets (100%)	22	ea	$99.00	$164.82	**4**				$ 3,626	$ 3,626	
Repaint existing casework (100%)	550	lf	$10.94	$18.21	**4**				$ 10,018	$ 10,018	
Patch repair / paint existing ceilings	5523	sf	$2.50	$4.16	**4**				$ 22,986	$ 22,986	
Remove and replace VCT, incl screed and base	2400	sf	$10.15	$16.90	**4**				$ 40,556	$ 40,556	
Replace existing drop ceilings	99	sf	$8.50	$14.15	**3**			$ 1,401		$ 1,401	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Wood finishes at nurses office	1	ls	$2,500.00	$4,162.17	**4**				$ 4,162	$ 4,162	
Replace horizontal blinds - N/A											
Caulking & sealant, metals, backing	5523	sf	$1.00	$1.66	**4**				$ 9,194	$ 9,194	
Miscellaneous interior repairs, allowance	5523	sf	$1.50	$2.50	**4**				$ 13,791	$ 13,791	
Building Integrity & Envelope											**$ 207,158**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	6256	sf	$4.00	$6.66	**4**				$ 41,662	$ 41,662	
Replace roofing - 100% replacement	5523	sf	$18.00	$29.97	**3**			$ 165,496		$ 165,496	
Mechanical & Plumbing Systems											**$ 156,823**
Plumbing											
New sanitary fixtures plumbed into (e) points	2	ea	$3,756.00	$6,253.24	**3**			$ 12,506		$ 12,506	
Remove and replace existing water distribution	5523	sf	$8.88	$14.78	**3**			$ 81,645		$ 81,645	
Misc plumbing modifications (gas, distrib, etc.)	5523	sf	$2.00	$3.33	**3**			$ 18,388		$ 18,388	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycyle control / EMS	3041	sf	$6.80	$11.32	**3**			$ 34,422		$ 34,422	

South San Francisco Unified School District

Westborough Junior High School Modernization

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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	2482	sf	$1.50	$2.50	3			$ 6,198		$ 6,198	
New exhaust fan	1	ea	$2,200.00	$3,662.71	3			$ 3,663		$ 3,663	
All other HV work excluded											
Electrical Systems											**$ 86,995**
Power and distribution / convenience power											
Lower / add receptacles	5523	sf	$3.20	$5.33	3			$ 29,422		$ 29,422	
Minor upgrades to power distribution / raceway	5523	sf	$3.00	$4.99	3			$ 27,583		$ 27,583	
Lighting & Controls											
Install new switches / occupancy sensors	19	ea	$343.75	$572.30	3			$ 10,874		$ 10,874	
Replace fluorescent lamps and ballast	2	ea	$218.75	$364.19	3			$ 728		$ 728	
Miscellaneous lighting upgrades (minor)	5523	sf	$1.00	$1.66	3			$ 9,194		$ 9,194	
Adjust height of all non compliant switches	5523	sf	$1.00	$1.66	3			$ 9,194		$ 9,194	
Technology											**$ 11,493**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	5523	sf	$1.25	$2.08	3			$ 11,493		$ 11,493	
Work from "1997 Masterplan" still to be completed											**$ 5,444**
Lighting & Controls											
Remove and replace PA clock	1	ea	$785.00	$1,306.92	3			$ 1,307		$ 1,307	
Update panel directories	5523	sf	$0.45	$0.75	3			$ 4,137		$ 4,137	
Structural											**$ 73,554**
Seismic upgrades - "low" rating	5523	sf	$8.00	$13.32	2		$ 73,554			$ 73,554	
Miscellaneous											**$ 50,568**
Hazmat abatement, allowance - "low" rating	5523	sf	$5.50	$9.16	2		$ 50,568			$ 50,568	
Site											**$ 8,091**
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 "A1" - Classroom / Lab						**$ 103,562**	**$ 142,510**	**$ 482,551**	**$ 169,082**		**$ 897,706**
Total Costs Priority / Sf						**$ 18.75**	**$ 25.81**	**$ 87.38**	**$ 30.62**	**$ 162.55**	

UNIT "B" - Classroom

South San Francisco Unified School District

Westborough Junior High School Modernization

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BUILDING SUMMARY - UNIT "B" - Classroom

Description	Qty
Type Of Space	
Classroom	3,623 SF
Corridors / Support	1,966 SF
DDT - open corridor space (2/3)	-489 SF
Total Modernized SF-age	**5,101 SF**

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Westborough Junior High School 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	5,101 SF										
Accessibility											**$ 29,367**
Remove and replace existing door set	1	ea	$2,338.00	$3,892.46	**1**	$ 3,892				$ 3,892	
Signage, specialties & fire extinguishers	5101	sf	$1.00	$1.66	**1**	$ 8,492				$ 8,492	
Patch finishes for accessibility upgrades	5101	sf	$1.00	$1.66	**2**		$ 8,492			$ 8,492	
Miscellaneous accessible upgrades	5101	sf	$1.00	$1.66	**2**		$ 8,492			$ 8,492	
Life Safety											**$ 37,788**
New fire alarm system (fully automated)	5101	sf	$4.45	$7.41	**3**			$ 37,788		$ 37,788	
Instructional Facilities											**$ 173,951**
Repaint interior walls (100%)	6948	sf	$1.05	$1.75	**4**				$ 12,146	$ 12,146	
Repaint existing door sets (100%)	12	ea	$99.00	$164.82	**4**				$ 1,978	$ 1,978	
Repaint existing casework (100%)	750	lf	$10.94	$18.21	**4**				$ 13,660	$ 13,660	
Patch repair / paint existing ceilings	4878	sf	$2.50	$4.16	**4**				$ 20,301	$ 20,301	
Remove and replace VCT, incl screed and base	4900	sf	$10.15	$16.90	**3**			$ 82,802		$ 82,802	
Adjust existing ceiling tiles	223	sf	$5.00	$8.32	**3**			$ 1,856		$ 1,856	
Tack boards	800	sf	$15.00	$24.97	**4**				$ 19,978	$ 19,978	
Replace horizontal blinds - N/A											
Caulking & sealant, metals, backing	5101	sf	$1.00	$1.66	**4**				$ 8,492	$ 8,492	
Miscellaneous interior repairs, allowance	5101	sf	$1.50	$2.50	**4**				$ 12,737	$ 12,737	
Building Integrity & Envelope											**$ 186,733**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5088	sf	$4.00	$6.66	**4**				$ 33,883	$ 33,883	
Replace roofing - 100% replacement	5101	sf	$18.00	$29.97	**3**			$ 152,850		$ 152,850	
Mechanical & Plumbing Systems											**$ 68,353**
Plumbing											
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.)	5101	sf	$2.00	$3.33	**3**			$ 16,983		$ 16,983	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycyle control / EMS at classrooms	3623	sf	$6.80	$11.32	**3**			$ 41,021		$ 41,021	
Minor mod / repairs to existing system only	1477	sf	$1.50	$2.50	**3**			$ 3,689		$ 3,689	
All other HV work excluded											
Electrical Systems											**$ 85,471**
Power and distribution / convenience power											
Lower / add receptacles	5101	sf	$3.20	$5.33	**3**			$ 27,173		$ 27,173	
Minor upgrades to power distribution / raceway	5101	sf	$3.00	$4.99	**3**			$ 25,475		$ 25,475	
Lighting & Controls											

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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
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Miscellaneous lighting upgrades (minor)	5101	sf	$1.20	$2.00	3			$ 10,190		$ 10,190	
Adjust height of all non compliant switches	5101	sf	$1.25	$2.08	3			$ 10,615		$ 10,615	
Technology											**$ 10,615**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	5101	sf	$1.25	$2.08	3			$ 10,615		$ 10,615	
Work from "1997 Masterplan" still to be completed											**$ 8,492**
N/A											
Update panel directories	5101	sf	$1.00	$1.66	3			$ 8,492		$ 8,492	
Structural											**$ 67,933**
Seismic upgrades - "low" rating	5101	sf	$8.00	$13.32	2		$ 67,933			$ 67,933	
Miscellaneous											**$ 46,704**
Hazmat abatement, allowance - "low" rating	5101	sf	$5.50	$9.16	2		$ 46,704			$ 46,704	
Site											**$ 5,827**
ADA requirements											
Minor patch repair work	1	ls	$3,500.00	$5,827.03	3			$ 5,827		$ 5,827	
Total Costs - UNIT "B" - Classroom						**$ 12,384**	**$ 131,621**	**$ 454,053**	**$ 123,176**		**$ 721,234**
Total Costs Priority / Sf						**$ 2.43**	**$ 25.81**	**$ 89.02**	**$ 24.15**	**$ 141.40**	

UNIT "C" - Classroom

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BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty
Type Of Space	
Classroom	4,474 SF
Corridors / Support	1,003 SF
DDT - open corridor space (2/3)	-49 SF
Total Modernized SF-age	**5,428 SF**

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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	5,428 SF										
Accessibility											**$ 18,075**
Patch finishes for accessibility upgrades	5428	sf	$1.00	$1.66	**2**		$ 9,038			$ 9,038	
Miscellaneous accessible upgrades	5428	sf	$1.00	$1.66	**2**		$ 9,038			$ 9,038	
Life Safety											**$ 40,218**
New fire alarm system (fully automated)	5428	sf	$4.45	$7.41	**3**			$ 40,218		$ 40,218	
Instructional Facilities											**$ 183,533**
Repaint interior walls (100%)	8190	sf	$1.05	$1.75	**4**				$ 14,317	$ 14,317	
Repaint existing door sets (100%)	16	ea	$99.00	$164.82	**4**				$ 2,637	$ 2,637	
Repaint existing casework (100%)	750	lf	$10.94	$18.21	**4**				$ 13,660	$ 13,660	
Patch repair / paint existing ceilings	5195	sf	$2.50	$4.16	**4**				$ 21,624	$ 21,624	
Remove and replace VCT, incl screed and base	5400	sf	$10.15	$16.90	**3**			$ 91,251		$ 91,251	
Replace existing drop ceilings	233	sf	$8.50	$14.15	**3**			$ 3,297		$ 3,297	
Tack boards	400	sf	$15.00	$24.97	**4**				$ 9,989	$ 9,989	
Replace chalkboards	1	ls	$2,500.00	$4,162.17	**4**				$ 4,162	$ 4,162	
Caulking & sealant, metals, backing	5428	sf	$1.00	$1.66	**4**				$ 9,038	$ 9,038	
Miscellaneous interior repairs, allowance	5428	sf	$1.50	$2.50	**4**				$ 13,556	$ 13,556	
Building Integrity & Envelope											**$ 196,561**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5088	sf	$4.00	$6.66	**4**				$ 33,883	$ 33,883	
Replace roofing - 100% replacement	5428	sf	$18.00	$29.97	**3**			$ 162,678		$ 162,678	
Mechanical & Plumbing Systems											**$ 88,946**
Plumbing											
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.)	5428	sf	$2.00	$3.33	**3**			$ 18,075		$ 18,075	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycyle control / EMS at classrooms	4474	sf	$6.80	$11.32	**3**			$ 50,654		$ 50,654	
Minor mod / repairs to existing system only	5428	sf	$1.50	$2.50	**3**			$ 13,556		$ 13,556	
All other HV work excluded											
Electrical Systems											**$ 73,806**
Power and distribution / convenience power											
Lower / add receptacles	5428	sf	$3.20	$5.33	**3**			$ 28,920		$ 28,920	
Minor upgrades to power distribution / raceway	5428	sf	$1.25	$2.08	**3**			$ 11,297		$ 11,297	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	**3**			$ 11,446		$ 11,446	
Miscellaneous lighting upgrades (minor)	5428	sf	$1.20	$2.00	**3**			$ 10,845		$ 10,845	

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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
Adjust height of all non compliant switches	5428	sf	$1.25	$2.08	3			$ 11,297		$ 11,297	
Technology											**$ 20,335**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	5428	sf	$2.25	$3.75	3			$ 20,335		$ 20,335	
Work from "1997 Masterplan" still to be completed											**$ 9,941**
Relocate data outlets	5428	sf	$1.10	$1.83	3			$ 9,941		$ 9,941	
Structural											**$ 72,301**
Seismic upgrades - "low" rating	5428	sf	$8.00	$13.32	2		$ 72,301			$ 72,301	
Miscellaneous											**$ 49,707**
Hazmat abatement, allowance - "low" rating	5428	sf	$5.50	$9.16	2		$ 49,707			$ 49,707	
Site											**$ 5,827**
ADA requirements											
Minor patch repair work	1	ls	$3,500.00	$5,827.03	3			$ 5,827		$ 5,827	
Total Costs - UNIT "C" - Classroom						**$ -**	**$ 140,083**	**$ 496,298**	**$ 122,868**		**$ 759,249**
Total Costs Priority / Sf						**$ -**	**$ 25.81**	**$ 91.43**	**$ 22.63**	**$ 139.86**	

UNIT "D" - Classroom

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BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty
Type Of Space	
Classroom	3,623 SF
Restrooms	406 SF
Corridors / Support	2,090 SF
DDT - open corridor space (2/3)	-445 SF
Total Modernized SF-age	**5,675 SF**

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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	5,675 SF										
Accessibility											**$ 237,462**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
Signage, specialties & fire extinguishers	5675	sf	$1.00	$1.66	**1**	$ 9,447				$ 9,447	
Upgrade existing finishes at restrooms (med)	410	sf	$300.00	$499.46	**2**		$ 204,779			$ 204,779	
New accessible handrails	10	lf	$223.00	$371.27	**1**	$ 3,713				$ 3,713	
New contrast strips at treads	2	ea	$45.00	$74.92	**1**	$ 150				$ 150	
Patch finishes for accessibility upgrades	5675	sf	$1.00	$1.66	**2**		$ 9,447			$ 9,447	
Miscellaneous accessible upgrades	5675	sf	$1.00	$1.66	**2**		$ 9,447			$ 9,447	
Life Safety											**$ 42,040**
New fire alarm system (fully automated)	5675	sf	$4.45	$7.41	**3**			$ 42,040		$ 42,040	
Instructional Facilities											**$ 193,133**
Repaint interior walls (100%)	8550	sf	$1.05	$1.75	**4**				$ 14,946	$ 14,946	
Repaint existing door sets (100%)	16	ea	$99.00	$164.82	**4**				$ 2,637	$ 2,637	
Repaint existing casework (100%)	750	lf	$10.94	$18.21	**4**				$ 13,660	$ 13,660	
Patch repair / paint existing ceilings	5464	sf	$2.68	$4.46	**4**				$ 24,377	$ 24,377	
Remove and replace VCT, incl screed and base	5046	sf	$10.15	$16.90	**3**			$ 85,269		$ 85,269	
Replace existing drop ceilings	211	sf	$8.50	$14.15	**3**			$ 2,986		$ 2,986	
New projection screen, mount, and hook up	1	ea	$6,800.00	$11,321.09	**3**			$ 11,321		$ 11,321	
New markerboards	1	ea	$2,600.00	$4,328.65	**3**			$ 4,329		$ 4,329	
Tack boards	400	sf	$15.00	$24.97	**4**				$ 9,989	$ 9,989	
Caulking & sealant, metals, backing	5675	sf	$1.00	$1.66	**4**				$ 9,447	$ 9,447	
Miscellaneous interior repairs, allowance	5675	sf	$1.50	$2.50	**4**				$ 14,171	$ 14,171	
Building Integrity & Envelope											**$ 203,935**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5088	sf	$4.00	$6.66	**4**				$ 33,883	$ 33,883	
Replace roofing - 100% replacement	5675	sf	$18.00	$29.97	**3**			$ 170,051		$ 170,051	
Mechanical & Plumbing Systems											**$ 76,181**
Plumbing											
Replace faucets at (e) lavs	1	ea	$1,033.00	$1,719.81	**3**			$ 1,720		$ 1,720	
Misc plumbing modifications (gas, distrib, etc.)	5675	sf	$2.00	$3.33	**3**			$ 18,895		$ 18,895	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycyle control / EMS	3623	sf	$6.80	$11.32	**3**			$ 41,021		$ 41,021	
New louvers in (e) doors	1	ea	$225.00	$374.59	**3**			$ 375		$ 375	
Minor mod / repairs to existing system only	5675	sf	$1.50	$2.50	**3**			$ 14,171		$ 14,171	
All other HV work excluded											

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Westborough Junior High School Modernization

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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
Electrical Systems											**$ 89,386**
Power and distribution / convenience power											
Lower / add receptacles	5675	sf	$3.20	$5.33	3			$ 30,231		$ 30,231	
Minor upgrades to power distribution / raceway	5675	sf	$1.35	$2.25	3			$ 12,754		$ 12,754	
Update panel directories	5675	sf	$1.25	$2.08	3			$ 11,809		$ 11,809	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Miscellaneous lighting upgrades (minor)	5675	sf	$1.20	$2.00	3			$ 11,337		$ 11,337	
Adjust height of all non compliant switches	5675	sf	$1.25	$2.08	3			$ 11,809		$ 11,809	
Technology											**$ 21,256**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	5675	sf	$2.25	$3.75	3			$ 21,256		$ 21,256	
Work from "1997 Masterplan" still to be completed											**$ 32,499**
Lighting & Controls											
Replace panels	5675	sf	$1.44	$2.40	3			$ 13,604		$ 13,604	
Update panel directories	5675	sf	$0.75	$1.25	3			$ 7,085		$ 7,085	
Relocate data outlets	5675	sf	$1.25	$2.08	3			$ 11,809		$ 11,809	
Structural											**$ 75,578**
Seismic upgrades - "low" rating	5675	sf	$8.00	$13.32	2		$ 75,578			$ 75,578	
Miscellaneous											**$ 51,960**
Hazmat abatement, allowance - "low" rating	5675	sf	$5.50	$9.16	2		$ 51,960			$ 51,960	
Site											**$ 2,902**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	26	sf	$5.50	$9.16	1	$ 238				$ 238	
Provide 5' x 5' concrete landing	64	sf	$15.00	$24.97	1	$ 1,598				$ 1,598	
Slope AC paving from landing	64	sf	$10.00	$16.65	1	$ 1,066				$ 1,066	
Total Costs - UNIT "D" - Classroom						**$ 16,691**	**$ 351,212**	**$ 535,320**	**$ 123,112**		**$ 1,026,334**
Total Costs Priority / Sf						**$ 2.94**	**$ 61.89**	**$ 94.34**	**$ 21.70**	**$ 180.87**	

UNIT "E" - Library

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Library

Description	Qty
Type Of Space	
Library / work rooms	3,188 SF
Offices	1,493 SF
Corridors / Support	2,358 SF
DDT - open corridor space (2/3)	-58 SF
Total Modernized SF-age	**6,981 SF**

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Westborough Junior High School Modernization

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BUILDING SUMMARY - UNIT "E" - Library

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,981 SF										
Accessibility											**$ 42,144**
New kick plates to existing doors	6	ea	$215.00	$357.95	**1**	$ 2,148				$ 2,148	
Signage, specialties & fire extinguishers	6981	sf	$1.00	$1.66	**1**	$ 11,623				$ 11,623	
New soap / towel accessories for sink	1	loc	$705.00	$1,173.73	**1**	$ 1,174				$ 1,174	
Remove and replace sink / base cabinet	5	lf	$475.00	$790.81	**1**	$ 3,954				$ 3,954	
Patch finishes for accessibility upgrades	6981	sf	$1.00	$1.66	**2**		$ 11,623			$ 11,623	
Miscellaneous accessible upgrades	6981	sf	$1.00	$1.66	**2**		$ 11,623			$ 11,623	
Life Safety											**$ 51,721**
New fire alarm system (fully automated)	6981	sf	$4.45	$7.41	**3**			$ 51,721		$ 51,721	
Instructional Facilities											**$ 233,653**
Repaint interior walls (100%)	13860	sf	$1.05	$1.75	**4**				$ 24,229	$ 24,229	
Repaint existing door sets (100%)	18	ea	$99.00	$164.82	**4**				$ 2,967	$ 2,967	
Repaint existing casework (100%)	750	lf	$10.94	$18.21	**4**				$ 13,660	$ 13,660	
Patch repair / paint existing ceilings	6747	sf	$2.68	$4.46	**4**				$ 30,105	$ 30,105	
Remove and replace VCT, incl screed and base	4664	sf	$10.15	$16.90	**4**				$ 78,814	$ 78,814	
Remove and replace CPT, incl screed and base	2288	sf	$10.90	$18.15	**4**				$ 41,520	$ 41,520	
Replace existing drop ceilings	234	sf	$8.50	$14.15	**3**			$ 3,311		$ 3,311	
Tack boards	400	sf	$15.00	$24.97	**4**				$ 9,989	$ 9,989	
Caulking & sealant, metals, backing	6981	sf	$1.00	$1.66	**4**				$ 11,623	$ 11,623	
Miscellaneous interior repairs, allowance	6981	sf	$1.50	$2.50	**4**				$ 17,434	$ 17,434	
Building Integrity & Envelope											**$ 243,092**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5088	sf	$4.00	$6.66	**4**				$ 33,883	$ 33,883	
Replace roofing - 100% replacement	6981	sf	$18.00	$29.97	**3**			$ 209,209		$ 209,209	
Mechanical & Plumbing Systems											**$ 124,133**
Plumbing											
Replace faucets at (e) lavs	1	ea	$1,033.00	$1,719.81	**3**			$ 1,720		$ 1,720	
Misc plumbing modifications (gas, distrib, etc.)	6981	sf	$2.00	$3.33	**3**			$ 23,245		$ 23,245	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycyle control / EMS	5130	sf	$6.80	$11.32	**3**			$ 58,079		$ 58,079	
Minor mod / repairs to existing system only	6981	sf	$1.50	$2.50	**3**			$ 17,434		$ 17,434	
Premium for new high efficiency furnace	2059	sf	$6.90	$11.49	**3**			$ 23,654		$ 23,654	
All other HV work excluded											
Electrical Systems											**$ 74,460**
Power and distribution / convenience power											

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Westborough Junior High School Modernization

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BUILDING SUMMARY - UNIT "E" - Library

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles (minor)	6981	sf	$1.65	$2.75	3			$ 19,177		$ 19,177	
Minor upgrades to power distribution / raceway	6981	sf	$1.25	$2.08	3			$ 14,528		$ 14,528	
Move microwave to library sink rececptacle	1	ea	$500.00	$832.43	3			$ 832		$ 832	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Miscellaneous lighting upgrades (minor)	6981	sf	$1.20	$2.00	3			$ 13,947		$ 13,947	
Adjust height of all non compliant switches	6981	sf	$1.25	$2.08	3			$ 14,528		$ 14,528	
Technology											**$ 28,432**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	6981	sf	$2.25	$3.75	3			$ 26,151		$ 26,151	
New telephone outlet	2	ea	$685.00	$1,140.43	3			$ 2,281		$ 2,281	
Work from "1997 Masterplan" still to be completed											**$ 7,042**
Lighting & Controls											
Replace lighting at bathrooms										excluded	
Relocate telephone outelts	6	ea	$705.00	$1,173.73	3			$ 7,042		$ 7,042	
Structural											**$ 92,982**
Seismic upgrades - "low" rating	6981	sf	$8.00	$13.32	2		$ 92,982			$ 92,982	
Miscellaneous											**$ 63,925**
Hazmat abatement, allowance - "low" rating	6981	sf	$5.50	$9.16	2		$ 63,925			$ 63,925	
Site											**$ 5,827**
ADA requirements											
Minor patch repair work	1	ls	$3,500.00	$5,827.03	3			$ 5,827		$ 5,827	
Total Costs - UNIT "E" - Library						**$ 18,898**	**$ 180,152**	**$ 504,135**	**$ 264,224**		**$ 967,409**
Total Costs Priority / Sf						**$ 2.71**	**$ 25.81**	**$ 72.21**	**$ 37.85**	**$ 138.57**	

UNIT "F" - Home Ec

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Home Ec

Description	Qty
Type Of Space	
Home Ec	4,084 SF
Restrooms	403 SF
Corridors / Support	2,259 SF
DDT - open corridor space (2/3)	-443 SF
Total Modernized SF-age	**6,303 SF**

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Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Home Ec

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,303 SF										
Accessibility											**$ 72,419**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
New kick plates to existing doors	6	ea	$215.00	$357.95	**1**	$ 2,148				$ 2,148	
Remove and replace existing door set	2	ea	$2,338.00	$3,892.46	**1**	$ 7,785				$ 7,785	
Signage, specialties & fire extinguishers	6303	sf	$1.00	$1.66	**1**	$ 10,494				$ 10,494	
New soap / towel accessories for sink	1	loc	$705.00	$1,173.73	**1**	$ 1,174				$ 1,174	
Provide new compliant rails	10	lf	$233.00	$387.91	**1**	$ 3,879				$ 3,879	
New contrast strips at treads	2	ea	$45.00	$74.92	**1**	$ 150				$ 150	
Remove recessed lockers, enlarge alcove	2	loc	$3,200.00	$5,327.57	**1**	$ 10,655				$ 10,655	
Extend existing water service to new sink location	10	lf	$145.00	$241.41	**2**		$ 2,414			$ 2,414	
Extend existing drain service to new sink location	10	lf	$166.00	$276.37	**2**		$ 2,764			$ 2,764	
New stainless steel sink	1	ea	$3,200.00	$5,327.57	**2**		$ 5,328			$ 5,328	
Demo / patch slab for new pipework	1	ls	$2,500.00	$4,162.17	**2**		$ 4,162			$ 4,162	
Patch finishes for accessibility upgrades	6303	sf	$1.00	$1.66	**2**		$ 10,494			$ 10,494	
Miscellaneous accessible upgrades	6303	sf	$1.00	$1.66	**2**		$ 10,494			$ 10,494	
Life Safety											**$ 50,694**
New fire alarm system (fully automated)	6303	sf	$4.45	$7.41	**3**			$ 46,698		$ 46,698	
Patch existing slab	100	sf	$24.00	$39.96	**3**			$ 3,996		$ 3,996	
Instructional Facilities											**$ 192,454**
Repaint interior walls (100%)	8280	sf	$1.05	$1.75	**4**				$ 14,474	$ 14,474	
Repaint existing door sets (100%)	18	ea	$99.00	$164.82	**4**				$ 2,967	$ 2,967	
Repaint existing casework (100%)	850	lf	$10.94	$18.21	**4**				$ 15,482	$ 15,482	
Patch repair / paint existing ceilings	6303	sf	$2.68	$4.46	**4**				$ 28,124	$ 28,124	
Remove and replace VCT, incl screed and base	5394	sf	$10.15	$16.90	**4**				$ 91,150	$ 91,150	
Replace existing drop ceilings	285	sf	$8.50	$14.15	**3**			$ 4,033		$ 4,033	
Tack boards	400	sf	$15.00	$24.97	**4**				$ 9,989	$ 9,989	
Caulking & sealant, metals, backing	6303	sf	$1.00	$1.66	**4**				$ 10,494	$ 10,494	
Miscellaneous interior repairs, allowance	6303	sf	$1.50	$2.50	**4**				$ 15,741	$ 15,741	
Building Integrity & Envelope											**$ 233,324**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	6672	sf	$4.00	$6.66	**4**				$ 44,432	$ 44,432	
Replace roofing - 100% replacement	6303	sf	$18.00	$29.97	**1**	$ 188,892				$ 188,892	
Mechanical & Plumbing Systems											**$ 71,949**
Plumbing											
Misc plumbing modifications (gas, distrib, etc.)	6303	sf	$2.50	$4.16	**3**			$ 26,235		$ 26,235	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

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Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Home Ec

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New louvers	150	sf	$78.00	$129.86	3			$ 19,479		$ 19,479	
Minor mod / repairs to existing system only	6303	sf	$2.50	$4.16	3			$ 26,235		$ 26,235	
All other HV work excluded											
Electrical Systems											**$ 88,537**
Power and distribution / convenience power											
Lower / add receptacles	6303	sf	$3.20	$5.33	3			$ 33,581		$ 33,581	
Minor upgrades to power distribution / raceway	6303	sf	$1.25	$2.08	3			$ 13,118		$ 13,118	
Lighting & Controls											
Install new switches / occupancy sensors	25	ea	$343.75	$572.30	3			$ 14,307		$ 14,307	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	6303	sf	$1.25	$2.08	3			$ 13,118		$ 13,118	
Miscellaneous lighting upgrades (minor)	6303	sf	$1.20	$2.00	3			$ 12,593		$ 12,593	
Technology											**$ 23,612**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	6303	sf	$2.25	$3.75	3			$ 23,612		$ 23,612	
Work from "1997 Masterplan" still to be completed											**$ 2,281**
Lighting & Controls											
New telephone outlet	2	ea	$685.00	$1,140.43	3			$ 2,281		$ 2,281	
Structural											**$ 83,952**
Seismic upgrades - "low" rating	6303	sf	$8.00	$13.32	2		$ 83,952			$ 83,952	
Miscellaneous											**$ 57,717**
Hazmat abatement, allowance - "low" rating	6303	sf	$5.50	$9.16	2		$ 57,717			$ 57,717	
Site											**$ 1,420**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	26	sf	$5.50	$9.16	1	$ 238				$ 238	
Provide 5' x 5' concrete landing	26	sf	$15.00	$24.97	1	$ 649				$ 649	
Slope AC paving from landing	32	sf	$10.00	$16.65	1	$ 533				$ 533	
Total Costs - UNIT "F" - Home Ec						**$ 227,076**	**$ 177,325**	**$ 241,106**	**$ 232,853**		**$ 878,360**
Total Costs Priority / Sf						**$ 36.03**	**$ 28.13**	**$ 38.25**	**$ 36.94**	**$ 139.35**	

UNIT "G" - Tech / Shop

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Tech / Shop

Description	Qty
Type Of Space	
Tech / Shop	3,466 SF
Restrooms	56 SF
Corridors / Support	1,167 SF
DDT - open corridor space (2/3)	
Total Modernized SF-age	**4,688 SF**

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BUILDING SUMMARY - UNIT "G" - Tech / Shop

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,688 SF										
Accessibility											**$ 142,149**
Remove and replace existing thresholds	2	ea	$288.00	$479.48	**1**	$ 959				$ 959	
New kick plates to existing doors	5	ea	$215.00	$357.95	**1**	$ 1,790				$ 1,790	
Signage, specialties & fire extinguishers	4688	sf	$1.00	$1.66	**1**	$ 7,805				$ 7,805	
Upgrade existing finishes at restrooms (med)	140	sf	$375.00	$624.32	**2**		$ 87,405			$ 87,405	
New soap / towel accessories for sink	1	loc	$705.00	$1,173.73	**1**	$ 1,174				$ 1,174	
Remove and replace sink / base cabinet	8	lf	$530.00	$882.38	**1**	$ 7,059				$ 7,059	
New emergency eyewash	1	ea	$3,800.00	$6,326.49	**1**	$ 6,326				$ 6,326	
Provide new compliant rails	12	lf	$233.00	$387.91	**1**	$ 4,655				$ 4,655	
Remove and replace work bench	15	lf	$375.00	$624.32	**1**	$ 9,365				$ 9,365	
Patch finishes for accessibility upgrades	4688	sf	$1.00	$1.66	**2**		$ 7,805			$ 7,805	
Miscellaneous accessible upgrades	4688	sf	$1.00	$1.66	**2**		$ 7,805			$ 7,805	
Life Safety											**$ 38,729**
New fire alarm system (fully automated)	4688	sf	$4.45	$7.41	**3**			$ 34,734		$ 34,734	
Patch existing slab	100	sf	$24.00	$39.96	**3**			$ 3,996		$ 3,996	
Instructional Facilities											**$ 143,242**
Repaint interior walls (100%)	7965	sf	$1.05	$1.75	**4**				$ 13,924	$ 13,924	
Repaint existing door sets (100%)	20	ea	$99.00	$164.82	**4**				$ 3,296	$ 3,296	
Repaint existing casework (100%)	750	lf	$10.94	$18.21	**4**				$ 13,660	$ 13,660	
Patch repair / paint existing ceilings	4508	sf	$5.12	$8.52	**4**				$ 38,429	$ 38,429	
Remove and replace VCT, incl screed and base	1181	sf	$10.15	$16.90	**4**				$ 19,957	$ 19,957	
Remove / replace acoustical ceiling panels	180	sf	$115.00	$191.46	**3**			$ 34,463		$ 34,463	
Caulking & sealant, metals, backing	4688	sf	$1.00	$1.66	**4**				$ 7,805	$ 7,805	
Miscellaneous interior repairs, allowance	4688	sf	$1.50	$2.50	**4**				$ 11,708	$ 11,708	
Building Integrity & Envelope											**$ 175,871**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5312	sf	$4.00	$6.66	**4**				$ 35,375	$ 35,375	
Replace roofing - 100% replacement	4688	sf	$18.00	$29.97	**3**			$ 140,496		$ 140,496	
Mechanical & Plumbing Systems											**$ 63,409**
Plumbing											
Replace faucets at (e) lavs	1	ea	$1,033.00	$1,719.81	**3**			$ 1,720		$ 1,720	
New sanitary fixtures plumbed into (e) points	3	ea	$3,756.00	$6,253.24	**3**			$ 18,760		$ 18,760	
Misc plumbing modifications (gas, distrib, etc.)	4688	sf	$2.00	$3.33	**3**			$ 15,611		$ 15,611	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	4688	sf	$3.50	$5.83	**3**			$ 27,319		$ 27,319	
All other HV work excluded											

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Tech / Shop

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 175,080**
Power and distribution / convenience power											
Lower / add receptacles	4688	sf	$3.20	$5.33	3			$ 24,977		$ 24,977	
New panels / doors (minor)	4688	sf	$1.65	$2.75	3			$ 12,879		$ 12,879	
Lighting & Controls											
Install new switches / occupancy sensors	130	ea	$343.75	$572.30	3			$ 74,399		$ 74,399	
Replace fluorescent lamps and ballast	120	ea	$218.75	$364.19	3			$ 43,703		$ 43,703	
Adjust height of all non compliant switches	4688	sf	$1.25	$2.08	3			$ 9,757		$ 9,757	
Miscellaneous lighting upgrades (minor)	4688	sf	$1.20	$2.00	3			$ 9,366		$ 9,366	
Technology											**$ 9,757**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	4688	sf	$1.25	$2.08	3			$ 9,757		$ 9,757	
Work from "1997 Masterplan" still to be completed											**$ 86,346**
Lighting & Controls											
Upgrade all existing lighting (mid range) - 75%	3516	sf	$14.75	$24.56	3			$ 86,346		$ 86,346	
Structural											**$ 62,442**
Seismic upgrades - "low" rating	4688	sf	$8.00	$13.32	2		$ 62,442			$ 62,442	
Miscellaneous											**$ 42,929**
Hazmat abatement, allowance - "low" rating	4688	sf	$5.50	$9.16	2		$ 42,929			$ 42,929	
Site											**$ 4,720**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	70	sf	$5.50	$9.16	1	$ 641				$ 641	
Provide 5' x 5' concrete landing	70	sf	$15.00	$24.97	1	$ 1,748				$ 1,748	
Slope AC paving from landing	140	sf	$10.00	$16.65	1	$ 2,331				$ 2,331	
Total Costs - UNIT "G" - Tech / Shop						**$ 43,853**	**$ 208,388**	**$ 548,279**	**$ 144,155**		**$ 944,675**
Total Costs Priority / Sf						**$ 9.35**	**$ 44.45**	**$ 116.95**	**$ 30.75**	**$ 201.50**	

UNIT "H" - Shop

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Shop

Description	Qty
Type Of Space	
Shop	1,325 SF
Corridors / Support	115 SF
DDT - open corridor space (2/3)	
Total Modernized SF-age	**1,440 SF**

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Shop

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											**Excluded**
Remove and replace existing thresholds		ea	$288.00	$479.48	**1**	$ -				$ -	
New kick plates to existing doors		ea	$215.00	$357.95	**1**	$ -				$ -	
Signage, specialties & fire extinguishers		sf	$1.00	$1.66	**1**	$ -				$ -	
New soap / towel accessories for sink		loc	$705.00	$1,173.73	**1**	$ -				$ -	
Remove and replace sink / base cabinet		lf	$530.00	$882.38	**1**	$ -				$ -	
New emergency eyewash		ea	$3,800.00	$6,326.49	**1**	$ -				$ -	
Patch finishes for accessibility upgrades		sf	$1.50	$2.50	**2**		$ -			$ -	
Miscellaneous accessible upgrades		sf	$1.50	$2.50	**2**		$ -			$ -	
Life Safety											**Excluded**
New fire alarm system (fully automated)		sf	$4.45	$7.41	**3**			$ -		$ -	
Patch existing slab		sf	$24.00	$39.96	**3**			$ -		$ -	
Instructional Facilities											**$ 466,163**
Convert shop to science classroom	1400	sf	$200.00	$332.97	**3**			$ 466,163		$ 466,162.62	
Repaint interior walls (100%)		sf	$1.05	$1.75	**4**				$ -	$ -	
Repaint existing door sets (100%)		ea	$99.00	$164.82	**4**				$ -	$ -	
Repaint existing casework (100%)		lf	$10.94	$18.21	**4**				$ -	$ -	
Patch repair / paint existing ceilings		sf	$2.68	$4.46	**4**				$ -	$ -	
Replace drop ceilings		sf	$8.50	$14.15	**3**			$ -		$ -	
Tack boards		sf	$15.00	$24.97	**4**				$ -	$ -	
Caulking & sealant, metals, backing		sf	$1.00	$1.66	**4**				$ -	$ -	
Miscellaneous interior repairs, allowance		sf	$5.00	$8.32	**4**				$ -	$ -	
Building Integrity & Envelope											**Excluded**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces		sf	$4.00	$6.66	**4**				$ -	$ -	
Replace roofing - 100% replacement		sf	$18.00	$29.97	**2**		$ -			$ -	
Mechanical & Plumbing Systems											**Excluded**
Plumbing											
New sanitary fixtures plumbed into (e) points		ea	$3,756.00	$6,253.24	**3**			$ -		$ -	
Misc plumbing modifications (gas, distrib, etc.)		sf	$2.00	$3.33	**3**			$ -		$ -	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only		sf	$4.50	$7.49	**3**			$ -		$ -	
All other HV work excluded											
Electrical Systems											**Excluded**

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Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Shop

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		sf	$3.45	$5.74	3			$ -		$ -	
Upgrade directories		sf	$2.00	$3.33	3			$ -		$ -	
Revise existing wiring and conduit, power		sf	$10.50	$17.48	3			$ -		$ -	
Lighting & Controls											
Install new switches / occupancy sensors		ea	$343.75	$572.30	3			$ -		$ -	
Adjust height of all non compliant switches		sf	$1.30	$2.16	3			$ -		$ -	
Miscellaneous lighting upgrades (minor)		sf	$3.50	$5.83	3			$ -		$ -	
Technology											**Excluded**
Telephone / data / CATV system											
Add new data outlets, minor upgrades		sf	$1.50	$2.50	3			$ -		$ -	
Work from "1997 Masterplan" still to be completed											**Excluded**
Lighting & Controls											
Replace / upgrade panels		sf	$1.88	$3.13	3			$ -		$ -	
New 30 kva transformer		ea	$12,865.00	$21,418.51	3			$ -		$ -	
Replace PA clock		ea	$885.00	$1,473.41	3			$ -		$ -	
Replace lighting throughout		sf	$15.65	$26.06	3			$ -		$ -	
Structural											**Excluded**
Seismic upgrades - "low" rating		sf	$8.00	$13.32	2		$ -			$ -	
Miscellaneous											**Excluded**
Hazmat abatement, allowance - "low" rating		sf	$5.50	$9.16	2		$ -			$ -	
Site											**Excluded**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving		sf	$5.50	$9.16	1	$ -				$ -	
Provide 5' x 5' concrete landing		sf	$15.00	$24.97	1	$ -				$ -	
Slope AC paving from landing		sf	$10.00	$16.65	1	$ -				$ -	
Total Costs - UNIT "H" - Shop						**$ -**	**$ -**	**$ 466,163**	**$ -**		**$ 466,163**
Total Costs Priority / Sf						**$ -**	**$ -**	**$ 323.76**	**$ -**	**$ 323.76**	

UNIT "J1 / J2 / J3" - MPR

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J1 / J2 / J3" - MPR

Description	Qty
Type Of Space	
MPR	7,643 SF
Music	2,370 SF
Kitchen / Dining	1,119 SF
Shower / Locker	3,867 SF
Restrooms	542 SF
Corridors / Support	9,015 SF
DDT - open corridor space (2/3)	-4,379 SF
Total Modernized SF-age	**20,177 SF**

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Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J1 / J2 / J3" - MPR

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	20,177 SF										
Accessibility											**$ 665,325**
Remove and replace existing thresholds	6	ea	$288.00	$479.48	1	$ 2,877				$ 2,877	
New kick plates to existing doors	14	ea	$215.00	$357.95	1	$ 5,011				$ 5,011	
New door sets	3	ea	$2,763.00	$4,600.03	1	$ 13,800				$ 13,800	
New door sets in new openings, infill existing	1	ea	$4,825.00	$8,032.98	1	$ 8,033				$ 8,033	
Panic hardware premium	2	leaf	$750.00	$1,248.65	1	$ 2,497				$ 2,497	
Signage, specialties & fire extinguishers	20177	sf	$1.00	$1.66	1	$ 33,593				$ 33,593	
New transition thresholds	2	ea	$75.00	$124.86	1	$ 250				$ 250	
Demolish existing lockers, curbs, and landing	1	ls	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Upgrade existing non accessible restrooms (hi)	332	sf	$390.00	$649.30	1	$ 215,567				$ 215,567	
Upgrade existing non accessible restrooms (hi)	64	sf	$390.00	$649.30	2		$ 41,555			$ 41,555	
Patch existing kitchen finishes	25	sf	$350.00	$582.70	2		$ 14,568			$ 14,568	
New soap / towel accessories for sink	1	loc	$705.00	$1,173.73	2		$ 1,174			$ 1,174	
Remove and replace drinking fountain and rails	1	ea	$4,925.00	$8,199.47	1	$ 8,199				$ 8,199	
Remove and replace sink / base cabinet	5	lf	$475.00	$790.81	2		$ 3,954			$ 3,954	
Demo existing shower / dressing and expand	384	sf	$330.00	$549.41	2		$ 210,972			$ 210,972	
Patch finishes for accessibility upgrades	20177	sf	$1.50	$2.50	2		$ 50,389			$ 50,389	
Miscellaneous accessible upgrades	20177	sf	$1.50	$2.50	2		$ 50,389			$ 50,389	
Life Safety											**$ 372,038**
New fire alarm system (fully automated)	20177	sf	$4.45	$7.41	3			$ 149,487		$ 149,487	
Remove and replace concrete slab	2099	sf	$32.34	$53.84	3			$ 113,014		$ 113,014	
New ceramic tile finishes	1868	sf	$28.20	$46.95	3			$ 87,701		$ 87,701	
Replace exterior lighting	20177	sf	$0.65	$1.08	3			$ 21,835		$ 21,835	
Instructional Facilities											**$ 299,274**
Repaint interior walls (100%)	41420	sf	$1.05	$1.75	4				$ 72,407	$ 72,407	
Repaint existing door sets (100%)	40	ea	$99.00	$164.82	4				$ 6,593	$ 6,593	
Repaint existing casework (100%)	800	lf	$10.94	$18.21	4				$ 14,571	$ 14,571	
Patch repair / paint existing ceilings	20177	sf	$2.68	$4.46	4				$ 90,028	$ 90,028	
Patch repair floors	2099	sf	$2.00	$3.33	4				$ 6,989	$ 6,989	
Patch existing wood paneling	1	ls	$2,500.00	$4,162.17	3			$ 4,162		$ 4,162	
Tack boards	150	sf	$15.00	$24.97	4				$ 3,746	$ 3,746	
Caulking & sealant, metals, backing	20177	sf	$1.00	$1.66	4				$ 33,593	$ 33,593	
Miscellaneous interior repairs, allowance	20177	sf	$2.00	$3.33	4				$ 67,185	$ 67,185	
Building Integrity & Envelope											**$ 633,715**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	14160	sf	$4.00	$6.66	4				$ 94,298	$ 94,298	
Replace roofing - 100% replacement	18000	sf	$18.00	$29.97	3			$ 539,417		$ 539,417	
Mechanical & Plumbing Systems											**$ 335,124**

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J1 / J2 / J3" - MPR

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Plumbing											
Replace faucets at (e) lavs	7	ea	$1,033.00	$1,719.81	3			$ 12,039		$ 12,039	
New sanitary fixtures plumbed into (e) points	15	ea	$3,756.00	$6,253.24	3			$ 93,799		$ 93,799	
Provide new grease trap	1	ls	$24,000.00	$39,956.80	3			$ 39,957		$ 39,957	
Replace bubbler	1	ea	$750.00	$1,248.65	3			$ 1,249		$ 1,249	
Demo existing fixture, cap	3	ea	$665.00	$1,107.14	3			$ 3,321		$ 3,321	
Misc plumbing modifications (gas, distrib, etc.)	20177	sf	$2.00	$3.33	3			$ 67,185		$ 67,185	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	20177	sf	$3.50	$5.83	3			$ 117,574		$ 117,574	
All other HV work excluded											
Electrical Systems											**$ 451,025**
Power and distribution / convenience power											
Lower / add receptacles	20177	sf	$3.40	$5.66	3			$ 114,215		$ 114,215	
Minor upgrades to power distribution / raceway	20177	sf	$1.65	$2.75	3			$ 55,428		$ 55,428	
New 30 kva transformer	1	ea	$12,834.00	$21,366.90	3			$ 21,367		$ 21,367	
New pull box	1	ea	$450.00	$749.19	3			$ 749		$ 749	
Upgrades to existing panels, minor replacement	20177	sf	$1.15	$1.91	3			$ 38,632		$ 38,632	
Lighting & Controls											
Install new switches / occupancy sensors	158	ea	$343.75	$572.30	3			$ 90,423		$ 90,423	
Replace fluorescent lamps and ballast	150	ea	$218.75	$364.19	3			$ 54,628		$ 54,628	
Adjust height of all non compliant switches	20177	sf	$1.25	$2.08	3			$ 41,991		$ 41,991	
Miscellaneous lighting upgrades (minor)	20177	sf	$1.00	$1.66	3			$ 33,593		$ 33,593	
Technology											**$ 41,991**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	20177	sf	$1.25	$2.08	3			$ 41,991		$ 41,991	
Work from "1997 Masterplan" still to be completed											**$ 105,725**
Lighting & Controls											
Replace / upgrade panels	20177	sf	$1.20	$2.00	3			$ 40,311		$ 40,311	
Replace all shower fixtures with M/R	3812	sf	$10.20	$16.98	3			$ 64,728		$ 64,728	
Replace PA speaker units	1	ea	$412.00	$685.92	3			$ 686		$ 686	
Replace dark room lighting		sf	$22.10	$36.79	3			$ -		$ -	
Structural											**$ 268,741**
Seismic upgrades - "low" rating	20177	sf	$8.00	$13.32	2		$ 268,741			$ 268,741	
Miscellaneous											**$ 184,760**
Hazmat abatement, allowance - "low" rating	20177	sf	$5.50	$9.16	2		$ 184,760			$ 184,760	
Site											**$ 19,146**
ADA requirements											

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J1 / J2 / J3" - MPR

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Cut & remove portion of (e) conc. / AC paving	300	sf	$5.50	$9.16	1	$ 2,747				$ 2,747	
Provide 5' x 5' concrete landing	310	sf	$15.00	$24.97	1	$ 7,742				$ 7,742	
Slope AC paving from landing	520	sf	$10.00	$16.65	1	$ 8,657				$ 8,657	
Total Costs - UNIT "J1 / J2 / J3" - MPR						**$ 311,471**	**$ 826,501**	**$ 1,849,481**	**$ 389,410**		**$ 3,376,862**
Total Costs Priority / Sf						**$ 15.44**	**$ 40.96**	**$ 91.66**	**$ 19.30**	**$ 167.36**	

UNIT "K" - Classroom

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "K" - Classroom

Description	Qty
Type Of Space	
Classroom	3,691 SF
Corridors / Support	1,001 SF
DDT - open corridor space (2/3)	
Total Modernized SF-age	**4,692 SF**

South San Francisco Unified School District

Westborough Junior High School 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	4,692 SF										
Accessibility											**$ 99,993**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New door sets	8	ea	$2,763.00	$4,600.03	**1**	$ 36,800				$ 36,800	
New accessible rails	44	lf	$233.00	$387.91	**1**	$ 17,068				$ 17,068	
Remove recessed lockers, enlarge alcove	2	loc	$3,200.00	$5,327.57	**1**	$ 10,655				$ 10,655	
Remove and replace drinking fountain and rails	1	ea	$4,925.00	$8,199.47	**2**		$ 8,199			$ 8,199	
Patch finishes for accessibility upgrades	4692	sf	$1.50	$2.50	**2**		$ 11,717			$ 11,717	
Miscellaneous accessible upgrades	4692	sf	$1.50	$2.50	**2**		$ 11,717			$ 11,717	
Life Safety											**$ 37,757**
New fire alarm system (fully automated)	4692	sf	$4.45	$7.41	**3**			$ 34,760		$ 34,760	
Patch existing slab	75	sf	$24.00	$39.96	**3**			$ 2,997		$ 2,997	
Instructional Facilities											**$ 292,038**
Repaint interior walls (100%)	2500	sf	$1.05	$1.75	**4**				$ 4,370	$ 4,370	
Repaint existing door sets (100%)	5	ea	$99.00	$164.82	**4**				$ 824	$ 824	
Repaint existing casework (100%)	400	lf	$10.94	$18.21	**4**				$ 7,285	$ 7,285	
Patch repair / paint existing ceilings	924	sf	$2.68	$4.46	**4**				$ 4,122	$ 4,122	
Remove and replace VCT, incl screed and base	4455	sf	$10.15	$16.90	**2**		$ 75,282			$ 75,282	
Replace existing drop ceilings	3768	sf	$8.50	$14.15	**3**			$ 53,322		$ 53,322	
Tack boards	150	sf	$15.00	$24.97	**4**				$ 3,746	$ 3,746	
New projection screen, mount, and hook up	3	ea	$6,800.00	$11,321.09	**4**				$ 33,963	$ 33,963	
New markerboards	3	ea	$2,600.00	$4,328.65	**3**			$ 12,986		$ 12,986	
Refurbish wood wainscot	2000	sf	$8.00	$13.32	**4**				$ 26,638	$ 26,638	
Remove and replace paneling	420	sf	$32.00	$53.28	**4**				$ 22,376	$ 22,376	
Paint existing lockers	410	sf	$4.85	$8.07	**4**				$ 3,311	$ 3,311	
New wall covering	2000	sf	$6.12	$10.19	**4**				$ 20,378	$ 20,378	
Caulking & sealant, metals, backing	4692	sf	$1.00	$1.66	**4**				$ 7,811	$ 7,811	
Miscellaneous interior repairs, allowance	4692	sf	$2.00	$3.33	**4**				$ 15,622	$ 15,622	
Building Integrity & Envelope											**$ 170,437**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4480	sf	$4.00	$6.66	**4**				$ 29,834	$ 29,834	
Replace roofing - 100% replacement	4692	sf	$18.00	$29.97	**3**			$ 140,602		$ 140,602	
Mechanical & Plumbing Systems											**$ 53,527**
Plumbing											
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.)	4692	sf	$2.50	$4.16	**3**			$ 19,528		$ 19,528	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

South San Francisco Unified School District

Westborough Junior High School 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	4692	sf	$3.50	$5.83	3			$ 27,339		$ 27,339	
All other HV work excluded											
Electrical Systems											**$ 72,431**
Power and distribution / convenience power											
Lower / add receptacles	4692	sf	$3.20	$5.33	3			$ 24,996		$ 24,996	
Minor upgrades to power distribution / raceway	4692	sf	$1.65	$2.75	3			$ 12,889		$ 12,889	
Lighting & Controls											
Install new switches / occupancy sensors	6	ea	$343.75	$572.30	3			$ 3,434		$ 3,434	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	4692	sf	$1.25	$2.08	3			$ 9,764		$ 9,764	
Miscellaneous lighting upgrades (minor)	4692	sf	$2.50	$4.16	3			$ 19,528		$ 19,528	
Technology											**$ 17,575**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	4692	sf	$2.25	$3.75	3			$ 17,575		$ 17,575	
Work from "1997 Masterplan" still to be completed											**$ 15,371**
Lighting & Controls											
Replace / upgrade panels - minor	4692	sf	$1.88	$3.13	3			$ 14,685		$ 14,685	
Replace PA speaker units	1	ea	$412.00	$685.92	3			$ 686		$ 686	
Structural											**$ 62,490**
Seismic upgrades - "low" rating	4692	sf	$8.00	$13.32	2		$ 62,490			$ 62,490	
Miscellaneous											**$ 42,962**
Hazmat abatement, allowance - "low" rating	4692	sf	$5.50	$9.16	2		$ 42,962			$ 42,962	
Site											**$ 11,798**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	110	sf	$5.50	$9.16	1	$ 1,007				$ 1,007	
Provide 5' x 5' concrete landing	253	sf	$15.00	$24.97	1	$ 6,318				$ 6,318	
New concrete ramp	62	sf	$43.33	$72.14	1	$ 4,473				$ 4,473	
Slope AC paving from landing		sf	$10.00	$16.65	1	$ -				$ -	
Total Costs - UNIT "K" - Classroom						**$ 80,157**	**$ 212,367**	**$ 403,572**	**$ 180,281**		**$ 876,378**
Total Costs Priority / Sf						**$ 17.08**	**$ 45.26**	**$ 86.02**	**$ 38.42**	**$ 186.79**	

PORTABLES

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Portables - classroom	5,736 SF
DDT - open corridor space (2/3)	
Total Modernized SF-age	**5,736 SF**

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES (REPLACEMENT)

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,736 SF										
Accessibility											$ 1,646,848
Demolish existing portables	5736	sf	$12.00	$19.98	2		$ 114,596			$ 114,596	
Install new portables	5736	sf	$145.00	$241.41	2		$ 1,384,703			$ 1,384,703	
New exterior ramped access	5	ea	$4,200.00	$6,992.44	2		$ 34,962			$ 34,962	
Connect utilities to each (5'-0")	5	ea	$11,025.00	$18,355.15	2		$ 91,776			$ 91,776	
Patch repair associated site	5	loc	$2,500.00	$4,162.17	2		$ 20,811			$ 20,811	
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						$ -	$ 1,646,848	$ -	$ -		$ 1,646,848
Total Costs Priority / Sf						$ -	$ 287.11	$ -	$ -	$ 287.11	

SITEWORK

South San Francisco Unified School District

Westborough Junior High School Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITEWORK

Description	Qty
Type Of Space	
Site	4,601 SF
Total Modernized SF-age	**4,601 SF**

South San Francisco Unified School District

Westborough Junior High School 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	4,601 SF										
Accessibility											**$ 572,009**
New concrete curb cut with warning strips	2	ea	$6,100.00	$10,155.69	**1**	$ 20,311				$ 20,311	
Provide new pathway hatching	208	sf	$4.10	$6.83	**1**	$ 1,420				$ 1,420	
Provide new concrete pathways	1850	sf	$19.90	$33.13	**1**	$ 61,292				$ 61,292	
New accessible rails	80	lf	$172.00	$286.36	**1**	$ 22,909				$ 22,909	
Miscellaneous ramps, rails, steps, work	1	ls	$5,000.00	$8,324.33	**1**	$ 8,324				$ 8,324	
New accessible parking spaces	12	ea	$1,250.00	$2,081.08	**1**	$ 24,973				$ 24,973	
New concrete wheel stops	2	ea	$315.00	$524.43	**1**	$ 1,049				$ 1,049	
New accessibility signs	2	ea	$645.00	$1,073.84	**1**	$ 2,148				$ 2,148	
Expand existing parking lot	880	sf	$25.00	$41.62	**1**	$ 36,627				$ 36,627	
Remove and replace drinking fountain and rails	1	ea	$4,925.00	$8,199.47	**2**		$ 8,199			$ 8,199	
Remove and replace existing football bleachers	1	ls	$150,000.00	$249,729.98	**1**	$ 249,730				$ 249,730	
Miscellaneous grading, etc.	4601	sf	$3.50	$5.83	**2**		$ 26,810			$ 26,810	
Miscellaneous site accessibility	1	ls	$20,000.00	$33,297.33	**2**		$ 33,297			$ 33,297	
Miscellaneous signage / specialty	1	ls	$25,000.00	$41,621.66	**2**		$ 41,622			$ 41,622	
Misc demolition / protection	1	ls	$20,000.00	$33,297.33	**3**			$ 33,297		$ 33,297	
Life Safety											**$ 49,946**
Site lighting / path of travel	1	ls	$30,000.00	$49,946.00	**2**		$ 49,946			$ 49,946	
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											
Power and distribution / convenience power											**$ 12,486**
Enclose (e) switchgear	1	ea	$7,500.00	$12,486.50	**1**	$ 12,486				$ 12,486	
Technology											
No work in this section											
Work from "1997 Masterplan" still to be completed											
No work in this section											
Site											**$ 2,064,434**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$250,000.00	$416,216.63	**3**			$ 416,217		$ 416,217	
Replace (e) water lines	740000	sf	$0.15	$0.25	**2**		$ 184,800			$ 184,800	
Replace (e) irrigation lines	740000	sf	$0.15	$0.25	**2**		$ 184,800			$ 184,800	

South San Francisco Unified School District

Westborough Junior High School 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
Miscellaneous Sitework											
Work to existing AC lot										excluded	
Work to existing fences / gates										excluded	
Work to existing pool, filters, equipment										excluded	
Work to existing ballfield fencing										excluded	
Work to existing covered walkways										excluded	
Miscellaneous landscape upgrades	1	ls	$50,000.00	$83,243.33	4				$ 83,243	$ 83,243	
Minor patching to (e) surfaces	1	ls	$20,000.00	$33,297.33	4				$ 33,297	$ 33,297	
Minor patching to (e) landscape	1	ls	$15,000.00	$24,973.00	4				$ 24,973	$ 24,973	
Storm drain upgrades at affected areas	1	ls	$15,000.00	$24,973.00	4				$ 24,973	$ 24,973	
Patch existing AC paving	1	ls	$10,000.00	$16,648.67	4				$ 16,649	$ 16,649	
Asphalt overlay and surface drainage improvements	64000	sf	$5.00	$8.32	2		$ 532,757			$ 532,757	
Convert hillside into concrete amphitheater	5200	sf	$65.00	$108.22	3			$ 562,725		$ 562,725	
Total Costs - SITE						**$ 441,269**	**$ 1,062,232**	**$ 1,012,239**	**$ 183,135**		**$ 2,698,876**
Total Costs Priority / Sf						**$ 95.91**	**$ 230.87**	**$ 220.00**	**$ 39.80**	**$ 586.58**	

Architectural Site Survey

Westborough Middle School						
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	1150	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	2400	sq. ft.	I	4
Unit A	Doors lack signage	Provide identifying, tactile Braille signage	9	each	A	1
Unit A	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	15	each	A	1
01	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	4	each	A	1
		Cut out portion of (e) concrete walkway	120	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%	120	sq. ft.		
		Provide concrete transition from concrete landing to (e) adjacent concrete walkway	240	sq. ft.		
		Provide new accessible aluminum threshold	4	each		
01	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	51	sq. ft.	I	3
02	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	48	sq. ft.	I	3
08	Door lacks push side clearance	Remove closer from door	1	each	A	1
13	Path of travel from reception area to general office only 28" clear at built in reception casework	Demo casework	1	LF	A	1
		Provide filler panels and/or end pieces to casework as needed	1	each		
16	Office was previously storage space and has no data or phone lines	Provide data and phone lines	1	each	T	1
18,19	Restroom at nurse's office is non-accessible	Demo (e) nurse's restroom	20	sq. ft.	A	1
		Patch vct at nurses office	20	sq. ft.		
		Install new suspended ceiling tile at nurse's office	20	sq. ft.		
		Install new wood paneling with gwb above at nurse's office	7	LF		
		Provide new accessible restroom	40	sq. ft.		
Unit B						

Westborough Middle School

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit B	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	772	LF	I	4
Unit B	(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	4900	sq. ft.	I	3
Unit B	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	180	sq. ft.	I	3
05	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	43	sq. ft.	I	3
08	Door to student store lacks proper push side clearance	Remove (e) door and frame	1	each	A	1
		Install new opposite handed door, frame and hardware	1	each		
Unit C						
Unit C	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	910	LF	I	4
Unit C	(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	5400	sq. ft.	I	3
Unit C	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	180	sq. ft.	I	3
07	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	53	sq. ft.	I	3
08	Conflict management office has outdated chalkboard	Replace chalkboard with 4'x 8' marker board	1	each	I	4
Unit D						
Unit D	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	950	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	5046	sq. ft.	I	3
Unit D	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	181	sq. ft.	I	3
03	Doors lack signage	Provide identifying, tactile Braille signage	1	each	A	1
04	Computer lab has no marker board	Provide 4' x 16' marker board	1	each	I	3
04	Computer lab projection screen in bad condition	Replace (e) projection screen with new wall mounted projection screen	1	each	I	3
06,07,and 08	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	30	sq. ft.	I	3
08	Non-accessible threshold and landing at exterior door only 48" in length	Remove (e) ramped threshold	1	each	A	1

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Demo (e) concrete landing, stairs, and handrails	26	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%, and 2 concrete stair risers	32	sq. ft.		
		Provide new accessible aluminum threshold	1	each		
		Provide accessible handrail at each side of landing and stair	10	LF		
		Paint contrasting stripe at top and bottom tread of stair	2	each		
09	(E) restroom has no accessible water closets	Reconfigure space to be fully accessible with 2 wcs and 3 lavs	205	sq. ft.	A	2
10	(E) restroom has no accessible water closets	Reconfigure space to be fully accessible with 1 wc, 3 lavs, and 4 urinals	205	sq. ft.	A	2
Unit E						
Unit E	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1540	LF	I	4
Unit E	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	178	sq. ft.	I	3
Unit E	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	56	sq. ft.	I	3
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	4664	sq. ft.	I	4
Unit E	Doors lack signage	Provide identifying, tactile Braille signage	11	each	A	1
Unit E	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	6	each	A	1
01, 02	(E) carpet in good condition but will need to be replaced sometime in the future	Replace (e) carpet with new carpet	2288	sq. ft.	I	4
07	Non-accessible sink in classroom	Demo (e) base cabinet with non-accessible sink	5	LF	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each		

Westborough Middle School

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit F						
Unit F	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	920	LF	I	4
Unit F	(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	5679	sq. ft.	I	4
Unit F	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	207	sq. ft.	I	3
Unit F	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	78	sq. ft.	I	3
Unit F	Doors lack signage	Provide identifying, tactile Braille signage	8	each	A	1
Unit F	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	6	each	A	1
04	Non-accessible threshold and landing at exterior door only 48" in length	Remove (e) ramped threshold	1	each	A	1
		Demo (e) concrete landing, stairs, and handrails	26	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%, and 2 concrete stair risers	32	sq. ft.		
		Provide new accessible aluminum threshold	1	each		
		Provide accessible handrail at each side of landing and stair	10	LF		
		Paint contrasting stripe at top and bottom tread of stair	2	each		
08	Recessed book lockers impede on doors pull side clearance	Remove (1) column of (e) recessed book lockers and adjacent framing and finishes	6	sq. ft.	A	1
		Enlarge alcove at door by 18", frame wall and finish with gwb and frp paneling, patch vct as needed	6	sq. ft.		
09	(E) trough sink is non-accessible	Extend water supply and drain to new sink	10	LF	A/M	2
		Provide an accessible sst sink with solids interceptor, paper towel dispenser, and soap dispenser	1	each		
09	Door lacks pull side clearance	Remove (e) door and frame	1	each	A	1
		Install new opposite handed door, frame and hardware	1	each		
11	Door lacks push side clearance	Remove (e) door and frame	1	each	A	1

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Install new opposite handed door, frame and hardware	1	each		
		Remove (1) column of (e) recessed book lockers and adjacent framing and finishes	3	sq. ft.		
		Enlarge alcove at door by 18", frame wall and finish with gwb and frp paneling, patch vct as needed	3	sq. ft.		
Unit G						
Unit G	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	855	LF	I	4
Unit G	(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	1181	sq. ft.	I	4
Unit G	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	180	sq. ft.	I	3
Unit G	Doors lack signage	Provide identifying, tactile Braille signage	7	each	A	1
Unit G	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	5	each	A	1
01	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	1	each	A	
		Demo (e) concrete landing and handrails	40	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at hall. Landing to have a maximum cross slope of 2%	40	sq. ft.		
		Provide concrete transition from concrete landing to (e) concrete ramp				
		Provide new accessible aluminum threshold	1	each		
		Install new handrails to match (e)	12	LF		
04. 06	Men's restroom is non-accessible	Demo (e) restroom and portion of adjacent storage	70	sq. ft.	A	1
		Provide new single use occupant restroom	70	sq. ft.		
05, 07	Women's restroom is non-accessible	Demo (e) restroom and portion of adjacent storage	70	sq. ft.	A	1
		Provide new single use occupant restroom	70	sq. ft.		
09	Non-accessible threshold and excessively sloped landing at exterior door	Remove (e) ramped threshold	1	each	A	1
		Cut out portion of (e) concrete walkway	30	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%	30	sq. ft.		
		Provide concrete transition from concrete landing to (e) adjacent concrete walk	60	sq. ft.		

Westborough Middle School

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide new accessible aluminum threshold	1	each		
09	Non-accessible workbenches at woodshop	Remove non-accessible workbench	1	each	A/I	1
		Install accessible workbench	1	each		
09	Non-accessible sink and eyewash in woodshop	Demo portion of (e) wood base cabinets containing non-accessible sink and eyewash	8	LF	A	1
		Install new 4' long roll-in base cabinet, with sink, counter, soap dispenser, and paper towel dispenser	1	each		
		Install wall mounted, recessed, barrier-free, swing down eyewash to have direct connection to drainage system	1	each		
Unit H						
Unit H	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	220	LF	I	4
Unit H	Doors lack signage	Provide identifying, tactile Braille signage	4	each	A	1
Unit H	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	4	each	A	1
01	Non-accessible threshold and excessively sloped landing at exterior door	Remove (e) ramped threshold	1	each	A	1
		Cut out portion of (e) concrete walkway	30	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%	30	sq. ft.		
		Provide concrete transition from concrete landing to (e) adjacent concrete walk	60	sq. ft.		
		Provide new accessible aluminum threshold	1	each		
01	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	63	sq. ft.	I	3
01	Non-accessible sink and eyewash	Demo portion of (e) base cabinets containing non-accessible sink and eyewash	8	LF	A	1
		Install new 4' long roll-in base cabinet, with sink, counter, soap dispenser, and paper towel dispenser	1	each		
		Install wall mounted, recessed, barrier-free, swing down eyewash to have direct connection to drainage system	1	each		
Unit J1						
Unit J1	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1620	LF	I	4
01	Exterior door lacks pull side clearance, has a non-accessible threshold, and an inadequate landing	Remove (e) door and frame	1	each	A	1

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Demo portion of cantilevered concrete walkway	90	sq. ft.		
		Rebuild cantilevered walkway to provide a 5' by 5' concrete landing less than 1/2" below (e) finished floor at multipurpose room. Landing to have a maximum cross slope of 2%. Provide a concrete transition from landing to (e) concrete walkway	100	sq. ft.		
		Install new opposite handed door, frame and panic hardware	1	each		
		Provide new accessible aluminum threshold	1	each		
01	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	1	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	30	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%	30	sq. ft.		
		Provide concrete transition from concrete landing to (e) adjacent concrete walkway	60	sq. ft.		
		Provide new accessible aluminum threshold	1	each		
01	(E) non-conforming drinking fountain	Remove (e) drinking fountain	1	each	A	2
		Provide high/low drinking fountain with wing rails	1	each		
03	Door at stair lacks strike side clearance on push and pull side	Remove (e) door and frame	1	each	A	1
		Demo exterior finishes at (e) door alcove	10	sq. ft.		
		Infill exterior wood siding wall, paint	36	sq. ft.		
		Provide new interior finishes of gwb walls and ceiling and wood floor	10	sq. ft.		
		Provide new door, frame, and panic hardware at infill wall	1	each		
05,06	Non-accessible single use occupant restrooms	Demo (e) restrooms	75	sq. ft.	A	1
		Reconfigure space for (1) accessible single use occupant restroom	75	sq. ft.		
09	Non-accessible sink in classroom	Demo (e) base cabinet with non-accessible sink	5	LF	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each		
019	Non-accessible girls restroom	Demo (e) restroom	132	sq. ft.	A	1
		Reconfigure space to be fully accessible with 2 wcs and 2 lavs	132	sq. ft.		
019	Non-accessible boys restroom	Demo (e) restroom	125	sq. ft.	A	1
		Reconfigure space to be fully accessible with 1 wc, l lav, and 3 urinals	125	sq. ft.		

Westborough Middle School

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
024	Non-accessible kitchen staff single use occupant restroom	Demo (e) restroom	60	sq. ft.	A	2
		Reconfigure space for am accessible single use occupant restroom	64	sq. ft.		
		Patch finish materials at kitchen, ceramic tile floor, gwb walls	25	sq. ft.		
25	Door lacks pull side clearance	Remove (e) door and frame	1	each	A	2
		Install new opposite handed door, frame and hardware	1	each		
Unit J3						
Unit J3	Interior paint in average condition currently, but will require future maintenance	Repaint interior of all rooms	1550	LF	I	4
Unit J3	Doors lack signage	Provide identifying, tactile Braille signage	13	each	A	1
Unit J3	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	14	each	A	1
01,07.15,21	Room finishes in poor condition	Chip out 2" inch thick portion of (e) concrete floor	232	sq. ft.	I	3
		Install new concrete flooring with finished surface	232	sq. ft.	I	3
		Patch wood paneling and gwb, paint	124	LF	I	3
01,07,15,21	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	4	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	120	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%	120	sq. ft.		
		Provide a/c paving transition from concrete landing to (e) adjacent a/c paving	240	sq. ft.		
		Provide new accessible aluminum threshold	4	each		
04,18	Office doors have non-accessible threshold and landings	Provide new accessible transitional threshold from linoleum to concrete	2	each	A	1
		Remove (e) lockers and metal curbs 5'x5' landing area				
08,22	Concrete floor in poor condition	Chip out 2" inch thick portion of (e) concrete floor	1867	sq. ft.	I	3
		Install new concrete flooring with finished surface	1867	sq. ft.		
01,08,15,22	Door lacks pull side clearance	Remove (e) door and frame	1	each	A	1
		Install new opposite handed door, frame and hardware	1	each		
09,10,23,24	Ceramic tile floor in poor condition	Remove (e) ceramic tile, prepare sub floor for new ceramic tile, install new ceramic tile	1868	sq. ft.	I	3
05,06,19,20	(E) faculty shower and dressing rooms are non-accessible	Demo (e) shower and dressing rooms	64	sq. ft.	A	2
		Modernize space to provide (1) accessible men's shower and single use occupant restroom with (4) full size lockers and (1) women's accessible men's shower and single use occupant restroom with (4) full size lockers	384	sq. ft.		
25,32	Non-accessible exterior landing	Cut out portion of (e) concrete walkway or A/C paving	60	sq. ft.	A	1
		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.		

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide concrete transition from concrete landing to (e) adjacent concrete walkway	120	sq. ft.		
Unit J3	Accessibility, finishes, and space planning are problematic throughout the unit	As an alternate to all the above work, a full modernization of the space to provide boys and girls locker and shower rooms, (2) physical education offices and (2) staff dressing/shower rooms, boys and girls restrooms, gym equipment storage, and circulation space	5500	sq. ft.	A/I	4
Unit K						
Unit K	(E) vct in below average condition	Remove (e) vct, prepare sub floor for new vct, install new vct	4455	sq. ft.	I	2
Unit K	(E) Suspended ceiling tiles in average/below average condition but will need to be replaced in the near	Replace suspended ceiling tiles	3690	sq. ft.	I	3
Unit K	Building entrances are accessed by stair only, exterior thresholds are non	Remove (e) doors, frames, and thresholds	4	each	A/B	1
		Demo (e) concrete landings and stairs	110	sq. ft.		
		Provide concrete landing and 2 stairs at each set of doors less than 1/2" below (e) finished floor at corridor. Landing to have a maximum cross slope of 2%	253	sq. ft.		
		Provide concrete ramp at north entrance	62	sq. ft.		
		Provide accessible handrails at each side of ramp	44	LF		
		Provide doors, frames, hardware, and thresholds	4	each		
01, 02, 03,04	Doors lack pull side clearance	Remove (e) door and frame	4	each	A	1
		Install new opposite handed door, frame and hardware	4	each		
		Remove (1) column of (e) recessed book lockers and adjacent framing and finishes	12	sq. ft.		
		Enlarge alcove at door by 18", frame wall and finish with gwb and frp paneling, patch vct as needed	12	sq. ft.		
01,02,03	Classrooms have old chalkboards	Remove (e) chalkboards and projection screens	3	each	I	3
		Provide new 4'x16' whiteboards	3	each		
01.02.03.04	Classrooms have old projection screens	Provide new pull down projection screens	3	each	I	4
01,02,03,04	Wall finishes in good condition but will need to be refinished/painted for future	Refinish or paint wood paneling wainscot	2000	sq. ft.	I	4
		Provide new textile wall covering	2000	sq. ft.		
		Paint gwb	740	sq. ft.		
05	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 10% of acoustical ceiling tiles	78	sq. ft.	I	3
05	Paneling and paint on lockers in average condition but will need to be	Remove (e) paneling	360	sq. ft.	I	4
		Provide new paneling	420	sq. ft.		
		Prep and paint lockers	410	sq. ft.		
05	(E) non-conforming drinking fountain	Remove (e) drinking fountain	1	each	A	2
		Provide high/low drinking fountain with wing rails	1	each		
Portables						
01.02.03,04,05	Portables are in disrepair	Replace all portables	6	each	97	1
Building Envelope						
Units A,B,C,D,E,F,G,H,J1, and K	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 1 story buildings with wood siding	2,010	LF	B	4
Units J1 and J3	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 2 story building with wood siding	300	LF	B	4
Units J1	Upper portion of roof has five years of useful life	Replace built up roofing	8,000	sq. ft.	B	3
General Site						
Unit D	Path from Unit D to parking lot doesn't have curb cut	Demo (e) concrete walk, grass, and curb	63	sq. ft.	A/P	1
		Provide concrete curb cut with tactile indicators	63	sq. ft.	A/P	1
Unit K/Unit E	No accessible path of travel from Unit K to main classroom building.	Provide crosswalk marking from curb cut at Unit K	208	sq. ft.	A/P	1

Westborough Middle School

Architectural Site Survey

Westborough Middle School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide accessible curb cut directly across from (e) curb cut at Unit K	63	sq. ft.		
		Remove (e) grass and provide 60" wide accessible concrete walkway with max 2% cross slope from Unit E curb cut to accessible ramp at Unit F	1250	sq. ft.		
Unit G	Drop off from path has no guardrail	Provide guardrail	80	LF	A	1
Unit J1	(E) non-conforming drinking fountain	Remove (e) drinking fountain	1	each	A	2
		Provide high/low drinking fountain with wing rails	1	each		
Lower campus	Access aisle at (1) van accessible parking not wide enough. Access aisle	Reline (2) van accessible parking spaces each with 36" square ISA pavement sign and with an 8' access	4	stalls	A/P	1
		Provide wheel stops at each van accessible stall	2	each		
		Remove (e) van accessible signs and reinstall centered on new stalls	2	each		
Upper campus	(2) stalls marked as van accessible, access aisle not wide enough	Reline stalls to provide an 8' wide access aisle with a van accessible stall to the left and an accessible stall to the left.	7	stalls	A/P	1
		Remove (e) accessible signage	2	each		
		Reinstall van accessible parking sign at van accessible stall	1	each		
		Reinstall ISA parking only sign at accessible stall	1	each		
General Site	Striping at exterior stairs fading or chipped	Paint 2" wide strip of contrasting color 1" max from edge of step or landing	150	treads	A	1
Soccer Field	(E) beachers in poor condition and there is no accessible path of travel to spectator area	Remove (e) bleachers	800	sq. ft.	A/I	2
		Provide new accessible bleachers suitable for outdoor use.	1600	sq. ft.		
		Add new a/c parking lot at soccer field level with 1 van accessible stall, with 2 driveways	880	sq. ft.		
		Add accessible concrete walkway from new parking lot to accessible bleachers	600	sq. ft.		
Classrooms	Portables are in poor condition	Remove portables from site	6	portables	I	3
		Build new classroom wing adjacent to Unit K in similar footprint	4700	sq. ft.	I	3
		Remove from previous cost estimate any work to or replacement of portables				
Unit H	School needs a new science classroom	Convert shop classroom at Unit H to a science classroom	1400	sq. ft.	I	3
		Remove from previous cost estimate any work at Unit H				
Site	(E) irrigation lines are in poor condition	Replace irrigation lines	17	acres	L	2
Site	(E) water lines are in poor condition	Replace water lines	17	acres	M	2
Site	(E) asphalt in below average condition	Asphalt overlay and surface drainage improvements	64000	sq. ft.	P	2
Site	Multipurpose room overcrowded at school's one lunch period	Convert hillside to concrete amphitheater	5200	sq. ft.	I	3
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	E	1

Architectural Site Survey - 1997 Bond Update

Westborough Middle School -1997 Bond Update						
1997 Recommendation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New asphalt overlay & Surface Drainage Improvements	Asphalt at lower campus in excellent condition. Asphalt at upper campus in good condition	None	*64000*	*sq. ft.*		
Fencing and Gate Renovation	New chainlink fencing has been installed throughout the site	None	*6155*	*LF*		
Building Exterior						
Paint Exterior	Exterior paint in good condition	See Masterplan for future maintenance recommendation	52060	sq. ft.		
New Window Frames and Glass	Replacement windows and frames are in good condition	None	4692	sq. ft.		
Existing Windows Re-Glazed (maintain existing frames)	Replacement glazing in good condition	None	7083	sq. ft.		
Dry Rot Repairs (budget)	No visible dry rot at time of survey, need more info to accurately assess	None at this time	1	LS		
Roofing Replacement	Most roofing replaced in 2001	See Masterplan for roofing recommendation	75080	sq. ft.		
Rain Gutter Repair/Replace	Not able to confirm at time of survey	None at this time	3824	LF		
Replace Skylight in Multipurpose Room	There is no skylight in the multipurpose room	None	1408	sq. ft.		
Building Interior						
Window Coverings Replaced	There are generally no window coverings in the rooms, the roof overhangs may eliminate the need for them	Requires further discussion with school staff to evaluate if they have a need for window coverings	*8798*	*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 Masterplan for future maintenance recommendation	*49003*	*sq. ft.*		
Paint Interior	(E) interior paint in good condition	See Masterplan for future maintenance recommendation	*76898*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*30*	*each*		

Westborough Middle School

Architectural Site Survey - 1997 Bond Update

Westborough Middle School -1997 Bond Update						
1997 Recommendation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Light Fixture Retrofit	Light Fixtures have not been upgraded	See electrical portion of Masterplan for lighting recommendation	*19601*	*sq. ft.*		
Exterior Wall Insulation	Not able to confirm at time of survey	None at this time	*33620*	*sq. ft.*		
Book Locker Replacement	(E) lockers are in good condition	None	*750*	*each*		
Science Labs Renovation	Science labs were renovated	See Masterplan for recommendations regarding an additional science lab	*4500*	*sq. ft.*		
Cabinetry Renovation	There is generally no cabinetry in the classrooms, cabinetry in the administration wing is in good condition but does not appear to have been renovated recently	None	*1*	*LS*		
Fire Rated Corridor Addition (code required)	Fire rated doors on fusible link added between Units C and D	None	*1*	*LS*		
Life Safety Upgrades/ ADA						
Exterior Door & Hardware Upgrades	Exterior doors are generally new and have accessible hardware	None	32	each		
Interior Door Hardware Upgrade	Interior Doors are generally in good condition and have accessible hardware	None	64	each		
Handicamp Ramps (based on vertical rise)	Exterior concrete ramp at Units F & G meets accessibility guidelines and is in good condition. However,the door that it provides access to has a non-accessible threshold	See Masterplan for recommendations regarding threshold	*15*	*feet*		
Elevator Addition and/or Stair Revisions	(2) exterior elevator towers independent of any (e) structures have been added and appear to be in good working order	Perform proper maintenance to insure elevators are in proper working order	*1*	*LS*	B	*1*
Drinking Fountain Accessibility Upgrades	Drinking fountains are in good condition and at an accessible wheelchair height, but some protrude into the path of travel more than 4" without any warning device or have no high drinking founatin within close proximity to the low drinkig founatin	See Masterplan for Idrinking fountain recommendations	*2*	*each*		
Toilet Room Upgrades	A new accessible unisex toilet room has been in installed in Unit A (aprox 60 sq.ft.) Other toilet rooms been upgraded but are not 100% accessible	See Masterplan for individual toilet room recommendations	*1500*	*sq. ft.*		
Wheelchair Lift at Stage	Lift is installed but currently used for storage	All items must be removed from lift and path of travel to lift.Perform proper maintenance to insure lift is in proper working order	*1*	*LS*	A	1
Portables						
New Portable Classrooms (replace existing old problem units)	(E) problem units built in 1968-1973 remain on the site, no replacement portables have been installed	Replace all portables	*6*	*each*	97	1

Mechanical Site Survey

Westborough Middle School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. Only a few classrooms have heating system upgraded, 98% of the classrooms were not upgraded				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
02,	The classroom is heated, minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
03, 04	The offices are heated, minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
12 thru 15	The offices are heated, minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
17	the office has no supply air outlet to the room.	not upgraded	none	provide supply air outlet to the room or install exhaust ceiling fan to ventilate the room
18	the office is heated by a wall mounted electric heater	not upgraded	none	none
Unit B (Gas heat system)				
01, 02, 03, 04	Each classroom is heated, minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
05,	hallway has natural ventilation	not applicable	none	none
08,	office is heated by a wall mounted gas furnace and ventilation by a roof exhaust fan	not upgraded	none	none
Unit C (gas heat system)				
01, 02, 03, 04	Each classroom is heated, minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
05,	hallway has natural ventilation	not applicable	none	none
08,	office is heated by a baseboard electric heater and ventilated with a roof exhaust fan	not upgraded	none	none
Unit D (gas heat system)				
01, 02, 03, 04	Each classroom is heated and minimum ventilated by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
05,	hallway has natural ventilation	not applicable	none	none
09, 10	Toilet rooms are each ventilated by a roof mount exhaust fan	not applicable	install door louver	none
Unit E (gas heat system)				
01, 02, 03, 04, 05	The library and offices are heated, minimum ventilation by Reznor gas fired furnace located on the roof.	heating upgraded	none	Install economizer cycle control and install Energy Management System to the Reznor unit
06,	hallway has natural ventilation	not applicable	none	none
07, 08, 09	Each classroom is heated, minimum ventilation by an outdated furnace. Preparation room 08 has a ceiling exhaust fan to ventilate the room but no heating supply outlet	not upgraded	install supply outlet to room 08	install high efficiency furnace with economizer cycle control and install Energy Management System
10	office is heated by a wall mounted gas furnace and ventilated by a roof exhaust fan	not upgraded	none	none
12	office is heated by an electric wall heater and ventilated by a roof exhaust fan	not upgraded	none	none
Unit F (gas heat system)				
03, 05	Toilet rooms are each ventilated by a roof mounted exhaust fan.	not applicable	install door louver	none

Westborough Middle School

Mechanical Site Survey

Westborough Middle School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. Only a few classrooms have heating system upgraded, 98% of the classrooms were not upgraded				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
06,	hallway has natural ventilation	not applicable	none	none
07, 08, 09	Each classroom is heated, minimum ventilation by an outdated furnace. Preparation room 08 has a ceiling exhaust fan to ventilate the room but no heating supply outlet	not upgraded	install supply outlet to room 08	install high efficiency furnace with economizer cycle control and install Energy Management System
10, 11	classrooms are heated, minimum ventilation by one roof mounted Reznor furnace.	heating upgraded	none	Install economizer cycle control and install Energy Management System
Unit G (gas heat system)				
05,	Electrical room is ventilated by ceiling exhaust fan and roof intake hood	not applicable	none	none
09,	The classroom is heated, minimum ventilation by Reznor gas fired furnace location on the roof. There are 3 roof mount exhaust fans for wood work exhaust	heating upgraded	none	Install Energy Management System
10	The classroom is heated, minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
Unit H (gas heat system)				
01,	there is no heating equipment for the classroom. It is ventilated by 2 roof exhaust fans and a roof intake hood	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
Unit J1 (gas heat system)				
01,	Multi use room is heated and 100% ventilated by gas fired furnace located in the mechanical room and two roof exhaust fans.	heating upgraded	none	Install Energy Management System
09, 10, 11, 15	classrooms are heated and 100% ventilated by gas fired furnace located in the mechanical room and two roof exhaust fans.	heating upgraded	none	Install Energy Management System
19, 20	toilet rooms each have a roof exhaust fan to ventilate the room but no door louver	not applicable	install door louver	none
21	electrical room has a 225VKA transformer, but there is no ventilation in the room	not applicable	provide ventilation for the room	none
23	kitchen is ventilated with a hood exhaust fan and make up unit on roof and is heated by a suspended gas fired unit heater.	not upgraded	none	none
Unit J3 (gas heat system)				
04, 08, 09, 10, 18, 22, 23, 24	boys and girls locker shower room and offices are heated and 100% ventilated by a gas fire furnace located in the mechanical room and two exhaust fans located in the crawl space. The heating unit is newer, but the exhaust fan is outdated	heating upgraded	none	none
32	the work room is heated by a suspended gas fired unit heater.	not upgraded	none	none
Unit K (Gas heat system)				

Mechanical Site Survey

Westborough Middle School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. Only a few classrooms have heating system upgraded, 98% of the classrooms were not upgraded				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
01, 02, 03, 04	Each classroom is heated. minimum ventilation by an outdated furnace.	not upgraded	none	install high efficiency furnace with economizer cycle control and install Energy Management System
05,	hallway has natural ventilation	not applicable	none	none
Portables (Gas heat system)				
01, 02, 03, 04, 05	all the portables are each heated, minimum ventilation by an outdated furnace.	not applicable	none	install high efficiency furnace with economizer cycle control and install Energy Management System

Westborough Middle School

Plumbing Site Survey

Westborough Elementary 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.			
Area Designation	**Existing Condition**	**Necessary Renovations**	**Recommendations**
Site			
	Water pressure 88psi	Install prv station.	
	2 exterior df filled with concrete		Remove df and cap pipes below grade.
Unit A			
03	1 SS sink		
05	1 flr mtd fv water closet, 1 lav		
10	1-33 gallon gas fired wh (33.5kbtuh), visible galvanized water piping	Remove all galvanized water piping in bldg and replace with copper.	
18	1 SS CR sink		
19	1 flr mtd fv water closet, 1 lav		Replace fixtures and trim.
Unit B			
06	1 mop sink (standing type), 1 exterior SS df		Replace mop sink trim.
Unit C			
11	1 mop sink (floor type)		Replace mop sink trim.
Unit D			
05	1 SS df		
09	2 flr mtd fv water closets, 4 urinals, 3 lav (recently renovated)		
10	3 flr mtd fv water closets, 2 lav (recently renovated)		

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit E			
04	1 SS CR sink		
07	1 SS lab sink w/ serrated nose faucet, 1 gas turret		
08	1 SS lab sink w/ serrated nose faucet		
09	3 SS lab sink w/ serrated nose faucet, 1 w/ bubber, 1 w/ pulldown eyewash		
10	1 SS CR sink with point-of-use undercounter tank water heater (6 gallon)		
14	1 mop sink (floor type)	Replace faucet with vacuum breaker type.	
Unit F			
03	Girls' restroom: no access (presumed recently renovated as Boys' - area 05)		
05	2 flr mtd fv water closets, 4 urinals, 2 lav (recently renovated)		
07	3 SS lab sink w/ serrated nose faucet, 1 w/ bubber, 1 w/ pulldown eyewash, 1 w/ swing in eyewash		
08	1 SS lab sink w/ serrated nose faucet		
09	1 SS sink with eyewash and serrated nose lab faucet, 1 SS trough sink with 4 faucets and solids interceptor		
10	1 SS CR sink		
11	4- 2comp kitchen sinks, 1 w/ disposal, 3 residential gas stoves, elec washer and dryer		

Westborough Middle School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit G			
01	1 SS df		
05	1 mop sink (floor type)	Replace faucet with vacuum breaker type.	
06	1 flr mtd fv water closet, 1 lav		
07	1 flr mtd fv water closet, 1 lav		
09	1 CI trough sink, 1 SS CR sink w/ eyewash		Replace fixtures and trim.
Unit H			
01	1 CI trough sink, 1 SS CR sink w/ eyewash	Replace faucets and eyewash.	Replace fixture and trim.
Unit J1 - Upper Level			
01	1 recessed SS df		Replace fixture and trim with accessible type.
06	1 flr mtd fv water closet, 1 lav, 1 single ht SS df (recently renovated)		
09, 15	1 SS CR sink		
19	3 flr mtd fv water closets, 2 lav	Replace faucets at lavs.	Replace fixtures and trim.
20	2 flr mtd fv water closets, 3 wall mtd urinals with timed flush, 2 lav	Replace flush valve at non-ADA water closet and faucets at lavs.	Replace fixtures and trim.
21	1 mop sink (floor type)	Replace faucet with vacuum breaker type.	
22	1- 50 gallon gas fired water heater (40.0 kbtuh) with circ pump		
23	1- 3 comp pot sink, 2 gas ovens	Sink compartments are not trapped. Verify if grease trap is required and, if so, provide.	
24	1 flr fv water closet, 1 lav		Replace fixtures and trim.
25	1 SS CR sink		

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit J3 - Lower Level			
04	1 exterior SS df		
06	1 SS lav/df		
10	7 pedestal showers with 5 heads and soap dispenser, 1 elec washer and dryer		
11	3 flr mtd fv water closets, 1 elongated lav	Replace flush valve at water closet nearest to lav.	
14	1 shower		Remove shower.
18	1 shower, 1 exterior SS df	Repair leaking bubbler (replace as required).	
20	1 SS lav/df		
24	7 pedestal showers with 5 heads and soap dispenser, 2 flr mtd urinals	Remove flr mtd urinals.	
25	2 flr mtd fv water closets, 2 urinals, 1 elongated lav (recently renovated)		
28	1 gas fired boiler (500.0 kbtuh) not connected, 1- 30 gallon gas fired water heater with circ pump		Remove asbestos insulation.
Unit K			
05	1 single ht df		Replace with dual ht df.
06	1 mop sink (standing type), 1- 30 gallon gas water heater		Replace fixtures and trim.
Portables			
Unit 1,2,4	1 SS sink with undercounter point-of-use tank water heater		Replace fixture and trim.
Unit 3,5	No access.		

Westborough Middle 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 D	Primary site electrical service replaced with PG&E pad-mounted transformer across access road. A 1200A, 480/277V, 3ph, 4-wire switchboard MSB was located near Unit E.			There is a pad-mounted enclosure installed near the swbrd. It could be the old swbrd. If so, this should be removed.	Remove enclosure	1
					Replace or paint rusting switchboard.	Paint 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	Replaced 250A, 277/480V, 3 ph, 4-w, 42 ckt panel AH	Finish directory		Add GFI rec. at sink in copy rm & kitchen	receptacles	12
		Replaced 150A, 120/208V, 3 ph, 4-w, 42 ckt panel AL	Finish directory		Add surface raceway for front office and principal's office	Update directory	2
		Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Add surface raceway in conference room		
	B	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Replace covers missing on raceway	replace receptacle plate	1
		Replaced 250A, 277/480V, 3 ph, 4-w, 42 ckt panel BH in 20B	Finish directory		Replace cover on BL	panel enclosure	1
		Replaced 150A, 120/208V, 3 ph, 4-w, 42 ckt panel BL in 20B	Finish directory.			Update directory	2
	C	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Add GFI rec. at sink in bathroom		
	D	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms	Add power raceway in room 34		Add GFI rec. at sink in room 32	receptacles	33
		Replaced 250A, 277/480V, 3 ph, 4-w, 42 ckt panel CH in 40A	Update directories for all panels		Re-position raceway in room 33	remove panel	1
		Replaced 225A, 120/208V, 3 ph, 4-w, 42 ckt panel CL in 40A	Remove old panel CH		Add GFI rec. at sink in bathroom	Update directory	4
		Replaced 100A, 120/208V, 3 ph, 4-w, 42 ckt panel CLA in 40A					
	E	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms. Power poles used in library			Move microwave to GFI rec. at library sink		
	F	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms.			Add GFI rec. at all sinks in room 51 (home ec)	receptacles	1
	G	Receptacles have been located in the shops			Add GFI rec. at sinks in room 62	receptacles	2
		Replaced 225A, 277/480V, 3 ph, 4-w, 42 ckt panel DS			Add GFI rec. at sink in bathroom	panel enclosure	1
					Remove extension cord to storage room and add a receptacle.		
					Replace door to panel DS		
Power Distribution	H	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms	Replace old 30 kVA transformer outside room 61		The arrangement of the conduits in this room leads us to believe that the MSB was used as a pull box for the secondary power to panel DL. This should be revised.	revise wiring	1
		Replaced: Main DP, 600A, 277/480V Panel DH, 300AT, 277/480V Panel DL, 225A, 120/208V 225 kVA transformer	Finish panel directories			Update directory	1
	J1	Replaced: Panel MH, 300AT, 277/480V Panel ML, 600A, 120/208V 225 kVA transformer in electrical room	Update directories for all panels			30 kVA transformer	1
		Replaced: Panel MH-1, 100AT, 277/480V Panel ML-1, 225A, 120/208V right of stage					
	J3 (lower level)	Replaced Panel ML-2, 100A, 120/208V in mechanical room	Update directories for all panels		Repair open PB in boys' locker room	Update directory	1
		Not located but assumed to be replaced: Panel MH-2, 100AT, 277/480V				Pullbox	1
		Added surface raceway for additional power receptacles in classroom.					
	K	Receptacles have been located in the classrooms	Replace Panel KH, 225A, 277/480V Panel KL, 225A, 120/208V and the 30 kVA transformer		Add surface raceway for power & data in classrooms	receptacles	52
	Portable 1	Receptacles have been located in the portable	Replace 100A, 120/240V panel inside of portable		Add GFI rec. at sinks.	277/480V panel	1
					Add surface raceway for additional power receptacles	30 kVA transformer	1
	Portable 2	Receptacles have been located in the portable	Replace 50A, 120/240V panel on side of portable		Add surface raceway for additional power receptacles	120/240V panels	4
	Portable 3	Added surface raceway for additional power receptacles	Replace 50A, 120/240V panel on side of portable				
	Portable 4	Receptacles have been located in the portable			Add surface raceway for additional power receptacles		
	Portable 5	Receptacles have been located in the portable	Replace 50A, 120/240V panel outside of portable		Add surface raceway for additional power receptacles		
Lighting System				All switches a maximum 48" AFF			
	A	All office and classroom lighting is good and has T8 lamps. Only classrooms have 1 occupancy sensor each.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Relocate switch behind door in principal's office and classrooms 10	Switches	3
					Relocate switch too far from back door and door in Health Services office	2-lamp fluorescent 1X4 light	1
					Relocate switch to inside electrical room		
					Add control for light in conf. Rm closet		
					Replace ballast cover on fixture in store		
	B	All classroom lighting is good and has T8 lamps with 1 occupancy sensor.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10

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
					Relocate switch behind door in classroom 11	Recircuit lights	10
					Circuit Classrooms for bi-level lighting	Switches	1
	C	All classroom lighting is good and has T8 lamps with 1 occupancy sensor.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
					Circuit Classrooms for bi-level lighting	Recircuit lights	10
	D	All classroom lighting is good and has T8 lamps with 1 occupancy sensor.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
					Circuit Classrooms for bi-level lighting	Recircuit lights	10
	E	All classroom lighting is good and has T8 lamps with 1 occupancy sensor.	Replace lights in handicap bathrooms		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
					Circuit Classrooms for bi-level lighting	Recircuit lights	10
	F	All classroom lighting is good and has T8 lamps with 1 occupancy sensor.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
					Circuit Classrooms for bi-level lighting	Recircuit lights	10
					Replace warped fixtures in front of kiln	2-lamp fluorescent 1X4 light	5
Lighting System	Corridor	Lighting is a combination of new fixtures, skylights and fluorescent fixtures installed in 1975			Replace 1975 fixtures	2-lamp fluorescent 1X4 light	20
	Exterior	Most exterior lighting is in fair condition and just need lenses cleaned.			Replace all old exterior fixtures	2-lamp fluorescent canopy light	100
	G	All shop lighting is good although old and has T8 lamps with 1 occupancy sensor.	Replace all lighting		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	4
	H	The lighting in the shop is old but T8 lamps are being used.	Replace all fixtures in the shop		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	4
	J1	The lighting in office and bandrooms, etc are good but use T12 lamps	Replace all lighting except that in the gym		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	4
		Lighting in the gym is new - a combination of high bay (HPS) and fluorescent but T12 lamps are used			Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent canopy light	60
		Bathroom lighting is old and in poor condition.					
		Stage lighting is old and in poor condition.					
	J3	The lighting in the locker & shower areas is in poor condition	Replace all fixtures in boys' & girls' lockers/shower areas with moisture resistant fixtures with T8 lamps		Use Occupancy sensors in classrooms, offices, closets, corridor and bathrooms	Switches & occupancy sensors	4
		Lighting in offices and classroom is in good condition.			Switches located outside the room, should be relocated inside the room, near the door.	2-lamp fluorescent 1X4 light	90
		Storage and other rooms are adequate but do not use T8 lamps			Use T8 Lamps in all fluorescent fixtures.		
					Replace exterior lighting		
	K	Lighting is old but adequate and T8 lamps are used			Replace fixture in janitor's closet	2-lamp fluorescent 1X4 light	5
	Portable 1	Lighting in the portables is new and T8 lamps are used.			Circuit Classrooms for bi-level lighting	Recircuit lights	5
					Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	5
	Portable 2	Lighting in the portables is new and T8 lamps are used.			Circuit Classrooms for bi-level lighting		
					Use Occupancy sensors in offices, closets, corridor and bathrooms		
	Portable 3	Lighting in the portables is new and T8 lamps are used.			Circuit Classrooms for bi-level lighting		
					Use Occupancy sensors in offices, closets, corridor and bathrooms		
	Portable 4	Lighting in the portables is new and T8 lamps are used.			Circuit Classrooms for bi-level lighting		
					Use Occupancy sensors in offices, closets, corridor and bathrooms		
	Portable 5	Lighting in the portables is new and T8 lamps are used.			Circuit Classrooms for bi-level lighting		
					Use Occupancy sensors in offices, closets, corridor and bathrooms		
Fire Alarm System	A	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.	Remove old PA/clock unit from store and replace with new unit				
	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	New Rauland 1100 units have been installed.					
	F	New Rauland 1100 units have been installed.					
	G	New Rauland 1100 units have been installed.					
	H	New Rauland 1100 units have been installed.	Remove old PA/clock unit next to room 61 and replace with new unit				
	J1	New Rauland 1100 units have been installed.					
	J3	New Rauland 1100 units have been installed.					
	K	New Rauland 1100 units have been installed.	Remove old PA speaker and replace with new unit				
	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 4	New Rauland 1100 units have been installed.					
	Portable 5	New Rauland 1100 units have been installed.					
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the offices and other areas used by faculty.			Add 1 data outlet at computer usage area in conference room	data outlet	100

Westborough Middle 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
		Telephone outlets have been located in the classrooms. Data outlets have been incorporated into raceway.			Replace missing raceway covers	replace raceway covers	5
	B	Telephone outlets have been located in the classrooms. Data outlets have been incorporated into raceway.	Relocate telephone outlets for teacher's use		Add 1 data outlet at each receptacle in power raceway.	replace telephone outlets	100
					Raceway covers missing in rooms 11 & 12		
	C	Telephone outlets have been located in the classrooms. Data outlets have been incorporated into raceway.	Relocate telephone outlets for teacher's use		Add 1 data outlet at each receptacle in power raceway.	data outlet	100
	D	Telephone outlets have been located in the classrooms. Data outlets have been incorporated into raceway.	Relocate telephone outlets for teacher's use		Add 1 data outlet at each receptacle in power raceway.	data outlet	100
	E	Telephone outlets have been located in the classrooms. Data outlets have been incorporated into raceway.	Relocate telephone outlets for teacher's use		Add 1 data outlet at each receptacle in power raceway.	data outlet	100
					Fix telephone outlet in library office		
	F	Telephone outlets have been located in the classrooms. Data outlets have been incorporated into raceway.	Relocate telephone outlets for teacher's use		Add 1 data outlet at each receptacle in power raceway.	data outlet	100
	G	Telephone outlets have been located in the shop only.					
	H	Telephone outlets have been located in the shop only.					
	J1	Telephone outlets have been located in the kitchen and office					
		Telephone/Data outlets have been located in the band room, area between Band and Choral rooms					
	J3	Telephone outlets have been located in the offices					
		Telephone outlets have been located in the classroom. Data outlets have been incorporated into raceway.			Add 1 data outlet at each receptacle in power raceway.	data outlet	100
	K	Telephone/Data outlets have been located in the classrooms	Move all outlets for teacher's use		Add 1 data outlet at each receptacle in power raceway.	data outlet	50
	Portable 1	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 2	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 3	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 4	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 5	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway.	data outlet	10

FEMA 154:
Rapid Visual Screening and Summary Report

Westborough Junior High School
2570 Westborough Boulevard
South San Francisco, CA 94080

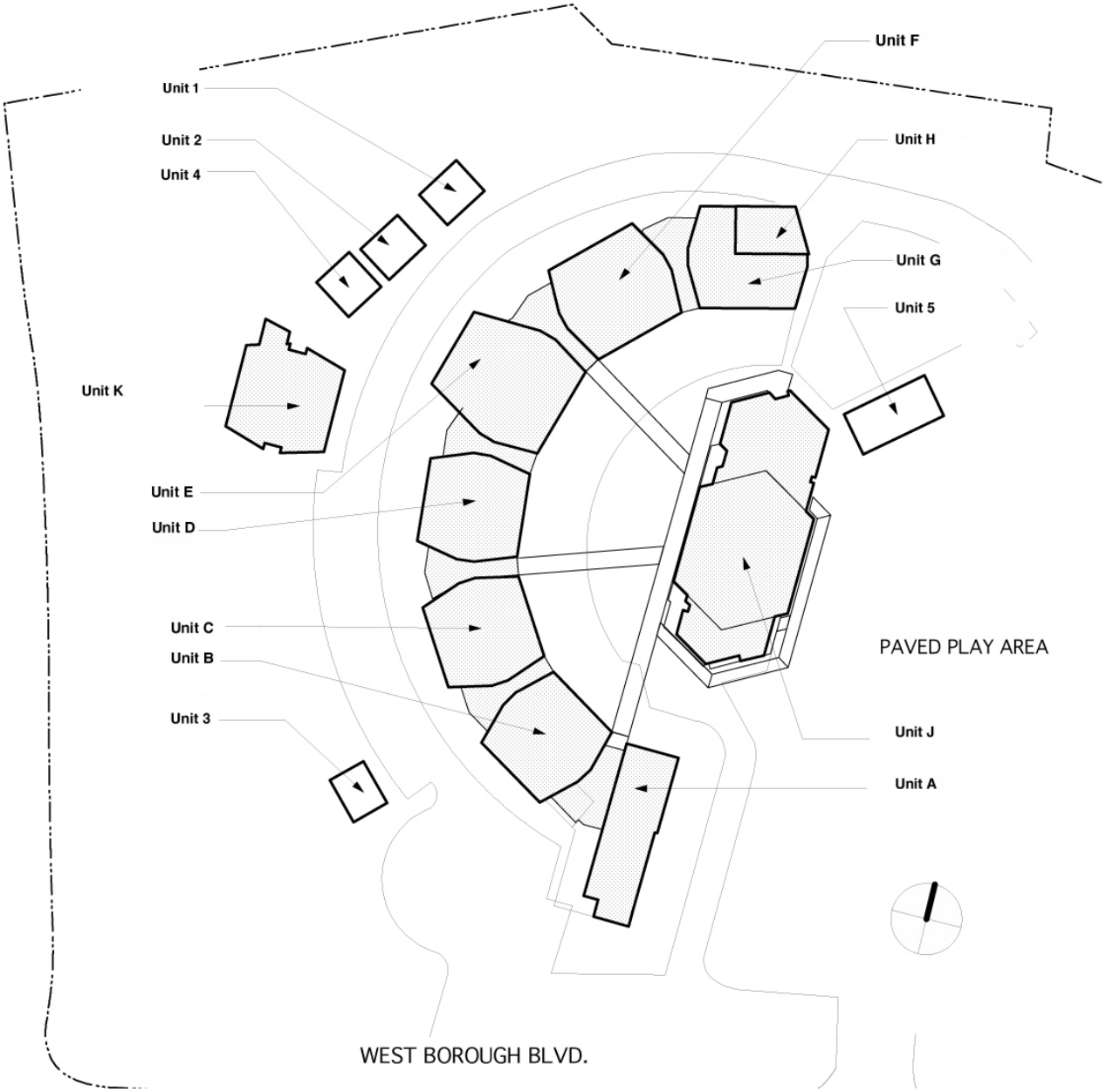
South San Francisco Unified School District



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

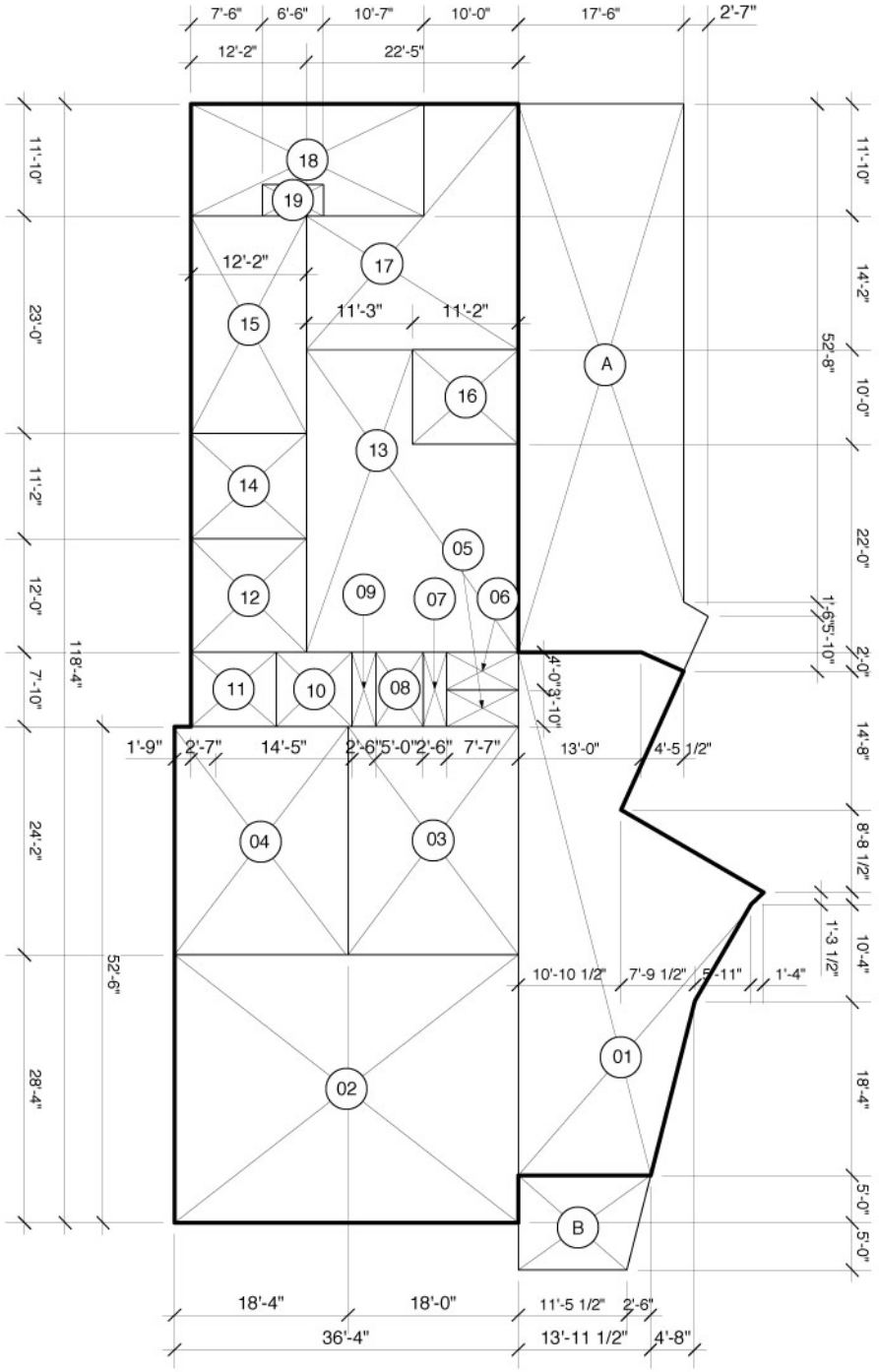
August 28, 2006

Site Plan – Westborough Junior High School



Unit A – Westborough Junior High School

Ground Floor



Name	Unit A – Westborough Junior High School
Use	Administration, Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation.
Comments	In the longitudinal and transverse direction full height plywood shear wall resist the lateral-forces. The rectangular building appears to have adequate shear walls in each direction. No maintenance or significant falling hazards were noted.

Unit A – Westborough Junior High School

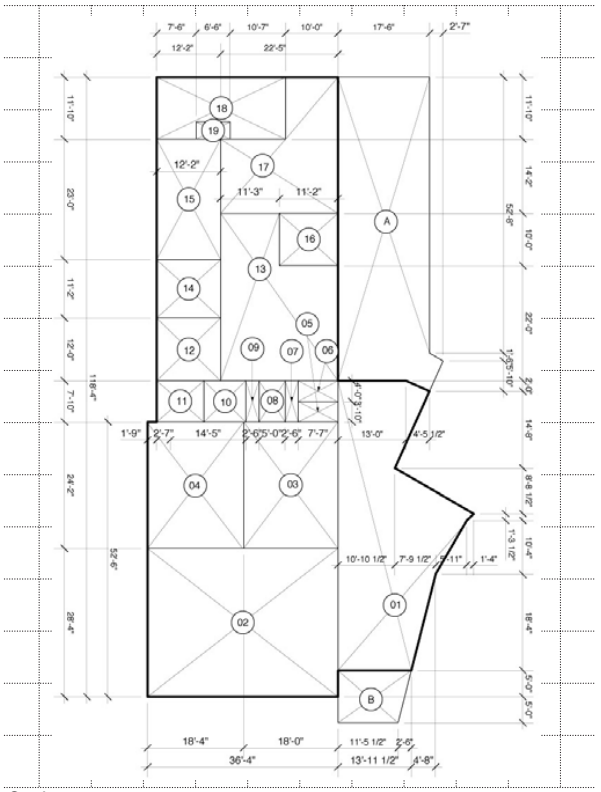




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 5100
Building Name Unit A, Westborough Junior 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* 2.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam beams are used at the larger spans. There are continuous plywood shear walls in transverse and longitudinal direction.

Detailed Evaluation Required

YES [**NO**]

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

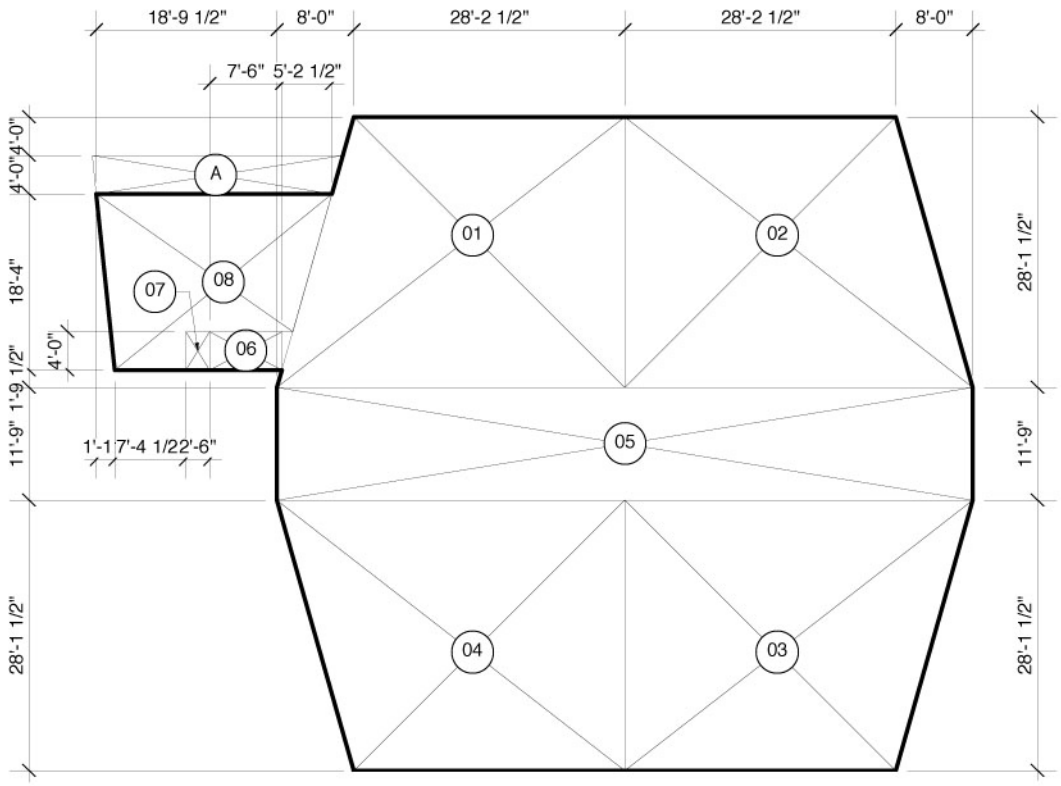
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit B – Westborough Junior High School

Ground Floor



Name	Unit B – Westborough Junior High School
Use	Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls.
Comments	In the direction parallel to the main interior corridor the exterior walls as well as the corridor walls are largely interrupted by strip windows near their tops. This results in a very limited amount of shear wall in this direction. The shear walls in the other direction are slightly skewed and therefore will contribute a small amount in this direction as well. In addition, the building is structurally interconnected to adjacent structures in this direction which may serve to limit deformations and damage as well. Nevertheless, the performance of this structure should be assessed as part of a more detailed evaluation. No maintenance or significant falling hazards were noted.

Unit B – Westborough Junior High School

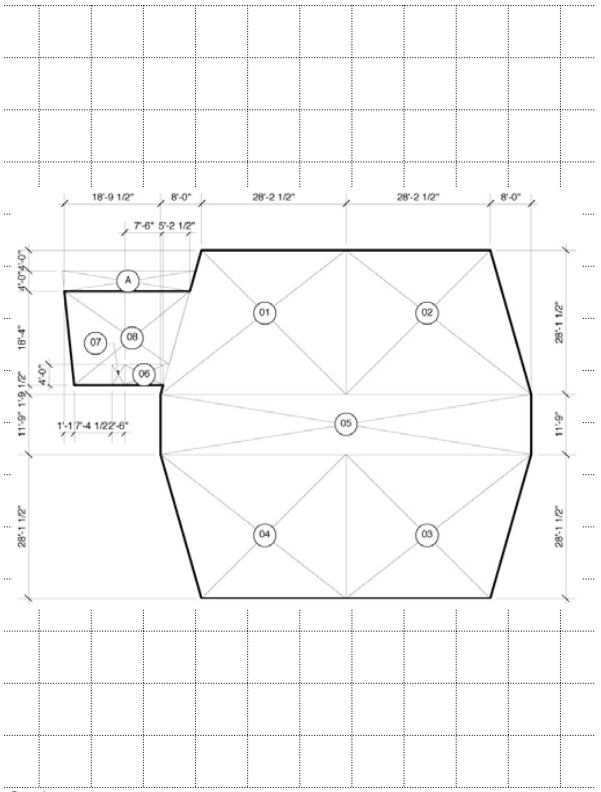




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 4900
Building Name Unit B, Westborough Junior High School
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* 4.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam beams are used at the larger spans. The stud walls are interrupted in one direction by strip windows. In the other direction the slightly skewed walls are plywood sheathed. The strip windows interrupt the load path from the roof diaphragm in one direction. This gap in the load path should be investigated in a more detailed evaluation.

Detailed Evaluation Required

[YES] NO

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

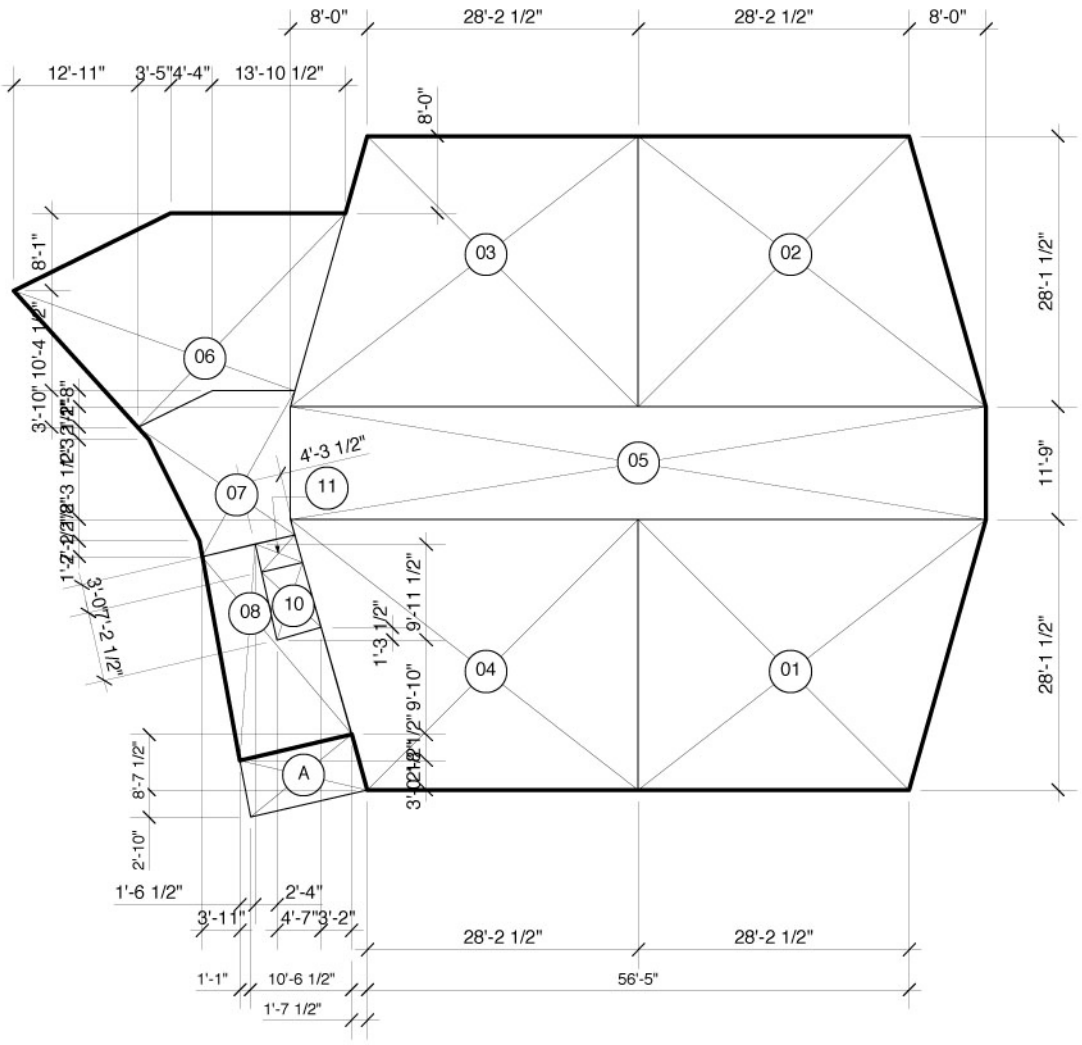
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C – Westborough Junior High School

Ground Floor



Name	Unit C – Westborough Junior High School
Use	Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The construction of Unit C is similar to that of Unit B. Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls.
Comments	In the direction parallel to the main interior corridor the exterior walls as well as the corridor walls are largely interrupted by strip windows near their tops. This results in a very limited amount of shear wall in this direction. The shear walls in the other direction are slightly skewed and therefore will contribute a small amount in this direction as well. In addition, the building is structurally interconnected to adjacent structures in this direction which may serve to limit deformations and damage as well. Nevertheless, the performance of this structure should be assessed as part of a more detailed evaluation. No maintenance or significant falling hazards were noted.

Unit C – Westborough Junior High School

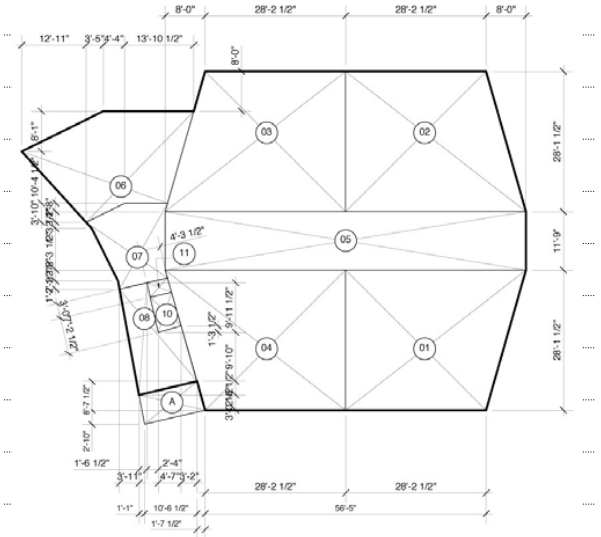




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 5400
Building Name Unit C, Westborough Junior High School
Use Classrooms



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* 2.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam beams are used at the larger spans. The stud walls are interrupted in one direction by strip windows. In the other direction the slightly skewed walls are plywood sheathed. The strip windows interrupt the load path from the roof diaphragm in one direction. This gap in the load path should be investigated in a more detailed evaluation.

Detailed Evaluation Required

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

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

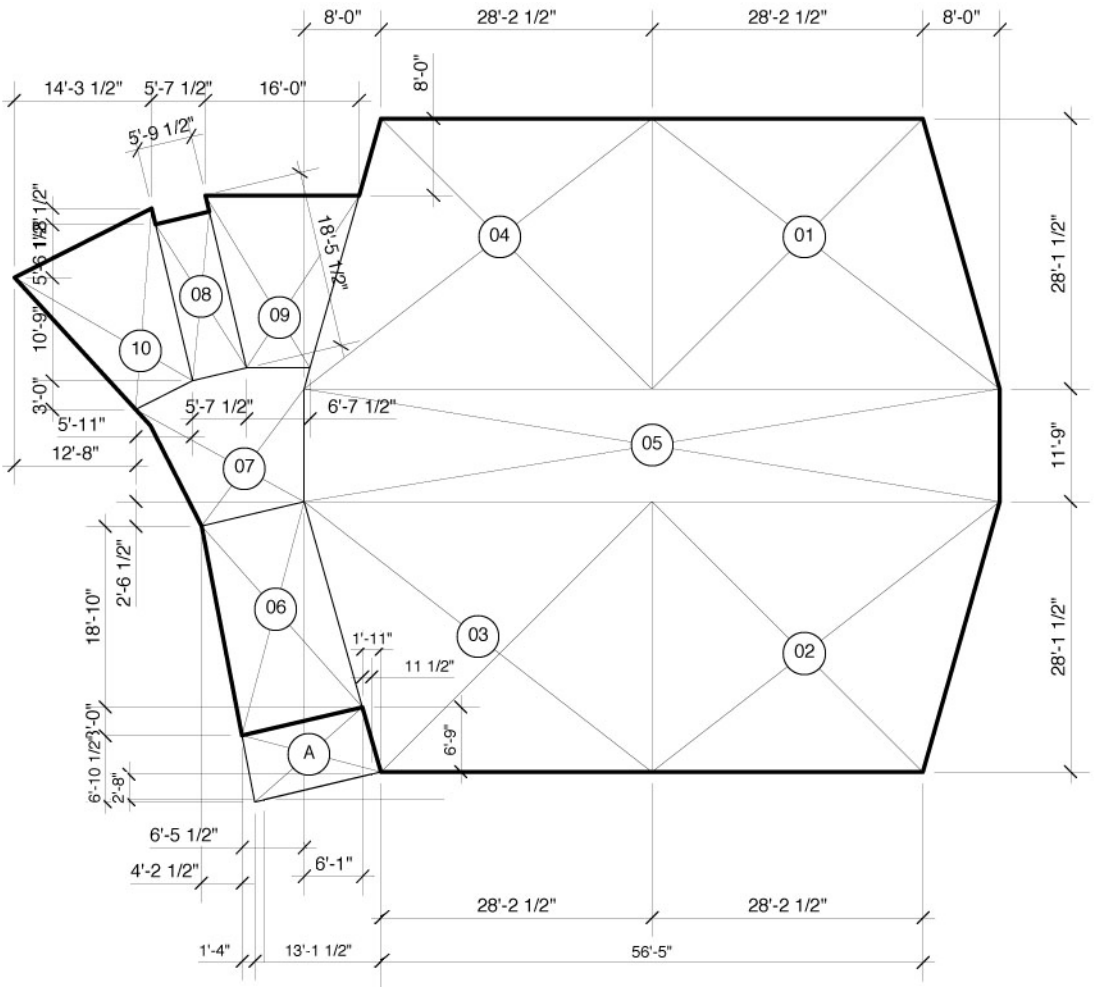
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Westborough Junior High School

Ground Floor



Name	Unit D – Westborough Junior High School
Use	Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The construction of Unit D is similar to that of Unit B. Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls.
Comments	In the direction parallel to the main interior corridor the exterior walls as well as the corridor walls are largely interrupted by strip windows near their tops. This results in a very limited amount of shear wall in this direction. The shear walls in the other direction are slightly skewed and therefore will contribute a small amount in this direction as well. In addition, the building is structurally interconnected to adjacent structures in this direction which may serve to limit deformations and damage as well. Nevertheless, the performance of this structure should be assessed as part of a more detailed evaluation. No maintenance or significant falling hazards were noted.

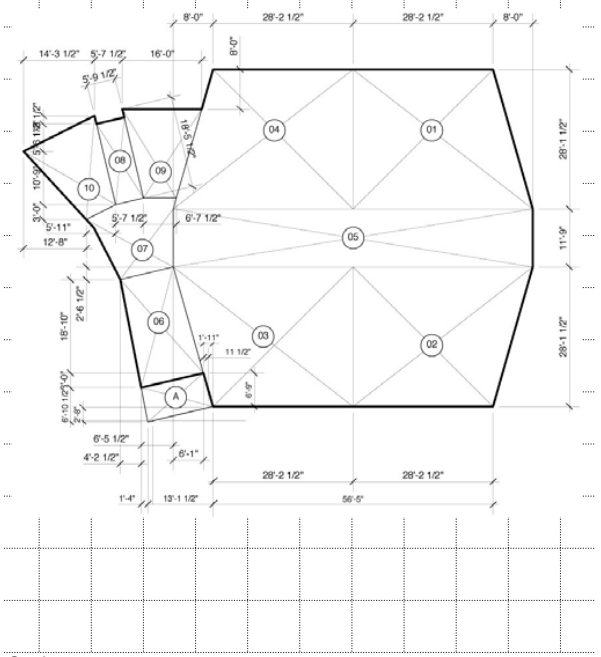
Unit D – Westborough Junior High School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 5500
Building Name Unit D, Westborough Junior High School
Use Classroom



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* 2.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam beams are used at the larger spans. The stud walls are interrupted in one direction by strip windows. In the other direction the slightly skewed walls are plywood sheathed. The strip windows interrupt the load path from the roof diaphragm in one direction. This gap in the load path should be investigated in a more detailed evaluation.

Detailed Evaluation Required

[YES] NO

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

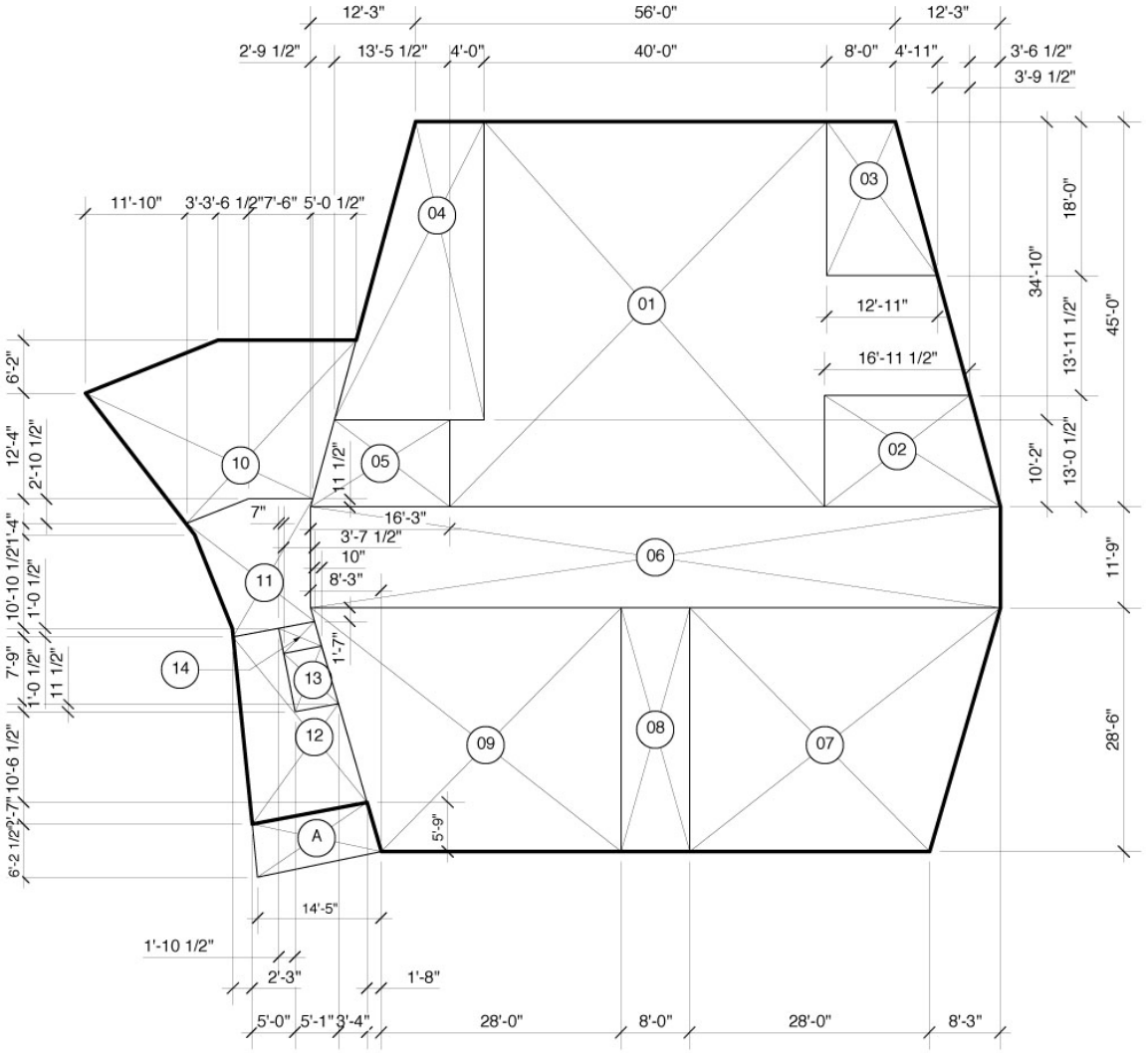
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit E – Westborough Junior High School

Ground Floor



Name	Unit E – Westborough Junior High School
Use	Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The construction of Unit E is similar to that of Unit B. Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls.
Comments	In the direction parallel to the main interior corridor the exterior walls as well as the corridor walls are largely interrupted by strip windows near their tops. This results in a very limited amount of shear wall in this direction. The shear walls in the other direction are slightly skewed and therefore will contribute a small amount in this direction as well. In addition, the building is structurally interconnected to adjacent structures in this direction which may serve to limit deformations and damage as well. Nevertheless, the performance of this structure should be assessed as part of a more detailed evaluation. No maintenance or significant falling hazards were noted.

Unit E – Westborough Junior High School

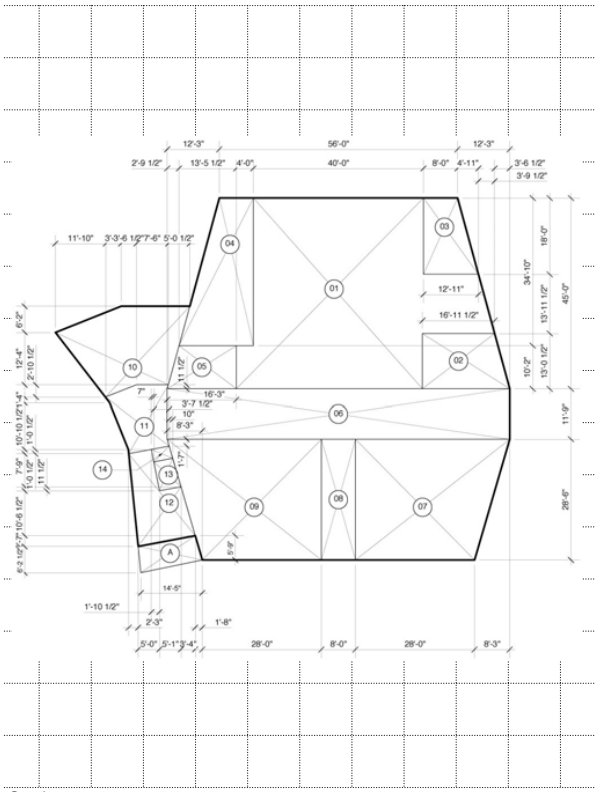




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 7000
Building Name Unit E, Westborough Junior High School
Use Classroom



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* 2.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam beams are used at the larger spans. The stud walls are interrupted in one direction by strip windows. In the other direction the slightly skewed walls are plywood sheathed. The strip windows interrupt the load path from the roof diaphragm in one direction. This gap in the load path should be investigated in a more detailed evaluation.

Detailed Evaluation Required

[YES] NO

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

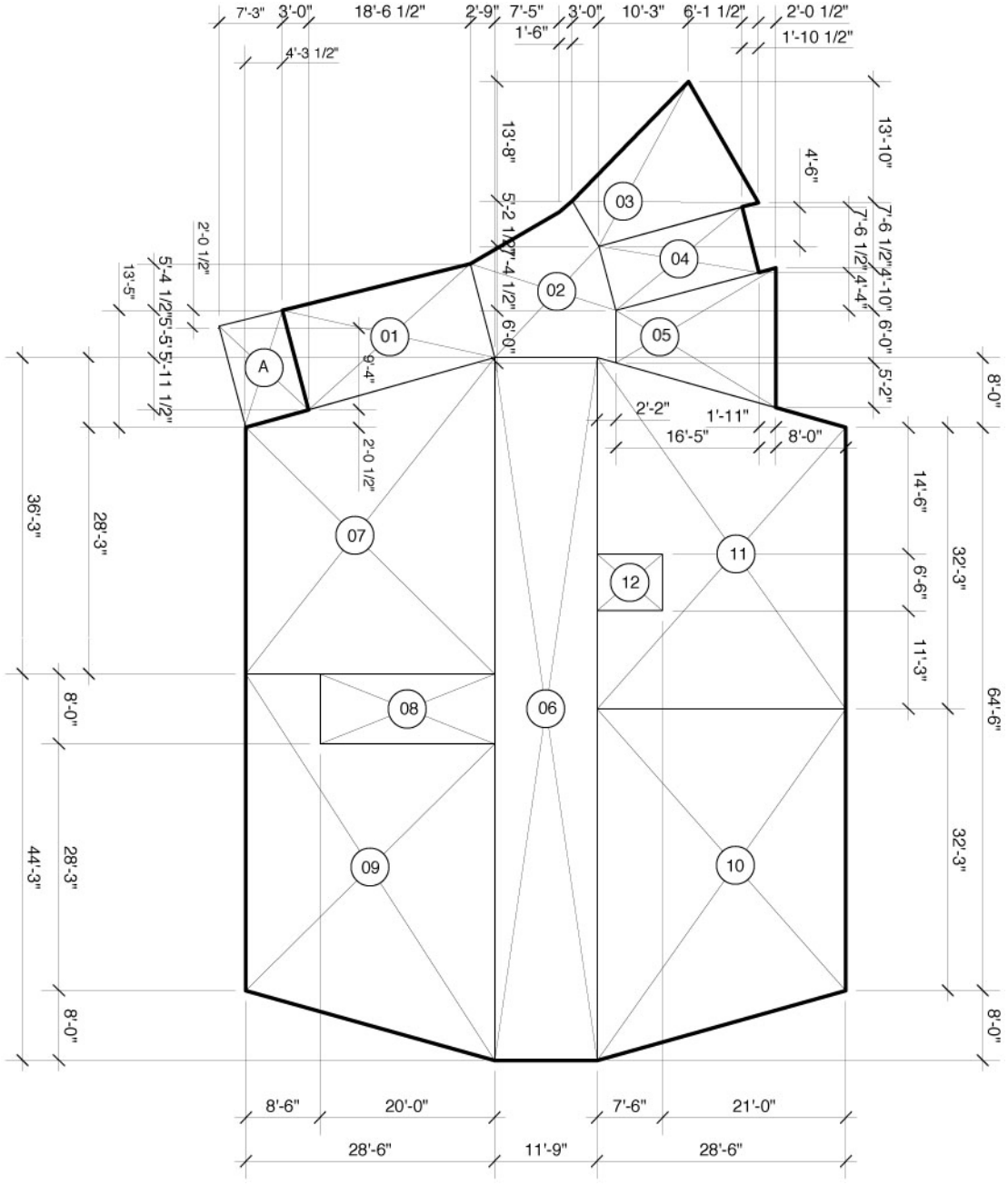
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit F – Westborough Junior High School

Ground Floor



Name	Unit F – Westborough Junior High School
Use	Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The construction of Unit F is similar to that of Unit B. Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls.
Comments	In the direction parallel to the main interior corridor the exterior walls as well as the corridor walls are largely interrupted by strip windows near their tops. This results in a very limited amount of shear wall in this direction. The shear walls in the other direction are slightly skewed and therefore will contribute a small amount in this direction as well. In addition, the building is structurally interconnected to adjacent structures in this direction which may serve to limit deformations and damage as well. Nevertheless, the performance of this structure should be assessed as part of a more detailed evaluation. No maintenance or significant falling hazards were noted.

Unit F – Westborough Junior High School

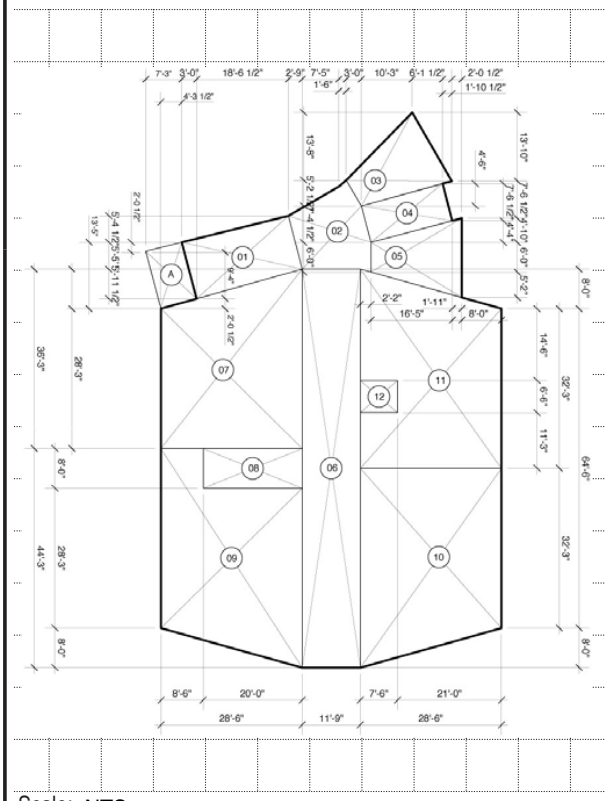




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 6100
Building Name Unit F, Westborough Junior High School
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* 2.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam beams are used at the larger spans. The stud walls are interrupted in one direction by strip windows. In the other direction the slightly skewed walls are plywood sheathed. The strip windows interrupt the load path from the roof diaphragm in one direction. This gap in the load path should be investigated in a more detailed evaluation.

Detailed Evaluation Required

[YES] NO

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

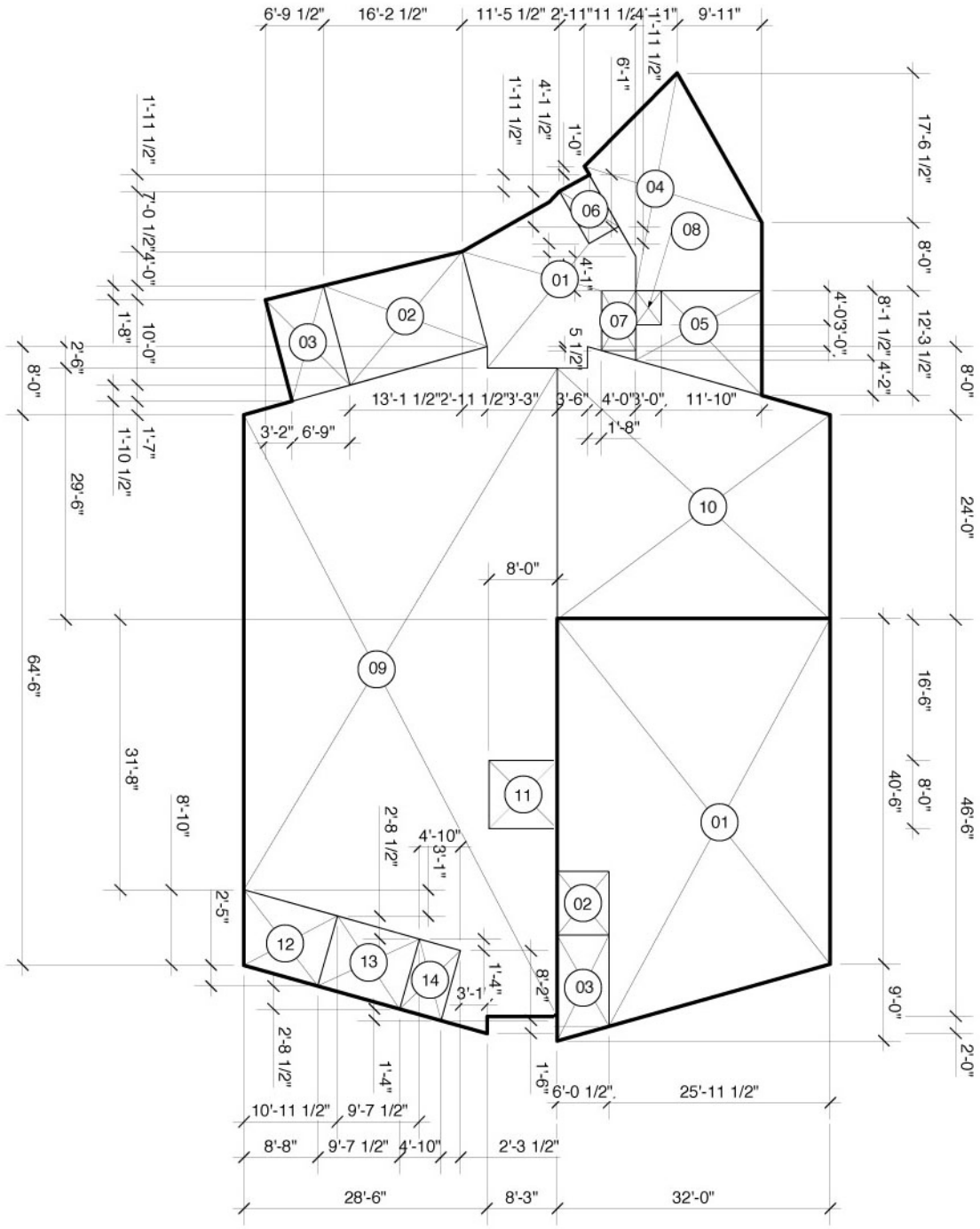
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit G-H – Westborough Junior High School

Ground Floor



Name	Unit G-H – Westborough Junior High School
Use	Classroom
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	1972
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The construction of Unit G-H is similar to that of Unit B. Gravity loads are carried by wood roof joists supported by glu-lam and steel beams. Glu-lams and steel beams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls. The final quadrant of the building was added in 1972.
Comments	In the direction parallel to the main interior corridor the exterior walls as well as the corridor walls are largely interrupted by strip windows near their tops. This results in a very limited amount of shear wall in this direction. The shear walls in the other direction are slightly skewed and therefore will contribute a small amount in this direction as well. In addition, the building is structurally interconnected to adjacent structures in this direction which may serve to limit deformations and damage as well. Nevertheless, the performance of this structure should be assessed as part of a more detailed evaluation. No maintenance or significant falling hazards were noted.

Unit G-H – Westborough Junior High School

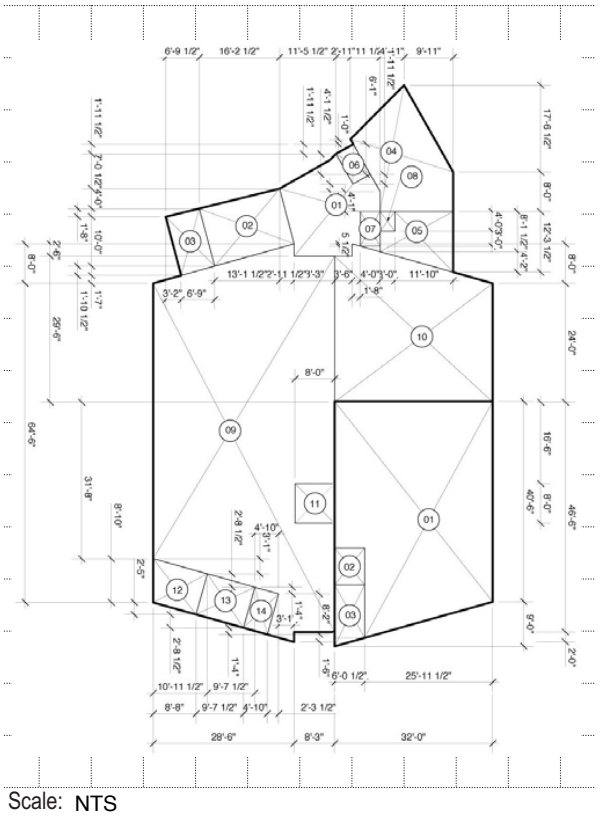




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080

Other Identifiers Classroom

No. Stories 1 **Year Built** 1968

Screener MSa/MSc **Date** 7/19/06

Total Floor Area (sq. ft.) 6100

Building Name Unit G-H, Westborough Junior High School

Use Classrooms, Shop



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* 2.4

COMMENTS: A light wood-framed building supported by wood posts and stud walls. Glu-lam and Steel beams are used at the larger spans. The stud walls are interrupted in one direction by strip windows. In the other direction the slightly skewed walls are plywood sheathed. The strip windows interrupt the load path from the roof diaphragm in one direction. This gap in the load path should be investigated in a more detailed evaluation.

Detailed Evaluation Required

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

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

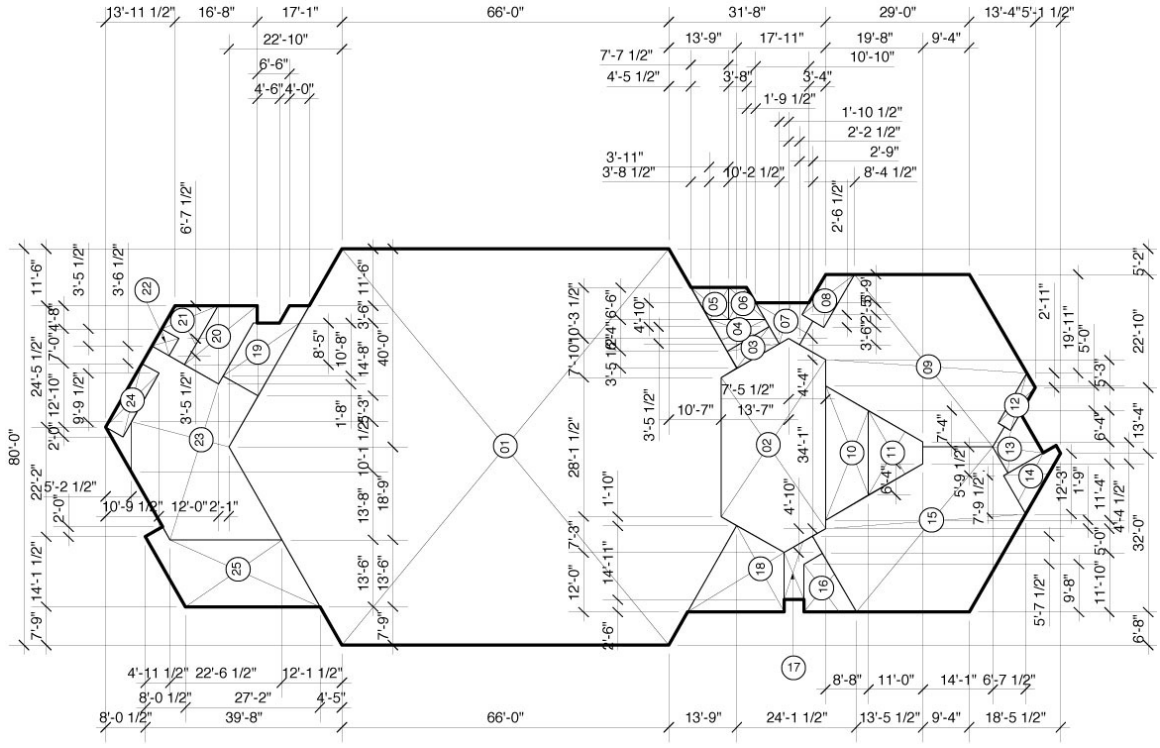
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

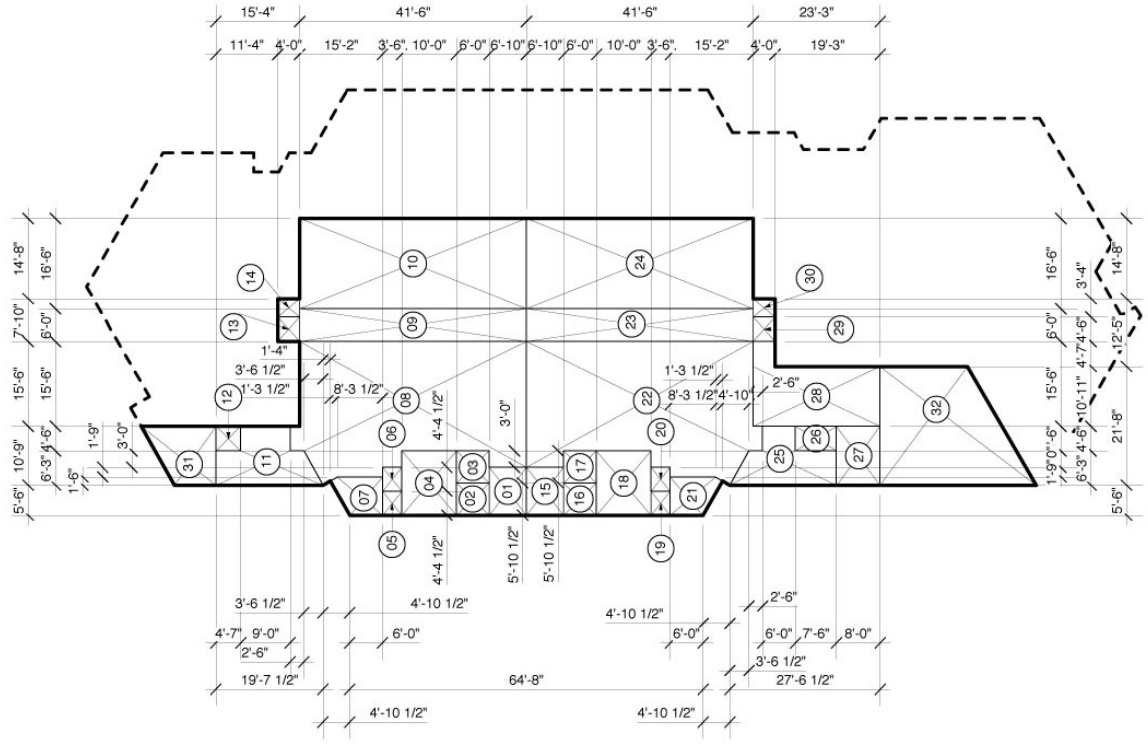
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit J – Westborough Junior High School

Upper Level



Lower Level



Name	Unit J – Westborough Junior High School
Use	Multipurpose Room, Gym, Classrooms
Distance to Fault	0.6 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel MRF (S1)
FEMA 154 Score	1.4
Description	Unit J is composed of several different structural systems. The lower portions of the structure at either end of the buildings are framed similarly to the typical smaller units which make up the Westborough campus: wood roof joists supported by glu-lam beams, with wood stud walls at the exterior and wood posts at the interior. In the central tall-story portion of the building rigid steel frames are used to span the large gymnasium space. The primary lateral force resisting system throughout the building is plywood sheathed shear walls. There are strip windows, in the central portion, interrupting the load path in the longitudinal direction. The rigid steel bents in the transverse direction may be sized to resist lateral forces as well. In all cases, the plywood sheathed roof diaphragm delivers lateral force to the vertical elements. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation.
Comments	The building appears to have a complete lateral force resisting system in the transverse direction. Strip windows in the central portion interrupt the load path in the longitudinal direction. This building should be further evaluated to assess its adequacy. No maintenance issues or non-structural falling hazards were noted.

Unit J – Westborough Junior High School

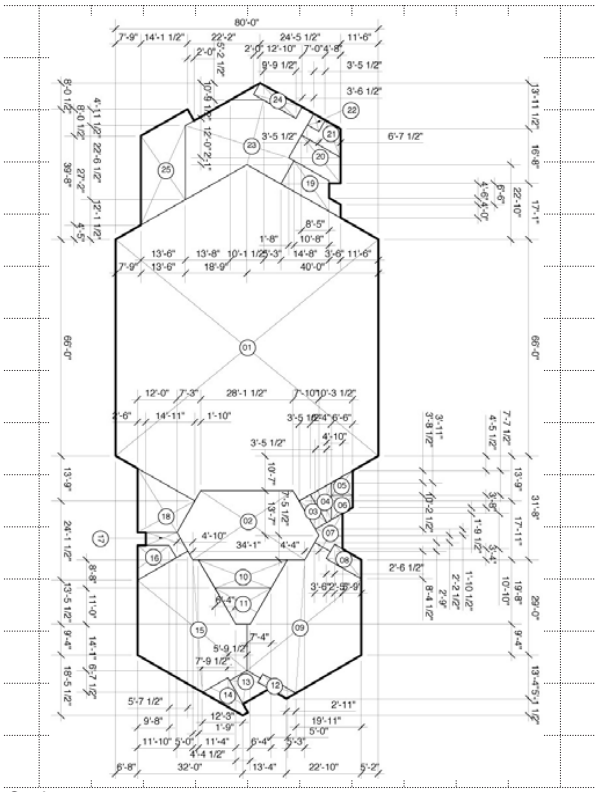




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080
Other Identifiers Multipurpose Room
No. Stories 2 **Year Built** 1968
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 18000
Building Name Unit J, Westborough Junior High School
Use Multipurpose, Gym, 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*		2.4	1.4												

COMMENTS: In the main section of the building a combination of steel frames and plywood shear walls resist the lateral-forces in the transverse direction. The walls are interrupted by strip windows in the longitudinal direction of the main section. In the smaller portions the lateral-force resisting system in both directions is plywood shear walls.

Detailed Evaluation Required

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

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

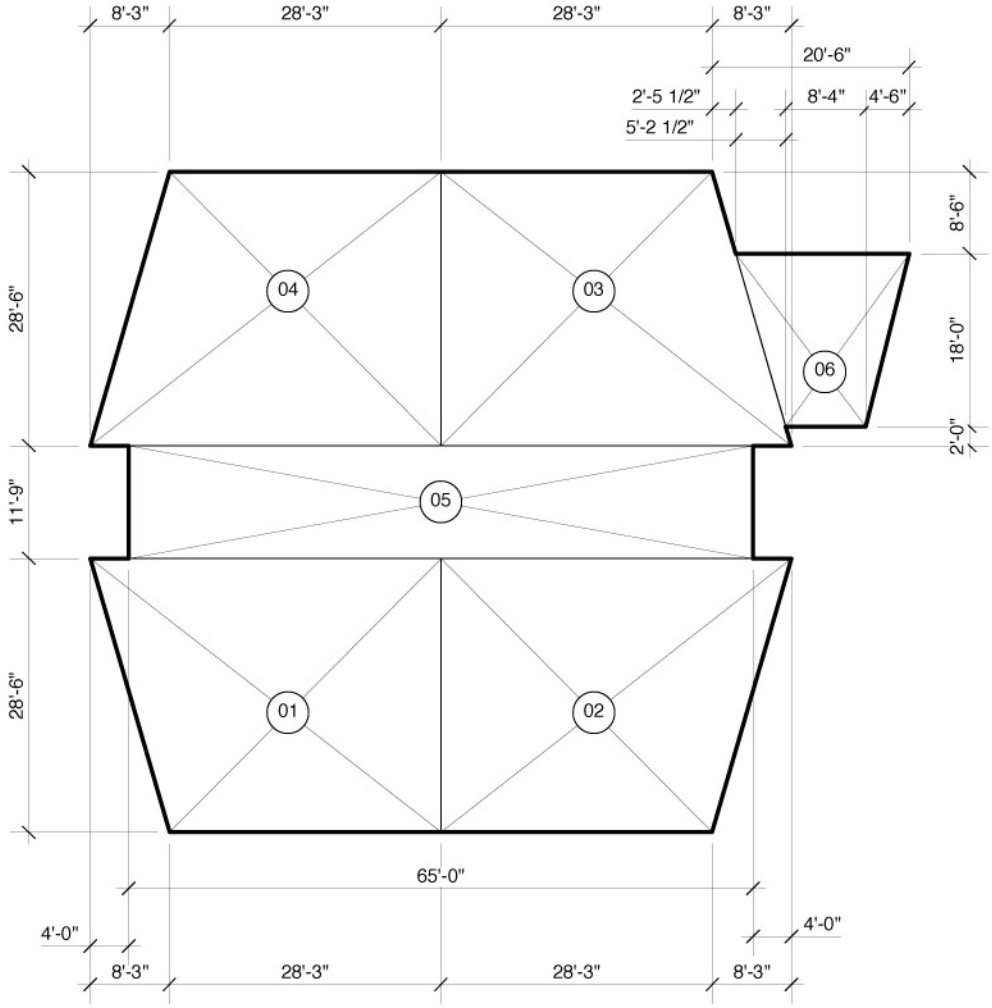
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit K – Westborough Junior High School

Ground Floor



Name	Unit K – Westborough Junior High School
Use	Classrooms
Distance to Fault	0.6 km
Year Built	1972
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	The construction of Unit K is similar to that of Unit B. Gravity loads are carried by wood roof joists supported by glu-lam beams. The glu-lams are typically supported by wood stud walls at the exterior and by wood posts at the interior. Lateral-forces are resisted by the plywood sheathed roof diaphragm and plywood sheathed shear walls.
Comments	In the direction parallel to the main interior corridor, strip windows interrupt the exterior walls. However the interior sheathed walls in this direction are continuous up to the roof diaphragm. In the other direction the plywood shear walls are solid. The building has a complete lateral-force resisting system. No maintenance or significant falling hazards were noted.

Unit K – Westborough Junior High School

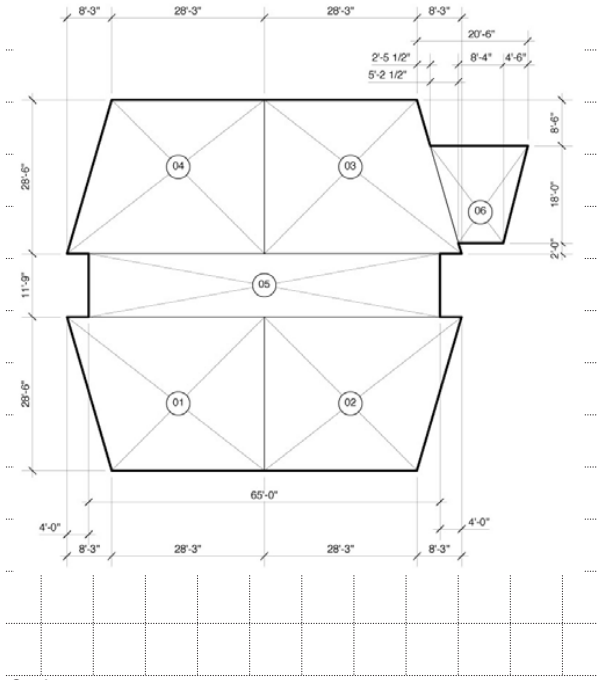




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2570 Westborough Blvd.
South San Francisco, CA **Zip** 94080

Other Identifiers Classrooms

No. Stories 1 **Year Built** 1972

Screener MSa/MSc **Date** 7/19/06

Total Floor Area (sq. ft.) 4700

Building Name Unit K, Westborough Junior High School

Use Classrooms



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 supported by wood posts and stud walls. Glu-lam beams are used at the larger spans.

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

El Camino High School

El Camino High School

Recommendation Summary

One of South San Francisco Unified's two main high school campuses, El Camino High School is a large school with many buildings serving specialized functions. Built in the 1960s, some of the school's buildings used innovative or complicated structural systems. As a result of these systems and the more stringent structural standards in place today, several buildings on campus require structural retrofits. Foremost among these are the cafeteria, theater, and gym.

El Camino's weight room and several classrooms were, until recently, housed in outdated relocatable classrooms. During the summer of 2008, the structures were replaced with a new modular building providing new classroom space and a larger, structurally sound weight room. Similarly, a permanent structure should replace the remaining relocatable classrooms, rather than using new temporary buildings.

For El Camino's large campus the infrastructure systems are especially important and some major renovations are necessary. Electrical feeders and lines at various locations are outdated and need to be replaced. Approximately half of the water and gas lines are original and should be modernized, rather than the continuous patching that currently occurs.

Because it is such a large high school, El Camino has an extensive athletic program with its own unique requirements. The handball and tennis courts need to be resurfaced, and new accessible bleachers installed at both the football and baseball fields.

El Camino High School's hilly site poses some especially problematic accessibility issues. There is currently no path of travel, unless transported by vehicle, to the campus' upper-most level. An extensive ramp, elevator, bridge, or some combination would be required to remedy this situation. Additionally, many of the stairs at the site do not conform with current accessibility standards. Stair striping and new handrails are needed throughout the site. Moreover, universal accessibility is an issue inside the buildings. While most doors were upgraded under the previous bond, some access issues, such as inadequate clearances and non-conforming thresholds and landings, still exist. Restrooms throughout the school need varying degrees of upgrades to make them universally accessible, as well as renovated finishes. The school's darkroom, science labs, and home economics classroom need to have accessible student stations added.

While the school's theater currently fulfills its function, the space could use a face-lift. The theater's chairs, carpets, concrete, and stage flooring should be refurbished or replaced. The lift at the stage needs to be made easily accessible. The dressing rooms are in poor condition and need to be renovated and made accessible. Lighting fixtures need to be modernized so that they can provide both high and low levels of illumination depending on the need.

Existing Buildings

Unit A	Classrooms
Unit B	Classrooms
Unit C	Cafeteria, Kitchen
Unit D	Administration
Unit E	Locker Rooms, Classrooms
Unit F	Theater, Band, Choir
Unit G	Gymnasium
Unit H	Classrooms
Unit J	Classrooms, Dance, Shop
Unit K	Storage
Units 1-12	Relocatable Classrooms

Current Site



Executive Summary

El Camino High School



School Profile

Address:	1320 Mission Road South San Francisco, CA 94080
Built:	1960
Site Acreage:	29
SF of Building Area:	180,208
2005-2006 Enrollment:	1353
Buildings:	10
Relocatable Classrooms:	12
Teaching Stations:	78
Restrooms:	75

Master Plan Scope

Priority Projects:

1. Classroom and Weight Room Wing Completed Fall 2008	
2. Structural Retrofit of Gymnasium	$848,979
3. Structural Retrofit and Modernization of Little Theater	$3,658,000
4. Structural Retrofit of Cafeteria	$148,711
5. Modular Classroom Wing to Replace Relocatable Classrooms	$2,047,155
6. Field and Track Renovation	$1,043,900

Group 1: **$3,163,777**
Restroom Renovations
ADA Upgrades
Bleachers

Group 2: **$6,243,840**
Seismic Upgrades
Replace Gas & Water Lines
Hazmat Allowance
Fire Sprinklers

Group 3: **$11,980,104**
Electrical and Tech Upgrades
Plumbing & HVAC Upgrades
Exterior Finishes
Sitework
Fire Alarm Upgrades

Group 4: **$3,656,456**
Classroom Upgrades

Total Cost: **$32,790,922**

Proposed Site



Unit A

Year Built:	1960
DSA#:	19573
Year of Major Modification:	1999
Construction Type:	Type II A
SF:	38,564.21
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	2000

Unit B

Year Built:	1960
DSA#:	19573
Year of Major Modification:	None
Construction Type:	Type II B
SF:	16,056.75
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1995

Unit C

Year Built:	1960
DSA#:	19573
Year of Major Modification:	None
Construction Type:	Type VB
SF:	16,240.55
Building Usage:	Cafeteria, Kitchen, Snack Bar
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1993

Unit D

Year Built:	1960
DSA#:	19573
Year of Major Modification:	None
Construction Type:	Type II B
SF:	14,229.60
Building Usage:	Administration
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	Unknown

El Camino High School

Unit E

Year Built:	1960
DSA#:	19573
Year of Major Modification:	None
Construction Type:	Type III A
SF:	19,741.55
Building Usage:	Locker Rooms, Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1991

Unit F

Year Built:	1962
DSA#:	23185
Year of Major Modification:	None
Construction Type:	Type VA
SF:	12,720.26
Building Usage:	Auditorium, Stage, Band, Choir
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1993

Unit G

Year Built:	1962
DSA#:	21781
Year of Major Modification:	None
Construction Type:	Type III A
SF:	23,179.03
Building Usage:	Gymnasium
Mechanical System:	Hydronic Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1990

Unit H

Year Built:	1962
DSA#:	21781
Year of Major Modification:	None
Construction Type:	Type II B
SF:	9231.17
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	2000

Unit J

Year Built:	1962
DSA#:	21781
Year of Major Modification:	None
Construction Type:	Type II B
SF:	15,908
Building Usage:	Classrooms, Dance, Shop
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	2000

Unit K

Year Built:	Unknown
DSA#:	Unknown
Year of Major Modification:	None
Construction Type:	Unknown
SF:	1400
Building Usage:	Storage
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	Unknown

Unit 1

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1994

Unit 2

Year Built:	1968
DSA#:	36304
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1997

El Camino High School

Unit 3

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1999

Unit 4

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1996

Unit 5

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1996

Unit 6

Year Built:	1980
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1999

Unit 7

Year Built:	1968
DSA#:	31048
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1920
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1994

Unit 8

Year Built:	1983
DSA#:	34256
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1999

Unit 9

Year Built:	1968
DSA#:	23185
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1999

Unit 10

Year Built:	1968
DSA#:	23185
Year of Major Modification:	None
Construction Type:	Type VB
SF:	720
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	1999

El Camino High School

Unit 11

Year Built:	1968
DSA#:	23185
Year of Major Modification:	None
Construction Type:	Type VB
SF:	600
Building Usage:	Drivers Education
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	Unknown

Unit 12

Year Built:	1998
DSA#:	101142
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL
Roof Date:	Unknown

CUMMING
LLC

El Camino High School Campus Modernization
South San Francisco Unified School District

Masterplan Statement Of Probable Cost
April 12, 2007
CLLC Project No. 06-837.00

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 - October 2006 along with verbal direction from the client.

A	Reports:	Structural upgrade report (dated 08/11/06). "1A" Diagrams / Diagrams of Building Areas (A thru Portables) - (dated 03/23/99). Mechanical upgrades report (not dated). Plumbing upgrades report (not dated). Electrical upgrades report (dated 07/31/06). 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	Complete mechanical systems replacement.
K	Firesprinkler systems replacement.
L	All work to Building K.
M	Dryrot removal.
N	Covered walkway replacement.
O	Book lockers replacement.
P	Stage flooring replacement.
Q	Cabinetry renovation unless noted otherwise.
R	Markerboard replacment.
S	Work to existing wheel chair lift.
T	Work to existing elevator.
U	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

INTRODUCTION

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 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%

1260

South San Francisco Unified School District
El Camino 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 Unit "A1" - Classroom	19,261 SF	$119,604	$779,734	$1,268,269	$515,182	$139.29	**$2,682,788**
B Unit "A2" - Classroom	19,302 SF	$382,068	$408,849	$1,093,101	$543,543	$125.77	**$2,427,561**
C Unit "B" - Lab / Home Ec	16,066 SF	$352,586	$677,064	$1,305,729	$194,433	$157.47	**$2,529,812**
D Unit "C" - Kitchen	16,241 SF	$63,143	$882,857	$1,253,160	$249,546	$150.78	**$2,448,706**
E Unit "D" - Library	14,230 SF	$337,221	$573,661	$1,717,408	$232,000	$201.01	**$2,860,290**
F Unit "E1" / "E2" - Locker / Actvity	19,742 SF	$871,943	$655,583	$884,191	$269,853	$135.83	**$2,681,570**
G Unit "F" - Theater	11,951 SF	$70,119	$522,264	$1,161,339	$575,072	$194.86	**$2,328,793**
H Unit "G" - Gymnasium	23,179 SF	$88,613	$1,504,628	$939,896	$300,714	$122.26	**$2,833,850**
I Unit "H" - Arts	9,321 SF	$232,262	$400,405	$636,388	$247,672	$162.72	**$1,516,728**
J Unit J - Technical Classroom	15,908 SF	$35,592	$344,087	$1,070,534	$259,527	$107.48	**$1,709,740**
K Unit K							**excluded**
L Portable Classrooms (New)	12,960 SF	$3,434,400				$265.00	**$3,434,400**
M Miscellaneous Exteriors	10,000 SF		$949,785			$94.98	**$949,785**
G Sitework	45,590 SF	$610,626	$711,554	$650,090	$268,913	$49.16	**$2,241,183**
TOTAL CONSTRUCTION COST		**$6,598,177**	**$8,410,471**	**$11,980,104**	**$3,656,456**		**$30,645,207**

South San Francisco Unified School District
El Camino 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 Unit "A1" - Classroom	19,261 SF	$119,604	$779,734	$1,268,269	$515,182	$139.29	**$2,682,788**
B Unit "A2" - Classroom	19,302 SF	$382,068	$408,849	$1,093,101	$543,543	$125.77	**$2,427,561**
C Unit "B" - Lab / Home Ec	16,066 SF	$352,586	$677,064	$1,305,729	$194,433	$157.47	**$2,529,812**
D Unit "C" - Kitchen	16,241 SF	$63,143	$882,857	$1,253,160	$249,546	$150.78	**$2,448,706**
E Unit "D" - Library	14,230 SF	$337,221	$573,661	$1,717,408	$232,000	$201.01	**$2,860,290**
F Unit "E1" / "E2" - Locker / Actvity	19,742 SF	$871,943	$655,583	$884,191	$269,853	$135.83	**$2,681,570**
G Unit "F" - Theater	11,951 SF	$70,119	$522,264	$1,161,339	$575,072	$194.86	**$2,328,793**
H Unit "G" - Gymnasium	23,179 SF	$88,613	$1,504,628	$939,896	$300,714	$122.26	**$2,833,850**
I Unit "H" - Arts	9,321 SF	$232,262	$400,405	$636,388	$247,672	$162.72	**$1,516,728**
J Unit J - Technical Classroom	15,908 SF	$35,592	$344,087	$1,070,534	$259,527	$107.48	**$1,709,740**
K Unit K							**excluded**
L Portable Classrooms (New) (four (4) new portables removed	6,480 SF	$1,348,776				$208.14	**$1,348,776**
M Miscellaneous Exteriors	10,000 SF		$949,785			$94.98	**$949,785**
N Sitework	45,590 SF	$610,626	$711,554	$650,090	$268,913	$49.16	**$2,241,183**
O New modular buildings, complete	4,800 SF	$1,368,000				$285.00	**$1,368,000**
TOTAL CONSTRUCTION COST		**$5,880,553**	**$8,410,471**	**$11,980,104**	**$3,656,456**		**$29,927,584**

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South San Francisco Unified School District
El Camino 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 Unit "A1" - Classroom	19,261 SF	$145,709	$949,916	$1,545,077	$627,624	$169.69	**$3,268,326**
B Unit "A2" - Classroom	19,302 SF	$465,458	$498,084	$1,331,678	$662,175	$153.22	**$2,957,394**
C Unit "B" - Lab / Home Ec	16,066 SF	$429,541	$824,838	$1,590,714	$236,870	$191.83	**$3,081,962**
D Unit "C" - Kitchen	16,241 SF	$76,924	$1,075,547	$1,526,671	$304,011	$183.69	**$2,983,154**
E Unit "D" - Library	14,230 SF	$410,822	$698,867	$2,092,245	$282,636	$244.88	**$3,484,570**
F Unit "E1" / "E2" - Locker / Actvity	19,742 SF	$1,062,251	$798,669	$1,077,172	$328,751	$165.48	**$3,266,843**
G Unit "F" - Theater	11,951 SF	$85,423	$636,251	$1,414,810	$700,585	$237.39	**$2,837,069**
H Unit "G" - Gymnasium	23,179 SF	$107,953	$1,833,024	$1,145,035	$366,347	$148.94	**$3,452,359**
I Unit "H" - Arts	9,321 SF	$282,954	$487,797	$775,285	$301,729	$198.23	**$1,847,765**
J Unit J - Technical Classroom	15,908 SF	$43,360	$419,187	$1,304,186	$316,171	$130.93	**$2,082,904**
K Unit K							**excluded**
L Portable Classrooms (New)	12,960 SF	$3,286,313				$253.57	**$3,286,313**
M Miscellaneous Exteriors	10,000 SF		$1,157,082			$115.71	**$1,157,082**
G Sitework	45,590 SF	$743,900	$866,856	$791,977	$327,605	$59.89	**$2,730,338**
TOTAL CONSTRUCTION COST		**$7,140,608**	**$10,246,118**	**$14,594,850**	**$4,454,504**		**$36,436,080**

South San Francisco Unified School District
El Camino 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	**Unit "A1" - Classroom**	19,261 SF	$145,709	$949,916	$1,545,077	$627,624	$169.69	**$3,268,326**
B	**Unit "A2" - Classroom**	19,302 SF	$465,458	$498,084	$1,331,678	$662,175	$153.22	**$2,957,394**
C	**Unit "B" - Lab / Home Ec**	16,066 SF	$429,541	$824,838	$1,590,714	$236,870	$191.83	**$3,081,962**
D	**Unit "C" - Kitchen**	16,241 SF	$76,924	$1,075,547	$1,526,671	$304,011	$183.69	**$2,983,154**
E	**Unit "D" - Library**	14,230 SF	$410,822	$698,867	$2,092,245	$282,636	$244.88	**$3,484,570**
F	**Unit "E1" / "E2" - Locker / Actvity**	19,742 SF	$1,062,251	$798,669	$1,077,172	$328,751	$165.48	**$3,266,843**
G	**Unit "F" - Theater**	11,951 SF	$85,423	$636,251	$1,414,810	$700,585	$237.39	**$2,837,069**
H	**Unit "G" - Gymnasium**	23,179 SF	$107,953	$1,833,024	$1,145,035	$366,347	$148.94	**$3,452,359**
I	**Unit "H" - Arts**	9,321 SF	$282,954	$487,797	$775,285	$301,729	$198.23	**$1,847,765**
J	**Unit J - Technical Classroom**	15,908 SF	$43,360	$419,187	$1,304,186	$316,171	$130.93	**$2,082,904**
K	**Unit K**							**excluded**
L	**Portable Classrooms (New) (four (4) new portables removed**	6,480 SF	$1,643,157				$253.57	**$1,643,157**
M	**Miscellaneous Exteriors**	10,000 SF		$1,157,082			$115.71	**$1,157,082**
N	**Sitework**	45,590 SF	$743,900	$866,856	$791,977	$327,605	$59.89	**$2,730,338**
O	**New modular buildings, complete**	4,800 SF	$2,796,976				$582.70	**$2,796,976**
	TOTAL CONSTRUCTION COST		**$8,294,427**	**$10,246,118**	**$14,594,850**	**$4,454,504**		**$37,589,899**

UNIT "A1" - Classroom / Lab

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1" - Classroom / Lab

Description	Qty
Type Of Space	
Classroom	8,954 SF
Lab	3,892 SF
Restrooms	835 SF
Corridors / Support	7,575 SF
DDT - open corridor space (2/3)	-1,995 SF
Total Modernized SF-age	**19,261 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1" - Classroom / Lab

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	19,261 SF										
Accessibility											**$ 213,796**
Remove and replace existing thresholds	7	ea	$288.00	$479.48	1	$ 3,356				$ 3,356	
New kick plates to existing doors	6	ea	$215.00	$357.95	1	$ 2,148				$ 2,148	
New door set, form new and patch (e) opening	1	ea	$4,915.00	$8,182.82	1	$ 8,183				$ 8,183	
Remove and replace existing door set	2	ea	$2,338.00	$3,892.46	1	$ 7,785				$ 7,785	
Remove existing bank of lockers	1	loc	$900.00	$1,498.38	1	$ 1,498				$ 1,498	
Demo and patch portion of wall for clearance	1	loc	$3,000.00	$4,994.60	1	$ 4,995				$ 4,995	
Signage, specialties & fire extinguishers	19261	sf	$1.00	$1.66	1	$ 32,067				$ 32,067	
Remove and replace drinking fountain and rails	2	ea	$4,925.00	$8,199.47	1	$ 16,399				$ 16,399	
Upgrade existing non accessible restrooms (med)	120	sf	$300.00	$499.46	1	$ 59,935				$ 59,935	
New accessible counter	8	lf	$349.00	$581.04	1	$ 4,648				$ 4,648	
New soap / towel accessories for sink	4	loc	$705.00	$1,173.73	1	$ 4,695				$ 4,695	
Remove and replace sink / base cabinet	5	lf	$475.00	$790.81	2		$ 3,954			$ 3,954	
Patch finishes for accessibility upgrades	19261	sf	$1.00	$1.66	2		$ 32,067			$ 32,067	
Miscellaneous accessible upgrades	19261	sf	$1.00	$1.66	2		$ 32,067			$ 32,067	
Life Safety											**$ 214,846**
New fire alarm system (fully automated)	19261	sf	$4.45	$7.41	3			$ 142,696		$ 142,696	
Replace exterior lighting	19261	sf	$2.25	$3.75	3			$ 72,150		$ 72,150	
Instructional Facilities											**$ 567,764**
Repaint interior walls (100%)	30600	sf	$1.05	$1.75	4				$ 53,492	$ 53,492	
Repaint existing door sets (100%)	36	ea	$99.00	$164.82	4				$ 5,934	$ 5,934	
Repaint existing casework (100%)	630	lf	$10.94	$18.21	4				$ 11,475	$ 11,475	
Patch repair / paint existing ceilings	18331	sf	$2.50	$4.16	4				$ 76,295	$ 76,295	
Remove and replace VCT, incl screed and base	18331	sf	$10.15	$16.90	4				$ 309,760	$ 309,760	
Replace existing drop ceilings	930	sf	$8.50	$14.15	3			$ 13,161		$ 13,161	
Tack boards	700	sf	$15.00	$24.97	4				$ 17,481	$ 17,481	
Replace horizontal blinds - N/A		sf	$17.50	$29.14	4				$ -	$ -	
Caulking & sealant, metals, backing	19261	sf	$1.00	$1.66	4				$ 32,067	$ 32,067	
Miscellaneous interior repairs, allowance	19261	sf	$1.50	$2.50	4				$ 48,100	$ 48,100	
Building Integrity & Envelope											**$ 650,218**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	10965	sf	$4.00	$6.66	4				$ 73,021	$ 73,021	
Replace roofing - 100% replacement	19261	sf	$18.00	$29.97	3			$ 577,197		$ 577,197	
Mechanical & Plumbing Systems											**$ 267,766**
Plumbing											
Replace faucets at (e) lavs	2	ea	$1,033.00	$1,719.81	3			$ 3,440		$ 3,440	
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.)	19261	sf	$2.00	$3.33	3			$ 64,133		$ 64,133	

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1" - Classroom / Lab

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycle control / EMS at classrooms	12846	sf	$6.80	$11.32	3			$ 145,434		$ 145,434	
Minor mod / repairs to existing system only	19261	sf	$1.50	$2.50	3			$ 48,100		$ 48,100	
All other HV work excluded											
Electrical Systems											**$ 367,139**
Power and distribution / convenience power											
Lower / add receptacles	19261	sf	$3.10	$5.16	3			$ 99,406		$ 99,406	
Minor upgrades to power distribution / raceway	19261	sf	$3.15	$5.24	3			$ 101,010		$ 101,010	
Lighting & Controls											
Install new switches / occupancy sensors	15	ea	$343.75	$572.30	3			$ 8,584		$ 8,584	
Update panel directories	19261	sf	$0.45	$0.75	3			$ 14,430		$ 14,430	
Replace panels	19261	sf	$1.14	$1.90	3			$ 36,556		$ 36,556	
Replace exit light / sign	3	ea	$588.00	$978.94	3			$ 2,937		$ 2,937	
Miscellaneous lighting upgrades (minor)	19261	sf	$2.00	$3.33	3			$ 64,133		$ 64,133	
Adjust height of all non compliant switches	19261	sf	$1.25	$2.08	3			$ 40,083		$ 40,083	
Technology											**$ 73,753**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	19261	sf	$2.30	$3.83	3			$ 73,753		$ 73,753	
Work from "1997 Masterplan" still to be completed											**$ 26,222**
Lighting & Controls											
Add PA / Clock unit	2	ea	$675.00	$1,123.78	3			$ 2,248		$ 2,248	
Replace 120/240, 42 ckt panel	2	ea	$7,200.00	$11,987.04	3			$ 23,974		$ 23,974	
Structural											**$ 705,463**
Seismic upgrades - "med" rating	19261	sf	$22.00	$36.63	2		$ 705,463			$ 705,463	
Miscellaneous											**$ 176,366**
Hazmat abatement, allowance - "low" rating	19261	sf	$5.50	$9.16	2		$ 176,366			$ 176,366	
Site											**$ 4,995**
ADA requirements											
Minor patch repair work	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Total Costs - UNIT "A1" - Classroom / Lab						**$ 145,709**	**$ 949,916**	**$ 1,545,077**	**$ 627,624**		**$ 3,268,326**
Total Costs Priority / Sf						**$ 7.57**	**$ 49.32**	**$ 80.22**	**$ 32.59**	**$ 169.69**	

UNIT "A2" - Classroom

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A2" - Classroom

Description	Qty
Type Of Space	
Classroom	13,465 SF
Restrooms	606 SF
Corridors / Support	7,226 SF
DDT - open corridor space (2/3)	-1,995 SF
Total Modernized SF-age	**19,302 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A2" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	19,302 SF										
Accessibility											**$ 529,726**
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
New door set, form new and patch (e) opening	3	ea	$4,915.00	$8,182.82	**1**	$ 24,548				$ 24,548	
Remove existing window unit	1	ea	$500.00	$832.43	**1**	$ 832				$ 832	
Signage, specialties & fire extinguishers	19302	sf	$1.00	$1.66	**1**	$ 32,134				$ 32,134	
Remove and replace existing TV bracket / cart	6	ea	$1,200.00	$1,997.84	**1**	$ 11,987				$ 11,987	
Remove and replace drinking fountain and rails	2	ea	$4,925.00	$8,199.47	**1**	$ 16,399				$ 16,399	
Upgrade existing non accessible restrooms (med)	661	sf	$300.00	$499.46	**1**	$ 330,143				$ 330,143	
Provide new compliant rails	120	lf	$233.00	$387.91	**1**	$ 46,550				$ 46,550	
Patch finishes for accessibility upgrades	19302	sf	$1.00	$1.66	**2**		$ 32,134			$ 32,134	
Miscellaneous accessible upgrades	19302	sf	$1.00	$1.66	**2**		$ 32,134			$ 32,134	
Life Safety											**$ 226,542**
New fire alarm system (fully automated)	19302	sf	$4.45	$7.41	**3**			$ 142,998		$ 142,998	
Remove and replace existing closers	16	ea	$422.00	$702.57	**3**			$ 11,241		$ 11,241	**$ 72,302**
Replace exterior lighting	19302	sf	$2.25	$3.75	**3**			$ 72,302		$ 72,302	
Instructional Facilities											**$ 592,700**
Repaint interior walls (100%)	31050	sf	$1.05	$1.75	**4**				$ 54,279	$ 54,279	**$ 538,422**
Repaint existing door sets (100%)	37	ea	$99.00	$164.82	**4**				$ 6,098	$ 6,098	
Repaint existing casework (100%)	720	lf	$10.94	$18.21	**4**				$ 13,114	$ 13,114	
Patch repair / paint existing ceilings	18592	sf	$2.50	$4.16	**4**				$ 77,381	$ 77,381	
Remove and replace VCT, incl screed and base	20000	sf	$10.15	$16.90	**4**				$ 337,968	$ 337,968	
Adjust existing ceiling tiles	710	sf	$3.00	$4.99	**3**			$ 3,546		$ 3,546	
Tack boards	800	sf	$15.00	$24.97	**4**				$ 19,978	$ 19,978	
Replace horizontal blinds - N/A		sf	$17.50	$29.14	**4**				$ -	$ -	
Caulking & sealant, metals, backing	19302	sf	$1.00	$1.66	**4**				$ 32,134	$ 32,134	
Miscellaneous interior repairs, allowance	19302	sf	$1.50	$2.50	**4**				$ 48,202	$ 48,202	
Building Integrity & Envelope											**$ 651,441**
Replace existing windows - N/A										excluded	**$ 651,441**
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	10965	sf	$4.00	$6.66	**4**				$ 73,021	$ 73,021	
Replace roofing - 100% replacement	19302	sf	$18.00	$29.97	**3**			$ 578,420		$ 578,420	
Mechanical & Plumbing Systems											**$ 266,625**
Plumbing											$ 264,905
Replace faucets at (e) lavs	1	ea	$1,033.00	$1,719.81	**3**			$ 1,720		$ 1,720	
Misc plumbing modifications (gas, distrib, etc.)	19302	sf	$2.00	$3.33	**3**			$ 64,269		$ 64,269	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycle control / EMS at classrooms	13465	sf	$6.80	$11.32	**3**			$ 152,435		$ 152,435	

South San Francisco Unified School District

El Camino High School Campus Modernization

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BUILDING SUMMARY - UNIT "A2" - 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	19302	sf	$1.50	$2.50	3			$ 48,202		$ 48,202	
All other HV work excluded											
Electrical Systems											**$ 177,641**
Power and distribution / convenience power											$ 129,440
Lower / add receptacles	19302	sf	$1.50	$2.50	3			$ 48,202		$ 48,202	
Lighting & Controls											
Install new switches / occupancy sensors	15	ea	$343.75	$572.30	3			$ 8,584		$ 8,584	
Update panel directories	19302	sf	$0.45	$0.75	3			$ 14,460		$ 14,460	
Replace exit light / sign	2	ea	$588.00	$978.94	3			$ 1,958		$ 1,958	
Miscellaneous lighting upgrades (minor)	19302	sf	$2.00	$3.33	3			$ 64,269		$ 64,269	
Adjust height of all non compliant switches	19302	sf	$1.25	$2.08	3			$ 40,168		$ 40,168	
Technology											**$ 73,909**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	19302	sf	$2.30	$3.83	3			$ 73,909		$ 73,909	**$ -**
Work from "1997 Masterplan" still to be completed											**$ -**
N/A											**$ 257,075**
Structural											**$ 257,075**
Seismic upgrades - "low" rating	19302	sf	$8.00	$13.32	2		$ 257,075			$ 257,075	
Miscellaneous											**$ 176,739**
Hazmat abatement, allowance - "low" rating	19302	sf	$5.50	$9.16	2		$ 176,739			$ 176,739	
Site											**$ - $ 4,995**
ADA requirements											
Minor patch repair work	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	**$ -**
Total Costs - UNIT "A2" - Classroom						**$ 465,458**	**$ 498,084**	**$ 1,331,678**	**$ 662,175**		**$ 153**
Total Costs Priority / Sf						**$ 24.12**	**$ 25.81**	**$ 68.99**	**$ 34.31**	**$ 153.22**	

UNIT "B" - Lab / Home Ec

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Lab / Home Ec

Description	Qty
Type Of Space	
Lab / Home Ec	11,080 SF
Restrooms	781 SF
Corridors / Support	6,859 SF
DDT - open corridor space (2/3)	-2,655 SF
Total Modernized SF-age	**16,066 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Lab / Home Ec

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	16,066 SF										
Accessibility											**$ 561,427**
Remove and replace existing thresholds	14	ea	$288.00	$479.48	**1**	$ 6,713				$ 6,713	
Remove and replace existing door set	12	ea	$2,338.00	$3,892.46	**3**			$ 46,709		$ 46,709	
Signage, specialties & fire extinguishers	16066	sf	$1.00	$1.66	**1**	$ 26,747				$ 26,747	
Upgrade existing non accessible restrooms (med)	460	sf	$300.00	$499.46	**1**	$ 229,752				$ 229,752	
Upgrade existing non accessible restrooms (minor)	321	sf	$135.00	$224.76	**1**	$ 72,201				$ 72,201	
Remove and replace lab stations	40	lf	$650.00	$1,082.16	**1**	$ 43,287				$ 43,287	
Remove portion of casework, patch	6	lf	$188.00	$312.99	**1**	$ 1,878				$ 1,878	
New accessible cooking station	1	ea	$12,400.00	$20,644.34	**1**	$ 20,644				$ 20,644	
New soap / towel accessories for sink	8	loc	$705.00	$1,173.73	**2**		$ 9,390			$ 9,390	
Remove and replace sink / base cabinet	64	lf	$475.00	$790.81	**2**		$ 50,612			$ 50,612	
Patch finishes for accessibility upgrades	16066	sf	$1.00	$1.66	**2**		$ 26,747			$ 26,747	
Miscellaneous accessible upgrades	16066	sf	$1.00	$1.66	**2**		$ 26,747			$ 26,747	
Life Safety											**$ 145,773**
New fire alarm system (fully automated)	16066	sf	$4.45	$7.41	**3**			$ 119,026		$ 119,026	
Replace exterior lighting	16066	sf	$1.00	$1.66	**3**			$ 26,747		$ 26,747	
Instructional Facilities											**$ 393,649**
Repaint interior walls (100%)	19800	sf	$1.05	$1.75	**4**				$ 34,613	$ 34,613	
Repaint existing door sets (100%)	28	ea	$99.00	$164.82	**4**				$ 4,615	$ 4,615	
Repaint existing casework (100%)	540	lf	$10.94	$18.21	**4**				$ 9,835	$ 9,835	
Patch repair / paint existing ceilings	15626	sf	$2.50	$4.16	**4**				$ 65,037	$ 65,037	
Remove and replace VCT, incl screed and base	11180	sf	$10.15	$16.90	**3**			$ 188,924		$ 188,924	
Replace existing drop ceilings	440	sf	$8.50	$14.15	**3**			$ 6,227		$ 6,227	
Tack boards	450	sf	$15.00	$24.97	**4**				$ 11,238	$ 11,238	
Replace horizontal blinds	675	sf	$17.50	$29.14	**3**			$ 19,666		$ 19,666	
Caulking & sealant, metals, backing	16066	sf	$1.00	$1.66	**4**				$ 26,747	$ 26,747	
Miscellaneous interior repairs, allowance	16066	sf	$1.00	$1.66	**4**				$ 26,747	$ 26,747	
Building Integrity & Envelope											**$ 539,489**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	8715	sf	$4.00	$6.66	**4**				$ 58,037	$ 58,037	
Replace roofing - 100% replacement	16066	sf	$18.00	$29.97	**3**			$ 481,452		$ 481,452	
Mechanical & Plumbing Systems											**$ 222,497**
Plumbing											
Replace faucets at (e) lavs	2	ea	$1,033.00	$1,719.81	**3**			$ 3,440		$ 3,440	
Misc plumbing modifications (gas, distrib, etc.)	16066	sf	$2.00	$3.33	**3**			$ 53,495		$ 53,495	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

South San Francisco Unified School District

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BUILDING SUMMARY - UNIT "B" - Lab / Home Ec

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New economizer cycyle control / EMS at classrooms	11080	sf	$6.80	$11.32	3			$ 125,442		$ 125,442	
Minor mod / repairs to existing system only	16066	sf	$1.50	$2.50	3			$ 40,121		$ 40,121	
All other HV work excluded											
Electrical Systems											**$ 313,205**
Power and distribution / convenience power											
Lower / add receptacles	16066	sf	$3.10	$5.16	3			$ 82,917		$ 82,917	
Minor upgrades to power distribution / raceway	16066	sf	$1.10	$1.83	3			$ 29,422		$ 29,422	
New 150 kva transformer	1	ea	$28,434.00	$47,338.81	3			$ 47,339		$ 47,339	
Lighting & Controls											
Install new switches / occupancy sensors	44	ea	$343.75	$572.30	3			$ 25,181		$ 25,181	
Replace fluorescent lamps and ballast	30	ea	$218.75	$364.19	3			$ 10,926		$ 10,926	
Replace panels	16066	sf	$1.14	$1.90	3			$ 30,492		$ 30,492	
Miscellaneous lighting upgrades (minor)	16066	sf	$2.00	$3.33	3			$ 53,495		$ 53,495	
Adjust height of all non compliant switches	16066	sf	$1.25	$2.08	3			$ 33,434		$ 33,434	
Technology											**$ 68,206**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	16066	sf	$2.55	$4.25	3			$ 68,206		$ 68,206	
Work from "1997 Masterplan" still to be completed											**$ 98,055**
Lighting & Controls											
Replace panels, minor	16066	sf	$1.00	$1.66	3			$ 26,747		$ 26,747	
Replace lighting at bathrooms / custodian	1037	sf	$13.88	$23.11	3			$ 23,969		$ 23,969	
New 150 kva transformer	1	ea	$28,434.00	$47,338.81	3			$ 47,339		$ 47,339	
Structural											**$ 449,355**
Seismic upgrades - "low - med" rating	16066	sf	$16.80	$27.97	2		$ 449,355			$ 449,355	
Miscellaneous											**$ 147,110**
Hazmat abatement, allowance - "low" rating	16066	sf	$5.50	$9.16	2		$ 147,110			$ 147,110	
Site											**$ 143,195**
Site Utilities											
Remove and reinstall sewer line and cleanout	200	lf	$345.00	$574.38	2		$ 114,876			$ 114,876	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	420	sf	$5.50	$9.16	1	$ 3,846				$ 3,846	
Provide 5' x 5' concrete landing	420	sf	$15.00	$24.97	1	$ 10,489				$ 10,489	
Slope AC paving from landing	840	sf	$10.00	$16.65	1	$ 13,985				$ 13,985	
Total Costs - UNIT "B" - Lab / Home Ec						**$ 429,541**	**$ 824,838**	**$ 1,590,714**	**$ 236,870**		**$ 3,081,962**
Total Costs Priority / Sf						**$ 26.74**	**$ 51.34**	**$ 99.01**	**$ 14.74**	**$ 191.83**	

UNIT "C" - Kitchen

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Kitchen

Description	Qty
Type Of Space	
Kitchen / Serving / Prep / Dining	11,811 SF
Restrooms	466 SF
Corridors / Support	5,069 SF
DDT - open corridor space (2/3)	-1,105 SF
Total Modernized SF-age	**16,241 SF**

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BUILDING SUMMARY - UNIT "C" - Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	16,241 SF										
Accessibility											**$ 210,823**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New door set, form new and patch (e) opening	1	ea	$4,915.00	$8,182.82	**1**	$ 8,183				$ 8,183	
Enlarge existing opening	1	ea	$2,100.00	$3,496.22	**1**	$ 3,496				$ 3,496	
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579	
Signage, specialties & fire extinguishers	16241	sf	$1.00	$1.66	**1**	$ 27,038				$ 27,038	
Upgrade existing finishes at restrooms (minor)	435	sf	$115.00	$191.46	**3**			$ 83,285		$ 83,285	
Remove and replace non accessible lav	1	ea	$2,900.00	$4,828.11	**1**	$ 4,828				$ 4,828	
Remove and replace drinking fountain and rails	1	ea	$4,925.00	$8,199.47	**1**	$ 8,199				$ 8,199	
Lower service window	1	ea	$3,380.00	$5,627.25	**1**	$ 5,627				$ 5,627	
New soap / towel accessories for sink	2	loc	$705.00	$1,173.73	**2**		$ 2,347			$ 2,347	
Remove and replace sink / base cabinet	8	lf	$475.00	$790.81	**2**		$ 6,326			$ 6,326	
Patch finishes for accessibility upgrades	16241	sf	$1.00	$1.66	**2**		$ 27,038			$ 27,038	
Miscellaneous accessible upgrades	16241	sf	$1.00	$1.66	**2**		$ 27,038			$ 27,038	
Life Safety											**$ 120,321**
New fire alarm system (fully automated)	16241	sf	$4.45	$7.41	**3**			$ 120,321		$ 120,321	
Instructional Facilities											**$ 263,337**
Repaint interior walls (100%)	36000	sf	$1.05	$1.75	**4**				$ 62,932	$ 62,932	
Repaint existing door sets (100%)	38	ea	$99.00	$164.82	**4**				$ 6,263	$ 6,263	
Repaint existing casework (100%)	652	lf	$10.94	$18.21	**4**				$ 11,875	$ 11,875	
Patch repair / paint existing ceilings	15281	sf	$2.68	$4.46	**4**				$ 68,179	$ 68,179	
Remove and replace VCT, incl screed and base	408	sf	$10.15	$16.90	**3**			$ 6,895		$ 6,895	
Remove and replace CPT, incl screed and base	770	sf	$10.55	$17.56	**3**			$ 13,525		$ 13,525	
Replace existing drop ceilings	960	sf	$8.50	$14.15	**3**			$ 13,585		$ 13,585	
Tack boards	500	sf	$15.00	$24.97	**4**				$ 12,486	$ 12,486	
Caulking & sealant, metals, backing	16241	sf	$1.00	$1.66	**4**				$ 27,038	$ 27,038	
Miscellaneous interior repairs, allowance	16241	sf	$1.50	$2.50	**4**				$ 40,558	$ 40,558	
Replace walk in freezer	1370	sf	$56.00	$93.23	**2**		$ 127,729				
New blast chiller	1	ea	$85,000.00	$141,513.65	**2**		$ 141,514				
Building Integrity & Envelope											**$ 561,370**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	11214	sf	$4.00	$6.66	**4**				$ 74,679	$ 74,679	
Replace roofing - 100% replacement	16241	sf	$18.00	$29.97	**3**			$ 486,690		$ 486,690	
Mechanical & Plumbing Systems											**$ 299,790**
Plumbing											
Replace faucets at (e) lavs	4	ea	$1,033.00	$1,719.81	**3**			$ 6,879		$ 6,879	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Insulate all water / return piping	16241	sf	$1.88	$3.13	**3**			$ 50,832		$ 50,832	
Double containment of u/g gas train, allow	1	ls	$25,000.00	$41,621.66	**3**			$ 41,622		$ 41,622	

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Replace rusted section of gas train	1	ea	$1,500.00	$2,497.30	3			$ 2,497		$ 2,497	
New vents through walls	4	ea	$460.00	$765.84	3			$ 3,063		$ 3,063	
Misc plumbing modifications (gas, distrib, etc.)	16241	sf	$2.00	$3.33	3			$ 54,077		$ 54,077	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycle control / EMS at dining / kitche	8268	sf	$6.80	$11.32	3			$ 93,602		$ 93,602	
Minor mod / repairs to existing system only	16241	sf	$1.50	$2.50	3			$ 40,558		$ 40,558	
All other HV work excluded											
Electrical Systems											**$ 305,173**
Power and distribution / convenience power											
Lower / add receptacles	16241	sf	$3.10	$5.16	3			$ 83,819		$ 83,819	
Minor upgrades to power distribution / raceway	16241	sf	$0.75	$1.25	3			$ 20,279		$ 20,279	
New panels	7	ea	$3,124.00	$5,201.04	3			$ 36,407		$ 36,407	
Minor repairs to existing panels	16241	sf	$0.45	$0.75	3			$ 12,167		$ 12,167	
New 225 kva transformer	1	ea	$38,843.00	$64,668.41	3			$ 64,668		$ 64,668	
Lighting & Controls											
Install new switches / occupancy sensors	23	ea	$343.75	$572.30	3			$ 13,163		$ 13,163	
Replace fluorescent lamps and ballast	12	ea	$218.75	$364.19	3			$ 4,370		$ 4,370	
Miscellaneous lighting upgrades (minor)	16241	sf	$2.00	$3.33	3			$ 54,077		$ 54,077	
Adjust height of all non compliant switches	16241	sf	$0.60	$1.00	3			$ 16,223		$ 16,223	
Technology											**$ 33,798**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	16241	sf	$1.25	$2.08	3			$ 33,798		$ 33,798	
Work from "1997 Masterplan" still to be completed											**$ 163,610**
Lighting & Controls											
Replace panels	16241	sf	$2.45	$4.08	3			$ 66,244		$ 66,244	
New 225 kva transformer	1	ea	$38,843.00	$64,668.41	3			$ 64,668		$ 64,668	
Replace lighting at bathrooms / teaching	1415	sf	$13.88	$23.11	3			$ 32,697		$ 32,697	
Structural											**$ 594,844**
Seismic upgrades - "med" rating	16241	sf	$22.00	$36.63	2		$ 594,844			$ 594,844	
Miscellaneous											**$ 148,711**
Hazmat abatement, allowance - "low" rating	16241	sf	$5.50	$9.16	2		$ 148,711			$ 148,711	
Site											**$ 12,137**
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	

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El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs - UNIT "C" - Kitchen						$ 76,924	$ 1,075,547	$ 1,526,671	$ 304,011		$ 2,983,154
Total Costs Priority / Sf						$ 4.74	$ 66.23	$ 94.00	$ 18.72	$ 183.69	

UNIT "D" - Library

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Library

Description	Qty
Type Of Space	
Library / work rooms	6,799 SF
Restrooms	773 SF
Corridors / Support	10,348 SF
DDT - open corridor space (2/3)	-3,690 SF
Total Modernized SF-age	**14,230 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Library

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	14,230 SF										
Accessibility											**$ 442,020**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New door set, enlarge existing openings	7	ea	$2,763.00	$4,600.03	**1**	$ 32,200				$ 32,200	
Signage, specialties & fire extinguishers	14230	sf	$1.00	$1.66	**1**	$ 23,690				$ 23,690	
Upgrade existing non accessible restrooms (med)	635	sf	$300.00	$499.46	**1**	$ 317,157				$ 317,157	
New soap / towel accessories for sink	3	loc	$705.00	$1,173.73	**1**	$ 3,521				$ 3,521	
Remove and replace sink / base cabinet	18	lf	$475.00	$790.81	**1**	$ 14,235				$ 14,235	
Patch finishes for accessibility upgrades	14230	sf	$1.00	$1.66	**2**		$ 23,690			$ 23,690	
Miscellaneous accessible upgrades	14230	sf	$1.00	$1.66	**2**		$ 23,690			$ 23,690	
Life Safety											**$ 105,422**
New fire alarm system (fully automated)	14230	sf	$4.45	$7.41	**3**			$ 105,422		$ 105,422	
Instructional Facilities											**$ 416,534**
Repaint interior walls (100%)	35000	sf	$1.05	$1.75	**4**				$ 61,184	$ 61,184	
Repaint existing door sets (100%)	51	ea	$99.00	$164.82	**4**				$ 8,406	$ 8,406	
Repaint existing casework (100%)	875	lf	$10.94	$18.21	**4**				$ 15,937	$ 15,937	
Patch repair / paint existing ceilings	14230	sf	$2.68	$4.46	**4**				$ 63,490	$ 63,490	
Remove and replace VCT, incl screed and base	2035	sf	$10.15	$16.90	**3**			$ 34,388		$ 34,388	
Remove and replace CPT, incl screed and base	9190	sf	$10.55	$17.56	**3**			$ 161,416		$ 161,416	
Tack boards	500	sf	$15.00	$24.97	**4**				$ 12,486	$ 12,486	
Caulking & sealant, metals, backing	14230	sf	$1.00	$1.66	**4**				$ 23,690	$ 23,690	
Miscellaneous interior repairs, allowance	14230	sf	$1.50	$2.50	**4**				$ 35,536	$ 35,536	
Building Integrity & Envelope											**$ 488,334**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	9296	sf	$4.00	$6.66	**4**				$ 61,906	$ 61,906	
Replace roofing - 100% replacement	14230	sf	$18.00	$29.97	**3**			$ 426,427		$ 426,427	
Mechanical & Plumbing Systems											**$ 220,345**
Plumbing											
Replace faucets at (e) lavs	1	ea	$1,033.00	$1,719.81	**3**			$ 1,720		$ 1,720	
New sanitary fixtures plumbed into (e) points	2	ea	$3,756.00	$6,253.24	**3**			$ 12,506		$ 12,506	
Replace existing grid drains	1	ea	$388.00	$645.97	**3**			$ 646		$ 646	
Replace existing bubbler	1	ea	$788.00	$1,311.91	**3**			$ 1,312		$ 1,312	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Replace existing valves	1	ea	$950.00	$1,581.62	**3**			$ 1,582		$ 1,582	
Misc plumbing modifications (gas, distrib, etc.)	14230	sf	$2.00	$3.33	**3**			$ 47,381		$ 47,381	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycle control / EMS	12807	sf	$6.80	$11.32	**3**			$ 144,985		$ 144,985	

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Library

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	1423	sf	$1.50	$2.50	3			$ 3,554		$ 3,554	
Premium for new high efficiency furnace	6799	sf	$6.90	$11.49	3			$ 78,107		$ 78,107	
Move (e) ducts from below grade, install in buildings	16000	sf	$30.00	$49.95	3			$ 799,136		$ 799,136	
All other HV work excluded											
Electrical Systems											**$ 167,710**
Power and distribution / convenience power											
Lower / add receptacles	14230	sf	$3.10	$5.16	3			$ 73,440		$ 73,440	
Minor upgrades to power distribution / raceway	14230	sf	$0.75	$1.25	3			$ 17,768		$ 17,768	
New panels	6	ea	$3,124.00	$5,201.04	3			$ 31,206		$ 31,206	
Lighting & Controls											
Install new switches / occupancy sensors	4	ea	$343.75	$572.30	3			$ 2,289		$ 2,289	
Replace fluorescent lamps and ballast	1	ea	$218.75	$364.19	3			$ 364		$ 364	
Miscellaneous lighting upgrades (minor)	14230	sf	$1.20	$2.00	3			$ 28,428		$ 28,428	
Adjust height of all non compliant switches	14230	sf	$0.60	$1.00	3			$ 14,214		$ 14,214	
Technology											**$ 44,538**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	14230	sf	$1.88	$3.13	3			$ 44,538		$ 44,538	
Work from "1997 Masterplan" still to be completed											**$ 54,755**
Lighting & Controls											
Replace panels (minor)	14230	sf	$0.90	$1.50	3			$ 21,321		$ 21,321	
New 75 kva transformer	1	ea	$18,982.00	$31,602.50	3			$ 31,602		$ 31,602	
Additional lighting at girls bathroom	1	ls	$1,100.00	$1,831.35	3			$ 1,831		$ 1,831	
Structural											**$ 521,189**
Seismic upgrades - "med" rating	14230	sf	$22.00	$36.63	2		$ 521,189			$ 521,189	
Miscellaneous											**$ 130,297**
Hazmat abatement, allowance - "low" rating	14230	sf	$5.50	$9.16	2		$ 130,297			$ 130,297	
Site											**$ 16,183**
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 "D" - Library						**$ 410,822**	**$ 698,867**	**$ 2,092,245**	**$ 282,636**		**$ 3,484,570**
Total Costs Priority / Sf						**$ 28.87**	**$ 49.11**	**$ 147.03**	**$ 19.86**	**$ 244.88**	

UNIT "E1 / E2" - Locker / Activity

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E1 / E2" - Locker / Activity

Description	Qty
Type Of Space	
Locker / Showers	9,012 SF
Activity	3,008 SF
Restrooms	249 SF
Corridors / Support	9,002 SF
DDT - open corridor space (2/3)	-1,530 SF
Total Modernized SF-age	**19,742 SF**

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BUILDING SUMMARY - UNIT "E1 / E2" - Locker / Activity

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	19,742 SF										
Accessibility											**$ 526,264**
Remove and replace existing thresholds	5	ea	$288.00	$479.48	**1**	$ 2,397				$ 2,397	
New kick plates to existing doors	12	ea	$215.00	$357.95	**1**	$ 4,295				$ 4,295	
New door set, enlarge existing openings		ea	$2,763.00	$4,600.03	**1**	$ -				$ -	
Remove and replace existing door set	1	ea	$2,338.00	$3,892.46	**1**	$ 3,892				$ 3,892	
Signage, specialties & fire extinguishers	19742	sf	$1.00	$1.66	**1**	$ 32,867				$ 32,867	
Remove existing bank of lockers	1	loc	$900.00	$1,498.38	**1**	$ 1,498				$ 1,498	
Upgrade existing non accessible restrooms (high)	503	sf	$395.00	$657.62	**1**	$ 330,784				$ 330,784	
Remove and replace drinking fountain and rails	1	ea	$4,925.00	$8,199.47	**1**	$ 8,199				$ 8,199	
Remove and replace accessible bench	10	lf	$605.00	$1,007.24	**1**	$ 10,072				$ 10,072	
Remove and replace existing TV bracket / cart	1	ea	$1,200.00	$1,997.84	**1**	$ 1,998				$ 1,998	
New soap / towel accessories for sink	1	loc	$705.00	$1,173.73	**1**	$ 1,174				$ 1,174	
Remove and replace sink / base cabinet	8	lf	$530.00	$882.38	**1**	$ 7,059				$ 7,059	
Provide new compliant rails	144	lf	$233.00	$387.91	**1**	$ 55,860				$ 55,860	
New contrast strips at treads	4	ea	$65.00	$108.22	**1**	$ 433				$ 433	
Patch finishes for accessibility upgrades	19742	sf	$1.00	$1.66	**2**		$ 32,867			$ 32,867	
Miscellaneous accessible upgrades	19742	sf	$1.00	$1.66	**2**		$ 32,867			$ 32,867	
Life Safety											**$ 152,252**
New fire alarm system (fully automated)	19742	sf	$4.45	$7.41	**3**			$ 146,258		$ 146,258	
Patch existing slab	150	sf	$24.00	$39.96	**3**			$ 5,994		$ 5,994	
Instructional Facilities											**$ 238,904**
Repaint interior walls (100%)	29988	sf	$1.05	$1.75	**4**				$ 52,422	$ 52,422	
Repaint existing door sets (100%)	48	ea	$99.00	$164.82	**4**				$ 7,911	$ 7,911	
Repaint existing casework (100%)	400	lf	$10.94	$18.21	**4**				$ 7,285	$ 7,285	
Patch repair / paint existing ceilings	19742	sf	$2.68	$4.46	**4**				$ 88,084	$ 88,084	
Remove and replace VCT, incl screed and base	812	sf	$10.15	$16.90	**3**			$ 13,721		$ 13,721	
Tack boards	150	sf	$15.00	$24.97	**4**				$ 3,746	$ 3,746	
Caulking & sealant, metals, backing	19742	sf	$1.00	$1.66	**4**				$ 32,867	$ 32,867	
Miscellaneous interior repairs, allowance	19742	sf	$1.00	$1.66	**4**				$ 32,867	$ 32,867	
Building Integrity & Envelope											**$ 695,175**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	15552	sf	$4.00	$6.66	**4**				$ 103,568	$ 103,568	
Replace roofing - 100% replacement	19742	sf	$18.00	$29.97	**1**	$ 591,607				$ 591,607	
Mechanical & Plumbing Systems											**$ 257,794**
Plumbing											
Replace faucets at (e) lavs	7	ea	$1,033.00	$1,719.81	**3**			$ 12,039		$ 12,039	
New sanitary fixtures plumbed into (e) points	2	ea	$3,756.00	$6,253.24	**3**			$ 12,506		$ 12,506	
New mop sink w/ hot water	3	ea	$4,000.00	$6,659.47	**3**			$ 19,978		$ 19,978	

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BUILDING SUMMARY - UNIT "E1 / E2" - Locker / Activity

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Replace shower trim	4	ea	$1,449.00	$2,412.39	3			$ 9,650		$ 9,650	
Upgrade existing relief valve	1	ls	$3,400.00	$5,660.55	3			$ 5,661		$ 5,661	
Replace flush valves	2	ea	$1,022.00	$1,701.49	3			$ 3,403		$ 3,403	
Misc plumbing modifications (gas, distrib, etc.)	19742	sf	$2.00	$3.33	3			$ 65,734		$ 65,734	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
New economizer cycle control / EMS	9012	sf	$6.80	$11.32	3			$ 102,029		$ 102,029	
Minor mod / repairs to existing system only	10729	sf	$1.50	$2.50	3			$ 26,794		$ 26,794	
All other HV work excluded											
Electrical Systems											**$ 273,312**
Power and distribution / convenience power											
Lower / add receptacles	19742	sf	$3.10	$5.16	3			$ 101,888		$ 101,888	
New 75 kva transformer	1	ea	$18,982.00	$31,602.50	3			$ 31,602		$ 31,602	
New 112.5 kva transformer	1	ea	$24,562.00	$40,892.45	3			$ 40,892		$ 40,892	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	4	ea	$218.75	$364.19	3			$ 1,457		$ 1,457	
Miscellaneous lighting upgrades (minor)	19742	sf	$2.00	$3.33	3			$ 65,734		$ 65,734	
Adjust height of all non compliant switches	19742	sf	$0.60	$1.00	3			$ 19,720		$ 19,720	
Technology											**$ 24,650**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	19742	sf	$0.75	$1.25	3			$ 24,650		$ 24,650	
Work from "1997 Masterplan" still to be completed											**$ 355,443**
Lighting & Controls											
Replace panels	19742	sf	$1.88	$3.13	3			$ 61,790		$ 61,790	
Replace disconnect switch	1	ea	$887.00	$1,476.74	3			$ 1,477		$ 1,477	
Add PA / Clock unit	1	ea	$675.00	$1,123.78	3			$ 1,124		$ 1,124	
Replace all incandescent lighting	6438	sf	$10.50	$17.48	3			$ 112,536		$ 112,536	
Replace lighting at laundry	462	sf	$10.88	$18.11	3			$ 8,369		$ 8,369	
Replace lighting at locker / shower areas	9012	sf	$11.34	$18.88	3			$ 170,148		$ 170,148	
Structural											**$ 552,166**
Seismic upgrades - "low - med" rating	19742	sf	$16.80	$27.97	2		$ 552,166			$ 552,166	
Miscellaneous											**$ 180,769**
Hazmat abatement, allowance - "low" rating	19742	sf	$5.50	$9.16	2		$ 180,769			$ 180,769	
Site											**$ 10,114**
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	

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BUILDING SUMMARY - UNIT "E1 / E2" - Locker / Activity

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Slope AC paving from landing	300	sf	$10.00	$16.65	1	$ 4,995				$ 4,995	
Total Costs - UNIT "E1 / E2" - Locker / Activity						**$ 1,062,251**	**$ 798,669**	**$ 1,077,172**	**$ 328,751**		**$ 3,266,843**
Total Costs Priority / Sf						**$ 53.81**	**$ 40.46**	**$ 54.56**	**$ 16.65**	**$ 165.48**	

UNIT "F" - Theater

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BUILDING SUMMARY - UNIT "F" - Theater

Description	Qty
Type Of Space	
Theater / Performing	6,111 SF
Music	3,144 SF
Controls	235 SF
Restrooms	494 SF
Corridors / Support	2,615 SF
DDT - open corridor space (2/3)	-648 SF
Total Modernized SF-age	**11,951 SF**

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BUILDING SUMMARY - UNIT "F" - Theater

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	11,951 SF										
Accessibility											**$ 170,452**
Remove and replace existing thresholds	2	ea	$288.00	$479.48	**1**	$ 959				$ 959	
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579	
New door set, enlarge existing openings	1	ea	$2,763.00	$4,600.03	**1**	$ 4,600				$ 4,600	
Remove and replace existing door set	3	ea	$2,338.00	$3,892.46	**1**	$ 11,677				$ 11,677	
Signage, specialties & fire extinguishers	11951	sf	$1.00	$1.66	**1**	$ 19,897				$ 19,897	
Remove existing bank of lockers	2	loc	$900.00	$1,498.38	**1**	$ 2,997				$ 2,997	
Form new wheelchair space at auditorium	1	ls	$5,000.00	$8,324.33	**1**	$ 8,324				$ 8,324	
New soap / towel accessories for sink	1	loc	$705.00	$1,173.73	**1**	$ 1,174				$ 1,174	
Remove and replace sink / base cabinet	12	lf	$530.00	$882.38	**1**	$ 10,589				$ 10,589	
Provide new compliant rails	32	lf	$330.00	$549.41	**1**	$ 17,581				$ 17,581	
Reconfigure / upgrade box office	74	sf	$400.00	$665.95	**2**		$ 49,280			$ 49,280	
Patch finishes for accessibility upgrades	11951	sf	$1.00	$1.66	**2**		$ 19,897			$ 19,897	
Miscellaneous accessible upgrades	11951	sf	$1.00	$1.66	**2**		$ 19,897			$ 19,897	
Life Safety											**$ 102,528**
New fire alarm system (fully automated)	11951	sf	$4.45	$7.41	**3**			$ 88,543		$ 88,543	
Patch existing slab	350	sf	$24.00	$39.96	**3**			$ 13,985		$ 13,985	
Instructional Facilities											**$ 892,808**
Repaint interior walls (100%)	113760	sf	$1.05	$1.75	**4**				$ 198,865	$ 198,865	
Repaint existing door sets (100%)	55	ea	$99.00	$164.82	**4**				$ 9,065	$ 9,065	
Repaint existing casework (100%)	800	lf	$10.94	$18.21	**4**				$ 14,571	$ 14,571	
Patch repair / paint existing ceilings	11866	sf	$5.12	$8.52	**4**				$ 101,150	$ 101,150	
Remove and replace VCT, incl screed and base	2000	sf	$10.15	$16.90	**3**			$ 33,797		$ 33,797	
Remove and replace CPT, incl screed and base	1518	sf	$10.75	$17.90	**4**				$ 27,168	$ 27,168	
Remove and replace CPT, incl screed and base	1050	sf	$10.75	$17.90	**3**			$ 18,792		$ 18,792	
Remove / replace acoustical ceiling panels	85	sf	$115.00	$191.46	**3**			$ 16,274		$ 16,274	
Refinish theater chairs	400	seats	$150.00	$249.73	**4**				$ 99,892	$ 99,892	
Restain / finish concrete floor	2823	sf	$6.45	$10.74	**4**				$ 30,314	$ 30,314	
Renovate dressing rooms	580	sf	$255.00	$424.54	**3**			$ 246,234		$ 246,234	
Refinish stage flooring / orchestra cover	2920	sf	$8.80	$14.65	**3**			$ 42,780		$ 42,780	
Provide finish trim for orchestra pit	50	lf	$50.00	$83.24	**3**			$ 4,162		$ 4,162	
Caulking & sealant, metals, backing	11951	sf	$1.00	$1.66	**4**				$ 19,897	$ 19,897	
Miscellaneous interior repairs, allowance	11951	sf	$1.50	$2.50	**4**				$ 29,846	$ 29,846	
Building Integrity & Envelope											**$ 527,968**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	25500	sf	$4.00	$6.66	**4**				$ 169,816	$ 169,816	
Replace roofing - 100% replacement	11951	sf	$18.00	$29.97	**3**			$ 358,152		$ 358,152	
Mechanical & Plumbing Systems											**$ 108,099**
Plumbing											

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BUILDING SUMMARY - UNIT "F" - Theater

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New expansion tank	1	ea	$14,200.00	$23,641.10	3			$ 23,641		$ 23,641	
Replace all corroded connections	1	ls	$5,500.00	$9,156.77	3			$ 9,157		$ 9,157	
Upgrade existing relief valve	1	ls	$3,400.00	$5,660.55	3			$ 5,661		$ 5,661	
Misc plumbing modifications (gas, distrib, etc.)	11951	sf	$2.00	$3.33	3			$ 39,795		$ 39,795	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	11951	sf	$1.50	$2.50	3			$ 29,846		$ 29,846	
All other HV work excluded											
Electrical Systems											**$ 236,887**
Power and distribution / convenience power											
Lower / add receptacles	11951	sf	$3.10	$5.16	3			$ 61,682		$ 61,682	
New panels (minor)	11951	sf	$0.50	$0.83	3			$ 9,949		$ 9,949	
Lighting & Controls											
Install new switches / occupancy sensors	122	ea	$343.75	$572.30	3			$ 69,820		$ 69,820	
Replace fluorescent lamps and ballast	120	ea	$218.75	$364.19	3			$ 43,703		$ 43,703	
Miscellaneous lighting upgrades (minor)	11951	sf	$2.00	$3.33	3			$ 39,795		$ 39,795	
Adjust height of all non compliant switches	11951	sf	$0.60	$1.00	3			$ 11,938		$ 11,938	
Technology											**$ 14,923**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	11951	sf	$0.75	$1.25	3			$ 14,923		$ 14,923	
Work from "1997 Masterplan" still to be completed											**$ 232,182**
Lighting & Controls											
Replace panels (minor)	11951	sf	$0.55	$0.92	3			$ 10,944		$ 10,944	
Upgrade all existing lighting (mid range) - 75%	8963	sf	$14.75	$24.56	3			$ 220,114		$ 220,114	
Add PA / Clock unit	1	ea	$675.00	$1,123.78	3			$ 1,124		$ 1,124	
Structural											**$ 437,741**
Seismic upgrades - "med" rating	11951	sf	$22.00	$36.63	2		$ 437,741			$ 437,741	
Miscellaneous											**$ 109,435**
Hazmat abatement, allowance - "low" rating	11951	sf	$5.50	$9.16	2		$ 109,435			$ 109,435	
Site											**$ 4,046**
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" - Theater						**$ 85,423**	**$ 636,251**	**$ 1,414,810**	**$ 700,585**		**$ 2,837,069**

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BUILDING SUMMARY - UNIT "F" - Theater

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs Priority / Sf						$ 7.15	$ 53.24	$ 118.38	$ 58.62	$ 237.39	

UNIT "G" - Gymnasium

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BUILDING SUMMARY - UNIT "G" - Gymnasium

Description	Qty
Type Of Space	
Gymnasium	19,500 SF
Restrooms	587 SF
Corridors / Support	6,226 SF
DDT - open corridor space (2/3)	-3,134 SF
Total Modernized SF-age	**23,179 SF**

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BUILDING SUMMARY - UNIT "G" - Gymnasium

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	23,179 SF										
Accessibility											**$ 164,905**
Remove and replace existing thresholds	10	ea	$288.00	$479.48	**1**	$ 4,795				$ 4,795	
New kick plates to existing doors	18	ea	$215.00	$357.95	**1**	$ 6,443				$ 6,443	
New door set, enlarge existing openings	1	ea	$2,763.00	$4,600.03	**1**	$ 4,600				$ 4,600	
Signage, specialties & fire extinguishers	23179	sf	$1.00	$1.66	**1**	$ 38,590				$ 38,590	
Replace RR cubicles, w/ minor reconfiguration	2	loc	$10,000.00	$16,648.67	**1**	$ 33,297				$ 33,297	
Patch finishes for accessibility upgrades	23179	sf	$1.00	$1.66	**2**		$ 38,590			$ 38,590	
Miscellaneous accessible upgrades	23179	sf	$1.00	$1.66	**2**		$ 38,590			$ 38,590	
Life Safety											**$ 181,715**
New fire alarm system (fully automated)	23179	sf	$4.45	$7.41	**3**			$ 171,725		$ 171,725	
Patch existing slab	250	sf	$24.00	$39.96	**3**			$ 9,989		$ 9,989	
Instructional Facilities											**$ 282,404**
Repaint interior walls (100%)	28930	sf	$1.05	$1.75	**4**				$ 50,573	$ 50,573	
Repaint existing door sets (100%)	30	ea	$99.00	$164.82	**4**				$ 4,945	$ 4,945	
Repaint existing casework (100%)	300	lf	$10.94	$18.21	**4**				$ 5,464	$ 5,464	
Patch repair / paint existing ceilings	23179	sf	$2.68	$4.46	**4**				$ 103,421	$ 103,421	
Remove and replace VCT, incl screed and base	1200	sf	$10.15	$16.90	**3**			$ 20,278		$ 20,278	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Caulking & sealant, metals, backing	23179	sf	$1.00	$1.66	**4**				$ 38,590	$ 38,590	
Miscellaneous interior repairs, allowance	23179	sf	$1.50	$2.50	**4**				$ 57,885	$ 57,885	
Building Integrity & Envelope											**$ 798,840**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	15650	sf	$4.00	$6.66	**4**				$ 104,221	$ 104,221	
Replace roofing - 100% replacement	23179	sf	$18.00	$29.97	**2**		$ 694,620			$ 694,620	
Mechanical & Plumbing Systems											**$ 136,656**
Plumbing											
Replace faucets at (e) lavs	1	ea	$1,033.00	$1,719.81	**3**			$ 1,720		$ 1,720	
New sanitary fixtures plumbed into (e) points	2	ea	$3,756.00	$6,253.24	**3**			$ 12,506		$ 12,506	
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.)	23179	sf	$1.50	$2.50	**3**			$ 57,885		$ 57,885	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	23179	sf	$1.50	$2.50	**3**			$ 57,885		$ 57,885	
All other HV work excluded											
Electrical Systems											**$ 298,529**
Power and distribution / convenience power											

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BUILDING SUMMARY - UNIT "G" - Gymnasium

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles	23179	sf	$3.10	$5.16	3			$ 119,629		$ 119,629	
New 150 kva transformer	1	ea	$28,345.00	$47,190.64	3			$ 47,191		$ 47,191	
Upgrades to existing panels, minor replacement	23179	sf	$1.15	$1.91	3			$ 44,378		$ 44,378	
Replace emergency light battery and DP	1	ls	$5,500.00	$9,156.77	3			$ 9,157		$ 9,157	
Replace broken lock on panel GC	1	ls	$250.00	$416.22	3			$ 416		$ 416	
Add PA / Clock unit	8	ea	$675.00	$1,123.78	3			$ 8,990		$ 8,990	
Lighting & Controls											
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	
Miscellaneous lighting upgrades (minor)	3334	sf	$5.50	$9.16	3			$ 30,526		$ 30,526	
Adjust height of all non compliant switches	23179	sf	$0.60	$1.00	3			$ 23,154		$ 23,154	
Technology											**$ 28,942**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	23179	sf	$0.75	$1.25	3			$ 28,942		$ 28,942	
Work from "1997 Masterplan" still to be completed											**$ 478,915**
Lighting & Controls											
Replace / upgrade panels	23179	sf	$1.88	$3.13	3			$ 72,549		$ 72,549	
Replace gymnasium lighting	19500	sf	$12.34	$20.54	3			$ 400,617		$ 400,617	
Replace storage lighting	345	sf	$10.00	$16.65	3			$ 5,749		$ 5,749	
Structural											**$ 848,979**
Seismic upgrades - "med" rating	23179	sf	$22.00	$36.63	2		$ 848,979			$ 848,979	
Miscellaneous											**$ 212,245**
Hazmat abatement, allowance - "low" rating	23179	sf	$5.50	$9.16	2		$ 212,245			$ 212,245	
Site											**$ 20,228**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	300	sf	$5.50	$9.16	1	$ 2,747				$ 2,747	
Provide 5' x 5' concrete landing	300	sf	$15.00	$24.97	1	$ 7,492				$ 7,492	
Slope AC paving from landing	600	sf	$10.00	$16.65	1	$ 9,989				$ 9,989	
Total Costs - UNIT "G" - Gymnasium						**$ 107,953**	**$ 1,833,024**	**$ 1,145,035**	**$ 366,347**		**$ 3,452,359**
Total Costs Priority / Sf						**$ 4.66**	**$ 79.08**	**$ 49.40**	**$ 15.81**	**$ 148.94**	

UNIT "H" - Arts

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Arts

Description	Qty
Type Of Space	
Arts	6,803 SF
Restrooms	377 SF
Corridors / Support	3,840 SF
DDT - open corridor space (2/3)	-1,698 SF
Total Modernized SF-age	**9,321 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Arts

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	9,321 SF										
Accessibility											**$ 331,855**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	4	ea	$215.00	$357.95	**1**	$ 1,432				$ 1,432	
New door set, enlarge existing openings	1	ea	$2,763.00	$4,600.03	**1**	$ 4,600				$ 4,600	
Adjustments to darkrooms	4	loc	$2,400.00	$3,995.68	**1**	$ 15,983				$ 15,983	
New revolving door and opening	1	ea	$5,800.00	$9,656.23	**1**	$ 9,656				$ 9,656	
Signage, specialties & fire extinguishers	9321	sf	$1.00	$1.66	**1**	$ 15,519				$ 15,519	
Upgrade existing non accessible restrooms (hi)	377	sf	$354.00	$589.36	**1**	$ 222,190				$ 222,190	
New soap / towel accessories for sink	4	loc	$705.00	$1,173.73	**2**		$ 4,695			$ 4,695	
Remove and replace sink / base cabinet	32	lf	$475.00	$790.81	**2**		$ 25,306			$ 25,306	
Patch finishes for accessibility upgrades	9321	sf	$1.00	$1.66	**2**		$ 15,519			$ 15,519	
Miscellaneous accessible upgrades	9321	sf	$1.00	$1.66	**2**		$ 15,519			$ 15,519	
Life Safety											**$ 79,047**
New fire alarm system (fully automated)	9321	sf	$4.45	$7.41	**3**			$ 69,057		$ 69,057	
Patch existing slab	250	sf	$24.00	$39.96	**3**			$ 9,989		$ 9,989	
Instructional Facilities											**$ 283,990**
Repaint interior walls (100%)	11250	sf	$1.05	$1.75	**4**				$ 19,666	$ 19,666	
Repaint existing door sets (100%)	22	ea	$99.00	$164.82	**4**				$ 3,626	$ 3,626	
Repaint existing casework (100%)	780	lf	$10.94	$18.21	**4**				$ 14,207	$ 14,207	
Patch repair / paint existing ceilings	9241	sf	$2.68	$4.46	**4**				$ 41,233	$ 41,233	
Remove and replace VCT, incl screed and base	7200	sf	$10.15	$16.90	**4**				$ 121,668	$ 121,668	
Replace existing drop ceilings	80	sf	$8.50	$14.15	**3**			$ 1,132		$ 1,132	
Tack boards	500	sf	$15.00	$24.97	**4**				$ 12,486	$ 12,486	
Replace horizontal blinds	1070	sf	$17.50	$29.14	**3**			$ 31,175		$ 31,175	
Caulking & sealant, metals, backing	9321	sf	$1.00	$1.66	**4**				$ 15,519	$ 15,519	
Miscellaneous interior repairs, allowance	9321	sf	$1.50	$2.50	**4**				$ 23,278	$ 23,278	
Building Integrity & Envelope											**$ 329,379**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	7515	sf	$4.00	$6.66	**4**				$ 50,046	$ 50,046	
Replace roofing - 100% replacement	9321	sf	$18.00	$29.97	**3**			$ 279,333		$ 279,333	
Mechanical & Plumbing Systems											**$ 54,315**
Plumbing											
Misc plumbing modifications (gas, distrib, etc.)	9321	sf	$2.00	$3.33	**3**			$ 31,037		$ 31,037	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	9321	sf	$1.50	$2.50	**3**			$ 23,278		$ 23,278	
All other HV work excluded											

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Arts

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 268,813**
Power and distribution / convenience power											
Lower / add receptacles	9321	sf	$3.10	$5.16	3			$ 48,107		$ 48,107	
Minor upgrades to power distribution / raceway	9321	sf	$1.10	$1.83	3			$ 17,070		$ 17,070	
New 75 kva transformer	1	ea	$24,234.00	$40,346.37	3			$ 40,346		$ 40,346	
Upgrades to existing panels, minor replacement	9321	sf	$1.15	$1.91	3			$ 17,846		$ 17,846	
Lighting & Controls											
Install new switches / occupancy sensors	120	ea	$343.75	$572.30	3			$ 68,676		$ 68,676	
Replace fluorescent lamps and ballast	100	ea	$218.75	$364.19	3			$ 36,419		$ 36,419	
Miscellaneous lighting upgrades (minor)	9321	sf	$2.00	$3.33	3			$ 31,037		$ 31,037	
Adjust height of all non compliant switches	9321	sf	$0.60	$1.00	3			$ 9,311		$ 9,311	
Technology											**$ 17,846**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	9321	sf	$1.15	$1.91	3			$ 17,846		$ 17,846	
Work from "1997 Masterplan" still to be completed											**$ 43,624**
Lighting & Controls											
Replace / upgrade panels	9321	sf	$1.88	$3.13	3			$ 29,175		$ 29,175	
Additional data outlets	5	ea	$482.00	$802.47	3			$ 4,012		$ 4,012	
Replace dark room lighting	284	sf	$22.10	$36.79	3			$ 10,437		$ 10,437	
Structural											**$ 341,407**
Seismic upgrades - "med" rating	9321	sf	$22.00	$36.63	2		$ 341,407			$ 341,407	
Miscellaneous											**$ 85,352**
Hazmat abatement, allowance - "low" rating	9321	sf	$5.50	$9.16	2		$ 85,352			$ 85,352	
Site											**$ 12,137**
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 "H" - Arts						**$ 282,954**	**$ 487,797**	**$ 775,285**	**$ 301,729**		**$ 1,847,765**
Total Costs Priority / Sf						**$ 30.36**	**$ 52.33**	**$ 83.17**	**$ 32.37**	**$ 198.23**	

UNIT "J" - Tech Classroom

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Tech Classroom

Description	Qty
Type Of Space	
Tech labs	8,716 SF
Dance	1,654 SF
Restrooms	66 SF
Corridors / Support	9,389 SF
DDT - open corridor space (2/3)	-3,916 SF
Total Modernized SF-age	**15,908 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Tech Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	15,908 SF										
Accessibility											**$ 98,935**
Remove and replace existing thresholds	2	ea	$288.00	$479.48	**1**	$ 959				$ 959	
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Replace door hardware	1	ea	$595.00	$990.60	**1**	$ 991				$ 991	
Remove and replace existing TV bracket / cart	3	ea	$1,200.00	$1,997.84	**1**	$ 5,994				$ 5,994	
Signage, specialties & fire extinguishers	15908	sf	$1.00	$1.66	**1**	$ 26,485				$ 26,485	
New soap / towel accessories for sink	2	loc	$705.00	$1,173.73	**2**		$ 2,347			$ 2,347	
Remove and replace sink / base cabinet	8	lf	$475.00	$790.81	**2**		$ 6,326			$ 6,326	
Patch finishes for accessibility upgrades	15908	sf	$1.00	$1.66	**2**		$ 26,485			$ 26,485	
Miscellaneous accessible upgrades	15908	sf	$1.00	$1.66	**2**		$ 26,485			$ 26,485	
Life Safety											**$ 121,853**
New fire alarm system (fully automated)	15908	sf	$4.45	$7.41	**3**			$ 117,857		$ 117,857	
Patch existing slab	100	sf	$24.00	$39.96	**3**			$ 3,996		$ 3,996	
Instructional Facilities											**$ 297,531**
Repaint interior walls (100%)	22150	sf	$1.05	$1.75	**4**				$ 38,721	$ 38,721	
Repaint existing door sets (100%)	38	ea	$99.00	$164.82	**4**				$ 6,263	$ 6,263	
Repaint existing casework (100%)	880	lf	$10.94	$18.21	**4**				$ 16,028	$ 16,028	
Patch repair / paint existing ceilings	15828	sf	$2.68	$4.46	**4**				$ 70,622	$ 70,622	
Remove and replace VCT, incl screed and base	3080	sf	$10.15	$16.90	**4**				$ 52,047	$ 52,047	
Remove and replace CPT, incl screed and base	1971	sf	$10.90	$18.15	**3**			$ 35,768		$ 35,768	
Replace existing drop ceilings	80	sf	$8.50	$14.15	**3**			$ 1,132		$ 1,132	
Tack boards	150	sf	$15.00	$24.97	**4**				$ 3,746	$ 3,746	
Replace horizontal blinds	240	sf	$17.50	$29.14	**3**			$ 6,992		$ 6,992	
Caulking & sealant, metals, backing	15908	sf	$1.00	$1.66	**4**				$ 26,485	$ 26,485	
Miscellaneous interior repairs, allowance	15908	sf	$1.50	$2.50	**4**				$ 39,727	$ 39,727	
Building Integrity & Envelope											**$ 539,257**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	9390	sf	$4.00	$6.66	**4**				$ 62,532	$ 62,532	
Replace roofing - 100% replacement	15908	sf	$18.00	$29.97	**3**			$ 476,725		$ 476,725	
Mechanical & Plumbing Systems											**$ 132,423**
Plumbing											
Misc plumbing modifications (gas, distrib, etc.)	15908	sf	$2.50	$4.16	**3**			$ 66,212		$ 66,212	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	15908	sf	$2.50	$4.16	**3**			$ 66,212		$ 66,212	
All other HV work excluded											

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "J" - Tech Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 328,576**
Power and distribution / convenience power											
Lower / add receptacles	15908	sf	$3.10	$5.16	3			$ 82,103		$ 82,103	
Minor upgrades to power distribution / raceway	15908	sf	$1.10	$1.83	3			$ 29,133		$ 29,133	
New 75 kva transformer	1	ea	$24,234.00	$40,346.37	3			$ 40,346		$ 40,346	
Upgrades to existing panels, minor replacement	15908	sf	$1.15	$1.91	3			$ 30,457		$ 30,457	
Lighting & Controls											
Install new switches / occupancy sensors	88	ea	$343.75	$572.30	3			$ 50,362		$ 50,362	
Replace fluorescent lamps and ballast	75	ea	$218.75	$364.19	3			$ 27,314		$ 27,314	
Miscellaneous lighting upgrades (minor)	15908	sf	$2.00	$3.33	3			$ 52,969		$ 52,969	
Adjust height of all non compliant switches	15908	sf	$0.60	$1.00	3			$ 15,891		$ 15,891	
Technology											**$ 64,623**
Telephone / data / CATV system											
Add new data outlets, minor upgrades	15908	sf	$2.44	$4.06	3			$ 64,623		$ 64,623	
Work from "1997 Masterplan" still to be completed											**$ 136,094**
Lighting & Controls											
Replace / upgrade panels	15908	sf	$1.88	$3.13	3			$ 49,791		$ 49,791	
Miscellaneous lighting replacement	1684	sf	$11.50	$19.15	3			$ 32,247		$ 32,247	
New 225 kva transformer	1	ea	$32,469.00	$54,056.55	3			$ 54,057		$ 54,057	
Structural											**$ 211,878**
Seismic upgrades - "low" rating	15908	sf	$8.00	$13.32	2		$ 211,878			$ 211,878	
Miscellaneous											**$ 145,666**
Hazmat abatement, allowance - "low" rating	15908	sf	$5.50	$9.16	2		$ 145,666			$ 145,666	
Site											**$ 6,068**
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "J" - Tech Classroom						**$ 43,360**	**$ 419,187**	**$ 1,304,186**	**$ 316,171**		**$ 2,082,904**
Total Costs Priority / Sf						**$ 2.73**	**$ 26.35**	**$ 81.98**	**$ 19.87**	**$ 130.93**	

PORTABLES

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Portables - classroom	12,960 SF
DDT - open corridor space (2/3)	
Total Modernized SF-age	**12,960 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES (REPLACEMENT)

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	12,960 SF										
Accessibility											**$ 3,286,313**
Demolish existing portables	12960	sf	$12.00	$19.98	1	$ 258,920				$ 258,920	
Install new portables	12960	sf	$130.00	$216.43	1	$ 2,804,967				$ 2,804,967	
New exterior ramped access	8	ea	$4,200.00	$6,992.44	1	$ 55,940				$ 55,940	
Connect utilities to each (5'-0")	8	ea	$10,000.00	$16,648.67	1	$ 133,189				$ 133,189	
Patch repair associated site	8	loc	$2,500.00	$4,162.17	1	$ 33,297				$ 33,297	
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						**$ 3,286,313**	**$ -**	**$ -**	**$ -**		**$ 3,286,313**
Total Costs Priority / Sf						**$ 253.57**	**$ -**	**$ -**	**$ -**	**$ 253.57**	

Misc Exteriors

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - Misc Exteriors

Description	Qty
Type Of Space	
Exterior Window	10,000 SF
Total Modernized SF-age	**10,000 SF**

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - Misc Exteriors

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	10,000 SF										
Accessibility											$ -
Included elsewhere										$ -	
Life Safety											$ -
Included elsewhere										$ -	
Instructional Facilities											$ -
Included elsewhere										$ -	
Building Integrity & Envelope											$ 1,157,082
Replace existing windows	10000	sf	$69.50	$115.71	2		$ 1,157,082			$ 1,157,082	
Mechanical & Plumbing Systems											$ -
Included elsewhere											
Electrical Systems											$ -
Included elsewhere											
Technology											$ -
Included elsewhere											
Work from "1997 Masterplan" still to be completed											$ -
Included elsewhere											
Structural											$ -
Included elsewhere										$ -	
Miscellaneous											$ -
Included elsewhere										$ -	
Site											$ -
Included elsewhere											
Total Costs - Misc Exteriors						$ -	$ 1,157,082	$ -	$ -		$ 1,157,082
Total Costs Priority / Sf						$ -	$ 115.71	$ -	$ -	$ 115.71	

SITEWORK

South San Francisco Unified School District

El Camino High School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITEWORK

Description	Qty
Type Of Space	
Site	45,590 SF
Total Modernized SF-age	**45,590 SF**

South San Francisco Unified School District

El Camino 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	45,590 SF										
Accessibility											**$ 1,079,329**
New drinking fountains	2	ea	$5,100.00	$8,490.82	**1**	$ 16,982				$ 16,982	
Provide new ramp to stage	240	sf	$58.50	$97.39	**1**	$ 23,375				$ 23,375	
Upgrade existing ramp	290	sf	$32.18	$53.57	**1**	$ 15,534				$ 15,534	
New accessible rails	1222	lf	$172.00	$286.36	**1**	$ 349,928				$ 349,928	
Remove and replace handrail tops	16	ea	$350.00	$582.70	**1**	$ 9,323				$ 9,323	
Adjust existing handrail extensions	15	ea	$1,200.00	$1,997.84	**1**	$ 29,968				$ 29,968	
New tread contrast strips	375	ea	$45.00	$74.92	**1**	$ 28,095				$ 28,095	
Patch concrete, repair exposed rebar	11	loc	$463.00	$770.83	**1**	$ 8,479				$ 8,479	
Remove and replace existing football bleachers	1	ls	$150,000.00	$249,729.98	**1**	$ 249,730				$ 249,730	
Miscellaneous grading, etc.	45590	sf	$2.50	$4.16	**2**		$ 189,753			$ 189,753	
Miscellaneous site accessibility	1	ls	$20,000.00	$33,297.33	**2**		$ 33,297			$ 33,297	
Miscellaneous signage / specialty	1	ls	$25,000.00	$41,621.66	**2**		$ 41,622			$ 41,622	
Misc demolition / protection	1	ls	$50,000.00	$83,243.33	**3**			$ 83,243		$ 83,243	
Life Safety											**$ 49,946**
Site lighting / path of travel	1	ls	$30,000.00	$49,946.00	**2**		$ 49,946			$ 49,946	
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											
Power and distribution / convenience power											**$ 20,811**
Enclose (e) switchgear	1	ea	$7,500.00	$12,486.50	**1**	$ 12,486				$ 12,486	
Remove (e) transformer at portables	1	ea	$5,000.00	$8,324.33	**2**		$ 8,324			$ 8,324	
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											

South San Francisco Unified School District

El Camino 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											**$ 1,580,252**
Utilities											
Replace (e) gas lines	653402	sf	$0.25	$0.42	**2**		$ 271,957			$ 271,957	
Replace (e) water lines	653402	sf	$0.25	$0.42	**2**		$ 271,957			$ 271,957	
Miscellaneous Sitework											
Resurface courts, (n) equip, light, stripe, drains	43000	sf	$9.90	$16.48	**3**			$ 708,734		$ 708,734	
Work to existing AC lot										excluded	
Work to existing fences / gates										excluded	
Work to existing pool, filters, equipment										excluded	
Work to existing ballfield fencing										excluded	
Work to existing covered walkways										excluded	
Miscellaneous landscape upgrades	1	ls	$50,000.00	$83,243.33	**4**				$ 83,243	$ 83,243	
Minor patching to (e) surfaces	1	ls	$20,000.00	$33,297.33	**4**				$ 33,297	$ 33,297	
Minor patching to (e) landscape	1	ls	$15,000.00	$24,973.00	**4**				$ 24,973	$ 24,973	
Storm drain upgrades at affected areas	45590	sf	$1.95	$3.25	**4**				$ 148,007	$ 148,007	
Patch existing AC paving	1500	sf	$15.25	$25.39	**4**				$ 38,084	$ 38,084	
Total Costs - SITE						**$ 743,900**	**$ 866,856**	**$ 791,977**	**$ 327,605**		**$ 2,730,338**
Total Costs Priority / Sf						**$ 16.32**	**$ 19.01**	**$ 17.37**	**$ 7.19**	**$ 59.89**	

Architectural Site Survey

El Camino High School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit A1						
Unit A1	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	3415	LF	I	4
Unit A1	(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	20000	sq. ft.	I	4
Unit A1	Doors lack signage	Provide identifying, tactile Braille signage	8	each	A	1
Unit A1	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	6	each	A	1
032	Non-accessible threshold at door to student store	Remove (e) threshold	1	each	A	1
		Provide new accessible aluminum threshold	1	each		
Unit A1	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	710	sq. ft.	I	3
Unit A1	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	220	sq. ft.	I	3
032	Student store needs accessible counter	Add roll-in counter at accessible height	4	LF	A	1
1	(E) sink base cabinet is non-accessible	Remove (e) non-accessible sink and base cabinet	5	LF	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each	A	1
18, 25	Door lacks push side clearance	Remove (e) door and frame	2	each	A	1
		Provide new opposite handed door and frame	2	each		
025	Door lacks pull side clearance	Remove (1) column of lockers	1	each	A	1
023	Door lacks strike side clearances	Remove (e) door and frame	1	each	A	1
		Demo portion of wall	2.5	sq. ft.		
		Provide new door and frame	1	each		
		Demo portion of wall at alcove to bathroom in order to have 18" clearance	6	sq. ft.		
		Patch and paint gwb	4	sq. ft.		
		Patch ceramic tile wainscot	2.5	sq. ft.		
23,26, and 28	Toilet paper dispenser is non-accessible	Remove toilet paper dispenser and re-install at accessible height and/or distance from wc	3	each	A	1

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El Camino High School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
026	"Accessible" stall is non-conforming	Remove (e) partitions and 2 wcs	50	sq. ft.	A	1
		Reconfigure space previously used by 2 stalls to provide (1) accessible stall	50	sq. ft.		
028	Men's faculty toilet is non-accessible	Demo (e) mens toilet and portion of staff lounge	70	sq. ft.	A	1
		Provide new single use occupant restroom	70	sq. ft.		
Hall	Drinking fountains are non-accessible	Remove (e) drinking fountains	2	each	A	1
		Provide new hi/lo drinking fountains with metal wing rails	2	each		
Unit A2						
Unit A2	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	3450	LF	I	4
Unit A2	(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	20000	sq. ft.	I	4
Unit A2	Doors lack signage	Provide identifying, tactile Braille signage	5	each	A	1
Unit A2	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
21,24,28	Doors lack strike side clearance	Remove (e) door and frame	3	each	A	1
		Remove (1) 2'x3' fixed window to hall	2	each		
		Provide new door and frame 1' away from original location to have proper strike side clearance	3	each		
		Patch gwb and paint	192	sq. ft.		
Unit A2	Suspended ceiling tiles not laying flat in grid	Adjust suspended ceiling tiles so they lay flat in grid	710	sq. ft.	I	3
Unit A2	TV/VCR less than 80" AFF	Remove (e) bracket and TV/VCR	6	each		
		Provide TV/VCR cart	6	each		
Unit A2	Doors have accessible hardware but closers only are old	Remove old closer and replace with new closer	16	each	I	3
Hall	Drinking fountains are non-accessible	Remove (e) drinking fountains	2	each	A	1
		Provide new hi/lo drinking fountains with metal wing rails	2	each		

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El Camino High School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
22,25	Girl's bathroom is non-accessible	Demo (e) bathroom	317	sq. ft.	A	1
		Provide new accessible bathroom with 5 lavs and 6 wcs	317	sq. ft.		
		Demo (e) bathroom	344	sq. ft.	A	1
027	Boy's bathroom is non-accessible	Provide new accessible bathroom with 5 lavs, 3 wcs, and 8 urinals	344	sq. ft.		
Stair 19	Handrails and guardrails are not compliant	Remove (e) handrails and guardrails	106	LF	A	1
		Provide new compliant handrails and guardrails	120	LF		
Unit B						
Unit B	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	2200	LF	I	4
Unit B	(E) vct in average to below average condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	11180	sq. ft.	I	3
Unit B	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	440	sq. ft.	I	3
Unit B	(E) sink base cabinet is non-accessible	Remove (e) non-accessible sink and base cabinet	8	each	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	8	each		
Unit B	Doors lack signage, or braille on (e) sign has worn off	Provide identifying, tactile Braille signage	21	each	A	1
Unit B	(E) lab stations are non-accessible	Remove (1) lab station in each lab classroom	5	each	A/I	1
		Provide new accessible lab station, type varies by lab function	5	each		
04,05,06,07,08, and 09	Labs have outdated window coverings. Each lab has a single drape on a single track	Provide new individual roller shades for each window	675	sq. ft.	I	3
Unit B	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	14	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	420	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%	420	sq. ft.		

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	840	sq. ft.		
		Provide new accessible aluminum threshold	14	each		
016	Casework impedes into strike side clearance of doors	Remove 1'-1'-6" of casework as necessary to provide strike side clearance	6	LF	A	1
		Patch cabinets, provide end pieces or filler panels as necessary	6	each		
04,05,06,07,08, and 09	Exterior doors are in below average condition	Remove (e) doors and frames	12	each	B	3
		Provide new doors and frames	12	each		
03	None of the cooking stations in the home economics class are accessible	Provide new accessible home ec station, sink, base cabinets, stove, etc.	1	each	A/I	1
10,14	Non-accessible toilet seat height	Raise toilet seat to 17"-19" AFF	2	each	A	1
014	"Accessible" stall lacks proper clear space on wide side of toilet	Remove partitions	1	each	A	1
		Provide new door hardware, appropriate for a single use occupant bathroom	1	each		
013	(E) boy's restroom is non-accessible	Provide new accessible bathroom with 3 lavs, 4 wcs, and 4 urinals	270	sq. ft.	A	1
011	(E) girl's restroom is non-accessible	Provide new accessible bathroom with 3 lavs and 4 wcs	190	sq. ft.	A	1
Unit C						
Unit C	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	2250	LF	I	4
Unit C	(E) vct in below average to good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	408	sq. ft.	I	3
015	(E) carpet at teacher's lounge in below average condition	Replace (e) carpet with new carpet	770	sq. ft.	I	3
015	(E) suspended ceiling tiles at teacher's lounge are in below average condition	Replace suspended ceiling tiles	960	sq. ft.	I	3
Unit C	Doors lack signage	Provide identifying, tactile Braille signage	12	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	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	6	each	A	1

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El Camino High School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Cut out portion of (e) concrete walkway or a/c paving	180	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%	180	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	360	sq. ft.		
		Provide new accessible aluminum threshold	6	each		
02	Door to snack bar has non-accessible strike side clearances	Remove (e) door and frame	1	each	A	1
		Demo portion of wall and move door to insure proper strike side clearances	20	sq. ft.		
		Provide new door and frame	1	each		
		Patch wall with new gwb and paint	20	sq. ft.		
07	Framed door to scullery only 30" wide	Enlarge cased opening to be 36" wide	1	each	A	1
015	Non-accessible drinking fountain at teacher's lounge	Remove (e) drinking fountain	1	each	A	1
		Provide hi/lo drinking fountain with metal wing rails	1	each		
012	Sink at staff locker room is non-accessible	Remove (e) non-accessible sink	1	each	A	1
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each		
02	Snack bar has no accessible window	Lower service window and counter to accessible height	1	each	A	1
12,18	Non-accessible threshold at interior door	Remove (e) non-accessible threshold	2	each	A	1
		Provide new accessible aluminum threshold	2	each		
28,29	Ceramic tile floor at staff bathrooms in below average condition	Replace (e) ceramic tile with new ceramic tile	435	sq. ft.	I	3
029	Non-accessible lav at bathroom	Remove (e) lav and replace with accessible lav	1	each	A	1
016	Non-accessible toilet paper dispenser at accessible stall	Remove (e) toilet paper dispenser and reinstall at accessible location	1	each	A	1
Unit D						
Unit D	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	2500	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	2035	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	9030	sq. ft.	I	4

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
018	(E) carpet in below average condition; possible water damage	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	160	sq. ft.	I	2
019	(E) vct in below average condition	Remove (e) vct, prepare sub floor for new vct, install new vct	104	sq. ft.	I	3
29,24	Damage to gwb	Patch gwb, paint	40	sq. ft.	I	3
18,19,20, and 26	Door widths are non-accessible	Remove (e) 2'-8" door and frame	7	each	A	1
		Enlarge opening to accommodate a 3'-0" door	16	sq. ft.		
		Provide new door and frame	7	each		
Unit D	Doors lack signage	Provide identifying, tactile Braille signage	6	each	A	1
01,02,04,17,25, and 30	Non-accessible threshold at exterior door	Remove (e) ramped threshold	8	each	A	1
		Cut out portion of (e) concrete walkway	240	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%	240	sq. ft.		
		Provide concrete transition from concrete landing to (e) adjacent concrete walk	480	sq. ft.		
		Provide new accessible aluminum threshold	8	each		
01,23,29	Non-accessible sink in office and/or workroom	Demo (e) base cabinet with non-accessible sink	18	LF	A	1
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	3	each		
09,10	Staff restrooms are non-accessible	Reconfigure spaces to provide 2 staff restrooms, each with 1 lav and 1 wc, may involve moving a plumbing wall to provide proper accessible clearances	185	sq. ft.	A	1
26,27	Restroom at nurse's office is non-accessible	Demo (e) bathroom and portion of adjacent storage room	66	sq. ft.	A	1
		Reconfigure space to provide accessible restroom with 1 wc only (accessible sink in nurse's office is an above item)	66	sq. ft.		
038	Girls' restroom is non-accessible	Reconfigure space to be fully accessible with 2 lavs and 4 wcs	192	sq. ft.	A	1
039	Boy's restroom is non-accessible	Reconfigure space to be fully accessible with 2 lavs, 2 wcs, and 3 urinals	192	sq. ft.	A	1
Unit E1						
Unit E1	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	2200	LF	I	4

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit E1	Doors lack signage	Provide identifying, tactile Braille signage	5	each	A	1
Unit E1	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
05,17	No accessible benches at locker rooms	Remove 5' of (e) bench at accessible lockers	2	each	A	1
		Provide accessible bench and vertical grab bar	2	each		
029	Pipes cut off in concrete floor and ends left exposed, some cracking	Patch approximately 10% of concrete floor at exposed pipes and cracks, match finish to (e) flooring	150	sq. ft.	I	3
22,23,24	(E) vct in below average condition	Remove (e) vct, prepare sub floor for new vct, install new vct	662	sq. ft.	I	3
Girls Team Room	Door lacks push side clearance	Remove (e) door and frame	1	each	A	1
		Provide new opposite handed door and frame	1	each		
Boys Teams Room	Non-accessible depth of clear space at door's push side	Remove (1) column of lockers to provide 48" of clear floor space at push side of door	1	each	A	1
07	Non-accessible sink in first aid room	Demo (e) base cabinet with non-accessible sink	8	LF	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each		
08,10	Female staff locker and restroom are non-accessible	Provide faculty locker room, shower, and accessible restroom with 2 lavs and 1 wc	241	sq. ft.	A	1
	Male staff locker and restroom are non-accessible	Provide faculty locker room, shower, and accessible restroom with 2 lavs, 1 wc, and 1 urinal	262	sq. ft.	A	1
Unit E2						
Unit E1	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1132	LF	I	4
Unit E1	Doors lack signage	Provide identifying, tactile Braille signage	6	each	A	1
Unit E1	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	4	each	A	1
02,11	(E) handrail is non-compliant, no contrasting striping at stairs	Remove (e) handrails	132	LF	A	1
		Install accessible handrails	144	LF		
		Provide 2" wide strip of contrasting color at upper approach and bottom tread	4	each		
01,05,07	Non-accessible threshold at exterior door	Remove (e) ramped threshold	5	each	A	1
		Cut out portion of (e) concrete walkway	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 transition from concrete landing to (e) adjacent concrete walk	300	sq. ft.		
		Provide new accessible aluminum threshold	5	each		

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
01	Drinking fountain is non-accessible	Remove (e) recessed drinking fountain	1	each	A	1
		Install accessible hi/lo drinking fountain with metal wing rails	1	each		
010	TV/VCR mounted < 80" AFF	Remove (e) TV/VCR and bracket	1	each	A	1
		Reinstall TV/VCR at 80" AFF	1	each		
		Patch gwb and paint	2	sq. ft.		
Unit F						
Unit F	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	6320	LF	I	4
Unit F	(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	2000	sq. ft.	I	4
012	(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	1518	sq. ft.	I	4
11, 14	(E) carpet in below average condition	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	1050	sq. ft.	I	3
13,20	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	85	sq. ft.	I	3
011	Chairs and concrete floor appear to be very worn	Refinish and paint theatre chairs	2823	sq. ft.	I	4
		Refinish concrete floors	2823	sq. ft.	I	4
Unit F	Doors lack signage	Provide identifying, tactile Braille signage	18	each	A	1
Unit F	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	10	each	A	1
04,08	Non-accessible threshold at exterior door	Remove (e) ramped threshold	2		A	1
		Cut out portion of (e) concrete walkway	60			
		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			
		Provide concrete transition from concrete landing to (e) adjacent concrete walk	120			
		Provide new accessible aluminum threshold	2			
012	Non-accessible sink in classroom	Remove (e) non-accessible sink	12	LF	A	1
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each		
018	Non-accessible width at door to practice room	Remove (e) 2'-4" door	1	each	A	1
		Enlarge opening to accommodate a 3'-0" door	5	sq. ft.		
		Provide new door and frame	1	each		
17,34,37	Doors lack proper floor clear space on pull side	Remove (e) door and frame	3	each	A	1
		Provide new opposite swinging door and frame	3	each		
		At dressing rooms remove lockers as needed for clearance	2	each		
012	Risers are non-accessible	Provide 33' x 60" wheelchair space at risers	14	sq. ft.		
12,13	Non-accessible handrails at risers	Remove (e) handrails	28	LF	A	1

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide accessible handrails at each side of risers.	32	LF		
09	Box office is non-accessible	Demo (e) box office , janitor's closet, and portions of control room as needed	74	sq. ft.	A	2
34,35,36, and 37	Dressing rooms and adjacent restrooms are in poor condition	Renovate spaces, providing new finishes, accessible casework, and accessible restrooms	580	sq. ft.	A/I	3
01,30	Stage floor and orchestra pit cover in below average	Refinish stage floor and orchestra pit cover	2920	sq. ft.	I/97	3
		Provide finish trim for orchestra pit cover	50	LF		
Unit G						
Unit G	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1315	LF	I	4
01,02,03,04	(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	1200	sq. ft.	I	4
Unit G	Doors lack signage	Provide identifying, tactile Braille signage	18	each	A	1
Unit G	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	18	each	A	1
Unit G	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	10	each		
		Demo (e) concrete landing	300	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at hall. Landing to have a maximum	300	sq. ft.		
		Provide concrete transition from concrete landing to (e) concrete ramp	600	sq. ft.		
		Provide new accessible aluminum threshold	10	each		
03	Ticket booth is non-accessible	Remove (e) door and frame	1	each	A	1
		Enlarge opening to accommodate a 3'-0" door	4	sq. ft.		
		Provide new door and frame, with accessible height ticket window	1	each		
07,08	"Accessible" stall lacks proper clear space at front of stall	Remove (e) partitions at accessible stalls	2	each	A	1
		Provide new accessible partitions	2	each		
Unit H						
Unit H	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1250	LF	I	4
Unit H	Doors lack signage	Provide identifying, tactile Braille signage	10	each	A	1
Unit H	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	4	each	A	1
Unit H	(E) vct/sheet vinyl in good condition but will need to be replaced sometime in the future	Remove (e) vct/sheet vinyl, prepare sub floor for new vct/sheet vinyl, install new vct	7200	sq. ft.	I	4
Unit H	(E) blinds and/or curtains are in below average condition	Provide new roller shades	1070	sq. ft.	I	3
Unit H	Non-accessible threshold and excessively sloped landing at exterior door	Remove (e) ramped threshold	6	each	A	1
		Cut out portion of (e) concrete walkway	180	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%	180	sq. ft.		
		Provide concrete transition from concrete landing to (e) adjacent concrete walk	360	sq. ft.		
		Provide new accessible aluminum threshold	6	each		
012	Individual (e) suspended ceiling tiles are damaged	Replace approximately 5% of suspended ceiling tiles	80	sq. ft.	I	3

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
01,05,11,12	Non-accessible sink in classroom	Remove (e) non-accessible sink and base cabinet	4	each	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	4	each		
011	Non-accessible door to office	Remove (e) door and frame	1	each	A	1
		Enlarge opening to accommodate a 3'-0" door	4	sq. ft.		
		Provide new door and frame	1	each		
04	Dark room is non-accessible	Provide 30"x48" clear space and roll-in station at each different type of equipment	4	each	A	1
		Provide accessible rotating darkroom door	1	each		
13,14	Non-accessible restrooms	Demo (e) restrooms	380	sq. ft.	A	1
		Provide accessible women's restroom with 3 lavs and 4 wcs	203	sq. ft.		
		Provide accessible men's restroom with 4 lavs, 4 wcs, and 4 urinals	174	sq. ft.		
Unit J						
Unit J	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	2215	LF	I	4
Unit J	(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	3080	sq. ft.	I	4
08,26	(E) carpet in average condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	1971	sq. ft.	I	3
Unit J	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
	Doors lack signage	Provide identifying, tactile Braille signage	6	each	A	1
01a, 06,24	Individual (e) suspended ceiling tiles are damaged	Patch approximately 5% of suspended ceiling tiles	80	sq. ft.	I	3
08,20	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 transition from concrete landing to (e) adjacent concrete walkway	120	sq. ft.		
		Provide new accessible aluminum threshold	2	each		
16,24	(E) curtains are in below average condition	Replace curtain with roller shades	240	sq. ft.	I	3
09,24	TV/VCR mounted < 80" AFF	Remove (e) TV/VCR and bracket	3	each	A	1
		Reinstall TV/VCR at 80" AFF	3	each		
		Paint and patch gwb	6	sq. ft.		
01,20	Non-accessible sink in classroom	Remove (e) non-accessible sink and base cabinet	2	each	A	2
		Provide roll-in sink base cabinet, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	2	each		
06	Door lever is >40" AFF	Remove (e) hardware	1	each		
		Patch door	1	each		

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Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Portables						
01.02.03,04,05,06.07. 08,09, 10, and 11	Condition of portable's finishes and overall accessibility is very poor	Replace all portables	11	each	97	1
Building Envelope						
Units B,C,D,G,H,and J	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 1 story buildings	3,320	LF	B	4
Units A,E, and F	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 2 story building	1000	LF	B	4
Unit E	Locker rooms were last re-roofed in 1991	Re-roof in 2007- Garland Roofing has priced this at $190,000	13,800	sq. ft.	B	1
Unit G	Large and small gyms were last re-roofed in 1990	Re-roof in 2010-Garland Roofing has priced this at $300,000	23,200	sq. ft.	B	2
Units A, B, C, D, E, F, G, and H	Windows in below average condition compared to other district sites	Replace windows and frames	10000	sq. ft.	B/97	2
General Site						
Stair at campus main entrance	Gripping surface at handrails is interrupted by handrail posts	Remove top of handrail posts , patch and smooth	16	each	A	1
	Handrail extensions are non-conforming	Remove (e) handrail extensions and replace with accessible extensions	4	each	A	1
	There is no stair striping	Paint 2" wide strip of contrasting color at each tread	12	each	A	1
	Stair has only (2) handrails	Add (4) intermediate handrails	88	LF	LS	1
Stair at Unit A/F	Stair is non-conforming	Install accessible handrails at each side and an intermediate handrails	147	LF	A	1
		Paint 2" wide strip of contrasting color at each tread	15	each		
Stair at Unit A/B	Stair is non-conforming	Remove non-conforming handrail extensions	4	each	A	1
		Install conforming accessible handrail extensions	6	each		
		Paint 2" wide strip of contrasting color at each tread	24	each		
Unit J-Room 01	Landing is non-accessible	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%	30	sq. ft.	A	1
		Provide concrete transition from concrete landing to (e) adjacent concrete walkway	60	sq. ft.		
		Remove (e) handrails	24	LF		
		Provide accessible handrails at each side of ramp	14	LF		
Stairs at Unit F	Stairs are non-conforming	Paint 2" wide strip of contrasting color at each tread	15	each	A	1
Outdoor stage at main quad	Stage is non-accessible	Provide ramp. Ramp to start in quad and curve behind stage into portion of hillside. To minimize ramp length it will have a max slope of 8.3%, handrails and guardrails will be necessary	30	LF	A	1
Ramp at faculty parking	Handrail extensions at top of ramp are non-conforming	Remove non-conforming handrail extensions and provide conforming extension, paint to match.	2	each	A	1
	Slope at middle leg of ramp exceeds 8.33% at various spots	Redo middle leg of ramp to have accessible slope	58	LF	A	1
Stair at main quad	Exposed rebar at concrete stairs. Stairs have no striping	Patch concrete and repair nosing where rebar exposed	11	each	A	1
		Paint 2" wide strip of contrasting color at each tread	24	each		
Stair at main quad	(E) handrails have non-conforming or no extensions. Handrail is interrupted by canopy columns	Remove non-conforming handrail	108	LF	A	1
		Provide new accessible handrails	110	LF		

El Camino High School

Architectural Site Survey

El Camino High School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Stair up to Units J and H	Intermediate handrails, extensions, and continuation of handrail are non-conforming	Remove (e) handrails and provide accessible handrails with extensions	34	LF	A	1
		Provide extensions at (e) handrails	3	each		1
		Provide continuous handrail around corner, connect to (e) handrails	3	LF		
		Paint 2" wide strip of contrasting color at each tread	26	each		
(2) Stairs up to Unit G	(E) handrails have no extensions. Handrail is interrupted by canopy columns	Remove non-conforming handrail	350	LF	A	1
		Provide new accessible handrails	382	LF		
		Paint 2" wide strip of contrasting color at each tread	88	each		
(2) Stairs up to Unit G	Exposed rebar at concrete stairs.	Patch concrete and repair nosing where rebar exposed	10	each	A	1
Stair on west side of Unit E	Non-conforming stairs	Remove non-conforming handrails	56	LF	A	1
		Add conforming handrails, intermediate also	80	LF		
		Paint 2" wide strip of contrasting color at each tread	18	each		
(2) stairs from basketball to tennis courts	(E) stairs are non-conforming	Remove non-conforming handrails	188	LF		
		Add conforming handrails	196	LF		
		Paint 2" wide strip of contrasting color at each tread	43	each		
Stair from basketball courts to pool	(E) stairs are non-conforming	Remove non-conforming handrails	91	LF		
		Add conforming handrails	98	LF		
		Paint 2" wide strip of contrasting color at each tread	22	each		
Paved Courts	Tennis and handball courts in below average condition	Resurface handball and tennis courts	43000	sq. ft.	I/97	3
Football/Baseball Field	(E) bleachers in poor condition and there is no accessible path of travel to spectator area	Remove (e) football bleachers	2500	sq. ft.	A	1
		Remove (e) baseball bleachers	675	sq. ft.		
		Provide new accessible bleachers at football field suitable for outdoor use.	2500	sq. ft.		
		Provide new accessible bleachers at football field suitable for outdoor use.	700	sq. ft.		
		Add new a/c parking lot at football field level with 1 van accessible stall, with 2 driveways	880	sq. ft.		
		Add accessible concrete walkway from new parking lot to accessible bleachers	500	sq. ft.		
Theatre Parking Lot	Built up curb ramp at accessible parking projects into 18' long access aisle of accessible parking spaces	Demo (e) built up curb ramp	48	sq. ft.	A/P	1
		Removal of concrete walkway adjacent to accessible parking	108	sq. ft.		
		Install depressed curb ramp with 60" long bottom landing and ramps down on both sides with slope of no more than 8.33%	48	sq.ft.		
		Provide accessible parking sign	1	each		
Football Field	The football field has no stadium lights for night games	Provide stadium lights	4	poles	I	2
Baseball Field	The baseball has no stadium lights for night games	Provide stadium lights	4	poles	I	2
Kitchen	Walk-in freezer, refrigerator, and blast chiller are in below average condition	Replace walk-in freezer	730	sq. ft.	F	2
		Replace walk-in refrigerator	640	sq. ft.	F	2
		Provide new blast chiller	1	each	F	2
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	E	1
Unit B	Sewer line backs up regularly and clean out is located in a classroom	Move clean out to outdoor location. Provide 6" diameter line	200	LF	M	2
Site	Half of (e) gas lines are in poor condition	Replace gas lines	15	acres	M	2

Architectural Site Survey

El Camino High School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Site	Half of (e) water lines are in poor condition	Replace water lines	15	acres	M	2
Unit D	(E) underground duct work is inefficient	Replace with duct work in building	16000	sq. ft.	M	3
Portables	(E) transformer is unnecessary	Remove (e) transformer	1	each	E	2
Portables	(E) portables 6,7,8,and 12 are in poor condition.	Remove portables from site	4	portables	I	1
		Replace portables with modular building on concrete pad	4800	sq. ft.	I	1
		Remove from previous cost estimate cost of (4) of the new portables				

El Camino High School

Architectural Site Survey - 1997 Bond Update

El Camino High School -1997 Bond Update						
1997 Recommendation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New asphalt overlay & Surface Drainage Improvements	Asphalt at all parking lots is in good condition	None	*211660*	*sq. ft.*		
Fencing and Gate Renovation		None	*6540*	*LF*		
Pool Filter System / New Enclosure & Repairs	No work was done at the pool	The district is currently having work done to the pool	*1*	*LS*		
Pool Liner Replacement	No work was done at the pool	The district is currently having work done to the pool	*1*	*LS*		
Pool Boiler Replacement	No work was done at the pool	The district is currently having work done to the pool	*1*	*LS*		
Baseball Fence Replacement	The fence surrounding the baseball field and the net above are in good condition	None	*300*	*LF*		
Tennis Courts Re-surfaced	Tennis courts are in below average condition	See Masterplan for recommendation	*1*	*LS*	97	2
Building Exterior						
Paint Exterior	Exterior paint in good condition	See Masterplan for future maintenance recommendation	*30000*	*sq. ft.*	97	2
New Window Frames and Glass	No new windows and frames	See Masterplan for recommendation	*2560*	*sq. ft.*	97	2
Existing Windows Re-Glazed (maintain existing frames)	No replacement glazing	See Masterplan for recommendation	*13000*	*sq. ft.*	97	2
Dry Rot Repairs (budget)	No visible dry rot at time of survey, need more info to accurately assess	None at this time	*1*	*LS*		
Roofing Replacement	(4) portables were re-roofed in 1999. The Academic, Indiustrial Arts, and Arts Building were re-roofed in 2000	See Masterplan for roofing recommendation	*165450*	*sq. ft.*		
Rain Gutter Repair/Replace	Not able to confirm at time of survey	None at this time	*15000*	*LF*		
Covered Walkway Replacement/ Repair	No work was done at the covered walkways	Hamilton + Aitken Architects is currently performing work on the columns at the covered walkways	*21000*	*sq. ft.*		
Building Interior						
Window Coverings Replaced	Vertical blinds have been installed at various buildings throughout the campus	See Masterplan for recommendations regarding window coverings	*3250*	*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 Masterplan for future maintenance recommendation	*83898*	*sq. ft.*		

Architectural Site Survey - 1997 Bond Update

El Camino High School -1997 Bond Update						
1997 Recommendation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Paint Interior	(E) Interior paint in good condition	See Masterplan for future maintenance recommendation	*125847*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*57*	*each*		
Light Fixture Retrofit	Light Fixtures have been upgraded	See electrical portion of Masterplan for lighting recommendation	*76020*	*sq. ft.*		
Book Locker Replacement	(E) exterior book lockers appear to be new. (E) interior book lockers in good condition, some appear to be new	None	*1450*	*each*		
Stage Flooring Renovation	Stage flooring has not been renovated	See Masterplan for recommendation	*1*	*LS*	97	3
Science Labs Renovation	The science labs were renovated, but accessibility issues still exist	See Masterplan for recommendation	*9000*	*sq. ft.*		
Cabinetry Renovation	Cabinetry in the science labs is in good condition. Cabinetry at the admin wing appears new	None	*1*	*LS*		
Life Safety Upgrades/ ADA						
Exterior Door & Hardware Upgrades	Exterior doors are generally new and have accessible hardware	None	130	each		
Interior Door Hardware Upgrade	Interior Doors are generally in good condition and have accessible hardware	None	220	each		
Handicamp Ramps (based on vertical rise)	A 10' long ramp (as suggested by 97 Masterplan) was built at Unit B, but it slope exceeds the max. of 8.33%	Demo ramp and rebuild at accessible slope	12	feet	97	1
Elevator Addition and/or Stair Revisions	(1) exterior elevator towers ndependent of any (e) structures have been added and appears to be in good working order	Perform proper maintenance to insure elevator is in proper working order	*1*	*LS*	B	1
Drinking Fountain Accessibility Upgrades	(E) trough drinking fountains are in good condition and at an accessible wheelchair height, but protrude into the path of travel more than 4" without any warning device or have no high drinking founatin within close proximity to the low drinkig founatin	Install hi drinking fountains and metal wing rails	*2*	*each*		
Toilet Room Upgrades	Toilet Rooms have been upgraded throughout the campus	See Masterplan for individual toilet room recommendations	*4000*	*sq. ft.*		
Wheelchair Lift at Stage	Lift is installed but currently used for storage	All items must be removed from lift and path of travel to lift.Perform proper maintenance to insure lift is in proper working order	*1*	*LS*	A	1
Portables						
New Portable Classrooms (replace existing old problem units)	(E) problem units remain on the site, (2) replacement portables have been installed	Replace (11) portables	*11*	*each*	97	1

El Camino High School

Mechanical Site Survey

El Camino 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 A1 (Gas heat system)				
01 thru 14	Each classroom is heated, minimum ventilation by a newer furnace with cooling coil and split condenser on roof	heating upgraded	none	install economizer cycle control and install energy management system to each equipment
25, 26	toilet rooms have exhaust fan and louver for ventilation	not applicable	none	none
Unit A2 (Gas heat system)				
01 thru 16	Each classroom is heated, minimum ventilation by a newer furnace with cooling coil and split condenser on roof	heating upgraded	none	install economizer cycle control and install energy management system to each equipment
27, 28	toilet rooms have exhaust fan and louver for ventilation	not applicable	none	none
Unit B (gas heat system)				
01 thru 9, 16,17	Each of the classrooms and offices are heated, minimum ventilation by a new furnace in the mechanical room.	heating upgraded	none	install economizer cycle control and install energy management system to each equipment
10, 14	toilet rooms have roof exhaust fan and door louver for ventilation	not applicable	none	none
Unit C (gas heat system)				
04,	Dinning Hall is heated and 100% ventilated by two indoor Reznor gas fired furnaces.	heating upgraded	none	Install energy management system to each equipment
06,	kitchen is equipped with 3 hood exhaust fans on roof and make up air by rooftop Reznor gas fired furnace.	heating upgraded	none	Install energy management system to each equipment
15	teacher's break room is heated, minimum ventilation by a new furnace located in mechanical room 26. the break room is also heated by a ceiling electric heater	heating upgraded	none	install economizer cycle control and install energy management system to each equipment
Unit D (gas heat system)				
01, 02, 03, 05 thru 37	The administration offices are heated, minimum ventilation by 3 newer furnaces. Two toilets have door louver and ceiling exhaust for ventilation	heating upgraded	none	Install economizer cycle control and install energy management system to each equipment
04,	The Library is heated, minimum ventilation by an outdated furnace	not upgraded	none	install high efficiency furnace with economizer cycle control and install energy management system to each equipment
Unit E1, E2 (gas heat system)				
04, 05, 16 17, 29	The women's and men's locker/ shower rooms are heated and 100% ventilated by two reznor units and two roof exhaust fans	heating upgraded	none	Install energy management system to each equipment
06 thru 09, 20 thru 26	Offfices are heated, minimum ventilation by two newer furnaces	heating upgraded	none	Install economizer cycle control and install energy management system to each equipment
Unit F1, F2 (gas heat system)				
01, 11	the stage and the theatre seating is heated and 100% ventilated by an indoor Reznor gas fired furnace and an indoor utility exhaust fan.	heating upgraded	none	Install energy management system to each equipment
12, 13	Music Classrooms and offices are heated, minimum ventilation by two newer furnaces	heating upgraded	none	Install economizer cycle control and install energy management system to each equipment

Mechanical Site Survey

El Camino 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 G (Hydronic heating system)				
01, 10, 11	The lobby, the large gym and the small gym are heated and 100% ventilated by 7 newer ceiling suspended air handling units with hot water coil. Hot water is supplied by a newer heating boiler.	heating upgraded	none	Install energy management system to each equipment
07, 08	the girls toilet has a roof exhaust fan and door louver for ventilation, the boys toilet has no ventilation	not applicable	add an exhaust fan in the boys toilet for ventilation	none
Unit H (gas heat system)				
01 thru 11	classrooms and offices are heated, minimum ventilation by three newer furnaces	heating upgraded	none	Install economizer cycle control and install energy management system to each equipment
12	classroom 12 was modified into two classrooms. The smaller room is heated, minimum ventilation by a newer furnace the larger room is heated by a wall mounted electric heater.	heating upgraded	the larger room has no ventilation. Add supply air outlet to large room, extend supply duct to new outlet	Install economizer cycle control and install energy management system to each equipment
Unit J (gas heat system)				
01,	classroom is heated, minimum ventilation by a ceiling suspended gas fired unit heater.	heating upgraded	none	Install economizer cycle control and install energy management system to each equipment
28, 29	office and classroom is heated, minimum ventilation by a horizontal mounted furnace	unit was manufactured in 1991 assume no upgrade done	none	install new furnace with economizer cycle control and install energy management system
08,	classroom is heated, minimum ventilation by a ceiling suspended gas fired unit heater.	heating upgraded	none	Install economizer cycle control and install energy management system to each equipment
09, 15, 16	computer classrooms and offices are heated, and cooled, minimum ventilation by two furnaces in the Mezzanine and two condensers on the roof	heating upgraded	none	Install energy management system to each equipment
20	classroom is heated, minimum ventilation by a 3 ceiling suspended gas fired unit heaters.	heating upgraded	none	Install energy management system to each equipment
Portables (Gas heat system)				
1, 4, 12, 13	The portables are each heated, minimum ventilation by a wall BARD unit	not applicable	none	install new furnace with economizer cycle control and install energy management system to each equipment
2, 3, 5, 7, 8, 9	The portables are each heated, minimum ventilation by an outdated furnace	not applicable	none	install new furnace with economizer cycle control and install energy management system to each equipment
6, 7	The portables are each heated by an electric baseboard heater	not applicable	none	install new furnace with economizer cycle control and install energy management system to each equipment

El Camino High School

Plumbing Site Survey

El Camino 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			
		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 A1			
14	1 CI CR sink less bubbler		
15	1 mop sink (floor type) with insta-hot		Replace mop sink (cracking).
16	2 SS df, 1 vitreous df		
19	2 wall mtd fv water closets, 5 lav, 7 urinal (prison fixtures)		
23	1 ft water closet, 1 lav		Replace lav faucet.
26	4 wall mtd fv water closets, 3 lav (prison fixtures)		
28	1 ft water closet, 2 lav		Replace lav faucets.
Unit A2			
18	1 SS df, 1 vitreous df		
22	6 wall mtd fv water closets, 5 lav (prison fixtures)		
27	3 wall mtd fv water closets, 8 urinals, 5 lav (prison fixtures)		
30	1 mop sink (standing type)	Replace faucet with vacuum breaker type faucet.	
Unit B			
01	8 epoxy lab sinks with serrated nose VB faucet, 9 dual gas turrets, 1 epoxy lab sink with 2 serrated nose VB faucets, 1 handheld eyewash, 1 fume hood with cw & gas		

Plumbing Site Survey

03	7- 2 comp SS kitchen sinks, 1 single comp kitchen sink with disposer and residential dw, 1 elec W/D, 3 gas ranges		
04	1 epoxy lab sink with 2 serrated nose VB faucets, 1 handheld eyewash, 1 fume hood with cw & gas		
05	1 epoxy lab sink with 2 serrated nose VB faucets, 1 handheld eyewash, 8 epoxy lab sinks with 2 serrated VB faucets (1 triple service fixture cw, gas, gas)		
05	1 epoxy lab sink with 2 serrated nose VB faucets, 1 handheld eyewash, 8 epoxy lab sinks with 2 serrated VB faucets (1 triple service fixture cw, gas, gas)		
07	1 epoxy lab sink with 2 serrated nose VB faucets, 1 handheld eyewash, 1 fume hood with cw & gas		
08	1 epoxy lab sink with 2 serrated nose VB faucets, 1 handheld eyewash, 1 epoxy lab sink with serrated nose VB faucet		
09	10 epoxy lab sinks each with 2 serrated nose VB faucet, 4 gas turrets (2 with 2 valves and 2 with 4 valves), 1 epoxy lab sink with with 2 serrated nose VB faucets, 1 handheld eyewash		
10	4 wall mtd fv water closets, 4 urinals, 3 lav (prison fixtures)		
11	1 ft water closet, 1 urinal, 2 lav	Replace lav faucets.	Replace lavs and trim.
12	1 ft water closet, 2 lav		
13	1 ft water closet, 2 lav		
14	4 wall mtd fv water closets, 3 lav (prison fixtures)		
16	4 epoxy sinks (3 with single serrated VB faucets and 1 with 2 serrated VB faucets and undercounter point-of-use water heater), 3 single gas turrets . 1 emergency shower		
Unit C			
02	1 small SS sink built into SS counter		
04	1 dual ht ss df		
05	1 SS freestanding sink		

Plumbing Site Survey

06	Commercial Kitchen		Replace faucet at hand sink.
07	1- 2 comp sink with sprayer		
08	1 SS sink built into SS counter		
11	1 mop sink (CI flr type with SS rim guard and wall panels)		
13	1 SS sink, 1 washer		Replace faucet.
15	1 vitreous df (non-op)		
16	1 ft water closet, 1 counter lav		
22	1 wall faucet with h&cw		
25	1 mop sink (standing type)	Replace faucet with vacuum breaker type faucet.	Replace mop sink and trim,
26	1- 140 gallon gas-fired water heater with circ pump	Insulate all hot water and return piping. Replace rusted portion of gas train. Double contain underground gas. PRV vent elbows through wall at 24" above grade with elbow down.	
27	3 wall mtd fv water closets, 2 counter lavs		
29	1 wall mtd fv water closet, 1 urinal, 1 counter lav		
Unit D			
01	1 SS CR sink		Replace faucet.
10, 11	1 ft water closet, 1 lav		
14	1- 40 gallon gas-fired water heater, mop sink (standing type)	Provide seismic strapping. Replace mop sink faucet with vacuum breaker type.	Replace valving.
23	1 CI CR sink less bubbler	Replace bubbler.	Replace grid drain.
26	1 ft water closet, 1 small lav		Replace fixtures and trim.

Plumbing Site Survey

29	1 SS CR sink		
38	4 wall mtd fv water closets, 2 lav (prison fixtures)		
39	2 wall mtd fv water closets, 2 lav, 3 urinal (prison fixtures)		

El Camino High School

Plumbing Site Survey

Unit E1			
03	1 elec washer, 1 gas dryer		
04	(n) showers with 20 and 1 h/c station		
05	6 flr mtd fv water closets, 4 lav (prison fixtures), 2 SS df		
06	1 mop sink (concrete floor type)	Replace faucet with vacuum breaker type faucet.	Replace mop sink and trim.
08	1 wall mtd fv water closet, 2 lav, 2 shower		Replace shower trim and provide concealed stops.
09	1 SS kitchen sink, 1 ice machine		
11	1- 50 gallon gas fired water heater	Run relief valve drain to sewer. Replace rusted gas fittings.	
16	2 flr fv water closets (prison fixtures), (n) showers with 20 and 1 h/c station	Replace corroded flush valve.	
17	10 urinals, 4 lavs, 3 SS df		
21	1 ice machine, 1 SS kitchen sink		
26	1 wall mtd water closet, 2 lav, 1 urinal, 2 showers		Replace shower trim and provide concealed stops.
27	1 mop sink (floor type)	Replace faucet with vacuum breaker type faucet.	Replace mop sink and trim.
Unit E2			
06	1 recessed SS df/cuspidor		
08	1 mop sink (concrete floor type)	Replace faucet with vacuum breaker type faucet.	Replace mop sink and trim.

Plumbing Site Survey

Unit F1			
04	1 flr mtd fv water closet, 3 urinal, 2 lav (prison fixtures)		
08	2 wall mtd fv water closets, 1 lav (prison fixtures)		
10	1 mop sink (standing type)	Replace faucet with vacuum breaker type faucet.	
12	1 CI sink with undercounter point-of-use 4 gallon water heater		
34	1 CI CR sink	Replace trim.	Replace fixtures and trim.
35	1 flr mtd fv water closet, 1 urinal, 1 lav (prison fixtures)		
36	2 wall mtd fv, 1 lav (prison fixtures)		
37	1 CI CR sink	Replace trim.	Replace fixtures and trim.
Unit F2			
04	1- 40 gallon gas-fired water heater	Provide expansion tank. Relief valve to drain to sanitary sewer. Replace corroded connections. Replace rusted gas piping within room.	Replace valving.
Unit G			
01	1 SS df		
02	1 SS kitchen sink		Replace sink.
07	4 flr mtd fv closet, 3 lav (prison fixtures)		
08	1 flr mtd fv water closet, 4 urinals, 4 lav (prison fixtures)		
09	1 mop sink (standing type)	Replace faucet with vacuum breaker type faucet.	Replace mop sink and trim.
11	1 recessed SS df		Replace with dual ht SS type.
Unit H			
01	1 SS photo sink		

04	1 SS photo sink		
05	4 faucet SS trough sink with bubbler and solids interceptor	Replace bubbler ADA type.	
10	1- 40 gallon gas-fired water heater with circ pump		
11	2 CI CR sink	Replace bubbler.	
12	1 CI CR sink	Replace bubbler.	
13	4 wall mtd fv water closets, 4 urinals, 3 lav (prison fixtures)		
14	4 wall mtd fv water closets, 3 lav (prison fixtures), 1 exterior SS df		
15	1 mop sink (standing type)	Replace faucet with vacuum breaker type faucet.	Replace mop sink and trim.
16	1- 30 gallon gas fired water closets	Provide seismic strapping. Run relief valve drain to sewer.	
Unit J			
19	1 ft water closet, 1 lav		Replace fixtures and trim.
20	1 mop sink (standing type), 1 CI CR sink with faucet and eyewash (no bubbler)	Replace mop sink faucet with vacuum breaker type faucet.	Replace sink and trim.
27	1 trough sink (non-op)	Replace or repair sink.	
29	1 lav		
Unit 1			
01	1 SS sink with bubbler/faucet		Replace sink with SS CR type.
Unit 13			
01	1 SS CR sink (non-op)	Repair 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	Near Mission Rd.	One primary electrical service comes from a PG&E transformer vault					
	East of C	The PG&E switchgear and the school switchboard were locked with a PG&E lock and not accessible.			Have PG&E remove their lock from the school's location on the enclosure.	Have PG&E remove lock	1
	C	A 1000A, 277/480V, 3ph, 4-wire switchboard feeding the Admin, Cafeteria, Site lighting, Gym and Locker rooms was located in the electrical room. It appears that bus duct runs underground to the PG&E switchgear.					
	Outside Portable 8	A second primary electrical service replaced with a 300 kVA, 480-120/208 PG&E pad-mounted transformer behind Portable 8. A switchboard adjacent to this transformer was installed in 1999. A 225A breaker feeds panel behind Portable 12					
	Behind Portable 12	An 800A. A 120/208V, 3ph, 4-wire switchboard MSB was located in new enclosure					
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			
	A1	Added surface raceway for additional power receptacles & through desks in all classrooms	Replace panel DP: 125A, 120/208, 3-ph,4-w, 42 ckts in staff bathroom		Replace lower exit sign at west door	exit light	1
		Replaced panel MA1: 600A, 277/480, 3-ph,4-w, 42 ckts in storage room	Replace panel DP: 125A, 120/208, 3-ph,4-w, 42 ckts in Room 15		Add GFI rec. in bathrooms	receptacle	4
		Replace 150 kVA Xfmr in storage room	Update panel directories			Update panel directory	4
		Replaced panel DPA1: 400A, 120/208V, 3-ph,4-w, 42 ckts in storage room. This panel feeds A1A/A2A, A1B/A2B, A1C/A2C				120/208V panel	2
		Replaced panels A1A,B,C,D: 225A, 120/208V, 3-ph,4-w in storage room.					
	A2	Added surface raceway for additional power receptacles & through desks in all classrooms			Add GFI rec. in bathrooms	receptacle	4
		Replaced panels A2A,B,C,D: 225A, 120/208V, 3-ph,4-w in storage room.					
	B	Added surface raceway for additional power receptacles & through desks in all classrooms	Replace panels DA and DC: 225A, 120/208V, 42 and 18 ckts		Replace missing raceway covers and end caps	raceway covers	40
		Added surface raceway forGFI power receptacles at each lab bench in Room 46 and at each work station counter in Room 42	Replace panels BA1 and BA2		Add GFI rec. at sinks	receptacle	6
		Replaced panel DPB: 600A, 277/480, 3-ph,4-w, 42 ckts in storage room. This panel feed panels DA,DB, DC and BA1 and BA2 also in this room	Replace 150 kVA, 480-120/208V transformer		Add GFI rec. in bathrooms	120/208V panel	4
		Replaced panel DS: 400A, 120/208V, 3-ph,4-w, 42 ckts in storage room.				150 kVA transformer	1
Power Distribution	C	Replaced panels BD1, BD2 and BB in kitchen/wash area: 225A, 120-208V in 1995	Replace panels BA and PBA (in same enclosure) in unit C electrical room		Add GFI rec. at sinks and in bathrooms	receptacle	4
		panel DPA in unit C kitchen area:125A, 277/480, 3-ph,4-w,for mixer motors & heaters	Replace 225 kVA, 480-120/208V transformer in unit C electrical room		Repair broken breaker in panel BC	repair panel	1
		Receptacles have been located in lounges, kitchen and cafeteria	Replace panel BC in unit C storage closet near cafeteria: 225A, 120/208, 3-ph,4-w, 30 ckts			120/208V panel	7
			Replace panels LKA and BE in unit C kitchen area: 225A, 120/208, 3-ph,4-w, 42 ckts			225 kVA transformer	1
	D	Added surface raceway and poles for additional power receptacles in the library, offices and career center	Replace panels AB and AA in unit D electrical panel room: 225A, 120/208, 3-ph,4-w, 30 ckts		Add GFI rec. at sinks and in bathrooms	receptacle	20
			Replace 75 kVA, 480-120/208V transformer in unit D electrical panel room		Added surface raceway in conference room and work room	120/208V panel	6
	E1	Replaced panel FB in boys locker area:100A, 120/208, 3-ph,4-w, 42 ckts	Replace panel FA in boys locker area:100A, 120/208, 3-ph,4-w, 30 ckts		Add GFI rec. at sinks and in bathrooms	75 kVA transformer	1
		Receptacles have been located in locker area	Replace 200A service disconnect switch in pool mechanical room			112.5 kVA transformer	1
			Replace panel 112.5kVA, 480-120/208V transformer pool mechanical room				
			Replace panel F in pool mechanical room:100A, 120/208, 3-ph,4-w, 30 ckts				
			Replace two unlabeled panels in pool mechanical room:100A, 120/208, 3-ph,4-w, 42 ckts				
	E2	Added raceway for additional receptacles in girls' locker room kitchen.	Replace unlabeled panel in girls' locker area:100A, 120/208, 3-ph,4-w, 30 ckts		Add GFI rec. at sinks and in bathrooms	receptacle	10
		Receptacles have been located in locker area					
	F1	Receptacles have been located in control room, telephone room, dressing rooms etc			Add GFI rec. at sinks and in bathrooms	receptacle	10
	F2		Replace panel TH: 100A, 120/240V 12 ckt			120/240V panel	1
	G	Panel GC in small gym: 100A, 120/208, 3-ph,4-w, 30 ckts	Update panel directories		Fix broken lock on panel GC	repair panel	1
		Panel GC in large gym: 225A, 120/208, 3-ph,4-w, 30 ckts	Replace panel GDP in gym foyer storage closet:600A, 120/208, 3-ph,4-w, 30 ckts feeding panels GA, GB and GC and bldg AH's		Add GFI rec. at sinks and in bathrooms	receptacle	10
		Receptacles have been located in offices, kitchen	Replace panel 150kVA, 480-120/208V transformer gym foyer storage closet		Replace emergency lighting battery and DP in gym foyer storage closet	120/208V panel	3
			Replace panel CC in gym foyer storage closet:225A, 120/208, 3-ph,4-w, 30 ckts			150 kVA transformer	1

El Camino 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
Power Distribution	H	Added surface raceway for additional power receptacles in most classrooms	Replace panels CA and CB: 225A, 120/208, 3-ph,4-w, 42 & 30ckts in mechanical room near Room 52.		Add GFI rec. at sink in Room 52	receptacle	25
		Added GFI rec. at some sinks	Replace 120/240V panel in Room 52		Replace missing raceway covers and end caps	repair raceway covers	1
		Replaced panel DPH: 500A, 120/208, 3-ph,4-w, 42 ckts in mechanical room near Room 52. This panel feed panels CA,CB and HA, BA1 and BA2 also in this room	Add surface raceway for additional power receptacles in Room 52		Add GFI rec. in bathrooms	120/208V panel	2
			Replace 75 kVA transformer in storage next to Room 52			75 kVA transformer	1
			Replace raceway in Room 53			120/240V panel	1
	J	Added surface raceway for additional power receptacles in all classrooms	Replace panel SD3 in 61B: 225A, 120/208, 3-ph,4-w feeding panels SA, SB, SC and SE		Repair rusted connection at panels PP and LP	receptacle	10
		Receptacles have been located in offices, shops and storage lofts	Replace the old 225 kVA transformer in 61B		Replace missing receptacle cover.	repair raceway covers	1
		Panels PP and LP in 61B: both 100A, 120/208V, 42ckts are in good condition	Replace two unlabeled panels in 61B: 400A, 120/240, 1-ph,3-w, 30 ckts		Replace shop bench receptacles	120/208V panel	3
		Panel JA in 61B :125A, 120/208V, 30 ckts is in fair condition	Remove Main Disconnect Switch in 61B: 400A, 120/240V			225 kVA transformer	1
		5 empty 1-1/2" conduits have been routed to room 61B	Replace panel SB in shop 64: 225A, 120/208, 3-ph,30 ckts			120/240V panel	2
	K		Not on current school property			Repair connection	6
	Portable 1	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add GFI rec. at sink	receptacle	11
					Add surface raceway for additional power receptacles	120/240V panel	1
	Portable 2A	Receptacles have been located in the portables			Add surface raceway for additional power receptacles	receptacle	40
	Portable 2	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles	120/240V panel	4
	Portable 3	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
	Portable 4	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
	Portable 5	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel				
	Portable 6	Receptacles have been located in the portables			Add surface raceway for additional power receptacles	receptacle	70
	Portable 7	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles	120/240V panel	6
	Portable 8	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
	Portable 9	No indication of any	Replace 200A, 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
	Portable 10	Receptacles have been located in the portables	Replace 40A, 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
	Portable 11		Portable no longer on school grounds				
	Portable 12	Receptacles have been located in the portables	Replace 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
	Portable 12A	Receptacles have been located in the portables	Replace 125A, 120/240V, 12 ckt panel		Add surface raceway for additional power receptacles		
Lighting System				All switches a maximum 48" AFF			
	A 1 & A2	All classroom lighting has T8 lamps is in good condition 1 occupancy sensor provided			Light switches in some classrooms and bathrooms are in inconvenient locations and need to be relocated.	switch	10
					Add a switch for storage room lighting	Switches & occupancy sensors	5
					Use Occupancy sensors in offices, closets, corridor and bathrooms		
					Repair broken exit sign on A2 corridor	exit sign	2
					Replace missing exit sign on A1 corridor		
	B	All classroom flush mounted lighting has T8 lamps is in good condition 1 occupancy sensor provided	Replace all lighting in the bathrooms.	Lower switch in office between rooms 45 and 46	Add occupancy sensors in room 42 and various storage rooms within	Switches & occupancy sensors	10
			Replace incandescent lamp in the custodian room with an energy saving lamp.	Lower several switches in the home ec room (42)	Use Occupancy sensors in offices, closets, corridor and bathrooms	switch	4
					Light switches in the mechanical room needs to be relocated from behind the door	2-lamp fluorescent 1X4 light	30
					Replace all exterior lighting along corridor and bridges.		
	C	Kitchen and kitchen storage lighting is good with T8 lamps.	Replace incandescent lights in mixing area		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
		Fixtures in the teachers' area is old but has T8 lamps and bi-level switching	Replace fixtures in teachers' area		Repair switch in storage in Women's bathroom	2-lamp fluorescent 1X4 light	12
		Lighting in Men's & Women's bathrooms is good, uses T8 lamps and a timer switch.	Replace incandescent lighting storage in Women's bathroom			switch	1
	D	Lighting in this building is in good condition and has T8 lamps. Fixtures are either strips (closets) or troffers	Add another light in the Girls' bathroom		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	4
		Corridor has 3-level switching				2-lamp fluorescent 1X4 light	1
		Conference room has bi-level switching					
	E1	Large locker room and office area lighting is good but F has T12 lamps.	Replace incandescent lights in the locker /shower area behind office		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
			Replace all exterior incandescent lighting		Repair switch in locker room behind office.	switch	1
			Replace poor lighting in pool laundry room.		Replace end cap in storage near Mat room	2-lamp fluorescent 1X4 light	2
	E2	Large locker room and office area lighting is good but F has T12 lamps.	Replace all exterior incandescent lighting		Repair lens on light in kitchen	2-lamp fluorescent 1X4 light	2
		Locker /shower area behind office has fluorescent fixtures with T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
Lighting System	F1	The audience area has good lighting for the application.	Replace lighting in the boys' and girls' dressing rooms, entrance to the band room, the practice room and band storage room		Use Occupancy sensors in offices, closets, corridor and bathrooms	2-lamp fluorescent 1X4 light	20
		The stage has adequate for the application.			Light switch in the practice room needs to be relocated from behind the door	switch	1
		All backstage and side stage areas are poorly lit					
		The band room has surface mounted fluorescents with T8 lamps but no occupancy sensor					
	F2	Lighting is dim and old.	Replace all lighting			2-lamp fluorescent 1X4 light	100
	G	Lighting in the gyms is old but uses T8 lamps and is controlled by a key-switch	Replace gym lighting with same control		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
		The team room flush lighting is in fair condition with bi-level switching.	Replace T12 lamps in several storage rooms			2-lamp fluorescent 1X4 light	10
		Bathroom lighting is good but no occupancy sensor					

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	All classroom flush mounted lighting has T8 lamps is in good condition 1 occupancy sensor provided	Replace old lighting and incandescent lights in the photography dark room area	Lower switch in office between rooms 51 and 52 storage	Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
					Light switches in the teacher's office in room 51 and room 54 need to be relocated from behind the door	2-lamp fluorescent 1X4 light	100
					Replace all exterior lighting along corridor and bridges.	Switch	5
					Switch in storage closet near room 52 is too far from the door and should be relocated.		
					Add a light switch for the office in room 53.		
	J	All lighting in rooms 60 A and 60B are new industrial fixtures with T8 lamps. No occupancy sensor is provided.	Replace T12 lamps in storage loft in room 62 and 63 storage closets and incandescent lights in 60B and 61B lofts .	Lower switch in office between rooms 64	Light switches in 60B storage needs to be relocated closer to the door	Switch	3
		Occupancy sensor added to room 62 storage loft.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	10
		All lighting in rooms 61, 61A and 61B are surface fixtures with T8 lamps. No occupancy sensor is provided.			Replace all exterior lighting along corridor and bridges.	2-lamp fluorescent 1X4 light	75
		All lighting in shop 64A is new industrial fixtures with T8 lamps. 5-level switching is provided.			Relocate switch for 61B outside room to inside door		
	K	Not a school building					
	Portable 1	Lighting is old with T8 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor	Switches & occupancy sensors	26
	Portable 2A	Lighting is old with T8 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor	2-lamp fluorescent 1X4 light	260
Lighting System	Portable 2	Lighting is old with T8 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 3	Lighting is old with T8 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 4	Lighting is old with T8 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 5	Lighting is old with T8 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 6	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 7	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 8	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 9	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 10	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 11	Portable no longer on school grounds					
	Portable 12	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
	Portable 12A	Lighting is old with T12 lamps and no occupancy sensor	Replace all lighting including exterior		Add occupancy sensor		
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.	Add PA/Clock unit in 13B and 2nd floor office				
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	E1	New Rauland 1100 units have been installed.	Add PA/Clock unit in mechanical room in basement level				
	E2	New Rauland 1100 units have been installed.					
	F1	New Rauland 1100 units have been installed.	Add PA/Clock unit in boys' dressing room				
	F2	None needed					
	G	New Rauland 1100 units have been installed.	PA/Clock unit in small gym is broken		Repair broken PA/Clock unit in small gym	PA/Clock unit	8
	H	New Rauland 1100 units have been installed.					
	J	New Rauland 1100 units have been installed.	Add PA/Clock unit in room 63 office and in room 61B				
	K	Not a school building					
	Portable 1	New Rauland 1100 units have been installed.					
	Portable 2A	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 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	No indication of any					
	Portable 10	New Rauland 1100 units have been installed.					
	Portable 11	Portable no longer on school grounds					
	Portable 12	New Rauland 1100 units have been installed.					
	Portable 12A	New Rauland 1100 units have been installed.					
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the classrooms. CATV has been added			Add 1 data outlet at each receptacle in power raceway.	data outlet	200
		Data outlets are located along the raceway in several classrooms					
	B	Telephone/Data outlets have been located in the classrooms. CATV has been added			Add 1 data outlet at each receptacle in power raceway.	data outlet	200
		Data outlets are located along the raceway in several classrooms			Replace missing raceway covers	raceway covers	10
	C	Telephone outlets only have been located in the kitchen and cafeteria areas					
	D	Telephone/Data outlets have been located in the teacher room			Add CATV outlet in the teachers' room	CATV outlet	1

El Camino 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
		Telephone/Data outlets have been located in the library, offices, work room and conference room.			Add 1 data outlet at each receptacle in power raceway.	data outlet	50
	E1	Only telephone outlets have been located in this facility, including the basement mechanical room					
		One data outlet is located in the office					
	E2	Only telephone outlets have been located in this facility					
		One data outlet is located in the office					
	F1	Only telephone outlets have been located in the team and mat rooms and sales booth					
	F2	Not required in this area					
	G	located in the team and mat rooms and sales booth			Add data outlet in foyer area for ticket sales	data outlet	2
	H	Telephone/Data outlets have been located in classroom room 52. CATV has been added	Add a data outlet at teacher station in room 51		Add 1 data outlet at each receptacle in power raceway.		
		Data outlets are located along the raceway in classrooms 51, 53 and 54					
	J	Telephone/Data outlets have been located in most classrooms. CATV has been added	Add data outlets in rooms 60B, 61Aand 64 classroom		Add 1 data outlet at each receptacle in power raceway.	data outlet	50
		Data outlets are located along the raceway in classrooms 62A and 63	Add telephone, data and CATV outlets in rooms 61 and 61B				
			Add telephone with loud ringer in 64 shop area				
	K	Not a school building					
Telephone/Data/CATV Networking System	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	120
	Portable 2A	Telephone outlet only has been located in the portable	Add data outlets in portable		Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	12
	Portable 2	Telephone outlet only has been located in the portable	Add data outlets in portable		Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 3	Telephone outlet only has been located in the portable	Add data outlets in portable		Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 4	Telephone outlet only has been located in the portable	Add data outlets in portable		Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 5	Telephone/Data outlets have been located in the portable			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	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 indication of any					
	Portable 10	Telephone/Data outlets have been located in the portable			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 11						
	Portable 12	Telephone/Data outlets have been located in the portable			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 12A	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

El Camino High School
1320 Mission Road
South San Francisco, CA 94080

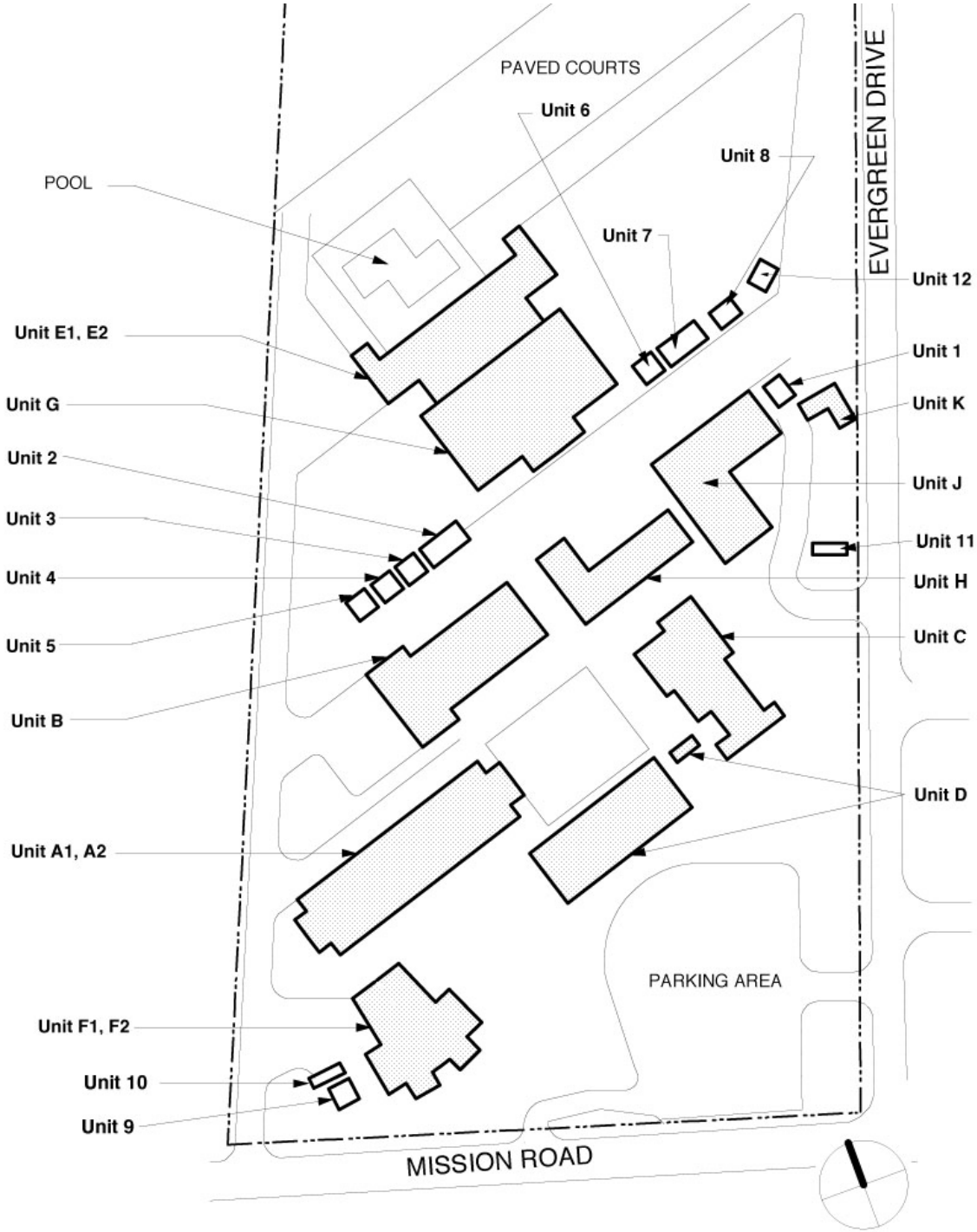
South San Francisco Unified School District



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

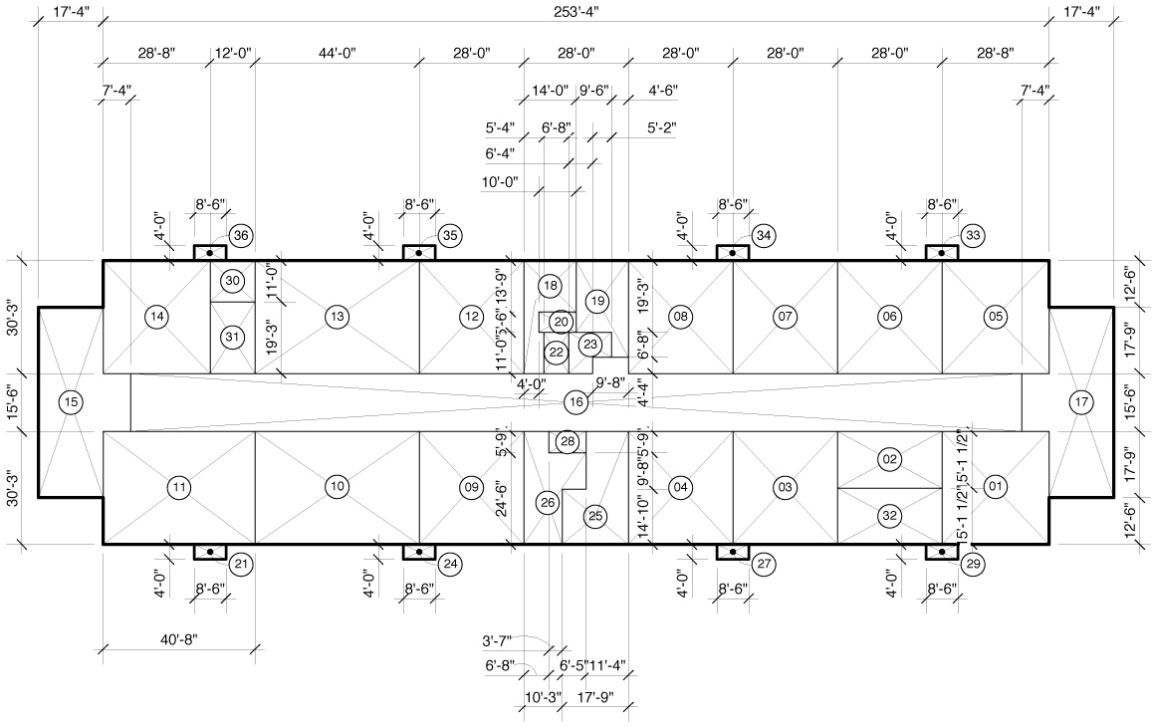
August 28, 2006

Site Plan – El Camino High School

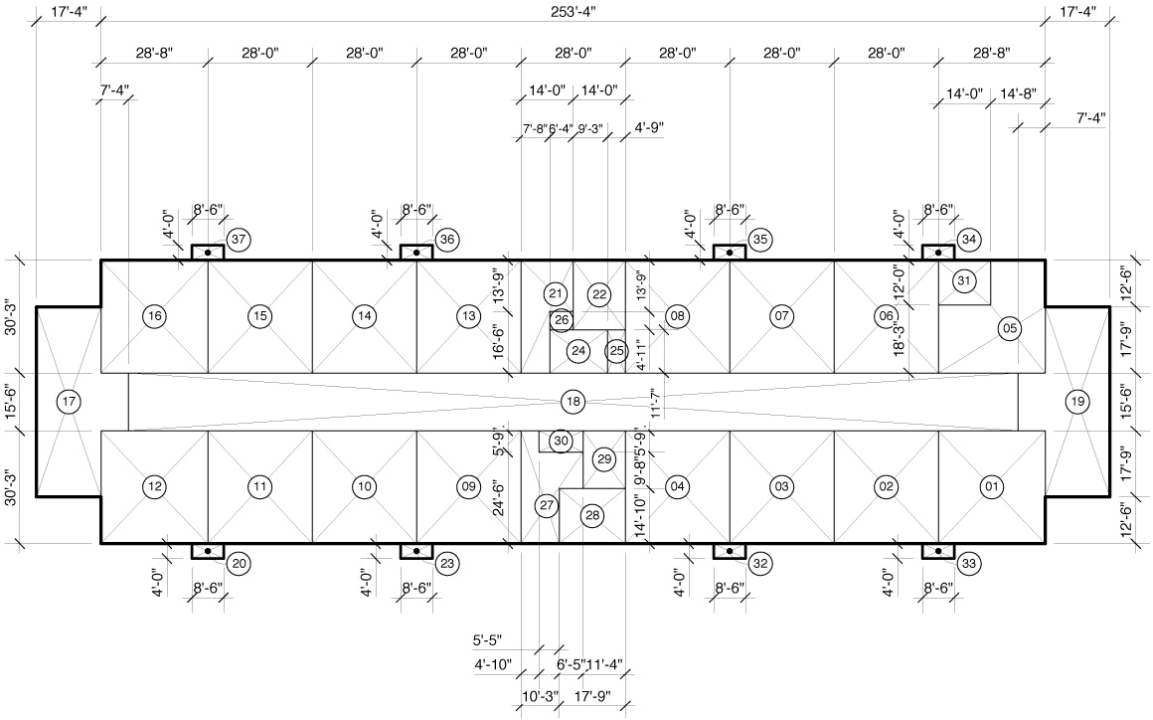


Unit A – El Camino High School

First Floor



Second Floor



Name	Unit A – El Camino High School
Use	Classrooms
Distance to Fault	3.5 km
Year Built	1960
Year of Major Modification	1999
Building Type	Steel Braced Frame (S2)
FEMA 154 Score	1.8
Description	Unit A is a two story structure, the floors and roof consist of a metal deck with concrete fill supported by steel beams, girders and columns. The lateral system consists of diagonal bracing throughout the building in both directions. On the east end a two-story entry structure was added. The addition is a seismically separated conventionally framed steel structure with steel braced frames (S2) in both directions. 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 structure is two stories, the adequacy of the tension-only steel angles cross bracing should be examined. No significant maintenance issues or non-structural falling hazards were noted.

Unit A – El Camino High School

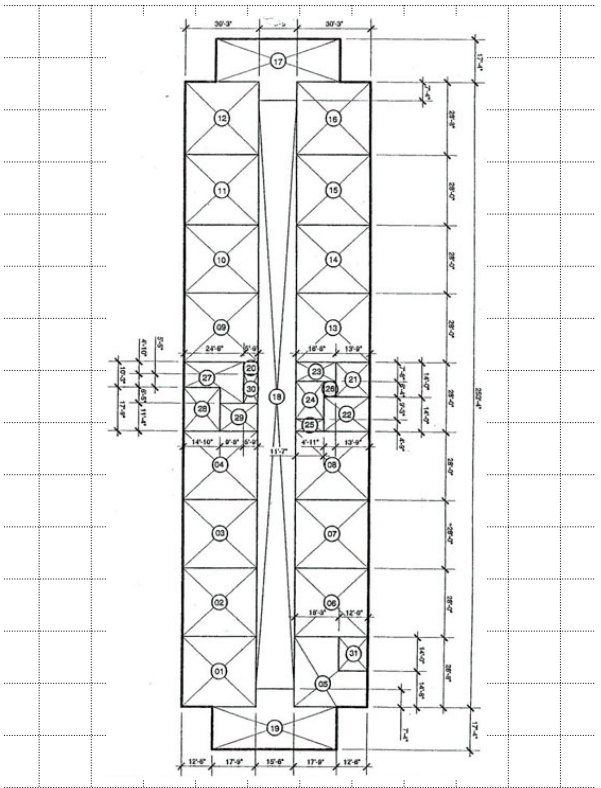




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 2 **Year Built** 1960
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 42000
Building Name Unit A, El Camino 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: _____

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* 1.8

COMMENTS: The building has X braces throughout the building in both directions. There is an addition on the east end that is a steel brace frame building as well, separated seismically from the main structure.

Detailed Evaluation Required

[YES] NO

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

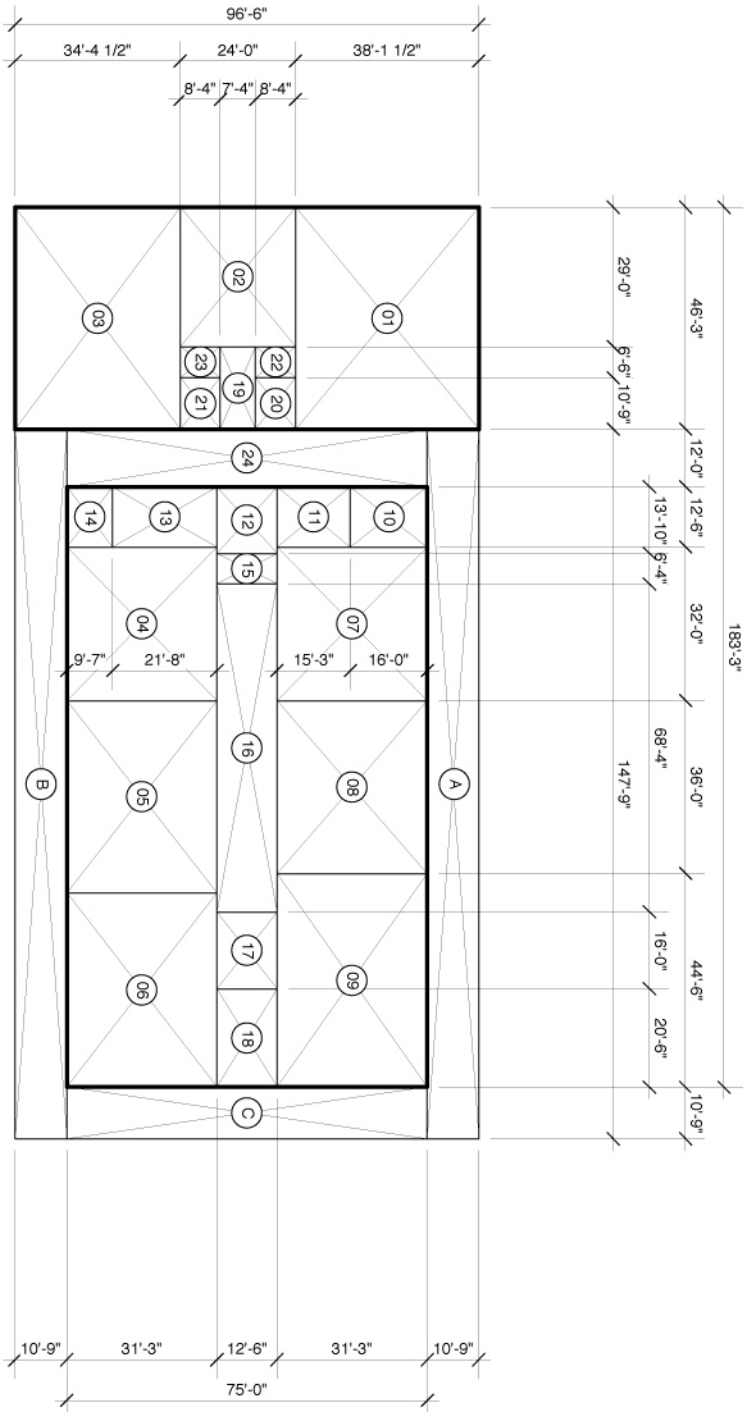
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit B – El Camino High School

Ground Floor



Name	Unit B – El Camino High School
Use	Classrooms
Distance to Fault	3.5 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Steel Braced Frame (S2)
FEMA 154 Score	1.8
Description	The roof framing is metal deck with concrete fill supported by steel beams and columns. The lateral system consists of angle bracing throughout the building in both directions.
Comments	The structure is a relatively light one-story structure. This building appears to have a complete lateral-force resisting system in both directions. Though likely non-conforming, the lateral force resisting system may perform adequately in a major seismic event. No significant maintenance issues or non-structural falling hazards were noted.

Unit B – El Camino High School

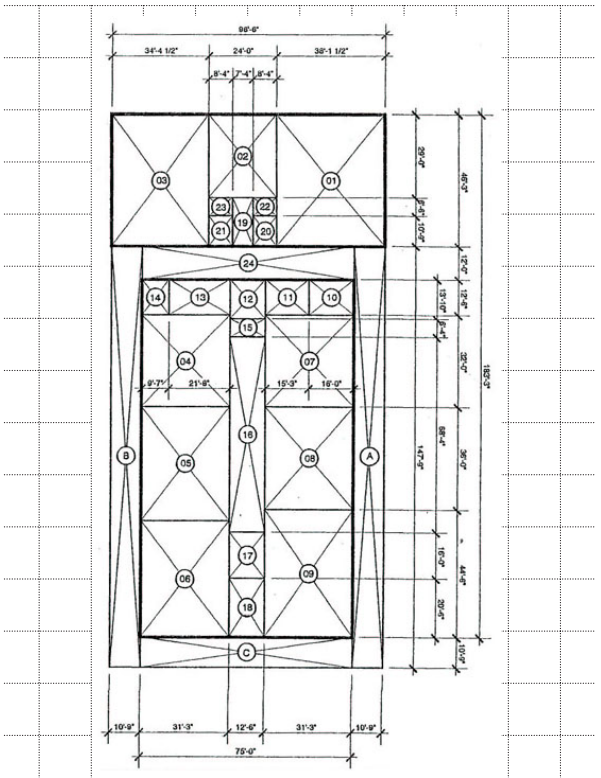




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Science Building
No. Stories 1 **Year Built** 1960
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 15000
Building Name Unit B, El Camino 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: _____

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* 1.8

COMMENTS: The building has steel angle bracing in both directions.

Detailed Evaluation Required

YES **[NO]**

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

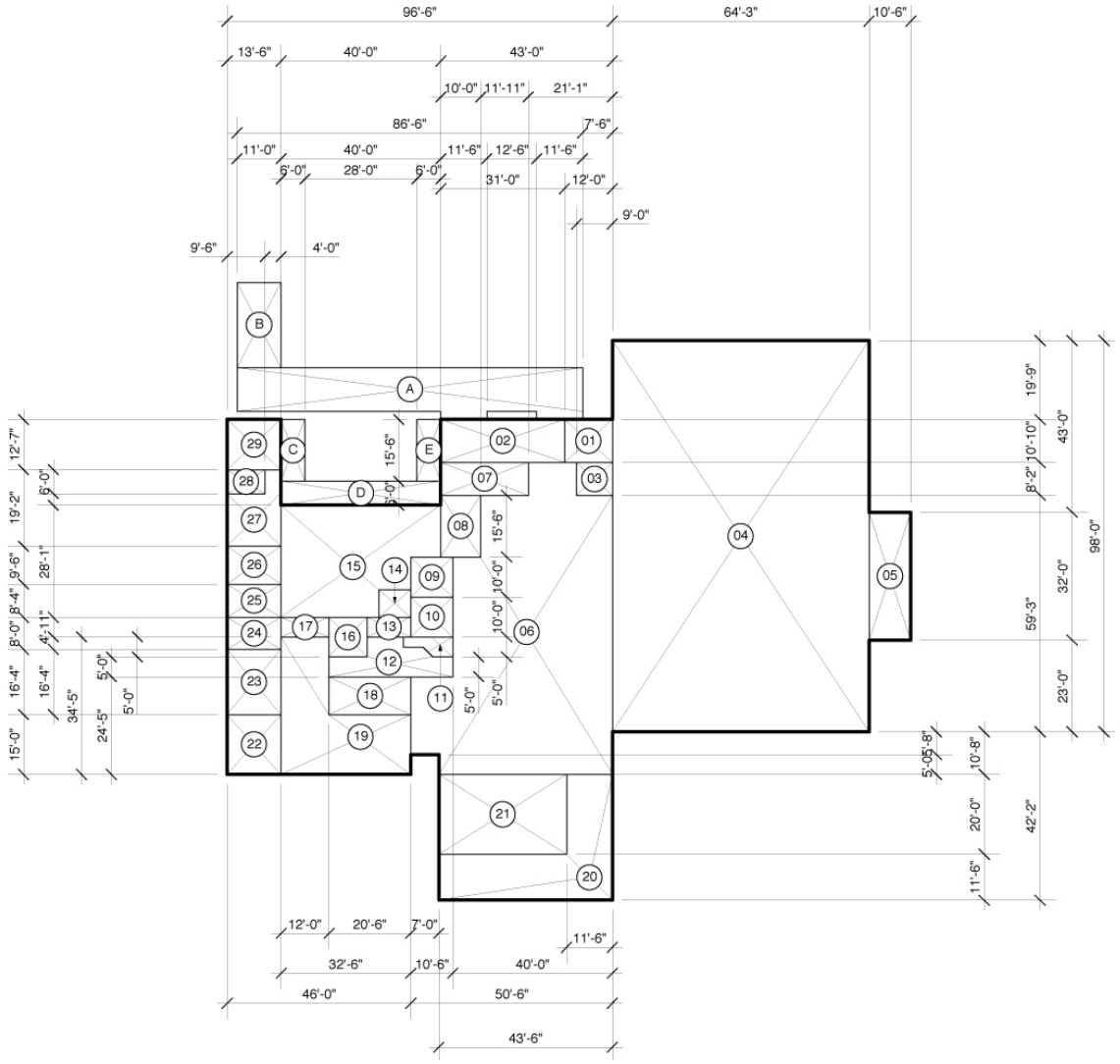
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C – El Camino High School

Ground Floor



Name	Unit C– El Camino High School
Use	Cafeteria, Lounge
Distance to Fault	3.5 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Steel Braced Frame (S2)
FEMA 154 Score	0.0
Description	The gravity system is a steel system with metal decking supported by steel beams and columns. The lateral system is composed of braced frames. There are limited braced frames in both directions. Also the roof over the large dining room is offset vertically from the rest of the roof structure. The building also has an irregular plan configuration.
Comments	The dining room roof appears to be inadequately supported with no lateral load path to the high offset roof. There does not appear to be a seismic connection between the high roof and the main building's roof diaphragm. The building as a whole has very few braces. No significant maintenance issues or non-structural falling hazards were noted.

Unit C – El Camino High School

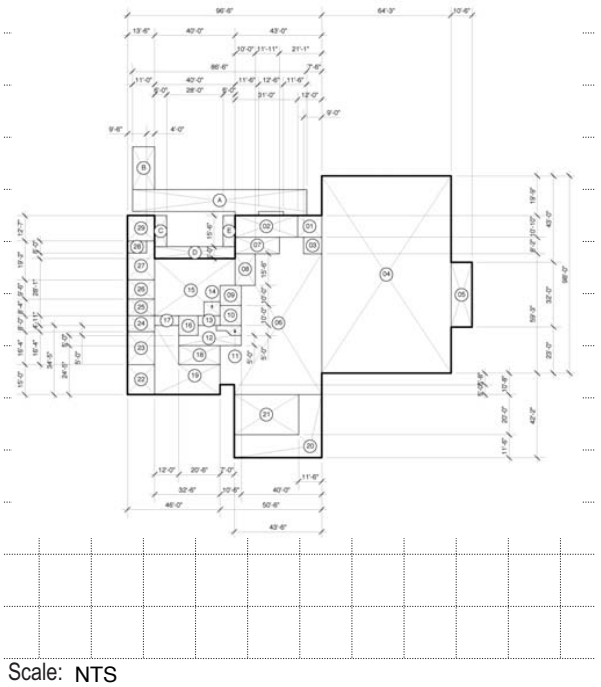




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Cafeteria/Lounge
No. Stories 1 **Year Built** 1960
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 15,600
Building Name Unit C, El Camino High School
Use Cafeteria/Lounge



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* 0.0

COMMENTS: A steel braced frame building with limited number of braces. The large dining room's roof is vertically offset from the rest of the structure.

Detailed Evaluation Required

[YES] NO

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

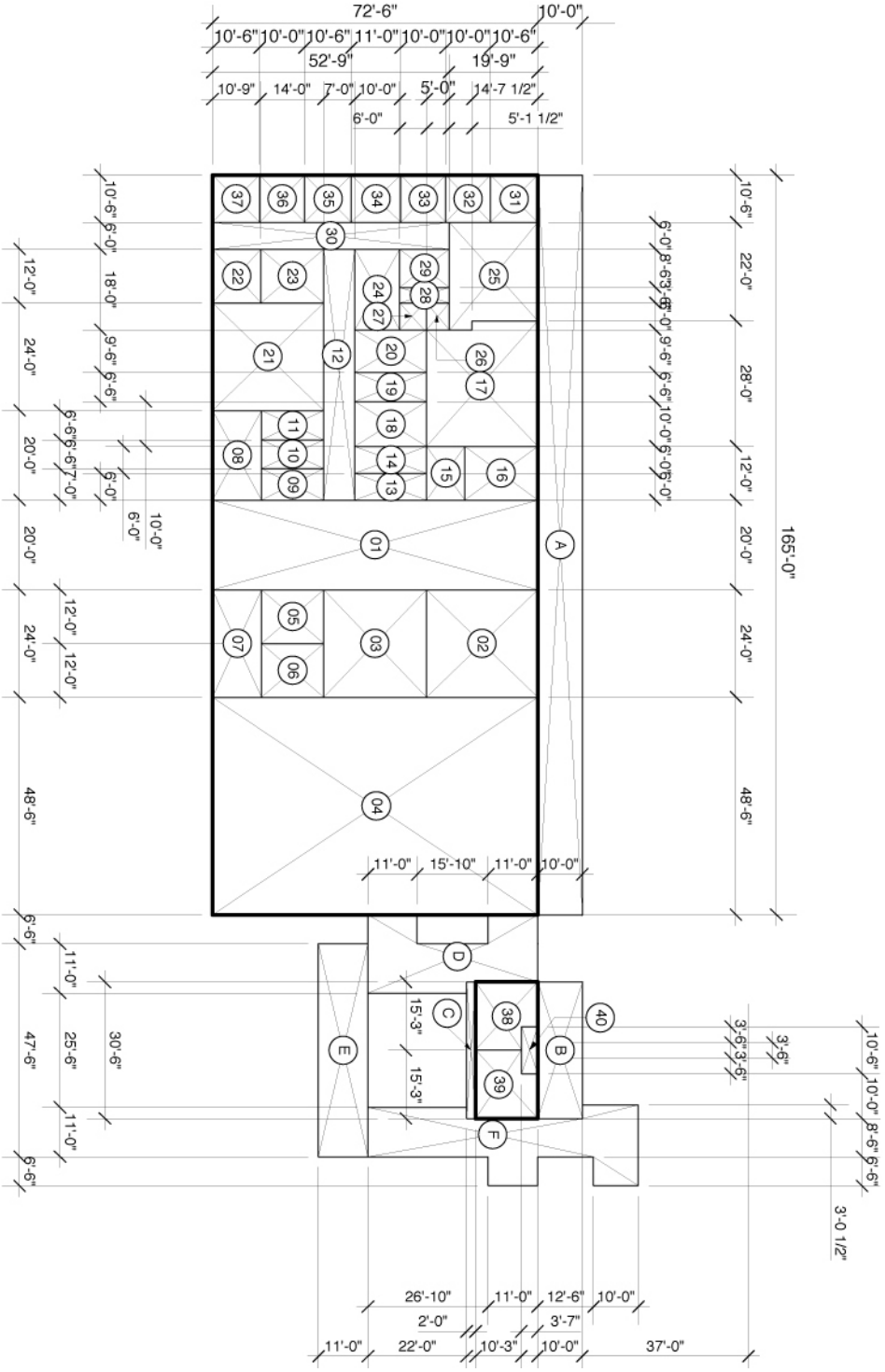
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – El Camino High School

Ground Floor



Name	Unit D – El Camino High School
Use	Administration, Classrooms
Distance to Fault	3.5 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Steel Braced Frame (S2)
FEMA 154 Score	1.8
Description	The gravity system is metal decking supported by steel beams and columns. The lateral system is a steel braced frame system. The roof beams cantilever beyond the exterior wall to frame the canopy.
Comments	This building is minimally braced in the East West direction; no bracing was located in the North South direction. The apparent lack of lateral-force resisting system warrants a further review. The CMU vault is may not be braced for out-of-plane forces and could be a falling hazard. No maintenance issues were found.

Unit D – El Camino High School

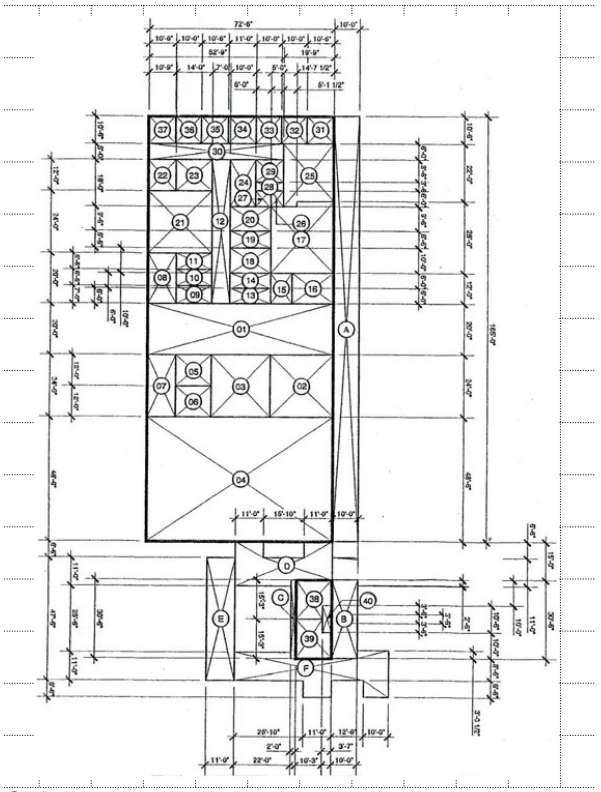




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Admin Building
No. Stories 1 **Year Built** 1960
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 12,400
Building Name Unit D, El Camino High School
Use Administration, Classrooms



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: CMU Vault

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* 1.8

COMMENTS: The building has minimum bracing in the East West direction and none was found in the North South direction. The steel roof beams cantilever out ~10' to frame the canopy. A CMU vault is present which may not be braced out-of-plane.

Detailed Evaluation Required

[YES] NO

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

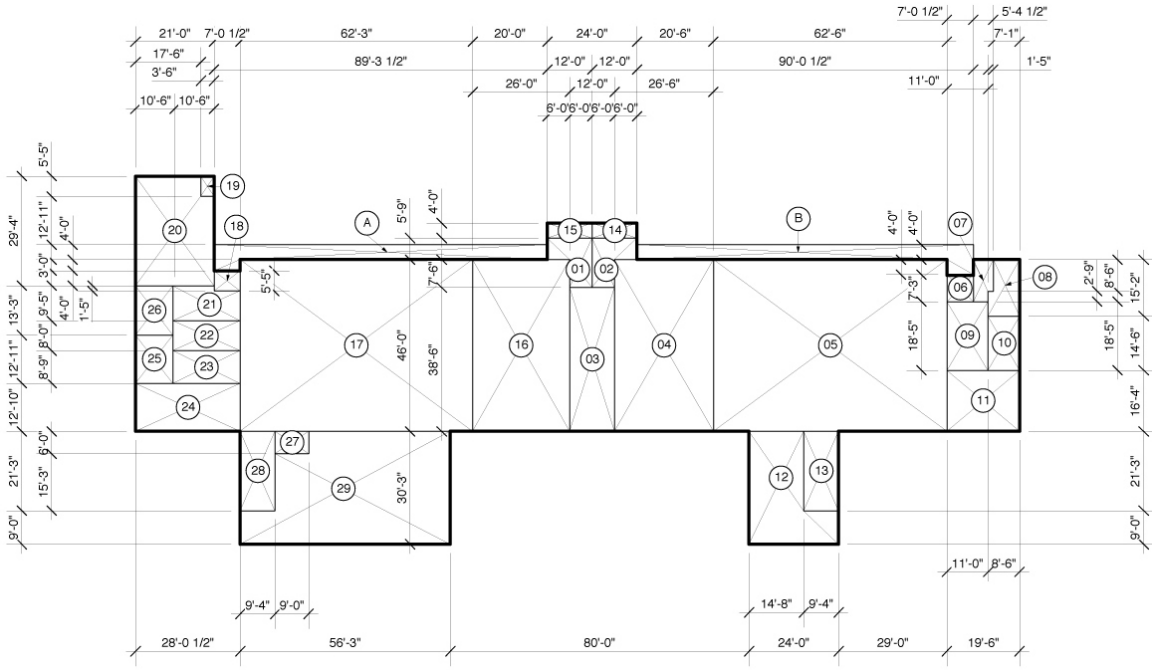
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

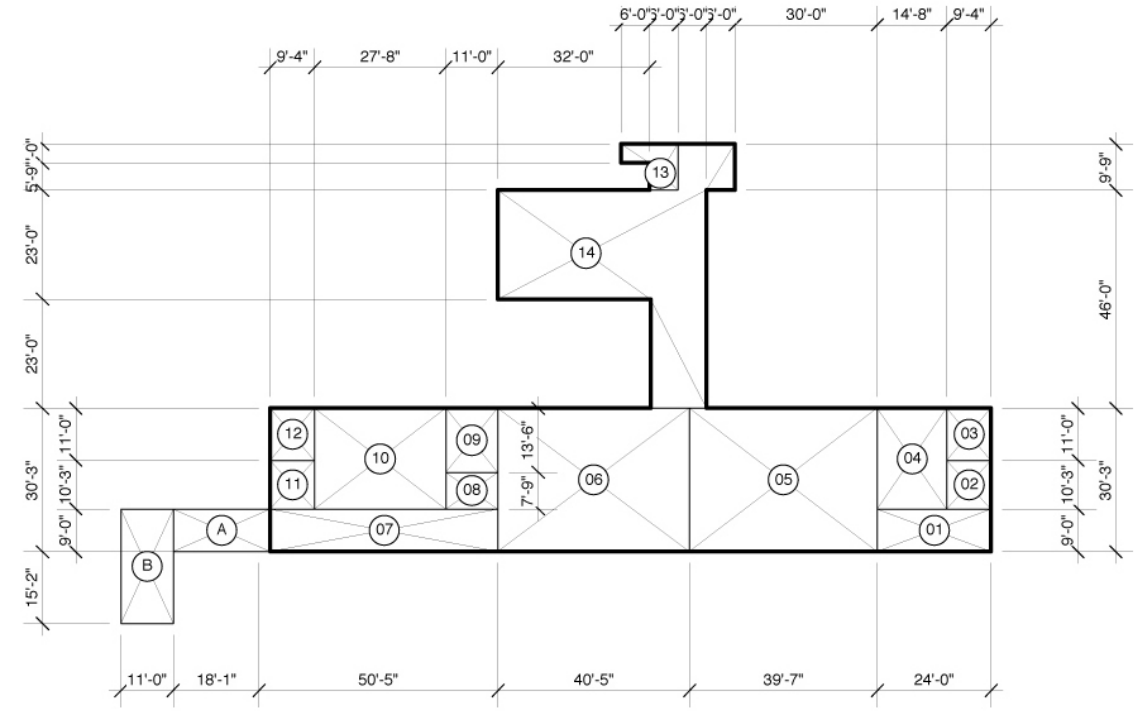
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit E – El Camino High School

Ground Floor



Basement



Name	Unit E – El Camino High School
Use	Locker room, Offices, Storage
Distance to Fault	3.5 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Steel Braced Frame (S2), Concrete Shear Wall (C2)
FEMA 154 Score	1.4
Description	The roof has metal decking supported by steel beams and columns framing into a concrete basement. The roof is laterally supported by steel angle bracing and the basement lateral system is composed of concrete shear walls.
Comments	The building appears to have a complete lateral-force resisting system in both directions. Though likely non-conforming, the above grade lateral-force resisting system, steel angle bracing, may perform adequately. A portion of the second floor is supported above grade by independent columns and is laterally cantilevered from the main structure. No maintenance issues were found.

Unit E – El Camino High School

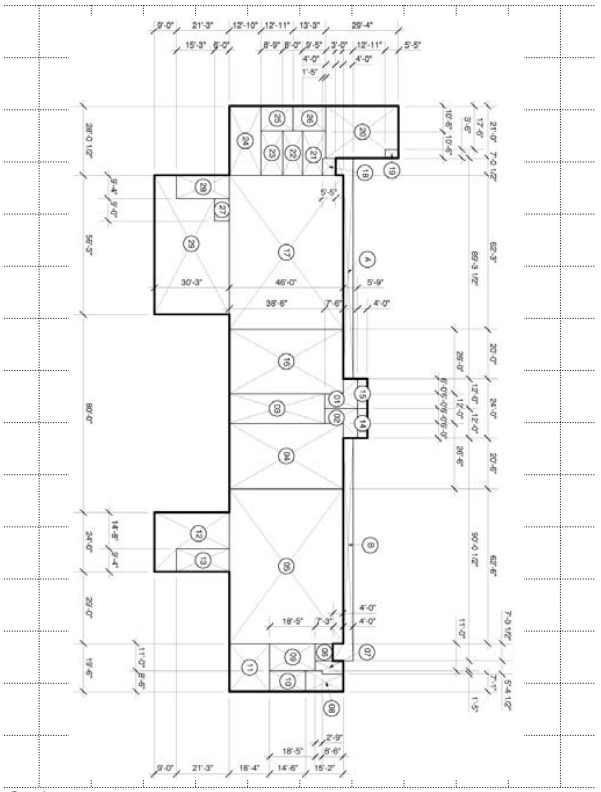




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Locker room, Offices, Storage
No. Stories 1 with Large Basement **Year Built** 1960
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 20,000
Building Name Unit E, El Camino High School
Use Locker room, Offices, Storage



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*				1.8					1.4						

COMMENTS: The basement level uses concrete shear walls as a lateral force resisting system. The floor level has steel angles forming braced frames 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

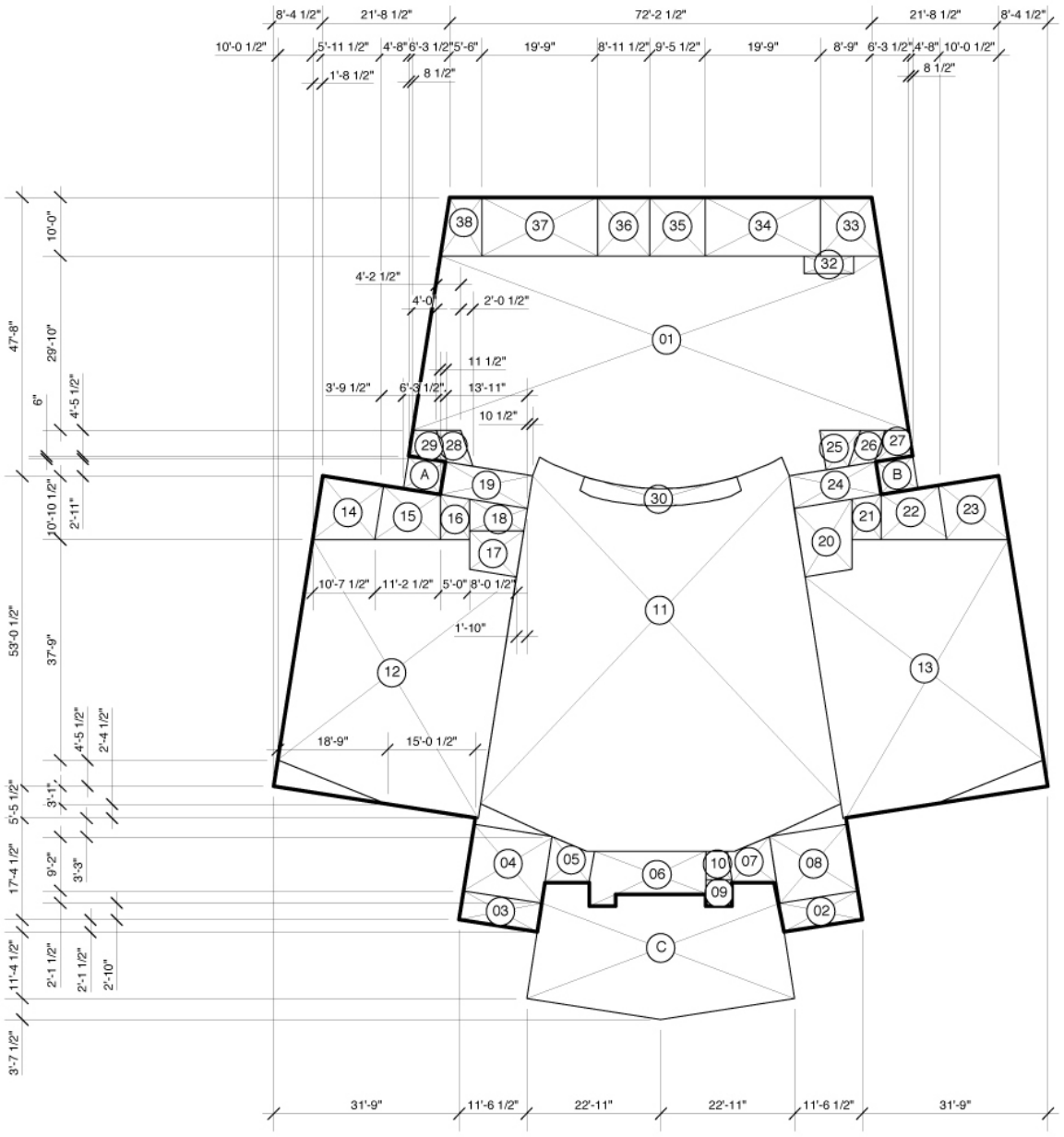
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit F – El Camino High School

Ground Floor



Name	Unit F – El Camino High School
Use	Little Theatre, Band Room, Choir Room
Distance to Fault	3.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	0.0
Description	This building is composed of three dissimilar but interconnected portions. A high roof central portion is flanked on either side by the low roof band and choir rooms. The construction of all three portions is similar. The gravity system is long span steel beams and columns in the central portion and light wood-framed construction in the band and choir room. The lateral system for the entire structure is plywood sheathed walls.
Comments	The building contains a complete lateral-force resisting system in both directions. However, the adequacy of the lateral-force resisting system should be assessed as part of a detailed evaluation. The plywood shear walls supporting the high roof portion of the structure appear to be slender. No maintenance issues or non-structural falling hazzardswere found.

Unit F – El Camino High School

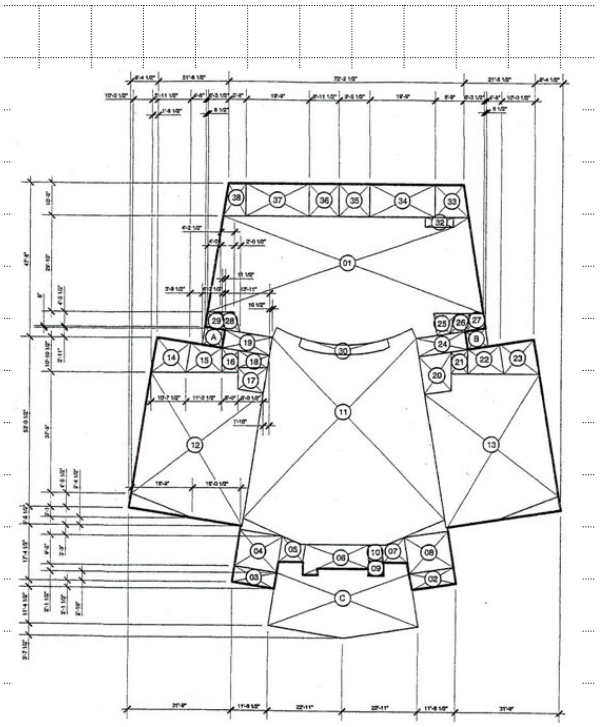




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Little Theatre
No. Stories 1 **Year Built** 1962
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 11665
Building Name Unit F, El Camino High School
Use Theatre, Band Room, Choir Room



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* 0.0

COMMENTS: The main theatre has a steel gravity system and wood shear wall lateral system. The choir and band rooms have wood gravity and lateral systems.

Detailed Evaluation Required

[YES] NO

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

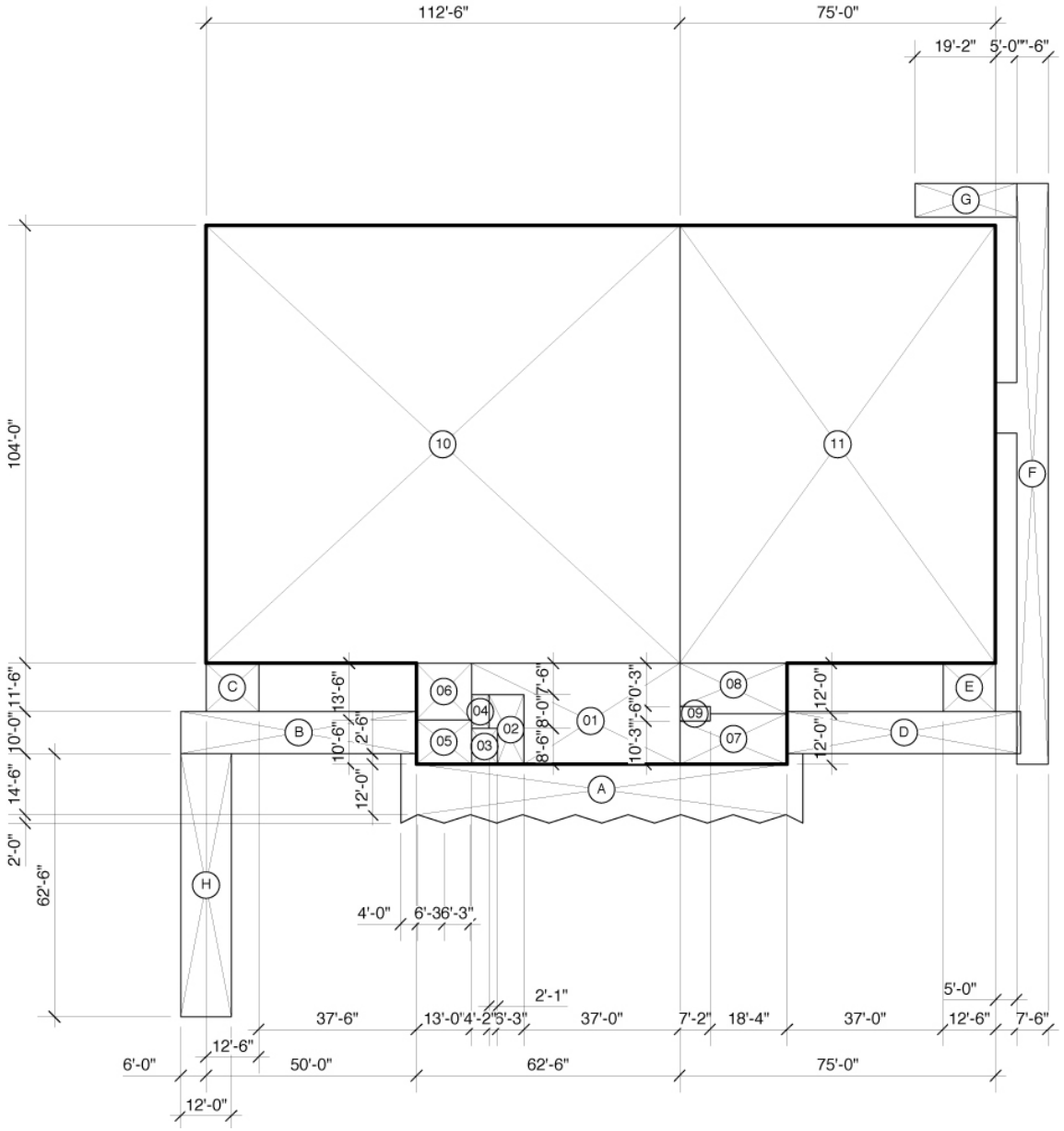
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit G – El Camino High School

Ground Floor



Name	Unit G– El Camino High School
Use	Gym
Distance to Fault	3.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Steel Frame with Pre-Cast Concrete Shear Walls (S4)
FEMA 154 Score	1.6
Description	Unit G is a large structure consisting primarily of two large open gymnasiums rooms. The long span spaces are framed with deep steel girders which are rigidly connected to and supported by steel columns. Just below the main floor level tension tie rods interconnect the bases of each pair of columns to resist the inherent outwards thrust. The infill roof structure is complex and is composed of wood framed and wood sheathed folded plate elements. The exterior walls are made up of pre-cast concrete infill wall panels. The panels appear to be fully connected structurally to both the main steel columns as well as to each other. The pre-cast panels will act as shear walls and are the primary lateral-force resisting system in both directions. In the absence of any other structural element the folded plate wood roof structure will act as the building's diaphragm.
Comments	The effectiveness of the folded plate wood roof to resist the diaphragm forces as well as out-of-plane forces from the perimeter walls should be evaluated in greater detail. As part of this rapid evaluation it was not possible to determine if a complete lateral force load path exists at the roof. No maintenance issues or non-structural falling hazards were noted.

Unit G – El Camino High School

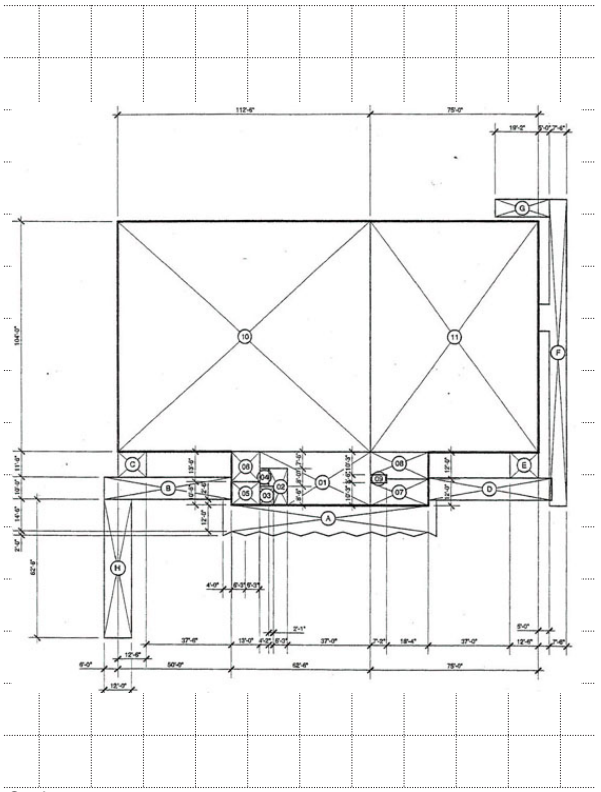




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Gym
No. Stories 1 **Year Built** 1962
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 21600
Building Name Unit G, El Camino High School
Use Gym



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* 1.6

COMMENTS: Steel gravity system with pre-cast concrete shear walls. The roof diaphragm is a plywood folded plate system.

Detailed Evaluation Required

[YES] NO

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

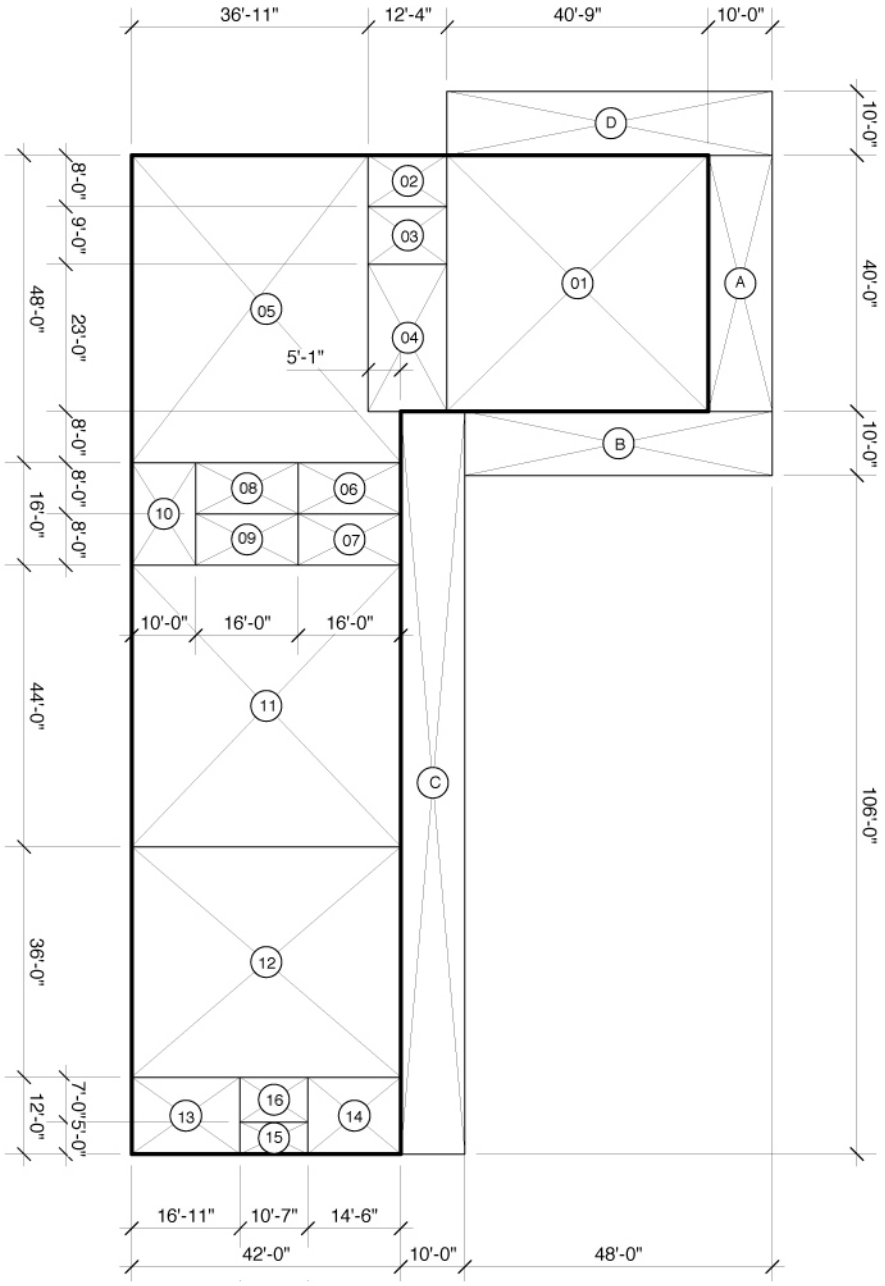
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit H – El Camino High School

Ground Floor



Name	Unit H – El Camino High School
Use	Classrooms
Distance to Fault	3.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Steel Braced Frame (S2)
FEMA 154 Score	1.3
Description	The gravity system is metal decking supported by steel beams and columns. The lateral system is composed of steel angles bracing. The roof beams cantilever beyond the exterior wall to frame the canopy.
Comments	The building appears to have a complete lateral-force system in the North-South direction however in the East-West direction the lateral-force resisting system appears to be limited. No maintenance issues were found.

Unit H – El Camino High School

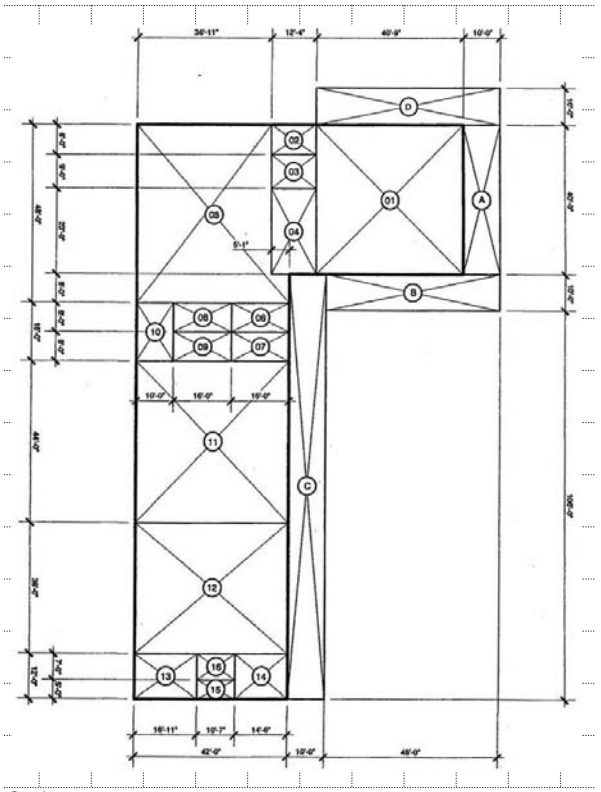




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1962
Screener MSa/MSc **Date** 7/03/06
Total Floor Area (sq. ft.) 8500
Building Name Unit H, El Camino 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: _____

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* 1.3

COMMENTS: The building has angle braces sporadically placed in the building. It appears there are adequate braces in the North-South direction but inadequate in the East-West direction. The steel roof beams cantilever out to frame the canopy.

Detailed Evaluation Required

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

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

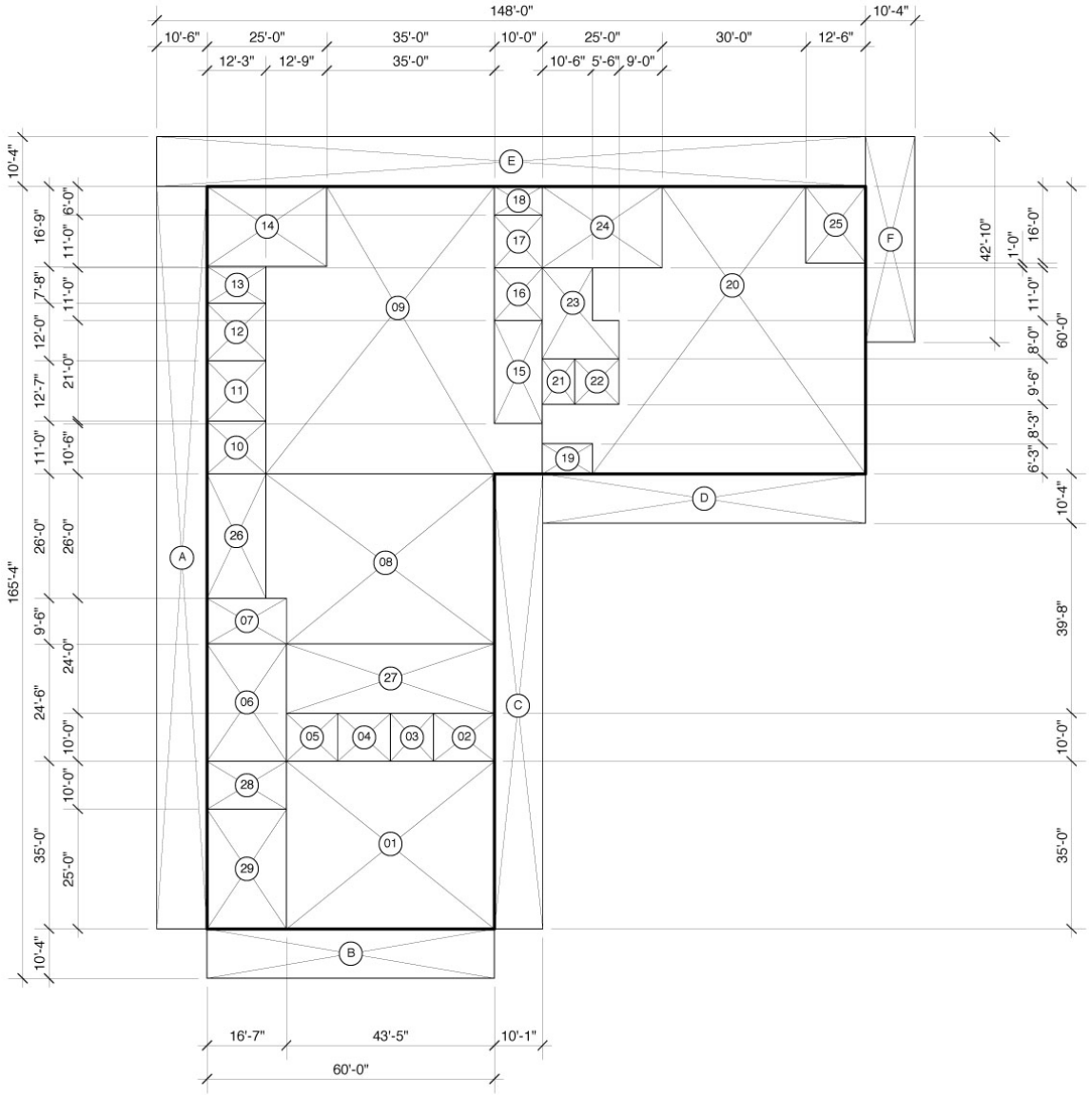
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit J – El Camino High School

Ground Floor



Name	Unit J – El Camino High School
Use	Classrooms
Distance to Fault	3.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Steel Braced Frame (S2)
FEMA 154 Score	1.3
Description	The gravity system is metal decking supported by steel beams and columns. The lateral system is composed of steel angles bracing. The roof beams cantilever beyond the exterior wall to frame the canopy.
Comments	The building appears to have a complete lateral-force system in both directions. Though likely non-conforming, the lateral-force resisting system may perform adequately in a major seismic event. The partial height CMU wall appears to have inadequate out-of-plane bracing and may warrant further examination. No maintenance issues were found.

Unit J – El Camino High School

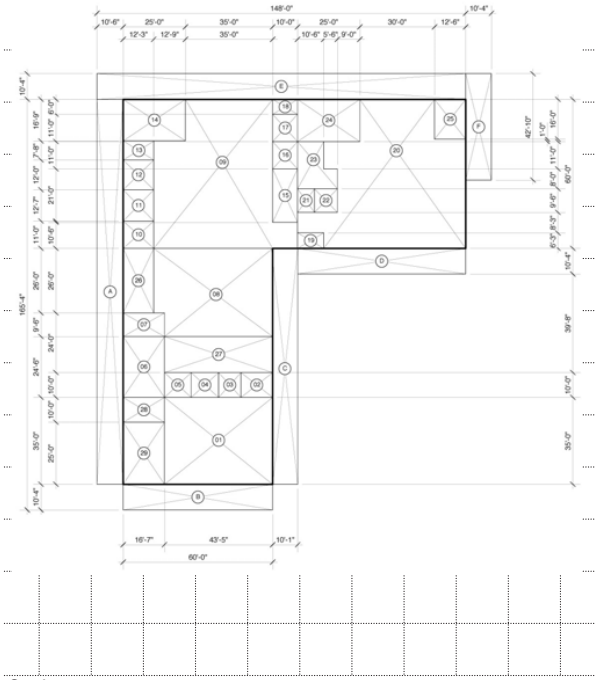




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1320 Mission Road
South San Francisco, CA **Zip** 94080
Other Identifiers Shop
No. Stories 1 **Year Built** 1962
Screener MSa/MSc **Date** 7/07/06
Total Floor Area (sq. ft.) 13950
Building Name Unit J, El Camino High School
Use Classrooms



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: CMU Wall

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* 1.3

COMMENTS: The building has angle braces placed throughout the building. It appears there is adequate bracing in both directions. The steel roof beams cantilever out to frame the canopy. A CMU partition wall may present a falling hazard.

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