

SSFUSD

South San Francisco Unified School District

Facilities Master Plan
October 8, 2009
Volume II

HAMILTON
AITKEN
Architects



SSFUSD

South San Francisco Unified School District

Facilities Master Plan
October 8, 2009

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SSFUSD

Monte Verde Elementary School

Monte Verde Elementary School

Recommendation Summary

Monte Verde Elementary has fifteen relocatable classrooms strewn around the site. The relocatable classroom locations were not planned well and now occupy valuable outdoor space. A new building should be built to replace all the relocatables and add much needed support space to the site. Existing asphalt courtyards could be put to better use as gathering spaces for students or outdoor classroom space.

The facilities at Monte Verde Elementary School are generally in good condition and appear well maintained. The building exteriors have recently been painted and some buildings re-roofed. Interior finishes at the classrooms are attractive and were updated under the last bond program.

Monte Verde has some issues regarding universal access. The majority of classrooms exit to exterior covered walkways and currently have non-conforming thresholds that will need to be replaced. Accessible, identifying, and directional signage is missing throughout the campus. While some student restrooms were made accessible under the previous bond, a poor job was done patching the finishes. The restrooms should be fully renovated to include new finishes and fixtures. Also, staff and kindergarten restrooms need to be modernized and made fully accessible. Renovations to cabinetry are needed throughout the classrooms to provide accessible roll-in sinks.

Infrastructure at Monte Verde is also in need of upgrades. Original copper gas lines at the site are known to have problems and need to be replaced as soon as possible. Additionally, the original water lines should be updated. Monte Verde also has a unique problem with site flooding. The adjacent Monte Verde Park actually directs water to the school's site via a large v-ditch. The extra water causes flooding during the rainy season. Though some steps have been taken to prevent clogging of storm drains, a more comprehensive solution is necessary. The site also has a large number of mature pine trees that litter the parking lot and may pose a falling risk were they to be damaged in a storm. The mature trees should be removed and replaced with more appropriate plantings.

Existing Building

Unit A	Classrooms
Unit B	Classrooms ,Administration
Unit C	Classrooms
Unit D	Multipurpose
Unit 1	Relocatable Classroom
Unit 2	Storage
Unit 3	Recreation
Unit 4	Day Care
Unit 5	Restrooms
Unit 6-8	Relocatable Classrooms
Unit 9	Library
Units 10-15	Relocatable Classrooms

Current Site



Executive Summary

Monte Verde Elementary School



School Profile

Address:	2551 St. Cloud Drive San Bruno, CA 94066
Built:	1963
Site Acreage:	6.651
SF of Building Area:	38,487
2005-2006 Enrollment:	495
Buildings:	4
Relocatable Classrooms:	15
Teaching Stations:	37
Restrooms:	26

Proposed Site



Master Plan Scope

Priority Projects:

1. Classroom buildings to Replace Relocatables	$5,625,000
2. Learning Resource Center	$1,549,320
3. Outdoor Learning Terrace	$158,162

Group 1: **$1,500,949**
Restroom Renovations
ADA Upgrades
Site Work

Group 2: **$2,751,584**
Seismic Upgrades
Site Lighting
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$1,998,096**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Fire Alarm Upgrades
Site Lighting

Group 4: **$357,666**
Classroom Upgrades

Total Cost: **$13,940,777**

Unit A

Year Built:	1963
DSA#:	23895
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4,692
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit B

Year Built:	1963
DSA#:	23895
Year of Major Modification:	None
Construction Type:	Type VB
SF:	8,651
Building Usage:	Classrooms and Administration
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit C

Year Built:	1963
DSA#:	23895
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4,232
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit D

Year Built:	1963
DSA#:	25712
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,993
Building Usage:	Multipurpose
Mechanical System:	(3) Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Monte Verde Elementary School

Unit 1

Year Built:	1992
DSA#:	57924
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 2

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Storage
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 3

Year Built:	1969
DSA#:	32425
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Recreation
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 4

Year Built:	1970
DSA#:	31341
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Day Care
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 5

Year Built:	1992
DSA#:	57924
Year of Major Modification:	None
Construction Type:	Type VB
SF:	480
Building Usage:	Bathrooms
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 6

Year Built:	1992
DSA#:	57924
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 7

Year Built:	1992
DSA#:	57965
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 8

Year Built:	1992
DSA#:	57702
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Monte Verde Elementary School

Unit 9

Year Built:	1970
DSA#:	33526
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Library
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit 10

Year Built:	1997
DSA#:	67616
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 11

Year Built:	1997
DSA#:	67616
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 12

Year Built:	1998
DSA#:	101141
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 13

Year Built:	2002
DSA#:	104769
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit 14

Year Built:	2002
DSA#:	104769
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit 15

Year Built:	1998
DSA#:	101141
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnace or Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

CUMMING
LLC

South San Francisco Unified School District
Monte Verde Elementary School Campus Modernization
San Bruno, CA

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

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). Architectrual 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	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 MOC 06/2008)	15.00%

4. Notes

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

The statement reflects probable construction costs obtainable in a competitive and stable bidding market.

INTRODUCTION

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
Monte Verde Elementary School Campus Modernization (Q3 2009 Pricing Update)
San Bruno, CA
Masterplan Statement Of Probable Cost **Date: 08/28/09**

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,692 SF	$197,574	$240,764	$333,382	$39,572	$172.90	**$811,292**
B Building "B" - Classroom / Admin	8,651 SF	$257,309	$439,962	$583,600	$79,442	$157.25	**$1,360,313**
C Building "C" - Classroom	4,232 SF	$195,643	$150,297	$324,741	$39,404	$167.81	**$710,084**
D Building "D" - MPR Cafeteria	6,993 SF	$76,784	$196,466	$442,432	$49,753	$109.46	**$765,436**
E Portables (Mod)	7,200 SF	$38,937	$75,128	$450,643	$41,338	$84.17	**$606,045**
F Portables (New)	3,840 SF		$979,200			$255.00	**$979,200**
G Sitework	100,000 SF	$773,639	$1,664,544	$88,882	$149,495	$26.77	**$2,676,561**
H Demo portables	11,040 SF			$121,440		$11.00	**$121,440**
TOTAL CONSTRUCTION COST		**$1,539,886**	**$3,746,362**	**$2,345,120**	**$399,003**		**$8,030,371**

South San Francisco Unified School District
Monte Verde Elementary School Campus Modernization
San Bruno, CA
Masterplan Statement Of Probable Cost **Date: 08/28/09**

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,692 SF	$197,574	$240,764	$333,382	$39,572	$172.90	**$811,292**
B Building "B" - Classroom / Admin	8,651 SF	$257,309	$439,962	$583,600	$79,442	$157.25	**$1,360,313**
C Building "C" - Classroom	4,232 SF	$195,643	$150,297	$324,741	$39,404	$167.81	**$710,084**
D Building "D" - MPR Cafeteria	6,993 SF	$76,784	$196,466	$442,432	$49,753	$109.46	**$765,436**
E Portables (Mod)	7,200 SF						**Excluded**
F Portables (New)	3,840 SF						**Excluded**
G Sitework	100,000 SF	$773,639	$1,664,544	$88,882	$149,495	$26.77	**$2,676,561**
H Demo portables	11,040 SF			$225,059		$20.39	**$225,059**
I New Bldg, complete incl site & utilities	15,000 SF			$5,625,000		$375.00	**$5,625,000**
TOTAL CONSTRUCTION COST		**$1,500,949**	**$2,692,034**	**$7,623,096**	**$357,666**		**$12,173,744**

South San Francisco Unified School District
Monte Verde Elementary School Campus Modernization
San Bruno, CA
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" - Classroom	4,692 SF	$242,032	$294,942	$408,400	$48,476	$211.80	**$993,851**
B Building "B" - Classroom / Admin	8,651 SF	$315,209	$538,964	$714,923	$97,318	$192.63	**$1,666,414**
C Building "C" - Classroom	4,232 SF	$239,667	$184,117	$397,815	$48,270	$205.57	**$869,869**
D Building "D" - MPR Cafeteria	6,993 SF	$94,063	$240,675	$541,990	$60,949	$134.10	**$937,676**
E Portables (Mod)	7,200 SF	$47,698	$92,034	$552,047	$50,640		**$742,419**
F Portables (New)	3,840 SF		$1,121,754				**$1,121,754**
G Sitework	100,000 SF	$947,725	$2,039,104	$108,882	$183,135	$32.79	**$3,278,847**
H Demo portables	11,040 SF			$225,000		$20.38	**$225,000**
TOTAL CONSTRUCTION COST		**$1,886,394**	**$4,511,589**	**$2,949,058**	**$488,788**		**$9,835,829**

South San Francisco Unified School District
Monte Verde Elementary School Campus Modernization
San Bruno, CA
Masterplan Statement Of Probable Cost **Date: 04/12/07**

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,692 SF	$242,032	$294,942	$408,400	$48,476	$211.80	**$993,851**
B Building "B" - Classroom / Admin	8,651 SF	$315,209	$538,964	$714,923	$97,318	$192.63	**$1,666,414**
C Building "C" - Classroom	4,232 SF	$239,667	$184,117	$397,815	$48,270	$205.57	**$869,869**
D Building "D" - MPR Cafeteria	6,993 SF	$94,063	$240,675	$541,990	$60,949	$134.10	**$937,676**
E Portables (Mod)	7,200 SF						**Excluded**
F Portables (New)	3,840 SF						**Excluded**
G Sitework	100,000 SF	$947,725	$2,039,104	$108,882	$183,135	$32.79	**$3,278,847**
H Demo portables	11,040 SF			$275,702		$24.97	**$275,702**
I New Bldg, complete incl site & utilities	15,000 SF			$9,489,739		$632.65	**$9,489,739**
TOTAL CONSTRUCTION COST		**$1,838,696**	**$3,297,802**	**$11,937,452**	**$438,148**		**$17,512,097**

UNIT "A"

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty
Type Of Space	
Classroom	3,816 SF
Corridors / BOH	1,540 SF
Restrooms	256 SF
DDT - open corridor space (2/3)	-919 SF
Total Modernized SF-age	**4,692 SF**

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,692 SF										
Accessibility											**$ 238,977**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
Remove existing door set, provide new, infill wall	4	ea	$4,915.00	$8,182.82	**1**	$ 32,731				$ 32,731	
Cut and patch window	100	sf	$35.00	$58.27	**1**	$ 5,827				$ 5,827	
Signage, specialties & fire extinguishers	4692	sf	$1.00	$1.66	**1**	$ 7,812				$ 7,812	
Upgrade existing non accessible restrooms (med)	260	sf	$300.00	$499.46	**1**	$ 129,860				$ 129,860	
Remove and reinstall new TV/VCR bracket at 80"AFF	4	ea	$1,500.00	$2,497.30	**1**	$ 9,989				$ 9,989	
Remove and replace sink / base cabinet	4	ea	$5,000.00	$8,324.33	**1**	$ 33,297				$ 33,297	
Patch finishes for accessibility upgrades	4692	sf	$1.00	$1.66	**2**		$ 7,812			$ 7,812	
Miscellaneous accessible upgrades	4692	sf	$1.00	$1.66	**2**		$ 7,812			$ 7,812	
Life Safety											**$ 41,795**
New fire alarm system (fully automated)	4692	sf	$4.45	$7.41	**3**			$ 34,764		$ 34,764	
Replace exterior lighting	4692	sf	$0.90	$1.50	**3**			$ 7,031		$ 7,031	
Instructional Facilities											**$ 93,428**
Repaint interior walls (100%)	3012	sf	$1.05	$1.75	**4**				$ 5,264	$ 5,264	
Repaint existing door sets (100%)	7	ea	$99.00	$164.82	**4**				$ 1,154	$ 1,154	
Repaint existing casework (100%)	96	lf	$10.94	$18.21	**4**				$ 1,749	$ 1,749	
Patch repair / paint existing ceilings	4692	sf	$2.50	$4.16	**4**				$ 19,531	$ 19,531	
Remove wood all panel, patch and repair gypboard	3000	sf	$9.00	$14.98	**2**		$ 44,951			$ 44,951	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Caulking & sealant, metals, backing	4692	sf	$1.00	$1.66	**4**				$ 7,812	$ 7,812	
Miscellaneous interior repairs, allowance	4692	sf	$1.50	$2.50	**4**				$ 11,718	$ 11,718	
Building Integrity & Envelope											**$ 161,730**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3170	sf	$4.00	$6.66	**3**			$ 21,111		$ 21,111	
Replace roofing - 100% replacement	4692	sf	$18.00	$29.97	**3**			$ 140,620		$ 140,620	
Mechanical & Plumbing Systems											**$ 88,288**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	4692	sf	$1.88	$3.13	**3**			$ 14,687		$ 14,687	
Misc plumbing modifications (gas, distrib, etc.)	4692	sf	$2.00	$3.33	**3**			$ 15,624		$ 15,624	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	4692	sf	$3.50	$5.83	**3**			$ 27,343		$ 27,343	
All other HV work excluded											

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 96,474**
Power and distribution / convenience power											
Lower / add receptacles	4692	sf	$3.20	$5.33	3			$ 24,999		$ 24,999	
Minor upgrades to power distribution / raceway	4692	sf	$3.10	$5.16	3			$ 24,218		$ 24,218	
Lighting & Controls											
Rewire lighting	4692	sf	$4.00	$6.66	3			$ 31,249		$ 31,249	
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	3			$ 1,145		$ 1,145	
Replace fluorescent lamps and ballast	14	ea	$218.75	$364.19	3			$ 5,099		$ 5,099	
Adjust height of all non compliant switches	4692	sf	$1.25	$2.08	3			$ 9,765		$ 9,765	
Technology											**$ 10,348**
Telephone / data / CATV system											
Add additional data points	1	ea	$350.00	$582.70	3			$ 583		$ 583	
Miscellaneous low voltage upgrades, minor	4692	sf	$1.25	$2.08	3			$ 9,765		$ 9,765	
Work from "1997 Masterplan" still to be completed											**$ 9,765**
Power Distribution											
Replace old panel enclosures	4692	sf	$1.25	$2.08	3			$ 9,765		$ 9,765	
Structural											**$ 62,498**
Seismic upgrades - "low" rating	4692	sf	$8.00	$13.32	2		$ 62,498			$ 62,498	
Miscellaneous											**$ 171,868**
Hazmat abatement, allowance - "med" rating	4692	sf	$22.00	$36.63	2		$ 171,868			$ 171,868	
Site											**$ 18,680**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	240	sf	$5.50	$9.16	1	$ 2,198				$ 2,198	
Provide 5' x 5' concrete landing	240	sf	$15.00	$24.97	1	$ 5,994				$ 5,994	
Slope AC paving from landing	480	sf	$10.00	$16.65	1	$ 7,991				$ 7,991	
Total Costs - UNIT "A"						**$ 242,032**	**$ 294,942**	**$ 408,400**	**$ 48,476**		**$ 993,851**
Total Costs Priority / Sf						**$ 51.58**	**$ 62.86**	**$ 87.03**	**$ 10.33**	**$ 211.80**	

UNIT "B"

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Classrooms	6,385 SF
Corridors / BOH	2,447 SF
Restrooms	114 SF
Office	1,067 SF
DDT - open corridor space (2/3)	-1,362 SF
Total Modernized SF-age	**8,651 SF**

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	8,651 SF										
Accessibility											**$ 305,106**
Remove and replace existing thresholds	18	ea	$288.00	$479.48	**1**	$ 8,631				$ 8,631	
Remove existing door set, provide new, infill wall	3	ea	$4,915.00	$8,182.82	**1**	$ 24,548				$ 24,548	
Cut and patch window	100	sf	$35.00	$58.27	**1**	$ 5,827				$ 5,827	
Signage, specialties & fire extinguishers	8651	sf	$1.00	$1.66	**1**	$ 14,403				$ 14,403	
Upgrade existing non accessible restrooms (med)	220	sf	$300.00	$499.46	**1**	$ 109,881				$ 109,881	
Remove and reinstall new TV/VCR bracket at 80"AFF	4	ea	$1,500.00	$2,497.30	**1**	$ 9,989				$ 9,989	
Remove and replace sink / base cabinet	104	lf	$595.00	$990.60	**1**	$ 103,022				$ 103,022	
Patch finishes for accessibility upgrades	8651	sf	$1.00	$1.66	**2**		$ 14,403			$ 14,403	
Miscellaneous accessible upgrades	8651	sf	$1.00	$1.66	**2**		$ 14,403			$ 14,403	
Life Safety											**$ 77,054**
New fire alarm system (fully automated)	8651	sf	$4.45	$7.41	**3**			$ 64,091		$ 64,091	
Replace exterior lighting	8651	sf	$0.90	$1.50	**3**			$ 12,962		$ 12,962	
Instructional Facilities											**$ 149,761**
Repaint interior walls (100%)	5453	sf	$1.05	$1.75	**4**				$ 9,532	$ 9,532	
Repaint existing door sets (100%)	14	ea	$99.00	$164.82	**4**				$ 2,308	$ 2,308	
Repaint existing casework (100%)	168	lf	$10.94	$18.21	**4**				$ 3,060	$ 3,060	
Patch repair / paint existing ceilings	8151	sf	$2.50	$4.16	**4**				$ 33,925	$ 33,925	
Replacer damaged ACT ceilings	500	sf	$9.00	$14.98	**2**		$ 7,492			$ 7,492	
Remove wood all panel, patch and repair gypboard	3000	sf	$9.00	$14.98	**2**		$ 44,951			$ 44,951	
Tack boards	500	sf	$15.00	$24.97	**4**				$ 12,486	$ 12,486	
Caulking & sealant, metals, backing	8651	sf	$1.00	$1.66	**4**				$ 14,403	$ 14,403	
Miscellaneous interior repairs, allowance	8651	sf	$1.50	$2.50	**4**				$ 21,604	$ 21,604	
Building Integrity & Envelope											**$ 295,673**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5470	sf	$4.00	$6.66	**3**			$ 36,427		$ 36,427	
Replace roofing - 100% replacement	8651	sf	$18.00	$29.97	**3**			$ 259,246		$ 259,246	
Mechanical & Plumbing Systems											**$ 162,563**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	8651	sf	$1.88	$3.13	**3**			$ 27,077		$ 27,077	
Misc plumbing modifications (gas, distrib, etc.)	8651	sf	$2.00	$3.33	**3**			$ 28,805		$ 28,805	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	8651	sf	$3.50	$5.83	**3**			$ 50,409		$ 50,409	
Provide dedicated cooling unit to server room	1	ea	$15,400.00	$25,638.94	**2**		$ 25,639			$ 25,639	

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
All other HV work excluded											
Electrical Systems											**$ 173,305**
Power and distribution / convenience power											
Lower / add receptacles	8651	sf	$3.30	$5.49	**3**			$ 47,528		$ 47,528	
Minor upgrades to power distribution / raceway	8651	sf	$3.10	$5.16	**3**			$ 44,648		$ 44,648	
Lighting & Controls											
Rewire lighting	8651	sf	$4.00	$6.66	**3**			$ 57,610		$ 57,610	
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	**3**			$ 1,145		$ 1,145	
Replace fluorescent lamps and ballast	12	ea	$218.75	$364.19	**3**			$ 4,370		$ 4,370	
Adjust height of all non compliant switches	8651	sf	$1.25	$2.08	**3**			$ 18,003		$ 18,003	
Technology											**$ 19,227**
Telephone / data / CATV system											
Add additional data points	3	ea	$244.95	$407.81	**3**			$ 1,223		$ 1,223	
Miscellaneous low voltage upgrades, minor	8651	sf	$1.25	$2.08	**3**			$ 18,003		$ 18,003	
Work from "1997 Masterplan" still to be completed											**$ 12,741**
Power Distribution											
Update panel directory	1	ls	$6,000.00	$9,989.20	**3**			$ 9,989		$ 9,989	
Lighting Systems											
Replace bathroom lighting	114	sf	$14.50	$24.14	**3**			$ 2,752		$ 2,752	
Structural											**$ 115,220**
Seismic upgrades - "low" rating	8651	sf	$8.00	$13.32	**2**		$ 115,220			$ 115,220	
Miscellaneous											**$ 316,856**
Hazmat abatement, allowance - "med" rating	8651	sf	$22.00	$36.63	**2**		$ 316,856			$ 316,856	
Site											**$ 38,908**
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	540	sf	$5.50	$9.16	**1**	$ 4,945				$ 4,945	
Provide 5' x 5' concrete landing	540	sf	$15.00	$24.97	**1**	$ 13,485				$ 13,485	
Slope AC paving from landing	1080	sf	$10.00	$16.65	**1**	$ 17,981				$ 17,981	
Total Costs - UNIT "B"						**$ 315,209**	**$ 538,964**	**$ 714,923**	**$ 97,318**		**$ 1,666,414**
Total Costs Priority / Sf						**$ 36.44**	**$ 62.30**	**$ 82.64**	**$ 11.25**	**$ 192.63**	

UNIT "C"

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classrooms	3,816 SF
Corridors / BOH	19 SF
Restrooms	396 SF
Total Modernized SF-age	**4,232 SF**

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,232 SF										
Accessibility											**$ 235,077**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
Remove existing door set, provide new, infill wall	4	ea	$4,915.00	$8,182.82	**1**	$ 32,731				$ 32,731	
Cut and patch window	100	sf	$35.00	$58.27	**1**	$ 5,827				$ 5,827	
Signage, specialties & fire extinguishers	4232	sf	$1.00	$1.66	**1**	$ 7,045				$ 7,045	
Upgrade existing non accessible restrooms (med)	260	sf	$300.00	$499.46	**1**	$ 129,860				$ 129,860	
Remove and reinstall new TV/VCR bracket at 80"AFF	4	ea	$1,500.00	$2,497.30	**1**	$ 9,989				$ 9,989	
Remove and replace sink / base cabinet	32	lf	$595.00	$990.60	**1**	$ 31,699				$ 31,699	
Patch finishes for accessibility upgrades	4232	sf	$1.00	$1.66	**2**		$ 7,045			$ 7,045	
Miscellaneous accessible upgrades	4232	sf	$1.00	$1.66	**2**		$ 7,045			$ 7,045	
Life Safety											**$ 37,691**
New fire alarm system (fully automated)	4232	sf	$4.45	$7.41	**3**			$ 31,350		$ 31,350	
Replace exterior lighting	4232	sf	$0.90	$1.50	**3**			$ 6,341		$ 6,341	
Instructional Facilities											**$ 123,189**
Repaint interior walls (100%)	2945	sf	$1.05	$1.75	**4**				$ 5,148	$ 5,148	
Repaint existing door sets (100%)	7	ea	$99.00	$164.82	**4**				$ 1,154	$ 1,154	
Repaint existing casework (100%)	96	lf	$10.94	$18.21	**4**				$ 1,749	$ 1,749	
Patch repair / paint existing ceilings	4232	sf	$2.50	$4.16	**4**				$ 17,613	$ 17,613	
Remove wood all panel, patch and repair gypboard	3000	sf	$15.00	$24.97	**2**		$ 74,919			$ 74,919	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	4232	sf	$1.00	$1.66	**4**				$ 7,045	$ 7,045	
Miscellaneous interior repairs, allowance	4232	sf	$1.50	$2.50	**4**				$ 10,568	$ 10,568	
Building Integrity & Envelope											**$ 147,455**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3100	sf	$4.00	$6.66	**3**			$ 20,644		$ 20,644	
Replace roofing - 100% replacement	4232	sf	$18.00	$29.97	**3**			$ 126,811		$ 126,811	
Mechanical & Plumbing Systems											**$ 93,448**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Replace existing water heater	1	ea	$6,500.00	$10,821.63	**3**			$ 10,822		$ 10,822	
Reinsulate hot water pipes	4232	sf	$1.88	$3.13	**3**			$ 13,245		$ 13,245	
Misc plumbing modifications (gas, distrib, etc.)	4232	sf	$2.00	$3.33	**3**			$ 14,090		$ 14,090	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	4232	sf	$3.50	$5.83	**3**			$ 24,658		$ 24,658	
All other HV work excluded											

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 90,451**
Power and distribution / convenience power											
Lower / add receptacles	4232	sf	$3.30	$5.49	3			$ 23,249		$ 23,249	
Minor upgrades to power distribution / raceway	4232	sf	$3.10	$5.16	3			$ 21,840		$ 21,840	
Lighting & Controls											
Rewire lighting	4232	sf	$4.00	$6.66	3			$ 28,180		$ 28,180	
Install new switches / occupancy sensors	7	ea	$343.75	$572.30	3			$ 4,006		$ 4,006	
Replace fluorescent lamps and ballast	12	ea	$218.75	$364.19	3			$ 4,370		$ 4,370	
Adjust height of all non compliant switches	4232	sf	$1.25	$2.08	3			$ 8,806		$ 8,806	
Technology											**$ 9,214**
Telephone / data / CATV system											
Add additional data points	1	ea	$244.95	$407.81	3			$ 408		$ 408	
Miscellaneous low voltage upgrades, minor	4232	sf	$1.25	$2.08	3			$ 8,806		$ 8,806	
Work from "1997 Masterplan" still to be completed											**$ 19,557**
Power Distribution											
Replace distribution panel	1	ls	$6,000.00	$9,989.20	3			$ 9,989		$ 9,989	
Lighting Systems											
Replace bathroom lighting	396	sf	$14.50	$24.14	3			$ 9,567		$ 9,567	
Structural											**$ 56,360**
Seismic upgrades - "low" rating	4232	sf	$8.00	$13.32	2		$ 56,360			$ 56,360	
Miscellaneous											**$ 38,748**
Hazmat abatement, allowance - "low" rating	4232	sf	$5.50	$9.16	2		$ 38,748			$ 38,748	
Site											**$ 18,680**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	240	sf	$5.50	$9.16	1	$ 2,198				$ 2,198	
Provide 5' x 5' concrete landing	240	sf	$15.00	$24.97	1	$ 5,994				$ 5,994	
Slope AC paving from landing	480	sf	$10.00	$16.65	1	$ 7,991				$ 7,991	
Total Costs - UNIT "C"						**$ 239,667**	**$ 184,117**	**$ 397,815**	**$ 48,270**		**$ 869,869**
Total Costs Priority / Sf						**$ 56.64**	**$ 43.51**	**$ 94.01**	**$ 11.41**	**$ 205.57**	

UNIT "D"

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
MPR	4,544 SF
Corridors / BOH	1,584 SF
Restrooms	213 SF
Food - kitchen / food prep	784 SF
Dining	396 SF
Locker room	48 SF
DDT - open corridor space (2/3)	-575 SF
Total Modernized SF-age	**6,993 SF**

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,993 SF										
Accessibility											**$ 110,803**
Remove and replace existing thresholds	2	ea	$288.00	$479.48	**1**	$ 959				$ 959	
Signage, specialties & fire extinguishers	6993	sf	$1.00	$1.66	**1**	$ 11,642				$ 11,642	
Upgrade existing non accessible restrooms (med)	150	sf	$300.00	$499.46	**1**	$ 74,919				$ 74,919	
Patch finishes for accessibility upgrades	6993	sf	$1.00	$1.66	**2**		$ 11,642			$ 11,642	
Miscellaneous accessible upgrades	6993	sf	$1.00	$1.66	**2**		$ 11,642			$ 11,642	
Life Safety											**$ 62,283**
New fire alarm system (fully automated)	6993	sf	$4.45	$7.41	**3**			$ 51,806		$ 51,806	
Replace exterior lighting	6993	sf	$0.90	$1.50	**3**			$ 10,478		$ 10,478	
Instructional Facilities											**$ 69,190**
Repaint interior walls (100%)	3002	sf	$1.05	$1.75	**4**				$ 5,248	$ 5,248	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Patch repair / paint existing ceilings	6793	sf	$2.50	$4.16	**4**				$ 28,272	$ 28,272	
Replacer damaged ACT ceilings	200	sf	$9.00	$14.98	**2**		$ 2,997			$ 2,997	
Tack boards	100	sf	$15.00	$24.97	**4**				$ 2,497	$ 2,497	
Replace horizontal blinds	180	sf	$17.50	$29.14	**3**			$ 5,244		$ 5,244	
Caulking & sealant, metals, backing	6993	sf	$1.00	$1.66	**4**				$ 11,642	$ 11,642	
Miscellaneous interior repairs, allowance	6993	sf	$1.00	$1.66	**4**				$ 11,642	$ 11,642	
Building Integrity & Envelope											**$ 230,595**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3160	sf	$4.00	$6.66	**3**			$ 21,044		$ 21,044	
Replace roofing - 100% replacement	6993	sf	$18.00	$29.97	**3**			$ 209,551		$ 209,551	
Mechanical & Plumbing Systems											**$ 116,549**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	6993	sf	$1.88	$3.13	**3**			$ 21,886		$ 21,886	
Misc plumbing modifications (gas, distrib, etc.)	6993	sf	$2.00	$3.33	**3**			$ 23,283		$ 23,283	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6993	sf	$3.50	$5.83	**3**			$ 40,746		$ 40,746	
All other HV work excluded											
Electrical Systems											**$ 103,627**
Power and distribution / convenience power											
Lower / add receptacles	6993	sf	$3.30	$5.49	**3**			$ 38,418		$ 38,418	
Minor upgrades to power distribution / raceway	6993	sf	$3.10	$5.16	**3**			$ 36,089		$ 36,089	

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lighting & Controls											
Remove lighting	10	ea	$150.00	$249.73	3			$ 2,497		$ 2,497	
Install new switches / occupancy sensors	4	ea	$343.75	$572.30	3			$ 2,289		$ 2,289	
Replace fluorescent lamps and ballast	20	ea	$218.75	$364.19	3			$ 7,284		$ 7,284	
New dimmer panel	1	ea	$1,500.00	$2,497.30	3			$ 2,497		$ 2,497	
Adjust height of all non compliant switches	6993	sf	$1.25	$2.08	3			$ 14,552		$ 14,552	
Technology											**$ 14,960**
Telephone / data / CATV system											
Add additional data points	1	ea	$244.95	$407.81	3			$ 408		$ 408	
Miscellaneous low voltage upgrades, minor	6993	sf	$1.25	$2.08	3			$ 14,552		$ 14,552	
Work from "1997 Masterplan" still to be completed											**$ 65,963**
Power Distribution											
Replace old panel enclosures	6993	sf	$0.75	$1.25	3			$ 8,731		$ 8,731	
Lighting Systems											
Upgrade gym, kitchen and stage lighting	2272	sf	$14.03	$23.36	2		$ 53,070			$ 53,070	
Clean exterior lighting	1	ls	$2,500.00	$4,162.17	2		$ 4,162			$ 4,162	
Structural											**$ 93,134**
Seismic upgrades - "low" rating	6993	sf	$8.00	$13.32	2		$ 93,134			$ 93,134	
Miscellaneous											**$ 64,029**
Hazmat abatement, allowance - "low" rating	6993	sf	$5.50	$9.16	2		$ 64,029			$ 64,029	
Site											**$ 6,543**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	60	sf	$5.50	$9.16	1	$ 549				$ 549	
Provide 5' x 5' concrete landing	60	sf	$15.00	$24.97	1	$ 1,498				$ 1,498	
Slope AC paving from landing	120	sf	$10.00	$16.65	1	$ 1,998				$ 1,998	
Total Costs - UNIT "D"						**$ 94,063**	**$ 240,675**	**$ 541,990**	**$ 60,949**		**$ 937,676**
Total Costs Priority / Sf						**$ 13.45**	**$ 34.42**	**$ 77.51**	**$ 8.72**		

PORTABLES (MOD)

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLE UNITS (MOD)

Description	Qty
Type Of Space	
Classrooms	6,720 SF
Restrooms	480 SF
Total Modernized SF-age	**7,200 SF**

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES (MOD)

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	7,200 SF										
Accessibility											**$ 33,747**
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579	
Signage, specialties & fire extinguishers	7200	sf	$1.00	$1.66	**1**	$ 11,987				$ 11,987	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove fixtures to comply with code	1	ea	$300.00	$499.46	**1**	$ 499				$ 499	
Patch and repair finishes at removed fixture	50	sf	$20.00	$33.30	**1**	$ 1,665				$ 1,665	
Remove and replace sink / base cabinet	8	lf	$595.00	$990.60	**2**		$ 7,925			$ 7,925	
Patch finishes for accessibility upgrades	3360	sf	$0.50	$0.83	**2**		$ 2,797			$ 2,797	
Miscellaneous accessible upgrades	3360	sf	$0.50	$0.83	**2**		$ 2,797			$ 2,797	
Life Safety											**$ 27,690**
New fire alarm system (fully automated)	3360	sf	$4.45	$7.41	**3**			$ 24,893		$ 24,893	
Replace exterior lighting	3360	sf	$0.50	$0.83	**3**			$ 2,797		$ 2,797	
Instructional Facilities											**$ 74,031**
Repaint interior walls (100%)	9234	sf	$1.05	$1.75	**4**				$ 16,142	$ 16,142	
Repaint existing door sets (100%)	7	ea	$99.00	$164.82	**4**				$ 1,154	$ 1,154	
Repaint existing casework (100%)	168	lf	$10.94	$18.21	**4**				$ 3,060	$ 3,060	
Patch repair / paint existing ceilings	3160	sf	$2.50	$4.16	**4**				$ 13,152	$ 13,152	
Replacer damaged ACT ceilings	200	sf	$9.00	$14.98	**2**		$ 2,997			$ 2,997	
Tack boards	350	sf	$15.00	$24.97	**4**				$ 8,741	$ 8,741	
Replace horizontal blinds	700	sf	$17.50	$29.14	**3**			$ 20,395		$ 20,395	
Caulking & sealant, metals, backing	3360	sf	$0.50	$0.83	**4**				$ 2,797	$ 2,797	
Miscellaneous interior repairs, allowance	3360	sf	$1.00	$1.66	**4**				$ 5,594	$ 5,594	
Building Integrity & Envelope											**$ 165,421**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	9720	sf	$4.00	$6.66	**3**			$ 64,730		$ 64,730	
Replace roofing - 100% replacement	3360	sf	$18.00	$29.97	**3**			$ 100,691		$ 100,691	
Mechanical & Plumbing Systems											**$ 102,476**
Plumbing											
Replace hosebibbs	8	ea	$1,800.00	$2,996.76	**3**			$ 23,974		$ 23,974	
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	3360	sf	$1.20	$2.00	**3**			$ 6,713		$ 6,713	
Replace existing furnaces and closets	8	ea	$3,500.00	$5,827.03	**3**			$ 46,616		$ 46,616	
Misc plumbing modifications (gas, distrib, etc.)	3360	sf	$1.00	$1.66	**3**			$ 5,594		$ 5,594	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES (MOD)

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	3360	sf	$1.00	$1.66	3			$ 5,594		$ 5,594	
All other HV work excluded											
Electrical Systems											**$ 129,474**
Power and distribution / convenience power											
Lower / add receptacles	3360	sf	$2.50	$4.16	3			$ 13,985		$ 13,985	
Minor upgrades to power distribution / raceway	3360	sf	$2.35	$3.91	3			$ 13,146		$ 13,146	
Lighting & Controls											
Recircuit lighting	7200	sf	$4.00	$6.66	3			$ 47,948		$ 47,948	
Install new switches / occupancy sensors	14	ea	$343.75	$572.30	3			$ 8,012		$ 8,012	
Replace fluorescent lamps and ballast	112	ea	$218.75	$364.19	3			$ 40,789		$ 40,789	
Adjust height of all non compliant switches	3360	sf	$1.00	$1.66	3			$ 5,594		$ 5,594	
Technology											**$ 13,425**
Telephone / data / CATV system											
Add additional data points	3360	sf	$1.40	$2.33	3			$ 7,832		$ 7,832	
Miscellaneous low voltage upgrades, minor	3360	sf	$1.00	$1.66	3			$ 5,594		$ 5,594	
Work from "1997 Masterplan" still to be completed											**$ 93,166**
Power Distribution											
Replace distribution panel	11	ls	$5,000.00	$8,324.33	3			$ 91,568		$ 91,568	
Add surface mounted raceways	960	sf	$1.00	$1.66	3			$ 1,598		$ 1,598	
Structural											**$ 44,752**
Seismic upgrades - "low" rating	3360	sf	$8.00	$13.32	2		$ 44,752			$ 44,752	
Miscellaneous											**$ 30,767**
Hazmat abatement, allowance - "low" rating	3360	sf	$5.50	$9.16	2		$ 30,767			$ 30,767	
Site											**$ 27,470**
Utilities											
Provide seismic valve for gas	11	ea	$1,500.00	$2,497.30	1	$ 27,470				$ 27,470	
Total Costs - PORTABLES (MOD)						**$ 47,698**	**$ 92,034**	**$ 552,047**	**$ 50,640**		**$ 742,419**
Total Costs Priority / Sf						**$ 6.62**	**$ 12.78**	**$ 76.67**	**$ 7.03**	**$ 103.11**	

PORTABLES

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Portables - classroom	3,840 SF
DDT - open corridor space (2/3)	
Total Modernized SF-age	**3,840 SF**

South San Francisco Unified School District

Monte Verde Elementary 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	3,840 SF										
Accessibility											**$ 1,121,754**
Demolish existing portables	3840	sf	$12.00	$19.98	**2**		$ 76,717			$ 76,717	
Install new portables	3840	sf	$145.00	$241.41	**2**		$ 926,998			$ 926,998	
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	$11,025.00	$18,355.15	**2**		$ 73,421			$ 73,421	
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						**$ -**	**$ 1,121,754**	**$ -**	**$ -**		**$ 1,121,754**
Total Costs Priority / Sf						**$ -**	**$ 292.12**	**$ -**	**$ -**	**$ 292.12**	

SITEWORK

South San Francisco Unified School District

Monte Verde Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITE

Description	Qty
Type Of Space	
Site	100,000 SF
Total Modernized SF-age	**100,000 SF**

South San Francisco Unified School District

Monte Verde Elementary 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	100,000 SF										
Accessibility											**$ 627,238**
New elevator	1	ea	$275,000.00	$457,838.29	**1**	$ 457,838				$ 457,838	
New high / low drinking fountain	3	ea	$4,950.00	$8,241.09	**1**	$ 24,723				$ 24,723	
New metal handrail	30	lf	$230.00	$382.92	**1**	$ 11,488				$ 11,488	
Miscellaneous grading, etc.	1	ls	$15,000.00	$24,973.00	**2**		$ 24,973			$ 24,973	
Miscellaneous site accessibility	1	ls	$20,000.00	$33,297.33	**2**		$ 33,297			$ 33,297	
Miscellaneous signage / specialty	1	ls	$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											**$ -**
No work in this section											
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											**$ 37,459**
Power and distribution / convenience power											
Enclose (e) switchgear	1	ea	$7,500.00	$12,486.50	**1**	$ 12,486				$ 12,486	
Replace exterior subpanel and enclose	1	ea	$15,000.00	$24,973.00	**1**	$ 24,973				$ 24,973	
No work in this section											
Technology											**$ -**
No work in this section											
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											**$ -**
No work in this section											
Miscellaneous											**$ -**
No work in this section											
Site											**$ 2,614,149**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$250,000.00	$416,216.63	**1**	$ 416,217				$ 416,217	
Replace (e) gas lines	304921	sf	$0.15	$0.25	**2**		$ 76,148			$ 76,148	
Replace (e) water lines	304921	sf	$0.15	$0.25	**2**		$ 76,148			$ 76,148	
Replace (e) irrigation lines	304921	sf	$0.15	$0.25	**2**		$ 76,148			$ 76,148	
ADA requirements											

South San Francisco Unified School District

Monte Verde Elementary 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
New AC paving overlay, drainage, etc.	80049	sf	$11.65	$19.40	2		$ 1,552,606			$ 1,552,606	
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	
Site Upgrades											
Convert courtyard to outdoor learning environment, provide shade structure, seating, protective surfaces, etc	1000	sf	$95.00	$158.16	2		$ 158,162			$ 158,162	
Remove (e) pine trees	800	sf	$30.00	$49.95	3			$ 39,957		$ 39,957	
New landscaping	800	sf	$8.00	$13.32	3			$ 10,655		$ 10,655	
Drainage alterations	1	ls	$15,000.00	$24,973.00	3			$ 24,973		$ 24,973	
Total Costs - SITE						**$ 947,725**	**$ 2,039,104**	**$ 108,882**	**$ 183,135**		**$ 3,278,847**
Total Costs Priority / Sf						**$ 9.48**	**$ 20.39**	**$ 1.09**	**$ 1.83**	**$ 32.79**	

Architectural Site Survey

Monte Verde Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
01, 02, 03, 04	Damaged wood wall panels	Remove (e) wood panels	3000	sq. ft.	I	2
		Paint and patch gyp. wall board	3000	sq. ft.		
01, 02, 03, 04	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	4	each	A	1
		New counter top and base cabinet	16	LF		
		New sinks and accessories	4	each		
01, 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	Single level light switch	Replace with bi-level light switch	4	each	E	2
		Rewire lighting to bi-level circuit	4	each		
01, 02, 03, 04	Door lacks strike side clearance	Remove (e) door frame	4	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame 12" strike side clearance	4	each		
		Cut and patch adjacent window	100	sq. ft.		
01, 02, 03, 04	Non-accessible threshold	Remove (e) non-conforming threshold	8	each	A	1
		Cut and remove portion of (e) conc.or a/c paving	240	sq. ft.		
		Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor.	240	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	480	sq. ft.		
		Provide <1/2" aluminum threshold between landings	8	each		
All Doors	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	8	each	A	1
06,	Non-accessible restroom with 2 lavs and 3 wcs	Demo (e) restroom	130	sq. ft.	A	1
		Provide accessible restroom	130	sq. ft.		
07,	Non-accessible restroom with 3 lavs, 2 wcs, and 3 urinals	Demo (e) restroom	130	sq. ft.	A	1
		Provide accessible restroom	130	sq. ft.		
Unit B						
03, 04, 08, 09, 10, 16, 17, 18, 19, 20	Damaged wood wall panels	Remove((e) wood panels	3000	sq. ft.	I	2
		Paint and patch gyp. wall board	3000	sq. ft.		
07, 08, 09, 10, 17	Damaged acoustical ceiling tiles	Remove damaged acoustical ceiling tiles and replace	500	sq. ft.	I	2
04, 08, 09, 10, 16, 17, 18	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	13	each	A	1
		New counter top and base cabinet	60	LF		
		New sinks and accessories	13	each		
08, 18	TV/VCR mounted <80" AFF	Remove (e) bracket	4	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	4	each		
08, 09, 10, 16, 17, 18	Single level light switch	Replace with bi-level light switch	6	each	E	2
		Rewire lighting to bi-level circuit	6	each		
07, 18	Door 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		

Monte Verde Elementary School

Architectural Site Survey

Monte Verde Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
01, 03, 04, 07, 08, 09, 10, 16, 17, 18, 19, 20	Non-accessible threshold	Remove (e) non-conforming threshold	18	each	A	1
		Cut and remove portion of (e) conc.or a/c paving	540	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.	540	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	1080	sq. ft.		
		Provide <1/2" aluminum threshold between landings	18	each		
All doors	Lack of accessible identifying signage	Provide identifying, tactile braille signage	22	each	A	1
05,	Non-accessible restroom	Demo (e) restrooms	30	sq. ft.	A	1
		Provide accessible restrooms	70	sq. ft.		
12, 13, 14, 15	Non-accessible restrooma	Demo (e) restrooms	120	sq. ft.	A	1
		Provide accessible restrooms	120	sq. ft.		
		Cut and patch adjacent window	100	sq. ft.		
All Doors	Lack of accessible identifying signage	Provide identifying, tactile braille signage	8	each	A	1
Unit C						
01, 02, 03, 04	Damaged wood wall panel	Remove (e) wood panel finish	3000	sq. ft.	I	2
		Paint and patch gyp. wall board	3000	sq. ft.		
01, 02, 03, 04	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	4	each	A	1
		New counter top and base cabinet	16	LF		
		New sinks and accessories	4	each		
01, 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	Single level light switch	Replace with bi-level light switch	4	each	E	2
		Rewire lighting to bi-level circuit	4	each		
01, 02, 03, 04	Door lacks strike side clearance	Remove (E) door frame	4	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance	4	each		
		Cut and patch adjacent window	100	sq. ft.		
01, 02, 03, 04	Non-accessible threshold	Remove (e) non-conforming threshold	8	each	A	1
		Cut and remove portion of (e) conc.or a/c paving	240	sq. ft.		
		Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor.	240	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	480	sq. ft.		
		Provide <1/2" aluminum threshold between landings	8	each		
05, 06	Non-accessible restroom	Demo (e) restroom	130	sq. ft.	A	1
		Provide accessible restroom	130	sq. ft.		
08, 09	Non-accessible restroom	Demo (e) restroom	130	sq. ft.	A	1
		Provide accessible restroom	130	sq. ft.		
Unit D						
17	Damaged acoustical ceiling tiles	Remove damaged acoustical ceiling tile and replace	200	sq. ft.	I	2

Architectural Site Survey

Monte Verde Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
05, 06, 17	Damaged or missing blinds	Provide new blinds or shading devices	180	sq. ft.	I	3
04, 06	Non-accessible threshold	Remove (e) non-conforming threshold	2	each	A	1
		Cut and remove portion of (e) conc.or a/c paving	60	sq. ft.		
		Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor.	60	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	120	sq. ft.		
		Provide <1/2" aluminum threshold between landings	2	each		
All Doors	lack of accessible identifying signage	Provide identifying, tactile braille signage	8	each	A	1
01, 02	Non-accessible restroom	Demo (e) restroom	150	sq. ft.	A	1
		Provide accessible restroom	150	sq. ft.		
Portable						
02,03, 04, 09	Portables in disrepair	Demo and replace with new portables	4	each	B	2
06, 07, 15	Damaged acoustical ceiling tiles	Remove damaged acoustical ceiling tile and replace	200	sq. ft.	I	2
01, 06, 07, 08, 10, 11, 12, 13, 14, 15	Damaged or missing blinds	Provide new blinds or shading devices	700	sq. ft.	I	3
08	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	1	each	A	1
		New counter top and base cabinet	4	LF		
		New sinks and accessories	1	each		
06	TV/VCR mounted <80" AFF	Remove (e) bracket	1	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	1	each		
01, 06, 07, 08, 11, 12, 13, 14, 15	Missing kickplate at doors	Install aluminium kickplate	10	each	A	1
01, 06, 07,0 8, 11, 12, 13, 14, 15	Lack of accessible identifying signage	Provide identifying, tactile braille signage	10	each	A	1
05	Restroom is non-acessible	Remove (e) fixtures to provide proper accessible clearances	1	each	A	1
		Patch finishes at removed fixtures	50	sq. ft.		
General Site						
Exterior walls	Non-accessible drinking fountain	Remove (e) non-conforming drinking fountain	3	each	A	1
		Install high-low drinking fountain	3	each		
		Install metal wing rails next to fountain	3	pairs		
Site	Uneven pavement	Repave uneven pavement	84,049	sq. ft.	P	2
Path of travel	no accessible path from first level to second level	Provide elevator between 2 levels	1	each	A	1
Site	No handrail at stair	Provide 1 1/2" diameter metal handrails with accessible extensions at both landings	30	ft	A	1
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	M	1
Site	(E) subpanel in poor condition	Replace exterior subpanel	1	each	M	1
		Enclose subpanel	1	each	M	1
Site	(E) gas lines are in poor condition	Replace gas lines	7	acres	M	2
Site	(E) irrigation lines are in poor condition	Replace irrigation lines	7	acres	M	2
Site	Site has unused asphalt courtyards	Convert area to outdoor learning environment	1000	sq. ft.	I	2
Portables	School has large number of portables, many of which need renovations	Remove portables from site	15	each	I	3
		New building with classrooms and staff support space	15000	sq. ft.	I	3
Site	(E) water lines are in below average condition	Replace water lines	7	acres	M	2

Monte Verde Elementary School

Architectural Site Survey

Monte Verde Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Site	(E) pine trees are overgrown. They pose a potential falling hazard and litter the site with needles	Remove pine trees	800	sq. ft.	L	3
		Replace with appropriate landscaping	800	sq. ft.	L	3
Site	Drainage problem from Monte Verde Park to school site	Drainage Improvements	1	LS	M	3

Architectural Site Survey - 1997 Bond Update

Monte Verde Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New Asphalt Overlay & Surface Drainage Improvement	Non-accessible slope and uneven pavement. Item unfinished	Provide new asphalt & surface drainage impovements	*84,049*	*sq. ft.*	A/97	1
Fencing and Gate Renovation	Item unfinished	Provide new fencing and gate	*1,923*	*ft*	97	2
Building Exterior						
Paint Exterior	Exterior painting completed	None	*20,100*	*sq. ft.*		
New Window Frames & Glass	Windows frames and glass are in good condition	None	*6,805*	*sq. ft.*		
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 1998	Provide new roof at classrooms 10 thru 26	*$195,000*	*LS*	B/97	2
Rain Gutter Repair/ Replace	No visible damage at (e) gutter	None	*138*	*ft*		
Building Interior						
Window Coverings Replaced	Window blinds are in good condition	None	*8,615*	*sq. ft.*		
Asbestos Removal	Not able to confirm at time of survey	None	*1*	*LS*		
Floor Coverings	No visible damage on (e) flooring	None	*21,940*	*sq. ft.*		
Paint Interior	(E) interior paint in good condition	None	*27,765*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*23*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*21,940*	*sq. ft.*		
Heating System Renovation	Heating system has been updated	None	*21,940*	*sq. ft.*		
Cabinetry Renovation	Cabinetry is non-accessible. Item unfinished	See masterplan for individual casework recommendations	*1*	*LS*	97	2
Life & Safety Compliance upgrade / ADA						
Exterior door & hardware upgrades	Exterior doors are generally new and have accessible hardware	None	*34*	*each*		
Interior door hardware upgrades	Interior doors are generally in good condition and have accessible hardware	None	*5*	*each*		
Drinking fountain accessibility upgrades	Drinking fountains in good condition but not accessible	Provide hi/lo accessible drinking fountain with metal wing rails	*2*	*each*	A/97	1
Toilet Room Upgrades	Toilet rooms are in good condition	None	*1*	*LS*		
Wheelchair Lift @ Stage	Lift is installed	none	*1*	*LS*		
Playground Equipment Upgrade	Playground equipment in good condition. Upgrade completed.	None	*1*	*LS*		
Portable classrooms						
New Portable Classroom	2 new portables have been installed at the site	Provide 2 more new portables	*4*	*each*	97	2

Monte Verde Elementary School

Mechanical Site Survey

Monte Verde Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating system is upgraded				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
01, 02, 03, 04	Each classroom is heated by a closet furnace. There is an outside air hood providing minimum outside air to the classroom. The existing control is Syserco Control System.	heating upgraded	The roof outside air intake hood in unit 04 is less than 10 feet away from the toilet exhaust fans. Relocate toilet exhaust fan or intake hood 10 feet from each other. install volume damper at the outside air duct.	install economizer cycle control to each furnace
05, 06, 07	Toilet rooms are each ventilated by a roof mount toilet exhaust fan and a door louver	not applicable	none	none
Unit B (gas heat system)				
01, 02, 03, 04, 07	Administration offices are heated by a horizontal mounted furnace located in the soffitted area. There is an outside air louver providing minimum outside air to the offices. The control is Syserco EMS	heating upgraded	none	Install economizer cycle control to each furnace. The server room 02 is hot. It shall be cooled by a dedicated cooling unit.
08, 09, 10, 16, 17, 18	Each classroom is heated by a closet furnace. There is an outside air hood providing minimum outside air to the classroom. The existing control is Syserco Control System.	heating upgraded	none	install economizer cycle control to each furnace.
12, 13, 14, 15	toilets are each ventilated by a ceiling exhaust fan	not applicable	none	none
office 19, 20	office is heated by a wall mounted gas furnace.	not upgraded	none	none
Unit C (gas heat system)				
01, 02, 03, 04	Each classroom is heated by a closet furnace. There is an outside air hood providing minimum outside air to the classroom. The existing control is Syserco Control System.	heating upgraded	The roof outside air intake hood in unit 04 is less than 10 feet away from the toilet exhaust fans. Relocate toilet exhaust fan or intake hood 10 feet from each other. install volume damper at the outside air duct.	install economizer cycle control to each furnace
05, 06, 07, 08, 09	Toilet rooms are each ventilated by a roof mount toilet exhaust fan	not applicable	install door louver at toilet room 05	
Unit D (gas heat system)				
17,	The multi use room is heated by two furnaces combined. The system has economizer cycle control. The control is syserco control system	heating upgraded	none	none
05, 06, 12, 16, 15	the offices, and the kitchen are heated by a furnace. The system is providing 100% outside air and exhausted by kitchen roof exhaust fan	heating upgraded	none	none
01, 02	toilet room 01, 02 is ventilated by a roof exhaust fan with 1" under cut door.	not applicable	none	none
Portables				

Mechanical Site Survey

Monte Verde Elementary 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**
01 thru 14	all portables are either heated by an outdated furnace with minimum outside air or a wall mounted BARD unit.	not applicable	none	replace existing outdated furnace with new high efficienct furnace and furnace closet.

Monte Verde Elementary School

Plumbing Site Survey

Monte Verde 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			
	Gas distribution is underground.	Double contain all gas piping below covered walks, buildings, or other similar structures.	
Unit A			
01-03	1 CI CR sink		
04	1 CI CR sink	Replace bubbler.	
05	1 mop sink (standing type), 1 exterior df	Replace faucet with vacuum breaker type.	
06	3 flr mtd fv water closets, 2 lav	Replace lav faucets.	Replace lavs and trim.
07	2 flr mtd fv water closets, 3 urinals, 3 lav		Replace lavs and trim.
Unit B			
04	1 CI sink		
05	1 flr mtd fv water closet		
06	1 mop sink (standing type) with elec water heater on shelf		
07	1 CI sink		
08, 09	1 CI CR sink		
10	1 CI CR sink, 1 CI sink		

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
12-15	1 elem ht flr mtd fv water closet		
16	1 CI CR sink, 1 CI sink		Replace trim at CR sink.
17, 18	1 CI CR sink		
Unit C			
01-04	1 CI CR sink		Replace trim.
05, 06	1 flr mtd fv water closet, 1 lav	Replace flush valve.	Replace trim at both fixtures.
07	1- 6 gallon water heater	Insulate hot water and terminate relief valve to floor drain (or some other fixture that drains to the sanitary sewer) with air gap.	Replace water heater.
08	3 flr mtd fv water closets, 2 lav	Replace lav faucets.	Replace fixtures and trim.
09	2 flr mtd fv water closets, 3 flr mtd urinals, 2 lav, 1 exterior SS df	Replace lav faucets.	Replace fixtures and trim.
Unit D			
01, 02	1 flr fv water closet, 1 lav		
03	1 mop sink (standing type)		
04	1 single ht df		Replace with dual ht df.
05	1 CI sink		Replace trim.
06	1- 3 comp pot sink w/o grease trap, 1 gas oven	Verify if 3-comp sink requires grease trap and, if so, install if required.	
07	1 mop sink (standing type)		
10	1- 100 gallon gas fired water heater (199.0 kbtuh) with circ pump, 1 exterior gas valve asphalted over	Reinstall gas valve.	

Monte Verde Elementary School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Portables			
Unit 1	1 SS CR sink	Replace bubbler.	
Unit 2	1 SS CR sink	Replace faucet.	
Unit 3	1 SS CR sink with undercounter point-of-use water heater	Replace bubbler.	
Unit 5-01	5 wall mtd fv water closet, 2 lav		
Unit 5-02	2 wall mtd fv water closets, 2 urinal, 3 lav, 1 exterior free-standing df		
Unit 6	1 SS CR sink	Replace bubbler and faucet.	
Unit 7	1 SS CR sink	Replace bubbler.	
Unit 8	1 CI sink		
Unit 10, 11	1 SS CR sink with undercounter point-of-use water heater	Replace water heater piping.	
Unit 12-15	1 SS CR sink		

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
Electrical Service	Portable 9	Primary site electrical service replaced with PG&E pad-mounted transformer behind Portable 9. An 800A, A 120/208V, 3ph, 4-wire switchboard MSB was located in new enclosure	Remove old switchboard and enclosure.		Replace or paint rusting switchboard. Add label.	Paint switchboard	1
						Remove old switchboard	1
Power Distribution				Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop			
				Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF.			
				All receptacles installed in bathrooms and at sinks shall have GFCI protection			
	A	Replaced 200A, 120/240V, 1 ph, 3-w, panel A	Replace old panel enclosures		Replace covers missing on raceway	Panel enclosures	2
		Replaced 225A, 120/240V, 1 ph, 3-w, panel CP2	Replace old panel enclosures		Add GFI rec. in bathrooms	receptacles	2
		Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms					
	B	Replaced 225A, 120/240V, 1 ph, 3-w, panel B	Update panel directory		Add GFI rec. at sink in room B3	receptacles	6
		Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Add power/data raceway in front office		
	C	Replaced 225A, 120/208V, 3 ph, 4-w, 42 ckt panel D	Replace panel (unlabeled) 225A, 120/240, 1-ph, 3-w for portables		Add GFI rec. at sink in bathrooms	receptacles	1
						120/240 V panel	1
	D	Replaced 225A, 120/240V, 1 ph, 3-w, panel CP1	Replace old panel enclosures		Add GFI rec. at sink in ELD, in bathrooms	receptacles	3
						120/240 V panel	6
	Portable 1	Receptacles have been located in the portable	Add surface raceway for additional power receptacles & GFI rec. at sink		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 2	Receptacles have been located in the portable	Replace 100A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 3	Receptacles have been located in the portable	Replace 100A, 120/08V, 3 ph, 4-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 4	Receptacles have been located in the portable	Replace 40A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 5	Receptacles have been located in the portable	Replace 40A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 6	Receptacles have been located in the portable	Replace 40A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 6A	New 100A, 120/240V, 1-ph, 3-w panel			Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
		Receptacles have been located in the portable					
	Portable 7	Receptacles have been located in the portable	Replace 40A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
	Portable 7A	New 100A, 120/240V, 1-ph, 3-w panel			Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
		Receptacles have been located in the portable				120/240 V panel	5
	Portable 7B	Receptacles have been located in the portable	Replace 100A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	55
	Portable 8	Receptacles have been located in the portable	Replace 100A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink		
	Portable 9	Receptacles have been located in the portable	Replace 70A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles & GFI rec. at sink		
	Portable 10	Receptacles have been located in the portable	Replace 40A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles		
Power Distribution	Portable 11	Receptacles have been located in the portable	Replace 40A, 120/240V, 1 ph, 3-w, panel		Add surface raceway for additional power receptacles		
	Portable 12	Replaced 150A, 120/240V, 1 ph, 3-w, panel			Add surface raceway for additional power receptacles & GFI rec. at sink	receptacles	11
		Receptacles have been located in the portable					
Lighting System				All switches a maximum 48" AFF			
	A	All classroom lighting is new with 1 occupancy sensor per.	Replace bathroom lighting		Use Occupancy sensors in offices, closets, corridor and bathrooms	2-lamp fluorescent 1X4	12
		Circuit Classrooms for bi-level lighting			Replace all old switches at proper height	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Replace exterior lighting		
	B	Upgraded lighting	Replace bathroom lighting		Use Occupancy sensors in offices, closets, corridor and bathrooms	2-lamp fluorescent 1X4	12
					Replace all old switches at proper height	Switches & occupancy sensors	2
					Replace exterior lighting	Recircuit lights	1
	C	Upgraded lighting	Replace bathroom lighting		Replace missing end caps in M&W rooms	2-lamp fluorescent 1X4 light	12
					Replace all old switches at proper height	Switches & occupancy sensors	2
					Use Occupancy sensors in offices, closets, corridor and bathrooms	Recircuit lights	1
					Replace exterior lighting	switch	5
	D	Most lighting is in good condition. The gym lights are new but still use T12 lamps	Upgrade gym, kitchen and stage lighting		Use Occupancy sensors in offices, closets, corridor and bathrooms	2-lamp fluorescent 1X4	20
			Clean lenses of exterior lighting		Replace all old switches at proper height	Switches	4
					Replace dimmer panel at stage	Dimmer panel	1
					Replace incandescent lights in janitor's closet panel at stage	Remove lights	10
					Remove unused exterior lighting and patch to match surface.		

Monte Verde Elementary School

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	Portable 1	Lighting fixtures in the portable are surface mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	Lights	16
	Portable 2	Lighting fixtures in the portable are surface mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	16
	Portable 3	Lighting fixtures in the portable are surface mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	16
					Repair broken lenses		
	Portable 4	Lighting fixtures in the portable are surface mounted and in good condition but do not have T8 lamps.	Repair emergency lights		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	18
	Portable 5	Lighting is old and rusty. Emergency battery-operated lights are not working	Replace all lighting		Use Occupancy sensors in offices, closets, corridor and bathrooms		
Lighting System	Portable 6	Lighting fixtures in the portable are surface mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	18
	Portable 6A	Lighting in this portable is new and has T8 lamps			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
	Portable 7	Lighting fixtures in the portable are surface mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	18
	Portable 7A	Lighting in this portable is new and has T8 lamps			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
	Portable 8	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are in good condition			Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	18
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
	Portable 9	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are in good condition			Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	18
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
	Portable 10	Lighting fixtures in the portable are flush mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	18
	Portable 11	Lighting fixtures in the portable are flush mounted and in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	18
	Portable 12	Lighting fixtures in the portable are in good condition but do not have T8 lamps.			Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & occupancy sensors	2
					Circuit Classrooms for bi-level lighting	Recircuit lights	1
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	18
Fire Alarm System		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.	Replace rusting exterior speakers			PA/clock unit	4
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	D	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.					
	Portable 6A	New Rauland 1100 units have been installed.					
	Portable 7	New Rauland 1100 units have been installed.					
	Portable 7A	New Rauland 1100 units have been installed.					

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	Portable 8	New Rauland 1100 units have been installed.					
	Portable 9	New Rauland 1100 units have been installed.					
	Portable 10	New Rauland 1100 units have been installed.					
	Portable 11	New Rauland 1100 units have been installed.					
	Portable 12	New Rauland 1100 units have been installed.					
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the classrooms. CATV has been added			Add 1 data outlet at computer usage area	data outlet	1
	B	Telephone/Data outlets have been located in the classrooms. CATV has been added	Put data cable in conduit in teachers' room		Add 1 data outlet at computer usage area	data outlet	1
		Telephone/Data outlets have been located in the offices and other areas used by faculty.			Add 2 data in teachers' room. Fix data outlet in nurses office.	data outlet	2
	C	Telephone/Data outlets have been located in the classrooms. CATV has been added			Add 1 data outlet at computer usage area in conference room	data outlet	1
	D	Telephone/Data outlets have been located in the classrooms. CATV has been added			Add 1 data outlet at computer usage area	data outlet	1
	Portable 1	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area	data outlet	4
	Portable 2	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area	Add CATV	4
	Portable 3	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 4	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 5	No Telephone, data or CATV required					
	Portable 6	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area	data outlet	5
	Portable 6A	Telephone/Data outlets have been located in the portables.	Add data/telephone/ power raceway pole for teacher		Add 1 data outlet at computer usage area	Add CATV	5
			Add CATV			telephone outlet	1
	Portable 7	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 7A	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 8	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 9	Telephone/Data outlets have been located in the portables.	Move 2 data outlets from behind shelf		Add 1 data outlet at computer usage area	data outlet	5
			Add CATV			Add CATV	4
	Portable 10	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 11	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		
	Portable 12	Telephone/Data outlets have been located in the portables.	Add CATV		Add 1 data outlet at computer usage area		

FEMA 154:
Rapid Visual Screening and Summary Report

Monte Verde Elementary School
2551 St. Cloud Drive
San Bruno, CA 94066

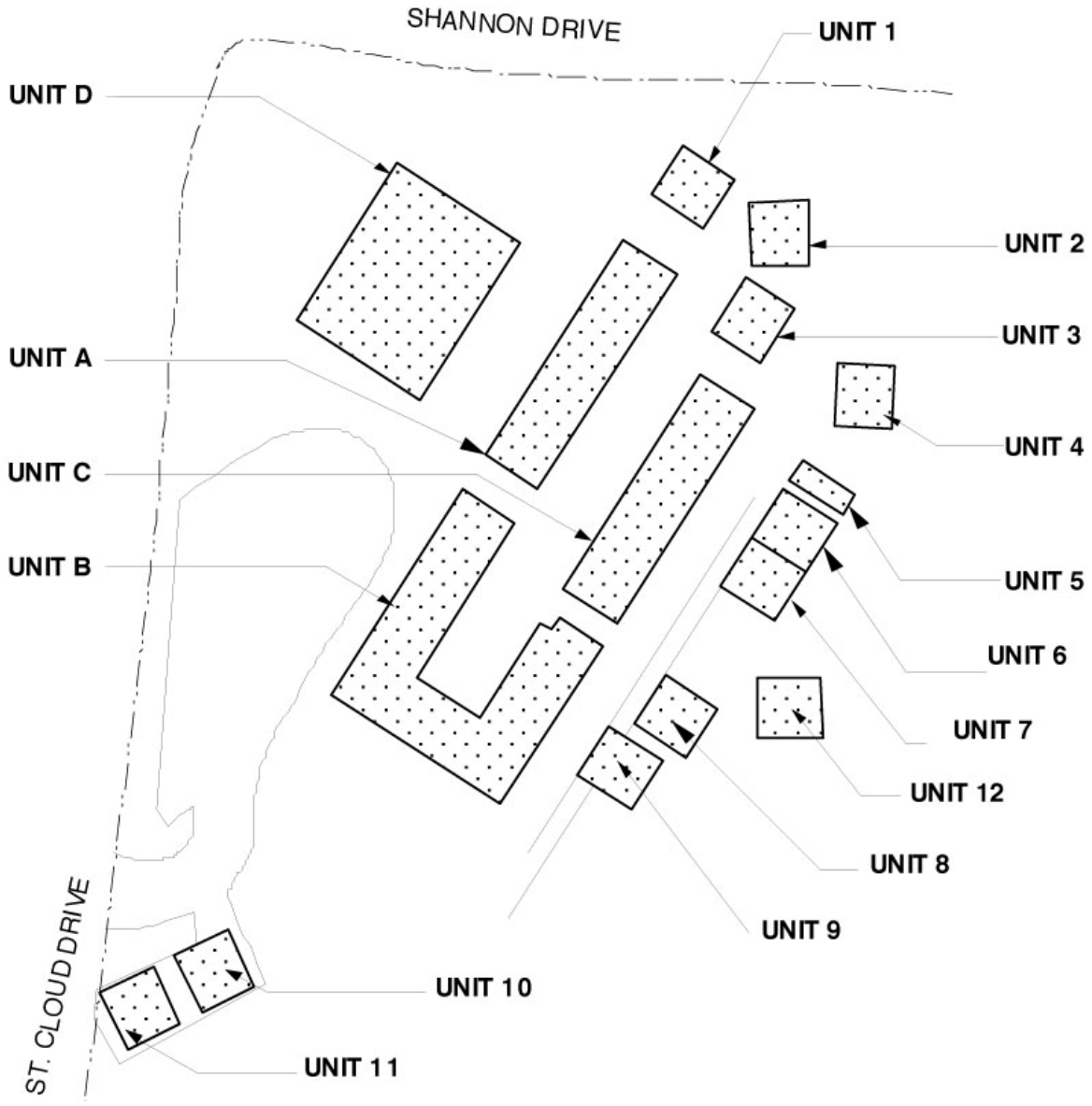
South San Francisco Unified School District



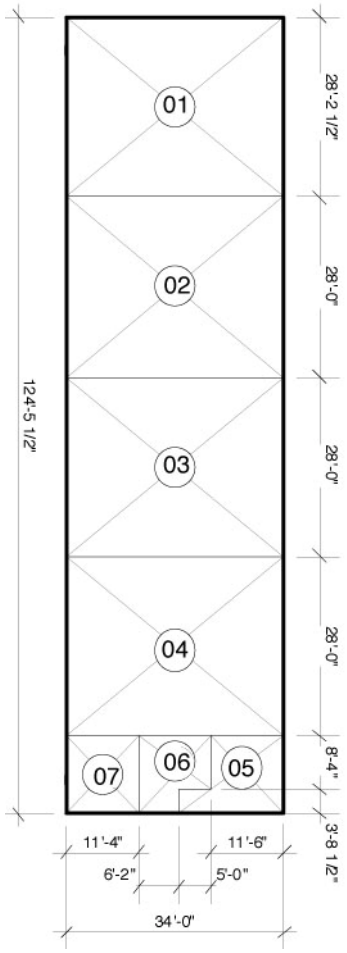
SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 20, 2006

Site Plan – Monte Verde Elementary School



Unit A – Monte Verde



Name	Unit A– Monte Verde Elementary School
Use	Classroom
Distance to Fault	1.0 km
Year Built	1963
Year of Major Modification	N/A
Building Type	Light Wood-Frame building (W1)
FEMA 154 Score	4.4
Description	A light wood-frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The canopy framing is an extension of the roof framing system with a light screen hanging from the end. The canopy has a slip joint connection between Unit A and C however there is no slip joint between Unit A and B.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events. The adequacy of the connection between the hanging light screen and the canopy could not be verified. The hanging screen could present a potential falling hazard. This condition could be aggravated by the absence of slip joints at portions of the canopy, which appear rigidly attached to adjacent units. No significant maintenance issues were noted.

Unit A – Monte Verde Elementary School

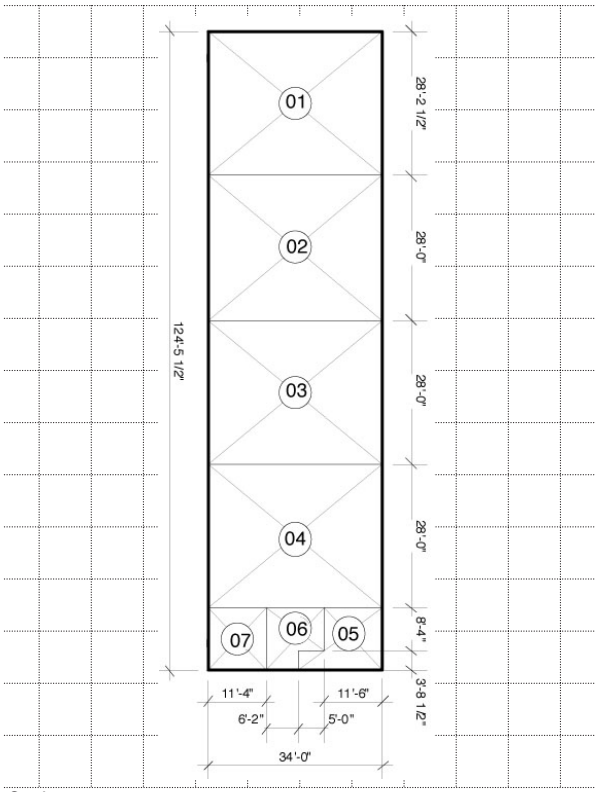




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2551 St. Cloud Drive
San Bruno, CA **Zip** 94066
Other Identifiers Classroom
No. Stories 1 **Year Built** 1963
Screener MSa/MSc **Date** 7-28-06
Total Floor Area (sq. ft.) 4300
Building Name Unit A, Monte Verde Elementary School
Use Classrooms



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: Light screen

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-frame building with plywood shear walls in both directions. The light screen is hung from the end of the canopy. The canopy connecting Unit A and C has a slip joint while the canopy connecting Unit A and B has no slip joint.

Detailed Evaluation Required

YES [**NO**]

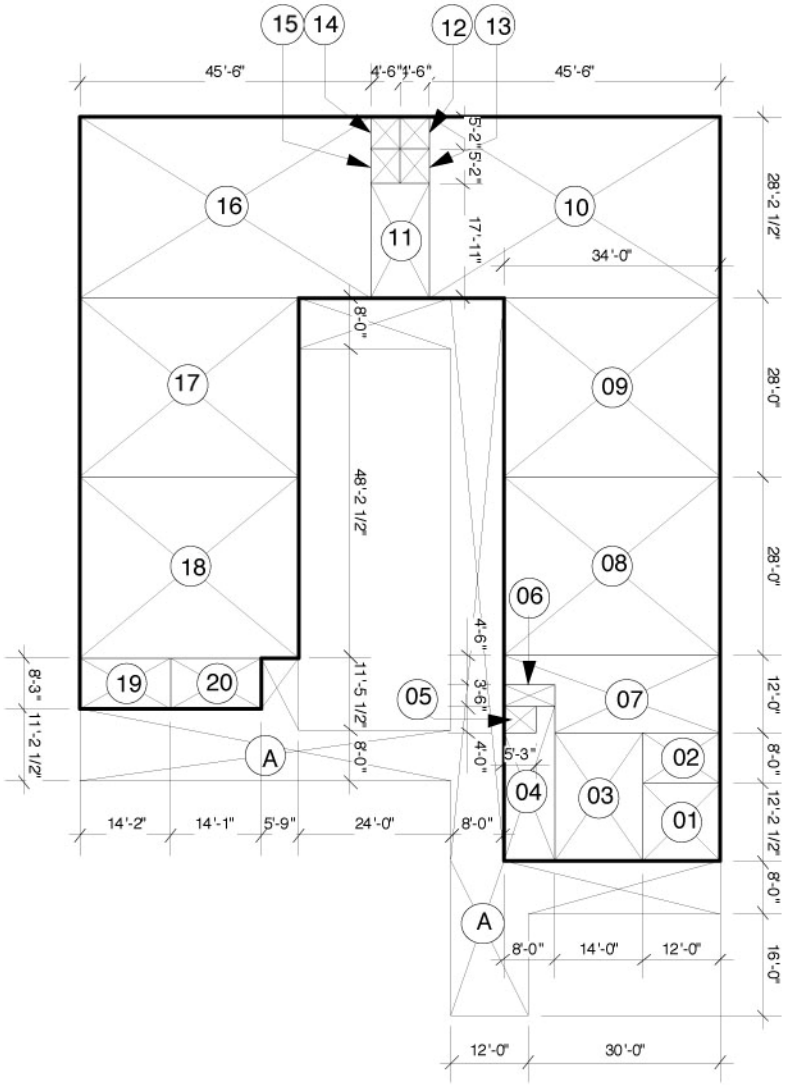
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 – Monte Verde Elementary School



Name	Unit B – Monte Verde Elementary School
Use	Classroom, Administration
Distance to Fault	1.0 km
Year Built	1963
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	1.9
Description	A light wood-frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The canopy framing is an extension of the roof framing system with a light screen hanging from the end. The canopy has no slip joint between it and the neighboring units A and C.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events though the larger footprint and irregular plan configuration could lead to localized damage. The adequacy of the connection between the hanging light screen and the canopy could not be verified. The hanging screen could present a potential falling hazard. This condition could be aggravated by the absence of slip joints at portions of the canopy, which appear rigidly attached to adjacent units. No significant maintenance issues were noted.

Unit B – Monte Verde Elementary School

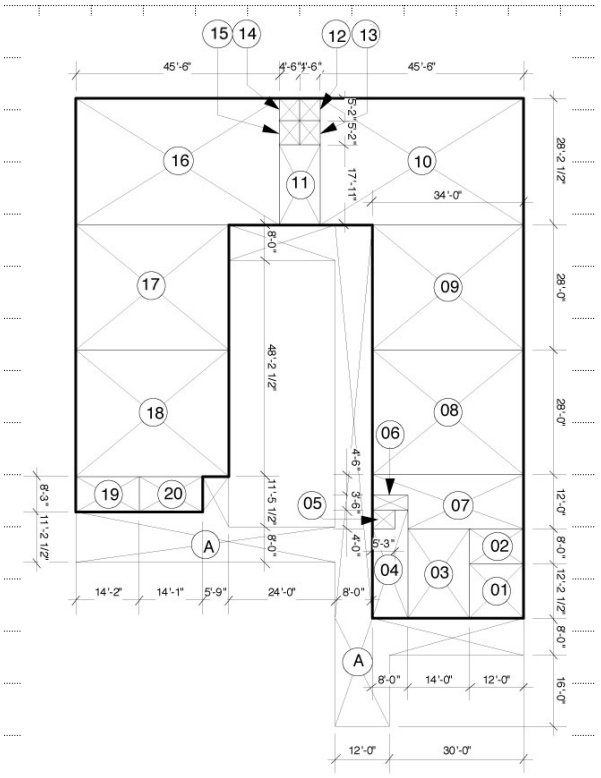




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2551 St. Cloud Drive
San Bruno, CA **Zip** 94066
Other Identifiers Classrooms, Administration
No. Stories 1 **Year Built** 1963
Screener MSa/MSc **Date** 7-27-06
Total Floor Area (sq. ft.) 8000
Building Name Unit B, Monte Verde Elementary School
Use Classroom, Administration



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys; ☐ Parapets; ☐ Cladding; ☒ Other: Light Screen

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

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

FINAL SCORE, *S* 1.9

COMMENTS: A light wood-frame building with plywood shear walls in both directions. The light screen is hung from the end of the canopy. The canopy connecting Unit B and A and Unit B and C has no slip joint.

Detailed Evaluation Required

YES [**NO**]

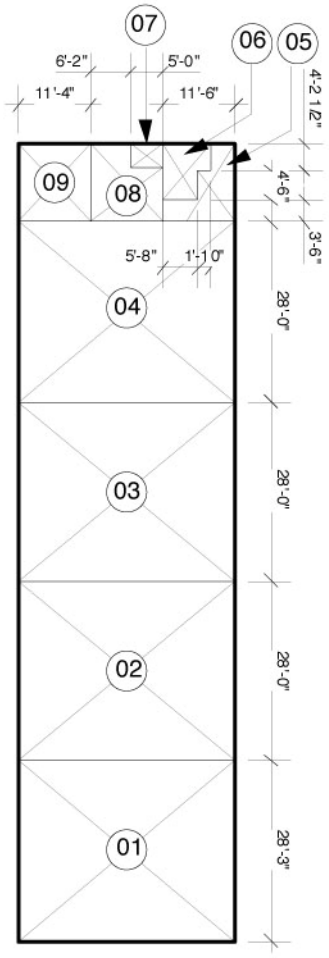
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 – Monte Verde Elementary School



Name	Unit C – Monte Verde Elementary School
Use	Classrooms
Distance to Fault	1.0 km
Year Built	1963
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W1)
FEMA 154 Score	4.4
Description	The construction of Unit C is similar to that of Unit A. A light wood-frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The canopy connecting from Unit A has a slip joint but the canopy from Unit B does not.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events. No significant maintenance issues or non-structural falling hazards were noted.

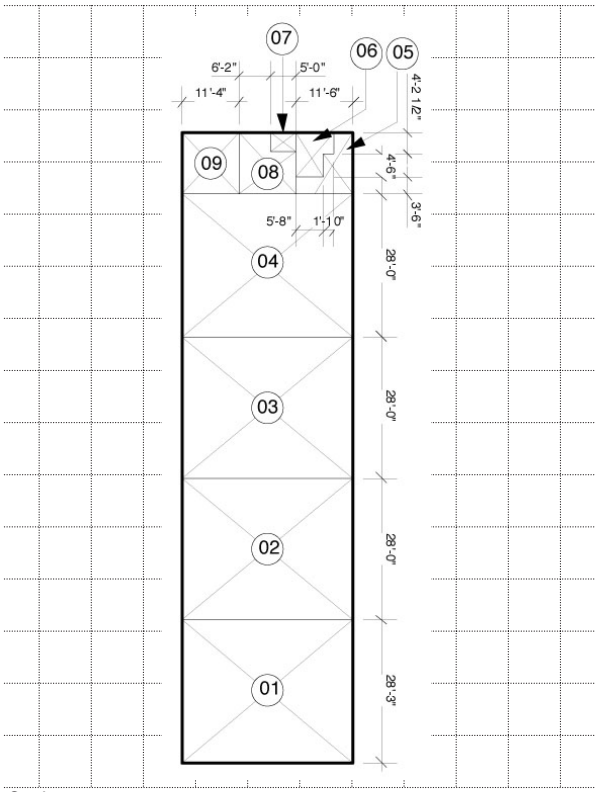
Unit C – Monte Verde Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2551 St. Cloud Drive
San Bruno, CA **Zip** 94066
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1963
Screener MSa/MSc **Date** 7-27-06
Total Floor Area (sq. ft.) 4300
Building Name Unit C, Monte Verde Elementary School
Use Classrooms



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

COMMENTS: A light wood-frame building with plywood shear walls in both directions. The canopy connecting Unit C and A has a slip joint while the canopy connecting Unit B and A have no slip joint.

Detailed Evaluation Required

YES [**NO**]

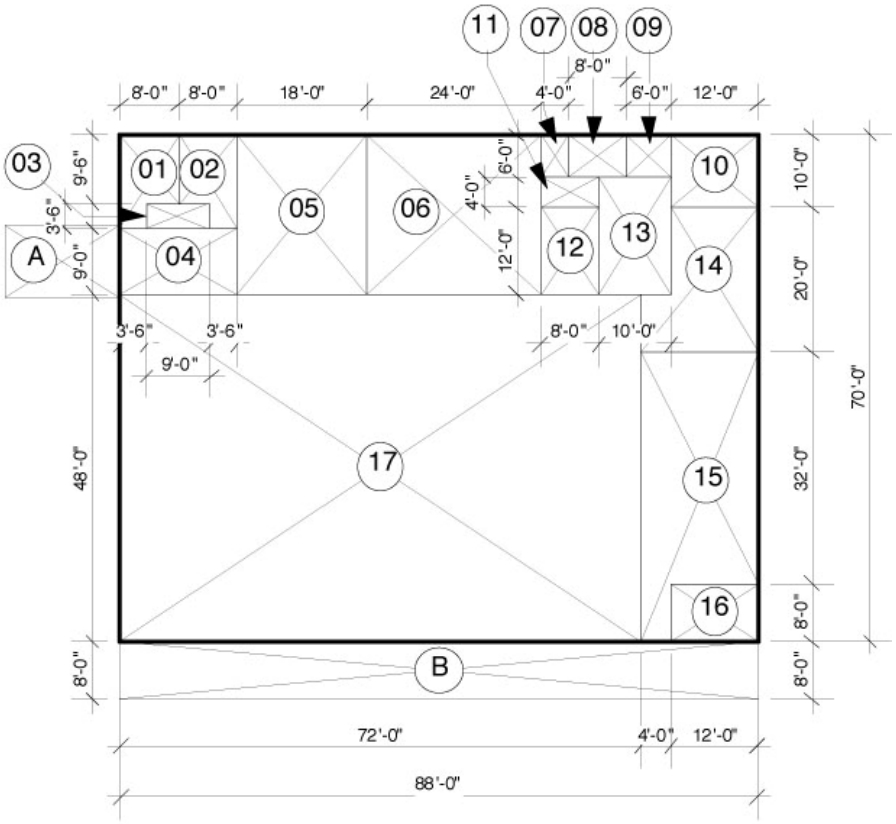
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BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Monte Verde Elementary School



Name	Unit D – Monte Verde Elementary School
Use	Cafeteria, Multipurpose Room
Distance to Fault	1.0 km
Year Built	1965
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	2.4
Description	The large multi-use room has clear spans framed by steel beams and columns. The ancillary parts of the building are all light wood-framed construction. The lateral force resisting system for the entire building is composed of plywood diaphragms and shear walls. A large entryway canopy is present at one end of the building.
Comments	The building appears to have a complete lateral-force resisting system. However the walls are over 15' tall and the building has the potential for high occupancy. The entryway canopy may rely on horizontal cantilever action from the main building for lateral support. The adequacy of the lateral support for this element should be evaluated in detail. No significant maintenance issues were noted.

Unit D – Monte Verde Elementary School

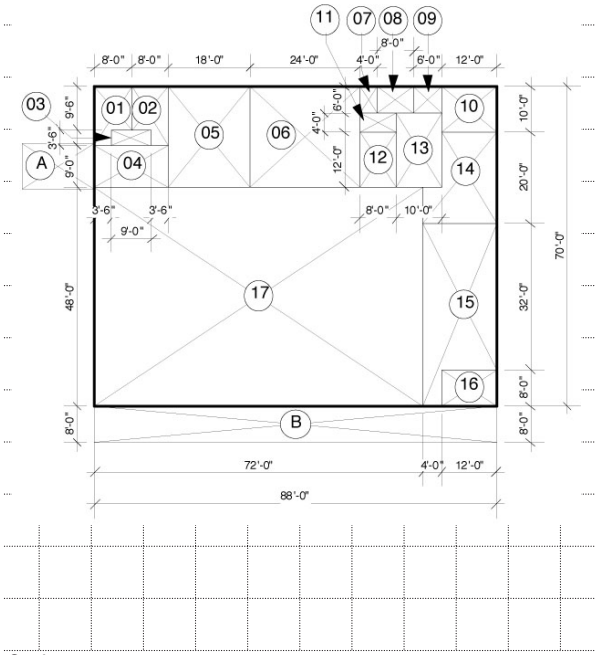




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 2551 St. Cloud Drive
San Bruno, CA **Zip** 94066
Other Identifiers Cafeteria, Multipurpose room
No. Stories 1 **Year Built** 1965
Screener MSa/MSc **Date** 7-27-06
Total Floor Area (sq. ft.) 6200
Building Name Unit D, Monte Verde Elementary School
Use Cafeteria, Multipurpose



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: Entryway

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: Steel beams and columns are used to span the large multi-purpose room. The rest of the building is typical light wood framing. Plywood shear walls are the lateral-force resisting system.

Detailed Evaluation Required

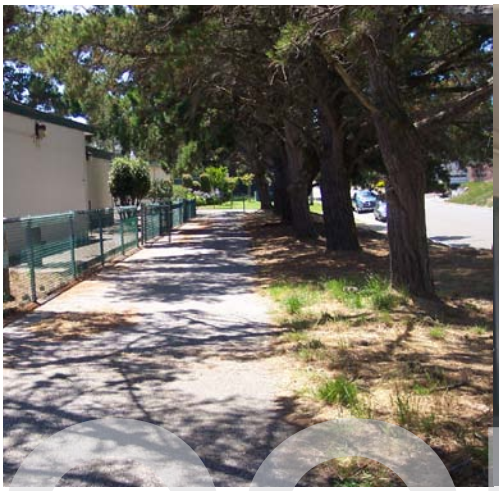
YES ☐ **NO** ☒

* = 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





SSFUSD

Ponderosa Elementary School

Ponderosa Elementary School

Recommendation Summary

Ponderosa Elementary is one of several elementary schools in the District with a plethora of relocatable classrooms on its campus; even the library is in a relocatable classroom. The cost to continue to fix these classrooms will soon surpass their value. Classroom wings and a learning resource center should be built on the campus to eliminate the relocatable classrooms. Additionally, spaces for administration, support, and extra teaching stations are sorely lacking. The teachers have very little support space in the administration wing and are unable to all meet in one place. The principal's office, as well as those of the counselor and speech therapists, are very small and would better serve students with more space.

While classroom interiors are in good condition, the school has no breakout spaces for the arts or sciences. Meanwhile, the school's courtyards are under utilized as empty asphalt paved surfaces. The students' learning experience, as well as the overall environment, could be much improved with the addition of outdoor learning and green spaces. Moreover, the school's play areas are in need of repairs. Paving, game lines, and benches need to be repaired or replaced.

The majority of the school's infrastructure has been updated in the last six years or is in good condition. The exception is a problematic sewer line from some of the school's relocatables. This line currently utilizes two pumps in order to make up for a flat sewer line. The line should be updated and the appropriate arrangements made with the city to connect the sewer line to Ponderosa Street. The school also faces many of the same universal access issues as other campuses in the District.

Finally, electrical modernizations are needed throughout the campus. Exterior lighting and fixtures in some relocatables need to be replaced. All T12 lamps should be replaced with T8 lamps and occupancy sensors installed to facilitate better use of energy throughout the campus. To keep up with the constant addition of computers, more data receptacles should be added in all classrooms.

Existing Buildings

Unit A	Classrooms
Unit B	Classrooms, Administration
Unit C	Classrooms
Unit D	Multipurpose
Units 1-4	Relocatable Classrooms
Unit 5	Library
Unit 6	Storage
Units 8-11	Relocatable Classrooms

Current Site



Executive Summary

Ponderosa Elementary School



School Profile

Address:	295 Ponderosa Road South San Francisco, CA 94080
Built:	1960
Site Acreage:	10.749
SF of Building Area:	35,510
2005-2006 Enrollment:	380
Buildings:	4
Relocatable Classrooms:	11
Teaching Stations:	34
Restrooms:	19

Proposed Site



Master Plan Scope

Priority Projects:

1. Classroom buildings to Replace Relocatables	$3,348,948
2. Learning Resource Center	$1,196,052
3. Outdoor Learning Terrace	$158,162
4. Convert area to playscape	

Group 1: **$750,031**
Restroom Renovations
ADA Upgrades
Site Work

Group 2: **$1,026,958**
Seismic Upgrades
Site Lighting
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$4,190,686**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Fire Alarm Upgrades
Site Lighting

Group 4: **$527,529**
Classroom Upgrades

Total Cost: **$11,198,366**

Unit A

Year Built:	1960
DSA#:	20056
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4,691
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2002

Unit B

Year Built:	1960
DSA#:	20056
Year of Major Modification:	None
Construction Type:	Type VB
SF:	8,395
Building Usage:	Classrooms and Administration
Mechanical System:	Individual Gas Fired Furnaces and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2002

Unit C

Year Built:	1960
DSA#:	20056
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4,232
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2002

Unit D

Year Built:	1965
DSA#:	25712
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,992
Building Usage:	Multipurpose
Mechanical System:	(3) Gas Fired Furnaces and (3) Cooling Coils with Condensers
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2002

Ponderosa Elementary School

Unit 1

Year Built:	1996
DSA#:	64966
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Daycare
Mechanical System:	High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

Unit 2

Year Built:	1972
DSA#:	36305
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

Unit 3

Year Built:	1973
DSA#:	29223
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Through Wall Heat Pump
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

Unit 4

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1280
Building Usage:	Classroom
Mechanical System:	Wall Mounted Electric Heater
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

Unit 5

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1280
Building Usage:	Library
Mechanical System:	Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

Unit 6

Year Built:	1968
DSA#:	36304
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Storage
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 7

Year Built:	1968
DSA#:	30989
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Furnace and Portable Cooler
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

Unit 8

Year Built:	1997
DSA#:	67863
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2002

Ponderosa Elementary School

Unit 9

Year Built:	1997
DSA#:	67863
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2002

Unit 10

Year Built:	1999
DSA#:	101909
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit 11

Year Built:	2002
DSA#:	104769
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Day-care
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993-1999

CUMMING
LLC

South San Francisco Unified School District
Ponderosa Elementary School Campus Modernization
South San Franscisco, California

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

Prepared for Hamilton + Aitken Architects

1970 BROADWAY, SUITE 630 • OAKLAND • CALIFORNIA • 94612
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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
Ponderosa Elementary School Campus Modernization (Q3 2009 Pricing Update)
South San Franscisco, California
Masterplan Statement Of Probable Cost

Date: 08/28/09

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,691 SF	$57,732	$133,590	$471,244	$139,622	$170.99	**$802,188**
B Building "B" - Classroom / Admin	8,395 SF	$191,072	$228,810	$728,905	$206,030	$161.38	**$1,354,817**
C Building "C" - Classroom	4,232 SF	$245,991	$100,936	$381,684	$93,679	$194.32	**$822,290**
D Building "D" - MPR / Kitchen	6,992 SF	$98,913	$166,780	$614,242	$88,198	$138.46	**$968,132**
E Portables	9,280 SF	$33,972	$211,048	$635,502	$323,877	$129.78	**$1,204,399**
F Sitework	250,000 SF	$156,323	$373,364	$1,994,612		$10.10	**$2,524,298**
TOTAL CONSTRUCTION COST		**$784,003**	**$1,214,528**	**$4,826,188**	**$851,406**		**$7,676,125**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,691 SF	$57,732	$133,590	$471,244	$139,622	$170.99	**$802,188**
B Building "B" - Classroom / Admin	8,395 SF	$191,072	$228,810	$728,905	$206,030	$161.38	**$1,354,817**
C Building "C" - Classroom	4,232 SF	$245,991	$100,936	$381,684	$93,679	$194.32	**$822,290**
D Building "D" - MPR / Kitchen	6,992 SF	$98,913	$166,780	$614,242	$88,198	$138.46	**$968,132**
E Portables	9,280 SF	$33,972	$211,048	$635,502	$323,877	$129.78	**$1,204,399**
F Sitework	250,000 SF	$156,323	$373,364	$1,994,612		$10.10	**$2,524,298**
G New addition to admin bldg	1,000 SF			$549,341		$549.34	**$549,341**
TOTAL CONSTRUCTION COST		**$784,003**	**$1,214,528**	**$5,375,528**	**$851,406**		**$8,225,465**

South San Francisco Unified School District
Ponderosa Elementary School Campus Modernization
South San Franscisco, California
Masterplan Statement Of Probable Cost

Date: 04/12/07

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,691 SF	$66,487	$153,849	$542,709	$160,796	$196.92	**$923,842**
B Building "B" - Classroom / Admin	8,395 SF	$220,049	$263,510	$839,445	$237,275	$185.86	**$1,560,278**
C Building "C" - Classroom	4,232 SF	$283,296	$116,243	$439,567	$107,885	$223.79	**$946,992**
D Building "D" - MPR / Kitchen	6,992 SF	$113,914	$192,073	$707,393	$101,573	$159.46	**$1,114,952**
E Portables	9,280 SF	$39,124	$243,054	$731,877	$372,994	$149.47	**$1,387,049**
F Sitework	250,000 SF	$180,029	$429,985	$2,297,100		$11.63	**$2,907,114**
TOTAL CONSTRUCTION COST		**$902,899**	**$1,398,714**	**$5,558,091**	**$980,524**		**$8,840,227**

South San Francisco Unified School District
Ponderosa Elementary School Campus Modernization
South San Franscisco, California
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ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom	4,691 SF	$66,487	$153,849	$542,709	$160,796	$196.92	**$923,842**
B Building "B" - Classroom / Admin	8,395 SF	$220,049	$263,510	$839,445	$237,275	$185.86	**$1,560,278**
C Building "C" - Classroom	4,232 SF	$283,296	$116,243	$439,567	$107,885	$223.79	**$946,992**
D Building "D" - MPR / Kitchen	6,992 SF	$113,914	$192,073	$707,393	$101,573	$159.46	**$1,114,952**
E Portables	9,280 SF	$39,124	$243,054	$731,877	$372,994	$149.47	**$1,387,049**
F Sitework	250,000 SF	$180,029	$429,985	$2,297,100		$11.63	**$2,907,114**
G New addition to admin bldg	1,000 SF			$632,649		$632.65	**$632,649**
TOTAL CONSTRUCTION COST		**$902,899**	**$1,398,714**	**$6,190,740**	**$980,524**		**$9,472,876**

UNIT "A"

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty
Type Of Space	
Classrooms	3,816 SF
Corridors / Support	1,540 SF
Restrooms	256 SF
DDT - open corridor space (2/3)	-920 SF
Total Modernized SF-age	**4,691 SF**

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,691 SF										
Accessibility											**$ 91,717**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Remove door & frame, rehang on opposite side	4	ea	$3,500.00	$5,827.03	**1**	$ 23,308				$ 23,308	
Signage, specialties & fire extinguishers	4691	sf	$1.00	$1.66	**1**	$ 7,811				$ 7,811	
Remove and reinstall new TV/VCR bracket at 80"AFF	4	ea	$1,500.00	$2,497.30	**1**	$ 9,989				$ 9,989	
Remove and replace sink / base cabinet	4	ea	$3,075.00	$5,119.46	**2**		$ 20,478			$ 20,478	
Patch finishes for accessibility upgrades	4691	sf	$1.50	$2.50	**2**		$ 11,716			$ 11,716	
Miscellaneous accessible upgrades	4691	sf	$1.50	$2.50	**2**		$ 11,716			$ 11,716	
Life Safety											**$ 41,787**
New fire alarm system (fully automated)	4691	sf	$4.45	$7.41	**3**			$ 34,758		$ 34,758	
Replace exterior lighting	4691	sf	$0.90	$1.50	**3**			$ 7,030		$ 7,030	
Instructional Facilities											**$ 172,078**
Repaint interior walls (100%)	6175	sf	$1.05	$1.75	**4**				$ 10,795	$ 10,795	
Remove and replace ceramic tile waisncot	550	sf	$35.00	$58.27	**4**				$ 32,049	$ 32,049	
Refinish existing casework (100%)	60	lf	$10.94	$18.21	**3**			$ 1,093		$ 1,093	
Replace damaged ACT ceilings	380	sf	$9.00	$14.98	**3**			$ 5,694		$ 5,694	
Replace damaged ACT ceilings, restrooms	300	sf	$9.00	$14.98	**2**		$ 4,495			$ 4,495	
Restore (e) terrazzo flooring	300	sf	$35.00	$58.27	**4**				$ 17,481	$ 17,481	
Patch repair / paint existing ceilings	4011	sf	$2.50	$4.16	**4**				$ 16,696	$ 16,696	
Remove and replace carpet, incl screed and base	3050	sf	$10.90	$18.15	**4**				$ 55,348	$ 55,348	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	4691	sf	$1.50	$2.50	**4**				$ 11,716	$ 11,716	
Miscellaneous interior repairs, allowance	4691	sf	$1.50	$2.50	**4**				$ 11,716	$ 11,716	
Building Integrity & Envelope											**$ 161,703**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3170	sf	$4.00	$6.66	**3**			$ 21,111		$ 21,111	
Replace roofing - 100% replacement	4691	sf	$18.00	$29.97	**3**			$ 140,592		$ 140,592	
Mechanical & Plumbing Systems											**$ 142,098**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	4691	sf	$1.88	$3.13	**3**			$ 14,684		$ 14,684	
Replace trim	9	ea	$880.00	$1,465.08	**3**			$ 13,186		$ 13,186	
Misc plumbing modifications (gas, distrib, etc.)	4691	sf	$2.00	$3.33	**3**			$ 15,621		$ 15,621	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	4691	sf	$3.50	$5.83	3			$ 27,337		$ 27,337	
Install economizer cycle control to furnaces	3816	sf	$6.20	$10.32	3			$ 39,387		$ 39,387	
Install door louver	1	ea	$750.00	$1,248.65	3			$ 1,249		$ 1,249	
All other HV work excluded											
Electrical Systems											**$ 110,814**
Power and distribution / convenience power											
Lower / add receptacles	4691	sf	$3.54	$5.89	3			$ 27,650		$ 27,650	
Minor upgrades to power distribution / raceway	4691	sf	$3.25	$5.41	3			$ 25,385		$ 25,385	
Lighting & Controls											
Install new switches / occupancy sensors	30	ea	$343.75	$572.30	3			$ 17,169		$ 17,169	
Replace fluorescent lamps and ballast	15	ea	$218.75	$364.19	3			$ 5,463		$ 5,463	
Miscellaneous lighting adjustments	4691	sf	$2.50	$4.16	3			$ 19,527		$ 19,527	
Adjust height of all non compliant switches	4691	sf	$2.00	$3.33	3			$ 15,621		$ 15,621	
Technology											**$ 49,207**
Telephone / data / CATV system											
Add additional data points	4691	sf	$3.45	$5.74	3			$ 26,947		$ 26,947	
Miscellaneous low voltage upgrades, minor	4691	sf	$2.85	$4.74	3			$ 22,260		$ 22,260	
Work from "1997 Masterplan" still to be completed											**$ 30,313**
Lighting & Controls											
Upgrade bathroom and stage lighting	1256	sf	$14.50	$24.14	3			$ 30,313		$ 30,313	
Structural											**$ 62,486**
Seismic upgrades - "low" rating	4691	sf	$8.00	$13.32	2		$ 62,486			$ 62,486	
Miscellaneous											**$ 42,959**
Hazmat abatement, allowance - "low" rating	4691	sf	$5.50	$9.16	2		$ 42,959			$ 42,959	
Site											**$ 18,680**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	240	sf	$5.50	$9.16	1	$ 2,198				$ 2,198	
Provide 5' x 5' concrete landing	240	sf	$15.00	$24.97	1	$ 5,994				$ 5,994	
Slope AC paving from landing	480	sf	$10.00	$16.65	1	$ 7,991				$ 7,991	
Total Costs - UNIT "A"						**$ 66,487**	**$ 153,849**	**$ 542,709**	**$ 160,796**		**$ 923,842**
Total Costs Priority / Sf						**$ 14.17**	**$ 32.79**	**$ 115.68**	**$ 34.27**	**$ 196.92**	

UNIT "B"

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Classrooms	6,385 SF
Corridors / Support	3,217 SF
Restrooms	114 SF
DDT - open corridor space (2/3)	-1,321 SF
Total Modernized SF-age	**8,395 SF**

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	8,395 SF										
Accessibility											**$ 253,945**
Remove and replace existing thresholds	19	ea	$288.00	$479.48	**1**	$ 9,110				$ 9,110	
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Remove door & frame, rehang on opposite side	1	ea	$3,500.00	$5,827.03	**1**	$ 5,827				$ 5,827	
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	8395	sf	$1.00	$1.66	**1**	$ 13,976				$ 13,976	
Demo portion of interiors, provide new restroom	50	sf	$300.00	$499.46	**2**		$ 24,973			$ 24,973	
Upgrade existing non accessible restrooms (med)	200	sf	$300.00	$499.46	**1**	$ 99,892				$ 99,892	
Demo portion of casework, patch and repair	6	ea	$2,500.00	$4,162.17	**1**	$ 24,973				$ 24,973	
Remove and reinstall new TV/VCR bracket at 80"AFF	6	ea	$1,500.00	$2,497.30	**1**	$ 14,984				$ 14,984	
Remove and replace sink / base cabinet	8	lf	$595.00	$990.60	**2**		$ 7,925			$ 7,925	
Patch finishes for accessibility upgrades	8395	sf	$1.50	$2.50	**2**		$ 20,965			$ 20,965	
Miscellaneous accessible upgrades	8395	sf	$1.50	$2.50	**2**		$ 20,965			$ 20,965	
Life Safety											**$ 74,774**
New fire alarm system (fully automated)	8395	sf	$4.45	$7.41	**3**			$ 62,195		$ 62,195	
Replace exterior lighting	8395	sf	$0.90	$1.50	**3**			$ 12,579		$ 12,579	
Instructional Facilities											**$ 248,254**
Infill ramped landing with concrete	50	sf	$75.00	$124.86	**3**			$ 6,243		$ 6,243	
New VCT to match (e)	1	ls	$1,500.00	$2,497.30	**3**			$ 2,497		$ 2,497	
Repaint interior walls (100%)	13110	sf	$1.05	$1.75	**4**				$ 22,918	$ 22,918	
Repaint existing door sets (100%)	19	ea	$99.00	$164.82	**4**				$ 3,132	$ 3,132	
Refinish existing casework (100%)	90	lf	$10.94	$18.21	**3**			$ 1,639		$ 1,639	
Replace damaged ACT ceilings	40	sf	$9.00	$14.98	**3**			$ 599		$ 599	
Patch repair / paint existing ceilings	8355	sf	$2.50	$4.16	**4**				$ 34,775	$ 34,775	
Remove and replace carpet, incl screed and base	7000	sf	$10.90	$18.15	**4**				$ 127,029	$ 127,029	
Tack boards	300	sf	$15.00	$24.97	**4**				$ 7,492	$ 7,492	
Caulking & sealant, metals, backing	8395	sf	$1.50	$2.50	**4**				$ 20,965	$ 20,965	
Miscellaneous interior repairs, allowance	8395	sf	$1.50	$2.50	**4**				$ 20,965	$ 20,965	
Building Integrity & Envelope											**$ 287,871**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5450	sf	$4.00	$6.66	**3**			$ 36,294		$ 36,294	
Replace roofing - 100% replacement	8395	sf	$18.00	$29.97	**3**			$ 251,577		$ 251,577	
Mechanical & Plumbing Systems											**$ 199,683**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Reinsulate hot water pipes	8395	sf	$1.88	$3.13	3			$ 26,276		$ 26,276	
Misc plumbing modifications (gas, distrib, etc.)	8395	sf	$2.00	$3.33	3			$ 27,953		$ 27,953	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	8395	sf	$3.50	$5.83	3			$ 48,918		$ 48,918	
Install economizer cycle control to furnaces	6385	sf	$6.20	$10.32	3			$ 65,903		$ 65,903	
All other HV work excluded											
Electrical Systems											**$ 161,436**
Power and distribution / convenience power											
Lower / add receptacles	8395	sf	$3.54	$5.89	3			$ 49,477		$ 49,477	
Minor upgrades to power distribution / raceway	8395	sf	$3.25	$5.41	3			$ 45,424		$ 45,424	
Lighting & Controls											
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting adjustments	8395	sf	$2.50	$4.16	3			$ 34,941		$ 34,941	
Adjust height of all non compliant switches	8395	sf	$2.00	$3.33	3			$ 27,953		$ 27,953	
Technology											**$ 88,052**
Telephone / data / CATV system											
Add additional data points	8395	ea	$3.45	$5.74	3			$ 48,219		$ 48,219	
Miscellaneous low voltage upgrades, minor	8395	sf	$2.85	$4.74	3			$ 39,833		$ 39,833	
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Lighting & Controls											
Replace old panel	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 111,812**
Seismic upgrades - "low" rating	8395	sf	$8.00	$13.32	2		$ 111,812			$ 111,812	
Miscellaneous											**$ 76,871**
Hazmat abatement, allowance - "low" rating	8395	sf	$5.50	$9.16	2		$ 76,871			$ 76,871	
Site											**$ 40,931**
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	570	sf	$5.50	$9.16	1	$ 5,219				$ 5,219	
Provide 5' x 5' concrete landing	570	sf	$15.00	$24.97	1	$ 14,235				$ 14,235	
Slope AC paving from landing	1140	sf	$10.00	$16.65	1	$ 18,979				$ 18,979	
Total Costs - UNIT "B"						**$ 220,049**	**$ 263,510**	**$ 839,445**	**$ 237,275**		**$ 1,560,278**

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs Priority / Sf						$ 26.21	$ 31.39	$ 99.99	$ 28.26	$ 185.86	

UNIT "C"

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classrooms	3,816 SF
Restrooms	416 SF
Total Modernized SF-age	**4,232 SF**

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BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,232 SF										
Accessibility											**$ 281,706**
Remove and replace existing thresholds	10	ea	$288.00	$479.48	**1**	$ 4,795				$ 4,795	
Remove door & frame, rehang on opposite side	4	ea	$3,500.00	$5,827.03	**1**	$ 23,308				$ 23,308	
Signage, specialties & fire extinguishers	4232	sf	$1.00	$1.66	**1**	$ 7,045				$ 7,045	
Upgrade existing non accessible restrooms (Med)	398	sf	$300.00	$499.46	**1**	$ 198,785				$ 198,785	
Demo portion of casework, patch and repair	4	ea	$2,500.00	$4,162.17	**1**	$ 16,649				$ 16,649	
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	4232	sf	$1.50	$2.50	**2**		$ 10,568			$ 10,568	
Miscellaneous accessible upgrades	4232	sf	$1.50	$2.50	**2**		$ 10,568			$ 10,568	
Life Safety											**$ 37,691**
New fire alarm system (fully automated)	4232	sf	$4.45	$7.41	**3**			$ 31,350		$ 31,350	
Replace exterior lighting	4232	sf	$0.90	$1.50	**3**			$ 6,341		$ 6,341	
Instructional Facilities											**$ 114,672**
Repaint interior walls (100%)	6650	sf	$1.05	$1.75	**4**				$ 11,625	$ 11,625	
Repaint existing door sets (100%)		ea	$99.00	$164.82	**4**				$ -	$ -	
Refinish existing casework (100%)	60	lf	$10.94	$18.21	**3**			$ 1,093		$ 1,093	
Replace damaged ACT ceilings	380	sf	$9.00	$14.98	**3**			$ 5,694		$ 5,694	
Patch repair / paint existing ceilings	3852	sf	$2.50	$4.16	**4**				$ 16,031	$ 16,031	
Remove and replace carpet, incl screed and base	3050	sf	$10.90	$18.15	**4**				$ 55,348	$ 55,348	
Tack boards	150	sf	$15.00	$24.97	**4**				$ 3,746	$ 3,746	
Caulking & sealant, metals, backing	4232	sf	$1.50	$2.50	**4**				$ 10,568	$ 10,568	
Miscellaneous interior repairs, allowance	4232	sf	$1.50	$2.50	**4**				$ 10,568	$ 10,568	
Building Integrity & Envelope											**$ 173,427**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	7000	sf	$4.00	$6.66	**3**			$ 46,616		$ 46,616	
Replace roofing - 100% replacement	4232	sf	$18.00	$29.97	**3**			$ 126,811		$ 126,811	
Mechanical & Plumbing Systems											**$ 124,510**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	4232	sf	$1.88	$3.13	**3**			$ 13,245		$ 13,245	
Misc plumbing modifications (gas, distrib, etc.)	4232	sf	$2.00	$3.33	**3**			$ 14,090		$ 14,090	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	4232	sf	$3.50	$5.83	**3**			$ 24,658		$ 24,658	

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BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Install economizer cycle control to furnaces	3816	sf	$6.20	$10.32	3			$ 39,387		$ 39,387	
Install door louver	2	ea	$750.00	$1,248.65	3			$ 2,497		$ 2,497	
All other HV work excluded											
Electrical Systems											**$ 84,824**
Power and distribution / convenience power											
Lower / add receptacles	4232	sf	$3.54	$5.89	3			$ 24,939		$ 24,939	
Minor upgrades to power distribution / raceway	4232	sf	$3.25	$5.41	3			$ 22,896		$ 22,896	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Replace fluorescent lamps and ballast	15	ea	$218.75	$364.19	3			$ 5,463		$ 5,463	
Miscellaneous lighting adjustments	4232	sf	$1.50	$2.50	3			$ 10,568		$ 10,568	
Adjust height of all non compliant switches	4232	sf	$2.00	$3.33	3			$ 14,090		$ 14,090	
Technology											**$ 12,329**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	4232	sf	$1.75	$2.91	3			$ 12,329		$ 12,329	
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											**$ 56,360**
Seismic upgrades - "low" rating	4232	sf	$8.00	$13.32	2		$ 56,360			$ 56,360	
Miscellaneous											**$ 38,748**
Hazmat abatement, allowance - "low" rating	4232	sf	$5.50	$9.16	2		$ 38,748			$ 38,748	
Site											**$ 22,725**
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	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 "C"						**$ 283,296**	**$ 116,243**	**$ 439,567**	**$ 107,885**		**$ 946,992**
Total Costs Priority / Sf						**$ 66.95**	**$ 27.47**	**$ 103.88**	**$ 25.50**	**$ 223.79**	

UNIT "D"

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
Corridors / Support	2,188 SF
Restrooms	213 SF
Multi-use room	4,544 SF
Kitchen	624 SF
DDT - open corridor space (2/3)	-576 SF
Total Modernized SF-age	**6,992 SF**

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,992 SF										
Accessibility											**$ 137,598**
Remove and replace existing thresholds	10	ea	$288.00	$479.48	**1**	$ 4,795				$ 4,795	
Remove door, enlarge opening, provide new door, frame and hardware	2	ea	$4,500.00	$7,491.90	**3**			$ 14,984		$ 14,984	
Signage, specialties & fire extinguishers	6992	sf	$1.00	$1.66	**1**	$ 11,641				$ 11,641	
Upgrade existing non accessible restrooms (High)	84	sf	$450.00	$749.19	**1**	$ 62,932				$ 62,932	
Remove and replace sink / base cabinet	1	ea	$5,000.00	$8,324.33	**1**	$ 8,324				$ 8,324	
Patch finishes for accessibility upgrades	6992	sf	$1.50	$2.50	**2**		$ 17,461			$ 17,461	
Miscellaneous accessible upgrades	6992	sf	$1.50	$2.50	**2**		$ 17,461			$ 17,461	
Life Safety											**$ 62,278**
New fire alarm system (fully automated)	6992	sf	$4.45	$7.41	**3**			$ 51,801		$ 51,801	
Replace exterior lighting	6992	sf	$0.90	$1.50	**3**			$ 10,477		$ 10,477	
Instructional Facilities											**$ 101,573**
Repaint interior walls (100%)	10545	sf	$1.05	$1.75	**4**				$ 18,434	$ 18,434	
Remove and replace carpet, incl screed and base	3050	sf	$10.15	$16.90	**4**				$ 51,540	$ 51,540	
Tack boards	100	sf	$15.00	$24.97	**4**				$ 2,497	$ 2,497	
Caulking & sealant, metals, backing	6992	sf	$1.00	$1.66	**4**				$ 11,641	$ 11,641	
Miscellaneous interior repairs, allowance	6992	sf	$1.50	$2.50	**4**				$ 17,461	$ 17,461	
Building Integrity & Envelope											**$ 283,454**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	11100	sf	$4.00	$6.66	**3**			$ 73,920		$ 73,920	
Replace roofing - 100% replacement	6992	sf	$18.00	$29.97	**3**			$ 209,534		$ 209,534	
Mechanical & Plumbing Systems											
Plumbing											**$ 110,549**
Replace hosebibbs	2	ea	$1,800.00	$2,996.76	**3**			$ 5,994		$ 5,994	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	6992	sf	$1.88	$3.13	**3**			$ 21,885		$ 21,885	
Misc plumbing modifications (gas, distrib, etc.)	6992	sf	$2.00	$3.33	**3**			$ 23,282		$ 23,282	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6992	sf	$3.50	$5.83	**3**			$ 40,743		$ 40,743	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 201,206**

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles	6992	sf	$3.54	$5.89	3			$ 41,208		$ 41,208	
Minor upgrades to power distribution / raceway	6992	sf	$3.25	$5.41	3			$ 37,832		$ 37,832	
Lighting & Controls											
Install new switches / occupancy sensors	15	ea	$343.75	$572.30	3			$ 8,584		$ 8,584	
Replace fluorescent lamps and ballast	200	ea	$218.75	$364.19	3			$ 72,838		$ 72,838	
Miscellaneous lighting adjustments	6992	sf	$1.50	$2.50	3			$ 17,461		$ 17,461	
Adjust height of all non compliant switches	6992	sf	$2.00	$3.33	3			$ 23,282		$ 23,282	
Technology											
Telephone / data / CATV system											**$ 20,371**
Miscellaneous low voltage upgrades, minor	6992	sf	$1.75	$2.91	3			$ 20,371		$ 20,371	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 14,551**
Replace panel for stage	6992	sf	$1.25	$2.08	3			$ 14,551		$ 14,551	
Structural											**$ 93,126**
Seismic upgrades - "low" rating	6992	sf	$8.00	$13.32	2		$ 93,126			$ 93,126	
Miscellaneous											**$ 64,024**
Hazmat abatement, allowance - "low" rating	6992	sf	$5.50	$9.16	2		$ 64,024			$ 64,024	
Site											
Utilities											**$ 26,222**
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	300	sf	$5.50	$9.16	1	$ 2,747				$ 2,747	
Provide 5' x 5' concrete landing	360	sf	$15.00	$24.97	1	$ 8,990				$ 8,990	
Slope AC paving from landing	720	sf	$10.00	$16.65	1	$ 11,987				$ 11,987	
Total Costs - UNIT "D"						**$ 113,914**	**$ 192,073**	**$ 707,393**	**$ 101,573**		**$ 1,114,952**
Total Costs Priority / Sf						**$ 16.29**	**$ 27.47**	**$ 101.17**	**$ 14.53**	**$ 159.46**	

PORTABLES

South San Francisco Unified School District

Ponderosa Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables)	9,280 SF
Total Modernized SF-age	**9,280 SF**

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Ponderosa Elementary 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	9,280 SF										
Accessibility											**$ 46,267**
New kick plates to existing doors	18	ea	$215.00	$357.95	**2**		$ 6,443			$ 6,443	
Signage, specialties & fire extinguishers	9280	sf	$0.50	$0.83	**2**		$ 7,725			$ 7,725	
Remove and TV/VCR bracket, provide TV/VCR cart	5	ea	$2,000.00	$3,329.73	**1**	$ 16,649				$ 16,649	
Patch finishes for accessibility upgrades	9280	sf	$0.50	$0.83	**2**		$ 7,725			$ 7,725	
Miscellaneous accessible upgrades	9280	sf	$0.50	$0.83	**2**		$ 7,725			$ 7,725	
Life Safety											**$ 76,477**
New fire alarm system (fully automated)	9280	sf	$4.45	$7.41	**3**			$ 68,752		$ 68,752	
Replace exterior lighting	9280	sf	$0.50	$0.83	**3**			$ 7,725		$ 7,725	
Instructional Facilities											**$ 94,895**
Repaint interior walls (100%)	5890	sf	$1.05	$1.75	**4**				$ 10,296	$ 10,296	
Repaint existing door sets (100%)	9	ea	$99.00	$164.82	**4**				$ 1,483	$ 1,483	
Repaint existing casework (100%)	216	lf	$10.94	$18.21	**4**				$ 3,934	$ 3,934	
Patch repair / paint existing ceilings	9280	sf	$2.50	$4.16	**4**				$ 38,625	$ 38,625	
Premium for removing and replacing drop ceilings in line with lighting replacement	4640	sf	$3.25	$5.41	**4**				$ 25,106	$ 25,106	
Caulking & sealant, metals, backing	9280	sf	$0.50	$0.83	**4**				$ 7,725	$ 7,725	
Miscellaneous interior repairs, allowance	9280	sf	$0.50	$0.83	**4**				$ 7,725	$ 7,725	
Building Integrity & Envelope											**$ 319,388**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	6200	sf	$4.00	$6.66	**3**			$ 41,289		$ 41,289	
Replace roofing - 100% replacement	9280	sf	$18.00	$29.97	**4**				$ 278,099	$ 278,099	
Mechanical & Plumbing Systems											**$ 208,668**
Plumbing											
Replace hosebibbs	9	ea	$1,800.00	$2,996.76	**3**			$ 26,971		$ 26,971	
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	9280	sf	$1.65	$2.75	**3**			$ 25,492		$ 25,492	
Misc plumbing modifications (gas, distrib, etc.)	9280	sf	$1.50	$2.50	**3**			$ 23,175		$ 23,175	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	9280	sf	$1.00	$1.66	**3**			$ 15,450		$ 15,450	
Install new furnace and closet	4	ea	$14,856.00	$24,733.26	**3**			$ 98,933		$ 98,933	
All other HV work excluded											
Electrical Systems											**$ 227,107**

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BUILDING SUMMARY - PORTABLE UNITS

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Power and distribution / convenience power											
Lower / add receptacles	9280	sf	$2.50	$4.16	3			$ 38,625		$ 38,625	
Minor upgrades to power distribution / raceway	9280	sf	$2.35	$3.91	3			$ 36,307		$ 36,307	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	300	ea	$218.75	$364.19	3			$ 109,257		$ 109,257	
Adjust height of all non compliant switches	9280	sf	$2.00	$3.33	3			$ 30,900		$ 30,900	
Technology											**$ 51,337**
Telephone / data / CATV system											
Add additional data points	88	ea	$244.95	$407.81	3			$ 35,887		$ 35,887	
Miscellaneous low voltage upgrades, minor	9280	sf	$1.00	$1.66	3			$ 15,450		$ 15,450	
Work from "1997 Masterplan" still to be completed											**$ 126,999**
Lighting & Controls											
Replace all lighting	4640	sf	$10.54	$17.55	3			$ 81,421		$ 81,421	
Replace old panel	9280	sf	$1.25	$2.08	3			$ 19,312		$ 19,312	
Minor upgrades to power distribution / raceway	9280	sf	$1.70	$2.83	3			$ 26,265		$ 26,265	
Structural											**$ 123,600**
Seismic upgrades - "low" rating	9280	sf	$8.00	$13.32	2		$ 123,600			$ 123,600	
Miscellaneous											**$ 84,975**
Hazmat abatement, allowance - "low" rating	9280	sf	$5.50	$9.16	2		$ 84,975			$ 84,975	
Site											**$ 27,337**
Utilities											
Provide seismic valve for gas	9	ea	$1,500.00	$2,497.30	1	$ 22,476				$ 22,476	
ADA requirements											
Install new plywood surface to modular ramp	146	sf	$20.00	$33.30	2		$ 4,861			$ 4,861	
Total Costs - PORTABLES						**$ 39,124**	**$ 243,054**	**$ 731,877**	**$ 372,994**		**$ 1,387,049**
Total Costs Priority / Sf						**$ 4.22**	**$ 26.19**	**$ 78.87**	**$ 40.19**	**$ 149.47**	

SITEWORK

South San Francisco Unified School District

Ponderosa Elementary 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**

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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	195,000 SF										
Accessibility											**$ 134,245**
Misc demolition / protection	1	ls	$35,000.00	$58,270.33	**3**			$ 58,270		$ 58,270	
New parking spaces / van access	1	ea	$585.00	$973.95	**1**	$ 974				$ 974	
Restripe stalls	1	ea	$49.30	$82.08	**1**	$ 82				$ 82	
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	
Life Safety											**$ 49,946**
Site lighting / path of travel	1	ls	$30,000.00	$49,946.00	**2**		$ 49,946			$ 49,946	
Instructional Facilities											**$ 416,217**
Remove bleachers and install new ceder bleachers	1	ls	$250,000.00	$416,216.63	**3**			$ 416,217		$ 416,217	
No work in this section											
Building Integrity & Envelope											
No work in this section											
Mechanical & Plumbing Systems											
No work in this section											
Electrical Systems											**$ 21,643**
New panel	1	ea	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Paint switchboard	1	ls	$500.00	$832.43	**3**			$ 832		$ 832	
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											**$ 86,573**
Remove enclosure for old transformer	1	ea	$2,000.00	$3,329.73	**3**			$ 3,330		$ 3,330	
Replace old switchboard	2	ea	$25,000.00	$41,621.66	**3**			$ 83,243		$ 83,243	
Structural											
No work in this section											
Miscellaneous											
No work in this section											
Site											**$ 2,198,490**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$100,000.00	$166,486.65	**1**	$ 166,487				$ 166,487	
Remove and replace (e) sewer line	185	lf	$250.00	$416.22	**2**		$ 77,000			$ 77,000	
Replace (e) irrigation lines	479000	sf	$0.15	$0.25	**3**			$ 119,621		$ 119,621	
ADA requirements											

South San Francisco Unified School District

Ponderosa Elementary 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
Miscellaneous landscape upgrades	1	ls	$50,000.00	$83,243.33	3			$ 83,243		$ 83,243	
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.	182080	sf	$5.00	$8.32	3			$ 1,515,694		$ 1,515,694	
New game lines	1	ls	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Demo curb and sidewalk	108	sf	$20.00	$33.30	2		$ 3,596			$ 3,596	
Install new depressed curb and sidewalk	108	sf	$45.00	$74.92	2		$ 8,091			$ 8,091	
Convert courtyard to outdoor learning environment, provide shade structure, seating, protective surfaces, etc	1000	sf	$95.00	$158.16	2		$ 158,162			$ 158,162	
Total Costs - SITE						**$ 180,029**	**$ 429,985**	**$ 2,297,100**	**$ -**		**$ 2,907,114**
Total Costs Priority / Sf						**$ 0.92**	**$ 2.21**	**$ 11.78**	**$ -**	**$ 14.91**	

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
Unit A	No identifying signage	Provide identifying, tactile Braille signage	8	each	A	1
Unit A	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
Unit A	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	650	LF	I	4
Unit A	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet and prepare sub floor for new carpet	3050	sq. ft.	I	4
		Install new carpet	3050	sq. ft.		
01,02,03,04	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	8	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	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 a/c paving or concrete transition from concrete landing to (e) adjacent a/c paving or concrete	480	sq. ft.		
		Provide new accessible aluminum threshold	8	each		
01,02,03,04	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 10% of acoustical ceiling tiles	380	sq. ft.	I	3
01,02,03,04	Non-accessible sink in classroom, old casework	Demo (e) wood base cabinets, protect adjacent tall wood cabinets	60	LF	A	2
		Provide new wood base cabinets, each classroom to have (1) roll in sink base cabinet, with sink, soap dispenser, and paper towel dispenser, laminate countertop	60	LF	A	2
		Refinish (e) tall wood cabinets to match new base cabinets.	60	LF	I	3
		Adjust doors on (e) tall wood cabinets, provide new handles	8	each	I	3
01,02,03,04	TV/VCR mounted 70" AFF	Remove (e) bracket and TV/VCR	4	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	4	each		
		Patch wall and paint as necessary	8	sq. ft.		
01,02,03,04	Door lacks push side clearance	Remove (e) door and frame	4	each	A	1
		Install new opposite handed door, frame and hardware	4	each		

Ponderosa Elementary School

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
06,07	Boys and girls restrooms are accessible but finishes are in below average condition	Remove and replace ceramic tile wainscot	110	LF	I	4
		Restore (e) terrazzo flooring	300	sq. ft.		4
		Remove and replace acoustic ceiling tile	300	sq. ft.		2
Unit B						
Unit B	No identifying signage	Provide identifying, tactile Braille signage	20	each	A	1
Unit B	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
Unit B	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1380	LF	I	4
Unit B	(E) carpet in good condition but will need to be replaced sometime in the	Remove (e) carpet and prepare sub floor for new carpet	7000	sq. ft.	I	4
		Install new carpet	7000	sq. ft.		
Unit B	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	19	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	570	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%	570	sq. ft.		
		Provide a/c paving or concrete transition from concrete landing to (e) adjacent a/c paving or concrete	1140	sq. ft.		
		Provide new accessible aluminum threshold	19	each		
01, 02	Doors to interior hallway are not wide enough	Remove (e) door and frame	2	each	A	2
		Enlarge opening to accommodate a 3'-0" door. Provide door , frame, and hardware	2	each		
04	Door lacks pull side clearance, non-accessible sink	Demo (e) casework	8	LF		
		Provide new casework 18" shorter in length than existing,1 base cabinet to be roll-in sink base, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	1	each		
05	Nurse's water closet non-accessible	Demo portion of 04 Nurse's office, 06 janitor closet, and 05	50	sq. ft.	A	2
		provide new restroom with wc only	50	sq. ft.		
07	Door lacks pull side clearance	Remove (e) door and frame	1	each	A	1

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Install new opposite handed door, frame and hardware	1	each		
8,9,10,16,17,18	Non-accessible sink in classroom, old casework	Demo (e) wood base cabinets, protect adjacent tall wood cabinets	90	LF	A	2
		Provide new wood base cabinets, each classroom to have (1) roll in sink base cabinet, with sink, soap dispenser, and paper towel dispenser, laminate countertop	90	LF	A	2
		Refinish (e) tall wood cabinets to match new base cabinets.	90	LF	I	3
		Adjust doors on (e) tall wood cabinets, provide new handles	12	each	I	3
8,9,10,16,17,18	TV/VCR mounted 70" AFF	Remove (e) bracket and TV/VCR	6	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	6	each		
		Patch wall and paint as necessary	12	sq. ft.		
12,13,14,15	Kindergarten classrooms have 2 non-accessible restrooms and adjacent non-accessible sink cabinets for hand washing.	Demo (e) restrooms, portion of classrooms, and office 11 as necessary	200	sq. ft.	A	1
	.	Provide (4) single use restrooms with wcs only	200	sq. ft.		
		Provide 4' of lower and upper casework with (1) roll-in sink base cabinet, countertop, paper towel dispenser, and soap dispenser	2	each		
18, 20	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 20% of acoustical ceiling tiles	40	sq. ft.	I	3
019	(E) interior landing is ramped	Infill ramped landing with concrete	8	sq. ft.		
		Provide vct to match (e)	8	sq. ft.		
		Remove (e) door and frame	1	each		
		Enlarge door opening to 6'8" AFF	1	sq. ft.		
	Threshold and exterior landing covered in exterior threshold item	Provide new door, frame, and hardware	1	each		
Unit C						

Ponderosa Elementary School

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit C	No identifying signage	Provide identifying, tactile Braille signage	8	each	A	1
Unit C	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	700	LF	I	4
Unit C	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet and prepare sub floor for new carpet	3050	sq. ft.	I	4
		Install new carpet	3050	sq. ft.		
Unit C	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	10	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	300	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%	300	sq. ft.		
		Provide a/c paving or concrete transition from concrete landing to (e) adjacent a/c paving or concrete	600	sq. ft.		
		Provide new accessible aluminum threshold	10	each		
01,02,03,04	Individual (e) acoustical ceiling tiles are damaged	Replace approximately 10% of acoustical ceiling tiles	380	sq. ft.	I	3
01,02,03,04	Non-accessible sink in classroom, old casework	Demo (e) wood base cabinets, protect adjacent tall wood cabinets	60	LF	A	2
		Provide new wood base cabinets, each classroom to have (1) roll in sink base cabinet, with sink, soap dispenser, and paper towel dispenser, laminate countertop	60	LF	A	2
		Refinish (e) tall wood cabinets to match new base cabinets.	60	LF	I	3
		Adjust doors on (e) tall wood cabinets, provide new handles	8	each	I	3
01,02,03,04	TV/VCR mounted 70" AFF	Remove (e) bracket and TV/VCR	4	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	4	each		
		Patch wall and paint as necessary	8	sq. ft.		
01,02,03,04	Door lacks push side clearance	Remove (e) door and frame	4	each	A	1
		Install new opposite handed door, frame and hardware	4	each		
05,06	Male and female staff restrooms are non-accessible	Demo (e) male and female staff restrooms	140	sq. ft.	A	1

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide (1) female and (1) male single use restroom	140	sq. ft.		
08	Girls restroom is non-accessible	Demo (e) restroom	118	sq. ft.	A	1
		Provide new restroom with 2 wcs and 2 lavs	118	sq. ft.		
09	Boys restroom is non-accessible	Demo (e) restroom	140	sq. ft.	A	1
		Provide new restroom with 2 lavs, 2 wcs, and 3 urinals	140	sq. ft.		
Unit D						
Unit D	No identifying signage	Provide identifying, tactile Braille signage	14	each	A	1
Unit D	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1110	LF	I	4
Unit D	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet and prepare sub floor for new carpet	3050	sq. ft.	I	4
		Install new carpet	3050	sq. ft.		
Unit D	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	10	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	300	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%	300	sq. ft.		
		Provide a/c paving or concrete transition from concrete landing to (e) adjacent a/c paving or concrete	600	sq. ft.		
		Provide new accessible aluminum threshold	10	each		
05	Teacher's Room has non-accessible sink base cabinet	Remove (e) sink and base cabinet, protect (e) adjacent base cabinets	4	LF		
		Provide roll-in sink base cabinet, sink, counter, paper towel dispenser, and soap dispenser	1	each		
06,17	Non-accessible landing at kitchen	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.	A	1
		Provide a/c paving or concrete transition from concrete landing to (e) adjacent a/c paving or concrete	120	sq. ft.		
08,09	Non-accessible locker room and staff bathroom	Demo locker room and staff toilet	84	sq. ft.	A	2
		Provide single occupancy use restroom with lockers	84	sq. ft.		
013	(E) door width non-accessible,	Remove (e) door and frame	2	each	A	1
		Enlarge opening to accommodate a 3'-0" door. Provide door , frame, and hardware	2	each	A	1
Portables						
All portable units	No identifying signage	Provide identifying, tactile Braille signage	18	each	A	1

Ponderosa Elementary School

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
All portable units	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	18	each	A	1
Units 8,9	Plywood surface of modular ramp is in bad condition	Install new plywood surface to modular ramp	146	sq. ft.	B	2
Units 3,4,8, 9,10	TV/VCR mounted 65" AFF	Remove (e) bracket and TV/VCR	5	each	A	1
		Provide cart for TV/VCR	5	each		
Building Envelope						
Units, A,B,C.D,	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 1 story stucco buildings	1518	LF	B	4
Units 1,8,9,10,11	Exterior paint on portables to remain in good condition currently, but will require future maintenance	Repaint exterior of 1 story modular buildings	620	LF	B	4
General Site						
Site	A/C paving in disrepair around buildings and portions of play yard	New asphalt overlay and drainage improvements	182080	sq. ft.	P	3
Site	Game lines at Kindergarten play yard faded	New game lines	3000	sq. ft.	P	3
Site	(E) wood benches in below average condition	Remove (e) benches and replace with cedar benches with steel support posts	10	each	I	3
Parking Lot	(E) built up curb ramp at van accessible parking projects into 18' long access aisle of accessible parking spaces	Demo (e) built up curb ramp	48	sq. ft.	P	2
		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.		
		Install wheel stop	1	each		
Parking Lot	(E) stall marked as accessible is non-conforming	Remove lines for (e) stall and (e) accessible sign to be salvaged	1	each	A	2
		Mark (e) stall to right of access aisle with 36" square ISA pavement sign	1	each		
		Reinstall accessible parking sign	1	each		
		Install wheel stop	1	each		
Site	The site has unused asphalt courtyards	Convert area to outdoor learning environment	1000	sq. ft.	I	2
Site	(E) sewer line from portables is inadequate in slope	Provide new sewer line from portables to Ponderosa Street	185	LF	M	2

Architectural Site Survey

Ponderosa Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Admin	Admin space is cramped and little space is available for a teachers work room or small teaching stations	New addition to admin wing	1000	sq. ft.	I	3
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	E	1
Site	(E) irrigation lines are in poor condition	Replace irrigation lines	11	acres	L	3

Ponderosa Elementary School

Architectural Site Survey - 1997 Bond Update

Ponderosa Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New asphalt overlay & Surface Drainage Improvements	Portion of asphalt overlay is new, square footage appears to match 1997 recommendation	None	*58500*	*sq. ft.*		
Fencing and Gate Renovation	Renovations completed, site has vinyl coated chain link fence and iron fence	None	*4620*	*LF*		
Building Exterior						
Paint Exterior	Exterior paint in good condition	See Masterplan for future maintenance recommendation	*27765*	*sq. ft.*		
New Window Frames and Glass	Windows have been reglazed with double glazing (e) frames remain, appears to have been an alternate item, see below	None	*1110*	*sq. ft.*		
Existing Windows Re-Glazed (maintain existing frames)	Windows have been reglazed with double glazing (e) frames remain	None	*1110*	*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	All permanent buildings re-roofed in 2002	None	*24724*	*sq. ft.*		
Rain Gutter Repair/Replace	Not able to confirm at time of survey	None at this time	*1379*	*LF*		
Building Interior						
Window Coverings Replaced	(E) vertical blinds in good condition	None	*8615*	*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	*21940*	*sq. ft.*		
Paint Interior	(E) Interior paint in good condition	See Masterplan for future maintenance recommendation	*27765*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*20*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*21940*	*sq. ft.*		
Cabinetry Renovation	Cabinetry has been repainted but not replaced or major renovation	See Masterplan for locations of addition of accessible roll-in sinks, and renovation of (e) cabinets	*1*	*LS*		
Life Safety Upgrades/ ADA						
Exterior Door & Hardware Upgrades	Exterior doors are generally new and have accessible hardware	None	*34*	*each*		
Interior Door & Hardware Upgrade	Interior Doors are generally in good condition and have accessible hardware	None	*5*	*each*		
Drinking Fountain Accessibility Upgrades	Drinking fountains in good condition and at accessible elementary height, but protrude into path of travel more than 4" with no warning device	Provide metal rail wings	2	each	A	1

Architectural Site Survey - 1997 Bond Update

Ponderosa Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Toilet Room Upgrades	Toilet Rooms in Unit A have new partitions and accessible fixtures, but finishes are in below average condition. Other toilet rooms have not been upgraded	See Masterplan for individual toilet room recommendations	*1*	*LS*		
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
Playground Equipment Upgrades	Playground Equipment in good condition	None	*1*	*LS*		
Portables						
New Portable Classrooms (replace existing old problem units)	2 new portables were added, 6 problem units from 1968-1973 remain	Remove Units 02,03,04,05,06,07 and replace with new portables with modular ramps	*6*	*each*	B	2

Ponderosa Elementary School

Mechanical Site Survey

Ponderosa Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating system is upgraded				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
01, 02, 03, 04	Each classroom is heated by a closet furnace and cooled by a split system with condenser unit on roof, there is an outside air hood providing minimum outside air to the classroom. The existing control is Staefa Control System.	heating upgraded	The roof outside air intake hood in unit 04 is less than 10 feet away from the toilet exhaust fans. Relocate toilet exhaust fan or intake hood 10 feet from each other. install volume damper at the outside air duct.	install economizer cycle control to each furnace
05, 06, 07	Toilet rooms are each ventilated by a roof mount toilet exhaust fan	not applicable	Install door louver	none
Unit B (gas heat system)				
01, 03, 04, 07	Administration offices is heated by a horizontal mounted furnace located in the soffitted area. The furnace is equipped with a cooling coil and a condenser on the roof. There is an outside air louver providing minimum outside air to the offices.	heating upgraded	none	install economizer cycle control to each furnace
02,	the server room in the administration office has no HVAC system to it.	no	install exhaust fan to ventilate the room or a ductless split unit to cool the space	
08, 09, 10, 16, 17, 18	Each classroom is heated by a closet furnace and cooled by a split system with condenser unit on roof, there is an outside air hood providing minimum outside air to the classroom. The existing control is Staefa Control System.	heating upgraded	none	install economizer cycle control to each furnace
11,	the prep. Room is heated and cooled by a mitsubishi ductless split wall mounted unit.	system upgraded	none	none
12, 13, 14, 15	toilets are each ventilated by a ceiling exhaust fan	not applicable	none	none
office next to room 18	office is heated and cooling by a wall mounted mitsubishi ductless split unit. There is a wall mounted gas heated, a electric wall heated and a ceiling inline exhaust fan to ventilate the room	system upgraded	none	remove existing gas wall heater, electric wall heater that is not in use.
Unit C (gas heat system)				
01, 02, 03, 04	Each classroom is heated by a closet furnace and cooled by a split system with condenser unit on roof, there is an outside air hood providing minimum outside air to the classroom. The existing control is Staefa Control System.	heating upgraded	The roof outside air intake hood in unit 04 is less than 10 feet away from the toilet exhaust fans. Relocate toilet exhaust fan or intake hood 10 feet from each other. install volume damper at the outside air duct.	install economizer cycle control to each furnace
05, 06, 07, 08, 09	Toilet rooms are each ventilated by a roof mount toilet exhaust fan	not applicable	install door louver at toilet room 05, and 06	
Unit D (gas heat system)				
17,	The multi use room is heated by two furnaces combined and cooled by two cooling coils with two split condensers on the ground. The system is providing 100% outside air and relieved thru two roof relief hoods.	heating upgraded		replace outside air hood
05, 06, 12, 16, 15	the offices, and the kitchen is heated by a furnace and cooled by a cooling coil with condenser unit on the ground. The system is providing 100% outside air and exhausted by a roof exhaust fan	heating upgraded	none	none

Mechanical Site Survey

Ponderosa Elementary 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**
01, 02, 09	toilet room 01, 02 is ventilated by a roof exhaust fan with 1" under cut door. Toilet room 09 has no ventilation.	not applicable	install ceiling exhaust fan for toilet room 09	
Portables				
01,	portable 1 is heated by a high efficiency furnaces with minimum outside air louver.	not applicable		
02,	portable 2 has a wall mounted fan for ventilation.	not applicable		install new furnace and furnace closet
03,	portable 3 is heated and cooled by a thru the wall heat pump.	not applicable		install new furnace and furnace closet
04,	portable 4 has 3 toilets and are ventilated by a ceiling exhaust fan. The classroom is heated by two wall mounted electric heater.	not applicable		
05,	portable 5 is heated by a janitrol closet furnace providing minimum outside air thru an outside air louver.	not applicable		install new furnace and furnace closet
07,	portable 5 is heated by a janitrol closet furnace providing minimum outside air thru an outside air louver, and cooled by a portable cooler	not applicable		install new furnace and furnace closet
08, 09, 10, 11	portable units are heated by a wall mounted BARD unit	not applicable		

Ponderosa Elementary School

Plumbing Site Survey

Ponderosa 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			
	Valve boxes full of dirt and debris.		Remove debris from all valve boxes and replace valves.
	Bldg D gas sov also controls portables. Buildings A, B, C do no have their own shut-off valves at grade.	All buildings/portables to have separate gas shut-off valves accessible from grade.	
Unit A			
01-04	1 CI CR sink		Replace sink and trim.
05	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.
06	2 flr mtd fv water closets, 1 lav		Replace all fixtures and trim.
07	1 flr mtd fv water closet, 2 wall hung urinals, 2 lavs	Replace flush valve at water closet.	Replace all fixtures and trim.
Unit B			
04	1 CI sink		
05	1 flr mtd fv water closet		Replace fixture and trim.
06	1 mop sink (standing type) w/ 30 gallon water heater on shelf.		Replace mop sink and trim.
07	1 CI sink		
08, 09, 17, 18	1 CI CR sink		Replace sink and trim.
09	1 CI CR sink		Replace sink and trim.

Plumbing Site Survey

10, 16	2 CI CR sinks		Replace trim.
12-15	1 elementary ht water closet		Replace fixture and trim.
Unit C			
01-04	1 CI CR sink		Replace sink and trim.
05	1 flr mtd fv water closet, 1 counter mtd lav		Replace fixtures and trim.
06	1 flr mtd fv water closet, 1 wall mtd urinal, 1 counter mtd lav		Replace fixtures and trim.
09	2 flr mtd fv water closets, 3 lavs, 3 wall mtd urinals, (n) SS exterior df		Replace fixtures and trim.
Unit D			
01	(n) flr mtd fv water closet, 1 wall mtd urinal, 1 lav		Replace urinal, urinal fv, and lav trim.
02	(n) flr mtd fv water closet, (n) lav		Replace flush valve and lav trim.
03	1 mop sink (standing type)		Replace mop sink and trim.
04	1 single ht vitreous df		Replace with dual ht SS df.
05	1 CI sink		Replace sink and trim.
06	3-comp sink with disposer, gas range, gas convection oven		Replace disposer and faucets.
07	1 mop sink (standing type)		Replace mop sink and trim.
09	1 flr mtd fv water closet, 1 lav	Replace flush valve at water closet and lavatory trim.	Replace fixtures and trim.
10	Gas-fired water heater	Insulate hot water piping.	Provide circulation pump.
Portables			
Unit 1	1 SS CR sink with undercounter water heater		Replace sink and trim.

Ponderosa Elementary School

Plumbing Site Survey

Unit 2	1 SS CR sink with undercounter water heater	Route P&T valve to exterior.	
Unit 3	1 SS CR sink with undercounter water heater		
Unit 4-01	1 SS CR sink with undercounter water heater		
Unit4-02	1 new and 1 old flr mtd fv water closet, 1 lav	Replace old water closet and trim with new.	Replace lav and trim.
Unit 4-04	1 mop sink (standing type), 1- 6 gallon WH in cabinet		Replace mop sink and trim and replace water heater.
Unit 5	1 CI CR sink with undercounter water heater		Replace sink and trim.
Unit 6	No entry.		
Unit 7	1 SS CR sink		Replace sink and trim.
Unit 8	1 CI CR sink with undercounter water heater		
Unit 9	1 CI CR sink with undercounter water heater		
Unit 10	1 SS CR sink		
Unit 11	1 SS CR 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	Outside Portable 4	Primary site electrical service replaced with PG&E pad-mounted transformer near street. A 1600A, 208/120V, 3ph, 4-wire switchboard MSB was located adjacent in fenced area.	Remove old switchboard. Remove enclosure for old transformer. Label new MSB		Replace or paint rusting switchboard. Add label.	Paint switchboard	2
	Portable 6	None	Replace old 600A switchboard installed in 1975			Remove old switchboard	1
						600A, 120/208V MSB	1
Power Distribution				Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop			
				Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF.			
				All receptacles installed in bathrooms and at sinks shall have GFCI protection			
	A	Replaced 120/208V, 3ph, 4-w panel AB in Room 3			Add GFI receptacles in bathrooms and at classroom sinks	receptacles	10
		Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms					
	B	Replaced 120/208V, 3ph, 4-w panels C, C1 and CP2 in 2001	Replace old panel in Room 12		Label loads in panels C, C1 and CP2	receptacles	5
		Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Add GFI receptacles at kitchen sink, in bathrooms and at sink in classroom 7	label panel	3
		Added GFI receptacles in staff bathrooms			Install receptacle at higher elevation for classroom TV	120/208 V panel	2
		Replaced 120/208V, 3ph, 4-w panels B, CP1 and B1			Remove old furnace controller in Room 6	remove controller	1
	C	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Add GFI receptacles in bathrooms	receptacles	4
	D	Replaced 120/208V, 3ph, 4-w panel D	Replace panel for stage area		Add GFI receptacles in bathrooms	receptacles	4
	Portable 1	Receptacles have been located in the portable	Replace old 12 circuit panel		Add GFI receptacle at sink in classrooms	120/240 V panel	1
			Add surface raceway for additional power receptacles			receptacles	1
	Portable 2	Added surface raceway for additional power receptacles			Add GFI receptacle at sink	receptacles	1
	Portable 3	Added surface raceway for additional power receptacles	Replace old 12 circuit panel		Add GFI receptacle at sink in classrooms	receptacles	1
	Portable 4	Added surface raceway for additional power receptacles	Replace old 12 circuit panel		Add GFI receptacles in bathrooms and at sink in classroom	receptacles	3
	Portable 5	Added surface raceway for additional power receptacles			Add GFI receptacle at sink	120/240 V panel	2
					Add raceway for additional power receptacles		
Power Distribution	Portable 6			Access to switchboard is obstructed		receptacles	15
	Portable 7	Added surface raceway for additional power receptacles	Add power/data raceway		Add GFI receptacle at sink		
					Move receptacle for fan up.		
	Portable 8	Receptacles have been located in the portable	Add raceway for additional power receptacles			receptacles	10
	Portable 9	Receptacles have been located in the portable	Add raceway for additional power receptacles			receptacles	50
	Portable 10	Receptacles have been located in the portable	Add raceway for additional power receptacles			receptacles	10
Lighting System				All switches a maximum 48" AFF		receptacles	50
	A	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.	Upgrade lighting in bathrooms		Replace exterior lighting	1-lamp fluorescent lamps	15
		Added raised recept.. For TV			Replace key-switch in bathroom.	receptacles	10
		Added CATV outlets			Lower switch in Boys' bathroom, Rooms 5, 10, 11	receptacles	10
					Use T8 Lamps in all fluorescent fixtures and use occupancy sensor in Room 13	receptacles	10
					Use Occupancy sensors in bathrooms and closets.	receptacles	10
	B	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.			Use Occupancy sensors in speech room, offices and closets.	receptacles	10
		Lighting in the offices is surface mounted fixtures with T8 lamps and in good condition.			Replace exterior lighting	receptacles	10
					Replace T12 lamps in room 10	Recircuit lights	5
	C	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.			Replace exterior lighting	1-lamp fluorescent 1X4 light	10
					Relocate OS in Room 15	Switches & occupancy sensors	2
					Lower switch in front office and principal's office and women's bathroom	Recircuit lights	5
					Use Occupancy sensors in bathrooms & storage closet	Switches & occupancy sensors	10
					Replace lighting over sink in staff bathrooms		
Lighting System	D	Lighting in the Multi-purpose room and faculty room is surface-mounted that is old with T12 lamps but light level is good.			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	1-lamp fluorescent lamps	100
		Lighting in the bathrooms, kitchen and other areas are old and lighting is poor.			Use T8 Lamps in all fluorescent fixtures.	Switches & occupancy sensors	10
					Replace exterior lighting	Recircuit lights	5
					Replace lighting in bathroom over sink, in kitchen, in storage and stage	1-lamp fluorescent lamps	100
	Portable 1a	Lighting fixtures in the portables are surface mounted and in fair condition but it is obvious that ceiling will need replacement.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	switch	2

Ponderosa Elementary School

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	Portable 1b				Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
					Replace exterior lighting		
	Portable 2	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	Switches & occupancy sensors	2
					Replace exterior lighting	1-lamp fluorescent 1X4 light	30
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.		
	Portable 3	Lighting is old and light level is poor.	Replace all lighting		Replace lighting with fixtures using T8 lamps	Switches & occupancy sensors	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	1-lamp fluorescent 1X4 light	30
					Replace incorrectly mounted switch	switch	1
					Replace exterior lighting		
Lighting System	Portable 4	Lighting fixtures in the classroom are surface mounted and in fair condition but it is obvious that ceiling will need replacement.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
					Improve lighting level	switch	1
					Repair or replace light in boys' bathroom		
					Lower switch in girls' bathroom		
					Change bare incandescent lamp in janitor closet with fluorescent		
					Replace broken switch in storage room		
					Replace exterior lighting		
	Portable 5	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
	Portable 6	Strip lights seem adequate for this storage portable.			Add occupancy sensor and new switch located closer to the door.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
	Portable 7	Flush lighting is in good condition but some require lamps. All lamps are T12			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
	Portable 8	2 x 4 flush lighting is in good condition but some require lamps. All lamps are T12			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
	Portable 9	2 x 4 flush lighting is in good condition but some require lamps. All lamps are T12			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
	Portable 10	2 x 4 flush lighting is in good condition but some require lamps. All lamps are T12			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	1-lamp fluorescent 1X4 light	30
Fire Alarm System		Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998		Install a fully automatic system per DSA and SB575 requirements		Install a fully automatic system per DSA and SB575 requirements	1
PA/clock	A	New Rauland 1100 units have been installed.					
	B	New Rauland 1100 units have been installed.	Add PA/clock unit in nurses area			PA/clock unit	1
	C	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	Portable 1a Portable 1b	This is a Park/Rec. portable and does not require PA/Clock unit					
	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	New Rauland 1100 units have been installed.					
	Portable 10	New Rauland 1100 units have been installed.					
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	200
	B	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	20
	C	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	D	Telephone/Data outlets have been located in the MP room, the kitchen and the faculty room			Add 1 data outlet at each receptacle in power raceway. Add CATV		
		Telephone outlet has been added to the "Yellow Room"					
	Portable 1a Portable 1b	This is a Park/Rec. portable and does not require Telephone/Data or CATV connection to school's					

Electrical Site Survey

Electrical System		Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
		Portable 2	Telephone/Data outlets have been located in the portable			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	80
		Portable 3	Telephone/Data outlets have been located in the portable			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	8
		Portable 4	Telephone/Data outlets have been located in the 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	No data/telephone/CATV has been installed in this portable					
		Portable 7	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		
		Portable 8	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		
		Portable 9	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		
		Portable 10	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		

FEMA 154:
Rapid Visual Screening and Summary Report:

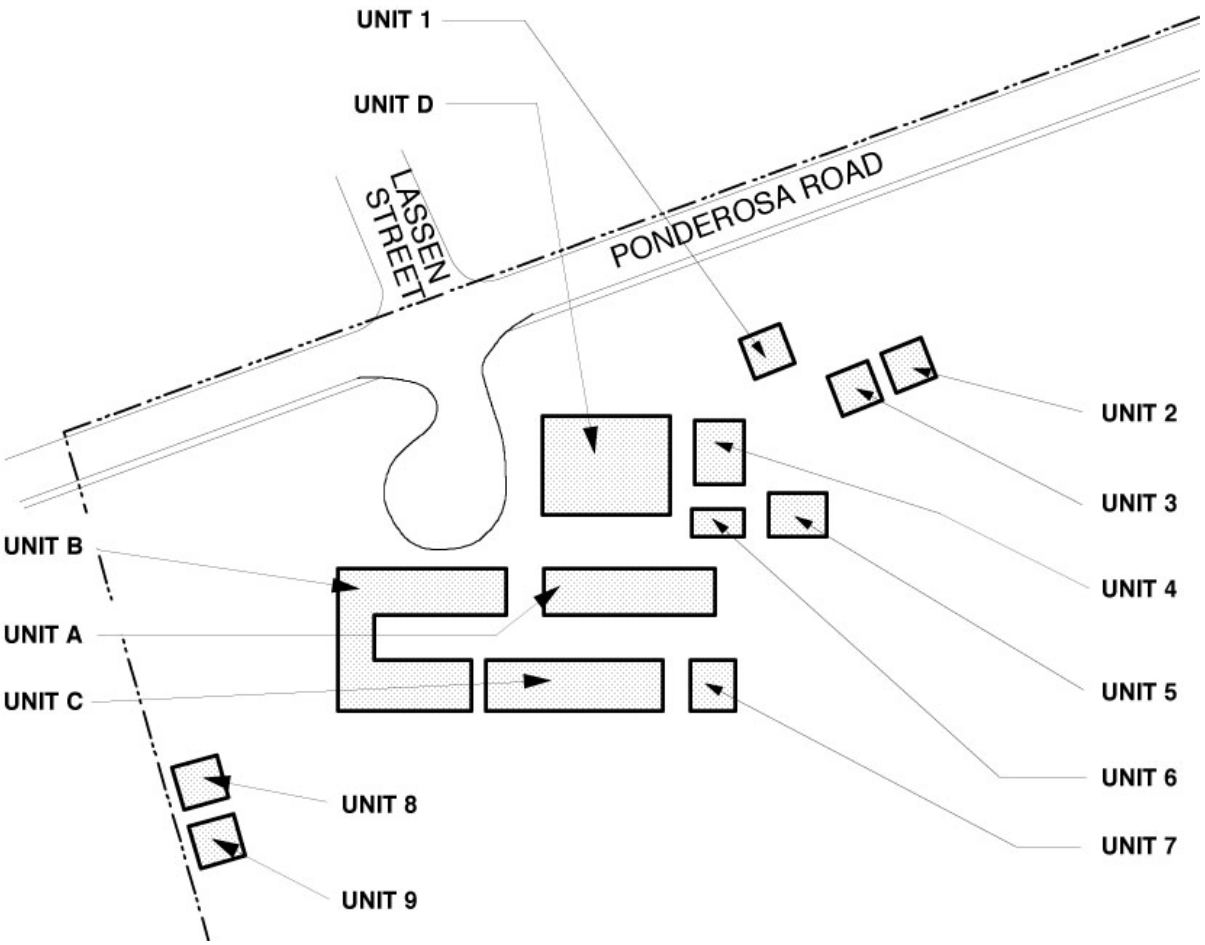
Ponderosa Elementary School
295 Ponderosa Road
South San Francisco, CA 94080

South San Francisco Unified School District



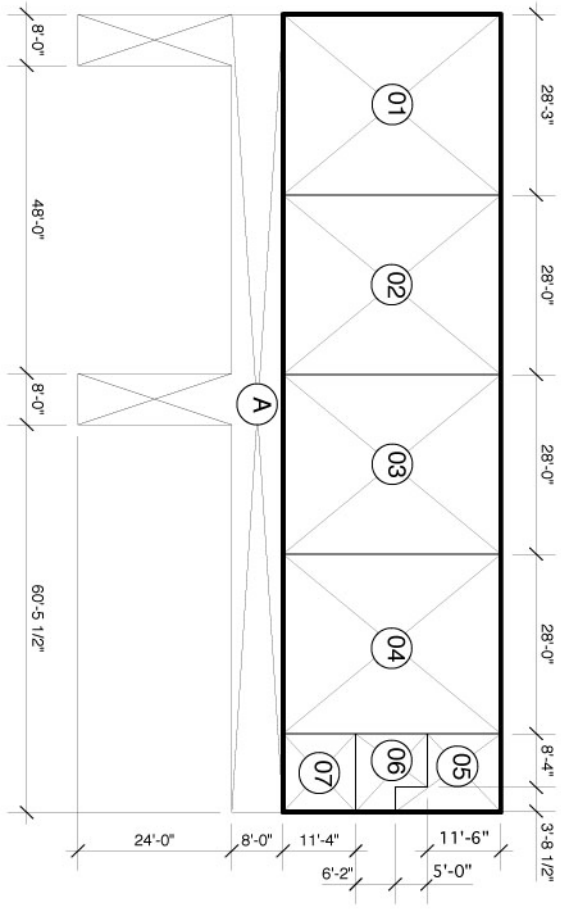
SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 15, 2006



Site Plan – Ponderosa Elementary School

Unit A – Ponderosa Elementary School



Name	Unit A – Ponderosa Elementary School
Use	Classroom
Distance to Fault	2.6 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	A simple wood frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The canopy framing is an extension of the roof framing system with a light screen hanging from the end. The canopy has a slip joint connection between building A and B however there is no slip joint between Unit A and B.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events. The adequacy of the connection between the hanging light screen and the canopy could not be verified. The handing screen could present a potential falling hazard. This condition could be aggravated by the absence of slip joints at portions of the canopy, which appear rigidly attached to adjacent units. No significant maintenance issues were noted.

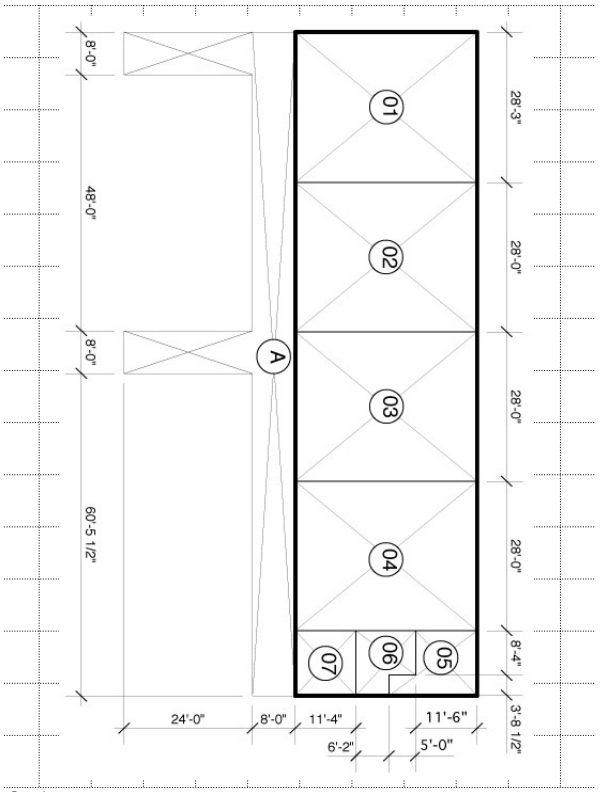
Unit A – Ponderosa Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 295 Ponderosa Road
South San Francisco, CA **Zip** 94080
Other Identifiers Building A
No. Stories 1 **Year Built** 1960
Screener MSa/MSc **Date** 6-29-06
Total Floor Area (sq. ft.) 4300
Building Name Unit A
Use 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: Hanging Light Screens

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 frame building with plywood shear walls in both directions. The canopy connecting Unit A and C has a slip joint while the canopy connecting Unit A and B has no slip joint. The light screen is hung from the end of the canopy.

Detailed Evaluation Required

YES [NO]

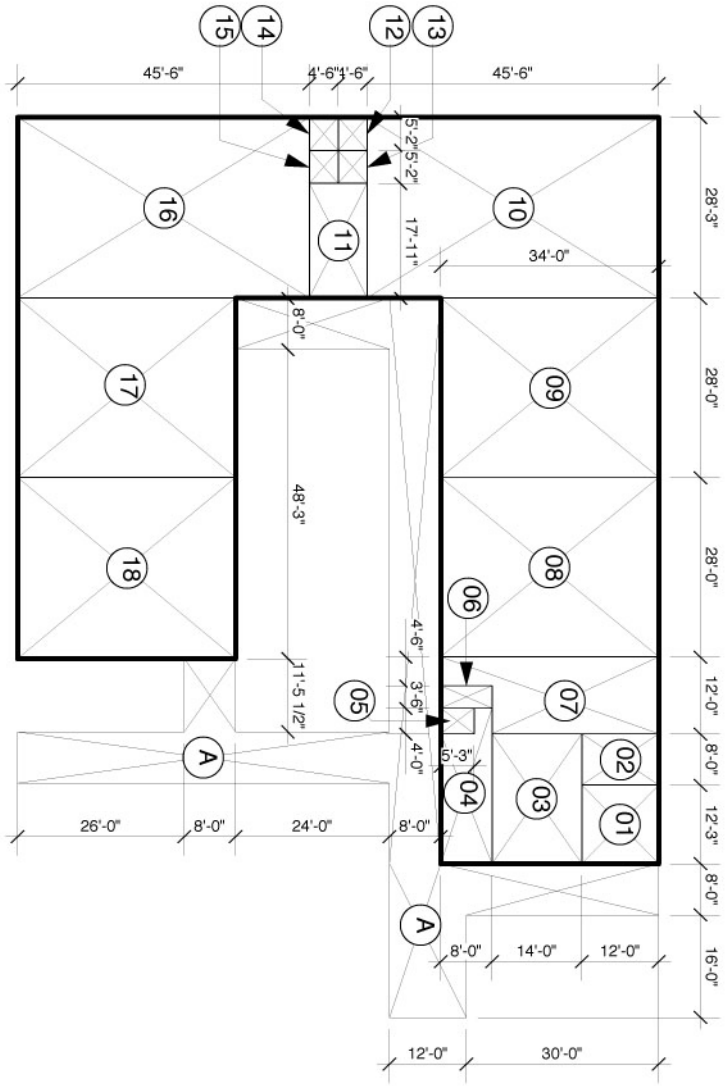
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 B – Ponderosa Elementary School



Name	Unit B – Ponderosa Elementary School
Use	Classroom
Distance to Fault	2.6 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Light Wood-Frame building (W2)
FEMA 154 Score	1.5
Description	A light wood-frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The canopy framing is an extension of the roof framing system with a light screen hanging from the end. The canopy has no slip joint between it and Units A and C.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events though the large footprint and irregular plan configuration could lead to localized damage. The adequacy of the connection between the hanging light screen and the canopy could not be verified. The handing screen could present a potential falling hazard. This condition could be aggravated by the absence of slip joints at portions of the canopy, which appear rigidly attached to adjacent units. No significant maintenance issues were noted.

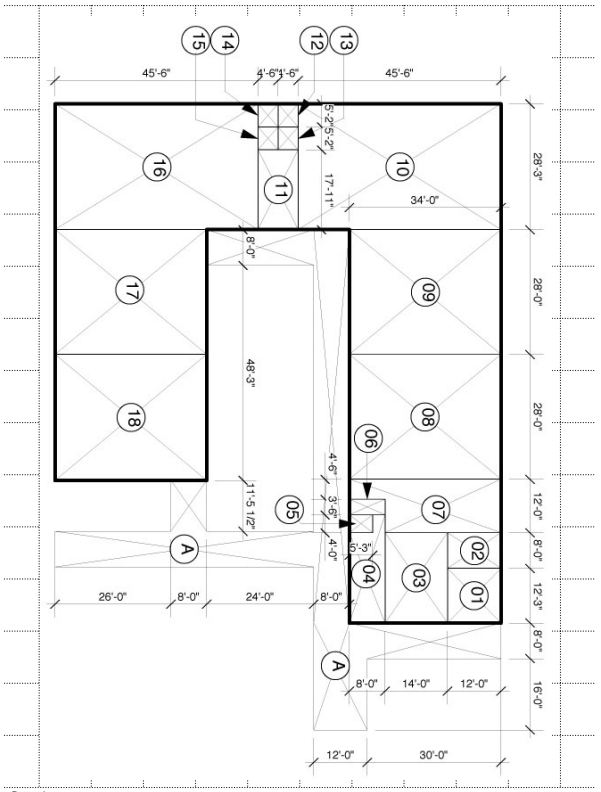
Unit B – Ponderosa Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: Ponderosa, 295 Ponderosa Rd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1960
Screener MSa/MSc **Date** 6-29-06
Total Floor Area (sq. ft.) 7700
Building Name Unit B
Use Classrooms



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☒ Other: Hanging Light Screens

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* 1.5

COMMENTS: A light wood-frame building with plywood shear walls in both directions. The canopy connections to building A and C has no slip joint. The light screen is hung from the end of the canopy.

Detailed Evaluation Required

YES [**NO**]

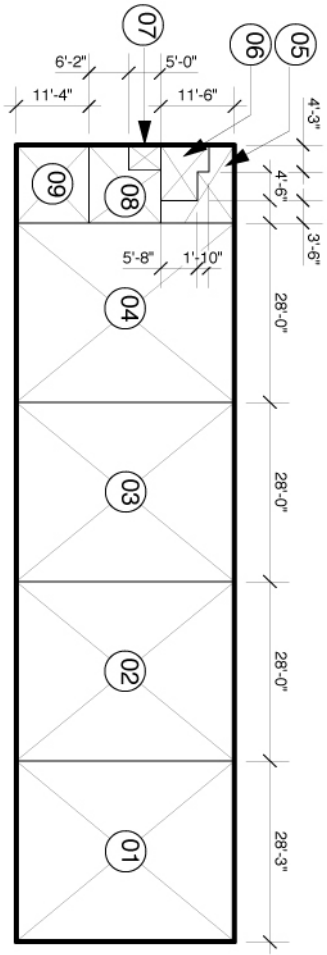
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 C – Ponderosa Elementary School



Name	Building C – Ponderosa Elementary School
Use	Classroom
Distance to Fault	2.6 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Light Wood-Frame building (W1)
FEMA 154 Score	4.4
Description	The construction of Unit C is similar to that of Unit A. A simple wood frame building with plywood shear walls in both directions. The roof diaphragm is plywood sheathed. The canopy framing is an extension of the roof framing. The canopy has a slip joint connection between building C and B however there is no slip joint between Unit C and B.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events. No significant maintenance issues or non-structural falling hazards were noted.

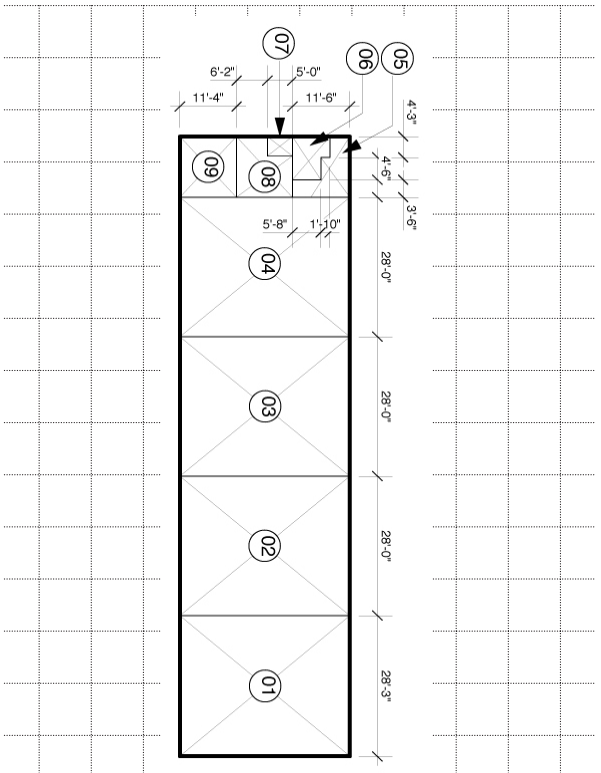
Unit C – Ponderosa Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 295 Ponderosa Rd.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1960
Screener MSa/MSc **Date** 6-29-06
Total Floor Area (sq. ft.) 4300
Building Name Unit C
Use 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: _____

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 frame building with plywood shear walls in both directions. The canopy between building B and C connect the two buildings. The canopy between B and A have a slip joint.

Detailed Evaluation Required

YES [**NO**]

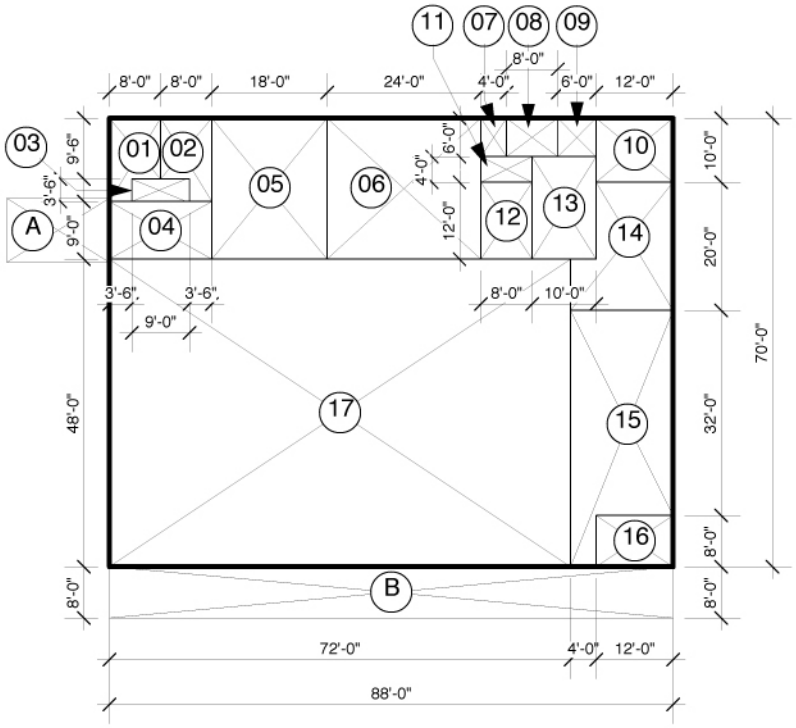
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 – Ponderosa Elementary School



Name	Unit D – Ponderosa Elementary School
Use	Classroom
Distance to Fault	2.6 km
Year Built	1965
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	2.0
Description	The large multi-use room has clear spans framed by steel beams and columns. The ancillary parts of the building are all light wood-framed construction. The lateral force resisting system for the entire building is composed of plywood diaphragms and shear walls. A large entryway canopy is present at one end of the building.
Comments	The building appears to have a complete lateral-force resisting system. However the walls are over 15’ tall and the building has the potential for high occupancy. The entryway canopy may rely on horizontal cantilever action from the main building for lateral support. The adequacy of the lateral support for this element should be evaluated in detail. No significant maintenance issues were noted.

Unit D – Ponderosa Elementary School

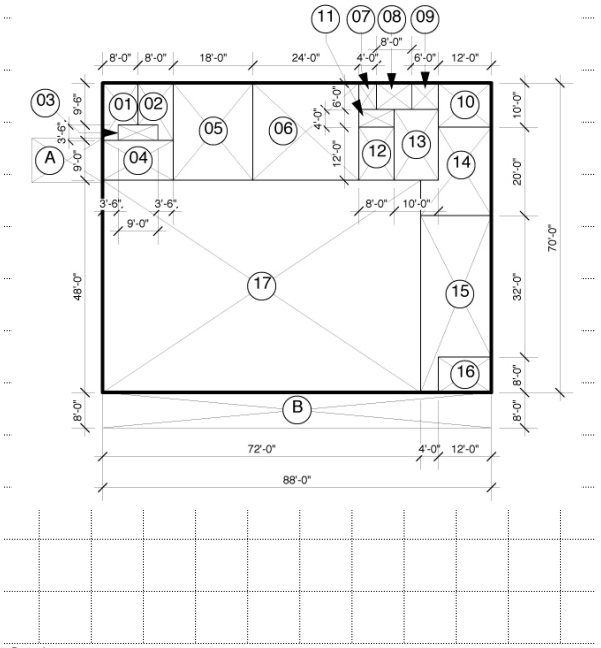




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: Ponderosa, 295 Ponderosa Rd.
South San Francisco, CA **Zip** 94080

Other Identifiers Cafeteria/Multipurpose room

No. Stories 1 **Year Built** 1965

Screener MSa/MSc **Date** 6-29-06

Total Floor Area (sq. ft.) 6200

Building Name Unit D

Use Cafeteria/Multipurpose 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: Entryway

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

COMMENTS: Steel beams and columns are used to span the large multi-purpose room. The rest of the building is typical light wood framing. Plywood shear walls are the lateral-force resisting system.

Detailed Evaluation Required

YES [NO]

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

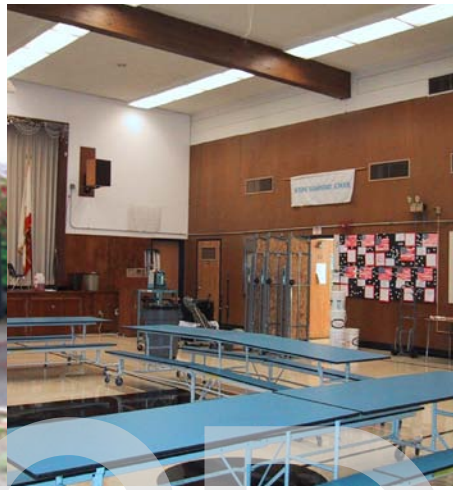
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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







SSFUSD

Skyline Elementary School

Skyline Elementary School

Recommendation Summary

The facilities at Skyline Elementary School are generally in good condition and appear well maintained. However, Skyline is one of the schools in the District that has become inundated with relocatable classrooms. Many of the existing relocatables have interior finishes in need of repairs. Additionally, accessibility upgrades are needed, including the addition or repair of modular ramps. Though Skyline has tried to eliminate the need for relocatables, they are all currently in use with extra students, special education classes, and day care. The shear number of relocatables and the life span of the average relocatable make Skyline a prime candidate for a new classroom building or wing. Along with the addition of a classroom wing, the site would benefit from a greening program and dedicated spaces for outdoor learning.

All infrastructure systems at Skyline Elementary School have been recently updated or are in good condition, with the exception of the original irrigation system. The relocatables, however, do not currently have an energy management system, which should be installed if the relocatables are to remain at the site.

While Skyline's main office is suitably located near the main entrance, the entrance should provide a more welcoming gateway and increased visibility. This could be accomplished by replacing the solid panels with glazing.

Most of the lighting that needs to be updated, either with T8 lamps or occupancy sensors, is in the relocatables. However, additional data outlets are needed throughout the school.

Accessibility issues are similar to those at many other campuses in the District. Door thresholds and landings, roll-in sink cabinets, and restrooms need to be upgraded, with special attention paid to finishes. The buildings' envelopes are generally in good condition but some repairs are necessary. Exterior metal louvers at the buildings' windows need to be properly treated for the foggy environment. Some gutters, downspouts, and roof vent screens are deteriorating and need to be replaced.

Existing Buildings

Unit A	Administration
Unit B	Classrooms
Unit C	Classrooms
Unit D	Classrooms
Unit E	Multipurpose
Unit G	Classrooms
Unit H	Classrooms
Units 1-15	Relocatable Classrooms

Current Site



Skyline Elementary School



School Profile

Address:	55 Christen Avenue Daly City, CA. 94015
Built:	1966
Site Acreage:	8.506
SF of Building Area:	40,553.67
2005-2006 Enrollment:	418
Buildings:	5
Relocatable Classrooms:	15
Teaching Stations:	43
Restrooms:	14

Proposed Site



Master Plan Scope

Priority Projects:

1. Classroom Wings to Replace Relocatable Classrooms	$4,427,500
2. Learning Resource Center	$1,035,220
3. Outdoor Learning Terraces	$158,162
4.Convert area to playscape	
5. Convert area to parking / loading	

Group 1: **$1,059,582**
Restroom Renovations
ADA Upgrades

Group 2: **$1,232,154**
Seismic Upgrades
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$2,784,997**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Sitework
Fire Alarm Upgrades

Group 4: **$248,111**
Classroom Upgrades

Total Cost: **$10,945,726**

Unit A

Year Built:	1966
DSA#:	28080
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3,185
Building Usage:	Administration
Mechanical System:	Central Gas Fired Furnaces with Cooling Coil and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit B

Year Built:	1966
DSA#:	28080
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3,048
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces with Cooling Coil and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit C

Year Built:	1966
DSA#:	28080
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,901
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces with Cooling Coil and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit D

Year Built:	1966
DSA#:	28080
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,992
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces with Cooling Coil and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Skyline Elementary School

Unit E

Year Built:	1966
DSA#:	28080
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,600
Building Usage:	Multipurpose
Mechanical System:	(2) Furnaces with Cooling Coil and Split Condenser
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit 1

Year Built:	1997
DSA#:	67616
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit 2

Year Built:	1996
DSA#:	64982
Year of Major Modification:	None
Construction Type:	Type VB
SF:	480
Building Usage:	Restrooms
Mechanical System:	Ceiling Exhaust Fan
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 3

Year Built:	1997
DSA#:	67616
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 4

Year Built:	1996
DSA#:	64982
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1994-1997

Unit 5

Year Built:	1997
DSA#:	67616
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit 6

Year Built:	1968
DSA#:	64982/27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1995

Unit 7

Year Built:	1971
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Library
Mechanical System:	High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Skyline Elementary School

Unit 8

Year Built:	1969
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit 9

Year Built:	1969
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit 10

Year Built:	1968
DSA#:	25953
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit 11

Year Built:	1968
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1993

Unit 12

Year Built:	1968
DSA#:	29223
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 13

Year Built:	1973
DSA#:	36304
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 14

Year Built:	1976
DSA#:	32425
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1994-1997

Unit 15

Year Built:	1973
DSA#:	36304
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Library
Mechanical System:	High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1994-1997

Skyline Elementary School Campus Modernization
South San Francisco Unified School District
Daly City, California

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

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 Reroofing.
K Mechanical systems replacement, unless otherwise noted within estimate.
L Firesprinkler systems replacement, unless otherwise noted within estimate.

3. Items Included Within Estimate

The following cost items are included in this estimate.

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

4. Notes

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

The statement reflects probable construction costs obtainable in a competitive and stable bidding market. This estimate is based upon a minimum of four competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair

INTRODUCTION

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
Skyline Elementary School Campus Modernization (Q3 2009 Pricing Update)
Daly City, California
Masterplan Statement Of Probable Cost **Date: 08/28/09**

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Admin / Support	3,186 SF	$379,155	$73,749	$275,883	$35,229	$239.83	**$764,015**
B Building "B" - Classroom	3,048 SF	$133,537	$70,697	$207,700	$34,408	$146.44	**$446,342**
C Building "C" - Classroom	6,901 SF	$168,048	$166,047	$416,300	$59,846	$117.42	**$810,240**
D Building "D" - Classroom	6,901 SF	$164,071	$166,047	$352,462	$59,846	$107.59	**$742,426**
E Building "E" - Multi / Classroom	6,600 SF	$162,154	$139,523	$382,706	$58,783	$112.60	**$743,166**
F Portables	13,920 SF	$82,273	$382,527	$829,012	$590,905	$135.40	**$1,884,717**
G Sitework	35,000 SF	$52,618	$409,035	$1,020,850		$42.36	**$1,482,503**
TOTAL CONSTRUCTION COST		**$1,141,855**	**$1,407,625**	**$3,484,913**	**$839,016**		**$6,873,409**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Admin / Support	3,186 SF	$379,155	$73,749	$275,883	$35,229	$239.83	**$764,015**
B Building "B" - Classroom	3,048 SF	$133,537	$70,697	$207,700	$34,408	$146.44	**$446,342**
C Building "C" - Classroom	6,901 SF	$168,048	$166,047	$416,300	$59,846	$117.42	**$810,240**
D Building "D" - Classroom	6,901 SF	$164,071	$166,047	$352,462	$59,846	$107.59	**$742,426**
E Building "E" - Multi / Classroom	6,600 SF	$162,154	$139,523	$382,706	$58,783	$112.60	**$743,166**
F Portables - Demo	13,920 SF			$129,096		$9.27	**$129,096**
G Sitework	35,000 SF	$52,618	$409,035	$1,020,850		$42.36	**$1,482,503**
H New classrooms Bldg, complete	14,000 SF			$4,427,500		$316.25	**$4,427,500**
TOTAL CONSTRUCTION COST		**$1,059,582**	**$1,025,098**	**$7,212,497**	**$248,111**		**$9,545,288**

Prepared by Cumming, LLC

South San Francisco Unified School District
Skyline Elementary School Campus Modernization
Daly City, 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 / Support	3,186 SF	$476,747	$92,731	$346,894	$44,296	$301.56	**$960,669**
B Building "B" - Classroom	3,048 SF	$167,908	$88,894	$261,162	$43,265	$184.13	**$561,229**
C Building "C" - Classroom	6,901 SF	$211,302	$208,787	$523,453	$75,250	$147.64	**$1,018,792**
D Building "D" - Classroom	6,901 SF	$206,303	$208,787	$443,184	$75,250	$135.28	**$933,524**
E Building "E" - Multi / Classroom	6,600 SF	$203,891	$175,435	$481,213	$73,914	$141.58	**$934,453**
F Portables	13,920 SF	$103,450	$480,988	$1,042,396	$743,001	$170.25	**$2,369,835**
G Sitework	35,000 SF	$66,162	$514,319	$1,283,612		$53.26	**$1,864,093**
TOTAL CONSTRUCTION COST		**$1,435,764**	**$1,769,942**	**$4,381,914**	**$1,054,975**		**$8,642,595**

Prepared by Cumming, LLC

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Admin / Support	3,186 SF	$476,747	$92,731	$346,894	$44,296	$301.56	**$960,669**
B Building "B" - Classroom	3,048 SF	$167,908	$88,894	$261,162	$43,265	$184.13	**$561,229**
C Building "C" - Classroom	6,901 SF	$211,302	$208,787	$523,453	$75,250	$147.64	**$1,018,792**
D Building "D" - Classroom	6,901 SF	$206,303	$208,787	$443,184	$75,250	$135.28	**$933,524**
E Building "E" - Multi / Classroom	6,600 SF	$203,891	$175,435	$481,213	$73,914	$141.58	**$934,453**
F Portables - Demo	13,920 SF			$162,000		$11.64	**$162,000**
G Sitework	35,000 SF	$66,162	$514,319	$1,283,612		$53.26	**$1,864,093**
H New classrooms Bldg, complete	14,000 SF			$9,112,000			**$9,112,000**
TOTAL CONSTRUCTION COST		**$1,332,314**	**$1,288,954**	**$12,613,518**	**$311,974**		**$15,546,760**

Prepared by Cumming, LLC

UNIT "A"

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty
Type Of Space	
Building Support Space	3,987 SF
Restrooms	204 SF
DDT - open corridor space (2/3)	-1,005 SF
Total Modernized SF-age	**3,186 SF**

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,186 SF										
Accessibility											**$ 486,006**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	4	ea	$215.00	$357.95	**1**	$ 1,432				$ 1,432	
Remove existing door set, provide new, infill wall		ea	$4,915.00	$8,182.82	**1**	$ -				$ -	
Demo and install new full height partition	120	sf	$35.00	$58.27	**1**	$ 6,992				$ 6,992	
Signage, specialties & fire extinguishers	3186	sf	$1.00	$1.66	**1**	$ 5,304				$ 5,304	
Remove and replace drinking fountain and rails		ea	$4,925.00	$8,199.47	**1**	$ -				$ -	
Upgrade existing non accessible restrooms (med)	900	sf	$300.00	$499.46	**1**	$ 449,514				$ 449,514	
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**2**		$ 10,239			$ 10,239	
Patch finishes for accessibility upgrades	3186	sf	$1.00	$1.66	**2**		$ 5,304			$ 5,304	
Miscellaneous accessible upgrades	3186	sf	$1.00	$1.66	**2**		$ 5,304			$ 5,304	
Life Safety											**$ 35,535**
New fire alarm system (fully automated)	3186	sf	$4.45	$7.41	**3**			$ 23,602		$ 23,602	
Remove and replace existing closers		ea	$422.00	$702.57	**3**			$ -		$ -	
Replace exterior lighting	3186	sf	$2.25	$3.75	**3**			$ 11,933		$ 11,933	
Instructional Facilities											**$ 44,581**
Repaint interior walls (100%)	7363	sf	$1.05	$1.75	**4**				$ 12,870	$ 12,870	
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	3186	sf	$2.50	$4.16	**4**				$ 13,259	$ 13,259	
Patch and repair (e) VCT flooring	20	sf	$8.55	$14.23	**2**		$ 285			$ 285	
Remove and replace carpet, incl screed and base		sf	$10.15	$16.90	**4**				$ -	$ -	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	**4**				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	3186	sf	$1.00	$1.66	**4**				$ 5,304	$ 5,304	
Miscellaneous interior repairs, allowance	3186	sf	$1.00	$1.66	**4**				$ 5,304	$ 5,304	
Building Integrity & Envelope											**$ 176,929**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3315	sf	$4.00	$6.66	**3**			$ 22,076		$ 22,076	
Replace roofing - 100% replacement	4334	sf	$18.00	$29.97	**3**			$ 129,880		$ 129,880	
Demo portion of (e) exterior wall	150	sf	$25.00	$41.62	**3**			$ 6,243		$ 6,243	
New storefront glazing	150	sf	$75.00	$124.86	**3**			$ 18,730		$ 18,730	
Prep, prime and paint metal louvers		ea	$550.00	$915.68	**3**			$ -		$ -	
Mechanical & Plumbing Systems											**$ 54,984**
Plumbing											
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	**3**			$ 8,990		$ 8,990	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
New 30 gallon gas fired WH		ea	$5,400.00	$8,990.28	**3**			$ -		$ -	
Reinsulate hot water pipes	3186	sf	$1.88	$3.13	**3**			$ 9,971		$ 9,971	

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Replace trim under sink	1	ea	$880.00	$1,465.08	3			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	3186	sf	$2.00	$3.33	3			$ 10,607		$ 10,607	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3186	sf	$1.00	$1.66	3			$ 5,304		$ 5,304	
All other HV work excluded											
Electrical Systems											**$ 46,840**
Power and distribution / convenience power											
Lower / add receptacles	3186	sf	$4.00	$6.66	3			$ 21,215		$ 21,215	
Minor upgrades to power distribution / raceway	3186	sf	$3.15	$5.24	3			$ 16,707		$ 16,707	
Lighting & Controls											
Repair dimming panel		ls	$2,000.00	$3,329.73	3			$ -		$ -	
Install new switches / occupancy sensors	4	ea	$343.75	$572.30	3			$ 2,289		$ 2,289	
Replace fluorescent lamps and ballast		ea	$218.75	$364.19	3			$ -		$ -	
Adjust height of all non compliant switches	3186	sf	$1.25	$2.08	3			$ 6,630		$ 6,630	
Technology											**$ 13,460**
Telephone / data / CATV system											
Add additional data points	20	ea	$244.95	$407.81	3			$ 8,156		$ 8,156	
Miscellaneous low voltage upgrades, minor	3186	sf	$1.00	$1.66	3			$ 5,304		$ 5,304	
Work from "1997 Masterplan" still to be completed											**$ 19,146**
Lighting & Controls											
Upgrade bathroom and paper room lighting	1	ls	$6,000.00	$9,989.20	3			$ 9,989		$ 9,989	
Add raceyway to room A3	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Remove old switchboard & transformer enclosure	1	ls	$2,500.00	$4,162.17	3			$ 4,162		$ 4,162	
Structural											**$ 42,430**
Seismic upgrades - "low" rating	3186	sf	$8.00	$13.32	2		$ 42,430			$ 42,430	
Miscellaneous											**$ 29,170**
Hazmat abatement, allowance - "low" rating	3186	sf	$5.50	$9.16	2		$ 29,170			$ 29,170	
Site											**$ 11,587**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	120	sf	$5.50	$9.16	1	$ 1,099				$ 1,099	
Provide 5' x 5' concrete landing	120	sf	$15.00	$24.97	1	$ 2,997				$ 2,997	
Slope AC paving from landing	300	sf	$10.00	$16.65	1	$ 4,995				$ 4,995	
Total Costs - UNIT "A"						**$ 476,747**	**$ 92,731**	**$ 346,894**	**$ 44,296**		**$ 960,669**
Total Costs Priority / Sf						**$ 149.65**	**$ 29.11**	**$ 108.89**	**$ 13.90**		

UNIT "B"

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Classroom	2,352 SF
Building Support Space	1,428 SF
Restrooms	100 SF
DDT - open corridor space (2/3)	-832 SF
Total Modernized SF-age	**3,048 SF**

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,048 SF										
Accessibility											**$ 181,254**
Remove and replace existing thresholds	2	ea	$288.00	$479.48	**1**	$ 959				$ 959	
New kick plates to existing doors		ea	$215.00	$357.95	**1**	$ -				$ -	
Remove existing door set, provide new, infill wall		ea	$4,915.00	$8,182.82	**1**	$ -				$ -	
Demo and install new full height partition		sf	$35.00	$58.27	**1**	$ -				$ -	
Signage, specialties & fire extinguishers	3048	sf	$1.00	$1.66	**1**	$ 5,075				$ 5,075	
Remove and replace drinking fountain and rails		ea	$4,925.00	$8,199.47	**1**	$ -				$ -	
Upgrade existing non accessible restrooms (med)	300	sf	$300.00	$499.46	**1**	$ 149,838				$ 149,838	
Remove and reinstall new TV/VCR bracket at 80"AFF	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**2**		$ 10,239			$ 10,239	
Patch finishes for accessibility upgrades	3048	sf	$1.00	$1.66	**2**		$ 5,075			$ 5,075	
Miscellaneous accessible upgrades	3048	sf	$1.00	$1.66	**2**		$ 5,075			$ 5,075	
Life Safety											**$ 25,373**
New fire alarm system (fully automated)	3048	sf	$4.45	$7.41	**3**			$ 22,582		$ 22,582	
Remove and replace existing closers		ea	$422.00	$702.57	**3**			$ -		$ -	
Clean exterior lighting	3048	sf	$0.55	$0.92	**3**			$ 2,791		$ 2,791	
Replace exterior lighting		sf	$2.25	$3.75	**3**			$ -		$ -	
Instructional Facilities											**$ 43,265**
Repaint interior walls (100%)	7363	sf	$1.05	$1.75	**4**				$ 12,870	$ 12,870	
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	3048	sf	$2.50	$4.16	**4**				$ 12,686	$ 12,686	
Patch and repair (e) VCT flooring		sf	$8.55	$14.23	**2**		$ -			$ -	
Remove and replace carpet, incl screed and base		sf	$10.15	$16.90	**4**				$ -	$ -	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	**4**				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	3048	sf	$1.00	$1.66	**4**				$ 5,075	$ 5,075	
Miscellaneous interior repairs, allowance	3048	sf	$1.00	$1.66	**4**				$ 5,075	$ 5,075	
Building Integrity & Envelope											**$ 127,532**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3660	sf	$4.00	$6.66	**3**			$ 24,374		$ 24,374	
Replace roofing - 100% replacement	3384	sf	$18.00	$29.97	**3**			$ 101,410		$ 101,410	
Prep, prime and paint metal louvers	70	sf	$15.00	$24.97	**3**			$ 1,748		$ 1,748	
Mechanical & Plumbing Systems											**$ 52,400**
Plumbing											

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	3			$ 8,990		$ 8,990	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	3			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	3			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	3			$ 6,659		$ 6,659	
New 30 gallon gas fired WH		ea	$5,400.00	$8,990.28	3			$ -		$ -	
Reinsulate hot water pipes	3048	sf	$1.88	$3.13	3			$ 9,540		$ 9,540	
Replace trim under sink		ea	$880.00	$1,465.08	3			$ -		$ -	
Misc plumbing modifications (gas, distrib, etc.)	3048	sf	$2.00	$3.33	3			$ 10,149		$ 10,149	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3048	sf	$1.00	$1.66	3			$ 5,075		$ 5,075	
All other HV work excluded											
Electrical Systems											**$ 42,626**
Power and distribution / convenience power											
Lower / add receptacles	3048	sf	$4.00	$6.66	3			$ 20,298		$ 20,298	
Minor upgrades to power distribution / raceway	3048	sf	$3.15	$5.24	3			$ 15,985		$ 15,985	
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		ea	$218.75	$364.19	3			$ -		$ -	
Adjust height of all non compliant switches	3048	sf	$1.25	$2.08	3			$ 6,343		$ 6,343	
Technology											**$ 13,231**
Telephone / data / CATV system											
Add additional data points	20	ea	$244.95	$407.81	3			$ 8,156		$ 8,156	
Miscellaneous low voltage upgrades, minor	3048	sf	$1.00	$1.66	3			$ 5,075		$ 5,075	
Work from "1997 Masterplan" still to be completed											**$ -**
Lighting & Controls											
Upgrade bathroom and paper room lighting		ls	$6,000.00	$9,989.20	3			$ -		$ -	
Add raceyway to room A3		ls	$3,000.00	$4,994.60	3			$ -		$ -	
Remove old switchboard & transformer enclosure		ls	$2,500.00	$4,162.17	3			$ -		$ -	
Structural											**$ 40,596**
Seismic upgrades - "low" rating	3048	sf	$8.00	$13.32	2		$ 40,596			$ 40,596	
Miscellaneous											**$ 27,910**
Hazmat abatement, allowance - "low" rating	3048	sf	$5.50	$9.16	2		$ 27,910			$ 27,910	
Site											**$ 7,042**
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	

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Provide 5' x 5' concrete landing	60	sf	$15.00	$24.97	1	$ 1,498				$ 1,498	
Slope AC paving from landing	150	sf	$10.00	$16.65	1	$ 2,497				$ 2,497	
Total Costs - UNIT "B"						**$ 167,908**	**$ 88,894**	**$ 261,162**	**$ 43,265**		**$ 561,229**
Total Costs Priority / Sf						**$ 55.09**	**$ 29.16**	**$ 85.68**	**$ 14.19**		

UNIT "C"

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classroom	5,772 SF
Building Support Space	1,487 SF
Restrooms	285 SF
DDT - open corridor space (2/3)	-643 SF
Total Modernized SF-age	**6,901 SF**

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,901 SF										
Accessibility											**$ 250,362**
Remove and replace existing thresholds	6	ea	$288.00	$479.48	1	$ 2,877				$ 2,877	
New kick plates to existing doors		ea	$215.00	$357.95	1	$ -				$ -	
Remove existing door set, provide new, infill wall		ea	$4,915.00	$8,182.82	1	$ -				$ -	
Demo and install new full height partition		sf	$35.00	$58.27	1	$ -				$ -	
Demo portion of casework, patch and repair	6	ea	$2,500.00	$4,162.17	1	$ 24,973				$ 24,973	
Signage, specialties & fire extinguishers	6901	sf	$1.00	$1.66	1	$ 11,488				$ 11,488	
Remove and replace drinking fountain and rails		ea	$4,925.00	$8,199.47	1	$ -				$ -	
Upgrade existing non accessible restrooms (low)	285	sf	$300.00	$499.46	1	$ 142,346				$ 142,346	
Remove and reinstall new TV/VCR bracket at 80"AFF	6	ea	$1,500.00	$2,497.30	1	$ 14,984				$ 14,984	
Remove and replace sink / base cabinet	6	ea	$3,075.00	$5,119.46	2		$ 30,717			$ 30,717	
Patch finishes for accessibility upgrades	6901	sf	$1.00	$1.66	2		$ 11,488			$ 11,488	
Miscellaneous accessible upgrades	6901	sf	$1.00	$1.66	2		$ 11,488			$ 11,488	
Life Safety											**$ 57,442**
New fire alarm system (fully automated)	6901	sf	$4.45	$7.41	3			$ 51,123		$ 51,123	
Remove and replace existing closers		ea	$422.00	$702.57	3			$ -		$ -	
Clean exterior lighting	6901	sf	$0.55	$0.92	3			$ 6,319		$ 6,319	
Replace exterior lighting		sf	$2.25	$3.75	3			$ -		$ -	
Instructional Facilities											**$ 75,250**
Repaint interior walls (100%)	9149	sf	$1.05	$1.75	4				$ 15,993	$ 15,993	
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	6901	sf	$2.50	$4.16	4				$ 28,721	$ 28,721	
Patch and repair (e) VCT flooring		sf	$8.55	$14.23	2		$ -			$ -	
Remove and replace carpet, incl screed and base		sf	$10.15	$16.90	4				$ -	$ -	
Tack boards	50	sf	$15.00	$24.97	4				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	4				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	6901	sf	$1.00	$1.66	4				$ 11,488	$ 11,488	
Miscellaneous interior repairs, allowance	6901	sf	$1.00	$1.66	4				$ 11,488	$ 11,488	
Building Integrity & Envelope											**$ 259,713**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5175	sf	$4.00	$6.66	3			$ 34,463		$ 34,463	
Replace roofing - 100% replacement	7347	sf	$18.00	$29.97	3			$ 220,172		$ 220,172	
Prep, prime and paint metal louvers	70	sf	$15.00	$24.97	3			$ 1,748		$ 1,748	
Clear vents and install louvers to doors	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Mechanical & Plumbing Systems											**$ 83,700**
Plumbing											
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	3			$ 8,990		$ 8,990	
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	

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Skyline Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New 30 gallon gas fired WH		ea	$5,400.00	$8,990.28	3			$ -		$ -	
Reinsulate hot water pipes	6901	sf	$1.88	$3.13	3			$ 21,598		$ 21,598	
Replace trim under sink		ea	$880.00	$1,465.08	3			$ -		$ -	
Misc plumbing modifications (gas, distrib, etc.)	6901	sf	$2.00	$3.33	3			$ 22,977		$ 22,977	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6901	sf	$1.00	$1.66	3			$ 11,488		$ 11,488	
All other HV work excluded											
Electrical Systems											**$ 98,792**
Power and distribution / convenience power											
Lower / add receptacles	6901	sf	$4.00	$6.66	3			$ 45,954		$ 45,954	
Minor upgrades to power distribution / raceway	6901	sf	$3.15	$5.24	3			$ 36,188		$ 36,188	
Lighting & Controls											
Repair dimming panel		ls	$2,000.00	$3,329.73	3			$ -		$ -	
Install new switches / occupancy sensors	4	ea	$343.75	$572.30	3			$ 2,289		$ 2,289	
Replace fluorescent lamps and ballast		ea	$218.75	$364.19	3			$ -		$ -	
Adjust height of all non compliant switches	6901	sf	$1.25	$2.08	3			$ 14,361		$ 14,361	
Technology											**$ 19,645**
Telephone / data / CATV system											
Add additional data points	20	ea	$244.95	$407.81	3			$ 8,156		$ 8,156	
Miscellaneous low voltage upgrades, minor	6901	sf	$1.00	$1.66	3			$ 11,488		$ 11,488	
Work from "1997 Masterplan" still to be completed											**$ 4,162**
Lighting & Controls											
Upgrade bathroom and paper room lighting		ls	$6,000.00	$9,989.20	3			$ -		$ -	
Add raceyway to room A3		ls	$3,000.00	$4,994.60	3			$ -		$ -	
Replace panel E	1	ls	$2,500.00	$4,162.17	3			$ 4,162		$ 4,162	
Remove old switchboard & transformer enclosure		ls	$2,500.00	$4,162.17	3			$ -		$ -	
Structural											**$ 91,907**
Seismic upgrades - "low" rating	6901	sf	$8.00	$13.32	2		$ 91,907			$ 91,907	
Miscellaneous											**$ 63,186**
Hazmat abatement, allowance - "low" rating	6901	sf	$5.50	$9.16	2		$ 63,186			$ 63,186	
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	

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BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs - UNIT "C"						$ 211,302	$ 208,787	$ 523,453	$ 75,250		$ 1,018,792
Total Costs Priority / Sf						$ 30.62	$ 30.26	$ 75.86	$ 10.90		

UNIT "D"

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
Classroom	5,772 SF
Building Support Space	1,487 SF
Restrooms	285 SF
DDT - open corridor space (2/3)	-643 SF
Total Modernized SF-age	**6,901 SF**

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,901 SF										
Accessibility											**$ 247,385**
Remove and replace existing thresholds	5	ea	$288.00	$479.48	**1**	$ 2,397				$ 2,397	
New kick plates to existing doors		ea	$215.00	$357.95	**1**	$ -				$ -	
Remove existing door set, provide new, infill wall		ea	$4,915.00	$8,182.82	**1**	$ -				$ -	
Demo and install new full height partition		sf	$35.00	$58.27	**1**	$ -				$ -	
Demo portion of casework, patch and repair	6	ea	$2,500.00	$4,162.17	**1**	$ 24,973				$ 24,973	
Signage, specialties & fire extinguishers	6901	sf	$1.00	$1.66	**1**	$ 11,488				$ 11,488	
Remove and replace drinking fountain and rails		ea	$4,925.00	$8,199.47	**1**	$ -				$ -	
Upgrade existing non accessible restrooms (low)	285	sf	$300.00	$499.46	**1**	$ 142,346				$ 142,346	
Remove and reinstall new TV/VCR bracket at 80"AFF	5	ea	$1,500.00	$2,497.30	**1**	$ 12,486				$ 12,486	
Remove and replace sink / base cabinet	6	ea	$3,075.00	$5,119.46	**2**		$ 30,717			$ 30,717	
Patch finishes for accessibility upgrades	6901	sf	$1.00	$1.66	**2**		$ 11,488			$ 11,488	
Miscellaneous accessible upgrades	6901	sf	$1.00	$1.66	**2**		$ 11,488			$ 11,488	
Life Safety											**$ 57,442**
New fire alarm system (fully automated)	6901	sf	$4.45	$7.41	**3**			$ 51,123		$ 51,123	
Remove and replace existing closers		ea	$422.00	$702.57	**3**			$ -		$ -	
Clean exterior lighting	6901	sf	$0.55	$0.92	**3**			$ 6,319		$ 6,319	
Replace exterior lighting		sf	$2.25	$3.75	**3**			$ -		$ -	
Instructional Facilities											**$ 75,250**
Repaint interior walls (100%)	9149	sf	$1.05	$1.75	**4**				$ 15,993	$ 15,993	
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	6901	sf	$2.50	$4.16	**4**				$ 28,721	$ 28,721	
Patch and repair (e) VCT flooring		sf	$8.55	$14.23	**2**		$ -			$ -	
Remove and replace carpet, incl screed and base		sf	$10.15	$16.90	**4**				$ -	$ -	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	**4**				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	6901	sf	$1.00	$1.66	**4**				$ 11,488	$ 11,488	
Miscellaneous interior repairs, allowance	6901	sf	$1.00	$1.66	**4**				$ 11,488	$ 11,488	
Building Integrity & Envelope											**$ 256,591**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5175	sf	$4.00	$6.66	**3**			$ 34,463		$ 34,463	
Replace roofing - 100% replacement	7347	sf	$18.00	$29.97	**3**			$ 220,172		$ 220,172	
Prep, prime and paint metal louvers	45	sf	$15.00	$24.97	**3**			$ 1,124		$ 1,124	
Install louvers to doors	1	ls	$500.00	$832.43	**3**			$ 832		$ 832	
Mechanical & Plumbing Systems											**$ 83,700**
Plumbing											
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	**3**			$ 8,990		$ 8,990	
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	

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New 30 gallon gas fired WH		ea	$5,400.00	$8,990.28	3			$ -		$ -	
Reinsulate hot water pipes	6901	sf	$1.88	$3.13	3			$ 21,598		$ 21,598	
Replace trim under sink		ea	$880.00	$1,465.08	3			$ -		$ -	
Misc plumbing modifications (gas, distrib, etc.)	6901	sf	$2.00	$3.33	3			$ 22,977		$ 22,977	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6901	sf	$1.00	$1.66	3			$ 11,488		$ 11,488	
All other HV work excluded											
Electrical Systems											**$ 25,806**
Power and distribution / convenience power											
Lower / add receptacles		sf	$4.00	$6.66	3			$ -		$ -	
Minor upgrades to power distribution / raceway		sf	$3.15	$5.24	3			$ -		$ -	
Lighting & Controls											
Repair dimming panel		ls	$2,000.00	$3,329.73	3			$ -		$ -	
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast		ea	$218.75	$364.19	3			$ -		$ -	
Adjust height of all non compliant switches	6901	sf	$1.25	$2.08	3			$ 14,361		$ 14,361	
Technology											**$ 19,645**
Telephone / data / CATV system											
Add additional data points	20	ea	$244.95	$407.81	3			$ 8,156		$ 8,156	
Miscellaneous low voltage upgrades, minor	6901	sf	$1.00	$1.66	3			$ 11,488		$ 11,488	
Work from "1997 Masterplan" still to be completed											**$ -**
Lighting & Controls											
Upgrade bathroom and paper room lighting		ls	$6,000.00	$9,989.20	3			$ -		$ -	
Add raceway to room A3		ls	$3,000.00	$4,994.60	3			$ -		$ -	
Replace panel E		ls	$2,500.00	$4,162.17	3			$ -		$ -	
Remove old switchboard & transformer enclosure		ls	$2,500.00	$4,162.17	3			$ -		$ -	
Structural											**$ 91,907**
Seismic upgrades - "low" rating	6901	sf	$8.00	$13.32	2		$ 91,907			$ 91,907	
Miscellaneous											**$ 63,186**
Hazmat abatement, allowance - "low" rating	6901	sf	$5.50	$9.16	2		$ 63,186			$ 63,186	
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	

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs - UNIT "D"						$ 206,303	$ 208,787	$ 443,184	$ 75,250		$ 933,524
Total Costs Priority / Sf						$ 29.90	$ 30.26	$ 64.22	$ 10.90		

UNIT "E"

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty
Type Of Space	
Multipurpose	4,019 SF
Kitchen	635 SF
Building Support Space	2,491 SF
Restrooms	247 SF
DDT - open corridor space (2/3)	-792 SF
Total Modernized SF-age	**6,600 SF**

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Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,600 SF										
Accessibility											**$ 218,034**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	9	ea	$215.00	$357.95	**1**	$ 3,222				$ 3,222	
Remove existing door set, provide new, infill wall		ea	$4,915.00	$8,182.82	**1**	$ -				$ -	
Demo and install new full height partition		sf	$35.00	$58.27	**1**	$ -				$ -	
Demo portion of casework, patch and repair	6	ea	$2,500.00	$4,162.17	**1**	$ 24,973				$ 24,973	
Signage, specialties & fire extinguishers	6600	sf	$1.00	$1.66	**1**	$ 10,988				$ 10,988	
Remove and replace drinking fountain and rails		ea	$4,925.00	$8,199.47	**1**	$ -				$ -	
Upgrade existing non accessible restrooms (med)	300	sf	$300.00	$499.46	**1**	$ 149,838				$ 149,838	
Remove and reinstall new TV/VCR bracket at 80"AFF		ea	$1,500.00	$2,497.30	**1**	$ -				$ -	
Remove and replace sink / base cabinet	1	ea	$3,075.00	$5,119.46	**2**		$ 5,119			$ 5,119	
Patch finishes for accessibility upgrades	6600	sf	$1.00	$1.66	**2**		$ 10,988			$ 10,988	
Miscellaneous accessible upgrades	6600	sf	$1.00	$1.66	**2**		$ 10,988			$ 10,988	
Life Safety											**$ 54,941**
New fire alarm system (fully automated)	6600	sf	$4.45	$7.41	**3**			$ 48,897		$ 48,897	
Remove and replace existing closers		ea	$422.00	$702.57	**3**			$ -		$ -	
Clean exterior lighting	6600	sf	$0.55	$0.92	**3**			$ 6,043		$ 6,043	
Replace exterior lighting		sf	$2.25	$3.75	**3**			$ -		$ -	
Instructional Facilities											**$ 73,914**
Repaint interior walls (100%)	9149	sf	$1.05	$1.75	**4**				$ 15,993	$ 15,993	
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	6500	sf	$2.50	$4.16	**4**				$ 27,054	$ 27,054	
Remove and replace damaged existing ceilings	100	sf	$8.00	$13.32	**4**				$ 1,332	$ 1,332	
Patch and repair (e) VCT flooring		sf	$8.55	$14.23	**2**		$ -			$ -	
Remove and replace carpet, incl screed and base		sf	$10.15	$16.90	**4**				$ -	$ -	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	**4**				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	6600	sf	$1.00	$1.66	**4**				$ 10,988	$ 10,988	
Miscellaneous interior repairs, allowance	6600	sf	$1.00	$1.66	**4**				$ 10,988	$ 10,988	
Building Integrity & Envelope											**$ 218,209**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4755	sf	$4.00	$6.66	**3**			$ 31,666		$ 31,666	
Replace roofing - 100% replacement	6204	sf	$18.00	$29.97	**3**			$ 185,919		$ 185,919	
Prep, prime and paint metal louvers	25	sf	$15.00	$24.97	**3**			$ 624		$ 624	
Install louvers to doors		ls	$500.00	$832.43	**3**			$ -		$ -	
Mechanical & Plumbing Systems											**$ 81,259**
Plumbing											

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BUILDING SUMMARY - UNIT "E"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	3			$ 8,990		$ 8,990	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	3			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	3			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	3			$ 6,659		$ 6,659	
New 30 gallon gas fired WH		ea	$5,400.00	$8,990.28	3			$ -		$ -	
Reinsulate hot water pipes	6600	sf	$1.88	$3.13	3			$ 20,658		$ 20,658	
Replace trim under sink		ea	$880.00	$1,465.08	3			$ -		$ -	
Misc plumbing modifications (gas, distrib, etc.)	6600	sf	$2.00	$3.33	3			$ 21,976		$ 21,976	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6600	sf	$1.00	$1.66	3			$ 10,988		$ 10,988	
All other HV work excluded											
Electrical Systems											**$ 101,665**
Power and distribution / convenience power											
Lower / add receptacles	6600	sf	$4.00	$6.66	3			$ 43,952		$ 43,952	
Minor upgrades to power distribution / raceway	6600	sf	$3.15	$5.24	3			$ 34,613		$ 34,613	
Lighting & Controls											
Repair dimming panel		ls	$2,000.00	$3,329.73	3			$ -		$ -	
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Adjust height of all non compliant switches	6600	sf	$1.25	$2.08	3			$ 13,735		$ 13,735	
Technology											**$ 10,988**
Telephone / data / CATV system											
Add additional data points		ea	$244.95	$407.81	3			$ -		$ -	
Miscellaneous low voltage upgrades, minor	6600	sf	$1.00	$1.66	3			$ 10,988		$ 10,988	
Work from "1997 Masterplan" still to be completed											**$ 14,151**
Lighting & Controls											
Replace bathroom and stage lighting	1	ls	$6,000.00	$9,989.20	3			$ 9,989		$ 9,989	
Add raceyway to room A3		ls	$3,000.00	$4,994.60	3			$ -		$ -	
Replace 225A, 120/208V panels B-1 & B-2	1	ls	$2,500.00	$4,162.17	3			$ 4,162		$ 4,162	
Remove old switchboard & transformer enclosure		ls	$2,500.00	$4,162.17	3			$ -		$ -	
Structural											**$ 87,905**
Seismic upgrades - "low" rating	6600	sf	$8.00	$13.32	2		$ 87,905			$ 87,905	
Miscellaneous											**$ 60,435**
Hazmat abatement, allowance - "low" rating	6600	sf	$5.50	$9.16	2		$ 60,435			$ 60,435	
Site											**$ 12,953**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											

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BUILDING SUMMARY - UNIT "E"

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	160	sf	$5.50	$9.16	1	$ 1,465				$ 1,465	
Provide 5' x 5' concrete landing	160	sf	$15.00	$24.97	1	$ 3,996				$ 3,996	
Slope AC paving from landing	300	sf	$10.00	$16.65	1	$ 4,995				$ 4,995	
Total Costs - UNIT "E"						**$ 203,891**	**$ 175,435**	**$ 481,213**	**$ 73,914**		**$ 934,453**
Total Costs Priority / Sf						**$ 30.89**	**$ 26.58**	**$ 72.91**	**$ 11.20**		

PORTABLES

South San Francisco Unified School District

Skyline Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classroom Portables (units 1, 3 thru 15)	13,440 SF
Restroom Portables	480 SF
DDT - open corridor space (2/3)	N/A
Total Modernized SF-age	**13,920 SF**

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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	13,920 SF										
Accessibility											**$ 175,730**
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	2		$ 5,369			$ 5,369	
Remove existing door set, provide new, infill wall	1	ea	$4,915.00	$8,182.82	1	$ 8,183				$ 8,183	
Signage, specialties & fire extinguishers	13920	sf	$1.00	$1.66	2		$ 23,175			$ 23,175	
Demo portion of casework, patch and repair	1	ea	$2,500.00	$4,162.17	1	$ 4,162				$ 4,162	
Remove and TV/VCR bracket, provide TV/VCR cart	5	ea	$2,000.00	$3,329.73	1	$ 16,649				$ 16,649	
Remove and replace sink / base cabinet	7	ea	$5,000.00	$8,324.33	3		$ 58,270			$ 58,270	
Install accessible sink and base cabinet	2	ea	$3,500.00	$5,827.03	1	$ 11,654				$ 11,654	
Patch finishes for accessibility upgrades	13920	sf	$1.00	$1.66	2		$ 23,175			$ 23,175	
Miscellaneous accessible upgrades	13920	sf	$1.00	$1.66	2		$ 23,175			$ 23,175	
Life Safety											**$ 155,272**
New fire alarm system (fully automated)	13920	sf	$4.45	$7.41	3			$ 103,128		$ 103,128	
Replace exterior lighting	13920	sf	$2.25	$3.75	3			$ 52,144		$ 52,144	
Instructional Facilities											**$ 333,344**
Repaint interior walls (100%)	20340	sf	$1.05	$1.75	4				$ 35,557	$ 35,557	
Repaint existing door sets (100%)	15	ea	$99.00	$164.82	4				$ 2,472	$ 2,472	
Repaint existing casework (100%)	336	lf	$10.94	$18.21	4				$ 6,120	$ 6,120	
Remove and replace damaged ceiling tiles	300	sf	$9.00	$14.98	2		$ 4,495			$ 4,495	
Patch repair / paint existing ceilings	13620	sf	$2.50	$4.16	4				$ 56,689	$ 56,689	
Remove and replace damaged flooring	200	sf	$9.00	$14.98	2		$ 2,997			$ 2,997	
Patch / repair existing flooring	13720	sf	$2.50	$4.16	4				$ 57,105	$ 57,105	
Premium for removing and replacing drop ceilings in line with lighting replacement	13620	sf	$3.25	$5.41	4				$ 73,695	$ 73,695	
Tack boards	750	sf	$15.00	$24.97	4				$ 18,730	$ 18,730	
Replace horizontal blinds	1000	sf	$17.50	$29.14	4				$ 29,135	$ 29,135	
Caulking & sealant, metals, backing	13920	sf	$1.00	$1.66	4				$ 23,175	$ 23,175	
Miscellaneous interior repairs, allowance	13920	sf	$1.00	$1.66	4				$ 23,175	$ 23,175	
Building Integrity & Envelope											**$ 597,754**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	27120	sf	$4.00	$6.66	3			$ 180,605		$ 180,605	
Replace roofing - 100% replacement	13920	sf	$18.00	$29.97	4				$ 417,149	$ 417,149	
Mechanical & Plumbing Systems											**$ 129,963**
Plumbing											
Replace hosebibbs	15	ea	$1,800.00	$2,996.76	3			$ 44,951		$ 44,951	
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	480	sf	$1.88	$3.13	3			$ 1,502		$ 1,502	
Misc plumbing modifications (gas, distrib, etc.)	13920	sf	$2.00	$3.33	3			$ 46,350		$ 46,350	
Work to existing sprinklers - N/A											

South San Francisco Unified School District

Skyline Elementary 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
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	13920	sf	$1.00	$1.66	3			$ 23,175		$ 23,175	
All other HV work excluded											
Electrical Systems											**$ 255,541**
Power and distribution / convenience power											
Lower / add receptacles	13920	sf	$4.00	$6.66	3			$ 92,700		$ 92,700	
Minor upgrades to power distribution / raceway	13920	sf	$3.15	$5.24	3			$ 73,001		$ 73,001	
Lighting & Controls											
Install new switches / occupancy sensors	30	ea	$343.75	$572.30	3			$ 17,169		$ 17,169	
Replace fluorescent lamps and ballast	120	ea	$218.75	$364.19	3			$ 43,703		$ 43,703	
Adjust height of all non compliant switches	13920	sf	$1.25	$2.08	3			$ 28,969		$ 28,969	
Technology											**$ 47,643**
Telephone / data / CATV system											
Add additional data points	60	ea	$244.95	$407.81	3			$ 24,469		$ 24,469	
Miscellaneous low voltage upgrades, minor	13920	sf	$1.00	$1.66	3			$ 23,175		$ 23,175	
Work from "1997 Masterplan" still to be completed											**$ 273,371**
Lighting & Controls											
Replace all lighting	13920	sf	$10.00	$16.65	3			$ 231,749		$ 231,749	
Replace old 100A panel (1996)	5	ea	$5,000.00	$8,324.33	3			$ 41,622		$ 41,622	
Structural											**$ 185,400**
Seismic upgrades - "low" rating	13920	sf	$8.00	$13.32	2		$ 185,400			$ 185,400	
Miscellaneous											**$ 127,462**
Hazmat abatement, allowance - "low" rating	13920	sf	$5.50	$9.16	2		$ 127,462			$ 127,462	
Site											**$ 88,354**
Utilities											
Provide seismic valve for gas	15	ea	$1,500.00	$2,497.30	1	$ 37,459				$ 37,459	
ADA requirements											
Remove (e) wood landing	4	ea	$650.00	$1,082.16	1	$ 4,329				$ 4,329	
Cut & remove portion of (e) conc. / AC paving	40	sf	$5.50	$9.16	1	$ 366				$ 366	
Provide 5' x 5' concrete landing	750	sf	$15.00	$24.97	1	$ 18,730				$ 18,730	
Provide metal handrails	300	lf	$55.00	$91.57	2		$ 27,470			$ 27,470	
Total Costs - PORTABLES						**$ 103,450**	**$ 480,988**	**$ 1,042,396**	**$ 743,001**		**$ 2,369,835**
Total Costs Priority / Sf						**$ 7.43**	**$ 34.55**	**$ 74.88**	**$ 53.38**		

SITEWORK

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost - DRAFT

BUILDING SUMMARY - SITEWORK

Description	Qty
Type Of Space	
Site	35,000 SF
Total Modernized SF-age	**35,000 SF**

South San Francisco Unified School District

Skyline Elementary 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	37,500 SF										
Accessibility											**$ 189,861**
Misc demolition / protection	1	ls	$35,000.00	$58,270.33	**3**			$ 58,270		$ 58,270	
New drinking fountains	5	ea	$5,100.00	$8,490.82	**1**	$ 42,454				$ 42,454	
New railings at fountains	5	ea	$1,108.00	$1,844.67	**1**	$ 9,223				$ 9,223	
Demo ramp	1	ea	$1,200.00	$1,997.84	**1**	$ 1,998				$ 1,998	
New accessible rails	40	sf	$45.00	$74.92	**2**		$ 2,997			$ 2,997	
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	
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	ls	$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											**$ 9,365**
Miscellaneous seismic upgrades - "low" rating	37500	sf	$0.15	$0.25	**2**		$ 9,365			$ 9,365	
Miscellaneous											**$ 78,041**
Hazmat abatement, allowance - "low" rating	37500	sf	$1.25	$2.08	**2**		$ 78,041			$ 78,041	
Site											**$ 1,524,393**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$250,000.00	$416,216.63	**1**			$ 416,217		$ 416,217	
ADA requirements											
Miscellaneous landscape upgrades	1	ls	$50,000.00	$83,243.33	**3**			$ 83,243		$ 83,243	
Remove damaged wood ramp	1500	sf	$16.00	$26.64	**2**		$ 39,957			$ 39,957	
New metal ramp, hand and guardrails	1500	sf	$55.00	$91.57	**2**		$ 137,351			$ 137,351	
Storm drain upgrades at affected areas	37500	sf	$1.95	$3.25	**2**		$ 121,743			$ 121,743	
New AC paving overlay, drainage, etc.	8000	sf	$7.25	$12.07	**3**			$ 96,562		$ 96,562	
Replace irrigation lines	37200	sf	$2.50	$4.16	**3**			$ 154,833		$ 154,833	

South San Francisco Unified School District

Skyline Elementary 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
Remove and replace c/l fence	2000	lf	$139.00	$231.42	3			$ 462,833		$ 462,833	
New c/l gates	5	ea	$1,400.00	$2,330.81	3			$ 11,654		$ 11,654	
Total Costs - SITE						**$ 66,162**	**$ 514,319**	**$ 1,283,612**	**$ -**		**$ 1,864,093**
Total Costs Priority / Sf						**$ 1.76**	**$ 13.72**	**$ 34.23**	**$ -**		

Architectural Site Survey

Skyline Elementary School						
Area Designation	**Existing Condition**	**Recommended work in 1997**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
01, 07, 12, 14	Non-accessible exterior 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	300	sq. ft.		
		Provide <1/2" aluminum threshold between landings	4	each		
01, 03, 04, 06, 12, 14	Horizontal blinds are in poor condition	Replace with new blinds or shading devices	70	LF	I	3
04, 12	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		
All Rooms	Missing accessible identifying signage	Provide identifying, tactile Braille signage	11	each	A	1
09, 10, 13	Non-accessible restrooms	Demo (e) restrooms	900	sq. ft.	A	1
		Provide accessible restrooms	900	sq. ft.		
03, 04, 07, 12	Missing kickplates at doors	Install aluminum kickplates	4	each	A	1
07	Door lacks strike side clearance	Demo portion of (e) partition	10	LF	A	1
		Provide full height partition with 5/8" gwb each side	10	LF		
		Patch (e) vct flooring	20	sq. ft.		
		Patch (e) acoustic ceiling tiles	20	sq. ft.		
Unit B						
01, 09	Non-accessible threshold	Remove (e) non-conforming threshold	2	each	A	1
		Cut and remove portion of (e) conc. or a/c paving	60	sq. ft.		
		Provide 5'x5' conc. landing with 2% max slope away from classroom. Provide outside landing less than 1/2" below (e) classroom finish floor.	60	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	150	sq. ft.		
		Provide <1/2" aluminum threshold between landings	2	each		
01, 09	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, 09	TV/VCR mounted <80" AFF	Remove (e) bracket	2	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	2	each		
All Doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	6	each	A	1
01, 09	Non-accessible restrooms	Demo (e) restrooms	300	sq. ft.	A	1
		Provide accessible restrooms	300	sq. ft.		
01, 09	Single level light switch	Replace with bi-level light switch	2	each	E	2
		Rewire lighting to bi-level circuit	2	each		

Skyline Elementary School

Architectural Site Survey

Skyline Elementary School						
Area Designation	**Existing Condition**	**Recommended work in 1997**	**Quantity**	**Units**	**Category**	**Priority**
01, 09	Metal louvers show signs of rust	Clean louvers and paint to prevent oxidation	70	sq. ft.	I	3
Unit C						
02, 03, 04, 05, 06, 07	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	6	each	A	1
		New counter top and base cabinet	24	LF		
		New sinks and accessories	6	each		
02, 03, 04, 05, 06, 07	Metal louvers show signs of rust	Clean louvers and paint to prevent oxidation	70	sq. ft.	I	3
02, 03, 04, 05, 06, 07	TV/VCR mounted <80" AFF	Remove (e) bracket	6	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	6	each		
02, 03, 04, 05, 06, 07	Single level light switch	Replace with bi-level light switch	6	each	E	2
02, 03, 04, 05, 06, 07	Door lacks strike side clearance	Cut and remove portion of casework to provide 12" strike side clearance	6	each	A	1
		Patch (e) casework at cut end	6	each		
02, 03, 04, 05, 06, 07	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		
All Doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	14	each	A	1
8	Non-conforming grab bar at restroom at 28" AFF	Remove (e) grab bar and reinstall it to 33" AFF	1	each	A	1
8	Non-conforming water closet at restroom has seat height at 16" AFF	Remove (e) water closet	1	each	A	1
		Provide accessible water closet with seat height 17"-19" AFF	1	each		
		Patch (e) tiles	60	sq. ft.		
Unit D						
02, 03, 04, 05, 06	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	6	each	A	1
		New counter top and base cabinet	24	LF		
		New sinks and accessories	6	each		
02, 03, 04, 05, 06	Metal louvers show signs of rust	Clean louvers and paint to prevent oxidation	45	sq. ft.	I	3
02, 03, 04, 05, 06	TV/VCR mounted <80" AFF	Remove (e) bracket	5	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	5	each		
02, 03, 04, 05, 06	Single level light switch	Replace with bi-level light switch	5	each	E	2
02, 03, 04, 05, 06	Door lacks strike side clearance	Cut and remove portion of casework to provide 12" strike side clearance	5	each	A	1
		Patch (e) casework at cut end	5	each		
02, 03, 04, 05, 06	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.		

Architectural Site Survey

Skyline Elementary School						
Area Designation	**Existing Condition**	**Recommended work in 1997**	**Quantity**	**Units**	**Category**	**Priority**
		Provide <1/2" aluminum threshold between landings	5	each		
All Doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	14	each	A	1
08	Non-conforming grab bar at restroom at 28" AFF	Remove (e) grab bar and reinstall it to 33" AFF	1	each	A	1
08	Non-conforming water closet at restroom has seat height at 16" AFF	Remove (e) water closet	1	each	A	1
		Provide accessible water closet with seat height between 17"-19" AFF	1	each		
Unit E						
06	Damaged acoustical ceiling tiles	Remove damaged tiles and replace with new acoustical ceiling tile	100	sq. ft.	I	2
06, 07,	Metal louvers show signs of rust	Clean louvers and paint to prevent oxidation	25	sq. ft.	I	3
06	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		
02, 06, 07	Single level light switch	Replace with bi-level light switch	3	each	E	2
01	Door lacks strike side clearance of 24" at exterior	Cut and remove portion of (e) conc. or a/c paving	40	sq. ft.	A	1
		Provide 5'x5' conc. landing less than 1/2" below finished floor of classroom with 2% max cross slope. Provide landing extension to 24" min. from the door's strike side.	40	sq. ft.		
		Slope a/c paving from landing to (e) surrounding paving with 5% max slope	60	sq. ft.		
01, 02, 06, 07,	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		
01, 02, 06, 07, 18	Missing kickplates at door	Install aluminum kickplates	9	each	A	1
All Doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	13	each	A	1
01, 09	Non-accessible staff restrooms	Demo (e) restrooms	300	sq. ft.	A	1
		Provide accessible restrooms	300	sq. ft.		
Portables						
Units 7 and 13	(E) vct in poor condition	Remove damaged vct	200	sq. ft.	I	2
		Provide new vct	200	sq. ft.		
Units 7, 9, 11, 13, and 14	Damaged acoustical ceiling tiles	Remove damaged tiles and replace with new acoustical ceiling tile	300	sq. ft.	I	2
All Portables	Horizontal blinds are in poor condition	Replace with new blinds or shading devices	250	LF	I	3
Unit 4, 6, 7, 9, 11, 12, and 13	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet, replace with accessible sink and roll in base cabinet	7	each	A	1

Skyline Elementary School

Architectural Site Survey

Skyline Elementary School						
Area Designation	**Existing Condition**	**Recommended work in 1997**	**Quantity**	**Units**	**Category**	**Priority**
Units 14 and 15	No accessible sink in classroom	Install accessible sink with roll in base cabinet	2	each	I	2
		Attach plumbing line to portables	100	LF		
		Attach plumbing to new accessible sinks	2	each		
Units 1, 3, 4, 8, and 10	TV/VCR mounted <80" AFF	Remove (e) bracket	5	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	5	each		
Units 6, 11, 12, 13, 14, and 15	Single level light switch	Replace with bi-level light switch	6	each	E	2
Unit 12	Door lacks strike side clearance	Cut and remove portion of casework to provide 12" strike side clearance	1	each	A	1
		Patch (e) casework at cut end	1	each		
Unit 7	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 24" strike side clearance at exterior	1	each		
Unit 15	Non-accessible unit	Cut and remove portion of (e) conc. or a/c paving	40	sq. ft.	A	1
		Provide new 5' metal ramp with 8.33% max. slope with min 5'x5' landing.	150	sq. ft.		
		Provide metal handrails and guardrails	60	LF		
Units 7 and 13	Non-accessible threshold	Remove (e) non conformed threshold	2	each	A	1
		Remove (e) wood landing, ramp, guard rail and hand rail	2	each		
		Provide new 5' metal ramp with max 8.33% slope with min 5'x5' landing with max 2% slope out from the door side.	300	sq. ft.		
		Provide metal handrail and guard	120	ft		
Portable unit 14, 15	Non-accessible threshold	Remove (e) non-conforming threshold	2	each	A	1
		Remove (e) wood landing, stair, guardrail and handrail	2	each		
		Provide new 5' metal ramp with max 8.33% slope with min 5'x5' landing	300	sq. ft.		
		Provide metal handrails and guardrails	120	LF		
All Portables doors	Missing kickplates at doors	Install aluminum kickplates	15	each	A	1
All Portables doors	Missing accessible identifying signage	Provide identifying, tactile Braille signage	15	each	A	1
General Site						
Exterior walls	Non-accessible drinking fountain	Remove (e) non-conforming drinking fountains	5	each	A	1
		Install high-low drinking fountain	5	each		
		Install metal wing rails	5	pairs		
Site	Non-accessible ramp	Demo (e) concrete ramp	30	sq. ft.	A	1
		Provide new accessible ramp with 8.33% max. slope	40	sq. ft.		
Site	No secure fence around portables	New fences around site	2000	LF	LS	4
		New 8' gates at fence	5	each		
Site	Uneven pavement	Repave uneven pavement	8000	sq. ft.	P	4
Site	Damaged ramps at portables	Remove damaged wood landings and ramps	1500	sq. ft.	A	1

Architectural Site Survey

Skyline Elementary School						
Area Designation	**Existing Condition**	**Recommended work in 1997**	**Quantity**	**Units**	**Category**	**Priority**
		Install metal panel landings and ramps	1500	sq. ft.		
Portables	The site has many portables which are in need of renovation	Remove portables from site	15	portables	I	3
		New classroom wing to replace portables	14000	sq. ft.	I	3
		Provide as an alternate to any work done in portables				
Site	(E) irrigation lines are in poor condition	Replace irrigation lines	8.5	acres	L	3
Entrance	Entrance provides poor visuals to main office	Remove portion of (e) exterior walls	150	sq. ft.	**B**	3
		Install glazing	150	sq. ft.	B	3
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	E	1
Portables	The site has many portables which are in need of renovation	Remove portables from site	15	portables	I	3
		New classroom wing to replace portables	14000	sq. ft.	I	3
		Provide as an alternate to any work done in portables				

Skyline Elementary School

Architectural Site Survey - 1997 Bond Update

Skyline Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New Asphalt Overlay & Surface Drainage Improvement	Non-accessible slope and uneven pavement. Item unfinished	Provide new asphalt & surface drainage improvements	*50,000*	*sq. ft.*	97	2
Fencing and Gate Renovation	Item unfinished	Provide new fencing and gates	*5,000*	*ft*	97	2
Building Exterior						
Paint Exterior	Exterior paint completed	None	*23,190*	*sq. ft.*		
New Window Frames & Glass	Windows frames and glass are in good condition	None	*4,600*	*sq. ft.*		
Dry-rot Repairs	No visible dry rot at time of survey, need more info to accurately assess	None	*1*	*LS*		
Roofing Replacement	Buildings re-roofed at 2000	None	*35,046*	*sq. ft.*		
Rain Gutter Repair/ Replace	No visible damage on (E) gutter	None	*138*	*ft*		
Building Interior						
Window Covering Replaced	Window blinds are in good condition	None	*1,840*	*sq. ft.*		
Asbestos Removal	Not able to confirm at time of survey	None	*1*	*LS*		
Floor Coverings	No visible damage on (e) flooring	None	*31,016*	*sq. ft.*		
Paint Interior	(E) interior paint in good condition	None	*50,634*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*25*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*31,016*	*sq. ft.*		
Heating System Renovation	Heating System has been updated	None	*31,016*	*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	*60*	*each*		
Interior door hardware upgrades	Interior doors are generally in good condition and have accessible hardware	None	*38*	*each*		
Drinking fountain accessibility upgrades	Drinking fountains in good condition but are non-accessible	Provide hi-lo accessible drinking fountains with metal wing rails	*2*	*each*	97/A	1
Toilet Room Upgrades	Some toilets have been upgraded	None	*1*	*LS*		
Wheelchair Lift @ Stage	Lift is installed	None	*1*	*LS*		
Portable classrooms						
New Portable Classroom	Item unfinished	Provide 10 new portables	*10*	*each*	97	2

Mechanical Site Survey

Skyline Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating system is upgraded				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
01 thru 14	The administration offices are heated and minimum ventilated by a gas fired furnace in the furnace room. The furnace is equipped with a cooling coil and a split condenser unit on roof. The control is Syserco control system	heating upgraded	none	install economizer cycle control to the furnace.
09, 10	Toilet rooms are each ventilated by a ceiling mount toilet exhaust fan and undercut at door	not applicable	none	none
Unit B (Gas heat system)				
01, 09	Each classroom is heated and minimum ventilated by a gas fired furnace in the furnace room. The furnace is equipped with a cooling coil and a split condenser unit on roof. The control is Syserco control system	heating upgraded	none	install economizer cycle control to the furnace.
04, 05 ,06, 07	Toilet rooms are each ventilated by a ceiling mount toilet exhaust fan	not applicable	none	none
Unit C (gas heat system)				
02, 03, 04, 05, 06 ,07	Each classroom is heated and minimum ventilated by a gas fired furnace in the furnace closet. The furnace is equipped with a cooling coil and a split condenser unit on roof. The control is Syserco control system	heating upgraded	half of the outside air louver at room 02 and 05 were blocked, remove outside air blockage.	install economizer cycle control to the furnace.
08,	Toilet room is ventilated by a roof mount toilet exhaust fan	not applicable	install door louver	none
Unit D (gas heat system)				
02, 03, 04, 05, 06 ,07	Each classroom is heated and minimum ventilated by a gas fired furnace in the furnace closet. The furnace is equipped with a cooling coil and a split condenser unit on roof. The control is Syserco control system	heating upgraded	none	install economizer cycle control to the furnace.
08,	Toilet room is ventilated by a roof mount toilet exhaust fan	not applicable	install door louver	none
Unit E (gas heat system)				
01, 17	The multi-use room and the stage are heated by two furnaces in the mechanical room. The furnaces are equipped with economizer cycle control and cooling coil with split condenser units on roof. The control is Syserco Control System.	heating upgraded	none	none
06, 07, 08,	The kitchen and the offices are heated and 100% ventilated by a furnace in the mechanical room. The furnace is equipped with cooling coil and a split condenser unit on roof. The control is Syserco Control system	heating upgraded	none	none
04, 05	Toilet rooms are each ventilated by a ceiling mount exhaust fan with undercut at door	not applicable	none	none
Portables				

Skyline Elementary School

Mechanical Site Survey

Skyline Elementary 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**
01, 03, 05 ,08, 09, 10	Portables are heated by a wall mounted BARD unit	not applicable	none	none
02,	The portable toilets are ventilated by a ceiling exhaust fan.	not applicable	none	none
04, 06	The portables are heated, minimum ventilation by a gas fired high efficiency furnace.	not applicable	none	none
07, 12, 13, 14, 15	The portables are heated by an outdated furnace with no minimum ventilation provided.	not applicable	provide minimum outside air	none

Plumbing Site Survey

Skyline 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			
	Gas distribution is underground.	Double contain all gas piping below covered walks, buildings, or other similar structures.	
Unit A			
04	1 CI sink with wall mtd faucet	Replace leaking trap.	Replace trim under sink.
09	2 flr mtd fv water closets, 1 lav		Replace trim.
12	1 CI sink with wall mtd faucet		
13	1 flr mtd fv water closet		Replace fixture and trim.
Unit B			
01	1 CI CR sink, 1 CI sink w/ pop-up drain		Replace trim under CR sink. Replace CI sink and trim.
04-07	1 flr fv water closet	Replace flush valve.	
09	1 CI CR sink, 1 CI sink w/ pop-up drain		Replace trim under CR sink. Replace CI sink and trim.
Unit C			
02-07	1 CI CR sink	Replace bubbler.	Replace fixture and trim.
08	2 flr mtd fv water closets, 5 urinals, 2 exterior SS df		
09	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.

Skyline Elementary School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit D			
02	1 CI CR sink		Replace fixture and trim.
03-07	1 CI CR sink	Replace bubbler.	Replace fixture and trim.
08	4 flr mtd fv water closets, 4 lav, 1 exterior SS df		
Unit E			
02	1 single ht df		Replace with dual ht df.
04-05	2 flr mtd fv water closet		
06	1 CI sink with wall mtd faucet		
07	1- 3 comp sink, 1 dual gas oven		
08	1 SS CR sink w/o bubbler.	Verify if grease trap is required for 3 comp. If so, provide.	
10	1 mop sink (standing type)		Replace CI trap.
12	1 flr mtd fv water closet, 1 lav		Replace trim under lav.
Portables			
Unit 1, 3-11, 13	1 SS CR sink with undercounter point-of-use tank water heater		
Unit 2-01	4 wall mtd fv water closets, 2 lav		
Unit 2-02	2 wall mtd fv water closets, 2 urinals, 2 lav		
Unit 12	1 SS CR sink with insta-hot water heater		Replace faucet and bubbler.

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	East of B	Primary site electrical service replaced with PG&E pad-mounted transformer near Portables 14 & 15. 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 enclosure	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 GFI receptacles at sinks	Add raceway in room A3			receptacles	10
		Replaced 225A, 120-208V, 3 ph, 4-w, 42 ckt panel NA					
	B	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms			Add GFI receptacle in bathrooms	receptacles	4
	C	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms	Replace panel E.				
	D	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms					
		Replaced 400A,120/208V, 3ph, 4-w, 42 ckt panel ND					
	E	Added surface raceway for additional power receptacles & GFI rec. at sinks	Replace 225A, 120/208V panels B-1 and B-2 fed from NE		Add GFI receptacle at sinks and in bathrooms	receptacles	8
		Replaced 400A,120/208V, 3ph, 4-w, 42 ckt panel NE					
	Portable 1	Receptacles have been located in the portable			Add surface raceway for power & data	receptacles	10
	Portable 2	Receptacles have been located in the portable			Add GFI receptacle in bathrooms	receptacles	2
	Portable 3	Receptacles have been located in the portable	Replace old 100A panel (1996)		Add surface raceway for power & data	receptacles	10
					Add GFI receptacle at sink	receptacles	5
	Portable 4	Receptacles have been located in the portable	Replace old 100A panel (1996)		Add surface raceway for power & data	receptacles	15
					Add GFI receptacle at sink	120/208V panel	4
	Portable 5	Receptacles have been located in the portable			Add surface raceway for power & data	receptacles	11
	Portable 6	Receptacles have been located in the portable			Add GFI receptacle at sink		
					Add surface raceway for power & data	receptacles	11
	Portable 7	Receptacles have been located in the portable			Add GFI receptacle at sink		
	Portable 8	Receptacles have been located in the portable			Add GFI receptacle at sink	receptacles	11
					Add surface raceway for power & data		
	Portable 9	Receptacles have been located in the portable			Add GFI receptacle at sink	receptacles	11
					Add surface raceway for power & data		
	Portable 10	Receptacles have been located in the portable			Add GFI receptacle at sink	receptacles	11
					Add surface raceway for power & data		
	Portable 11	Receptacles have been located in the portable	Replace old panel				
	Portable 12	Receptacles have been located in the portable			Add GFI receptacle at sink	receptacles	22
	Portable 13	Receptacles have been located in the portable			Add GFI receptacle at sink	120/208V panel	3
	Portable 14	Receptacles have been located in the portable	Replace old 100A panel		Add surface raceway for power & data		
	Portable 15	Receptacles have been located in the portable	Replace old 100A panel		Add surface raceway for power & data		
Lighting System				All switches a maximum 48" AFF			
	A	Lighting in this area is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.	Replace fixtures in staff bathrooms and paper room		Lower light switches in Admin office, teachers' lounge	switches	4
					Use Occupancy sensors in storage and janitor closets.	occupancy sensors	4
	B	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.			Clean exterior light lenses	2-lamp fluorescent 1X4 light	4
	C	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.			Use Occupancy sensors in bathroom	Switches & occupancy sensors	10
					Clean exterior light lenses		
	D	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.			Lower light switches	switches	5
					Use Occupancy sensors in bathroom	Switches & occupancy sensors	1
					Clean exterior light lenses		
	E	Lighting in this building is old and delivers poor light	Replace Multi-purpose room, kitchen, bathroom and storage closet lighting		Clean exterior light lenses		
					Replace T12 lamps on stage left & right	2-lamp fluorescent 1X4 light	15
					Switch in men's bathroom is too far from door	switches	2
					Install switch in M6 correctly		
	Portable 1	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
					Use T8 Lamps in all fluorescent fixtures.		
	Portable 2	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
					Use T8 Lamps in all fluorescent fixtures.		

Skyline Elementary School

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	Portable 3	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
					Use T8 Lamps in all fluorescent fixtures.		
	Portable 4	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
	Portable 5	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use T8 Lamps in all fluorescent fixtures.	Switches & occupancy sensors	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
Lighting System	Portable 6	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
	Portable 7	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use T8 Lamps in all fluorescent fixtures.	Switches & occupancy sensors	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
	Portable 8	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use T8 Lamps in all fluorescent fixtures.	Switches & occupancy sensors	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
	Portable 9	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use T8 Lamps in all fluorescent fixtures.	Switches & occupancy sensors	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
	Portable 10	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use T8 Lamps in all fluorescent fixtures.	Switches & occupancy sensors	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
	Portable 11	Lighting fixtures in the storage room are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
					Add switch for storage room lighting.		
	Portable 12	Lighting fixtures in the child care portable are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
					Because of large beams, flush fixtures should be replaced with pendant for better lighting.		
	Portable 13	Lighting fixtures in the child care portable are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Replace old lighting and use T8 lamps with occupancy sensors	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
	Portable 14	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
	Portable 15	Lighting fixtures in the classroom are surface mounted and in fair condition but do not have T8 lamps.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace exterior lighting	2-lamp fluorescent 1X4 light	20
Fire Alarm System	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998			Install a fully automatic system per DSA and SB575 requirements		Install a fully automatic system per DSA and SB575 requirements	1
PA/clock	A	New Rauland 1100 units have been installed.					
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	E	New Rauland 1100 units have been installed.					
	Portable 1	New Rauland 1100 units have been installed.					
	Portable 2	No speaker/clock unit is required for this portable.					
	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	installed.					
	Portable 10	New Rauland 1100 units have been installed.					

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	Portable 11	New Rauland 1100 units have been installed.					
	Portable 12	New Rauland 1100 units have been installed.					
	Portable 13	New Rauland 1100 units have been installed.					
	Portable 14	New Rauland 1100 units have been installed.					
	Portable 15	New Rauland 1100 units have been installed.					
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the offices.					
	B	Telephone/Data outlets have been located in the classrooms.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	50
	C	Telephone/Data outlets have been located in the classrooms.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	52
					Relocate data outlet to usage area for teacher		
	D	Telephone/Data outlets have been located in the classrooms.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	50
	E	Telephone/Data outlets have been located in the kitchen and teachers' room					
	Portable 1	No Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
	Portable 2	No data/telephone/CATV is required in this portable				CATV outlet	7
	Portable 3	Telephone/Data outlets have been located in the classroom.					
	Portable 4	Telephone/Data outlets have been located in the classroom.					
	Portable 5	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
	Portable 6	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
	Portable 7	Telephone/Data outlets have been located in the library.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
					Relocate data outlet to usage area	data outlet	10
	Portable 8	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
	Portable 9	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
	Portable 10	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	10
	Portable 11	No data/telephone/CATV is required in this portable					
	Portable 12	No data/CATV is required in this portable			Add 1 telephone outlet	telephone outlet	1
	Portable 13	No data/CATV is required in this portable			Add 1 telephone outlet	telephone outlet	1
	Portable 14	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway.	data outlet	10
	Portable 15	Telephone/Data outlets have been located in the classroom.			Add 1 data outlet at each receptacle in power raceway.	data outlet	10

FEMA 154:
Rapid Visual Screening and Summary Report

Skyline Elementary School
55 Christen Avenue
Daly City, CA 94015

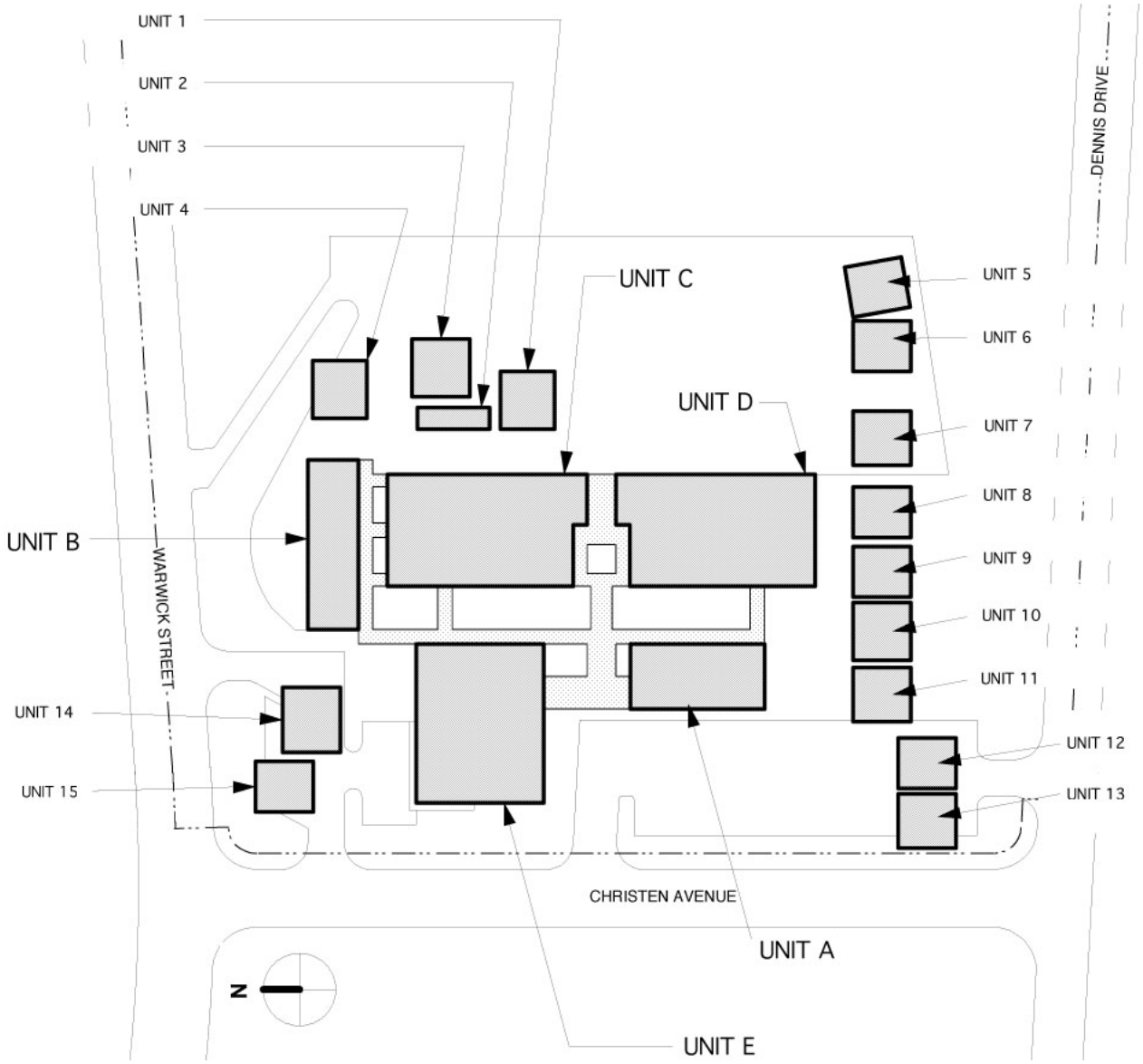
South San Francisco Unified School District



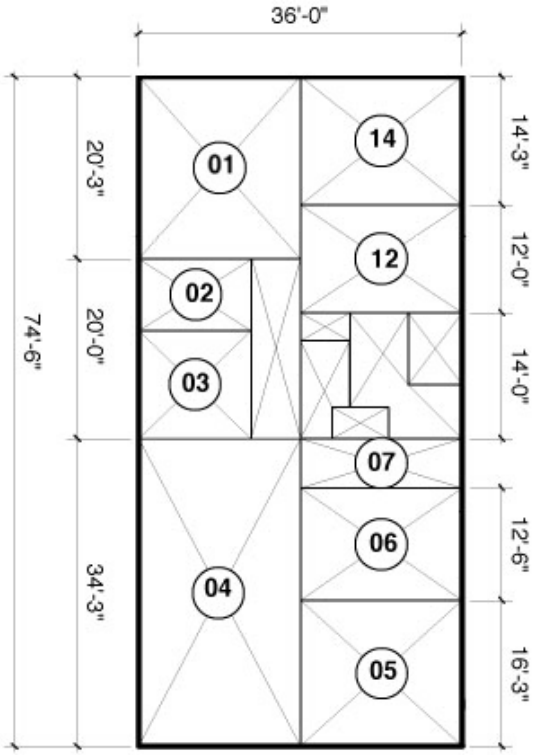
SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 11, 2006

Site Plan – Skyline Elementary School



Unit A – Skyline Elementary School



Name	Unit A – Skyline Elementary School
Use	Classrooms
Distance to Fault	0.9 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Light Wood-Frame building (W1)
FEMA 154 Score	4.4
Description	A light wood-framed building with a plywood sheathed roof and plywood shear walls in both 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 A – Skyline Elementary School

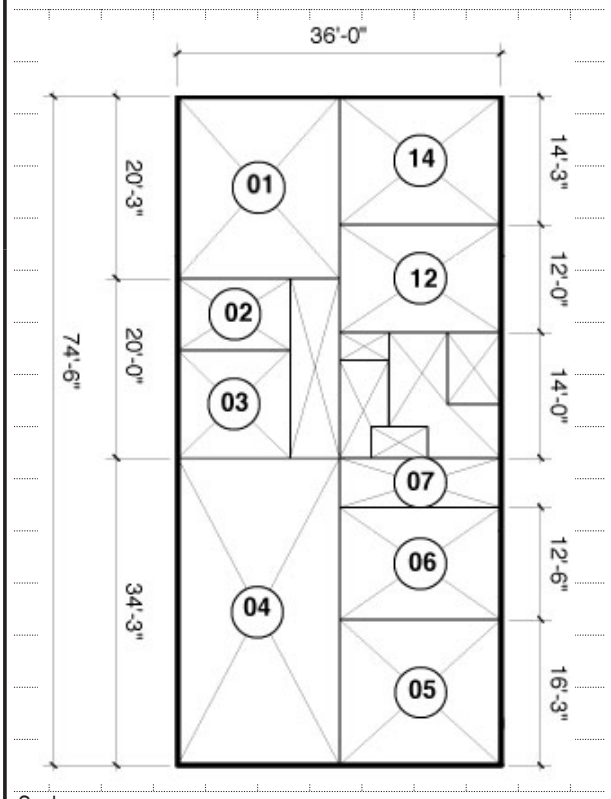




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 65 Christen Avenue
Daly City, CA **Zip** 94107
Other Identifiers Classroom, Administration
No. Stories 1 **Year Built** 1966
Screener MSa/MSc **Date** 7-27-06
Total Floor Area (sq. ft.) 3400
Building Name Unit A, Skyline E.S.
Use Classroom, Administration



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: A light wood framed building with plywood shear walls in both directions.

Detailed Evaluation Required

YES [**NO**]

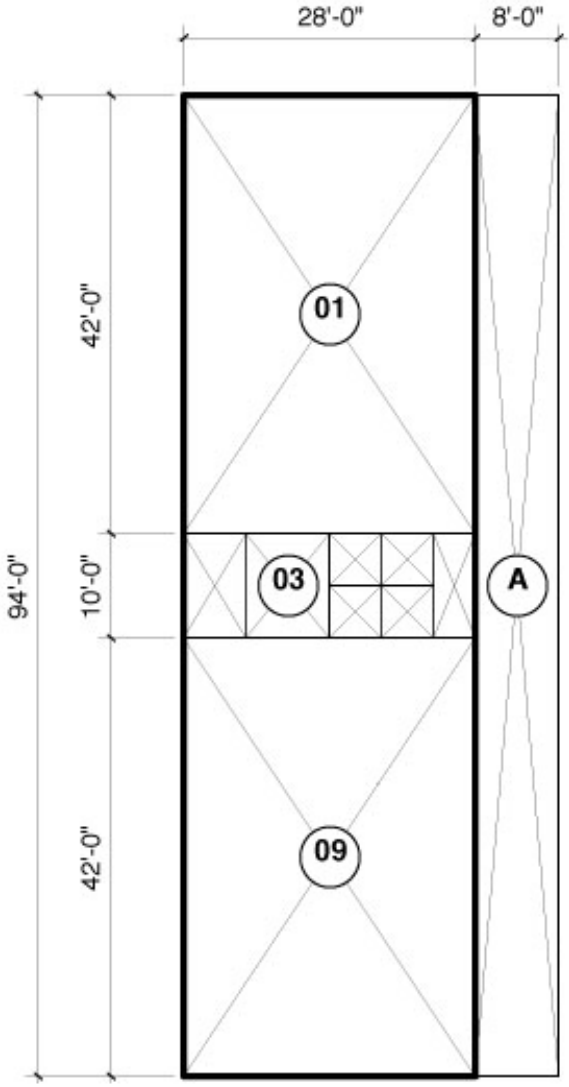
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 B – Skyline Elementary School



Name	Unit B – Skyline Elementary School
Use	Classroom, Administration
Distance to Fault	0.9 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Light Wood-Frame building (W1)
FEMA 154 Score	4.4
Description	The construction of Unit B is similar to that of Unit A. The building is light wood-framed with a plywood sheathed roof and plywood shear walls in both directions. The canopy is configured as an extension of the roof diaphragm.
Comments	The building appears to have a complete lateral-force resisting system. Buildings of this type have typically performed well in seismic events. No significant maintenance issues or non-structural falling hazards were noted.

Unit B – Skyline Elementary School

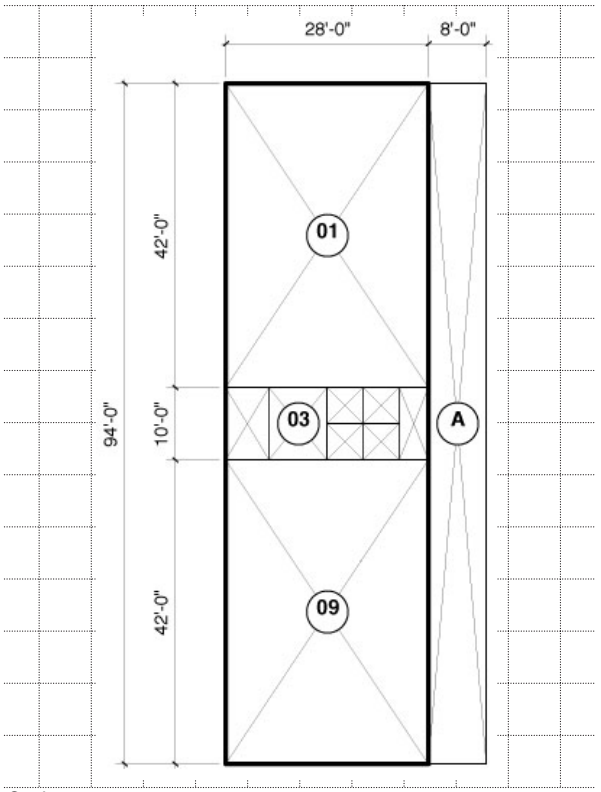




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 65 Christen Avenue
Daly City, CA **Zip** 94107
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1966
Screener MSa/MSc **Date** 7-27-06
Total Floor Area (sq. ft.) 2600
Building Name Unit B, Skyline E.S.
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 with plywood shear walls in both directions.

Detailed Evaluation Required

YES [**NO**]

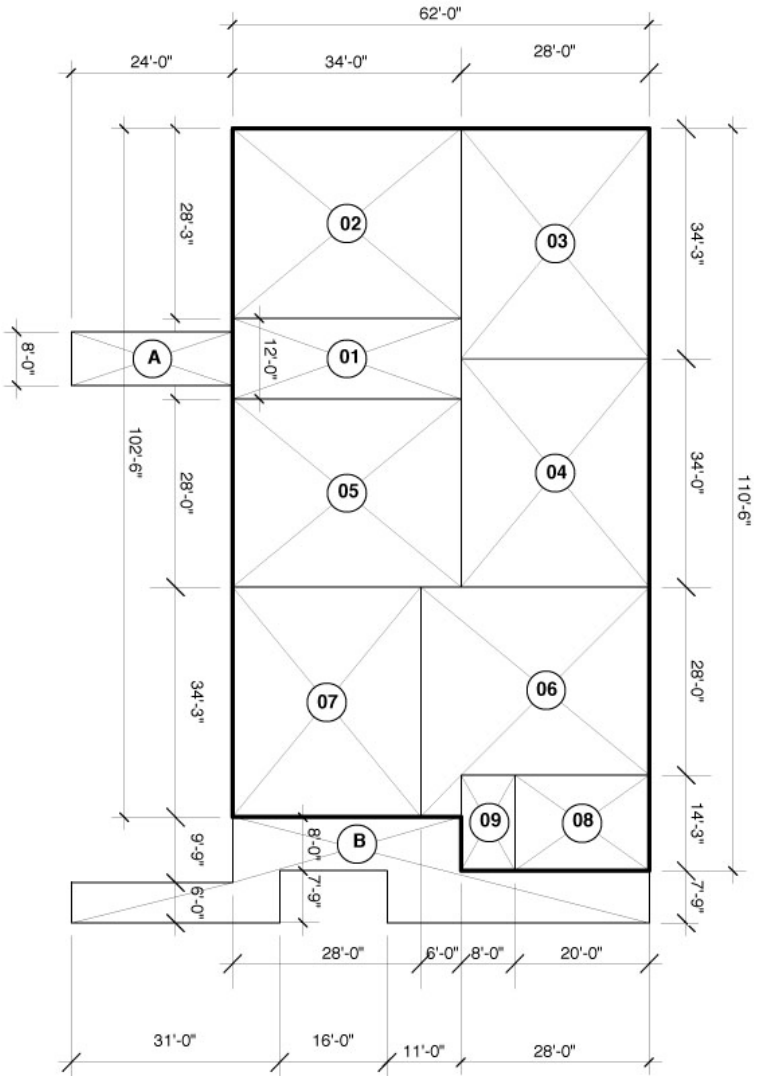
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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 – Skyline Elementary School



Name	Unit C – Skyline Elementary School
Use	Classrooms
Distance to Fault	0.9 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	2.0
Description	The building is light wood-framed with a plywood sheathed roof and plywood shear walls in both directions. Glu-Lam beams are used at some of the larger spans.
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 C – Skyline Elementary School

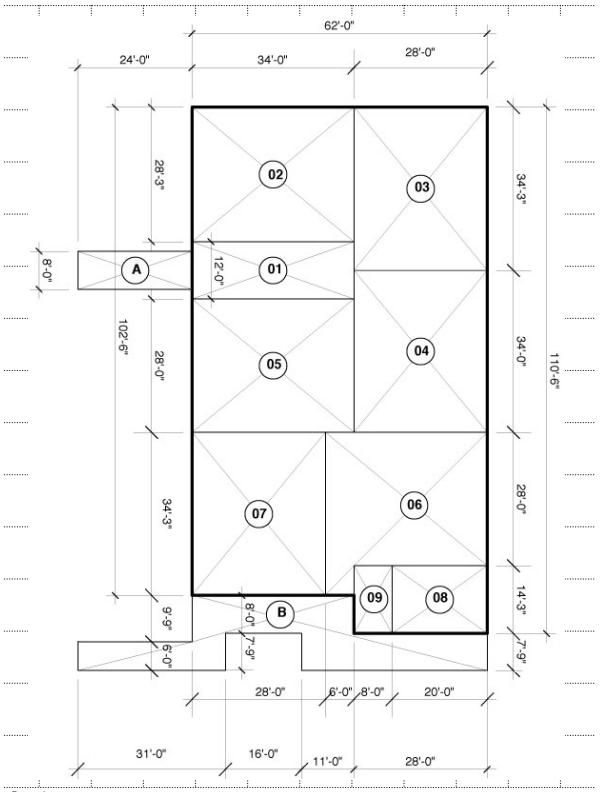




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 65 Christen Avenue

Daly City, CA **Zip** 94107

Other Identifiers Classrooms

No. Stories 1 **Year Built** 1966

Screener MSa/MSc **Date** 7-27-06

Total Floor Area (sq. ft.) 6600

Building Name Unit C, Skyline E.S.

Use 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: _____

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

COMMENTS: A light wood-framed building with plywood shear walls in both directions. Glu-lam beams are used at the larger spans.

Detailed Evaluation Required

YES [**NO**]

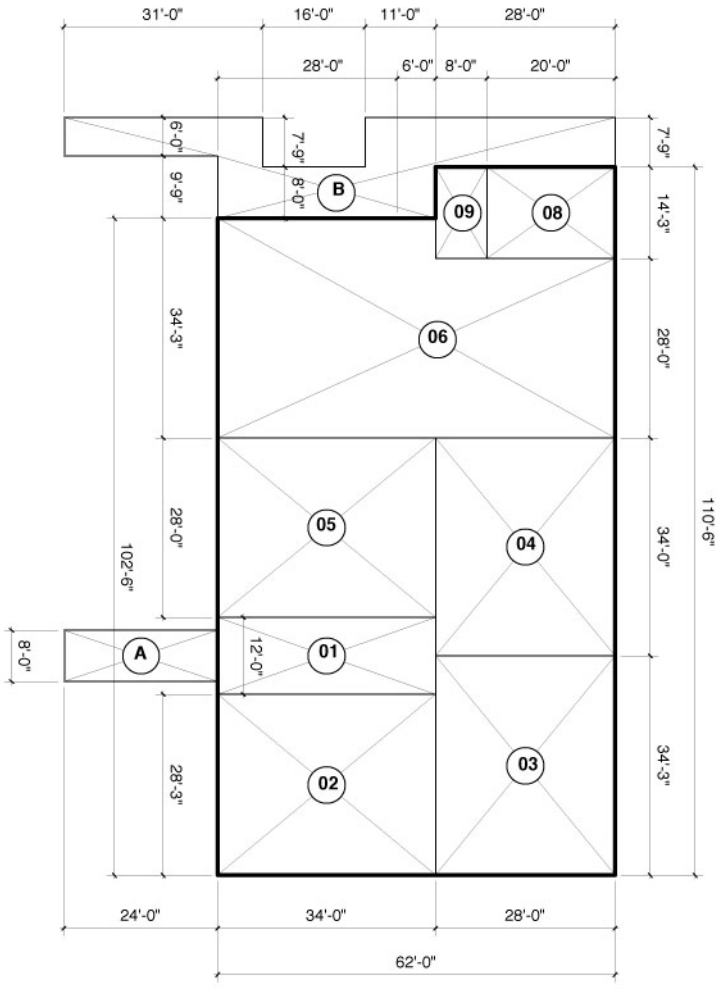
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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

Unit D – Skyline Elementary School

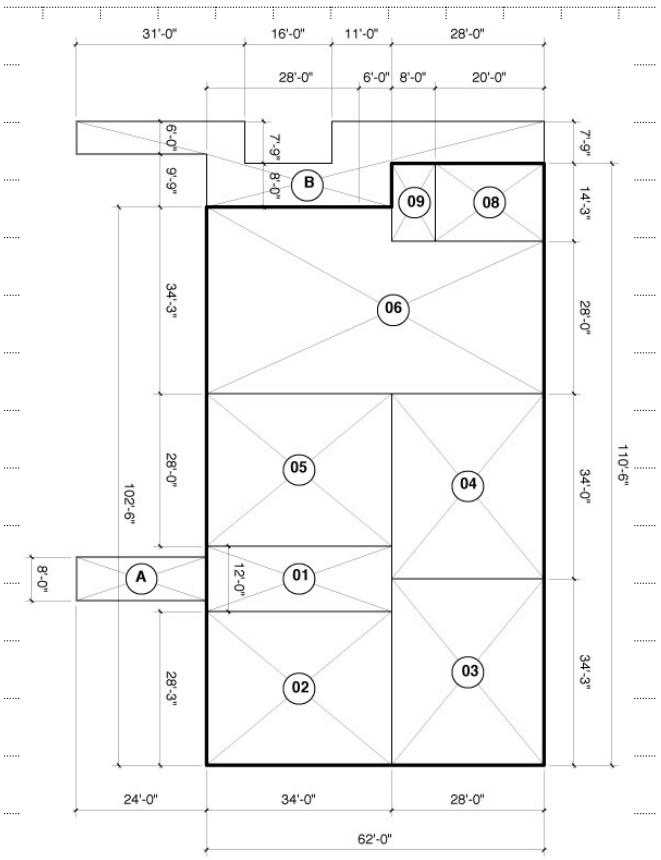


Name	Unit D – Skyline Elementary School
Use	Classroom
Distance to Fault	0.9 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	2.0
Description	The construction of Unit D is similar to that of Unit C. The building is light wood-framed with a plywood sheathed roof and plywood shear walls in both directions. Glu-Lam beams are used at some of the larger spans.
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.

Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seis



Scale: NTS

Address: 65 Christen Avenue

Daly City, CA **Zip** 94107

Other Identifiers Classrooms

No. Stories 1 **Year Built** 19

Screener MSa/MSc **Date** 7-27-06

Total Floor Area (sq. ft.) 6600

Building Name Unit D, Skyline E.S.

Use 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

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)
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
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
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
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
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
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
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
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
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
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

FINAL SCORE, *S* 2.0

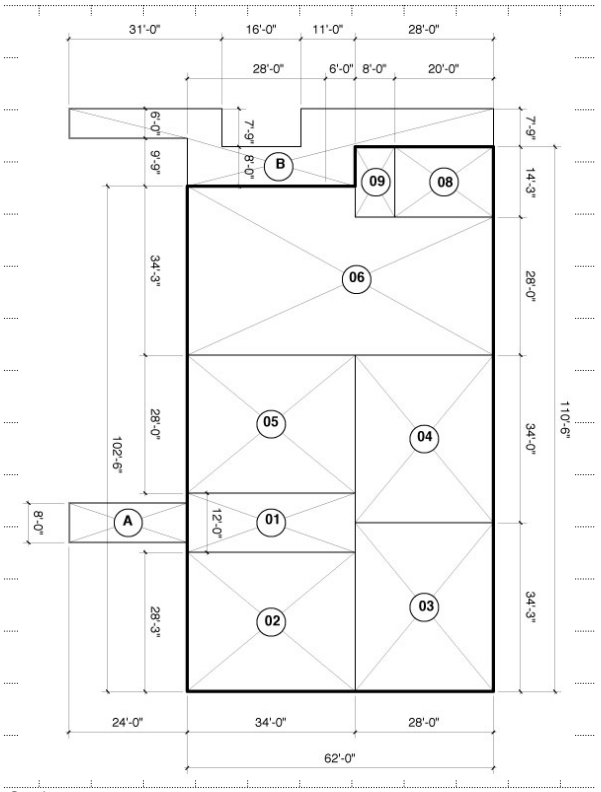
COMMENTS: Light wood frame building with plywood shear walls in both directions. Glu-Lam beams are used at the larger spans.

D Eva

Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 65 Christen Avenue
Daly City, CA **Zip** 94107
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1966
Screener MSa/MSc **Date** 7-27-06
Total Floor Area (sq. ft.) 6600
Building Name Unit D, Skyline E.S.
Use 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* 2.0

COMMENTS: Light wood frame building with plywood shear walls in both directions. Glu-Lam beams are used at the larger spans.

Detailed Evaluation Required

YES [**NO**]

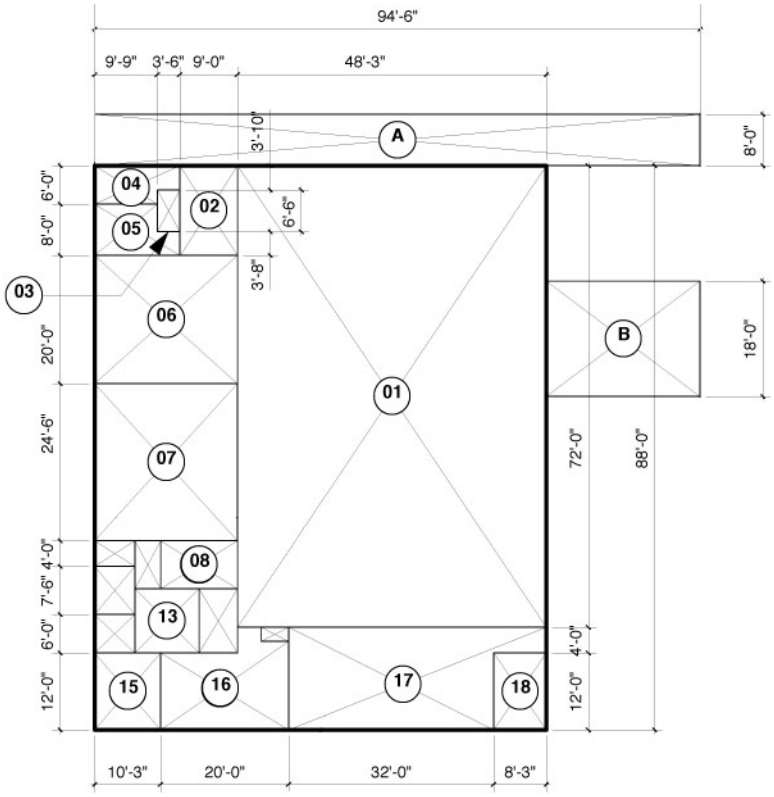
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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

Unit E – Skyline Elementary School



Name	Unit E – Skyline Elementary School
Use	Cafeteria, Multipurpose Room
Distance to Fault	0.9 km
Year Built	1966
Year of Major Modification	N/A
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	2.0
Description	The building is light wood-framed with a plywood sheathed roof and plywood shear walls in both directions. Glu-Lam beams are used at some of the larger spans.
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 E – Skyline Elementary School

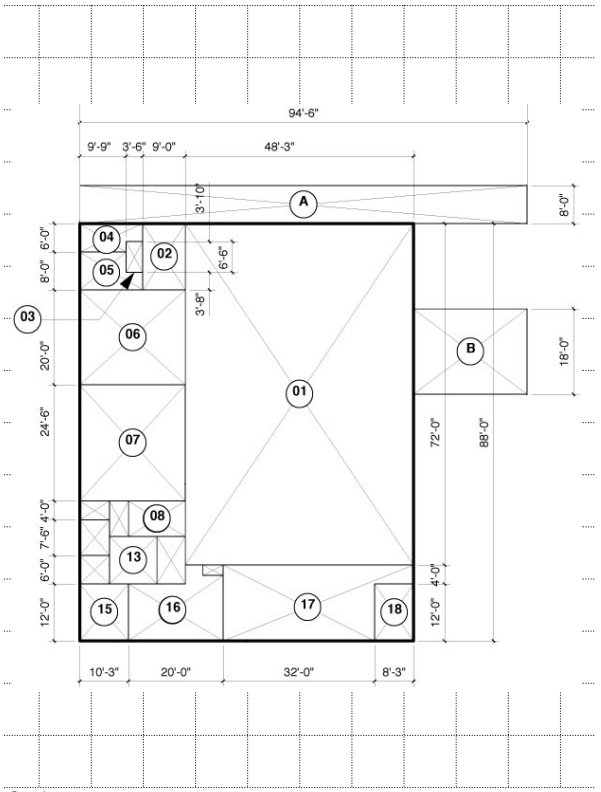




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 65 Christen Ave., Daly City

South San Francisco, CA **Zip** 94080

Other Identifiers Cafeteria, Multipurpose Room

No. Stories 1 **Year Built** 1966

Screener MSa/MSc **Date** 7-27-06

Total Floor Area (sq. ft.) 6200

Building Name Unit E, Skyline E.S.

Use Cafeteria, Multipurpose 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* 2.0

COMMENTS: Light wood frame building with plywood shear walls in both directions. 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

Spruce Elementary School

Spruce Elementary School

Recommendation Summary

Spruce is currently undergoing an improvement project to add a new administration wing at the front entrance of the school, provide safe drop off and parking areas, and control traffic flow at the site. Meanwhile, the old administration space is being modernized and converted into classroom space. This small project exemplifies many of the types of changes that are needed at other sites to greatly improve their functionality. While this project marks a significant improvement for the facilities at Spruce Elementary, classroom space is still limited and the site is filled with relocatable classrooms. An additional classroom wing and learning resource center would transform the site.

Spruce Elementary School's site layout differs from many of the District's elementary schools. Some of the buildings originally housed a high school and are therefore larger than most of the other elementary schools. The multi-level buildings that make up the campus pose some accessibility problems. While an elevator and wheelchair lift were installed in a previous modernization, further steps need to be taken to provide access at all areas of the campus. First, an elevator needs to be installed at Unit C to replace the steep, non-conforming ramp. Additionally, wheelchair lifts need to be installed in the gym to make the bleachers accessible and the numerous staircases at the site require upgrades to handrails, guardrails, and stair striping. Finally, the common accessibility deficiencies will have to be addressed.

Units A and B, which house the gym and multipurpose rooms, will need a detailed evaluation of their seismic safety and quite possibly structural modernizations. Both buildings have concrete shear walls with wooden roof diaphragms and framing. Detailed requirements exist in modern building codes to account for this type of structure's historically poor behavior.

Infrastructure is also a concern at this older site. The badly patched water lines need to be replaced as soon as possible due to their very poor condition, and the original gas lines should be replaced. The majority of the HVAC systems are in good working order, with the exception of some mandatory installations of exhaust fans and door louvers at Units B and C. Electrical distribution panels need to be replaced throughout the school, and GFI and data receptacles added. While some light fixtures have been updated, new interior and exterior fixtures are necessary throughout the campus. To increase energy efficiency at the school, all lamps should utilize T8 lamps and be connected to occupancy sensors.

Existing Buildings

Unit A	Gym
Unit B	Classrooms, Cafeteria
Unit C	Classrooms, Administration
Unit D	Classrooms
Unit 1	Restrooms
Units 2-10	Relocatable Classrooms

Current Site



Executive Summary

Spruce Elementary School



School Profile

Address:	501 Spruce Avenue South San Francisco, CA 94080
Built:	1934
Site Acreage:	7.268
SF of Building Area:	70,568.70
2005-2006 Enrollment:	550
Buildings:	5
Relocatable Classrooms:	10
Teaching Stations:	41
Restrooms:	30

Master Plan Scope

Priority Projects:

1. Administration Addition
to be Completed Winter 2009
2. Modular Learning Resource Center — $1,953,000
3. Modular Classroom Wings to Replace Relocatable Classrooms — $2,880,000
4. Parking and Drop-off Area
to be Completed Fall 2009
5.Convert Area to Play Field

Group 1: **$1,707,489**
Restroom Renovations
ADA Upgrades

Group 2: **$3,938,447**
Seismic Upgrades
Site Lighting
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$4,759,719**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Fire Alarm Upgrades

Group 4: **$546,069**
Classroom Upgrades

Total Cost: **$15,784,724**

Proposed Site



Spruce Elementary School

Unit A

Year Built:	1934
DSA#:	6428.48680
Year of Major Modification:	None
Construction Type:	Concrete and Wood
SF:	30,083.02
Building Usage:	Gymnasium
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit B

Year Built:	1934
DSA#:	528.13433
Year of Major Modification:	None
Construction Type:	Concrete and Wood
SF:	18,614
Building Usage:	Classrooms, Cafeteria/Multi-Purpose
Mechanical System:	Hydronic heating system by an “AJAX” Gas fired boiler (manuf. 1999)
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit C

Year Built:	1956
DSA#:	15243
Year of Major Modification:	None
Construction Type:	Type VB
SF:	17,846.34
Building Usage:	Classrooms, Administration
Mechanical System:	Hydronic heating system by an “AJAX” Gas fired boiler (manuf. 1999)
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1994

Unit D

Year Built:	1968
DSA#:	30353
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2825.34
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Spruce Elementary School

Unit 1

Year Built:	1997
DSA#:	67820
Year of Major Modification:	None
Construction Type:	Type VB
SF:	480
Building Usage:	Restrooms
Mechanical System:	Gas Fired Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 2

Year Built:	1997
DSA#:	67820
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Wall Mounted Electrical Heater
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 3

Year Built:	1997
DSA#:	67820
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Fired Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 4

Year Built:	1985
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Gas Fired Furnace “Janitrol” model #20-101, 100K input heat cap
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 5

Year Built:	1985
DSA#:	36304
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Carrier High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 6

Year Built:	1996
DSA#:	64484
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Carrier High Efficiency Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 7

Year Built:	1997
DSA#:	67820
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Fired Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 8

Year Built:	1997
DSA#:	67820
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Gas Fired Wall Mounted Bard Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Spruce Elementary School

Unit 9

Year Built:	1999
DSA#:	101590
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 10

Year Built:	1999
DSA#:	101590
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

CUMMING
LLC

South San Francisco Unified School District
Spruce Elementary School Campus Modernization
South San Francisco, California

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

Prepared for Hamilton + Aitken Architects

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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). Architectrual 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 MOC 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
Spruce Elementary School Campus Modernization (Q3 2009 Pricing Update)
South San Francisco, California
Masterplan Statement Of Probable Cost

Date: 08/28/09

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Gymnasium	30,083 SF	$200,272	$872,816	$1,895,656	$249,934	$106.99	**$3,218,677**
B Building "B" - Classroom	18,614 SF	$474,261	$771,815	$1,334,769	$169,992	$147.78	**$2,750,837**
C Building "C" - Classroom	17,846 SF	$247,125	$729,721	$1,043,201	$83,351	$117.86	**$2,103,398**
D Building "D" - Classroom	2,825 SF	$47,568	$62,354	$268,072	$42,791	$148.93	**$420,786**
F Portables	7,200 SF	$31,566	$294,597	$840,268	$50,325	$168.99	**$1,216,756**
G Sitework	80,000 SF	$738,264	$1,132,909	$218,022		$26.11	**$2,089,195**
TOTAL CONSTRUCTION COST		**$1,739,055**	**$3,864,212**	**$5,599,987**	**$596,394**		**$11,799,648**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Gymnasium	30,083 SF	$200,272	$872,816	$1,895,656	$249,934	$106.99	**$3,218,677**
B Building "B" - Classroom	18,614 SF	$474,261	$771,815	$1,334,769	$169,992	$147.78	**$2,750,837**
C Convert classroom to admin space in Bldg B	2,200 SF			$335,459		$152.48	**$335,459**
D Building "C" - Classroom	17,846 SF	$247,125	$729,721	$1,043,201	$83,351	$117.86	**$2,103,398**
Convert admin space to classrooms in Bldg C	1,600 SF			$243,970		$152.48	**$243,970**
D Building "D" - Classroom	2,825 SF	$47,568	$62,354	$268,072	$42,791	$148.93	**$420,786**
F Portables	7,200 SF	$31,566	$294,597	$840,268	$50,325	$168.99	**$1,216,756**
G Sitework	80,000 SF	$738,264	$1,132,909	$218,022		$26.11	**$2,089,195**
TOTAL CONSTRUCTION COST		**$1,739,055**	**$3,864,212**	**$6,179,416**	**$596,394**		**$12,379,077**

South San Francisco Unified School District
Spruce Elementary 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" - Gymnasium	30,083 SF	$249,280	$1,086,401	$2,359,538	$311,095	$133.18	**$4,006,314**
B Building "B" - Classroom	18,614 SF	$590,317	$960,685	$1,661,398	$211,591	$183.95	**$3,423,990**
C Building "C" - Classroom	17,846 SF	$307,598	$908,290	$1,298,481	$103,748	$146.70	**$2,618,117**
D Building "D" - Classroom	2,825 SF	$59,208	$77,613	$333,671	$53,263	$185.38	**$523,755**
F Portables	7,200 SF	$39,291	$366,687	$1,045,889	$62,640	$210.35	**$1,514,506**
G Sitework	80,000 SF	$918,923	$1,410,142	$271,373		$32.51	**$2,600,438**
TOTAL CONSTRUCTION COST		**$2,164,617**	**$4,809,817**	**$6,970,351**	**$742,337**		**$14,687,121**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Gymnasium	30,083 SF	$249,280	$1,086,401	$2,359,538	$311,095	$133.18	**$4,006,314**
B Building "B" - Classroom	18,614 SF	$590,317	$960,685	$1,661,398	$211,591	$183.95	**$3,423,990**
C Convert classroom to admin space in Bldg B	2,200 SF			$417,549		$189.79	**$417,549**
D Building "C" - Classroom	17,846 SF	$307,598	$908,290	$1,298,481	$103,748	$146.70	**$2,618,117**
Convert admin space to classrooms in Bldg C	1,600 SF			$303,672		$189.79	**$303,672**
D Building "D" - Classroom	2,825 SF	$59,208	$77,613	$333,671	$53,263	$185.38	**$523,755**
F Portables	7,200 SF	$39,291	$366,687	$1,045,889	$62,640	$210.35	**$1,514,506**
G Sitework	80,000 SF	$918,923	$1,410,142	$271,373		$32.51	**$2,600,438**
TOTAL CONSTRUCTION COST		**$2,164,617**	**$4,809,817**	**$7,691,571**	**$742,337**		**$15,408,341**

UNIT "A"

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1"

Description	Qty
Type Of Space	
Corridors / BOH	1,368 SF
Restrooms	300 SF
Gymnasium & Bleachers	7,455 SF
Unassigned	20,960 SF
Total Modernized SF-age	**30,083 SF**

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	30,083 SF										
Accessibility											**$ 371,993**
New kick plates to existing doors	1	ea	$215.00	$357.95	**1**	$ 358				$ 358	
Signage, specialties & fire extinguishers	30083	sf	$1.50	$2.50	**1**	$ 75,126				$ 75,126	
Remove door and frame, new doors, panic hardware and closer	2	ea	$4,500.00	$7,491.90	**1**	$ 14,984				$ 14,984	
Extend existing handrails	2	ea	$1,200.00	$1,997.84	**1**	$ 3,996				$ 3,996	
Demo and replace non conforming handrails	30	lf	$233.00	$387.91	**1**	$ 11,637				$ 11,637	
Provide wheelchair lifts	2	ea	$35,000.00	$58,270.33	**1**	$ 116,541				$ 116,541	
Demo protion of exisitng wood bench and create new accessible platform	100	sf	$145.00	$241.41	**1**	$ 24,141				$ 24,141	
Patch finishes for accessibility upgrades	30083	sf	$1.50	$2.50	**2**		$ 75,126			$ 75,126	
Miscellaneous accessible upgrades	30083	sf	$1.00	$1.66	**2**		$ 50,084			$ 50,084	
Life Safety											**$ 267,951**
New fire alarm system (fully automated)	30083	sf	$4.45	$7.41	**3**			$ 222,875		$ 222,875	
Replace exterior lighting	30083	sf	$0.90	$1.50	**3**			$ 45,076		$ 45,076	
Instructional Facilities											**$ 311,095**
Repaint interior walls (100%)	18726	sf	$1.05	$1.75	**4**				$ 32,735	$ 32,735	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Patch repair / paint existing ceilings	30083	sf	$2.50	$4.16	**4**				$ 125,211	$ 125,211	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Caulking & sealant, metals, backing	30083	sf	$1.50	$2.50	**4**				$ 75,126	$ 75,126	
Miscellaneous interior repairs, allowance	30083	sf	$1.50	$2.50	**4**				$ 75,126	$ 75,126	
Building Integrity & Envelope											**$ 594,930**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4682	sf	$4.00	$6.66	**3**			$ 31,176		$ 31,176	
Replace roofing - 100% replacement	18812	sf	$18.00	$29.97	**3**			$ 563,754		$ 563,754	
Mechanical & Plumbing Systems											**$ 516,004**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Remove and replace heat and vent unit	1	ea	$5,400.00	$8,990.28	**3**			$ 8,990		$ 8,990	
Remove and replace existing gas piping	1	ls	$15,000.00	$24,973.00	**3**			$ 24,973		$ 24,973	
Install louvers in doors	2	ea	$1,000.00	$1,664.87	**3**			$ 3,330		$ 3,330	
Reinsulate hot water pipes	30083	sf	$1.88	$3.13	**3**			$ 94,158		$ 94,158	
New high / low drinking fountain	1	ea	$2,000.00	$3,329.73	**2**		$ 3,330			$ 3,330	
Misc plumbing modifications (gas, distrib, etc.)	30083	sf	$3.50	$5.83	**3**			$ 175,295		$ 175,295	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	30083	sf	$3.50	$5.83	3			$ 175,295		$ 175,295	
All other HV work excluded											
Electrical Systems											**$ 736,094**
Power and distribution / convenience power											
Lower / add receptacles	30083	sf	$3.54	$5.89	3			$ 177,298		$ 177,298	
Minor upgrades to power distribution / raceway	30083	sf	$3.10	$5.16	3			$ 155,261		$ 155,261	
Lighting & Controls											
New lighting, 50%	15042	sf	$12.00	$19.98	3			$ 300,505		$ 300,505	
Install new switches / occupancy sensors	5	ea	$343.75	$572.30	3			$ 2,861		$ 2,861	
Adjust height of all non compliant switches	30083	sf	$2.00	$3.33	3			$ 100,168		$ 100,168	
Technology											**$ 237,900**
Telephone / data / CATV system											
Add additional data points	30083	sf	$2.25	$3.75	3			$ 112,689		$ 112,689	
Miscellaneous low voltage upgrades, minor	30083	sf	$2.50	$4.16	3			$ 125,211		$ 125,211	
Work from "1997 Masterplan" still to be completed											**$ 291,713**
Power Distribution											
Replace distribution panel	1	ls	$6,000.00	$9,989.20	3			$ 9,989		$ 9,989	
Lighting Systems											
Replace all lighting (50%)	15042	sf	$11.25	$18.73	2		$ 281,724			$ 281,724	
Structural											**$ 400,674**
Seismic upgrades - "low" rating	30083	sf	$8.00	$13.32	2		$ 400,674			$ 400,674	
Miscellaneous											**$ 275,463**
Hazmat abatement, allowance - "low" rating	30083	sf	$5.50	$9.16	2		$ 275,463			$ 275,463	
Site											**$ 2,497**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Total Costs - UNIT "A"						**$ 249,280**	**$ 1,086,401**	**$ 2,359,538**	**$ 311,095**		**$ 4,006,314**
Total Costs Priority / Sf						**$ 8.29**	**$ 36.11**	**$ 78.43**	**$ 10.34**	**$ 133.18**	

UNIT "B"

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Classrooms	6,738 SF
Corridors / BOH	1,591 SF
Restrooms	940 SF
Gymnasium	3,078 SF
Food Service - kitchen & cafeteria	5,693 SF
Office	763 SF
DDT - open corridor space (2/3)	-188 SF
Total Modernized SF-age	**18,614 SF**

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	18,614 SF										
Accessibility											**$ 649,989**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
Remove and replace lightweight concrete	1000	sf	$25.00	$41.62	**1**	$ 41,622				$ 41,622	
2" wide demarcation strip at stair nosing	300	ea	$15.00	$24.97	**1**	$ 7,492				$ 7,492	
Remove existing door set, provide new, infill wall	7	ea	$4,915.00	$8,182.82	**1**	$ 57,280				$ 57,280	
Signage, specialties & fire extinguishers	18614	sf	$1.00	$1.66	**1**	$ 30,990				$ 30,990	
Remove and reinstall new TV/VCR bracket at 80"AFF	6	ea	$1,500.00	$2,497.30	**1**	$ 14,984				$ 14,984	
Upgrade existing non accessible restrooms (med)	700	sf	$300.00	$499.46	**1**	$ 349,622				$ 349,622	
Remove and replace sink / base cabinet	10	ea	$3,075.00	$5,119.46	**1**	$ 51,195				$ 51,195	
Patch finishes for accessibility upgrades	18614	sf	$1.50	$2.50	**2**		$ 46,485			$ 46,485	
Miscellaneous accessible upgrades	18614	sf	$1.50	$2.50	**2**		$ 46,485			$ 46,485	
Life Safety											**$ 165,796**
New fire alarm system (fully automated)	18614	sf	$4.45	$7.41	**3**			$ 137,905		$ 137,905	
Replace exterior lighting	18614	sf	$0.90	$1.50	**3**			$ 27,891		$ 27,891	
Instructional Facilities											**$ 236,564**
Repaint interior walls (100%)	10350	sf	$1.05	$1.75	**4**				$ 18,093	$ 18,093	
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	
New partition to form stair enclosure	600	sf	$25.00	$41.62	**1**	$ 24,973				$ 24,973	
Patch repair / paint existing ceilings	18614	sf	$2.50	$4.16	**4**				$ 77,475	$ 77,475	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	**4**				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	18614	sf	$1.00	$1.66	**4**				$ 30,990	$ 30,990	
Miscellaneous interior repairs, allowance	18614	sf	$2.50	$4.16	**4**				$ 77,475	$ 77,475	
Building Integrity & Envelope											**$ 290,146**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	10350	sf	$4.00	$6.66	**3**			$ 68,925		$ 68,925	
Replace roofing - 100% replacement	7382	sf	$18.00	$29.97	**3**			$ 221,221		$ 221,221	
Mechanical & Plumbing Systems											**$ 425,942**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
Install new EMS system	18614	sf	$5.00	$8.32	**3**			$ 154,949		$ 154,949	
Install new high efficency boiler	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Reinsulate hot water pipes	18614	sf	$1.88	$3.13	**3**			$ 58,261		$ 58,261	
Install louvers in doors	1	ea	$1,000.00	$1,664.87	**3**			$ 1,665		$ 1,665	
Misc plumbing modifications (gas, distrib, etc.)	18614	sf	$2.00	$3.33	**3**			$ 61,980		$ 61,980	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

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BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	18614	sf	$3.50	$5.83	3			$ 108,464		$ 108,464	
All other HV work excluded											
Electrical Systems											**$ 368,818**
Power and distribution / convenience power											
Lower / add receptacles	18614	sf	$3.54	$5.89	3			$ 109,704		$ 109,704	
Minor upgrades to power distribution / raceway	18614	sf	$3.25	$5.41	3			$ 100,717		$ 100,717	
Lighting & Controls											
Install new switches / occupancy sensors	18	ea	$343.75	$572.30	3			$ 10,301		$ 10,301	
Replace fluorescent lamps and ballast	45	ea	$218.75	$364.19	3			$ 16,389		$ 16,389	
Miscellaneous lighting upgrades	18614	sf	$2.25	$3.75	3			$ 69,727		$ 69,727	
Adjust height of all non compliant switches	18614	sf	$2.00	$3.33	3			$ 61,980		$ 61,980	
Technology											**$ 62,061**
Telephone / data / CATV system											
Add additional data points	4	ea	$244.95	$407.81	3			$ 1,631		$ 1,631	
Miscellaneous low voltage upgrades, minor	18614	sf	$1.95	$3.25	3			$ 60,430		$ 60,430	
Work from "1997 Masterplan" still to be completed											**$ 348,636**
Lighting & Controls											
Replace lighting	18614	sf	$11.25	$18.73	3			$ 348,636		$ 348,636	
Structural											**$ 697,271**
Seismic upgrades - "medium" rating	18614	sf	$22.50	$37.46	2		$ 697,271			$ 697,271	
Miscellaneous											**$ 170,444**
Hazmat abatement, allowance - "low" rating	18614	sf	$5.50	$9.16	2		$ 170,444			$ 170,444	
Site											**$ 8,324**
Utilities											
Provide seismic valve for gas	1	ea	$5,000.00	$8,324.33	1	$ 8,324				$ 8,324	
Total Costs - UNIT "B"						**$ 590,317**	**$ 960,685**	**$ 1,661,398**	**$ 211,591**		**$ 3,423,990**
Total Costs Priority / Sf						**$ 31.71**	**$ 51.61**	**$ 89.26**	**$ 11.37**	**$ 183.95**	

UNIT "C"

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classrooms	11,523 SF
Corridors / BOH	7,368 SF
Restrooms	1,105 SF
Office	1,037 SF
DDT - open corridor space (2/3)	-3,187 SF
Total Modernized SF-age	**17,846 SF**

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BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	17,846 SF										
Accessibility											**$ 369,624**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
Remove existing door set, provide new, infill wall	13	ea	$4,915.00	$8,182.82	**1**	$ 106,377				$ 106,377	
Signage, specialties & fire extinguishers	17846	sf	$1.00	$1.66	**1**	$ 29,712				$ 29,712	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Upgrade existing non accessible restrooms (med)	75	sf	$375.00	$624.32	**1**	$ 46,824				$ 46,824	
Remove and replace sink / base cabinet	104	lf	$595.00	$990.60	**1**	$ 103,022				$ 103,022	
Remove exisiting sink	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
Patch finishes for accessibility upgrades	17846	sf	$1.00	$1.66	**2**		$ 29,712			$ 29,712	
Miscellaneous accessible upgrades	17846	sf	$1.50	$2.50	**2**		$ 44,568			$ 44,568	
Life Safety											**$ 158,958**
New fire alarm system (fully automated)	17846	sf	$4.45	$7.41	**3**			$ 132,217		$ 132,217	
Replace exterior lighting	17846	sf	$0.90	$1.50	**3**			$ 26,741		$ 26,741	
Instructional Facilities											**$ 107,494**
Repaint interior walls (100%)	12533	sf	$1.05	$1.75	**4**				$ 21,909	$ 21,909	
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	500	sf	$2.50	$4.16	**2**		$ 2,081			$ 2,081	
Replace ceramic tile	50	sf	$20.00	$33.30	**1**	$ 1,665				$ 1,665	
Tack boards	50	sf	$15.00	$24.97	**4**				$ 1,249	$ 1,249	
Replace horizontal blinds	70	sf	$17.50	$29.14	**4**				$ 2,039	$ 2,039	
Caulking & sealant, metals, backing	17846	sf	$1.00	$1.66	**4**				$ 29,712	$ 29,712	
Miscellaneous interior repairs, allowance	17846	sf	$1.50	$2.50	**4**				$ 44,568	$ 44,568	
Building Integrity & Envelope											**$ 350,870**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	12533	sf	$4.00	$6.66	**3**			$ 83,464		$ 83,464	
Replace roofing - 100% replacement	8923	sf	$18.00	$29.97	**3**			$ 267,406		$ 267,406	
Mechanical & Plumbing Systems											**$ 263,558**
Plumbing											
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	**3**			$ 8,990		$ 8,990	
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	
Install new high efficency boiler	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Reinsulate hot water pipes	17846	sf	$1.88	$3.13	**3**			$ 55,858		$ 55,858	
Misc plumbing modifications (gas, distrib, etc.)	17846	sf	$2.00	$3.33	**3**			$ 59,424		$ 59,424	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

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Spruce Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "C"

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	17846	sf	$3.50	$5.83	3			$ 103,991		$ 103,991	
All other HV work excluded											
Electrical Systems											**$ 369,107**
Power and distribution / convenience power											
Lower / add receptacles	17846	sf	$3.54	$5.89	3			$ 105,180		$ 105,180	
Minor upgrades to power distribution / raceway	17846	sf	$3.25	$5.41	3			$ 96,563		$ 96,563	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	61	ea	$218.75	$364.19	3			$ 22,216		$ 22,216	
Miscellaneous lighting adjustments	17846	sf	$2.50	$4.16	3			$ 74,279		$ 74,279	
Adjust height of all non compliant switches	17846	sf	$2.00	$3.33	3			$ 59,424		$ 59,424	
Technology											**$ 155,987**
Telephone / data / CATV system											
Add additional data points	17846	sf	$2.85	$4.74	3			$ 84,679		$ 84,679	
Miscellaneous low voltage upgrades, minor	17846	sf	$2.40	$4.00	3			$ 71,308		$ 71,308	
Work from "1997 Masterplan" still to be completed											**$ -**
No Recommendations											
Structural											**$ 668,515**
Seismic upgrades - "medium" rating	17846	sf	$22.50	$37.46	2		$ 668,515			$ 668,515	
Miscellaneous											**$ 163,415**
Hazmat abatement, allowance - "low" rating	17846	sf	$5.50	$9.16	2		$ 163,415			$ 163,415	
Site											**$ 10,589**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	120	sf	$5.50	$9.16	1	$ 1,099				$ 1,099	
Provide 5' x 5' concrete landing	120	sf	$15.00	$24.97	1	$ 2,997				$ 2,997	
Slope AC paving from landing	240	sf	$10.00	$16.65	1	$ 3,996				$ 3,996	
Total Costs - UNIT "C"						**$ 307,598**	**$ 908,290**	**$ 1,298,481**	**$ 103,748**		**$ 2,618,117**
Total Costs Priority / Sf						**$ 17.24**	**$ 50.90**	**$ 72.76**	**$ 5.81**	**$ 146.70**	

UNIT "D"

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
Classrooms	2,533 SF
Corridors / BOH	312 SF
Restrooms	108 SF
DDT - open corridor space (2/3)	-128 SF
Total Modernized SF-age	**2,825 SF**

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Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	2,825 SF										
Accessibility											**$ 70,822**
Signage, specialties & fire extinguishers	2825	sf	$2.50	$4.16	**1**	$ 11,760				$ 11,760	
Upgrade existing non accessible restrooms (med)	60	sf	$450.00	$749.19	**1**	$ 44,951				$ 44,951	
Patch finishes for accessibility upgrades	2825	sf	$1.50	$2.50	**2**		$ 7,056			$ 7,056	
Miscellaneous accessible upgrades	2825	sf	$1.50	$2.50	**2**		$ 7,056			$ 7,056	
Life Safety											**$ 31,516**
New fire alarm system (fully automated)	2825	sf	$4.45	$7.41	**3**			$ 20,932		$ 20,932	
Replace exterior lighting	2825	sf	$2.25	$3.75	**3**			$ 10,584		$ 10,584	
Instructional Facilities											**$ 53,263**
Repaint interior walls (100%)	2215	sf	$1.05	$1.75	**4**				$ 3,873	$ 3,873	
Patch repair / paint existing ceilings	2825	sf	$2.50	$4.16	**4**				$ 11,760	$ 11,760	
Caulking & sealant, metals, backing	2825	sf	$2.50	$4.16	**4**				$ 11,760	$ 11,760	
Miscellaneous interior repairs, allowance	2825	sf	$5.50	$9.16	**4**				$ 25,871	$ 25,871	
Building Integrity & Envelope											**$ 100,199**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2332	sf	$4.00	$6.66	**3**			$ 15,530		$ 15,530	
Replace roofing - 100% replacement	2825	sf	$18.00	$29.97	**3**			$ 84,669		$ 84,669	
Mechanical & Plumbing Systems											**$ 73,173**
Plumbing											
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	**3**			$ 8,990		$ 8,990	
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	
Install new controls for furnace	1	ea	$6,500.00	$10,821.63	**3**			$ 10,822		$ 10,822	
Reinsulate hot water pipes	2825	sf	$1.88	$3.13	**3**			$ 8,843		$ 8,843	
Misc plumbing modifications (gas, distrib, etc.)	2825	sf	$2.00	$3.33	**3**			$ 9,408		$ 9,408	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2825	sf	$3.50	$5.83	**3**			$ 16,463		$ 16,463	
All other HV work excluded											
Electrical Systems											**$ 106,584**
Power and distribution / convenience power											
Lower / add receptacles	2825	sf	$4.50	$7.49	**3**			$ 21,167		$ 21,167	
Minor upgrades to power distribution / raceway	2825	sf	$4.10	$6.83	**3**			$ 19,286		$ 19,286	
Lighting & Controls											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	**3**			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	100	ea	$218.75	$364.19	**3**			$ 36,419		$ 36,419	

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Miscellaneous lighting adjustments	2825	sf	$2.25	$3.75	3			$ 10,584		$ 10,584	
Adjust height of all non compliant switches	2825	sf	$2.85	$4.74	3			$ 13,406		$ 13,406	
Technology											**$ 22,201**
Telephone / data / CATV system											
Replace backboard and rack	1	ls	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Miscellaneous low voltage upgrades, minor	2825	sf	$2.95	$4.91	3			$ 13,876		$ 13,876	
Work from "1997 Masterplan" still to be completed											**$ -**
No Recommendations											
Structural											**$ 37,631**
Seismic upgrades - "low" rating	2825	sf	$8.00	$13.32	2		$ 37,631			$ 37,631	
Miscellaneous											**$ 25,871**
Hazmat abatement, allowance - "low" rating	2825	sf	$5.50	$9.16	2		$ 25,871			$ 25,871	
Site											**$ 2,497**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Total Costs - UNIT "D"						**$ 59,208**	**$ 77,613**	**$ 333,671**	**$ 53,263**		**$ 523,755**
Total Costs Priority / Sf						**$ 20.96**	**$ 27.47**	**$ 118.10**	**$ 18.85**	**$ 185.38**	

PORTABLES

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

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BUILDING SUMMARY - PORTABLE UNITS

Description	Qty
Type Of Space	
Classrooms	6,720 SF
Restrooms	480 SF
Total Modernized SF-age	**7,200 SF**

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Spruce Elementary School Campus Modernization

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BUILDING SUMMARY - PORTABLES

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	7,200 SF										
Accessibility											**$ 120,786**
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579	
Remove existing door hardware, provide new	6	ea	$750.00	$1,248.65	**1**	$ 7,492				$ 7,492	
Signage, specialties & fire extinguishers	7200	sf	$0.50	$0.83	**1**	$ 5,994				$ 5,994	
Remove and reinstall new TV/VCR bracket at 80"AFF	5	ea	$1,500.00	$2,497.30	**1**	$ 12,486				$ 12,486	
Remove and replace sink / base cabinet	80	lf	$595.00	$990.60	**2**		$ 79,248			$ 79,248	
Patch finishes for accessibility upgrades	7200	sf	$0.50	$0.83	**2**		$ 5,994			$ 5,994	
Miscellaneous accessible upgrades	7200	sf	$0.50	$0.83	**2**		$ 5,994			$ 5,994	
Life Safety											**$ 59,336**
New fire alarm system (fully automated)	7200	sf	$4.45	$7.41	**3**			$ 53,342		$ 53,342	
Replace exterior lighting	7200	sf	$0.50	$0.83	**3**			$ 5,994		$ 5,994	
Instructional Facilities											**$ 83,035**
Repaint interior walls (100%)	9234	sf	$1.05	$1.75	**4**				$ 16,142	$ 16,142	
Repaint existing door sets (100%)	9	ea	$99.00	$164.82	**4**				$ 1,483	$ 1,483	
Repaint existing casework (100%)	168	lf	$10.94	$18.21	**4**				$ 3,060	$ 3,060	
Patch repair / paint existing ceilings	7200	sf	$2.50	$4.16	**4**				$ 29,968	$ 29,968	
Replace horizontal blinds	700	sf	$17.50	$29.14	**3**			$ 20,395		$ 20,395	
Caulking & sealant, metals, backing	7200	sf	$0.50	$0.83	**4**				$ 5,994	$ 5,994	
Miscellaneous interior repairs, allowance	7200	sf	$0.50	$0.83	**4**				$ 5,994	$ 5,994	
Building Integrity & Envelope											**$ 280,497**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	9720	sf	$4.00	$6.66	**3**			$ 64,730		$ 64,730	
Replace roofing - 100% replacement	7200	sf	$18.00	$29.97	**3**			$ 215,767		$ 215,767	
Mechanical & Plumbing Systems											**$ 143,125**
Plumbing											
Replace hosebibbs	10	ea	$1,800.00	$2,996.76	**3**			$ 29,968		$ 29,968	
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	7200	sf	$1.54	$2.56	**3**			$ 18,460		$ 18,460	
Replace fixtures and trim	11	ea	$880.00	$1,465.08	**3**			$ 16,116		$ 16,116	
Misc plumbing modifications (gas, distrib, etc.)	7200	sf	$1.50	$2.50	**3**			$ 17,981		$ 17,981	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	7200	sf	$3.50	$5.83	**3**			$ 41,955		$ 41,955	
All other HV work excluded											
Electrical Systems											**$ 266,635**

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BUILDING SUMMARY - PORTABLES

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	7200	sf	$3.50	$5.83	3			$ 41,955		$ 41,955	
Minor upgrades to power distribution / raceway	7200	sf	$3.10	$5.16	3			$ 37,160		$ 37,160	
Lighting & Controls											
Install new switches / occupancy sensors	45	ea	$343.75	$572.30	3			$ 25,753		$ 25,753	
Replace fluorescent lamps and ballast	380	ea	$218.75	$364.19	3			$ 138,392		$ 138,392	
Adjust height of all non compliant switches	7200	sf	$1.95	$3.25	3			$ 23,375		$ 23,375	
Technology											**$ 55,140**
Telephone / data / CATV system											
Add additional data points	7200	sf	$2.85	$4.74	3			$ 34,163		$ 34,163	
Miscellaneous low voltage upgrades, minor	7200	sf	$1.75	$2.91	3			$ 20,977		$ 20,977	
Work from "1997 Masterplan" still to be completed											**$ 220,761**
Power Distribution											
Replace panels	8	ea	$6,000.00	$9,989.20	3			$ 79,914		$ 79,914	
Add surface mounted raceways	7200	sf	$1.25	$2.08	3			$ 14,984		$ 14,984	
Lighting Systems										$ -	
Replace lighting	7200	sf	$10.50	$17.48	3			$ 125,864		$ 125,864	
Structural											**$ 95,896**
Seismic upgrades - "low" rating	7200	sf	$8.00	$13.32	2		$ 95,896			$ 95,896	
Miscellaneous											**$ 65,929**
Hazmat abatement, allowance - "low" rating	7200	sf	$5.50	$9.16	2		$ 65,929			$ 65,929	
Site											**$ 123,367**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Replace wood panels to ramp wit metal	1050	sf	$65.00	$108.22	2		$ 113,627			$ 113,627	
Demo existing landing and steps	30	sf	$45.00	$74.92	1	$ 2,248				$ 2,248	
Slope AC paving from landing	300	sf	$10.00	$16.65	1	$ 4,995				$ 4,995	
Total Costs - PORTABLES						**$ 39,291**	**$ 366,687**	**$ 1,045,889**	**$ 62,640**		**$ 1,514,506**
Total Costs Priority / Sf						**$ 5.46**	**$ 50.93**	**$ 145.26**	**$ 8.70**	**$ 210.35**	

SITEWORK

South San Francisco Unified School District

Spruce Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITE

Description	Qty
Type Of Space	
Site	80,000 SF
Total Modernized SF-age	**80,000 SF**

South San Francisco Unified School District

Spruce Elementary 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	80,000 SF										
Accessibility											**$ 553,568**
New elevator	1	ea	$275,000.00	$457,838.29	**1**	$ 457,838				$ 457,838	
New high / low drinking fountain	1	ea	$2,500.00	$4,162.17	**1**	$ 4,162				$ 4,162	
Miscellaneous grading, etc.	1	ls	$10,000.00	$16,648.67	**2**		$ 16,649			$ 16,649	
Miscellaneous site accessibility	1	ls	$15,000.00	$24,973.00	**2**		$ 24,973			$ 24,973	
Miscellaneous signage / specialty	1	ls	$15,000.00	$24,973.00	**2**		$ 24,973			$ 24,973	
Misc demolition / protection	1	ls	$15,000.00	$24,973.00	**3**			$ 24,973		$ 24,973	
Life Safety											**$ 41,622**
Path of travel lighting upgrades	1	ls	$25,000.00	$41,621.66	**2**		$ 41,622			$ 41,622	
Instructional Facilities											**$ -**
No work in this section											
Building Integrity & Envelope											**$ -**
No work in this section											
Mechanical & Plumbing Systems											**$ -**
No work in this section											
Electrical Systems											**$ 10,822**
Power and distribution / convenience power											
Replace switchboard, paint new	1	ls	$6,500.00	$10,821.63	**3**			$ 10,822		$ 10,822	
Enclose (e) switchgear	1	ea	$7,500.00	$12,486.50	**1**	$ 12,486				$ 12,486	
Replace (e) switchgear & enclose	1	ea	$15,000.00	$24,973.00	**1**	$ 24,973				$ 24,973	
Technology											**$ -**
No work in this section											
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											
No work in this section											
Miscellaneous											
No work in this section											
Site											**$ 1,956,967**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$250,000.00	$416,216.63	**1**	$ 416,217				$ 416,217	
Replace (e) water lines	305000	sf	$0.15	$0.25	**3**			$ 76,168		$ 76,168	
Replace (e) gas lines	305000	sf	$0.15	$0.25	**3**			$ 76,168		$ 76,168	
ADA requirements											
Miscellaneous landscape upgrades	1	ls	$50,000.00	$83,243.33	**3**			$ 83,243		$ 83,243	
Minor patching to (e) surfaces	1	ls	$20,000.00	$33,297.33	**2**		$ 33,297			$ 33,297	

South San Francisco Unified School District

Spruce Elementary 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
Minor patching to (e) landscape	1	ls	$15,000.00	$24,973.00	2		$ 24,973			$ 24,973	
New metal handrail	30	lf	$65.00	$108.22	1	$ 3,246				$ 3,246	
New AC paving overlay, drainage, etc.	60000	sf	$12.45	$20.73	2		$ 1,243,655			$ 1,243,655	
Total Costs - SITE						**$ 918,923**	**$ 1,410,142**	**$ 271,373**	**$ -**		**$ 2,600,438**
Total Costs Priority / Sf						**$ 11.49**	**$ 17.63**	**$ 3.39**	**$ -**	**$ 32.51**	

Architectural Site Survey

Spruce Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
102	Non-accessible 5' x 7' exit door with (2) x 2'-6" leaves	Demo (e) doors and frames	2	each	A	1
		Provide new 5' x 7' door frame	2	each		
		Provide a double door with (1) 3'-0" leaf and (1) 2'-0" leaf	2	each		
		Provide panic hardware	4	each		
		Provide closer at each door	4	each		
102, 103	Missing kickplates	Provide kickplates at doors	1	each	A	1
102, 103	Missing accessible identifying signage	Provide identifying, tactile braille signage	4	each	A	1
112, 113	No handrail extensions at lower landing of stairs	Extend (e) handrail 12"+1T	2	each	A	1
201, 203	Non-conforming guardrails at top of stairs	Demo (e) guardrails	30	LF	A	1
		Provide 42" high guardrail with 2x2 metal wire mesh between guardrail posts	30	LF		
201, 203	No accessible access to (e) bleachers	Provide wheelchair lift at each side	2	each	A	1
201, 203	No accessible path at bleachers	Demo portion of wood benches	100	sq. ft.	A	1
		Provide accessible platform	100	sq. ft.		
Unit B						
104, 106, 202, 203, 207, 208, 301, 303, 307, 308	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	10	each	A	1
		New counter top and base cabinet	40	LF		
		New sinks and accessories	10	each		
202, 203, 207, 208, 303, 308,	TV/VCR mounted <80" AFF	Remove (e) bracket	6	each	A	1
		Reinstall (e) Bracket and TV/VCR at 80" AFF min.	6	each		
106, 202, 203, 208, 301, 303, 308,	Door lacks strike side clearance	Remove (e) door frame	7	each	A	1
		Cut and patch (e) wall for instalation of new hollow metal door frame with 12" strike side clearance	7	each		
103, 202, 203, 207, 208, 301, 303, 308	Non-accessible thresholds	Float light weight concrete at corridor to same finished floor level as classrooms	1000	sq. ft.	A	1
		Provide <1/2" aluminium threshold between landings	8	each		
204, 206, 304, 306	Missing or damaged contrasting color stripe at nosing of stairs	Provide 2" wide stripe of contrasting color	300	LF	A	1
204, 206, 304, 306	No stair enclosure	Provide 1-hr min. fire rated enclosure	600	sq. ft.	LS	1
105, 302	Non-accessible restrooms	Demo (e) restrooms	700	sq. ft.	A	1
		Provide accessible restrooms	700	sq. ft.		
Unit C						
102, 103, 104, 113, 114, 202, 203, 204, 226, 227	Damaged (e) suspended ceiling tiles	Replace damage suspended ceiling tiles	500	sq. ft.	I	2
102, 103, 104, 105, 113, 114, 202, 203, 204, 205, 222, 226, 227	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	13	each	A	1
		New counter top and base cabinet	60	LF		
		New sinks and accessories	13	each		
105, 202, 203, 204, 205, 226, 227	TV/VCR mounted <80" AFF	Remove (e) bracket	1	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	1	each		
105, 113, 114, 202, 203, 204, 205, 217, 220, 222	Door lacks strike side clearance	Remove (e) door frame	13	each	A	1

Spruce Elementary School

Architectural Site Survey

Spruce Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" strike side clearance	13	each		
217, 220, 222	Non-accessible thresholds	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		
206, 208	Restrooms lack 44" min. front clearance at lavs	Remove (e) lavs to provide enough clearance	2	each	A	1
		Patch of (e) ceramic tile	50	sq. ft.		
209	Non-accessible restrooms	Demo (e) restrooms	75	sq. ft.	A	1
		Provide accessible restrooms	75	sq. ft.		
Unit D						
4	Non-accessible restrooms	Demo (e) restrooms	60	sq. ft.	A	1
		Provide accessible restrooms	60	sq. ft.		
Portables						
All Portables	Horizontal blinds are in poor condition	Replace with new blinds or shading devices	700	sq. ft.	I	3
Units 4, 5, and 6	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	10	each	A	1
		New counter top and base cabinet	40	LF		
		New sinks and accessories	10	each		
Units 2, 3, 4, 9, and 10	TV/VCR mounted <80" AFF	Remove (e) bracket	5	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	5	each		
Units 2, 3, 7, 8, 9, and 10	Non-accessible door lever location	Remove (e) door. Replace with new door with lever set between 30" - 40" AFF	6	each	A	1
All Portables	Missing kickplates	Provide kickplates at doors	10	each	A	1
All Portables	Missing accessible identifying signage	Provide identifying, tactile braille signage	10	each	A	1
Units 2, 3, 6, 7, 8, 9, and 10	Damage of wood panel on accessible ramp	Replace wood panel with metal panel on (e) ramp and landing	1,050	sq. ft.	B	2
Units 4, 5	No accessible path to classrooms	Demo (e) landing and steps	30	sq. ft.	A	1
		Provide accessible ramp with max. 8.33% with metal handrails	300	sq. ft.		
General Site						
Exterior walls	Non-accessible drinking fountains	Remove (e) non-conforming drinking fountain	1	each	A	1
		Install high-low drinking fountain	1	each		
		Install metal wing rails at drinking fountains	1	pair		
Site	Uneven pavement	Repave uneven pavement	60,000	sq. sf.	P	2
Path of travel	No accessible path of travel from first level to second level	Provide elevator between 2 levels	1	each	A	1
Site	No handrails at stairs	Provide 1 1/2" diameter metal handrails with 12" extension at top landing and 12"+ 1T extension at bottom landing	30	LF	A	1

Architectural Site Survey - 1997 Bond Update

Spruce Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New Asphalt Overlay & Surface Drainage Improvement	Non-accessible slope and uneven pavement. Item unfinished	Provide new asphalt & surface drainage impovemenst	*60,000*	*sq. ft.*	97	1
Fencing and Gate Renovation	Item unfinish	Provide new fencing and gates	*4,235*	*ft*		
Building Exterior						
Paint Exterior	Exterior paint completed	None	*20,100*	*sq. ft.*		
New Window Frames & Glass	Windows frames and glass are in good condition	None	*6,805*	*sq. ft.*		
Dry-rot Repairs	No visible dry rot at time of survey, need more info to accurately assess	None	*35,000*	*1997 LS*		
Roofing Replacement	Some buildings re-roofed between 1994 to 1998	No re-roofing recommended within the next 5 years	*3,957*	*sq. ft.*		
Rain Gutter Repair/ Replace	No visible damage on (e) gutter	None	*276*	*ft*		
Building Interior						
Window Covering Replaced	Window blinds are in good condition	None	*9,540*	*sq. ft.*		
Asbestos Removal	Not able to confirm at time of survey	None	*1*	*LS*		
Floor Coverings	No visible damage on (e) flooring	None	*31,402*	*sq. ft.*		
Paint Interior	(E) interior paint in good condition	None	*32,000*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*26*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*31,402*	*sq. ft.*		
Acoustical Ceiling Replacement	Some ceilings have not been replaced	See masterplan for acoustical ceiling tile replacement at specific rooms	*3,128*	*sq. ft.*		
Heating System Renovation	Heating system has been updated	None	*21,940*	*sq. ft.*		
Cabinetry Renovation	Cabinetry non-accessible.Item unfinished	See masterplan for individual casework recommendations	*51,000*	*1997 LS*		
Life & Safety Compliance upgrade / ADA						
Exterior door & hardware upgrades	Exterior doors are generally new and have accessible hardware	None	*28*	*each*		
Interior door hardware upgrades	Interior doors are generally in good condition and have accessible hardware	None	*28*	*each*		
Handicap Ramps	Item finished	None	*10*	*ft*		
Elevator Addition and Stair Revision	Item finished	None	*1*	*LS*		
Drinking fountain accessibility upgrades	Drinking fountains in good condition but not accessible	Provide hi-lo accessible drinking fountains	*2*	*each*		
Toilet Room Upgrades	Toilet rooms are in good condition	None	*1*	*LS*		
Wheelchair Lift @ Stage	Lift is installed	none	*1*	*LS*		
Playground Equipment Upgrade	Playground equipment in good condition. Upgrade completed	None	*1*	*LS*		
Portable Classrooms						
New Portable Classroom	Item finished	None	*1*	*each*		

Spruce Elementary School

Mechanical Site Survey

Spruce Elementary School				
Note: Heating upgrade was recommended in 1997. The Hydronic heating system boiler is upgraded, but the unit ventilator in the classroom is the orginal equipment.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
101	Unable to access. wall mounted exhaust fans were running at time of inspection.	Not applicable	none	none
103	main gym served by 4 gas unit heaters at each corner with flue up to roof cap.	Not upgraded	none	remove existing unit heater, install new gas fired heat and vent unit on roof
104	girls toilet room is served by a wall mounted exhaust fan.	Not applicable	none	exhaust fan is in bad condition, and is not operational, install new exhaust fan and door louver
105	boys toilet room is served by a wall mounted exhaust fan.	No work done	none	exhaust fan is in bad condition, and is not operational, install new exhaust fan and door louver
Unit B (Hydronic heating system by an "AJAX" Gas fired boiler manufactured in 1999)				
101	main dining hall is served by a 100% outside air hydronic heating fan coil unit and a relief louver with motorized damper	Heating system was upgraded after 1997 according to the year the boiler was built	None	install new Energy Management System
102 and janitor closet	girls and boys toilet rooms and the janitor closet are served by a wall mounted exhaust fan	Not applicable		increase size of door louver to the toilet's foyer
103	The existing AJAX boiler is located in 103. the model is WNG800, 800K input. The boiler is serving all of the hydronic heating system in building B	Boiler manufactured in 1999, heating system upgraded	none	replace with a high efficient boiler and install Energy Management System
104	The kitchen has two inline exhaust fans in the ceiling. The inlet is ducted to a couple of ceiling diffusers above the convection oven and discharge the heat out to an exterior wall louver. There is a custom make exhaust hood above one of the convection ovens and is ducted into an enclosure. There is no direct make up air to the kitchen. Make up air is transfered through the roll up door and the entry door by the hydronic fan coil unit in the dining hall	Not applicable	remove custom make exhaust hood and install ceiling exhaust diffuser above oven.	
105	girls and boys toilet rooms is served by an in-wall mounted exhaust fan discharge to a wall cap.	Not applicable	none	in-wall fan is still operational, but requires cleaning
106	Library has no HVAC system	Not upgraded	install new hydronic fan coil with minimum outside air	install Energy Management System
107	classroom is served by a hydronic cabinet fan coil unit for heating and a wall mounted exhaust fan ducted to a ceiling register for ventilation, but there is no make up air.	heating system upgraded	There is no outside air to make up the exhaust air. Provide outside air	none
201	2nd floor library is served by 2 Carrier gas fired furnaces model 58PAV 135-16 with flues up to roof cap and outside air ducted to roof mounted outside air hood. The furnaces are located in the Mezzanine level. The mezzanine level is ventilated by an exhaust fan. there is an inline exhaust fan ventilating the two offices.	heating system upgraded	the inline exhaust fan for the offices is not operational, replace with new fan	install economizer cycle control and Energy Management System to the furnaces
202, 203, 207, 208	Each classroom is served by a hydronic cabinet fan coil unit for heating, and a fan system with outside air/ relief air louver/motorized damper for ventilation and outside air cooling. There are three controls for the different system.	heating system upgraded	None	consolidate the heating, ventilating system as one control

Mechanical Site Survey

Spruce Elementary School				
Note: Heating upgrade was recommended in 1997. The Hydronic heating system boiler is upgraded, but the unit ventilator in the classroom is the orginal equipment.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
301, 303, 307, 308	Each classroom is served by a hydronic cabinet fan coil unit for heating, and a fan system with outside air/ relief air louver/motorized damper for ventilation and outside air cooling. There are three controls for the different system.	heating system upgraded	None	consolidate the heating, ventilating system as one control
302	women's toilet room has no exhaust system for ventilation. Mens toilet has an exhaust grille duct up to a roof exhaust fan.	Not applicable	Add a new exhaust fan and door louver for the womens toilet room	none
304	a small office on third floor is heated by a hydronic baseboard heater.	Not upgraded	None	None
Unit C (Hydronic heating system by an "AJAX" Gas fired boiler manufactured in 1999				
102 thru 105, 113,114, 202 thru 205, 226,227	Each classroom is heated by a hydronic cabinet fan coil unit with a 40X12 outside air louver providing minimum outside air.	heating system boiler is upgraded, but hydronic cabinet fan coil unit is not.	none	clean outside air louver
106, 107	girls and boys toilet rooms are each ventilated by a wall mounted exhaust fan.	Not applicable	Add door louver	install ceiling mounted exhaust fan in toilet room and discharge to wall cap
108, 110	staff toilet has no ventilation	Not applicable	install exhaust fan and door louver	
206, 208	girls and boys toilet rooms are each ventilated by a roof mounted exhaust fan.	Not applicable	none	none
207	The existing AJAX boiler is located in 207. the model is WNG800, 800K input. The boiler is serving all the hydronic heating system in building C	built in 1999, heating upgraded	none	replace with a high efficient boiler and install Energy Management System
211, 212, 217, 218, 220, 221, 222, 223	The administration offices are heated by hydronic baseboard heaters. The toilet room in room 211 has no ventilation. Unit 223 is a server room and a copier room but there is no cooling unit or ventilation.	heating upgraded	Add exhaust fan to the toilet room	add exhaust fan and outside air intake to the server/copier room.
Unit D (Gas fired furnace closet)				
01, 02	Each classroom is heated by a gas fired furnace Carrier model 58PAV090 in the mech. Closet with minimum outside air	heating upgraded	none	install new economizer control and Energy Management System to eadh furnace.
Portables				
unit 1	the two portables are each heated and ventilated by a gas fired wall mounted BARD unit.	not applicable	none	none
unit 2	portable toilet rooms are each ventilated by a in wall mounted exhaust fan and are heated by a wall mounted electrical heater	not applicable	none	none
unit 3	the two portables are each heated and ventilated by a gas fired wall mounted BARD unit.	not applicable	none	none
unit 4	Heated by a gas fired furnace "janitrol" model 20-101, 100K input heat cap.,and minimum outside air thru an exterior wall louver	not applicable	none	none
unit 5,6	The portables are each heated by a carrier high efficiency furnace with minumum outside air	not applicable	none	none
unit 7,8	The portables are each heated and ventilated by a gas fired wall mounted BARD unit.	not applicable	none	none

Spruce Elementary School

Plumbing Site Survey

Spruce Elementary School			
General Recommendations			
1. Replace all building gas shut-off valves and valves at equipment.			
2. Replace all exterior hose bibs with new.			
3. Provide (n) 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.			
Area Designation	**Existing Condition**	**Necessary Renovations**	**Recommendations**
Site			
	Basement piping in Unit B is not draining properly.	Verify site sewer piping from basement is in good condition, has no obstructions, and is sloped to code requirements by doing a video inspection. Rod/repair as required.	Replace existing portions of damaged pipe.
		All buildings/portables to have separate gas shut-off valves accessible from grade.	
Unit A			
101	Unable to access.		
102	drinking fountain: single height, vitreous china bowl	Replace with new dual height drinking fountain.	
103	Gas piping along wall to serve unit heaters		If District opts for new equipment, remove and replace all gas piping.
104	Original 1 wall mtd lav, 1 fiberglass washbasin (4 legs), 1 urinal, 1 water closet	Provide new rough-in and replace existing fixtures with new.	
105	2 wall mtd lav, 3 water closet	Provide new rough-in and replace existing fixtures with new.	
Unit B			
101	Dual height ss df		
102	Men's: 1 FV wall mtd. water closet, 1 urinal, 1 lav, 1 floor drain Women's: 1 FV flr mtd water closet, 1 lav, 1 floor drain	Replace water closet flush valves with new.	
103	Boiler room: Floor drain filled with dirt and debris, hot water piping not insulated, 12 yr old 50 gal gas fired water heater, blakc plastic storage tank.	Clear floor drain of all dirt and debris, insulate all hot water piping.	Replace floor drain grate, water heater, and valving. Verify use of tank and remove/replace as required.
104	1 - 2 compartment sink with galvanized waste and wall mtd faucet, 1 single compartment sink with wall mtd faucet, gas fired convection oven	Verify if local codes require indirect drainage of 2-compartment sink.	Replace trim (except faucet) on 2 compartment sink. Replace single comp sink and trim. Replace gas valve and connection to convection oven.
105	Boys: 2 flr mtd water closets, 2 large wall mtd urinals, 1 lav Girls: 2 flr mtd water closets, 1 lav		Provide new rough-in and replace existing fixtures with new.

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
106	1 single comp sink w/ faucet		Replace sink and trim.
202, 203, 207, 208	1 classroom sink		Replace trap and supplies.
301, 303, 307, 308	1 classroom sink		Replace trap and supplies.
302	Boys: 1 flr mtd. water closet, 1 urinal, 1 lav Girls: 3 flr mtd. water closets, 2 lavs	Water piping for these restooms is galvanized and shall be replaced with copper.	
Unit C			
102-105, 113, 114	1 classroom sink		Replace sink and trim.
106	1 water closet, 3 urinals, 3 lav (recently renovated)		
107	3 water closets, 3 lav, exterior SS drinking fountain (recently renovated)		
108	1 flr mtd water closet, 1 lav, 1 flr mtd urinal	Replace strainer at urinal.	Replace existing fixtures and trim with new.
110	1 mop sink (standing type)	Replace faucet with new.	Replace mop sink and trim.
202-205, 227	1 classroom sink		Replace sink and trim.
206	1 water closet, 3 urinals, 3 lav	Replace faucets, stops, and supplies at lavs.	Replace existing fixtures and trim with new.
207	1 water heater	Provide new seismic strapping and insulate hot water piping.	Replace existing water heater and valves with new.
208	3 water closets, 3 lav	Replace faucets, stops, and supplies at lavs.	Replace existing fixtures and trim with new.
209	1 flr mtd water closet		
211	1 sink with point-of-use tank water heater in base cabinet		Replace sink and trim.
222	1 sink with point-of-use tank water heater in base cabinet		Replace sink and trim.
226	1 classroom sink, 1 exterior drinking fountain.		Replace sink and trim, replace drinking fountain with dual height type.

Spruce Elementary School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit D			
Kindergarten Restroom	2 water closets, 1 classroom sink		Replace fixtures and trim.
Portables			
Unit 1	Boys': 1 water closet 3 urinals, 2 lavs Girls': 3 water closets, 2 lavs		Replace fixtures and trim.
All (except Unit 1)	1 classroom sink		Replace sink and trim.

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	South side of C	Primary site electrical service replaced with PG&E pad-mounted transformer. A 1600A, 208/120V, 3ph, 4-wire switchboard was located adjacent in 1999t.			Replace or paint rusting switchboard.	Paint switchboard	1
	C		Remove old switchboard in storage room.			Remove old switchboard	2
	Parking area		Remove old switchboard .				
Power Distribution				Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop			
				Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF.			
				All receptacles installed in bathrooms and at sinks shall have GFCI protection			
	A	The distribution panel in the gym is old - probably the original.	Replace distribution panel		Add GFI receptacle in each bathroom	120/208V panel	1
		Adequate receptacles located around the area.				receptacles	2
		No receptacles in bathrooms					
	B	Replaced all power distribution panels with panels LA, LC and LD	Replace distribution panel A in cafeteria	Access to panel is obstructed	Add GFI receptacle above sink counter	120/208V panel	2
		Added surface raceway for additional power receptacles	Replace old non-GFI receptacle at sink in Room 1 with GFI rec.	Lower switches in several classrooms		receptacles	5
		Added power pole in computer lab (rm 20)					
		GFI receptacles added above sink counters & in bathrooms					
	C	A 600A, 120/208V, 3 ph service panel DP to feed panel A,B, C, G and K installed in 1998.		Access to panels are obstructed		receptacles	4
		Replaced all power distribution panels A,B, C, G		Replace receptacle @ sink in rooms 1 & 2 with GFI recept..			
		GFI receptacles added above sink counters & in bathrooms		Lower counter GFI receptacle in room 8. Provide a GFI rec. for the microwave and refrigerator located on the counter			
		Added surface raceway for additional power receptacles					
	D	Replaced power distribution panel K			Add GFI receptacle above sink counter and in bathrooms	receptacles	6
		Added surface raceway for additional power receptacles					
	Portable 1	No receptacles exist in bathrooms			Add GFI receptacles in bathrooms		
	Portable 2	Added surface raceway for additional power receptacles	Replace distribution panel			120/240 panel	8
	Portable 3	Added surface raceway for additional power receptacles	Replace distribution panel				
	Portable 4	Add surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Portable 5	Add surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Portable 6	Replaced power distribution panel	Add surface raceway for additional power receptacles.		Add receptacle @ sink with GFIs		
	Portable 7	Added surface raceway for additional power receptacles	Replace distribution panel	Replace receptacle @ sink with GFI			
	Portable 8	Add surface raceway for additional power receptacles.	Replace distribution panel	Replace receptacle @ sink with GFI			
	Portable B7	Receptacles have been located in the classroom	Replace distribution panel	Remove clutter 36" in front of panels.			
	(New)		Add surface raceway for additional power receptacles.			receptacles	10
	Portable B8	Receptacles have been located in the classroom	Replace distribution panel			120/240V panel	1
	(New)		Add surface raceway for additional power receptacles.			receptacles	10
Lighting System				All switches a maximum 48" AFF			
	A	The lighting in the gym and bathrooms is old - probably the original.	Replace all lighting and switching.		Use Occupancy sensors in offices, closets, corridor and bathrooms	Switches & Occupancy sensors	5
					Replace all exterior lighting	100W HPS highbay lights	10
	B	The lighting in this building appears to be in good condition except in noted areas. All lamps have been upgraded to energy efficient T8.	Replace lighting in Cafeteria, offices, bathrooms, electrical/mechanical rooms & storage areas		Use Occupancy sensors in offices, closets, corridor and bathrooms	2-lamp fluorescent 1X4 light	45
					Repair flickering lights in Room 15	Switches & Occupancy sensors	18
					Repair lens in sickroom		
					Replace all exterior lighting		
	C	Upgraded lighting in most areas	Replace lighting in Faculty area, offices, bathrooms & storage areas		Replace all exterior lighting	2-lamp fluorescent 1X4 light	5
		Occupancy sensor in Cafeteria and resource Center.			Repair lens in server room	2-lamp fluorescent 1X4 light	60
					Move the switch in the server room from behind the door.	switch	1
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
	D	Lighting in this unit is good but the lamps appear to be old T12's	None	All switches a maximum 48" AFF	Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	10
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	100
					Replace exterior lighting		
	Portable 1	The lighting in the bathrooms is old - probably the original.	Replace lighting in bathrooms		Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 2	The lighting in the bathrooms is old - probably the original.	Replace lighting in classroom		Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 3	The lighting in the bathrooms is old - probably the original.	Replace lighting in classroom		Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4

Spruce Elementary 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
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 4	Lighting looks good and seems fairly new			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 5	Lighting looks good and seems fairly new		Lower switch to a max. 48" AFF	Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	5
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 6	Lighting looks good and seems fairly new			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 7	Lighting looks good and seems fairly new			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable 8	Lighting looks good and seems fairly new			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable B7	Lighting looks good and seems fairly new			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
	(New)				Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
	Portable B8	Lighting looks good and seems fairly new			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
	(New)				Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.	fluorescent lamp	36
Fire Alarm System	A	This building has one pull station and one horn/strobe light.		Install a fully automatic system per DSA and SB575 requirements		Install a fully automatic system per DSA and SB575 requirements	2
	All except A	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998		Install a fully automatic system per DSA and SB575 requirements			
PA/clock	A	None	Install new PA/clock units interfaced with campus system.			PA/clock unit	2
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	Portable 1	NA					
	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 B7	New Rauland 1100 units have been installed.					
	Portable B8	New Rauland 1100 units have been installed.					
Telephone/Data/CATV Networking System	A	There is no telephone, data or CATV in this building	Install 8 new voice and data network tied into the rest of the campus.			data outlet	108
	B	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	telephone outlet	4
		Added power/data pole in computer lab (Rm 20) and library			Fix telephone outlets to wall in 3rd floor classrooms	CATV outlet	11
	C	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	100
					Install new telephone back board to replace the damaged existing board and rewire.	CATV	2
	D	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	Replace telephone backboard	1
					Replace damaged network rack.	Replace damaged network rack.	1
	Portable 1	There is no telephone, data or CATV in this building					
	Portable 2	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	90
	Portable 3	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	9
	Portable 4	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 5	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 6	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 7	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV		

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	Portable 8	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable B7	Telephone/Data outlets have been located in the classroom. A patch panel is located in this portable			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable B8	Telephone/Data outlets have been located in the classroom			Add 1 data outlet at each receptacle in power raceway. Add CATV		

FEMA 154:
Rapid Visual Screening and Summary Report

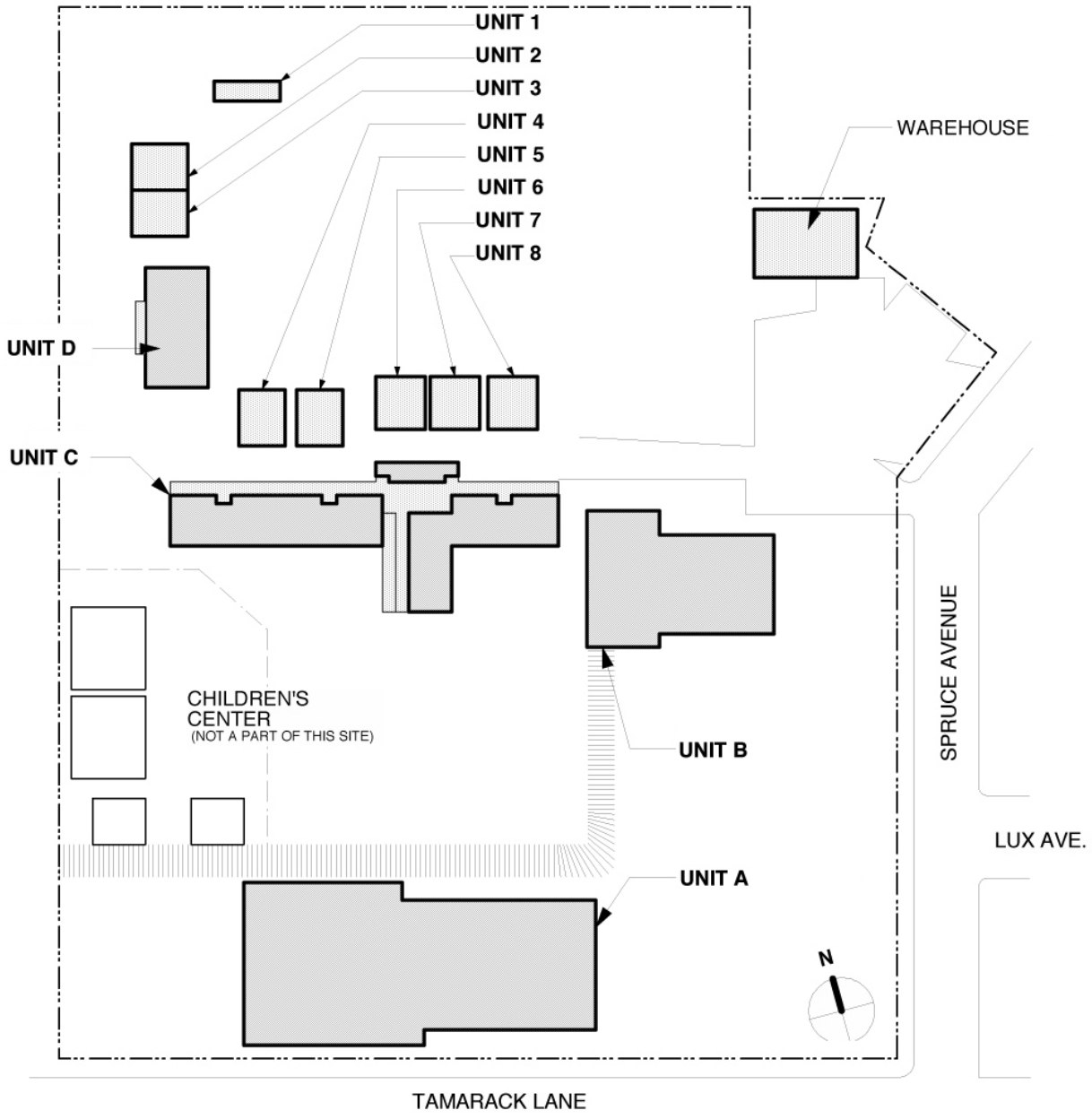
Spruce Elementary School
501 Spruce Ave
South San Francisco, CA 94080

South San Francisco Unified School District



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

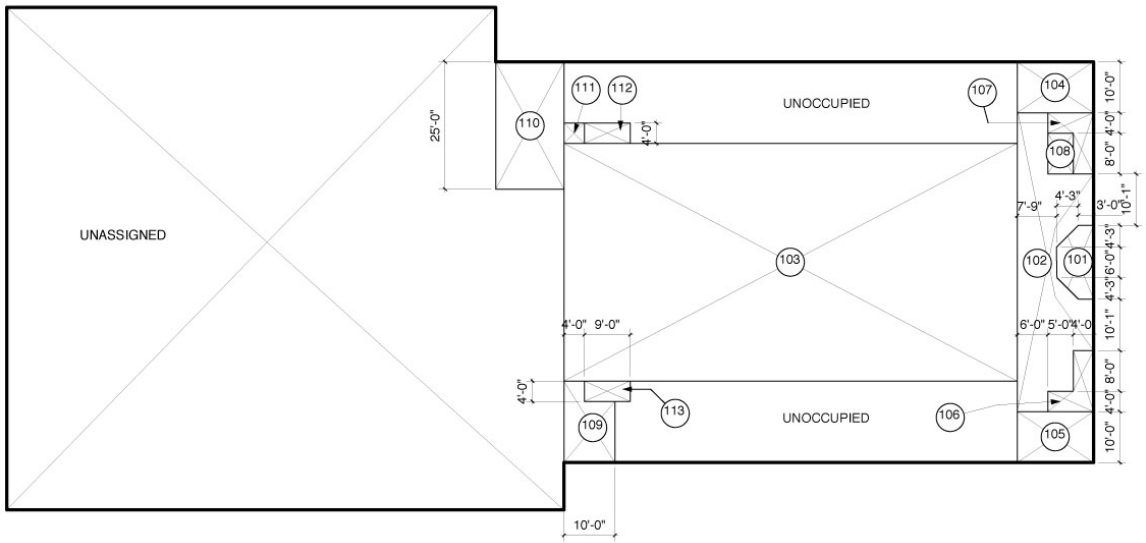
August 25, 2006



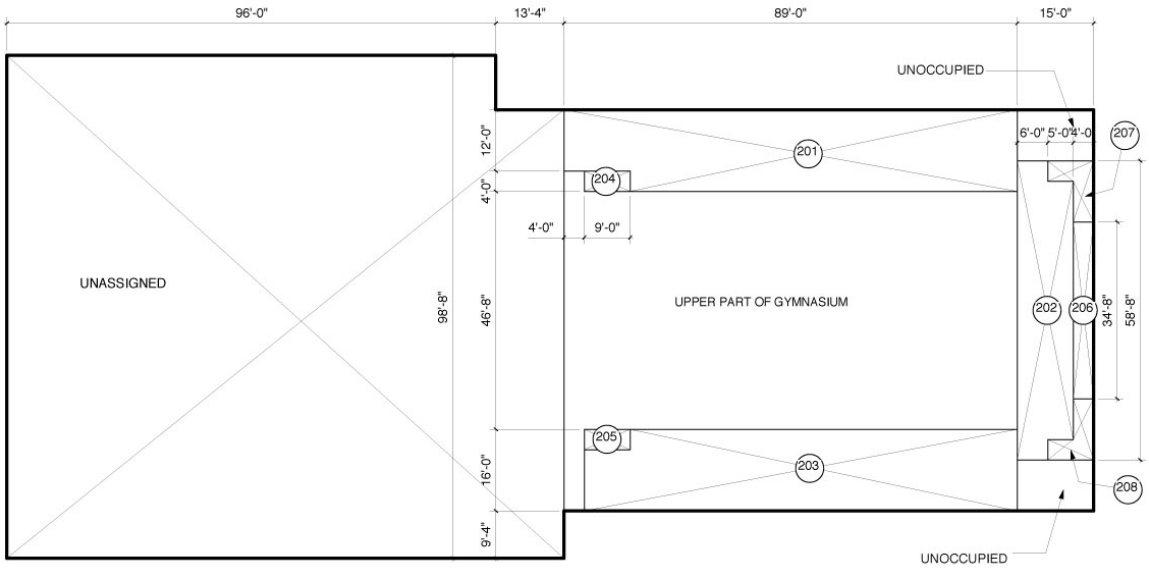
Site Plan – Spruce Elementary School

Unit A – Spruce Elementary School

Lower Level



Upper Level



Name	Unit A– Spruce Elementary School
Use	Gym
Distance to Fault	4.0 km
Year Built	1934
Year of Major Modification	N/A
Building Type	Concrete Shear Wall (C2)
FEMA 154 Score	1.2
Description	The sloped roof is plywood sheathed. The roof is supported by wood beams on wood trusses framed to interior wood posts. The building has tall concrete shear walls on four sides with punched openings on both the upper and lower level.
Comments	A portion of the building was not accessible for this survey. All descriptions are based on only a partial understanding of the structure. The inaccessible areas are integral parts of the overall building structure. Wooden roof diaphragms and framing typically do not provide adequate out-of-plane support for heavy and stiff perimeter walls such as concrete and masonry in older structures. Modern building codes provide detailed requirements for construction of this type to address the historically poor behavior of these types of buildings. Further study is recommended. No significant maintenance issues were noted.

Unit A – Spruce Elementary School

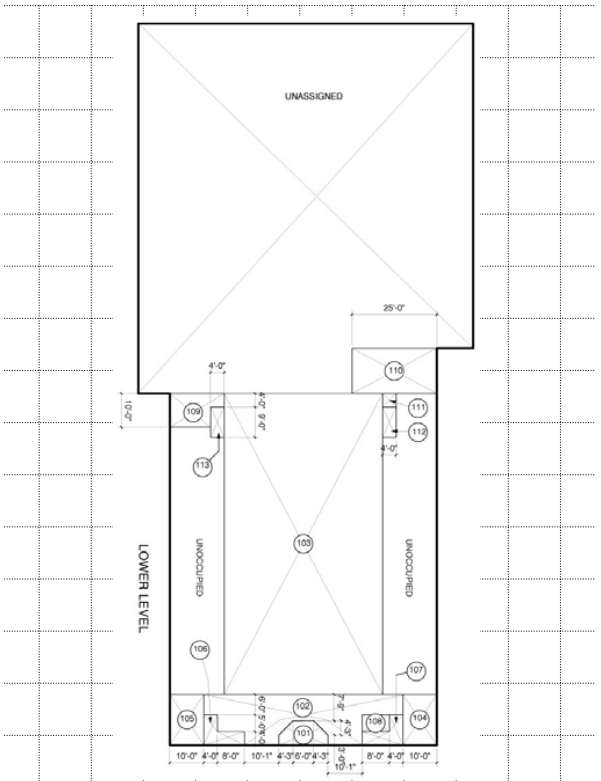




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 501 Spruce Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Gym
No. Stories 2 **Year Built** 1934
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 30000
Building Name Unit A - Spruce Elementary School
Use Gym



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* 1.2

COMMENTS: Plywood sheathed roof supported by large wood trusses framed to wood posts. Concrete shear walls on four sides. A portion of the building was unaccesible for the survey.

Detailed Evaluation Required

[YES] NO

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

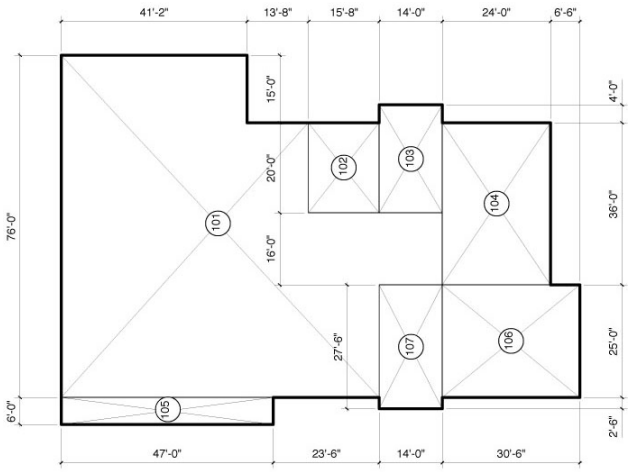
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

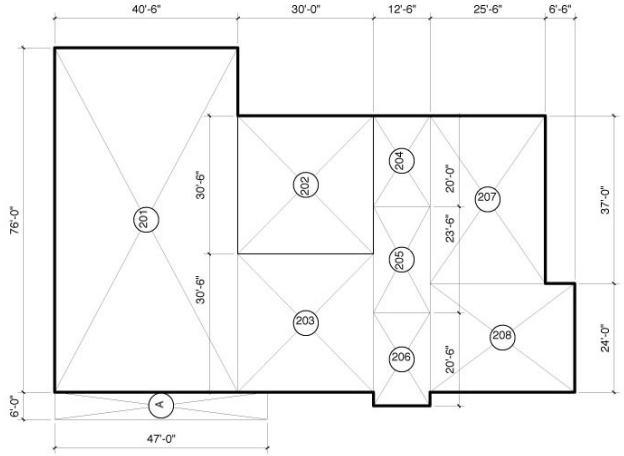
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit B – Spruce Elementary School

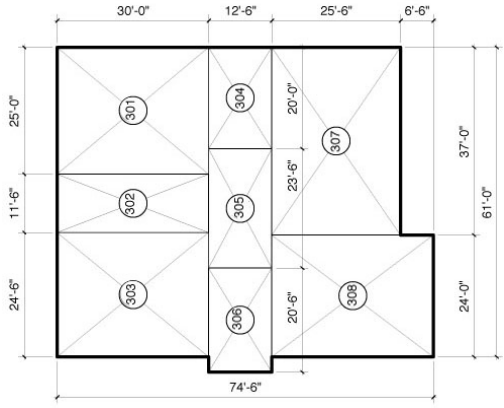
First Floor



Second Floor



Third Floor



Name	Unit B – Spruce Elementary School
Use	Classroom, Cafeteria/Multipurpose
Distance to Fault	4.0 km
Year Built	1934
Year of Major Modification	N/A
Building Type	Concrete Shear Wall (C2),
FEMA 154 Score	1.2
Description	The building's gravity system is broken into two halves. One half has a roof system of diagonal sheathing supported by steel beams and large steel trusses. The floors are supported by diagonal sheathing, steel beams and joists. Full height concrete columns support all floor and roof levels. The other half's roof and floor system is diagonal sheathing framed to wood joists and concrete beams which in turn are supported by concrete columns. The building has concrete shear walls in both the longitudinal and transverse directions. There is a stand alone elevator tower that is seismically separated from the building that is not included in this evaluation.
Comments	The building has 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 maintenance issues were noted.

Unit B – Spruce Elementary School

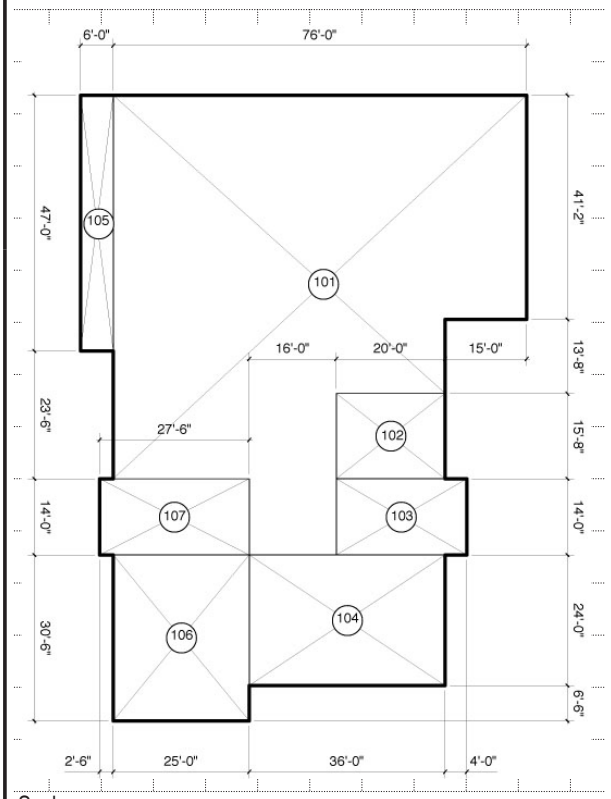




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 501 Spruce Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 3 **Year Built** 1934
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 18500
Building Name Unit B - Spruce Elementary School
Use Classroom, Cafeteria, Multipurpose



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: Concrete Walls, 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 building's lateral-force resisting system is concrete shear walls in both directions. The roof and floor diaphragms are diagonally sheathed.

Detailed Evaluation Required

[YES] NO

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

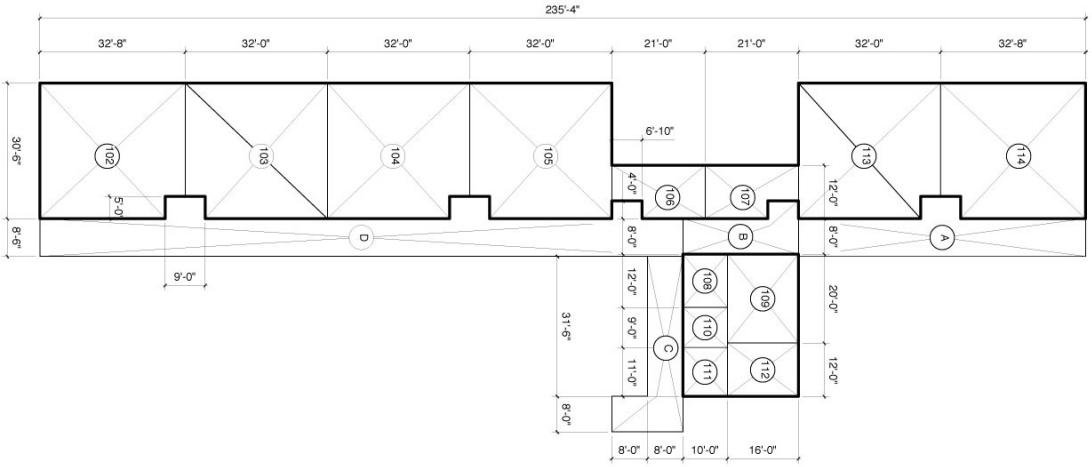
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

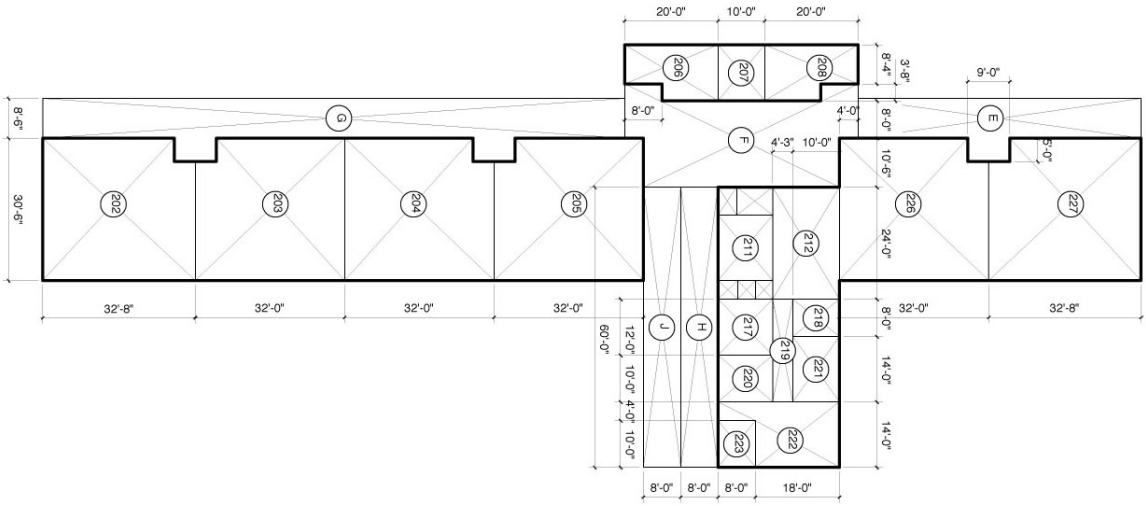
SW = Shear wall
TU = Tilt up
URM INF = Unreinforced masonry infill

Unit C – Spruce Elementary School

First Floor



Second Floor



Name	Unit C – Spruce Elementary School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1956
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Concrete Shear Wall (C2)
FEMA 154 Score	1.2
Description	The roof and the floor diaphragm appear to be plywood sheathed supported by wood beams and joists. The ground floor is built partially such that three of the walls are concrete and act as both shear walls and retaining walls. The fourth side of the ground floor has plywood shear walls. The second floor has plywood shear walls on three walls acting as the lateral force resisting system.
Comments	The building has a lateral-force resisting system on three of the four walls. The incomplete lateral-force resisting system should be further examined. The steel channels supporting the ramps exterior edge appear to be rusting. No non-structural falling hazards were noted.

Unit C – Spruce Elementary School

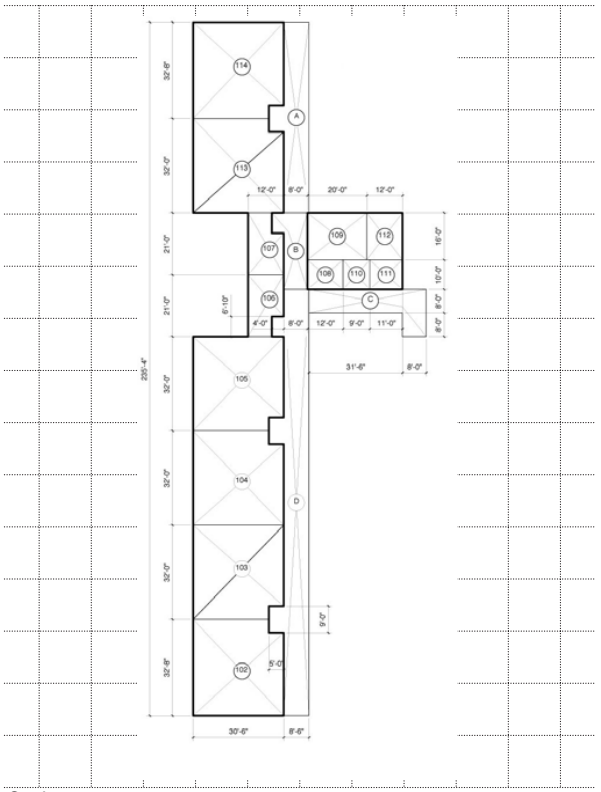




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 501 Spruce Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom, Office
No. Stories 2 **Year Built** 1957
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 16900
Building Name Unit C - Spruce Elementary School
Use Classroom, Office



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*		2.0							1.2						

COMMENTS: The ground floor has concrete shear walls, which double as retaining walls, on three sides with plywood shear walls on the fourth. The upper level has plywood shear walls on three sides and the fourth is lacking a lateral-force resisting system.

Detailed Evaluation Required

[YES] NO

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

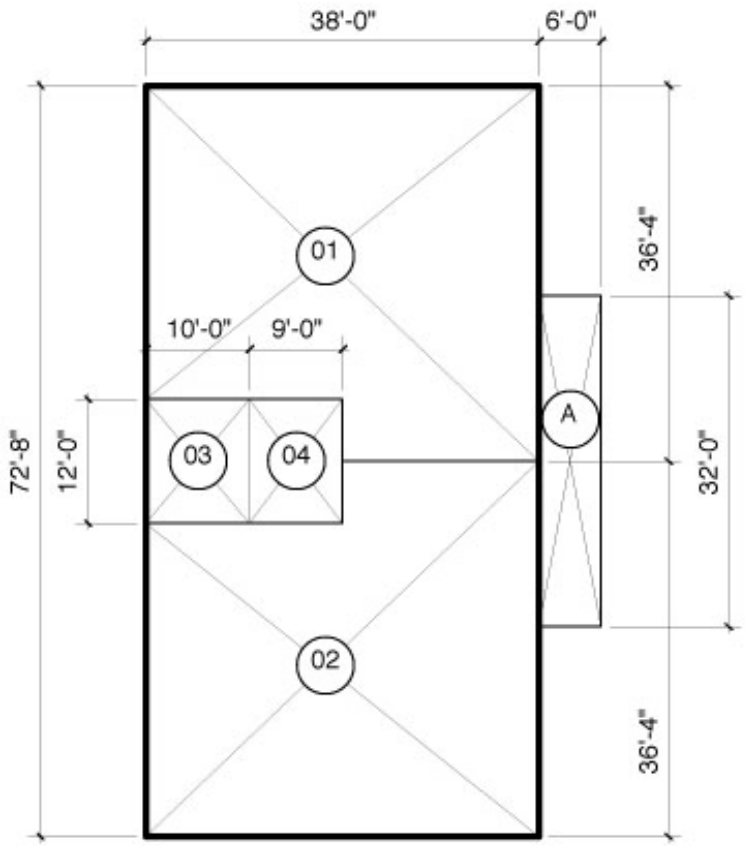
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Spruce Elementary School

Ground Level



Name	Unit D – Spruce Elementary School
Use	Classroom
Distance to Fault	4.0 km
Year Built	1968
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	This is a light wood-framed building with a plywood diaphragm. There are plywood shear walls on all four walls and on the interior partitions. The canopy is independent of the roof diaphragm.
Comments	The building's lateral-forces are resisted in both directions by plywood shear walls. No maintenance issues or non-structural falling hazards were noted.

Unit D – Spruce Elementary School

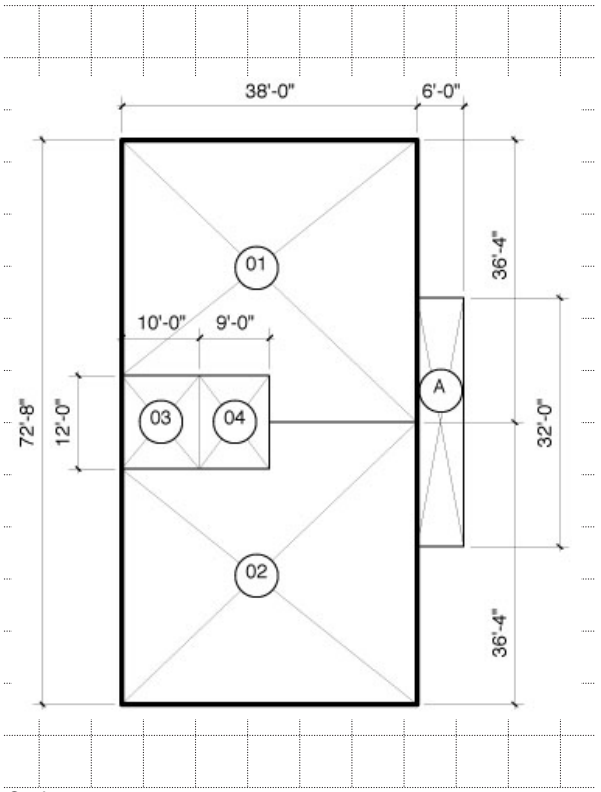




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: Spruce, 501 Spruce Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1968
Screener MSa/MSc **Date** 8/10/06
Total Floor Area (sq. ft.) 2800
Building Name Unit D - Spruce Elementary 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* 4.4

COMMENTS: Plywood sheathed roof with plywood shear walls 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





SSFUSD

Sunshine Gardens Elementary School

Sunshine Gardens Elementary School

Recommendation Summary

Sunshine Gardens Elementary School has some overall aesthetic and organizational problems that prevent the school's staff, parents, and students from functioning as a community, which is desperately needed at this particular site. While the administration offices are suitably located at the school's main entrance, the offices lack sufficient space for the various functions they serve. Additionally, the building does nothing architecturally to promote the parent involvement and interaction needed at this specific school. Sunshine Gardens would be an ideal site to receive a new or re-worked administration building. A more visual and welcoming entrance would create a gateway to the school and serve as a gathering place. A larger administration wing, with more office and support spaces, would foster a better relationship among the faculty and staff, who currently have to fight for space. Something as simple as an outdoor gathering place for parents and easily updated electronic signage could encourage families to interact and would keep them well informed of school events. Additionally, the large asphalt courtyards throughout the campus could be put to better use as classroom gardens or learning spaces. The relocatable classrooms at the site should also be replaced with a new classroom wing.

Though steps were made under the previous bond to make the campus universally accessible, some changes are still needed. Further renovations at the school's restrooms are needed, with more attention paid to finishes and the overall modernization of the spaces. Additional accessibility updates are also necessary at exterior landings, thresholds, and classroom cabinetry.

To ensure energy efficiency as a part of Sunshine Gardens' future, occupancy sensors and more efficient fluorescent lamps should be installed throughout the school. Additionally, the school's single glazed, aging windows and frames need to be replaced with more efficient double glazed windows.

The infrastructure at Sunshine Gardens is in need of an immediate upgrade. Original gas, water, and irrigation lines are still in use on the campus and should be replaced. While some classrooms have newer furnaces, many need to be replaced. Underground duct work should also be replaced at the site.

Existing Buildings

Unit A	Administration, Classrooms
Unit B	Administration
Unit C	Classrooms
Unit D	Classrooms
Unit E	Classrooms
Unit F	Classrooms
Unit G	Multipurpose
Units 1-4	Relocatable Classrooms

Current Site



Executive Summary

Sunshine Gardens Elementary School



School Profile

Address:	1200 Miller Ave. South San Francisco, CA 94080
Built:	1934
Site Acreage:	15.040
SF of Building Area:	47,260.73
2005-2006 Enrollment:	327
Buildings:	7
Relocatable Classrooms:	4
Teaching Stations:	31
Restrooms:	30

Proposed Site



Master Plan Scope

Priority Projects:	
1. Administration Addition	$509,200
2. Outdoor Learning Terrace	$316,325
3. Modular Classroom Wing to Replace Relocatable Classrooms	$1,420,273
Group 1:	**$1,484,127**
Restroom Renovations	
ADA Upgrades	
Group 2:	**$1,594,862**
Seismic Upgrades	
Hazmat Allowance	
Fire Sprinklers	
Fire Hydrants	
Group 3:	**$5,623,966**
Electrical and Tech Upgrades	
Plumbing Upgrades	
Exterior Finishes	
HVAC Upgrades	
Exterior Lighting	
Fire Alarm Upgrades	
Group 4:	**$427,969**
Classroom Upgrades	
Total Cost:	**$11,376,722**

Sunshine Gardens Elementary School

Unit A

Year Built:	1954
DSA#:	12477
Year of Major Modification:	None
Construction Type:	Type VB
SF:	8137.5
Building Usage:	Administration, Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit B

Year Built:	1954
DSA#:	12477
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6341.57
Building Usage:	Classrooms, Kitchen
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit C

Year Built:	1957
DSA#:	15671
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5353.42
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit D

Year Built:	1957
DSA#:	15671
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5353.43
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Sunshine Gardens Elementary School

Unit E

Year Built:	1957
DSA#:	15671
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6067.51
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit F

Year Built:	1957
DSA#:	15671
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5729.73
Building Usage:	Classrooms
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1991

Unit G

Year Built:	1957
DSA#:	15671
Year of Major Modification:	1957
Construction Type:	Type VB
SF:	7415.57
Building Usage:	Multi-use space, kitchen, lockers
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 1

Year Built:	1997
DSA#:	67863
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Sunshine Gardens Elementary School

Unit 2

Year Built:	1997
DSA#:	01-100-698
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 3

Year Built:	1997
DSA#:	69592
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Individual Gas Heat Systems
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

CUMMING
LLC

South San Francisco Unified School District
Sunshine Gardens Elementary School Campus Modernization
South San Franscisco, California

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

Preparedfor 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
Sunshine Gardens Elementary School Campus Modernization (Q3 2009 Pricing Update)
South San Franscisco, California
Masterplan Statement Of Probable Cost **Date: 08/28/09**

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom / Admin	8,138 SF	$163,321	$177,298	$737,230	$69,854	$141.04	**$1,147,703**
B Building "B" - Classroom	6,342 SF	$386,947	$156,161	$540,015	$57,546	$179.87	**$1,140,668**
C Building "C" - Classroom	5,353 SF	$18,084	$116,639	$496,389	$48,156	$126.88	**$679,267**
D Building "D" - Classroom	5,353 SF	$65,902	$116,639	$405,967	$49,646	$119.20	**$638,154**
E Building "E" - Classroom	6,068 SF	$58,555	$132,197	$477,404	$53,809	$118.99	**$721,965**
F Building "F" - Classroom	5,730 SF	$323,715	$130,130	$471,266	$52,150	$170.56	**$977,260**
G Building "G" - MPR / Kitchen	7,416 SF	$72,557	$169,310	$602,096	$96,809	$126.86	**$940,772**
H Portables	2,872 SF	$30,587	$63,634	$179,824	$96,321	$128.96	**$370,366**
I Sitework	250,000 SF	$395,047	$661,925	$1,552,199		$10.44	**$2,609,171**
TOTAL CONSTRUCTION COST		**$1,514,714**	**$1,723,933**	**$5,462,390**	**$524,290**		**$9,225,327**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom / Admin	8,138 SF	$163,321	$177,298	$737,230	$69,854	$141.04	**$1,147,703**
A Building "A" - Modernize (e) Admin space	1,675 SF			$341,400		$203.82	**$341,400**
B Building "B" - Classroom	6,342 SF	$386,947	$156,161	$540,015	$57,546	$179.87	**$1,140,668**
C Building "C" - Classroom	5,353 SF	$18,084	$116,639	$496,389	$48,156	$126.88	**$679,267**
D Building "D" - Classroom	5,353 SF	$65,902	$116,639	$405,967	$49,646	$119.20	**$638,154**
E Building "E" - Classroom	6,068 SF	$58,555	$132,197	$477,404	$53,809	$118.99	**$721,965**
F Building "F" - Classroom	5,730 SF	$323,715	$130,130	$471,266	$52,150	$170.56	**$977,260**
G Building "G" - MPR / Kitchen	7,416 SF	$72,557	$169,310	$602,096	$96,809	$126.86	**$940,772**
H Portables	2,872 SF	$30,587	$63,634	$179,824	$96,321	$128.96	**$370,366**
I Sitework	250,000 SF	$395,047	$661,925	$1,552,199		$10.44	**$2,609,171**
J New addition to Admin Bldg, complete	875 SF			$350,915		$401.05	**$350,915**
TOTAL CONSTRUCTION COST		**$1,514,714**	**$1,723,933**	**$6,154,705**	**$524,290**		**$9,917,642**

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

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Classroom / Admin	8,138 SF	$193,438	$209,992	$873,177	$82,735	$167.05	**$1,359,342**
B Building "B" - Classroom	6,342 SF	$458,300	$184,957	$639,595	$68,157	$213.04	**$1,351,010**
C Building "C" - Classroom	5,353 SF	$21,419	$138,147	$587,924	$57,036	$150.28	**$804,526**
D Building "D" - Classroom	5,353 SF	$78,055	$138,148	$480,828	$58,801	$141.19	**$755,831**
E Building "E" - Classroom	6,068 SF	$69,352	$156,575	$565,438	$63,732	$140.93	**$855,097**
F Building "F" - Classroom	5,730 SF	$383,408	$154,126	$558,168	$61,766	$202.01	**$1,157,469**
G Building "G" - MPR / Kitchen	7,416 SF	$85,936	$200,532	$713,124	$114,661	$150.26	**$1,114,253**
H Portables	2,872 SF	$36,227	$75,369	$212,984	$114,082	$152.74	**$438,663**
I Sitework	250,000 SF	$467,894	$783,986	$1,838,429		$12.36	**$3,090,309**
TOTAL CONSTRUCTION COST		**$1,794,031**	**$2,041,831**	**$6,469,668**	**$620,970**		**$10,926,500**

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

ALTERNATE CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Gymnasium	30,083 SF	$249,280	$1,086,401	$2,359,538	$311,095	$133.18	**$4,006,314**
B Building "B" - Classroom	18,614 SF	$590,317	$960,685	$1,661,398	$211,591	$183.95	**$3,423,990**
C Convert classroom to admin space in Bldg B	2,200 SF			$417,549		$189.79	**$417,549**
D Building "C" - Classroom	17,846 SF	$307,598	$908,290	$1,298,481	$103,748	$146.70	**$2,618,117**
Convert admin space to classrooms in Bldg C	1,600 SF			$303,672		$189.79	**$303,672**
D Building "D" - Classroom	2,825 SF	$59,208	$77,613	$333,671	$53,263	$185.38	**$523,755**
F Portables	7,200 SF	$39,291	$366,687	$1,045,889	$62,640	$210.35	**$1,514,506**
G Sitework	80,000 SF	$918,923	$1,410,142	$271,373		$32.51	**$2,600,438**
TOTAL CONSTRUCTION COST		**$2,164,617**	**$4,809,817**	**$7,691,571**	**$742,337**		**$15,408,341**

UNIT "A"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty
Type Of Space	
Classrooms	5,813 SF
Corridors / Support	3,513 SF
Restrooms	113 SF
DDT - open corridor space (2/3)	-1,302 SF
Total Modernized SF-age	**8,138 SF**

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	8,138 SF										
Accessibility											**$ 203,877**
Remove and replace existing thresholds	7	ea	$288.00	$479.48	**1**	$ 3,356				$ 3,356	
New kick plates to existing doors	7	ea	$215.00	$357.95	**1**	$ 2,506				$ 2,506	
Remove existing door set, provide new, enlarge openin	10	ea	$4,915.00	$8,182.82	**1**	$ 81,828				$ 81,828	
Signage, specialties & fire extinguishers	8138	sf	$1.00	$1.66	**1**	$ 13,548				$ 13,548	
Upgrade existing non accessible restrooms (Med)	100	sf	$300.00	$499.46	**1**	$ 49,946				$ 49,946	
Remove and replace sink / base cabinet	5	ea	$3,075.00	$5,119.46	**2**	$ 25,597				$ 25,597	
Patch finishes for accessibility upgrades	8138	sf	$1.00	$1.66	**2**		$ 13,548			$ 13,548	
Miscellaneous accessible upgrades	8138	sf	$1.00	$1.66	**2**		$ 13,548			$ 13,548	
Life Safety											**$ 72,481**
New fire alarm system (fully automated)	8138	sf	$4.45	$7.41	**3**			$ 60,288		$ 60,288	
Replace exterior lighting	8138	sf	$0.90	$1.50	**3**			$ 12,193		$ 12,193	
Instructional Facilities											**$ 104,879**
Repaint interior walls (100%)	4779	sf	$1.05	$1.75	**4**				$ 8,353	$ 8,353	
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	8138	sf	$2.50	$4.16	**4**				$ 33,870	$ 33,870	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Replace horizontal blinds	700	sf	$17.50	$29.14	**3**			$ 20,395		$ 20,395	
Caulking & sealant, metals, backing	8138	sf	$1.00	$1.66	**4**				$ 13,548	$ 13,548	
Miscellaneous interior repairs, allowance	8138	sf	$1.50	$2.50	**4**				$ 20,322	$ 20,322	
Building Integrity & Envelope											**$ 277,358**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5030	sf	$4.00	$6.66	**3**			$ 33,497		$ 33,497	
Replace roofing - 100% replacement	8138	sf	$18.00	$29.97	**3**			$ 243,861		$ 243,861	
Mechanical & Plumbing Systems											**$ 190,622**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	8138	sf	$1.88	$3.13	**3**			$ 25,470		$ 25,470	
Misc plumbing modifications (gas, distrib, etc.)	8138	sf	$2.00	$3.33	**3**			$ 27,096		$ 27,096	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	8138	sf	$3.50	$5.83	**3**			$ 47,417		$ 47,417	
Install economizer cycle control to furnaces	5813	sf	$6.20	$10.32	**3**			$ 60,005		$ 60,005	

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
All other HV work excluded											
Electrical Systems											**$ 184,203**
Power and distribution / convenience power											
Lower / add receptacles	8138	sf	$3.54	$5.89	**3**			$ 47,959		$ 47,959	
Minor upgrades to power distribution / raceway	8138	sf	$3.25	$5.41	**3**			$ 44,031		$ 44,031	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	**3**			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	**3**			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	8138	sf	$2.00	$3.33	**3**			$ 27,096		$ 27,096	
Adjust height of all non compliant switches	8138	sf	$1.50	$2.50	**3**			$ 20,322		$ 20,322	
Technology											**$ 72,481**
Telephone / data / CATV system											
Add additional data points	8138	sf	$3.85	$6.41	**3**			$ 52,159		$ 52,159	
Miscellaneous low voltage upgrades, minor	8138	sf	$1.50	$2.50	**3**			$ 20,322		$ 20,322	
Work from "1997 Masterplan" still to be completed											**$ 53,889**
Power Distribution											
Remove panels	1	ea	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Replace panels	2	ea	$5,000.00	$8,324.33	**3**			$ 16,649		$ 16,649	
Add surface raceways	8138	sf	$1.95	$3.25	**3**			$ 26,418		$ 26,418	
Fire Alarm System											
Add PA/clock in copy room	1	ea	$1,500.00	$2,497.30	**3**			$ 2,497		$ 2,497	
Structural											**$ 108,383**
Seismic upgrades - "low" rating	8138	sf	$8.00	$13.32	**2**		$ 108,383			$ 108,383	
Miscellaneous											**$ 74,513**
Hazmat abatement, allowance - "low" rating	8138	sf	$5.50	$9.16	**2**		$ 74,513			$ 74,513	
Site											**$ 16,657**
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	210	sf	$5.50	$9.16	**1**	$ 1,923				$ 1,923	
Provide 5' x 5' concrete landing	210	sf	$15.00	$24.97	**1**	$ 5,244				$ 5,244	
Slope AC paving from landing	420	sf	$10.00	$16.65	**1**	$ 6,992				$ 6,992	
Total Costs - UNIT "A"						**$ 193,438**	**$ 209,992**	**$ 873,177**	**$ 82,735**		**$ 1,359,342**
Total Costs Priority / Sf						**$ 23.77**	**$ 25.81**	**$ 107.30**	**$ 10.17**	**$ 167.05**	

UNIT "B"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Classrooms	4,100 SF
Corridors / Support	3,764 SF
Restrooms	604 SF
DDT - open corridor space (2/3)	-2,126 SF
Total Modernized SF-age	**6,342 SF**

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Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,342 SF										
Accessibility											**$ 483,237**
Remove and replace existing thresholds	7	ea	$288.00	$479.48	**1**	$ 3,356				$ 3,356	
Remove existing door set, provide new, enlarge openin	1	ea	$4,915.00	$8,182.82	**1**	$ 8,183				$ 8,183	
Signage, specialties & fire extinguishers	6342	sf	$1.00	$1.66	**1**	$ 10,558				$ 10,558	
Upgrade existing non accessible restrooms (med)	840	sf	$300.00	$499.46	**1**	$ 419,546				$ 419,546	
Remove and replace sink / base cabinet	4	ea	$3,075.00	$5,119.46	**2**		$ 20,478			$ 20,478	
Patch finishes for accessibility upgrades	6342	sf	$1.00	$1.66	**2**		$ 10,558			$ 10,558	
Miscellaneous accessible upgrades	6342	sf	$1.00	$1.66	**2**		$ 10,558			$ 10,558	
Life Safety											**$ 56,485**
New fire alarm system (fully automated)	6342	sf	$4.45	$7.41	**3**			$ 46,983		$ 46,983	
Replace exterior lighting	6342	sf	$0.90	$1.50	**3**			$ 9,502		$ 9,502	
Instructional Facilities											**$ 70,738**
Patch VCT to match (e)	50	sf	$10.00	$16.65	**2**		$ 832			$ 832	
Repaint interior walls (100%)	3563	sf	$1.05	$1.75	**4**				$ 6,228	$ 6,228	
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	6342	sf	$2.50	$4.16	**4**				$ 26,395	$ 26,395	
Tack boards	300	sf	$15.00	$24.97	**4**				$ 7,492	$ 7,492	
Caulking & sealant, metals, backing	6342	sf	$1.00	$1.66	**4**				$ 10,558	$ 10,558	
Miscellaneous interior repairs, allowance	6342	sf	$1.50	$2.50	**4**				$ 15,837	$ 15,837	
Building Integrity & Envelope											**$ 215,015**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3750	sf	$4.00	$6.66	**3**			$ 24,973		$ 24,973	
Replace roofing - 100% replacement	6342	sf	$18.00	$29.97	**3**			$ 190,042		$ 190,042	
Mechanical & Plumbing Systems											**$ 124,433**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
New valves at water heater	1	ea	$2,500.00	$4,162.17	**3**			$ 4,162		$ 4,162	
Reinsulate hot water pipes	6342	sf	$1.88	$3.13	**3**			$ 19,849		$ 19,849	
Replace trim under sink	8	ea	$880.00	$1,465.08	**3**			$ 11,721		$ 11,721	
Misc plumbing modifications (gas, distrib, etc.)	6342	sf	$2.00	$3.33	**3**			$ 21,116		$ 21,116	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6342	sf	$3.50	$5.83	**3**			$ 36,953		$ 36,953	

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
All other HV work excluded											
Electrical Systems											**$ 152,863**
Power and distribution / convenience power											
Lower / add receptacles	6342	sf	$3.54	$5.89	3			$ 37,375		$ 37,375	
Minor upgrades to power distribution / raceway	6342	sf	$3.25	$5.41	3			$ 34,313		$ 34,313	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	3			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	6342	sf	$2.00	$3.33	3			$ 21,116		$ 21,116	
Adjust height of all non compliant switches	6342	sf	$1.50	$2.50	3			$ 15,837		$ 15,837	
Technology											**$ 49,094**
Telephone / data / CATV system											
Add additional data points	6342	sf	$3.15	$5.24	3			$ 33,257		$ 33,257	
Miscellaneous low voltage upgrades, minor	6342	sf	$1.50	$2.50	3			$ 15,837		$ 15,837	
Work from "1997 Masterplan" still to be completed											**$ 39,957**
Power Distribution											
Replace old transformer	1	ea	$24,000.00	$39,956.80	3			$ 39,957		$ 39,957	
Structural											**$ 84,463**
Seismic upgrades - "low" rating	6342	sf	$8.00	$13.32	2		$ 84,463			$ 84,463	
Miscellaneous											**$ 58,068**
Hazmat abatement, allowance - "low" rating	6342	sf	$5.50	$9.16	2		$ 58,068			$ 58,068	
Site											**$ 16,657**
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	210	sf	$5.50	$9.16	1	$ 1,923				$ 1,923	
Provide 5' x 5' concrete landing	210	sf	$15.00	$24.97	1	$ 5,244				$ 5,244	
Slope AC paving from landing	420	sf	$10.00	$16.65	1	$ 6,992				$ 6,992	
Total Costs - UNIT "B"						**$ 458,300**	**$ 184,957**	**$ 639,595**	**$ 68,157**		**$ 1,351,010**
Total Costs Priority / Sf						**$ 72.27**	**$ 29.17**	**$ 100.86**	**$ 10.75**	**$ 213.04**	

UNIT "C"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classrooms	3,890 SF
Corridors / Support	1,879 SF
Restrooms	528 SF
DDT - open corridor space (2/3)	-943 SF
Total Modernized SF-age	**5,353 SF**

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,353 SF										
Accessibility											**$ 61,953**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
Signage, specialties & fire extinguishers	5353	sf	$1.00	$1.66	**1**	$ 8,913				$ 8,913	
Remove and replace sink / base cabinet	4	ea	$5,000.00	$8,324.33	**3**			$ 33,297		$ 33,297	
Patch finishes for accessibility upgrades	5353	sf	$1.00	$1.66	**2**		$ 8,913			$ 8,913	
Miscellaneous accessible upgrades	5353	sf	$1.00	$1.66	**2**		$ 8,913			$ 8,913	
Life Safety											**$ 47,683**
New fire alarm system (fully automated)	5353	sf	$4.45	$7.41	**3**			$ 39,662		$ 39,662	
Replace exterior lighting	5353	sf	$0.90	$1.50	**3**			$ 8,021		$ 8,021	
Instructional Facilities											**$ 58,784**
Repaint interior walls (100%)	3335	sf	$1.05	$1.75	**4**				$ 5,829	$ 5,829	
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	5353	sf	$2.50	$4.16	**4**				$ 22,282	$ 22,282	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5353	sf	$1.00	$1.66	**4**				$ 8,913	$ 8,913	
Miscellaneous interior repairs, allowance	5353	sf	$1.50	$2.50	**4**				$ 13,369	$ 13,369	
Building Integrity & Envelope											**$ 183,804**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3510	sf	$4.00	$6.66	**3**			$ 23,375		$ 23,375	
Replace roofing - 100% replacement	5353	sf	$18.00	$29.97	**3**			$ 160,429		$ 160,429	
Mechanical & Plumbing Systems											**$ 136,561**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	5353	sf	$1.88	$3.13	**3**			$ 16,756		$ 16,756	
Misc plumbing modifications (gas, distrib, etc.)	5353	sf	$2.00	$3.33	**3**			$ 17,825		$ 17,825	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5353	sf	$3.50	$5.83	**3**			$ 31,195		$ 31,195	
Install economizer cycle control to furnaces	3890	sf	$6.20	$10.32	**3**			$ 40,152		$ 40,152	
All other HV work excluded											
Electrical Systems											**$ 135,935**
Power and distribution / convenience power											

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles	5353	sf	$3.54	$5.89	3			$ 31,551		$ 31,551	
Minor upgrades to power distribution / raceway	5353	sf	$3.25	$5.41	3			$ 28,966		$ 28,966	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	3			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	5353	sf	$2.00	$3.33	3			$ 17,825		$ 17,825	
Adjust height of all non compliant switches	5353	sf	$1.50	$2.50	3			$ 13,369		$ 13,369	
Technology											**$ 15,597**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	5353	sf	$1.75	$2.91	3			$ 15,597		$ 15,597	
Work from "1997 Masterplan" still to be completed											**$ 33,297**
Power Distribution											
Replace panels	2	ea	$10,000.00	$16,648.67	3			$ 33,297		$ 33,297	
Structural											**$ 71,302**
Seismic upgrades - "low" rating	5353	sf	$8.00	$13.32	2		$ 71,302			$ 71,302	
Miscellaneous											**$ 49,020**
Hazmat abatement, allowance - "low" rating	5353	sf	$5.50	$9.16	2		$ 49,020			$ 49,020	
Site											**$ 10,589**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	120	sf	$5.50	$9.16	1	$ 1,099				$ 1,099	
Provide 5' x 5' concrete landing	120	sf	$15.00	$24.97	1	$ 2,997				$ 2,997	
Slope AC paving from landing	240	sf	$10.00	$16.65	1	$ 3,996				$ 3,996	
Total Costs - UNIT "C"						**$ 21,419**	**$ 138,147**	**$ 587,924**	**$ 57,036**		**$ 804,526**
Total Costs Priority / Sf						**$ 4.00**	**$ 25.81**	**$ 109.82**	**$ 10.65**	**$ 150.28**	

UNIT "D"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
Classrooms	4,882 SF
Corridors / Support	1,415 SF
DDT - open corridor space (2/3)	-943 SF
Total Modernized SF-age	**5,353 SF**

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,353 SF										
Accessibility											**$ 73,155**
Remove and replace existing thresholds	10	ea	$288.00	$479.48	**1**	$ 4,795				$ 4,795	
Signage, specialties & fire extinguishers	5353	sf	$1.00	$1.66	**1**	$ 8,913				$ 8,913	
Remove and replace sink / base cabinet	5	ea	$5,000.00	$8,324.33	**1**	$ 41,622				$ 41,622	
Patch finishes for accessibility upgrades	5353	sf	$1.00	$1.66	**2**		$ 8,913			$ 8,913	
Miscellaneous accessible upgrades	5353	sf	$1.00	$1.66	**2**		$ 8,913			$ 8,913	
Life Safety											**$ 47,683**
New fire alarm system (fully automated)	5353	sf	$4.45	$7.41	**3**			$ 39,662		$ 39,662	
Replace exterior lighting	5353	sf	$0.90	$1.50	**3**			$ 8,021		$ 8,021	
Instructional Facilities											**$ 58,801**
Repaint interior walls (100%)	3344	sf	$1.05	$1.75	**4**				$ 5,846	$ 5,846	
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	5353	sf	$2.50	$4.16	**4**				$ 22,282	$ 22,282	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5353	sf	$1.00	$1.66	**4**				$ 8,913	$ 8,913	
Miscellaneous interior repairs, allowance	5353	sf	$1.50	$2.50	**4**				$ 13,369	$ 13,369	
Building Integrity & Envelope											**$ 183,871**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3520	sf	$4.00	$6.66	**3**			$ 23,441		$ 23,441	
Replace roofing - 100% replacement	5353	sf	$18.00	$29.97	**3**			$ 160,429		$ 160,429	
Mechanical & Plumbing Systems											
Plumbing											**$ 97,742**
Replace hosebibbs	2	ea	$1,800.00	$2,996.76	**3**			$ 5,994		$ 5,994	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	5353	sf	$1.88	$3.13	**3**			$ 16,756		$ 16,756	
Replace trim under sink	5	ea	$880.00	$1,465.08	**3**			$ 7,325		$ 7,325	
Misc plumbing modifications (gas, distrib, etc.)	5353	sf	$2.00	$3.33	**3**			$ 17,825		$ 17,825	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5353	sf	$3.50	$5.83	**3**			$ 31,195		$ 31,195	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 135,935**

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BUILDING SUMMARY - UNIT "D"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lower / add receptacles	5353	sf	$3.54	$5.89	3			$ 31,551		$ 31,551	
Minor upgrades to power distribution / raceway	5353	sf	$3.25	$5.41	3			$ 28,966		$ 28,966	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	3			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	5353	sf	$2.00	$3.33	3			$ 17,825		$ 17,825	
Adjust height of all non compliant switches	5353	sf	$1.50	$2.50	3			$ 13,369		$ 13,369	
Technology											
Telephone / data / CATV system											**$ 15,597**
Miscellaneous low voltage upgrades, minor	5353	sf	$1.75	$2.91	3			$ 15,597		$ 15,597	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 71,302**
Seismic upgrades - "low" rating	5353	sf	$8.00	$13.32	2		$ 71,302			$ 71,302	
Miscellaneous											**$ 49,020**
Hazmat abatement, allowance - "low" rating	5353	sf	$5.50	$9.16	2		$ 49,020			$ 49,020	
Site											
Utilities											**$ 22,725**
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	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 "D"						**$ 78,055**	**$ 138,148**	**$ 480,828**	**$ 58,801**		**$ 755,831**
Total Costs Priority / Sf						**$ 14.58**	**$ 25.81**	**$ 89.82**	**$ 10.98**	**$ 141.19**	

UNIT "E"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "E"

Description	Qty
Type Of Space	
Classroom	4,513 SF
Corridors / Support	3,757 SF
Restrooms	105 SF
DDT - open corridor space (2/3)	-2,307 SF
Total Modernized SF-age	**6,068 SF**

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BUILDING SUMMARY - UNIT "E"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,068 SF										
Accessibility											**$ 76,944**
Remove and replace existing thresholds	5	ea	$288.00	$479.48	**1**	$ 2,397				$ 2,397	
Remove door, enlarge opening, provide new door, frame and hardware	1	ea	$4,500.00	$7,491.90	**1**	$ 7,492				$ 7,492	
Signage, specialties & fire extinguishers	6068	sf	$1.50	$2.50	**1**	$ 15,152				$ 15,152	
Remove and replace sink / base cabinet	32	lf	$595.00	$990.60	**1**	$ 31,699				$ 31,699	
Patch finishes for accessibility upgrades	6068	sf	$1.00	$1.66	**2**		$ 10,102			$ 10,102	
Miscellaneous accessible upgrades	6068	sf	$1.00	$1.66	**2**		$ 10,102			$ 10,102	
Life Safety											**$ 54,044**
New fire alarm system (fully automated)	6068	sf	$4.45	$7.41	**3**			$ 44,952		$ 44,952	
Replace exterior lighting	6068	sf	$0.90	$1.50	**3**			$ 9,091		$ 9,091	
Instructional Facilities											**$ 63,732**
Repaint interior walls (100%)	2765	sf	$1.05	$1.75	**4**				$ 4,833	$ 4,833	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	96	lf	$10.94	$18.21	**4**				$ 1,749	$ 1,749	
Patch repair / paint existing ceilings	6068	sf	$2.50	$4.16	**4**				$ 25,254	$ 25,254	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	6068	sf	$1.00	$1.66	**4**				$ 10,102	$ 10,102	
Miscellaneous interior repairs, allowance	6068	sf	$1.50	$2.50	**4**				$ 15,152	$ 15,152	
Building Integrity & Envelope											**$ 201,208**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2910	sf	$4.00	$6.66	**3**			$ 19,379		$ 19,379	
Replace roofing - 100% replacement	6068	sf	$18.00	$29.97	**3**			$ 181,829		$ 181,829	
Mechanical & Plumbing Systems											
Plumbing											**$ 111,044**
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	6068	sf	$1.88	$3.13	**3**			$ 18,991		$ 18,991	
Replace trim under sink	4	ea	$880.00	$1,465.08	**3**			$ 5,860		$ 5,860	
Misc plumbing modifications (gas, distrib, etc.)	6068	sf	$2.00	$3.33	**3**			$ 20,203		$ 20,203	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6068	sf	$3.50	$5.83	**3**			$ 35,356		$ 35,356	
All other HV work excluded											

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BUILDING SUMMARY - UNIT "E"

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											**$ 148,168**
Lower / add receptacles	6068	sf	$3.54	$5.89	**3**			$ 35,760		$ 35,760	
Minor upgrades to power distribution / raceway	6068	sf	$3.25	$5.41	**3**			$ 32,830		$ 32,830	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	**3**			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	**3**			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	6068	sf	$2.00	$3.33	**3**			$ 20,203		$ 20,203	
Adjust height of all non compliant switches	6068	sf	$1.50	$2.50	**3**			$ 15,152		$ 15,152	
Technology											
Telephone / data / CATV system											**$ 17,678**
Miscellaneous low voltage upgrades, minor	6068	sf	$1.75	$2.91	**3**			$ 17,678		$ 17,678	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Replace panel 600A MSB	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Replace panel AB	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Structural											**$ 80,813**
Seismic upgrades - "low" rating	6068	sf	$8.00	$13.32	**2**		$ 80,813			$ 80,813	
Miscellaneous											**$ 55,559**
Hazmat abatement, allowance - "low" rating	6068	sf	$5.50	$9.16	**2**		$ 55,559			$ 55,559	
Site											
Utilities											**$ 12,611**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	150	sf	$5.50	$9.16	**1**	$ 1,374				$ 1,374	
Provide 5' x 5' concrete landing	150	sf	$15.00	$24.97	**1**	$ 3,746				$ 3,746	
Slope AC paving from landing	300	sf	$10.00	$16.65	**1**	$ 4,995				$ 4,995	
Total Costs - UNIT "E"						**$ 69,352**	**$ 156,575**	**$ 565,438**	**$ 63,732**		**$ 855,097**
Total Costs Priority / Sf						**$ 11.43**	**$ 25.81**	**$ 93.19**	**$ 10.50**	**$ 140.93**	

UNIT "F"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "F"

Description	Qty
Type Of Space	
Classroom	4,015 SF
Corridors / Support	2,769 SF
Restrooms	600 SF
DDT - open corridor space (2/3)	-1,655 SF
Total Modernized SF-age	**5,730 SF**

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BUILDING SUMMARY - UNIT "F"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,730 SF										
Accessibility											**$ 418,544**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
Remove door, enlarge opening, provide new door, frame and hardware	4	ea	$4,500.00	$7,491.90	**3**			$ 29,968		$ 29,968	
Signage, specialties & fire extinguishers	5730	sf	$1.00	$1.66	**1**	$ 9,539				$ 9,539	
Upgrade existing non accessible restrooms (Med)	640	sf	$300.00	$499.46	**1**	$ 319,654				$ 319,654	
Remove and replace sink / base cabinet	32	lf	$595.00	$990.60	**1**	$ 31,699				$ 31,699	
Patch finishes for accessibility upgrades	5730	sf	$1.00	$1.66	**2**		$ 9,539			$ 9,539	
Miscellaneous accessible upgrades	5730	sf	$1.50	$2.50	**2**		$ 14,309			$ 14,309	
Life Safety											**$ 51,035**
New fire alarm system (fully automated)	5730	sf	$4.45	$7.41	**3**			$ 42,450		$ 42,450	
Replace exterior lighting	5730	sf	$0.90	$1.50	**3**			$ 8,585		$ 8,585	
Instructional Facilities											**$ 63,264**
Repaint interior walls (100%)	3487	sf	$1.05	$1.75	**4**				$ 6,095	$ 6,095	
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	
Remove and replace damaged ceiling tiles	100	sf	$9.00	$14.98	**2**		$ 1,498			$ 1,498	
Patch repair / paint existing ceilings	5630	sf	$2.50	$4.16	**4**				$ 23,432	$ 23,432	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5730	sf	$1.00	$1.66	**4**				$ 9,539	$ 9,539	
Miscellaneous interior repairs, allowance	5730	sf	$1.50	$2.50	**4**				$ 14,309	$ 14,309	
Building Integrity & Envelope											**$ 196,146**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3670	sf	$4.00	$6.66	**3**			$ 24,440		$ 24,440	
Replace roofing - 100% replacement	5730	sf	$18.00	$29.97	**3**			$ 171,706		$ 171,706	
Mechanical & Plumbing Systems											
Plumbing											**$ 105,295**
Replace hosebibbs	2	ea	$1,800.00	$2,996.76	**3**			$ 5,994		$ 5,994	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	5730	sf	$1.88	$3.13	**3**			$ 17,934		$ 17,934	
Replace trim under sink	7	ea	$880.00	$1,465.08	**3**			$ 10,256		$ 10,256	
Misc plumbing modifications (gas, distrib, etc.)	5730	sf	$2.00	$3.33	**3**			$ 19,078		$ 19,078	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5730	sf	$3.50	$5.83	**3**			$ 33,387		$ 33,387	

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BUILDING SUMMARY - UNIT "F"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 142,382**
Lower / add receptacles	5730	sf	$3.54	$5.89	**3**			$ 33,769		$ 33,769	
Minor upgrades to power distribution / raceway	5730	sf	$3.25	$5.41	**3**			$ 31,003		$ 31,003	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	**3**			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	**3**			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	5730	sf	$2.00	$3.33	**3**			$ 19,078		$ 19,078	
Adjust height of all non compliant switches	5730	sf	$1.50	$2.50	**3**			$ 14,309		$ 14,309	
Technology											
Telephone / data / CATV system											**$ 16,694**
Miscellaneous low voltage upgrades, minor	5730	sf	$1.75	$2.91	**3**			$ 16,694		$ 16,694	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Replace distribution panel	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Structural											**$ 76,314**
Seismic upgrades - "low" rating	5730	sf	$8.00	$13.32	**2**		$ 76,314			$ 76,314	
Miscellaneous											**$ 52,466**
Hazmat abatement, allowance - "low" rating	5730	sf	$5.50	$9.16	**2**		$ 52,466			$ 52,466	
Site											
Utilities											**$ 18,680**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	240	sf	$5.50	$9.16	**1**	$ 2,198				$ 2,198	
Provide 5' x 5' concrete landing	240	sf	$15.00	$24.97	**1**	$ 5,994				$ 5,994	
Slope AC paving from landing	480	sf	$10.00	$16.65	**1**	$ 7,991				$ 7,991	
Total Costs - UNIT "F"						**$ 383,408**	**$ 154,126**	**$ 558,168**	**$ 61,766**		**$ 1,157,469**
Total Costs Priority / Sf						**$ 66.92**	**$ 26.90**	**$ 97.42**	**$ 10.78**	**$ 202.01**	

UNIT "G"

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

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BUILDING SUMMARY - UNIT "G"

Description	Qty
Type Of Space	
Corridors / Support	3,403 SF
Restrooms	255 SF
Multi-use room	4,421 SF
Kitchen	849 SF
DDT - open corridor space (2/3)	-1,513 SF
Total Modernized SF-age	**7,416 SF**

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BUILDING SUMMARY - UNIT "G"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	7,416 SF										
Accessibility											**$ 128,688**
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	
Remove door, enlarge opening, provide new door, frame and hardware	3	ea	$4,500.00	$7,491.90	**3**			$ 22,476		$ 22,476	
Signage, specialties & fire extinguishers	7416	sf	$1.00	$1.66	**1**	$ 12,346				$ 12,346	
Upgrade existing non accessible restrooms (High)	70	sf	$450.00	$749.19	**1**	$ 52,443				$ 52,443	
Remove and replace sink / base cabinet	8	lf	$595.00	$990.60	**1**	$ 7,925				$ 7,925	
Patch finishes for accessibility upgrades	7416	sf	$1.00	$1.66	**2**		$ 12,346			$ 12,346	
Miscellaneous accessible upgrades	7416	sf	$1.50	$2.50	**2**		$ 18,519			$ 18,519	
Life Safety											**$ 66,051**
New fire alarm system (fully automated)	7416	sf	$4.45	$7.41	**3**			$ 54,939		$ 54,939	
Replace exterior lighting	7416	sf	$0.90	$1.50	**3**			$ 11,111		$ 11,111	
Instructional Facilities											**$ 117,657**
Repaint interior walls (100%)	3002	sf	$1.05	$1.75	**4**				$ 5,248	$ 5,248	
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	
Remove and replace damaged ceiling tiles	200	sf	$9.00	$14.98	**2**		$ 2,997			$ 2,997	
Patch repair / paint existing ceilings	7216	sf	$2.50	$4.16	**4**				$ 30,032	$ 30,032	
Premium for removing and replacing drop ceilings in line with lighting replacement	7416	sf	$3.25	$5.41	**4**				$ 40,124	$ 40,124	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	7416	sf	$1.00	$1.66	**4**				$ 12,346	$ 12,346	
Miscellaneous interior repairs, allowance	7416	sf	$1.50	$2.50	**4**				$ 18,519	$ 18,519	
Building Integrity & Envelope											**$ 243,271**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3160	sf	$4.00	$6.66	**3**			$ 21,044		$ 21,044	
Replace roofing - 100% replacement	7416	sf	$18.00	$29.97	**3**			$ 222,227		$ 222,227	
Mechanical & Plumbing Systems											
Plumbing											**$ 115,753**
Replace hosebibbs	2	ea	$1,800.00	$2,996.76	**3**			$ 5,994		$ 5,994	
Provide isolation valves for all restrooms	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	7416	sf	$1.88	$3.13	**3**			$ 23,210		$ 23,210	
Misc plumbing modifications (gas, distrib, etc.)	7416	sf	$2.00	$3.33	**3**			$ 24,692		$ 24,692	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

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BUILDING SUMMARY - UNIT "G"

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	7416	sf	$3.50	$5.83	3			$ 43,211		$ 43,211	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 172,980**
Lower / add receptacles	7416	sf	$3.54	$5.89	3			$ 43,705		$ 43,705	
Minor upgrades to power distribution / raceway	7416	sf	$3.25	$5.41	3			$ 40,124		$ 40,124	
Lighting & Controls											
Install new switches / occupancy sensors	23	ea	$343.75	$572.30	3			$ 13,163		$ 13,163	
Replace fluorescent lamps and ballast	90	ea	$218.75	$364.19	3			$ 32,777		$ 32,777	
Miscellaneous upgrades to lighting	7416	sf	$2.00	$3.33	3			$ 24,692		$ 24,692	
Adjust height of all non compliant switches	7416	sf	$1.50	$2.50	3			$ 18,519		$ 18,519	
Technology											
Telephone / data / CATV system											**$ 12,346**
Miscellaneous low voltage upgrades, minor	7416	sf	$1.00	$1.66	3			$ 12,346		$ 12,346	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 80,249**
Replace all lighting	7416	sf	$5.00	$8.32	3			$ 61,730		$ 61,730	
Power Distribution											
Add surface raceways	7416	sf	$1.50	$2.50	3			$ 18,519		$ 18,519	
Structural											**$ 98,767**
Seismic upgrades - "low" rating	7416	sf	$8.00	$13.32	2		$ 98,767			$ 98,767	
Miscellaneous											**$ 67,903**
Hazmat abatement, allowance - "low" rating	7416	sf	$5.50	$9.16	2		$ 67,903			$ 67,903	
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 "G"						**$ 85,936**	**$ 200,532**	**$ 713,124**	**$ 114,661**		**$ 1,114,253**
Total Costs Priority / Sf						**$ 11.59**	**$ 27.04**	**$ 96.17**	**$ 15.46**	**$ 150.26**	

PORTABLES

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables)	2,872 SF
Total Modernized SF-age	**2,872 SF**

South San Francisco Unified School District

Sunshine Gardens Elementary 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	2,872 SF										
Accessibility											**$ 20,574**
New kick plates to existing doors	6	ea	$215.00	$357.95	**2**		$ 2,148			$ 2,148	
Signage, specialties & fire extinguishers	2872	sf	$0.50	$0.83	**2**		$ 2,391			$ 2,391	
Remove and TV/VCR bracket, provide TV/VCR cart	1	ea	$2,000.00	$3,329.73	**1**	$ 3,330				$ 3,330	
Remove and replace sink / base cabinet	8	lf	$595.00	$990.60	**1**	$ 7,925				$ 7,925	
Patch finishes for accessibility upgrades	2872	sf	$0.50	$0.83	**2**		$ 2,391			$ 2,391	
Miscellaneous accessible upgrades	2872	sf	$0.50	$0.83	**2**		$ 2,391			$ 2,391	
Life Safety											**$ 23,668**
New fire alarm system (fully automated)	2872	sf	$4.45	$7.41	**3**			$ 21,278		$ 21,278	
Replace exterior lighting	2872	sf	$0.50	$0.83	**3**			$ 2,391		$ 2,391	
Instructional Facilities											**$ 33,884**
Repaint interior walls (100%)	3515	sf	$1.05	$1.75	**4**				$ 6,145	$ 6,145	
Repaint existing door sets (100%)	3	ea	$99.00	$164.82	**4**				$ 494	$ 494	
Repaint existing casework (100%)	72	lf	$10.94	$18.21	**4**				$ 1,311	$ 1,311	
Remove and replace damaged ceiling tiles	100	sf	$9.00	$14.98	**2**		$ 1,498			$ 1,498	
Patch repair / paint existing ceilings	2772	sf	$2.50	$4.16	**4**				$ 11,538	$ 11,538	
Tack boards	150	sf	$15.00	$24.97	**4**				$ 3,746	$ 3,746	
Replace horizontal blinds	150	sf	$17.50	$29.14	**3**			$ 4,370		$ 4,370	
Caulking & sealant, metals, backing	2872	sf	$0.50	$0.83	**4**				$ 2,391	$ 2,391	
Miscellaneous interior repairs, allowance	2872	sf	$0.50	$0.83	**4**				$ 2,391	$ 2,391	
Building Integrity & Envelope											**$ 110,707**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3700	sf	$4.00	$6.66	**3**			$ 24,640		$ 24,640	
Replace roofing - 100% replacement	2872	sf	$18.00	$29.97	**4**				$ 86,067	$ 86,067	
Mechanical & Plumbing Systems											**$ 49,345**
Plumbing											
Replace hosebibbs	3	ea	$1,800.00	$2,996.76	**3**			$ 8,990		$ 8,990	
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	2872	sf	$1.54	$2.56	**3**			$ 7,364		$ 7,364	
Misc plumbing modifications (gas, distrib, etc.)	2872	sf	$1.50	$2.50	**3**			$ 7,172		$ 7,172	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2872	sf	$1.50	$2.50	**3**			$ 7,172		$ 7,172	
All other HV work excluded											

South San Francisco Unified School District

Sunshine Gardens Elementary 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
Electrical Systems											**$ 68,884**
Power and distribution / convenience power											
Lower / add receptacles	2872	sf	$2.55	$4.25	3			$ 12,193		$ 12,193	
Minor upgrades to power distribution / raceway	2872	sf	$2.35	$3.91	3			$ 11,237		$ 11,237	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Replace fluorescent lamps and ballast	60	ea	$218.75	$364.19	3			$ 21,851		$ 21,851	
Miscellaneous lighting upgrades	2872	sf	$2.00	$3.33	3			$ 9,563		$ 9,563	
Adjust height of all non compliant switches	2872	sf	$1.50	$2.50	3			$ 7,172		$ 7,172	
Technology											**$ 22,234**
Telephone / data / CATV system											
Add additional data points	2872	sf	$3.15	$5.24	3			$ 15,062		$ 15,062	
Miscellaneous low voltage upgrades, minor	2872	sf	$1.50	$2.50	3			$ 7,172		$ 7,172	
Work from "1997 Masterplan" still to be completed											**$ 19,843**
Power Distribution											
Minor upgrades to power distribution / raceway	2872	sf	$4.15	$6.91	3			$ 19,843		$ 19,843	
Structural											**$ 38,252**
Seismic upgrades - "low" rating	2872	sf	$8.00	$13.32	2		$ 38,252			$ 38,252	
Miscellaneous											**$ 26,298**
Hazmat abatement, allowance - "low" rating	2872	sf	$5.50	$9.16	2		$ 26,298			$ 26,298	
Site											**$ 24,973**
Utilities											
Provide seismic valve for gas	3	ea	$5,000.00	$8,324.33	1	$ 24,973				$ 24,973	
Total Costs - PORTABLES						**$ 36,227**	**$ 75,369**	**$ 212,984**	**$ 114,082**		**$ 438,663**
Total Costs Priority / Sf						**$ 12.61**	**$ 26.24**	**$ 74.16**	**$ 39.72**	**$ 152.74**	

SITEWORK

South San Francisco Unified School District

Sunshine Gardens Elementary 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

Sunshine Gardens Elementary 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	75,000 SF										
Accessibility											**$ 168,218**
Misc demolition / protection	1	ls	$35,000.00	$58,270.33	**3**			$ 58,270		$ 58,270	
New drinking fountains	5	ea	$5,100.00	$8,490.82	**1**	$ 42,454				$ 42,454	
New railings at fountains	5	ea	$1,108.00	$1,844.67	**1**	$ 9,223				$ 9,223	
Miscellaneous site accessibility	1	ls	$15,000.00	$24,973.00	**2**		$ 24,973			$ 24,973	
Miscellaneous signage / specialty	1	ls	$20,000.00	$33,297.33	**2**		$ 33,297			$ 33,297	
Life Safety											**$ 24,973**
Site lighting / path of travel	1	ls	$15,000.00	$24,973.00	**2**		$ 24,973			$ 24,973	
Instructional Facilities											
No work in this section											
Building Integrity & Envelope											
No work in this section											
Mechanical & Plumbing Systems											
Plumbing											**$ 203,946**
No work in this section											
HVAC											
Remove below grade ductwork install in interior of building	4900	sf	$25.00	$41.62	**3**			$ 203,946		$ 203,946	
All other HV work excluded											
Electrical Systems											
No work in this section											
Technology											
No work in this section											
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											
No work in this section											
Miscellaneous											
No work in this section											
Site											**$ 2,693,171**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$250,000.00	$416,216.63	**1**	$ 416,217				$ 416,217	
Replace (e) water lines	653000	sf	$0.15	$0.25	**2**		$ 163,074			$ 163,074	
Replace (e) gas lines	653000	sf	$0.15	$0.25	**2**		$ 163,074			$ 163,074	

South San Francisco Unified School District

Sunshine Gardens Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITE

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Replace (e) irrigation lines	653000	sf	$0.15	$0.25	3			$ 163,074		$ 163,074	
ADA requirements											
Miscellaneous landscape upgrades	1	ls	$50,000.00	$83,243.33	3			$ 83,243		$ 83,243	
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.	63000	sf	$12.60	$20.98	3			$ 1,321,571		$ 1,321,571	
New game lines	1	ls	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Site Upgrades											
Convert courtyard to outdoor learning environment, provide shade structure, seating, protective surfaces, etc	2000	sf	$95.00	$158.16	2		$ 316,325			$ 316,325	
Total Costs - SITE						**$ 467,894**	**$ 783,986**	**$ 1,838,429**	**$ -**		**$ 3,090,309**
Total Costs Priority / Sf						**$ 6.24**	**$ 10.45**	**$ 24.51**	**$ -**	**$ 41.20**	

Architectural Site Survey

Sunshine Gardens Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
12, 15	Damage or missing binds	Provide binds or shading devices	700	sq. ft.	I	3
6, 11, 13, 14, 15	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	5	each	A	1
		New counter top and base cabinet	20	ft		
		New sinks and accessories	5	each		
2, 3	Less than 3' door	Demo (E) door and door frame	2	each	A	1
		Provide 3' min wide door	2	each		
2, 6,11, 12, 13, 14, 15, 16	Door lack strike side clearance	Remove (E) door frame	8	each	A	1
		Cut and Patch (E) wall for installing new hollow metal door frame where comply with min. 12" clear door strike at interior of portable.	8	each		
11, 12, 13, 14, 15, 16	Non-accessible threshold	Remove (E) non conformed threshold	7	each	A	1
		Cut and remove portion of (E) Conc / AC paving	210	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside land less than 1/2" below (E) classroom finish floor.	210	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	420	sq. ft.		
		Provide <1/2" aluminum threshold between landings	7	each		
2, 3, 4, 5, 6	Missing of kickplate	Provide kickplate at door	7	each	A	1
All doors	Missing of accessible identifying signage	Provide identifying, tactile braille signage	19	each	A	1
07, 08	Non-accessible staffs and nurses restrooms	Demo (E) restrooms	100	sq. ft.	A	1
		Provide accessible restrooms	100	sq. ft.		
Unit B						
3	Damage of VCT floor	Patch VCT floor	50	sq. ft.	I	2
6, 7, 8, 9	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	4	each	A	1
		New counter top and base cabinet	16	ft		
		New sinks and accessories	4	each		
1	Non-accessible double door	Demo (E) door frame	1	each	A	1
		Provide new door frame for 3'-2' door	1	each		
		Provide 3'-2' double door	1	each		
11, 12, 13, 14, 15, 16	Non-accessible threshold	Remove (E) non conformed threshold	7	each	A	1
		Cut and remove portion of (E) Conc / AC paving	210	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside land less than 1/2" below (E) classroom finish floor.	210	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	420	sq. ft.		
		Provide <1/2" aluminum threshold between landings	7	each		
All doors	Missing of accessible identifying signage	Provide identifying, tactile braille signage	10	each	A	1
10, 11	Non-accessible kindergarten restroom	Demo (E) restrooms	100	sq. ft.	A	1
		Provide accessible restrooms	140	sq. ft.		
04, 05	Non-accessible kindergarten restroom	Demo (E) restrooms	200	sq. ft.	A	1
		Provide accessible restrooms	200	sq. ft.		
12	Non-accessible restroom with 3-lavs, 1 water closet, 5-Urinals	Demo (E) restrooms	250	sq. ft.	A	1
		Provide accessible restrooms	250	sq. ft.		
14	Non-accessible restroom with 3-lavs, 3 water closet	Demo (E) restrooms	250	sq. ft.	A	1

Sunshine Gardens Elementary School

Architectural Site Survey

Sunshine Gardens Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
		Provide accessible restrooms	250	sq. ft.		
Unit C						
05, 06, 07, 08	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	4	each	A	1
		New counter top and base cabinet	16	ft		
		New sinks and accessories	4	each		
05, 06, 07, 08	Non-accessible threshold	Remove (E) non conformed threshold	4	each	A	1
		Cut and remove portion of (E) Conc / AC paving	120	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside land less than 1/2" below (E) classroom finish floor.	120	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	240	sq. ft.		
		Provide <1/2" aluminum threshold between landings	4	each		
Unit D						
01, 02, 03, 04, 05	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	5	each	A	1
		New counter top and base cabinet	20	ft		
		New sinks and accessories	5	each		
01, 02, 03, 04, 05	Non-accessible threshold	Remove (E) non conformed threshold	10	each	A	1
		Cut and remove portion of (E) Conc / AC paving	300	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside land less than 1/2" below (E) classroom finish floor.	300	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	600	sq. ft.		
		Provide <1/2" aluminum threshold between landings	10	each		
01, 02, 03, 04, 05	Missing of accessible identifying signage	Provide identifying, tactile braille signage	5	each	A	1
Unit E						
01, 02, 03, 04	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	4	each	A	1
		New counter top and base cabinet	16	ft		
		New sinks and accessories	4	each		
2	Door lack strike side clearance	Remove (E) door frame	1	each	A	1
		Cut and Patch (E) wall for installing new hollow metal door frame where comply with min. 12" clear door strike at interior of portable.	1	each		
01, 02, 03, 04,12	Non-accessible threshold	Remove (E) non conformed threshold	5	each	A	1
		Cut and remove portion of (E) Conc / AC paving	150	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside land less than 1/2" below (E) classroom finish floor.	150	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	300	sq. ft.		
		Provide <1/2" aluminum threshold between landings	5	each		
01, 02, 04, 12	Missing of accessible identifying signage	Provide identifying, tactile braille signage	5	each	A	1
Unit F						
2	Damage of (E) ceiling tiles	Replace damage acoustic tiles with new tiles	100	sq. ft.	I	2
01, 02, 03, 04	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	4	each	A	1
		New counter top and base cabinet	16	ft		
		New sinks and accessories	4	each		
01, 02, 03, 04	Door lack strike side clearance	Remove (E) door frame	4	each	A	1

Architectural Site Survey

Sunshine Gardens Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
		Cut and Patch (E) wall for installing new hollow metal door frame where comply with min. 12" clear door	4	each		
01, 02, 03, 04	Non-accessible threshold	Remove (E) non conformed threshold	8	each	A	1
		Cut and remove portion of (E) Conc / AC paving	240	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside land less than 1/2" below	240	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	480	sq. ft.		
		Provide <1/2" aluminum threshold between landings	8	each		
01, 02, 03, 04	Missing of accessible identifying signage	Provide identifying, tactile braille signage	5	each	A	1
7	Non-accessible restroom with 3-lavs, 3-water closet, 5-Urinals	Demo (E) restrooms	320	sq. ft.	A	1
		Provide accessible restrooms	320	sq. ft.		
8	Non-accessible restroom with 3-lavs, 5-water closet	Demo (E) restrooms	320	sq. ft.	A	1
		Provide accessible restrooms	320	sq. ft.		
Unit G						
05, 13	Damage of (E) ceiling tiles	Replace damage acoustic tiles with new tiles	200	sq. ft.	I	2
13	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	1	each	A	1
		New counter top and base cabinet	4	ft		
		New sinks and accessories	1	each		
07, 13	Door lack strike side clearance	Remove (E) door frame	3	each	A	1
		Cut and Patch (E) wall for installing new hollow metal door frame where comply with min. 12" clear door strike at interior of portable.	3	each		
11, 12, 13	Non-accessible threshold	Remove (E) non conformed threshold	4	each	A	1
		Cut and remove portion of (E) Conc / AC paving	120	sq. ft.		
		Provide 5'x5' Conc. Landing with 2% max slope away from classroom. Outside landing less than 1/2" below (E) classroom finish floor.	120	sq. ft.		
		Slope ac paving from landing to (E) surrounding paving max 5%	240	sq. ft.		
		Provide <1/2" aluminum threshold between landings	4	each		
5, 7	Missing of kickplate	Provide kickplate at door	2	each	A	1
1, 5, 7, 13	Missing of accessible identifying signage	Provide identifying, tactile braille signage	5	each	A	1
8	Non-accessible staffs restrooms	Demo (E) restrooms	50	sq. ft.	A	1
		Provide accessible restrooms	70	sq. ft.		
Portables						
4	Damage of (E) ceiling tiles	Replace damage acoustic tiles with new tiles	100	sq. ft.	I	2
1, 2	Missing of window binds	Provide new binds or shading device	150	sq. sf.	I	3
4	Non-accessible sink base cabinets	Cut and remove (E) sink and base cabinet.	1	each	A	1
		New counter top and base cabinet	4	ft		
		New sinks and accessories	1	each		
1	TV/VCR mounted <80" AFF	Remove (E) bracket	1	each	A	1
		Reinstall (E) Bracket and TV/VCR at 80" AFF min.	1	each		
1, 2, 3, 4	Missing of kickplate	Provide kickplate at door	6	each	A	1
1, 2, 3, 4	Missing of accessible identifying signage	Provide identifying, tactile braille signage	6	each	A	1

Sunshine Gardens Elementary School

Architectural Site Survey

Sunshine Gardens Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
General Site						
Exterior walls	Non-accessible drinking fountain	Remove (E) non-conform drinking fountain	5	each	A	1
		Install high-low drinking fountain	5	each		
		Install wing wall next to fountain	5	pair		
Site	Uneven pavement	Repave uneven pavement	63,000	sq. sf.	A	1
Unit A/Admin	(E) admin space is too small for staff and is in need of repair	Modernize (e) space	1675	sq. ft.	I	3
		Provide addition to admin space	875	sq. ft.	I	3
		Provide as an alternate to work done in Rooms 1-10 in Unit A				
Site	Site has unused asphalt courtyards	Convert areas to outdoor learning environments	2000	sq. ft.	I	2
Site	(E) water lines are in poor condition	Replace water lines	15	acres	M	2
Site	(E) gas lines are in poor condition	Replace gas lines	15	acres	M	2
Site	(E) irrigation lines are in poor condition	Replace irrigation lines	15	acres	L	3
Site	(E) underground duct work at Unit E Is inefficient and in need of repairs	Provide new duct work inside structures	4900	sq. ft.	M	2

Architectural Site Survey - 1997 Bond Update

Sunshine Gardens Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New Asphalt Overlay & Surface Drainage Improvement	Wrong slope of (E) asphalt pavement. Item unfinish	Provide new asphalt & surface drainage improvement	63000	sq. ft.	P	97
Fencing and Gate Renovation	Renovation completed	None	5000	ft		
Building Exterior						
Paint Exterior	Exterior paint completed	None	17,070	sq. ft.		
New Window Frames & Glass	(E) windows are old and some damage. Item unfinish	Provide window frames & glass	4600	sq. ft.	I	97
Dry-rot Repairs	No visible dry rot at time of survey, need more info to accurately assess	None	25,000	1997 LS		
Roofing Replacement	Some building re-roofed in 1999	Provide new roof to Classroom 18 thur 21	80000	1997 LS	B	97
Rain Gutter Repair/ Replace	No visible damage on (E) gutter	None	483	ft		
Building Interior						
Window Covering Replaced	No visible damage on blinds	None	4600	sq. ft.		
Asbestos Removal	Not able to confirm at time of survey	None	75,000	1997 LS		
Floor Coverings	No visible damage on (E) flooring	None	30,239	sq. ft.		
Paint Interior	(E) Interior paint in good condition	None	50,634	sq. ft.		
Markerboard Replacement	(E) Markerboards in good condition	None	22	each		
Light Fixture Retrofit	Light fixtures have been updated	None	30,239	sq. ft.		
Heating System Renovation	Heating System have been updated	None	21,167	sq. ft.		
Cabinetry Renovation	Cabinetry unaccessible. Item unfinish	Provide new cabinetry	37,000	1997 LS	I	97
Life & Safety Compliance upgrade / ADA						
Exterior door & hardware upgrades	Exterior door are generally new and have accessible hardware	None	60	each		
Interior door hardware upgrades	Interior doors are generally in good condition and have accessible hardware	None	18	each		
Drinking fountain accessibility upgrades	Drinking fountains in good condition but not accessible	Provide Hi-Lo accessible drinking fountain	2	each	B	97
Toilet Room Upgrades	Still have non accessible restrooms	Provide accessible restrooms upgrade	128,000	1997 LS	A	97
Wheelchair Lift @ Stage	Lift is installed	none	26,000	1997 LS		

Sunshine Gardens Elementary School

Mechanical Survey

Sunshine Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating upgrade was in process at time of inspection. Classrooms in building A are still under construction.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
11 thru 16	Each classroom is heated by a newly installed furnace inside a furnace closet with minimum outside air	heating upgraded	none	install economizer cycle control and Energy Management System to each furnace
01, 02, 03, 04,	Administration Offices are heated by a furnace in the ceiling. The furnace is not accessible, so the condition of the unit cannot be determined. Judging from the condition of the supply air and the return air grille, assume the heating system is the original.	assume heating not upgraded	the return air grille is located in room 01, there is no return air path in room 02, 03, and 04. install new transfter grille between room 01 and room 02, 03, and 04	Install new furnace with economizer cycle control and Energy Management System
04, 06	room 04 is divided into two rooms, one is an office and is described above, the other room is a server/copier room there has a lot of heat output equipment in the room and there is no HVAC system. Room 06 is a nursing room with a toilet room. Nursing room has no HVAC system and the toilet room has no ventilation	not upgraded	install a new HVAC unit to the server/copier room. install new ceiling exhaust fan for toilet room and nursing room.	
Unit B (Gas heat system)				
01,	there is no condition air nor ventilation to this office.	not upgraded	provide condition air or ventilation to the office	
03,	Kitchen has a custom made kitchen hood with roof mount exhaust fan, but has no make up air	not upgraded	none	none
04, 05	toilet rooms have no ventilation	not applicable	install new ceiling exhaust fan to ventilate the toilet rooms	
06, 07	Each classroom is heated by a furnace. The furnace in these two classrooms is a newer model furnace than the one in room 08 and 09. no minimum outside air is provided to the classrooms	heating upgraded	remove (e) hazardous flue vent. Install new furnace closet for the existing furnace and install economizer cycle control and Energy Management System to each furnace	
08, 09	classrooms are each heated by an outdated furnace. There is no minimum outside air provided	Not upgraded	remove (e) hazardous flue vent. Install new furnace closet for the existing furnace and install economizer cycle control and Energy Management System to each furnace	
12, 14	toilet rooms have no ventilation	Not applicable	install new roof exhaust fan to ventilate the toilet rooms	
Unit C (Gas heat system)				
01, 03	toilet rooms have no ventilation	not applicable	install new roof exhaust fan to ventilate the toilet rooms	
05, 06, 07, 08	Each classroom is heated by a newly installed furnace inside a furnace closet with minimum outside air	heating upgraded	none	install economizer cycle control and Energy Management System to each furnace
Unit D (Gas heat system)				
01, 02, 03, 04 ,05	Each classroom is heated by an outdated furnace. There is no minimum outside air provided	not upgraded	remove (e) hazardous flue vent. Install new furnace closet for the existing furnace and install economizer cycle control and Energy Management System to each furnace	
Unit E (Gas heat system)				

Mechanical Site Survey

Sunshine Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating upgrade was in process at time of inspection. Classrooms in building A are still under construction.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
01, 02, 03, 04	Each classroom is heated by a newer furnace located in the furnace room. The newer furnace is connected to the original existing supply air duct and return air duct. The existing return air duct is routed underground to an existing base mounted return air grille. there is no minimum outside air provided to the classrooms	heating equipment upgraded, but the ductwork and the wall grilles are original	verify condition of the existing underground return air ductwork. Replace existing return air ductwork if required. Provide minimum outside air for the classrooms	remove all existing supply and return air ductwork and redesign ductwork. Provide economizer cycle control and Energy Management System to each furnace
Unit F (Gas heat system)				
01, 02, 03, 04	classroom 02 is heated by a newer furnace, Classroom 01, 03, and 04 are each heating an outdated furnace. all the furnaces are located in the furnace room. The furnaces are connected to the original existing supply air duct and return air duct. All the existing ductwork has hazardous material. Unit 2 and unit 4 has the "toe kick" return air grille under the cabinet. the return air grilles in unit 01 and 03 have been updated to a larger size wall mounted return air grille. there is no minimum outside air to the classrooms	Heating Equipment upgrade was done on one furnace only, the other 3 furnaces were still original equipment	Replace existing 3 furnaces with an updated furnace. Remove (e) "toe kick" return air grille in unit 02, 04 and replace with a larger wall mounted return air grille same as unit 01, and 03. provide minimum outside air to classrooms	Remove (e) hazardous ductwork and replace with new ductwork. Install new economizer cycle control and Energy Management System to each furnace.
07, 08	toilet rooms have no ventilation	not applicable	install new roof exhaust fan to ventilate the toilet rooms and install new door louver	
Unit G (Gas heat system)				
01,	Multi use room is heated by a newer furnace connected to the original existing supply and return air ductwork. The furnace has provided minimum outside air to the space thru an existing outside air louver	heating equipment upgraded, but the ductwork and the wall grilles are original		install economizer cycle control and Energy Management System to the furnace
02,	the stage has no HVAC system	not upgraded	install new supply air grille from the existing supply air ductwork that serves the multi-use room to serve the stage	
05, 13	the kitchen has a roof exhaust fan for the kitchen hood. A makeup air furnace is installed in the ceiling space. There is no access to the equipment. workroom is aslo served by the make up air unit in the kitchen.	no access		
10, 11	toilet rooms have no ventilation	not applicable	install new roof exhaust fan for the toilet rooms with door louver	
Portable (Gas heat system)				
01, 02 03	all portables are heated by a wall mounted BARD unit	not applicable		

Sunshine Gardens Elementary School

Plumbing Site Survey

Sunshine Gardens 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 is running below ground under covered walkways and buildings.	All underground gas piping in these areas must be double contained or redesigned.	Install new gas system that meets current codes.
Unit A			
04	30 gallon electric water ehater	Route relief valve to exterior or to approved drainage fixture.	
06	1 ss sink with wall mtd faucet		
10	1 tank type water closet		
11	1 ss sink with hot water dispenser		
13, 15, 16	1 CI classroom sink		
14	1 CI classroom sink	Replace sink and trim.	
Unit B			
01	1 ss sink, 1 dishwasher		
03	6 burner gas stove, 50 gallon gas-fired water heater	Insulate hot water piping.	Replace valves at water heater.
04	1 flr mtd fv water closet, 1 urinal, 1 lav		
05	2 flr mtd fv water closets, 1 lav		
06, 07	1 CI classroom sink, 1 smaller sink with 2 faucets, 1 flr mtd fv elem ht water closet		Replace fixtures and trim.

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
08, 09	1 CI classroom sink		Replace fixture and trim.
10, 11	1 flr mtd fv elem ht water closet		Replace fixture and trim.
12	1 flr mtd fv water closet, 5 flr mtd urinals, 3 lav	Replace strainers at urinals.	Replace fixtures and trim.
13	1 mop sink (standing type)	Replace faucet with vacuum-breaker type faucet.	Replace mop sink and trim.
14	3 flr mtd fv water closets, 3 lav		Replace fixtures and trim.
Unit C			
01	1 fv water closet, 4 flr mtd urinals, 2 lav	Replace strainers at urinals.	Replace lav trim.
03	4 fv water closets, 2 lav		Replace lav trim.
05	1 CI classroom sink		
06-08	1 CI classroom sink		Replace trim.
Unit D			
01-05	1 CI classroom sink		Replace trim.
Unit E			
01-04	1 CI classroom sink		Replace trim.
05-08	1 elem ht flr mtd fv water closet		
12	1 mop sink (standing type)		
Unit F			
01-03	1 CI classroom sink		Replace sink and trim.
04	1 CI classroom sink, 1 exterior ss df		Replace sink and trim.
05	1 mop sink (standing type)	Replace faucet with vacuum-breaker type faucet.	Replace mop sink and trim.

Sunshine Gardens Elementary School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
07	3 flr mtd fv water closets, 5 urinals, 3 lav	Replace flush valves at water closets.	Replace fixtures and trim.
08	5 flr mtd fv water closets, 3 lav	Replace flush valves at water closets.	Replace fixtures and trim.
Unit G			
05	2 comp pot sink with grease trap, 75 gallon gas-fired water heater.	Provide 2 straps for seismic support.	Replace grease trap.
08	1 flr mtd fv water closet, 1 lav	Replace flush valve at water closet.	
10	1 exterior ss df		
11, 12	1 flr mtd fv water closet, 1 lav	Replace flush valve at water closet.	

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	B	A 400A, 208/120V, 3ph, 4-wire MSB was installed inside Unit B storage in 1998.	Replace old PG&E transformers			Remove switchboard.	1
	E		Remove old 600A MSB in same room			112.5 kVA transformer	1
Power Distribution				Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop			
				Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF.			
				All receptacles installed in bathrooms and at sinks shall have GFCI protection			
	A	Added surface raceway for additional power receptacles	Remove panel AB	Access to panel is obstructed	Add recept. at higher elevation for classroom TV	120/208V panel	2
		Added panel AB with 42 circuits - all spares	Replace panel D		Add receptacle @ sink with GFI	receptacles	20
			Replace panel A1		Use power/data pole in Room 10 to eliminate tripping hazard of extension cords.	power pole	1
			Add surface raceway for additional power receptacles in nurses office		Add GFI receptacle in bathrooms	Remove panel	1
	B	Added panel CP (Rm 4) - 600		Access to panel is obstructed	Add switch at higher elevation for classroom TV		
		Added surface raceway for additional power receptacles			Add GFI receptacle in bathrooms	receptacles	7
		GFI receptacle added at sinks					
	C	Added surface raceway for additional power receptacles	Replace panels PD and AB	Access to panel is obstructed	Add switch at higher elevation for classroom TV	120/208V panel	2
		Added panel CP (Janitor closet)			Add GFI receptacle at sinks and in bathrooms	receptacles	20
	D	Added surface raceway for additional power receptacles			Add switch at higher elevation for classroom TV	receptacles	5
	E	Added surface raceway for additional power receptacles	Replace panel AB		Add GFI receptacle at sinks	receptacles	5
	F	Replaced panel with panel CP (Between Rm18 & 21)	Replace distribution panel PC		Add GFI receptacle at sinks and in bathrooms	receptacles	10
		Added surface raceway for additional power receptacles				120/208V panel	2
	G	Added panel (no label)125A, 120/208V, 42 circuit for stage loads	Add surface raceway for additional power receptacles in kitchen	Access to panel is obstructed	Add GFI receptacle in bathrooms	receptacles	4
		Added surface raceway for additional power receptacles in the Music Room				120/208V panel	1
		GFI receptacle added at sink					
Power Distribution	Portable 1	Receptacles have been located in the portable	Replace distribution panel		Add receptacle @ sink with GFIs	120/240 panel	4
			Add surface raceway for additional power receptacles			120/208V panel	40
	Portable 2	Receptacles have been located in the portable	Replace distribution panel		Add receptacle @ sink with GFIs		
			Add surface raceway for additional power receptacles				
	Portable 3	Not accessible					
	Portable 4	Receptacles have been located in the portable	Replace 120/240V distribution panel		Add receptacle @ sink with GFIs		
			Add surface raceway for additional power receptacles				
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
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	90
					Move light switch outside principal's office to inside office.	switch	1
					Improve lighting levels in some areas of library		
	B	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.		Lower switches in several classrooms	Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	90
					Improve lighting obstruction caused by beams		
	C	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	90
	D	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	90
Lighting System	E	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	90
	F	Lighting fixtures in the classrooms are the ladder type - pendant mounted - and are attractive.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Replace fixtures in "H" rack with fixtures that use T8 lamps	2-lamp fluorescent 1X4 light	90
	G	All lighting in this building is old and lighting levels in all rooms are poor.	Replace all lighting		Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20

Sunshine Gardens Elementary 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
					Move light switch in bathrooms closer to door.	2-lamp fluorescent 1X4 light	90
					Remove tape covering light switch in kitchen	switch	3
Lighting System	Portable 1	The lighting in the portable appears to be in good condition.			Replace interior and exterior lighting	2-lamp fluorescent 1X4 light	20
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.		
					Improve uniformity of lighting		
	Portable 2	The lighting in the portable appears to be in good condition.			Replace interior and exterior lighting	2-lamp fluorescent 1X4 light	20
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.		
	Portable 3	Not accessible			Replace exterior lighting	2-lamp fluorescent 1X4 light	20
					Use T8 Lamps in all fluorescent fixtures.	Switches & Occupancy sensors	4
	Portable 4	The lighting in the portable is poor			Replace interior and exterior lighting	2-lamp fluorescent 1X4 light	20
					Provide dimming or 2-level lighting for napping children	Dimmer switch & control	4
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Use T8 Lamps in all fluorescent fixtures.		
Fire Alarm System	All	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998		Install a fully automatic system per DSA and SB575 requirements			
PA/clock	A	New Rauland 1100 units have been installed.	Add PA/clock unit in copy room			PA/clock unit	1
	B	New Rauland 1100 units have been installed.			Remove extra unit in Room 2	Remove PA/clock unit	1
	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.	Remove old PA/clock units in Girls' & Boys' room.			Remove PA/clock unit	2
			Add PA/clock unit in kitchen			PA/clock unit	1
	Portable 1	New Rauland 1100 units have been installed.					
	Portable 2	New Rauland 1100 units have been installed.					
	Portable 3	Not accessible					
	Portable 4	New Rauland 1100 units have been installed.					
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	350
	B	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV outlet	35
	C	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	D	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	E	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	F	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	G	There is no data or CATV in this building. Telephone in kitchen only			Add 1 data outlet at each receptacle in power raceway.		
	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	40
	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	4
	Portable 3	Not accessible					
	Portable 4	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

Sunshine Gardens Elementary School
1200 Miller Avenue
South San Francisco, CA 94080

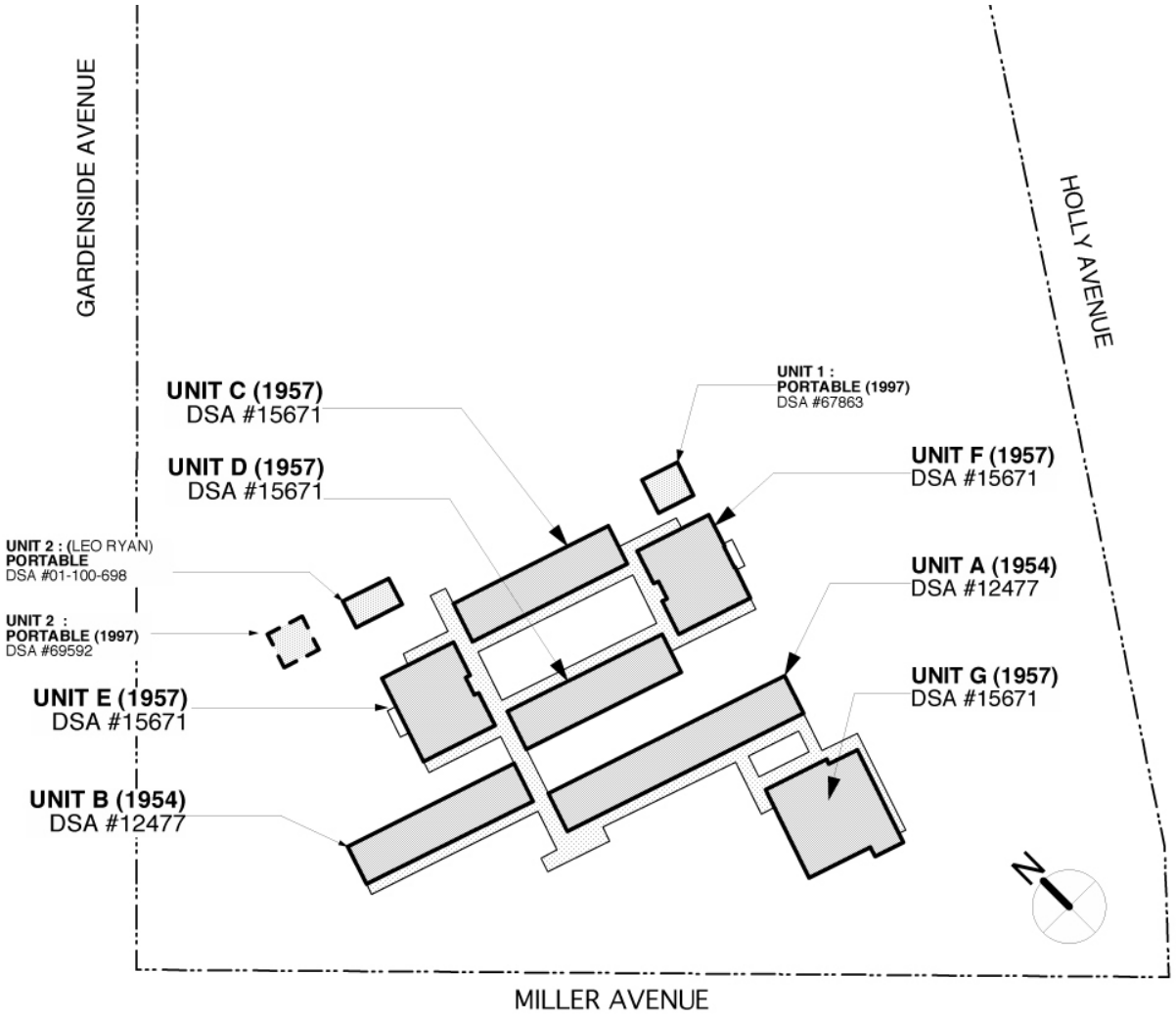
South San Francisco Unified School District



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

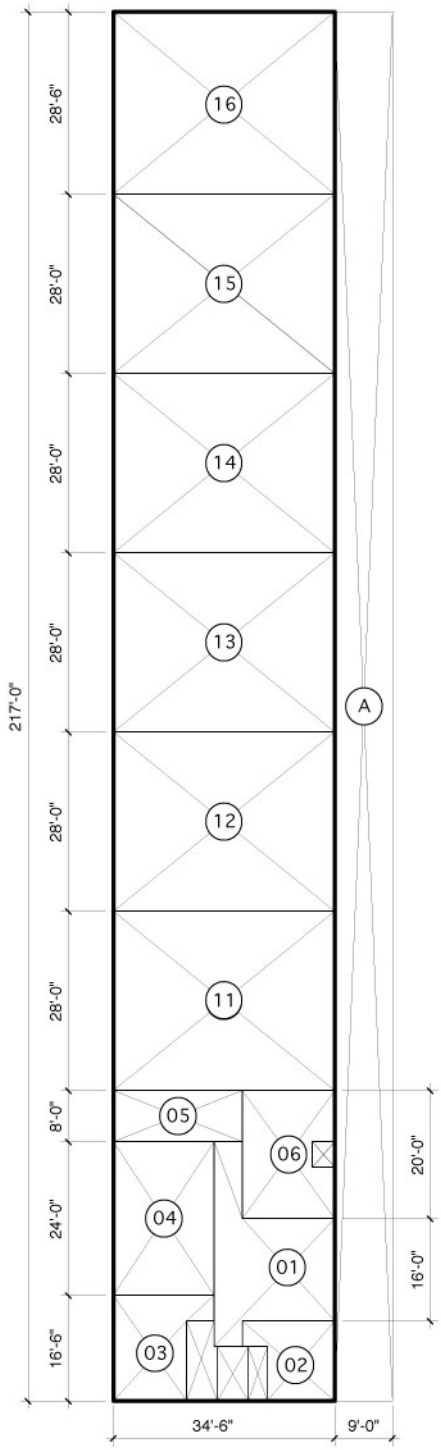
August 30, 2006

Site Plan – Sunshine Gardens Elementary School



Unit A – Sunshine Gardens Elementary School

Ground Floor



Name	Unit A – Sunshine Gardens Elementary School
Use	Administration, Classrooms
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 gravity system is a wood framed roof supported by steel girders and columns. The steel columns also act as the lateral system in the longitudinal direction on one side where the partial height concrete wall creates a short column effect. In the transverse direction plywood shear walls are the lateral force resisting system. The roof diaphragm is plywood sheathed. Masonry cladding is present at several of the plywood shear walls. The canopy is supported by steel beams cantilevered from the roof framing system.
Comments	The building appears to have a lateral-force resisting system on only three sides. In the longitudinal direction the lateral-force resisting elements are on one side only. In this case, the shear walls in the transverse direction will act to resist the torsional response. Although the reliance on column bending to resist lateral forces is undesirable the classification of this building type S1 is based on this column bending and not on traditional beam-column moment frame detailing. The adequacy of the masonry cladding's out-of-plane support should be examined in greater detail. No significant maintenance issues were noted.

Unit A – Sunshine Gardens Elementary School

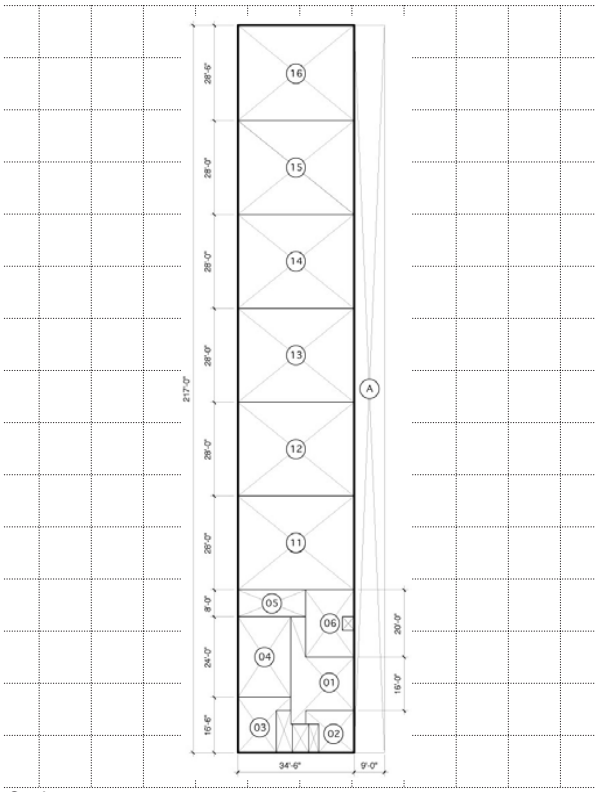




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Administration, Classrooms
No. Stories 1 **Year Built** 1954
Screener MSa/MSc **Date** 8/04/06
Total Floor Area (sq. ft.) 7500
Building Name Unit A, Sunshine Gardens Elementary 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: Masonry

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: On one side, in the longitudinal direction WF columns act as the lateral system partial height concrete walls are present. In the transverse direction there are full height plywood shear walls with masonry veneer. 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

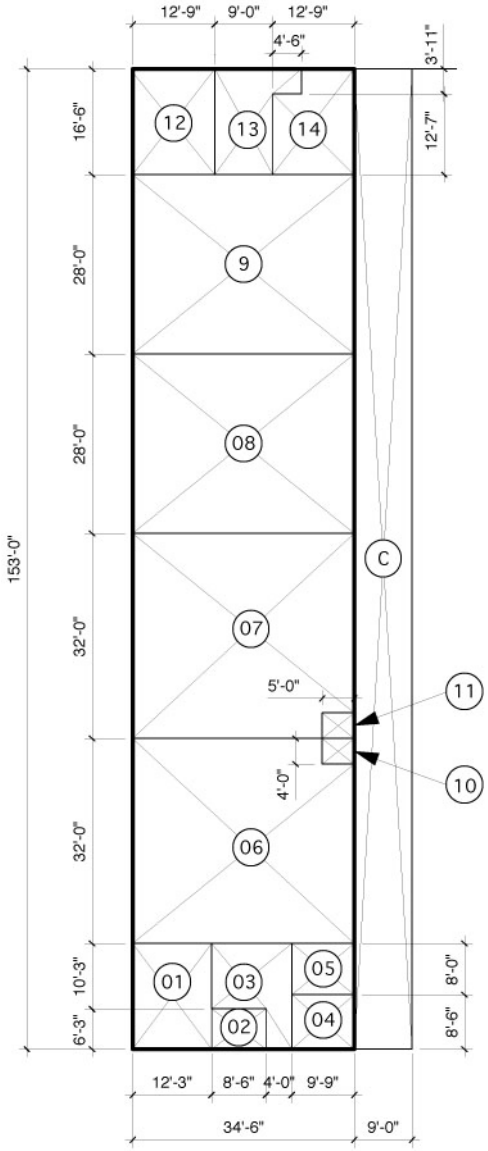
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit B – Sunshine Gardens Elementary School

Ground Floor



Name Unit B – Sunshine Gardens Elementary School

Use Classrooms

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 construction of Unit B is similar to that of Unit A. The gravity system is a wood framed roof supported by steel girders and columns. The steel columns also act as the lateral system in the longitudinal direction on one side where the partial height concrete wall creates a short column effect. In the transverse direction plywood shear walls are the lateral force resisting system. The roof diaphragm is plywood sheathed. Masonry cladding is present at several of the plywood shear walls. The canopy is supported by steel beams cantilevered from the roof framing system.

Comments The building appears to have a lateral-force resisting system on only three sides. In the longitudinal direction the lateral-force resisting elements are on one side only. In this case, the shear walls in the transverse direction will act to resist the torsional response. Although the reliance on column bending to resist lateral forces is undesirable the classification of this building type S1 is based on this column bending and not on traditional beam-column moment frame detailing. The adequacy of the masonry cladding's out-of-plane support should be examined in greater detail. No significant maintenance issues were noted.

Unit B – Sunshine Gardens Elementary School

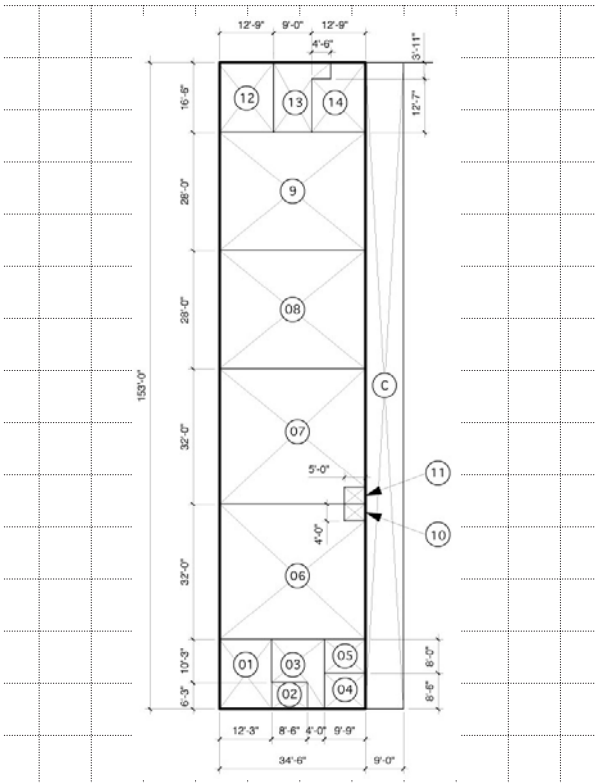




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1954
Screener MSa/MSc **Date** 8/04/06
Total Floor Area (sq. ft.) 5300
Building Name Unit B, Sunshine Gardens Elementary 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, [x] Cladding, ☐ Other: Masonry

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: On one side, in the longitudinal direction WF columns act as the lateral system partial height concrete walls are present. In the transverse direction there are full height plywood shear walls with masonry veneer. 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

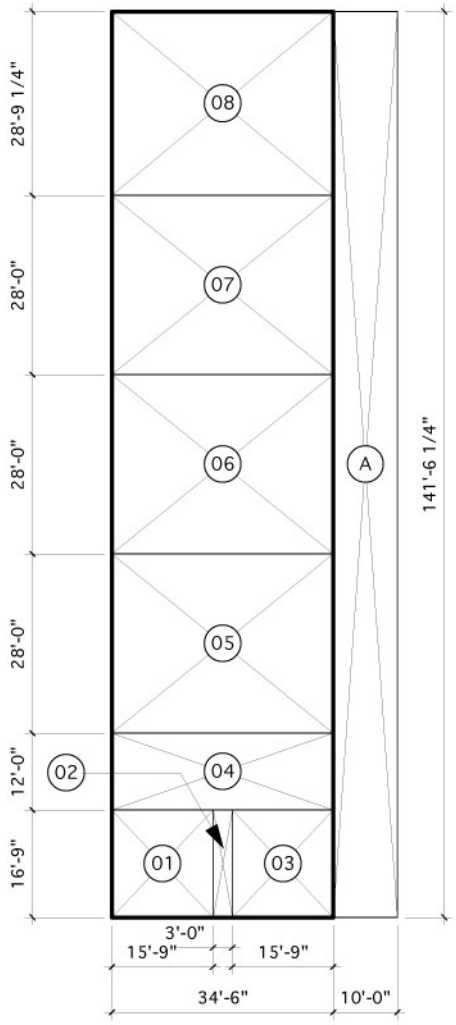
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C – Sunshine Gardens Elementary School

Ground Floor



Name Unit C – Sunshine Gardens Elementary School

Use Classrooms

Distance to Fault 4.0 km

Year Built 1957

Year of Major Modification N/A

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

FEMA 154 Score 1.2

Description The construction of Unit C is similar to that of Unit A. The gravity system is a wood framed roof supported by steel girders and columns. The steel columns also act as the lateral system in the longitudinal direction on one side where the partial height concrete wall creates a short column effect. In the transverse direction plywood shear walls are the lateral force resisting system. The roof diaphragm is plywood sheathed. The diaphragm is interconnected with Units D, E and F. Masonry cladding is present at several of the plywood shear walls. The canopy is supported by steel beams cantilevered from the roof framing system.

Comments The building appears to have a lateral-force resisting system on only three sides. In the longitudinal direction the lateral-force resisting elements are on one side only. In this case, the shear walls in the transverse direction will act to resist the torsional response. Although the reliance on column bending to resist lateral forces is undesirable the classification of this building type S1 is based on this column bending and not on traditional beam-column moment frame detailing. The adequacy of the masonry cladding's out-of-plane support should be examined in greater detail. No significant maintenance issues were noted.

Unit C – Sunshine Gardens Elementary School

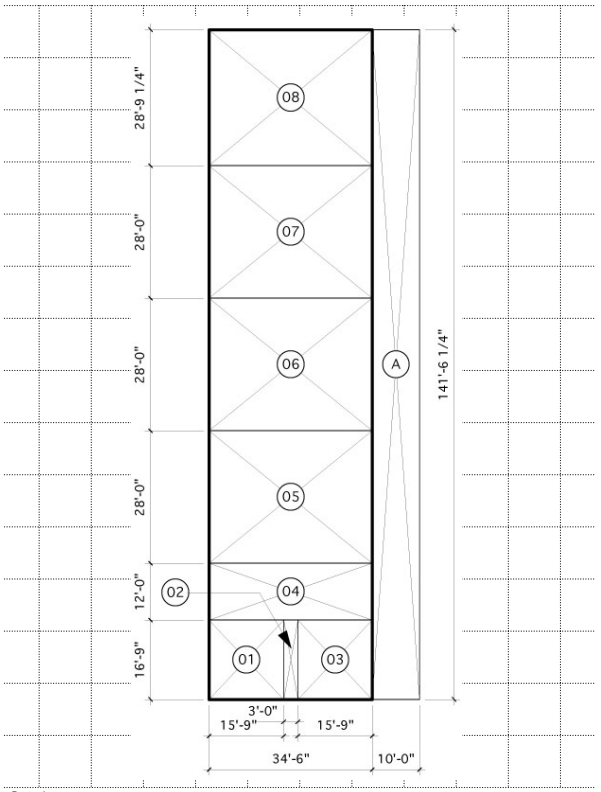




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1957
Screener MSa/MSc **Date** 8/04/06
Total Floor Area (sq. ft.) 4900
Building Name Unit C, Sunshine Gardens Elementary 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: Masonry & Canopy

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: On one side, in the longitudinal direction WF columns act as the lateral system partial height concrete walls are present. In the transverse direction there are full height plywood shear walls with masonry veneer. The lower FEMA score, from the S1 building type, controls in this situation.

Detailed Evaluation Required

YES [NO]

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

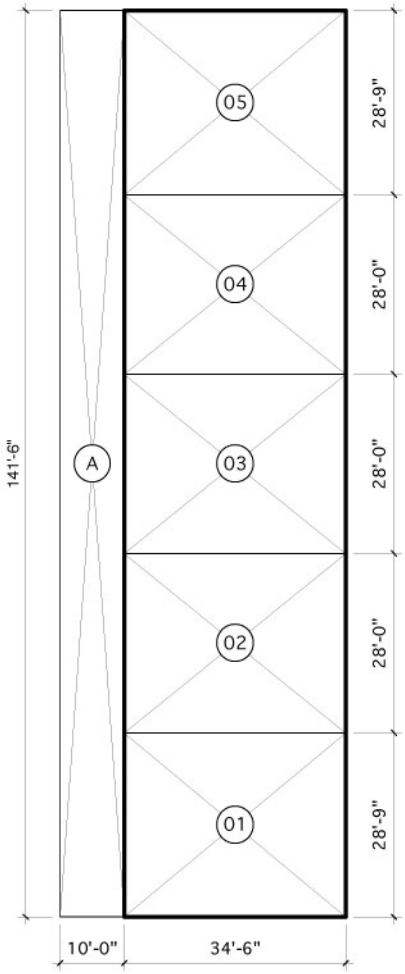
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Sunshine Gardens Elementary School

Ground Floor



Name Unit D – Sunshine Gardens Elementary School

Use Classrooms

Distance to Fault 4.0 km

Year Built 1957

Year of Major Modification N/A

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

FEMA 154 Score 1.2

Description The construction of Unit D is similar to that of Unit A. The gravity system is a wood framed roof supported by steel girders and columns. The steel columns also act as the lateral system in the longitudinal direction on one side where the partial height concrete wall creates a short column effect. In the transverse direction plywood shear walls are the lateral force resisting system. The roof diaphragm is plywood sheathed. The diaphragm is interconnected with Units C, E and F. Masonry cladding is present at several of the plywood shear walls. The canopy is supported by steel beams cantilevered from the roof framing system.

Comments The building appears to have a lateral-force resisting system on only three sides. In the longitudinal direction the lateral-force resisting elements are on one side only. In this case, the shear walls in the transverse direction will act to resist the torsional response. Although the reliance on column bending to resist lateral forces is undesirable the classification of this building type S1 is based on this column bending and not on traditional beam-column moment frame detailing. The adequacy of the masonry cladding's out-of-plane support should be examined in greater detail. No significant maintenance issues were noted.

Unit D – Sunshine Gardens Elementary School

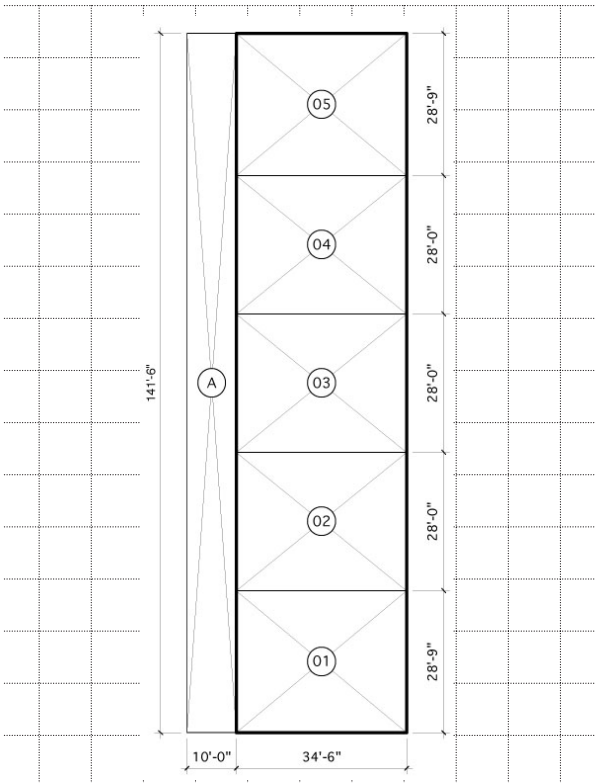




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1957
Screener MSa/MSc **Date** 8/04/06
Total Floor Area (sq. ft.) 4900
Building Name Unit D, Sunshine Gardens Elementary School
Use Classrooms



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys, ☐ Parapets, ☒ Cladding, ☒ Other: Masonry & Canopy

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: On one side, in the longitudinal direction WF columns act as the lateral system partial height concrete walls are present. In the transverse direction there are full height plywood shear walls with masonry veneer. 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

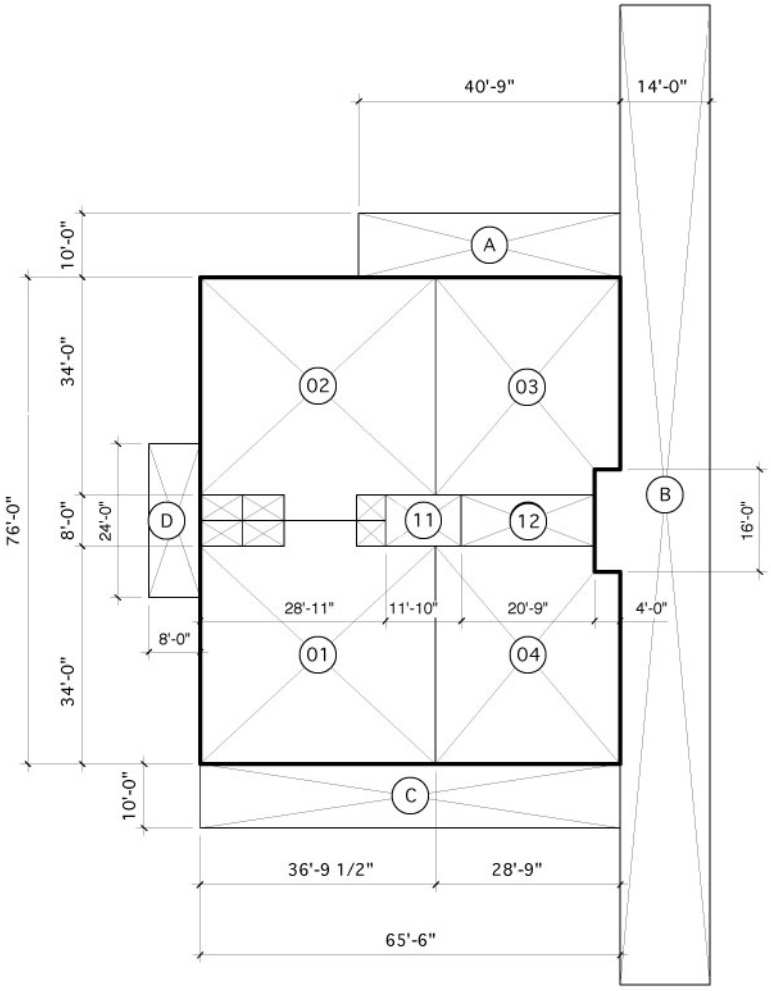
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit E – Sunshine Gardens Elementary School

Ground Floor



Name	Unit E – Sunshine Gardens Elementary School
Use	Classrooms
Distance to Fault	4.0 km
Year Built	1957
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel MRF (S1)
FEMA 154 Score	0.2
Description	The gravity system consists of wood roof joists, supported by steel girders and columns. Two large pop-up roofs are present. The steel columns also act as the lateral system in the one direction on one side where partial height concrete walls create a short column effect. In the other direction plywood shear walls are the lateral-force resisting system. The roof diaphragm is plywood sheathed with discontinuities due to the pop-up roof. The diaphragm is interconnected with Units C, D and F. The end walls have a masonry veneer.
Comments	The building appears to have a complete lateral-force resisting system in both directions. 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 vertical irregularities of the large pop-up roof should be further examined as part of a detailed evaluation. The adequacy of the masonry veneer's of out-of-plane support shall also be evaluated. No significant maintenance issues were noted.

Unit E – Sunshine Gardens Elementary School

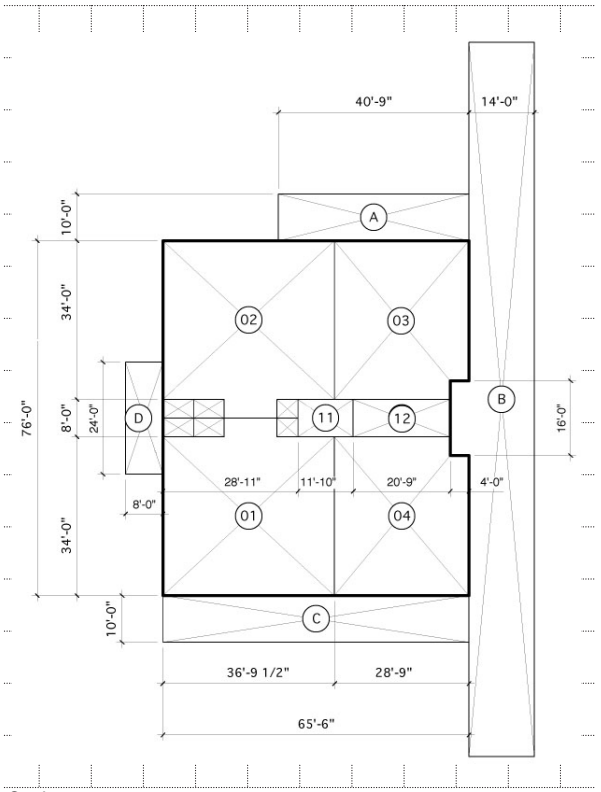




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1957
Screener MSa/MSc **Date** 8/04/06
Total Floor Area (sq. ft.) 4900
Building Name Unit E, Sunshine Gardens Elementary 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: Masonry

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

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

COMMENTS: In the one direction the WF columns are acting as the lateral system, partial height concrete walls are integrally connected causing a short column effect . In the other direction full height plywood shear walls, with masonry veneer, are the lateral-force resisting system. There is a large pop-up roof. 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

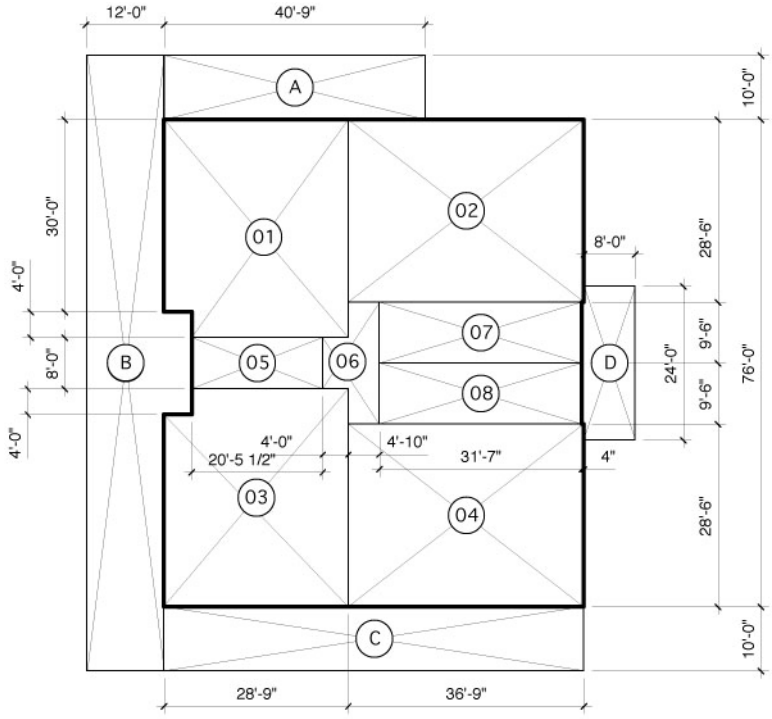
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit F – Sunshine Gardens Elementary School

Ground Floor



Name Unit F – Sunshine Gardens Elementary School

Use Classrooms

Distance to Fault 4.0 km

Year Built 1957

Year of Major Modification N/A

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

FEMA 154 Score 0.2

Description The construction of Unit F is similar to that of Unit E. The gravity system consists of wood roof joists, supported by steel girders and columns. Two large pop-up roofs are present. The steel columns also act as the lateral system in the one direction on one side where partial height concrete walls create a short column effect. In the other direction plywood shear walls are the lateral-force resisting system. The roof diaphragm is plywood sheathed with discontinuities due to the pop-up roof. The diaphragm is interconnected with Units C, D and E. The end walls have a masonry veneer.

Comments The building appears to have a complete lateral-force resisting system in both directions. 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 vertical irregularities of the large pop-up roof should be further examined as part of a detailed evaluation. The adequacy of the masonry veneer's of out-of-plane support shall also be evaluated. No significant maintenance issues were noted.

Unit F – Sunshine Gardens Elementary School

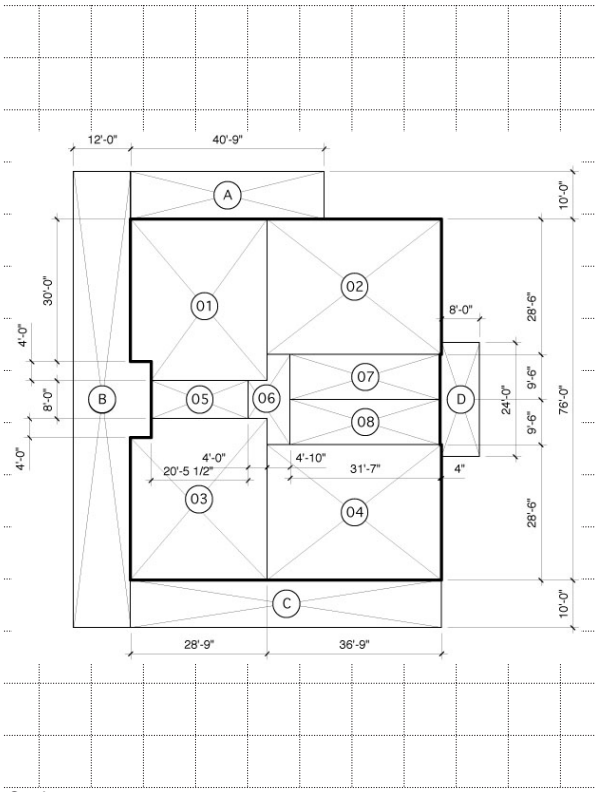




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1957
Screener MSa/MSc **Date** 8/04/06
Total Floor Area (sq. ft.) 4900
Building Name Unit F, Sunshine Gardens Elementary School
Use Classrooms



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

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

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

COMMENTS: In the one direction the WF columns are acting as the lateral system, partial height concrete walls are integrally connected causing a short column effect . In the other direction full height plywood shear walls, with masonry veneer, are the lateral-force resisting system. There is a large pop-up roof. 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

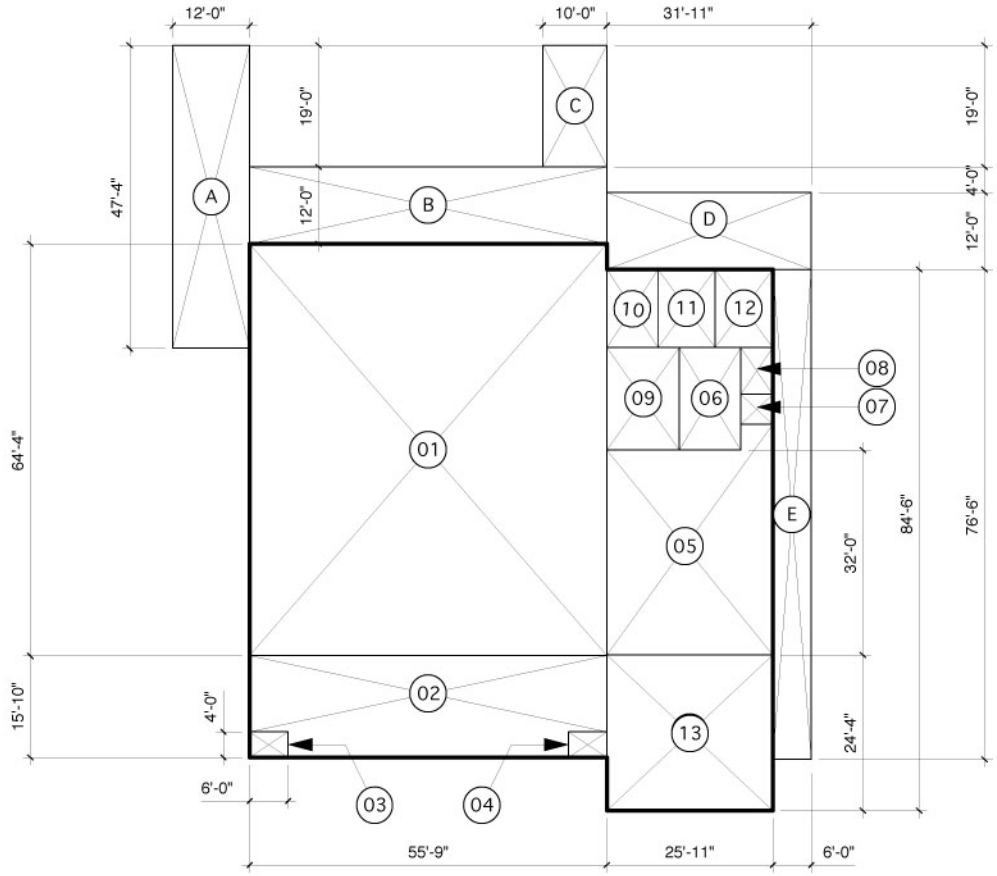
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit G – Sunshine Gardens Elementary School

Ground Floor



Name	Unit G – Sunshine Gardens Elementary School
Use	Cafeteria, Multipurpose Room
Distance to Fault	4.0 km
Year Built	2.0
Year of Major Modification	1957
Building Type	Light Wood-Frame Building (W2)
FEMA 154 Score	2.0
Description	The building is light wood-framed with plywood shear walls. Glu-Lam beams are used at some of the larger spans. One side of the building has a lower roof and are supported by wood posts. The elevation change at the roof occurs at an interior line of support.
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 G – Sunshine Gardens Elementary School

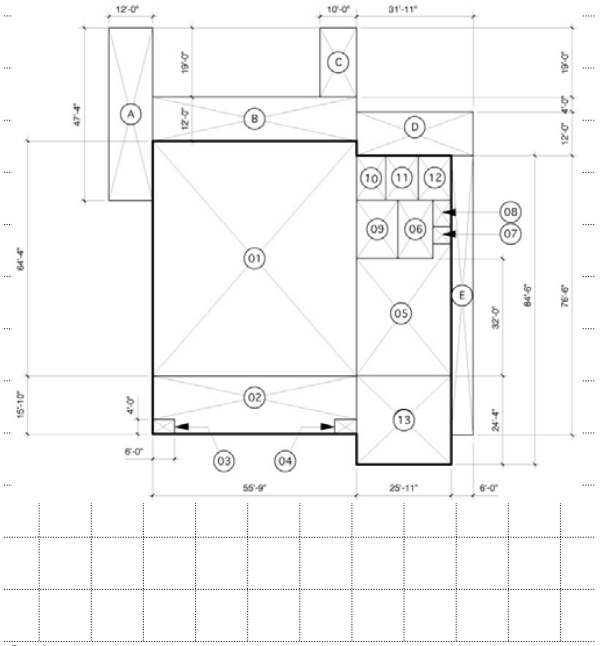




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 1200 Miller Ave.
South San Francisco, CA **Zip** 94080

Other Identifiers Cafeteria, Multipurpose Room

No. Stories 1 **Year Built** 1957

Screener MSa/MSc **Date** 8/04/06

Total Floor Area (sq. ft.) 6700

Building Name Unit G, Sunshine Gardens Elementary School

Use Cafeteria, Multipurpose 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* 2.0

COMMENTS: Light wood frame building with plywood shear walls in both directions. Glu-Lam beams are used at the larger spans supported by wooden posts. One portion of the building has a lower roof than the rest.

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
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