

SSFUSD

South San Francisco Unified School District

Facilities Master Plan
October 8, 2009
Volume I

HAMILTON
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Architects



SSFUSD

South San Francisco Unified School District

Facilities Master Plan
October 8, 2009

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Table of Contents

Volume I

Table of Contents i

Executive Summary 1
- Introduction 1
- Process 2
- Vision for the Future 3
- Organizing Concepts 4
- Priority Projects 6
- Priority Projects Costs 9
- Master Plan Costs 10
- Sustainability 11
- City of South San Francisco 12
- Conclusion 13

Campus Master Plans 15

Buri Buri Elementary School 17
- Executive Summary
  - *Recommendation Summary*
  - *Proposed Site*
  - *Master Plan Scope*
- Cost Estimate 25
- Site Surveys 79
- Structural Report 97

Junipero Serra Elementary School 133
- Executive Summary
  - *Recommendation Summary*
  - *Proposed Site*
  - *Master Plan Scope*
- Cost Estimate 141
- Site Surveys 177
- Structural Report 193

Los Cerritos Elementary School 215
- Executive Summary
  - *Recommendation Summary*
  - *Proposed Site*
  - *Master Plan Scope*
- Cost Estimate 223
- Site Surveys 281
- Structural Report 293

Martin Elementary School 323
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 331
Site Surveys 383
Structural Report 403

Volume II

Monte Verde Elementary School 437
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 447
Site Surveys 481
Structural Report 495

Ponderosa Elementary School 513
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 521
Site Surveys 553
Structural Report 571

Skyline Elementary School 589
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 599
Site Surveys 639
Structural Report 653

Spruce Elementary School 675
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 683
Site Surveys 715
Structural Report 727

Sunshine Gardens Elementary School 745
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 753
Site Surveys 797
Structural Report 809

Volume III

Alta Loma Middle School 839
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 849
Site Surveys 903
Structural Report 915

Parkway Heights Middle School 957
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 967
Site Surveys 1047
Structural Report 1063

Westborough Middle School 1121
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1131
Site Surveys 1187
Structural Report 1209

El Camino High School 1247
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1257
Site Surveys 1317
Structural Report 1345

Volume IV

South San Francisco High School 1383
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1395
Site Surveys 1471
Structural Report 1493

Baden High School 1543
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1549
Site Surveys 1591
Structural Report 1603

South San Francisco Adult Education 1633
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1641
Site Surveys 1677
Structural Report 1689

Children's Center 1711
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1717
Site Surveys 1745
Structural Report 1751

District Offices 1755
Executive Summary
Recommendation Summary
Proposed Site
Master Plan Scope
Cost Estimate 1765
Site Surveys 1799
Structural Report 1813

Appendix A 1819
Filters

Appendix B 1823
Additional Costs

Executive Summary

Introduction

South San Francisco Unified School District is located in San Mateo County and serves the cities of South San Francisco, Daly City, and San Bruno. The District currently has nine elementary schools with more than 3,700 students enrolled in grades K-5. The District's approximately 2,200 middle school students attend three middle schools within South San Francisco. The District's two main high schools, El Camino High School and South San Francisco High School, serve over 3,000 students in grades 9-12. The majority of the District's campuses were built between 1949 and 1969, however, Spruce and Martin Elementary Schools were built in 1916 and 1921, respectively. Baden High School, an alternative high school, and the South San Francisco Adult Education Center share a campus built in 1966. The District's sites also include the Children's Center and the District Offices. The Children's Center, established in 1943, has been at its current location since 1997. The District Offices are located adjacent to the South San Francisco High School campus.

In 1997 the District prepared a Facilities Master Plan. Much of the work suggested in the Master Plan was funded under a bond passed that same year. Throughout the District accessibility issues were addressed, infrastructure was updated, interior and exterior finishes were renovated, and new relocatable classrooms were installed at various sites. While most work recommended by the 1997 Facilities Master Plan has been completed, some items remain unaddressed.

Despite the recent renovations and the overall fair condition of the District's facilities, updates are still necessary at all campuses. Most notably, none of the schools in the District fully comply with stringent accessibility standards.

In 2006, the South San Francisco Unified School District retained Hamilton + Aitken Architects to assist the District in preparing a new Master Plan to provide a framework for future projects in the next decade and beyond.



South San Francisco Unified School District Sites

Process

In order to adequately assess the condition of the existing facilities, extensive site surveys were conducted in June through September of 2006. Architectural surveys were developed to address needs and deficiencies in universal access, classrooms, restrooms, the building envelope, and site work at the various campuses. Using these survey forms, teams from Hamilton + Aitken examined the facilities and collected data at the District's seventeen sites. Hamilton + Aitken's electrical and mechanical consultants, Alliance Engineering Consultants Inc. and H&M Mechanical Group, conducted complementary site surveys in their disciplines. From these site visits, specific architectural, mechanical, and electrical recommendations were generated for each building at every campus. Concurrently, Hamilton + Aitken's structural consultants, SOHA Engineers, performed Rapid Visual Screening of all the sites' structural systems in accordance with FEMA 154 report requirements.

Once the 2006-2007 school year began, Hamilton + Aitken conducted interviews with the schools' principals and administrators. The principals' insights helped to determine if the campuses' facilities were helping or hindering their educational goals, and to develop a "wish list" of future work. Additionally, building rating surveys were distributed to each school to be filled out by faculty and staff to identify specific needs. Interviews with district-wide Buildings and Grounds staff were also conducted to gather information on ongoing maintenance and repair issues throughout the sites.

Hamilton + Aitken evaluated the results of the facility condition assessments and considered issues communicated through interviews in order to identify necessary work at each campus. In order for the District to accurately select which recommendations for improvements should be funded and which improvements could be deferred for future funding, each deficiency was assigned both a preliminary priority and a category. (See Appendix A for an explanation of each priority and category.)

In order to make the final assessment of priorities at each campus the District formed a Facility Advisory Committee (FAC). The FAC was charged with reviewing the Master Plan and instituting a vision to guide the District as it moves forward with the improvements listed in the Master Plan. Over the course of several months, under the guidance of Hamilton + Aitken and the District's Associate Superintendent of Business Services, Ronald D. Little II, the FAC became acquainted with the issues facing the District's facilities. The Committee visited sites throughout the District, attended a series of presentations and participated in discussion groups on facility and sustainability issues. Ultimately, the Committee reached a consensus regarding the future vision for the District's facilities.

Facility Advisory Committee members participated in SSFopoly game night in Spring 2008. The game was designed to facilitate conversation regarding District-wide priorities and projects. Chad Hamilton AIA of Hamilton + Aitken Architects led the FAC through SSFopoly game night.







Vision for the Future

As South San Francisco Unified School District moves into the 21st Century it is imperative that we develop and maintain modern school facilities that enhance the community, contribute to student pride, enrich the learning environment, and help make us competitive with other Bay Area school districts. The District's facilities should reflect the latest research and technology that help us meet our educational goals.

- Facility Advisory Committee, October 2008

The Facility Advisory Committee recognizes that the improvements identified in the Master Plan are required and recommends it as a guide for future facility improvements. The Committee also recognizes that some projects will need to take precedence. Therefore, the Committee recommends, to the Board of Trustees, the following priorities to improve the District's facilities:

A. New or replacement facilities for libraries, learning resource centers, and space for administrative support and training at schools.

B. Replacement of aging temporary classrooms.

C. Upgrade life safety features.

D. Site infrastructure replacement and improvements.

BEFORE - Relocatable Classrooms



AFTER - New Classrooms



El Camino High School Weight Room and Classroom Wing, South San Francisco USD. New modular classrooms and weight room wing replaced aging temporary portables. Completed Fall 2008.

Organizing Concepts

In addition to giving priority to the types of projects named above, The Committee has also identified four organizing concepts as a guide to future facility improvements. If a project falls under one or more of the following concepts, the FAC believes that it will contribute to the District's success in achieving its vision statement.

1. Community Pride

Schools should add character and beauty to a neighborhood and serve as symbols of community pride. Schools should embody a high standard of design expected in all other public buildings. Community Pride projects should provide opportunities for South San Francisco schools to improve their appearance and provide excellent educational facilities.

BEFORE



AFTER



Mission Education Center, San Francisco, California. A new elevator addition and exterior painting not only make the site universally accessible but also establish an attractive face to the neighborhood enhancing community pride.

2. Educational Improvements

Educational Improvements include projects that directly and indirectly impact the teaching environment and the students. Technological advancements and new classrooms will provide the latest in educational trends. Replacing aging temporary classrooms with permanent construction will provide healthier and more effective learning spaces. Better support and staff development space for teachers can also improve student performance.



Madera Elementary School, West Contra Costa USD. After a new addition, this elementary school's library is a welcoming, attractive space and an educational improvement to the school.

3. Outdoor Beautification

Outdoor school areas should be treated as program spaces. Outdoor circulation routes can be converted from single purpose spaces into multi-use spaces utilized for learning. More efficient use of the District's outdoor spaces would provide additional educational spaces as well as create attractive and green outdoor environments.



Ruth Powers Childcare Center, Richmond, California. The outdoor beautification of the courtyard provides a variety of spaces for different kinds of play while integrating green space and landscaping.

4. Infrastructure

The majority of the District's campuses are at least 50 years old. Infrastructure systems including water, gas, and irrigation need to be updated or replaced. Structural deficiencies at some sites also need to be addressed. Recent building code changes establish the need to update fire alarm systems throughout the District.



In keeping with their priorities and organizing concepts the FAC and Hamilton + Aitken established a list of priority projects. These projects address the needs of the District's facilities and sites while helping to realize the FAC's vision for the future of the South San Francisco Unified School District. The final Master Plan now includes the cost of these priority projects.

Priority Projects



Buri Buri Elementary School

Modernize administrative and library space to provide a more visible and secure entrance to the school and needed flexible learning spaces.



Junipero Serra Elementary School

Replace relocatable classrooms with a new classroom wing and learning resource center.



Los Cerritos Elementary School

Provide and Outdoor Learning Terrace for outdoor learning.



Martin Elementary School

Replace relocatable classrooms with new classroom wings.



Monte Verde Elementary School

Replace fifteen aging temporary classrooms with new classroom wings and learning resource center.



Ponderosa Elementary School

Replace existing relocatable classrooms and expand with new classroom wings. Build a new learning resource center to provide a library as well as flexible teaching and administrative spaces.



Skyline Elementary

Replace fifteen aging relocatable classrooms on site with a new classroom wing and learning resource center.



Spruce Elementary School

Create a new wing that includes a learning resource center and administrative space to provide an attractive entrance to the school as well as much needed library and flexible learning spaces. A future phase of work should remove aging relocatable classrooms on the upper campus and build a new classroom addition with an expanded green field.



Sunshine Gardens Elementary

Provide a new administrative center with larger teacher support and parent areas, improved administration space, and a new visual focus for the campus. Remove relocatable classrooms and replace with a new classroom wing.



Alta Loma Middle School

Create an amphitheater to provide an outdoor multipurpose area. Green campus to mitigate water runoff and drainage problems. Remove the eight relocatable classrooms and replace with a new classroom wing.



Parkway Heights Middle School

Modernize or rebuild portions of the campus to replace aging temporary classrooms, effectively use the site, and provide attractive school buildings that improve learning and promote community pride.



Westborough Middle School

Create an amphitheater area to provide assembly space and supplement the overcrowded cafeteria. Replace aging relocatable classrooms with an additional classroom wing and a new weight room. Renovate unused shop classrooms to provide additional science labs to support the curriculum.



El Camino High School

Three buildings on campus (the theater, cafeteria building, and gym) require detailed structural evaluation and possible retrofits. Replace a number of aging relocatable classrooms with a new classroom wing.



South San Francisco High School

Replace lighting and bleachers at the existing stadium to support the athletic program and to strengthen its community connection. Replace the athletic department's old relocatable classroom with a new weight room. Replace the site's underground utilities due to significant potential problems with the existing underground infrastructure, including potential interrupted water service to the school. Construction of a new academic building to replace old relocatable classrooms.



Adult Education/ Baden High Continuation High School

Create a more professional campus and community atmosphere by greening the site, creating a new outdoor plaza, and clarifying campus circulation and location of programs. Replace aging relocatable classrooms with a new shared classroom facility that provides additional classroom space while further beautifying the campus.



Children's Center

Replace the undersized campus of relocatable classrooms with a permanent structure, on another site, that could accommodate the program's needs at one location.



District-Wide Greening Program

Improve the appearance and maximize usefulness of school outdoor areas to extend the learning environment beyond the classroom. Classroom patios with tables can act as extensions of the classrooms and allow for large and messy projects. Plazas, outdoor tables, benches, and amphitheaters accommodate small social gatherings and meetings as well as school-wide congregations.



District Offices

Create a state-of-the-art District Office that would also house a Faculty Training Center, the Facilities Department, and a complete District-wide Technology Department. Renovate the District Warehouses and build a new Central Kitchen

Priority Project Costs

School	Cost	Priority Projects
Buri Buri E.S.	**$669,817**	Administration Addition and Library Modernization
Junipero Serra E.S.	**$3,518,162**	Classroom Wings to Replace Relocatables, Library, and Outdoor Learning Terrace
Los Cerritos E.S.	**$158,162**	Outdoor Learning Terrace
Martin E.S.	**$3,196,325**	Classroom Wings and Outdoor Learning Terrace
Monte Verde E.S.	**$7,332,482**	Classroom Wings, Learning Resource Center, and Outdoor Learning Terrace
Ponderosa E.S.	**$4,703,162**	Classroom Wings to Replace Relocatables, Learning Resource Center, and Outdoor Learning Terrace
Skyline E.S.	**$5,620,882**	Classroom Wings, Learning Resource Center, and Outdoor Learning Terrace
Spruce E.S.	**$4,833,000**	Learning Resource Center and Classroom Wings to Replace Relocatables
Sunshine Gardens E.S.	**$2,245,798**	Classroom Wings, Amphitheater, and Greening of Site
Alta Loma M.S.	**$3,546,649**	Administration Addition, Classroom Wings, and Outdoor Learning Terrace
Parkway Heights M.S.	**$9,491,938**	Administration Addition, Classroom Addition, Student Quad, Cafe, Locker Rooms, Mat / Weight Room, Library, and Greening of Site
Westborough M.S.	**$4,714,625**	Classroom Wing, Science Labs, Amphitheater, and Mat / Weight Room.
El Camino H.S.	**$7,746,745**	Structural Retrofit of Gymnasium and Cafeteria, Modernization and Structural Retrofit of Little Theater, Classroom Wing, and Field and Track Renovation
South San Francisco H.S.	**$17,318,873**	Classroom Building, Theater and Cafeteria Modernization, Weight Room, Regulation Size Pool, Baseball Field, Practice Field, Underground Utilities, Track and Field Renovation, Stadium Lights, and Bleachers.
Baden H.S. and Adult Education	**$2,724,175**	Shared Classroom Building and an Outdoor Plaza; Replace Irrigation, Gas, and Water Lines
District Offices	**$10,719,250**	District Offices, Facilities and Technology Offices, Conference and Staff Training Center, and a combined District Central Kitchen, Freezer, and Warehouse
Total Cost of Priority Projects	**$82,061,645**	

Master Plan Costs

Site	Priority Projects	Group 1	Group 2	Group 3	Group 4	Total
Buri Buri Elementary	$669,817	$1,291,537	$2,057,252	$3,799,981	$1,369,612	$9,188,199
Junipero Serra Elementary	$3,518,162	$476,492	$1,970,626	$3,024,205	$384,929	$9,374,414
Los Cerritos Elementary	$158,162	$771,861	$2,143,675	$2,899,274	$429,425	$6,402,397
Martin Elementary	$3,196,325	$566,798	$1,775,807	$3,843,886	$1,076,245	$10,459,061
Monte Verde Elementary	$7,332,482	$1,500,949	$2,751,584	$1,998,096	$357,666	$13,940,777
Ponderosa Elementary	$4,703,162	$750,031	$1,026,958	$4,190,686	$527,529	$11,198,366
Skyline Elementary	$5,620,882	$1,059,582	$1,232,154	$2,784,997	$248,111	$10,945,726
Spruce Elementary	$4,833,000	$1,707,489	$3,938,447	$4,759,719	$546,069	$15,784,724
Sunshine Gardens Elementary	$2,245,798	$1,484,127	$1,594,862	$5,623,966	$427,969	$11,376,722
Alta Loma Middle School	$3,546,649	$912,291	$5,310,576	$6,573,262	$851,186	$17,193,964
Parkway Middle School	$9,491,938	$374,208	$3,618,955	$8,338,847	$905,838	$22,729,786
Westborough Middle School	$4,714,625	$1,020,917	$2,791,374	$7,407,191	$1,571,429	$17,505,536
El Camino High School	$7,746,745	$3,163,777	$6,243,840	$11,980,104	$3,656,456	$32,790,922
South San Francisco High School	$17,318,873	$1,768,634	$4,698,744	$7,891,846	$2,014,977	$33,693,074
Baden High School	$545,602	$442,690	$1,965,668	$2,029,675	$313,033	$5,296,668
South San Francisco Adult Ed	$2,178,573	$394,167	$1,854,454	$2,160,404	$798,349	$7,385,947
Children's Center	$0	$554,475	$483,751	$347,606	$189,613	$1,575,445
District offices	$10,719,250	$330,068	$557,372	$1,875,947	$348,337	$13,830,974
Total	$88,540,045	$18,570,093	$46,016,099	$81,529,692	$16,016,773	$250,672,702

The table above represents the estimated costs associated with the Master Plan Scope of work. All dollar amounts are listed in June 2010 dollars.

Sustainability

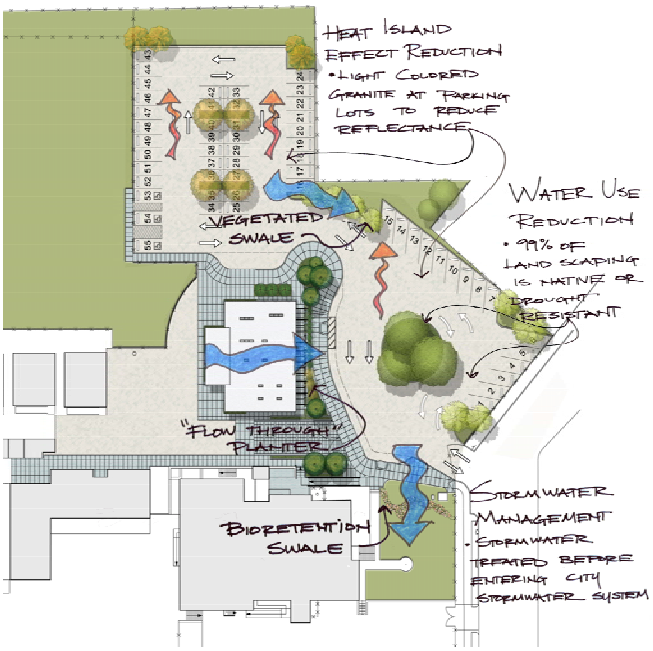
The District's responsibility, while implementing the Master Plan, is not only to its students, faculty, and community, but also to the environment. The built environment and the construction industry represent a huge drain on natural resources. However, through the efforts of architects, engineers, and building owners, sustainable buildings are becoming the norm and the negative impact on the environment is diminishing. The benefits of green design extend past the environment. School districts that commit to sustainable design also reap economic and health benefits for the district and its students.

The environmental benefits of sustainable design are numerous. Sustainable buildings reduce the construction industry's depletion of natural resources during initial construction and help conserve resources throughout their lifespan. Sustainable buildings and sites can protect natural ecosystems and biodiversity. Reductions in energy use, carbon emissions, water use, and solid waste are all direct effects of sustainable buildings.

Sustainable design is also beneficial from an economic point of view. The reduction in water and energy use naturally leads to lower operating costs. The life cycle costs in a green building are also optimized. Additionally, green buildings have been linked to increased employee productivity.

The qualities that make a building more sustainable also make classrooms better places to learn. Natural light, views, and better indoor air quality allow students to concentrate better. Studies have shown that sustainable, high-performance classrooms lead to improved tests scores and better attendance, and thus more funding for school districts. Sustainability is also a healthy choice for school districts. Improved indoor environments, including better air, thermal, and acoustic conditions, lead to healthier, happier occupants.

There are two major rating systems that recognize sustainable buildings for their positive contribution to the built environment. Leadership in Energy and Environmental Design, or LEED, is the building rating system overseen by the U.S. Green Building Council. LEED was established in 1997 and is now recognized throughout the country as the standard in green building certification. LEED is based on a point rating systems with seven major categories of criteria: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation



Spruce Elementary School, South San Francisco USD. The new parking and drop-off areas at Spruce will incorporate many sustainable design concepts including stormwater management, water use reduction, and heat island effect reduction as illustrated above.



Madera Elementary School, West Contra Costa Unified School District. These newly renovated classrooms make use of daylighting from clerestory windows.

in Design, and Regional Priority. Building owners pay to register their project with LEED and are granted a Platinum, Gold, Silver, or Certified rating based on the number of points earned.

The Collaborative for High Performance Schools, or CHPS, is also a point based rating system, but it specifically establishes standards for the sustainable design of schools. CHPS promotes school buildings that are good for the environment and provide a healthy learning environment for students. Projects that achieve a minimum number of points can receive one of two ratings; CHPS Verified or CHPS Designed. CHPS Verified includes a CHPS review and verification that must be paid for by school districts. CHPS Designed projects go through a free self-certification process. School districts across the State have passed Board resolutions adopting CHPS guidelines for the design and operation of their facilities.

As the District moves forward with the Master Plan, it is recommended that steps are taken to ensure new construction and renovation projects are as green as possible. The District should adopt a resolution to follow sustainable practices in the design and operation of its schools. The District should also develop comprehensive District Standards for design and operation that embody sustainability and high performance. Finally, the District could pursue a Grid Neutral Program where it would work with local energy companies to install photovoltaics that would eventually provide free energy to the District schools. By taking these steps now, the District will ensure lower operating costs, healthier students and teachers, and the potential to incorporate environmental consciousness into the curriculum.

City of South San Francisco

As the District moves forward with the Master Plan it would be beneficial to work with the City of South San Francisco to develop community assets that would benefit both the City and the District. The District is committed to beautifying the city through the exterior beautification of its sites. Adding attractive building elements and installing landscaping along city streets will increase the “curb appeal” of the District’s schools and act as urban beautification for South San Francisco. Opportunities for joint-use facilities should also be explored. Office space in a new District Office building could be shared with the City. The District has also included in its Master Plan a commitment to increase fire safety on its campuses, thus making the jobs of its local fire departments easier and more efficient. These steps and more should be implemented to foster an effective working relationship with the City of South San Francisco.



Spruce Elementary School Administration Wing to be completed December 2009

Conclusion

The Master Plan is a guide for the next decade and beyond. It is the recommendation of Hamilton + Aitken that the District phase the projects herein starting with the Priority Projects.

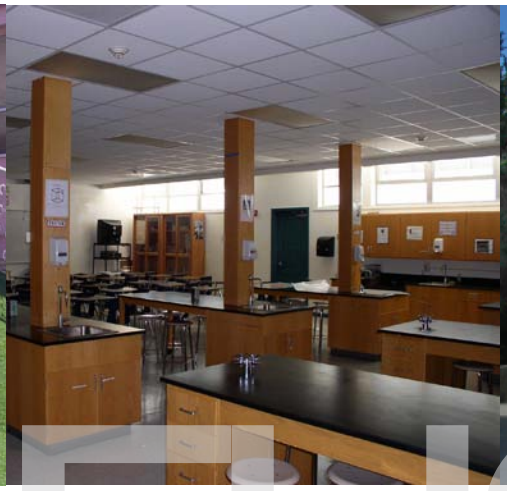
These flagship projects will signal the importance of the schools of South San Francisco Unified School District as communities of children, faculty, staff, and parents. New administration spaces will act as the hearts of campuses, providing secure environments and spaces for teachers and parents to work with the administration for the benefit of the students. The addition of learning resource centers will add to the educational programs and provide for student and community interaction.

At many campuses, space problems have been solved for the short term with relocatable classrooms. However, relocatable classrooms have a limited life span and many in the District are well beyond their useful life. We recommend that the District replace all relocatable classrooms in the next ten to fifteen years. The addition of permanent structures will reduce maintenance costs over time and provide an immediate improvement in the educational program.

At the middle and high school level, students begin to form their own communities and start to have a bigger impact on the school but multipurpose space is often limited. At these sites outdoor space could be better utilized and made into programmable space with the addition of amphitheaters and outdoor plazas. These spaces could be used for school-wide events, but could also become hubs of student life before, during, and after school. For elementary schools, outdoor space is an ideal location for hands-on learning and large projects. The addition of outdoor learning terraces at all elementary schools would increase the learning space available and activate unused outdoor areas.

Finally, the condition of the District Offices and the ever-increasing demands of technology in education warrants a new building to replace the existing outmoded facility. Currently, the many functions of the District are spread over several separate offices on the same campus. All the administrative duties of the District should be consolidated into one building in order to promote better communication and provide the District with a more efficient center for its operations. The Facilities and Technology Departments would share another space to allow for easier management of school improvement projects. A staff training and conference center would provide much needed space and resources for District administrators and teachers.

In conclusion, we believe this Master Plan will help guide the District to maintain and modernize its facilities, improve the effectiveness of teachers and administrators in completing their educational goals, provide school environments with a sense of community, and better serve the District's students.


SSFUSD

Campus Master Plans

October 8, 2009



SSFUSD

Buri Buri Elementary School

Buri Buri Elementary School

Recommendation Summary

Buri Buri Elementary is one of the many schools in the District that lacks a welcoming entrance and well thought out placement of the administration offices. The location of the main entrance and office are unclear to those who are unfamiliar with the school. Visitors are well into the site before they are detected or welcomed by the administration offices. The area immediately adjacent to the front entrance should be enlarged and converted into administration space. This would allow the area previously occupied by the administration to be modernized into a new library. The new addition should engage the street and provide an attractive face to the community.

Buri Buri Elementary School is one of the largest elementary schools in the South San Francisco Unified School District and the facilities are generally in good condition and appear well maintained. The exterior of the building was recently painted, new windows were installed throughout the campus, and classroom finishes are attractive and standardized throughout the buildings. Re-roofing is needed at some units in the near future to ensure that the building envelope remains in good condition.

The major infrastructure systems of gas and water have been updated in the last five to seven years. As with all the campuses, a new irrigation system is necessary to keep the grounds in attractive condition.

To account for increasing demand for energy efficiency, now and in the future, the campus should make some improvements. Light fixtures provided under the last bond should have the T12 lamps replaced with T8 lamps. Most of the buildings already utilize an energy management system, but the same system needs to be installed at the administration offices.

Since the safety of students and staff around the campus is always a concern some small but significant changes should be made. Exterior lighting should be replaced or added throughout the school grounds to ensure safety at evening events and provide proper security. Classrooms at Units G1 and G2 have full-length windows and are on grade with exterior courtyards. Teachers would like the added security of shades for these windows in case of an emergency situation.

As with most campuses, the site and its buildings are still not one hundred percent accessible to persons with disabilities. Upgrades to restrooms, doors, and cabinetry are needed throughout the campus. The addition of signage, a canopy above the ramp to the lower campus, and handrails at various locations are also necessary accessibility upgrades.

Existing Buildings

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

Current Site

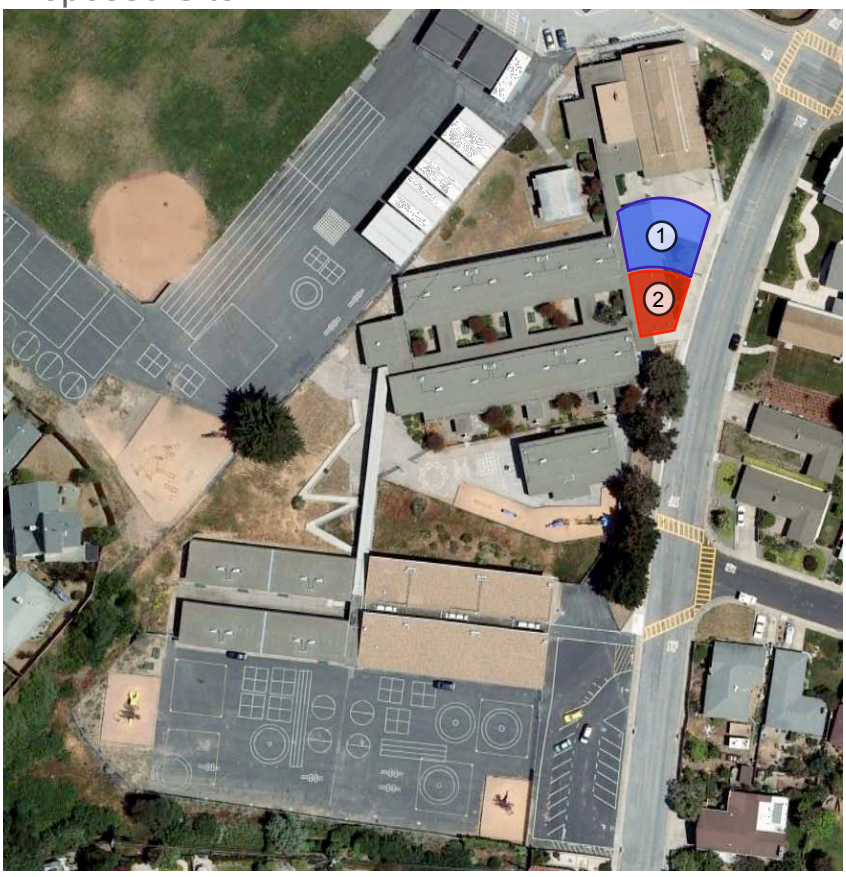




School Profile

Address:	120 El Campo Drive South San Francisco, CA 94080
Built:	1949
Site Acreage:	8.9
SF of Building Area:	54,955
2005-2006 Enrollment:	625
Buildings:	9
Relocatable Classrooms:	8
Teaching Stations:	37
Restrooms:	25

Proposed Site



Master Plan Scope

Priority Projects: **$669,817**
1. Administration Addition
2. Library Modernization

Group 1: **$1,291,537**
Restroom Renovations
ADA Upgrades
Site Work

Group 2: **$2,057,252**
Seismic Upgrades
Site Lighting
Hazmat Allowance
Fire Sprinklers
Fire Hydrants

Group 3: **$3,799,981**
Electrical and Tech Upgrades
Plumbing Upgrades
Exterior Finishes
HVAC Upgrades
Fire Alarm Upgrades

Group 4: **$1,369,612**
Classroom Upgrades

Total Cost: **$9,188,199**

Unit A

Year Built:	1949
DSA#:	6790
Year of Major Modification:	None
Construction Type:	Type VB
SF:	8,288
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnace and Split Condenser Roof Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit B

Year Built:	1949
DSA#:	6790
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2,472
Building Usage:	Administration
Mechanical System:	(3) Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ, main panel located in this building
Roof Date:	2000

Unit C

Year Built:	1949
DSA#:	6790
Year of Major Modification:	None
Construction Type:	Type VB
SF:	7,263
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces and Split Condenser Roof Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit D

Year Built:	1949
DSA#:	6790
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2,741
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces and Split Condenser Roof Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Buri Buri Elementary School

Unit E

Year Built:	1949
DSA#:	6790
Year of Major Modification:	None
Construction Type:	Type VB
SF:	7,293
Building Usage:	Cafeteria, Multipurpose
Mechanical System:	Multipurpose Room has Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992-1996

Unit G

Year Built:	1962
DSA#:	22478
Year of Major Modification:	None
Construction Type:	Type VB
SF:	8,160
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces with Split Condenser Roof Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992-1996

Unit H

Year Built:	1954
DSA#:	12507
Year of Major Modification:	None
Construction Type:	Unknown
SF:	12,229
Building Usage:	Classroom
Mechanical System:	Individual Gas Fired Furnaces with Split Condenser Roof Unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1992

Unit 1

Year Built:	1966
DSA#:	27516
Year of Major Modification:	None
Construction Type:	Type VB
SF:	952
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 2

Year Built:	1996
DSA#:	65556
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1920
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1996

Unit 3

Year Built:	1997
DSA#:	67863
Year of Major Modification:	None
Construction Type:	Type VB
SF:	480
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 4

Year Built:	1997
DSA#:	67863
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3840
Building Usage:	Classroom
Mechanical System:	Unknown
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

CUMMING
LLC

South San Francisco Unified School District
Buri Buri 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
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
Buri Buri 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	8,288 SF	$141,157	$171,926	$489,293	$191,244	$119.88	**$993,620**
B Building "B" - Admin	2,472 SF	$37,340	$81,094	$212,406	$73,742	$163.65	**$404,581**
C Building "C" - Classroom	7,263 SF	$129,211	$150,669	$444,745	$163,436	$122.27	**$888,062**
D Building "D" - Classroom	2,741 SF	$126,455	$56,851	$183,733	$74,598	$161.14	**$441,637**
E Building "E" - MPR / kitchen	7,293 SF	$63,986	$331,528	$571,754	$150,446	$153.27	**$1,117,715**
F Building "F" - Classroom	960 SF	$3,292	$19,914	$73,998	$30,136	$132.65	**$127,340**
G Building "G1" - Classroom	3,738 SF	$151,927	$89,589	$169,825	$103,771	$137.80	**$515,111**
H Building "G2" - Classroom	3,738 SF	$155,511	$89,589	$174,428	$105,577	$140.47	**$525,105**
I Building "H" - Classroom	12,229 SF	$457,432	$482,796	$440,225	$247,763	$133.14	**$1,628,215**
J Portables (Mod)	6,232 SF	$52,528	$125,104	$224,005	$233,051	$101.84	**$634,687**
K Sitework	225,000 SF	$10,037	$300,174	$1,027,977	$69,591	$6.26	**$1,407,780**
TOTAL CONSTRUCTION COST		**$1,328,877**	**$1,899,233**	**$4,012,388**	**$1,443,354**		**$8,683,852**

South San Francisco Unified School District
Buri Buri 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	8,288 SF	$141,157	$171,926	$489,293	$191,244	$119.88	**$993,620**
B Building "B" - Admin	2,472 SF						**Excluded**
C Building "B" - Reconfigure for Admin	1,400 SF			$412,195		$294.42	**$412,195**
D Building "B" - Reconfigure for library	700 SF			$257,622		$368.03	**$257,622**
E Building "C" - Classroom	7,263 SF	$129,211	$150,669	$444,745	$163,436	$122.27	**$888,062**
F Building "D" - Classroom	2,741 SF	$126,455	$56,851	$183,733	$74,598	$161.14	**$441,637**
G Building "E" - MPR / kitchen	7,293 SF	$63,986	$331,528	$571,754	$150,446	$153.27	**$1,117,715**
H Building "F" - Classroom	960 SF	$3,292	$19,914	$73,998	$30,136	$132.65	**$127,340**
I Building "G1" - Classroom	3,738 SF	$151,927	$89,589	$169,825	$103,771	$137.80	**$515,111**
J Building "G2" - Classroom	3,738 SF	$155,511	$89,589	$174,428	$105,577	$140.47	**$525,105**
K Building "H" - Classroom	12,229 SF	$457,432	$482,796	$440,225	$247,763	$133.14	**$1,628,215**
L Portables (Mod)	6,232 SF	$52,528	$125,104	$224,005	$233,051	$101.84	**$634,687**
M Sitework	225,000 SF	$10,037	$300,174	$1,027,977	$69,591	$6.26	**$1,407,780**
TOTAL CONSTRUCTION COST		**$1,291,537**	**$1,818,140**	**$4,469,798**	**$1,369,612**		**$8,949,087**

South San Francisco Unified School District
Buri Buri 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	8,288 SF	$175,603	$213,880	$608,691	$237,911	$149.14	**$1,236,084**
B Building "B" - Admin	2,472 SF	$46,452	$100,882	$264,237	$91,736	$203.58	**$503,307**
C Building "C" - Classroom	7,263 SF	$160,742	$187,435	$553,273	$203,318	$152.10	**$1,104,768**
D Building "D" - Classroom	2,741 SF	$157,313	$70,724	$228,567	$92,801	$200.46	**$549,405**
E Building "E" - MPR / kitchen	7,293 SF	$79,600	$412,429	$711,274	$187,158	$190.67	**$1,390,461**
F Building "F" - Classroom	960 SF	$4,096	$24,773	$92,055	$37,489	$165.01	**$158,413**
G Building "G1" - Classroom	3,738 SF	$189,000	$111,451	$211,266	$129,093	$171.42	**$640,810**
H Building "G2" - Classroom	3,738 SF	$193,458	$111,451	$216,992	$131,340	$174.75	**$653,242**
I Building "H" - Classroom	12,229 SF	$569,055	$600,608	$547,649	$308,222	$165.63	**$2,025,535**
J Portables (Mod)	6,232 SF	$65,346	$155,632	$278,667	$289,920	$126.70	**$789,565**
K Sitework	225,000 SF	$12,486	$373,423	$1,278,826	$86,573	$7.78	**$1,751,308**
TOTAL CONSTRUCTION COST		**$1,653,151**	**$2,362,687**	**$4,991,497**	**$1,795,563**		**$10,802,898**

South San Francisco Unified School District
Buri Buri Elementary School Campus Modernization
South San Franscisco, 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" - Classroom	8,288 SF	$175,603	$213,880	$608,691	$237,911	$149.14	**$1,236,084**
B Building "B" - Admin	2,472 SF						**Excluded**
C Building "B" - Reconfigure for Admin	1,400 SF			$512,779		$366.27	**$512,779**
D Building "B" - Reconfigure for library	700 SF			$320,487		$457.84	**$320,487**
E Building "C" - Classroom	7,263 SF	$160,742	$187,435	$553,273	$203,318	$152.10	**$1,104,768**
F Building "D" - Classroom	2,741 SF	$157,313	$70,724	$228,567	$92,801	$200.46	**$549,405**
G Building "E" - MPR / kitchen	7,293 SF	$79,600	$412,429	$711,274	$187,158	$190.67	**$1,390,461**
H Building "F" - Classroom	960 SF	$4,096	$24,773	$92,055	$37,489	$165.01	**$158,413**
I Building "G1" - Classroom	3,738 SF	$189,000	$111,451	$211,266	$129,093	$171.42	**$640,810**
J Building "G2" - Classroom	3,738 SF	$193,458	$111,451	$216,992	$131,340	$174.75	**$653,242**
K Building "H" - Classroom	12,229 SF	$569,055	$600,608	$547,649	$308,222	$165.63	**$2,025,535**
L Portables (Mod)	6,232 SF	$65,346	$155,632	$278,667	$289,920	$126.70	**$789,565**
M Sitework	225,000 SF	$12,486	$373,423	$1,278,826	$86,573	$7.78	**$1,751,308**
TOTAL CONSTRUCTION COST		**$1,606,699**	**$2,261,805**	**$5,560,525**	**$1,703,827**		**$11,132,857**

UNIT "A"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty
Type Of Space	
Classrooms	6,108 SF
Corridors / Support	4,267 SF
Restrooms	687 SF
DDT - open corridor space (2/3)	-2,775 SF
Total Modernized SF-age	**8,288 SF**

South San Francisco Unified School District

Buri Buri 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	8,288 SF										
Accessibility											**$ 172,384**
Remove and replace existing thresholds	14	ea	$288.00	$479.48	**1**	$ 6,713				$ 6,713	
New kick plates to existing doors	14	ea	$215.00	$357.95	**1**	$ 5,011				$ 5,011	
Signage, specialties & fire extinguishers	8288	sf	$1.00	$1.66	**1**	$ 13,799				$ 13,799	
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)	687	sf	$25.00	$41.62	**1**	$ 28,612				$ 28,612	
Demo section of casework, protect (e) to remain, provide filler section	6	ea	$4,500.00	$7,491.90	**1**	$ 44,951				$ 44,951	
Remove and replace sink / base cabinet	6	ea	$3,075.00	$5,119.46	**1**	$ 30,717				$ 30,717	
Patch finishes for accessibility upgrades	8288	sf	$1.00	$1.66	**2**		$ 13,799			$ 13,799	
Miscellaneous accessible upgrades	8288	sf	$1.00	$1.66	**2**		$ 13,799			$ 13,799	
Life Safety											**$ 73,823**
New fire alarm system (fully automated)	8288	sf	$4.45	$7.41	**3**			$ 61,404		$ 61,404	
Replace exterior lighting	8288	sf	$0.90	$1.50	**3**			$ 12,419		$ 12,419	
Instructional Facilities											**$ 205,772**
Repaint interior walls (100%)	9367	sf	$1.05	$1.75	**4**				$ 16,375	$ 16,375	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Refinish existing casework (100%)	144	lf	$10.94	$18.21	**3**			$ 2,623		$ 2,623	
Patch repair / paint existing ceilings	8288	sf	$2.50	$4.16	**4**				$ 34,497	$ 34,497	
Remove and replace VCT, incl screed and base	3100	sf	$10.15	$16.90	**4**				$ 52,385	$ 52,385	
Remove and replace carpet, incl screed and base	3100	sf	$10.90	$18.15	**4**				$ 56,256	$ 56,256	
Tack boards	300	sf	$15.00	$24.97	**4**				$ 7,492	$ 7,492	
Caulking & sealant, metals, backing	8288	sf	$1.00	$1.66	**4**				$ 13,799	$ 13,799	
Miscellaneous interior repairs, allowance	8288	sf	$1.50	$2.50	**4**				$ 20,698	$ 20,698	
Building Integrity & Envelope											**$ 283,139**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5220	sf	$4.00	$6.66	**4**				$ 34,762	$ 34,762	
Replace roofing - 100% replacement	8288	sf	$18.00	$29.97	**3**			$ 248,376		$ 248,376	
Mechanical & Plumbing Systems											**$ 132,468**
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	8288	sf	$1.88	$3.13	**3**			$ 25,942		$ 25,942	
Misc plumbing modifications (gas, distrib, etc.)	8288	sf	$2.00	$3.33	**3**			$ 27,597		$ 27,597	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Buri Buri 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	8288	sf	$3.50	$5.83	3			$ 48,295		$ 48,295	
All other HV work excluded											
Electrical Systems											**$ 112,765**
Power and distribution / convenience power											
Lower / add receptacles	8288	sf	$3.20	$5.33	3			$ 44,156		$ 44,156	
Minor upgrades to power distribution / raceway	8288	sf	$3.10	$5.16	3			$ 42,776		$ 42,776	
Lighting & Controls											
Install new switches / occupancy sensors	15	ea	$343.75	$572.30	3			$ 8,584		$ 8,584	
Adjust height of all non compliant switches	8288	sf	$1.25	$2.08	3			$ 17,248		$ 17,248	
Technology											**$ 31,047**
Telephone / data / CATV system											
Add additional data points	8288	sf	$1.25	$2.08	3			$ 17,248		$ 17,248	
Miscellaneous low voltage upgrades, minor	8288	sf	$1.00	$1.66	3			$ 13,799		$ 13,799	
Work from "1997 Masterplan" still to be completed											**$ 7,589**
Power Distribution											
Replace panels	8288	sf	$0.55	$0.92	3			$ 7,589		$ 7,589	
Structural											**$ 110,389**
Seismic upgrades - "low" rating	8288	sf	$8.00	$13.32	2		$ 110,389			$ 110,389	
Miscellaneous											**$ 75,893**
Hazmat abatement, allowance - "low" rating	8288	sf	$5.50	$9.16	2		$ 75,893			$ 75,893	
Site											**$ 30,817**
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	420	sf	$5.50	$9.16	1	$ 3,846				$ 3,846	
Provide 5' x 5' concrete landing	420	sf	$15.00	$24.97	1	$ 10,489				$ 10,489	
Slope AC paving from landing	840	sf	$10.00	$16.65	1	$ 13,985				$ 13,985	
Total Costs - UNIT "A"						**$ 175,603**	**$ 213,880**	**$ 608,691**	**$ 237,911**		**$ 1,236,084**
Total Costs Priority / Sf						**$ 21.19**	**$ 25.81**	**$ 73.44**	**$ 28.70**	**$ 149.14**	

UNIT "B"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Corridors / Support	3,239 SF
Restrooms	68 SF
DDT - open corridor space (2/3)	-835 SF
Total Modernized SF-age	**2,472 SF**

South San Francisco Unified School District

Buri Buri 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	2,472 SF										
Accessibility											**$ 83,203**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Signage, specialties & fire extinguishers	2472	sf	$1.00	$1.66	**1**	$ 4,116				$ 4,116	
Upgrade existing non accessible restrooms (med)	44	sf	$300.00	$499.46	**1**	$ 21,976				$ 21,976	
Upgrade existing non accessible restrooms (med)	64	sf	$300.00	$499.46	**2**		$ 31,965			$ 31,965	
Demo section of casework, protect (e) to remain, provide filler section	1	ea	$4,500.00	$7,491.90	**1**	$ 7,492				$ 7,492	
Remove and replace sink / base cabinet	1	ea	$3,075.00	$5,119.46	**2**		$ 5,119			$ 5,119	
Patch finishes for accessibility upgrades	2472	sf	$1.00	$1.66	**2**		$ 4,116			$ 4,116	
Miscellaneous accessible upgrades	2472	sf	$1.00	$1.66	**2**		$ 4,116			$ 4,116	
Life Safety											**$ 22,020**
New fire alarm system (fully automated)	2472	sf	$4.45	$7.41	**3**			$ 18,316		$ 18,316	
Replace exterior lighting	2472	sf	$0.90	$1.50	**3**			$ 3,704		$ 3,704	
Instructional Facilities											**$ 79,666**
Repaint interior walls (100%)	5719	sf	$1.05	$1.75	**4**				$ 9,997	$ 9,997	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Refinish existing casework (100%)	96	lf	$10.94	$18.21	**3**			$ 1,749		$ 1,749	
Replace damaged ACT ceilings	100	sf	$9.00	$14.98	**3**			$ 1,498		$ 1,498	
Patch repair / paint existing ceilings	2372	sf	$2.50	$4.16	**4**				$ 9,874	$ 9,874	
Remove and replace VCT, incl screed and base	500	sf	$10.15	$16.90	**4**				$ 8,449	$ 8,449	
Remove and replace carpet, incl screed and base	1300	sf	$10.90	$18.15	**4**				$ 23,591	$ 23,591	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Replace horizontal blinds	260	sf	$17.50	$29.14	**4**				$ 7,575	$ 7,575	
Caulking & sealant, metals, backing	2472	sf	$1.00	$1.66	**4**				$ 4,116	$ 4,116	
Miscellaneous interior repairs, allowance	2472	sf	$1.50	$2.50	**4**				$ 6,174	$ 6,174	
Building Integrity & Envelope											**$ 89,404**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2300	sf	$4.00	$6.66	**4**				$ 15,317	$ 15,317	
Replace roofing - 100% replacement	2472	sf	$18.00	$29.97	**3**			$ 74,087		$ 74,087	
Mechanical & Plumbing Systems											**$ 113,997**
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	2472	sf	$1.88	$3.13	**3**			$ 7,738		$ 7,738	
Replace trim under sink	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	2472	sf	$2.00	$3.33	**3**			$ 8,232		$ 8,232	

South San Francisco Unified School District

Buri Buri 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
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2472	sf	$3.50	$5.83	3			$ 14,406		$ 14,406	
Install economizer cycle control to furnaces	3239	sf	$4.80	$7.99	3			$ 25,883		$ 25,883	
Install cooling unit to server room	1	ls	$15,400.00	$25,638.94	3			$ 25,639		$ 25,639	
All other HV work excluded											
Electrical Systems											**$ 38,355**
Power and distribution / convenience power											
Lower / add receptacles	2472	sf	$3.30	$5.49	3			$ 13,583		$ 13,583	
Minor upgrades to power distribution / raceway	2472	sf	$3.10	$5.16	3			$ 12,759		$ 12,759	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Adjust height of all non compliant switches	2472	sf	$1.25	$2.08	3			$ 5,145		$ 5,145	
Technology											**$ 7,592**
Telephone / data / CATV system											
Add additional data points	6	ea	$244.95	$407.81	3			$ 2,447		$ 2,447	
Miscellaneous low voltage upgrades, minor	2472	sf	$1.25	$2.08	3			$ 5,145		$ 5,145	
Work from "1997 Masterplan" still to be completed											**$ 4,939**
Power Distribution											
Replace panels	2472	sf	$1.20	$2.00	3			$ 4,939		$ 4,939	
Structural											**$ 32,928**
Seismic upgrades - "low" rating	2472	sf	$8.00	$13.32	2		$ 32,928			$ 32,928	
Miscellaneous											**$ 22,638**
Hazmat abatement, allowance - "low" rating	2472	sf	$5.50	$9.16	2		$ 22,638			$ 22,638	
Site											**$ 8,566**
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	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "B"						**$ 46,452**	**$ 100,882**	**$ 264,237**	**$ 91,736**		**$ 503,307**
Total Costs Priority / Sf						**$ 18.79**	**$ 40.81**	**$ 106.88**	**$ 37.11**	**$ 203.58**	

UNIT "C"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classrooms	6,101 SF
Corridors / Support	2,427 SF
DDT - open corridor space (2/3)	-1,264 SF
Total Modernized SF-age	**7,263 SF**

South San Francisco Unified School District

Buri Buri 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	7,263 SF										
Accessibility											**$ 158,156**
Remove and replace existing thresholds	12	ea	$288.00	$479.48	**1**	$ 5,754				$ 5,754	
New kick plates to existing doors	14	ea	$215.00	$357.95	**1**	$ 5,011				$ 5,011	
Remove existing door set, provide new door, frame & hardware	6	ea	$4,915.00	$8,182.82	**1**	$ 49,097				$ 49,097	
Signage, specialties & fire extinguishers	7263	sf	$1.00	$1.66	**1**	$ 12,093				$ 12,093	
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	5	ea	$5,000.00	$8,324.33	**1**	$ 41,622				$ 41,622	
Remove and reinstall 8' section of cabinets	1	ea	$3,250.00	$5,410.82	**1**	$ 5,411				$ 5,411	
Patch finishes for accessibility upgrades	7263	sf	$1.00	$1.66	**2**		$ 12,093			$ 12,093	
Miscellaneous accessible upgrades	7263	sf	$1.00	$1.66	**2**		$ 12,093			$ 12,093	
Life Safety											**$ 64,695**
New fire alarm system (fully automated)	7263	sf	$4.45	$7.41	**3**			$ 53,812		$ 53,812	
Replace exterior lighting	7263	sf	$0.90	$1.50	**3**			$ 10,883		$ 10,883	
Instructional Facilities											**$ 172,569**
Repaint interior walls (100%)	8208	sf	$1.05	$1.75	**4**				$ 14,348	$ 14,348	
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	7263	sf	$2.50	$4.16	**4**				$ 30,231	$ 30,231	
Remove and replace VCT, incl screed and base	2550	sf	$10.15	$16.90	**4**				$ 43,091	$ 43,091	
Remove and replace carpet, incl screed and base	2550	sf	$10.90	$18.15	**4**				$ 46,275	$ 46,275	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	7263	sf	$1.00	$1.66	**4**				$ 12,093	$ 12,093	
Miscellaneous interior repairs, allowance	7263	sf	$1.50	$2.50	**4**				$ 18,139	$ 18,139	
Building Integrity & Envelope											**$ 250,165**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4880	sf	$4.00	$6.66	**4**				$ 32,498	$ 32,498	
Replace roofing - 100% replacement	7263	sf	$18.00	$29.97	**3**			$ 217,666		$ 217,666	
Mechanical & Plumbing Systems											**$ 119,877**
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	7263	sf	$1.88	$3.13	**3**			$ 22,734		$ 22,734	
Misc plumbing modifications (gas, distrib, etc.)	7263	sf	$2.00	$3.33	**3**			$ 24,185		$ 24,185	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Buri Buri 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
HVAC											
Minor mod / repairs to existing system only	7263	sf	$3.50	$5.83	3			$ 42,324		$ 42,324	
All other HV work excluded											
Electrical Systems											**$ 99,948**
Power and distribution / convenience power											
Lower / add receptacles	7263	sf	$3.30	$5.49	3			$ 39,905		$ 39,905	
Minor upgrades to power distribution / raceway	7263	sf	$3.10	$5.16	3			$ 37,487		$ 37,487	
Lighting & Controls											
Install new switches / occupancy sensors	13	ea	$343.75	$572.30	3			$ 7,440		$ 7,440	
Adjust height of all non compliant switches	7263	sf	$1.25	$2.08	3			$ 15,116		$ 15,116	
Technology											**$ 34,585**
Telephone / data / CATV system											
Add additional data points	7263	sf	$1.86	$3.10	3			$ 22,492		$ 22,492	
Miscellaneous low voltage upgrades, minor	7263	sf	$1.00	$1.66	3			$ 12,093		$ 12,093	
Work from "1997 Masterplan" still to be completed											**$ 14,753**
Power Distribution											
Replace panels	7263	sf	$1.22	$2.03	3			$ 14,753		$ 14,753	
Structural											**$ 96,741**
Seismic upgrades - "low" rating	7263	sf	$8.00	$13.32	2		$ 96,741			$ 96,741	
Miscellaneous											**$ 66,509**
Hazmat abatement, allowance - "low" rating	7263	sf	$5.50	$9.16	2		$ 66,509			$ 66,509	
Site											**$ 26,771**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	360	sf	$5.50	$9.16	1	$ 3,296				$ 3,296	
Provide 5' x 5' concrete landing	360	sf	$15.00	$24.97	1	$ 8,990				$ 8,990	
Slope AC paving from landing	720	sf	$10.00	$16.65	1	$ 11,987				$ 11,987	
Total Costs - UNIT "C"						**$ 160,742**	**$ 187,435**	**$ 553,273**	**$ 203,318**		**$ 1,104,768**
Total Costs Priority / Sf						**$ 22.13**	**$ 25.81**	**$ 76.17**	**$ 27.99**	**$ 152.10**	

UNIT "D"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
Classrooms	2,364 SF
Corridors / Support	502 SF
Restrooms	52 SF
DDT - open corridor space (2/3)	-177 SF
Total Modernized SF-age	**2,741 SF**

South San Francisco Unified School District

Buri Buri 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	2,741 SF										
Accessibility											**$ 157,873**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Signage, specialties & fire extinguishers	2741	sf	$1.00	$1.66	**1**	$ 4,563				$ 4,563	
Upgrade existing non accessible restrooms (Med)	200	sf	$300.00	$499.46	**1**	$ 99,892				$ 99,892	
Remove and reinstall new TV/VCR bracket at 80"AFF	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
Demo section of casework, protect (e) to remain, provide filler section	2	ea	$4,500.00	$7,491.90	**1**	$ 14,984				$ 14,984	
Remove (e) paper towel dispenser and relocate to accessible location	2	ea	$1,250.00	$2,081.08	**1**	$ 4,162				$ 4,162	
Remove and replace sink / base cabinet	16	lf	$595.00	$990.60	**1**	$ 15,850				$ 15,850	
Patch finishes for accessibility upgrades	2741	sf	$1.00	$1.66	**2**		$ 4,563			$ 4,563	
Miscellaneous accessible upgrades	2741	sf	$1.00	$1.66	**2**		$ 4,563			$ 4,563	
Life Safety											**$ 24,411**
New fire alarm system (fully automated)	2741	sf	$4.45	$7.41	**3**			$ 20,305		$ 20,305	
Replace exterior lighting	2741	sf	$0.90	$1.50	**3**			$ 4,107		$ 4,107	
Instructional Facilities											**$ 80,205**
Repaint interior walls (100%)	3753	sf	$1.05	$1.75	**4**				$ 6,560	$ 6,560	
Repaint existing door sets (100%)	8	ea	$99.00	$164.82	**4**				$ 1,319	$ 1,319	
Repaint existing casework (100%)	96	lf	$10.94	$18.21	**4**				$ 1,749	$ 1,749	
Remove and replace VCT, incl screed and base	1200	sf	$10.15	$16.90	**4**				$ 20,278	$ 20,278	
Remove and replace carpet, incl screed and base	1200	sf	$10.90	$18.15	**4**				$ 21,776	$ 21,776	
Replace damaged ACT ceilings	66	sf	$9.00	$14.98	**3**			$ 989		$ 989	
Patch repair / paint existing ceilings	2675	sf	$2.50	$4.16	**4**				$ 11,132	$ 11,132	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	2741	sf	$1.00	$1.66	**4**				$ 4,563	$ 4,563	
Miscellaneous interior repairs, allowance	2741	sf	$1.50	$2.50	**4**				$ 6,844	$ 6,844	
Building Integrity & Envelope											**$ 95,717**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2040	sf	$4.00	$6.66	**4**				$ 13,585	$ 13,585	
Replace roofing - 100% replacement	2741	sf	$18.00	$29.97	**3**			$ 82,132		$ 82,132	
Mechanical & Plumbing Systems											
Plumbing											**$ 64,307**
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	2741	sf	$1.88	$3.13	**3**			$ 8,578		$ 8,578	
Misc plumbing modifications (gas, distrib, etc.)	2741	sf	$2.00	$3.33	**3**			$ 9,126		$ 9,126	

South San Francisco Unified School District

Buri Buri 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
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2741	sf	$3.50	$5.83	3			$ 15,970		$ 15,970	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 38,340**
Lower / add receptacles	2741	sf	$3.30	$5.49	3			$ 15,057		$ 15,057	
Minor upgrades to power distribution / raceway	2741	sf	$3.10	$5.16	3			$ 14,145		$ 14,145	
Lighting & Controls											
Install new switches / occupancy sensors	6	ea	$343.75	$572.30	3			$ 3,434		$ 3,434	
Adjust height of all non compliant switches	2741	sf	$1.25	$2.08	3			$ 5,704		$ 5,704	
Technology											
Telephone / data / CATV system											**$ 10,266**
Add additional data points	2741	sf	$1.25	$2.08	3			$ 5,704		$ 5,704	
Miscellaneous low voltage upgrades, minor	2741	sf	$1.00	$1.66	3			$ 4,563		$ 4,563	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Add surface raceways	2741	sf	$1.78	$2.96	3			$ 8,122		$ 8,122	
Structural											**$ 36,503**
Seismic upgrades - "low" rating	2741	sf	$8.00	$13.32	2		$ 36,503			$ 36,503	
Miscellaneous											**$ 25,096**
Hazmat abatement, allowance - "low" rating	2741	sf	$5.50	$9.16	2		$ 25,096			$ 25,096	
Site											
Utilities											**$ 8,566**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "D"						**$ 157,313**	**$ 70,724**	**$ 228,567**	**$ 92,801**		**$ 549,405**
Total Costs Priority / Sf						**$ 57.40**	**$ 25.81**	**$ 83.40**	**$ 33.86**	**$ 200.46**	

UNIT "E"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty
Type Of Space	
Classroom	391 SF
Corridors / Support	2,798 SF
Restrooms	191 SF
MPR	4,208 SF
Kitchen	456 SF
DDT - open corridor space (2/3)	-751 SF
Total Modernized SF-age	**7,293 SF**

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	7,293 SF										
Accessibility											**$ 95,317**
Remove and replace existing thresholds	3	ea	$288.00	$479.48	**1**	$ 1,438				$ 1,438	
New kick plates to existing doors	14	ea	$215.00	$357.95	**1**	$ 5,011				$ 5,011	
Remove door & frame, rehang on opposite side	1	ea	$3,500.00	$5,827.03	**1**	$ 5,827				$ 5,827	
Remove door hardware, replace with push/pull type hardware	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Signage, specialties & fire extinguishers	7293	sf	$1.00	$1.66	**1**	$ 12,141				$ 12,141	
Upgrade existing non accessible restrooms (Med)	80	sf	$300.00	$499.46	**1**	$ 39,957				$ 39,957	
Remove (e) paper towel dispenser and relocate to accessible location	2	ea	$1,250.00	$2,081.08	**1**	$ 4,162				$ 4,162	
Patch finishes for accessibility upgrades	7293	sf	$1.00	$1.66	**2**		$ 12,141			$ 12,141	
Miscellaneous accessible upgrades	7293	sf	$1.00	$1.66	**2**		$ 12,141			$ 12,141	
Life Safety											**$ 64,956**
New fire alarm system (fully automated)	7293	sf	$4.45	$7.41	**3**			$ 54,029		$ 54,029	
Replace exterior lighting	7293	sf	$0.90	$1.50	**3**			$ 10,927		$ 10,927	
Instructional Facilities											**$ 358,341**
Repaint interior walls (100%)	10450	sf	$1.05	$1.75	**4**				$ 18,268	$ 18,268	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	216	lf	$10.94	$18.21	**4**				$ 3,934	$ 3,934	
Replace damaged ACT ceilings	500	sf	$9.00	$14.98	**3**			$ 7,492		$ 7,492	
Patch repair / paint existing ceilings	6793	sf	$2.50	$4.16	**4**				$ 28,272	$ 28,272	
Remove and replace VCT, incl screed and base	4650	sf	$10.15	$16.90	**4**				$ 78,578	$ 78,578	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Replace horizontal blinds	75	sf	$17.50	$29.14	**3**			$ 2,185		$ 2,185	
Caulking & sealant, metals, backing	7293	sf	$1.00	$1.66	**4**				$ 12,141	$ 12,141	
Miscellaneous interior repairs, allowance	7293	sf	$1.50	$2.50	**4**				$ 18,212	$ 18,212	
Remove and reinstall (e) kitchen equipment	1	ls	$75,000.00	$124,864.99	**2**		$ 124,865			$ 124,865	
Pour conc slab, 5" thick	460	sf	$28.20	$46.95	**2**		$ 21,597			$ 21,597	
Utility connections	1	ls	$15,000.00	$24,973.00	**2**		$ 24,973			$ 24,973	
New epoxy flooring	460	sf	$14.60	$24.31	**2**		$ 11,181			$ 11,181	
Building Integrity & Envelope											**$ 322,815**
Replace existing windows	540	sf	$92.50	$154.00	**3**			$ 83,160		$ 83,160	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3170	sf	$4.00	$6.66	**4**				$ 21,111	$ 21,111	
Replace roofing - 100% replacement	7293	sf	$18.00	$29.97	**3**			$ 218,544		$ 218,544	
Mechanical & Plumbing Systems											
Plumbing											**$ 189,312**
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	

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	3			$ 6,659		$ 6,659	
Reinsulate hot water pipes	7293	sf	$1.88	$3.13	3			$ 22,826		$ 22,826	
Misc plumbing modifications (gas, distrib, etc.)	7293	sf	$2.00	$3.33	3			$ 24,283		$ 24,283	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	7293	sf	$3.50	$5.83	3			$ 42,495		$ 42,495	
Install economizer cycle control to furnaces	4208	sf	$6.20	$10.32	3			$ 43,436		$ 43,436	
Install cooling unit to server room	1	ls	$15,400.00	$25,638.94	3			$ 25,639		$ 25,639	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 112,964**
Lower / add receptacles	7293	sf	$3.30	$5.49	3			$ 40,066		$ 40,066	
Minor upgrades to power distribution / raceway	7293	sf	$3.10	$5.16	3			$ 37,638		$ 37,638	
Replace and paint rusting switchboard	2	ea	$5,000.00	$8,324.33	3			$ 16,649		$ 16,649	
Lighting & Controls											
Install new switches / occupancy sensors	6	ea	$343.75	$572.30	3			$ 3,434		$ 3,434	
Adjust height of all non compliant switches	7293	sf	$1.25	$2.08	3			$ 15,177		$ 15,177	
Technology											
Telephone / data / CATV system											**$ 15,177**
Miscellaneous low voltage upgrades, minor	7293	sf	$1.25	$2.08	3			$ 15,177		$ 15,177	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Replace panel	7293	sf	$1.44	$2.40	3			$ 17,484		$ 17,484	
Structural											**$ 97,131**
Seismic upgrades - "low" rating	7293	sf	$8.00	$13.32	2		$ 97,131			$ 97,131	
Miscellaneous											**$ 66,777**
Hazmat abatement, allowance - "low" rating	7293	sf	$5.50	$9.16	2		$ 66,777			$ 66,777	
Site											
Utilities											**$ 50,187**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	2		$ 41,622			$ 41,622	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	90	sf	$5.50	$9.16	1	$ 824				$ 824	
Provide 5' x 5' concrete landing	90	sf	$15.00	$24.97	1	$ 2,248				$ 2,248	
Slope AC paving from landing	180	sf	$10.00	$16.65	1	$ 2,997				$ 2,997	
Total Costs - UNIT "E"						**$ 79,600**	**$ 412,429**	**$ 711,274**	**$ 187,158**		**$ 1,390,461**

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs Priority / Sf						$ 10.92	$ 56.55	$ 97.53	$ 25.66	$ 190.67	

UNIT "F"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F"

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

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	960 SF										
Accessibility											**$ 4,795**
Signage, specialties & fire extinguishers	960	sf	$1.00	$1.66	**1**	$ 1,598				$ 1,598	
Patch finishes for accessibility upgrades	960	sf	$1.00	$1.66	**2**		$ 1,598			$ 1,598	
Miscellaneous accessible upgrades	960	sf	$1.00	$1.66	**2**		$ 1,598			$ 1,598	
Life Safety											**$ 8,551**
New fire alarm system (fully automated)	960	sf	$4.45	$7.41	**3**			$ 7,112		$ 7,112	
Replace exterior lighting	960	sf	$0.90	$1.50	**3**			$ 1,438		$ 1,438	
Instructional Facilities											**$ 31,496**
Repaint existing door sets (100%)	2	ea	$99.00	$164.82	**4**				$ 330	$ 330	
Patch repair / paint existing ceilings	960	sf	$2.50	$4.16	**4**				$ 3,996	$ 3,996	
Miscellaneous interior finishes	960	sf	$15.00	$24.97	**4**				$ 23,974	$ 23,974	
Caulking & sealant, metals, backing	960	sf	$1.00	$1.66	**4**				$ 1,598	$ 1,598	
Building Integrity & Envelope											**$ 34,762**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	900	sf	$4.00	$6.66	**4**				$ 5,994	$ 5,994	
Replace roofing - 100% replacement	960	sf	$18.00	$29.97	**3**			$ 28,769		$ 28,769	
Mechanical & Plumbing Systems											
Plumbing											**$ 37,426**
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	960	sf	$2.50	$4.16	**3**			$ 3,996		$ 3,996	
Misc plumbing modifications (gas, distrib, etc.)	960	sf	$2.00	$3.33	**3**			$ 3,197		$ 3,197	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	960	sf	$3.50	$5.83	**3**			$ 5,594		$ 5,594	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 14,848**
Lower / add receptacles	960	sf	$4.50	$7.49	**3**			$ 7,192		$ 7,192	
Minor upgrades to power distribution / raceway	960	sf	$3.54	$5.89	**3**			$ 5,658		$ 5,658	
Lighting & Controls											
Adjust height of all non compliant switches	960	sf	$1.25	$2.08	**3**			$ 1,998		$ 1,998	
Technology											

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Telephone / data / CATV system											**$ 2,461**
Miscellaneous low voltage upgrades, minor	960	sf	$1.54	$2.56	**3**			$ 2,461		$ 2,461	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 12,786**
Seismic upgrades - "low" rating	960	sf	$8.00	$13.32	**2**		$ 12,786			$ 12,786	
Miscellaneous											**$ 8,790**
Hazmat abatement, allowance - "low" rating	960	sf	$5.50	$9.16	**2**		$ 8,790			$ 8,790	
Site											
Utilities											**$ 2,497**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Total Costs - UNIT "F"						**$ 4,096**	**$ 24,773**	**$ 92,055**	**$ 37,489**		**$ 158,413**
Total Costs Priority / Sf						**$ 4.27**	**$ 25.81**	**$ 95.89**	**$ 39.05**	**$ 165.01**	

UNIT "G1"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G1"

Description	Qty
Type Of Space	
Classrooms	3,567 SF
Corridors / Support	513 SF
DDT - open corridor space (2/3)	-342 SF
Total Modernized SF-age	**3,738 SF**

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G1"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,738 SF										
Accessibility											**$ 87,748**
Remove and replace existing thresholds	7	ea	$288.00	$479.48	**1**	$ 3,356				$ 3,356	
New kick plates to existing doors	9	ea	$215.00	$357.95	**1**	$ 3,222				$ 3,222	
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	2	ea	$4,500.00	$7,491.90	**2**		$ 14,984			$ 14,984	
Signage, specialties & fire extinguishers	3738	sf	$1.00	$1.66	**1**	$ 6,224				$ 6,224	
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	3738	sf	$1.00	$1.66	**2**		$ 6,224			$ 6,224	
Miscellaneous accessible upgrades	3738	sf	$1.00	$1.66	**2**		$ 6,224			$ 6,224	
Life Safety											**$ 33,297**
New fire alarm system (fully automated)	3738	sf	$4.45	$7.41	**3**			$ 27,695		$ 27,695	
Replace exterior lighting	3738	sf	$0.90	$1.50	**3**			$ 5,601		$ 5,601	
Instructional Facilities											**$ 108,315**
Repaint interior walls (100%)	4560	sf	$1.05	$1.75	**4**				$ 7,971	$ 7,971	
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	3738	sf	$2.50	$4.16	**4**				$ 15,559	$ 15,559	
Remove and replace VCT, incl screed and base	1800	sf	$10.15	$16.90	**4**				$ 30,417	$ 30,417	
Remove and replace carpet, incl screed and base	1800	sf	$10.15	$16.90	**4**				$ 30,417	$ 30,417	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3738	sf	$1.00	$1.66	**4**				$ 6,224	$ 6,224	
Miscellaneous interior repairs, allowance	3738	sf	$1.50	$2.50	**4**				$ 9,336	$ 9,336	
Building Integrity & Envelope											**$ 132,804**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3120	sf	$4.00	$6.66	**4**				$ 20,778	$ 20,778	
Replace roofing - 100% replacement	3738	sf	$18.00	$29.97	**1**	$ 112,026				$ 112,026	
Mechanical & Plumbing Systems											
Plumbing											**$ 107,393**
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	3738	sf	$1.88	$3.13	**3**			$ 11,701		$ 11,701	
Misc plumbing modifications (gas, distrib, etc.)	3738	sf	$2.00	$3.33	**3**			$ 12,447		$ 12,447	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G1"

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	3738	sf	$3.50	$5.83	3			$ 21,783		$ 21,783	
Install economizer cycle control to furnaces	3567	sf	$6.20	$10.32	3			$ 36,822		$ 36,822	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 47,611**
Lower / add receptacles	3738	sf	$3.30	$5.49	3			$ 20,538		$ 20,538	
Minor upgrades to power distribution / raceway	3738	sf	$3.10	$5.16	3			$ 19,293		$ 19,293	
Lighting & Controls											
Adjust height of all non compliant switches	3738	sf	$1.25	$2.08	3			$ 7,780		$ 7,780	
Technology											
Telephone / data / CATV system											**$ 22,965**
Add additional data points	3738	sf	$2.44	$4.06	3			$ 15,186		$ 15,186	
Miscellaneous low voltage upgrades, minor	3738	sf	$1.25	$2.08	3			$ 7,780		$ 7,780	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 49,789**
Seismic upgrades - "low" rating	3738	sf	$8.00	$13.32	2		$ 49,789			$ 49,789	
Miscellaneous											**$ 34,230**
Hazmat abatement, allowance - "low" rating	3738	sf	$5.50	$9.16	2		$ 34,230			$ 34,230	
Site											
Utilities											**$ 16,657**
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 "G1"						**$ 189,000**	**$ 111,451**	**$ 211,266**	**$ 129,093**		**$ 640,810**
Total Costs Priority / Sf						**$ 50.56**	**$ 29.81**	**$ 56.51**	**$ 34.53**	**$ 171.42**	

UNIT "G2"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G2"

Description	Qty
Type Of Space	
Classroom	3,567 SF
Corridors / Support	513 SF
DDT - open corridor space (2/3)	-342 SF
Total Modernized SF-age	**3,738 SF**

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G2"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,738 SF										
Accessibility											**$ 90,184**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579	
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	2	ea	$4,500.00	$7,491.90	**2**		$ 14,984			$ 14,984	
Signage, specialties & fire extinguishers	3738	sf	$1.00	$1.66	**1**	$ 6,224				$ 6,224	
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	3738	sf	$1.00	$1.66	**2**		$ 6,224			$ 6,224	
Miscellaneous accessible upgrades	3738	sf	$1.00	$1.66	**2**		$ 6,224			$ 6,224	
Life Safety											**$ 33,297**
New fire alarm system (fully automated)	3738	sf	$4.45	$7.41	**3**			$ 27,695		$ 27,695	
Replace exterior lighting	3738	sf	$0.90	$1.50	**3**			$ 5,601		$ 5,601	
Instructional Facilities											**$ 110,563**
Repaint interior walls (100%)	4560	sf	$1.05	$1.75	**4**				$ 7,971	$ 7,971	
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	3738	sf	$2.50	$4.16	**4**				$ 15,559	$ 15,559	
Remove and replace VCT, incl screed and base	1800	sf	$10.15	$16.90	**4**				$ 30,417	$ 30,417	
Remove and replace carpet, incl screed and base	1800	sf	$10.90	$18.15	**4**				$ 32,665	$ 32,665	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3738	sf	$1.00	$1.66	**4**				$ 6,224	$ 6,224	
Miscellaneous interior repairs, allowance	3738	sf	$1.50	$2.50	**4**				$ 9,336	$ 9,336	
Building Integrity & Envelope											**$ 132,804**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3120	sf	$4.00	$6.66	**4**				$ 20,778	$ 20,778	
Replace roofing - 100% replacement	3738	sf	$18.00	$29.97	**1**	$ 112,026				$ 112,026	
Mechanical & Plumbing Systems											
Plumbing											**$ 107,393**
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	3738	sf	$1.88	$3.13	**3**			$ 11,701		$ 11,701	
Misc plumbing modifications (gas, distrib, etc.)	3738	sf	$2.00	$3.33	**3**			$ 12,447		$ 12,447	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G2"

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	3738	sf	$3.50	$5.83	3			$ 21,783		$ 21,783	
Install economizer cycle control to furnaces	3567	sf	$6.20	$10.32	3			$ 36,822		$ 36,822	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 47,611**
Lower / add receptacles	3738	sf	$3.30	$5.49	3			$ 20,538		$ 20,538	
Minor upgrades to power distribution / raceway	3738	sf	$3.10	$5.16	3			$ 19,293		$ 19,293	
Lighting & Controls											
Adjust height of all non compliant switches	3738	sf	$1.25	$2.08	3			$ 7,780		$ 7,780	
Technology											
Telephone / data / CATV system											**$ 19,356**
Add additional data points	3738	sf	$1.86	$3.10	3			$ 11,576		$ 11,576	
Miscellaneous low voltage upgrades, minor	3738	sf	$1.25	$2.08	3			$ 7,780		$ 7,780	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Add surface raceways	3738	sf	$1.50	$2.50	3			$ 9,336		$ 9,336	
Structural											**$ 49,789**
Seismic upgrades - "low" rating	3738	sf	$8.00	$13.32	2		$ 49,789			$ 49,789	
Miscellaneous											**$ 34,230**
Hazmat abatement, allowance - "low" rating	3738	sf	$5.50	$9.16	2		$ 34,230			$ 34,230	
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 "G2"						**$ 193,458**	**$ 111,451**	**$ 216,992**	**$ 131,340**		**$ 653,242**
Total Costs Priority / Sf						**$ 51.75**	**$ 29.81**	**$ 58.05**	**$ 35.13**	**$ 174.75**	

UNIT "H"

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H"

Description	Qty
Type Of Space	
Classroom	7,654 SF
Corridors / Support	4,004 SF
Restrooms	571 SF
Total Modernized SF-age	**12,229 SF**

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	12,229 SF										
Accessibility											**$ 240,205**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	20	ea	$215.00	$357.95	**1**	$ 7,159				$ 7,159	
Remove door, enlarge opening, provide new door, frame and hardware	1	ea	$4,500.00	$7,491.90	**3**			$ 7,492		$ 7,492	
Signage, specialties & fire extinguishers	12229	sf	$1.00	$1.66	**1**	$ 20,360				$ 20,360	
Upgrade existing non accessible restrooms (Med)	70	sf	$300.00	$499.46	**1**	$ 34,962				$ 34,962	
Demo portion of casework, patch and repair	1	ea	$2,500.00	$4,162.17	**1**	$ 4,162				$ 4,162	
Remove and reinstall new TV/VCR bracket at 80"AFF	5	ea	$1,500.00	$2,497.30	**1**	$ 12,486				$ 12,486	
Remove and replace sink / base cabinet	112	lf	$595.00	$990.60	**1**	$ 110,947				$ 110,947	
Patch finishes for accessibility upgrades	12229	sf	$1.00	$1.66	**2**		$ 20,360			$ 20,360	
Miscellaneous accessible upgrades	12229	sf	$1.00	$1.66	**2**		$ 20,360			$ 20,360	
Life Safety											**$ 108,924**
New fire alarm system (fully automated)	12229	sf	$4.45	$7.41	**3**			$ 90,600		$ 90,600	
Replace exterior lighting	12229	sf	$0.90	$1.50	**3**			$ 18,324		$ 18,324	
Instructional Facilities											**$ 296,649**
Repaint interior walls (100%)	14440	sf	$1.05	$1.75	**4**				$ 25,243	$ 25,243	
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	12229	sf	$2.50	$4.16	**4**				$ 50,899	$ 50,899	
Remove and replace VCT, incl screed and base	4900	sf	$10.15	$16.90	**4**				$ 82,802	$ 82,802	
Remove and replace carpet, incl screed and base	4000	sf	$10.90	$18.15	**4**				$ 72,588	$ 72,588	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Provide 4' x 16' whiteboards	1	ea	$3,500.00	$5,827.03	**3**			$ 5,827		$ 5,827	
Caulking & sealant, metals, backing	12229	sf	$1.00	$1.66	**4**				$ 20,360	$ 20,360	
Miscellaneous interior repairs, allowance	12229	sf	$1.50	$2.50	**4**				$ 30,539	$ 30,539	
Building Integrity & Envelope											**$ 383,873**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4350	sf	$4.00	$6.66	**4**				$ 17,400	$ 17,400	
Replace roofing - 100% replacement	12229	sf	$18.00	$29.97	**1**	$ 366,473				$ 366,473	
Mechanical & Plumbing Systems											
Plumbing											**$ 180,887**
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	12229	sf	$1.88	$3.13	**3**			$ 38,276		$ 38,276	
Misc plumbing modifications (gas, distrib, etc.)	12229	sf	$2.00	$3.33	**3**			$ 40,719		$ 40,719	
Work to existing sprinklers - N/A											

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H"

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	12229	sf	$3.50	$5.83	3			$ 71,259		$ 71,259	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 155,751**
Lower / add receptacles	12229	sf	$3.30	$5.49	3			$ 67,187		$ 67,187	
Minor upgrades to power distribution / raceway	12229	sf	$3.10	$5.16	3			$ 63,115		$ 63,115	
Lighting & Controls											
Adjust height of all non compliant switches	12229	sf	$1.25	$2.08	3			$ 25,450		$ 25,450	
Technology											
Telephone / data / CATV system											**$ 63,318**
Add additional data points	12229	sf	$1.86	$3.10	3			$ 37,869		$ 37,869	
Miscellaneous low voltage upgrades, minor	12229	sf	$1.25	$2.08	3			$ 25,450		$ 25,450	
Work from "1997 Masterplan" still to be completed											
Power Distribution											
Replace panel	12229	sf	$1.25	$2.08	3			$ 25,450		$ 25,450	
Structural											**$ 447,911**
Seismic upgrades - "med" rating	12229	sf	$22.00	$36.63	2		$ 447,911			$ 447,911	
Miscellaneous											**$ 111,978**
Hazmat abatement, allowance - "low" rating	12229	sf	$5.50	$9.16	2		$ 111,978			$ 111,978	
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 "H"						**$ 569,055**	**$ 600,608**	**$ 547,649**	**$ 308,222**		**$ 2,025,535**
Total Costs Priority / Sf						**$ 46.53**	**$ 49.11**	**$ 44.78**	**$ 25.20**	**$ 165.63**	

PORTABLES

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables)	6,232 SF
Total Modernized SF-age	**6,232 SF**

South San Francisco Unified School District

Buri Buri 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	6,232 SF										
Accessibility											**$ 32,212**
Signage, specialties & fire extinguishers	6232	sf	$0.50	$0.83	**2**		$ 5,188			$ 5,188	
Remove and replace sink / base cabinet	2	ea	$5,000.00	$8,324.33	**1**	$ 16,649				$ 16,649	
Patch finishes for accessibility upgrades	6232	sf	$0.50	$0.83	**2**		$ 5,188			$ 5,188	
Miscellaneous accessible upgrades	6232	sf	$0.50	$0.83	**2**		$ 5,188			$ 5,188	
Life Safety											**$ 51,358**
New fire alarm system (fully automated)	6232	sf	$4.45	$7.41	**3**			$ 46,171		$ 46,171	
Replace exterior lighting	6232	sf	$0.50	$0.83	**3**			$ 5,188		$ 5,188	
Instructional Facilities											**$ 46,690**
Patch repair / paint existing ceilings	6232	sf	$2.50	$4.16	**4**				$ 25,939	$ 25,939	
Caulking & sealant, metals, backing	6232	sf	$1.00	$1.66	**4**				$ 10,375	$ 10,375	
Miscellaneous interior repairs, allowance	6232	sf	$1.00	$1.66	**4**				$ 10,375	$ 10,375	
Building Integrity & Envelope											**$ 243,230**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	8480	sf	$4.00	$6.66	**4**				$ 56,472	$ 56,472	
Replace roofing - 100% replacement	6232	sf	$18.00	$29.97	**4**				$ 186,758	$ 186,758	
Mechanical & Plumbing Systems											**$ 66,429**
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	6232	sf	$1.45	$2.41	**3**			$ 15,044		$ 15,044	
Misc plumbing modifications (gas, distrib, etc.)	6232	sf	$1.00	$1.66	**3**			$ 10,375		$ 10,375	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6232	sf	$1.00	$1.66	**3**			$ 10,375		$ 10,375	
All other HV work excluded											
Electrical Systems											**$ 108,556**
Power and distribution / convenience power											
Lower / add receptacles	6232	sf	$1.50	$2.50	**3**			$ 15,563		$ 15,563	
Minor upgrades to power distribution / raceway	6232	sf	$1.55	$2.58	**3**			$ 16,082		$ 16,082	
Provide new switchgear and enclosure	1	ls	$15,000.00	$24,973.00	**1**	$ 24,973				$ 24,973	
Lighting & Controls											
Install new switches / occupancy sensors	28	ea	$343.75	$572.30	**3**			$ 16,024		$ 16,024	
Replace fluorescent lamps and ballast	63	ea	$218.75	$364.19	**3**			$ 22,944		$ 22,944	

South San Francisco Unified School District

Buri Buri 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
Adjust height of all non compliant switches	6232	sf	$1.25	$2.08	3			$ 12,969		$ 12,969	
Technology											**$ 33,720**
Telephone / data / CATV system											
Add additional data points	6232	sf	$2.25	$3.75	3			$ 23,345		$ 23,345	
Miscellaneous low voltage upgrades, minor	6232	sf	$1.00	$1.66	3			$ 10,375		$ 10,375	
Work from "1997 Masterplan" still to be completed											**$ 43,577**
Power Distribution											
Replace old panel	6232	sf	$1.75	$2.91	3			$ 18,157		$ 18,157	
Minor upgrades to power distribution / raceway	6232	sf	$2.45	$4.08	3			$ 25,420		$ 25,420	
Structural											**$ 83,004**
Seismic upgrades - "low" rating	6232	sf	$8.00	$13.32	2		$ 83,004			$ 83,004	
Miscellaneous											**$ 57,065**
Hazmat abatement, allowance - "low" rating	6232	sf	$5.50	$9.16	2		$ 57,065			$ 57,065	
Site											**$ 23,724**
Utilities											
Provide seismic valve for gas	4	ea	$1,500.00	$2,497.30	1	$ 9,989				$ 9,989	
ADA requirements											
Add extensions to (e) metal handrails	10	lf	$55.00	$91.57	1	$ 916				$ 916	
Remove (e) hadrail extensions	2	ea	$350.00	$582.70	1	$ 1,165				$ 1,165	
Install new plywood surface to modular ramp	350	sf	$20.00	$33.30	1	$ 11,654				$ 11,654	
Total Costs - PORTABLES						**$ 65,346**	**$ 155,632**	**$ 278,667**	**$ 289,920**		**$ 789,565**
Total Costs Priority / Sf						**$ 10.49**	**$ 24.97**	**$ 44.72**	**$ 46.52**	**$ 126.70**	

SITEWORK

South San Francisco Unified School District

Buri Buri Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITEWORK

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

South San Francisco Unified School District

Buri Buri 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											**$ 138,677**
Misc demolition / protection	1	ls	$35,000.00	$58,270.33	**3**			$ 58,270		$ 58,270	
New parking spaces / van access	6	ea	$585.00	$973.95	**2**		$ 5,844			$ 5,844	
New accessible rails	42	lf	$233.00	$387.91	**2**		$ 16,292			$ 16,292	
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											
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											
No work in this section											
Miscellaneous											
No work in this section											
Site											**$ 1,575,172**
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	8000	sf	$6.50	$10.82	**4**				$ 86,573	$ 86,573	
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.	52500	sf	$7.25	$12.07	**3**			$ 633,690		$ 633,690	
New game lines	1	ls	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Replace irrigation lines	39000	sf	$2.50	$4.16	**3**			$ 162,324		$ 162,324	
New canopy above (e) ramp	1200	sf	$105.00	$174.81	**2**		$ 209,773			$ 209,773	

South San Francisco Unified School District

Buri Buri 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
Total Costs - SITE						$ 12,486	$ 373,423	$ 1,278,826	$ 86,573		$ 1,751,308
Total Costs Priority / Sf						$ 0.16	$ 4.67	$ 15.99	$ 1.08	$ 21.89	

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
Unit A	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	986	LF	I	4
Unit A	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	3100	sq. ft.	I	4
Unit A	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	3100	sq. ft.	I	4
Unit A	Doors lack signage	Provide identifying, tactile Braille signage	15	each	A	1
Unit A	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	14	each	A	1
Unit A	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	14	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	420	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	420	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	840	sq. ft.		
		Provide new accessible aluminum threshold	14	each		
Unit A	Doors lack push side clearance	Demo 12" of casework, protect (e) casework to remain	6	each	A	1
		Provide filler panels and/or end pieces to casework as needed	6	each		
Unit A	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	6	each	A	1
Unit A	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.		
01,03	Toilet seat heights of 16" at accessible stalls don't conform to required elementary or adult dimensions	Remove (e) water closet and replace with one at proper elementary seat height of 15" AFF	2	each	A	1
03	Grab bar heights of 26" at accessible boys stall don't conform to required elementary or adult dimensions	Remove (e) grab bars and reinstall at proper elementary height if 27" AFF	2	each	A	1
Unit B						
Unit B	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	602	LF	I	4

Buri Buri Elementary School

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit B	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	500	sq. ft.	I	4
Unit B	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	1300	sq. ft.	I	4
Unit B	Doors lack signage	Provide identifying, tactile Braille signage	8	each	A	1
Unit B	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
Unit B	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	3	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	90	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%	90	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	180	sq. ft.		
		Provide new accessible aluminum threshold	3	sq. ft.		
02 04,06, 09, 10	Individual (e) acoustic ceiling tiles are damaged	Replace approximately 10% of acoustical ceiling tiles	100	sq. ft.	I	3
02 04,06, 09, 10	Horizontal blinds missing or in poor condition	Provide new pull down sun shades	(13) 2x6 (34) 2x4	sq. ft.	I	4
01,10	Non-accessible sink	Demo (e) wood base cabinets, protect adjacent cabinets	10	LF	A	2
		Provide new wood base cabinets, each room to have (1) roll in sink base cabinet, with sink, soap dispenser, and paper towel dispenser, laminate countertop	10	LF		
06	Doors lack push side clearance	Demo 12" of casework, protect (e) casework to remain	1	each	A	1
		Provide filler panels and/or end pieces to casework as needed	1	each		
07,08	Both restrooms are non-accessible	Demo restrooms 07 and 08	44	sq. ft.	A	1
		Reconfigure space to provide accessible water closet only, with access to the nurse's room (there is a roll-in sink base cabinet in nurse's room for hand washing)	44	sq. ft.		
03	Non-accessible restroom	Demo restroom 03 and portion of 01 or 04 as necessary	64	sq. ft.	A	2
		Reconfigure space to provide accessible single use occupancy restroom	64	sq. ft.		2
Unit C						
Unit C	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	864	LF	I	4

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit C	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	2550	sq. ft.	I	4
Unit C	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	2550	sq. ft.	I	4
Unit C	Doors lack signage	Provide identifying, tactile Braille signage	14	each	A	1
Unit C	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	14	each	A	1
Unit C	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	12	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	360	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	360	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	720	sq. ft.		
		Provide new accessible aluminum threshold	12	each		
Unit C	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	5	each	A	1
Unit C	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.		
Unit C	Shaft impedes on push side clearance of door	Remove (e) door and frame	6	each	A	1
		Provide new opposite handed door ,frame, and hardware	6	each		
04, 06	8' long lower cabinet impeded into push side clearance at door	Remove (e) cabinet and reinstall at least 12" from strike side of door	2	each	A	1
Unit D						
Unit D	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	395	LF	I	4
Unit D	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	1200	sq. ft.	I	4

Buri Buri Elementary School

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit D	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	1200	sq. ft.	I	4
Unit D	Doors lack signage	Provide identifying, tactile Braille signage	11	each	A	1
Unit D	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	8	each	A	1
Unit D	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	3	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	90	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%	90	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	180	sq. ft.		
		Provide new accessible aluminum threshold	3	sq. ft.		
01,02	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	2	each	A	1
01,02	TV/VCR mounted 70" AFF	Remove (e) bracket and TV/VCR	2	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	2	each		
		Patch wall and paint as necessary	4	sq. ft.		
01,02	Paper towel dispenser impedes on pull side clearance	Remove paper towel dispenser and relocate to accessible location	2	each	A	1
02	Individual acoustical ceiling tiles are damaged	Replace approximately 5% of acoustical ceiling tiles	66	sq. ft.	I	3
04	Casework in kindergarten storage impedes into pull side clearance	Demo 12" of casework, protect (e) casework to remain	2	LF	A	2
		Provide filler panels and/or end pieces to casework as needed	1	each		
05	Non-accessible restrooms	Demo restrooms 05 and a portion of storage 04	200	sq. ft.	A	
		Reconfigure space to provide two accessible kindergarten single use occupancy toilets with access from both kindergarten classrooms	200	sq. ft.		
Unit E						
Unit E	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1100	LF	I	4

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
03,12,15	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	4650	sq. ft.	I	4
Unit E	Doors lack signage	Provide identifying, tactile Braille signage	15	each	A	1
Unit E	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	14	each	A	1
01	Unisex restroom non-accessible	Demo (e) restroom	80	sq. ft.	A	1
		Remove (e) door and frame	1	each		
		Widen doorway and provide new 3' door and frame	1	each		
		Reconfigure space to provide an accessible single use occupancy restroom	80	sq. ft.		
06	Kitchen finished floor 6" lower than surrounding rooms, creates non-accessible thresholds from corridors to kitchen	Remove all equipment from kitchen, protect for later use	4	each	A	2
		Pour concrete slab aprox.. 5" thick	460	sq. ft.		
		Connect (e) drainage system to new floor drain	1	each		
		New epoxy flooring	460	sq. ft.		
		Reconnect kitchen equipment	4	each		
06,12,15	Windows older than rest of campus, some portions painted over or covered with panels	Replace windows and frames, providing opaque or translucent glass where needed	540	sq. ft.	B	3
06,12,15	Individual acoustic ceiling tiles are damaged	Replace approximately 10% of acoustical ceiling tiles	500	sq. ft.	I	3
11.12,13	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	3	each	A	
		Cut out portion of (e) concrete walkway or a/c paving	90	sq. ft.		1
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	90	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	180	sq. ft.		
		Provide new accessible aluminum threshold	3	each		
11,13	Toilet paper dispensers located at non-accessible locations	Remove (e) toilet paper dispensers and relocate at accessible positions	2	each	A	1
012	Horizontal blinds in poor condition	Replace with vertical blinds	75	sq. ft.	I	3
012	No data lines in classroom	Add (1) data line at each receptacle in power raceway	8	each	T	2
015	Door to serving aisle lacks proper pull side clearance	Remove (e) door and frame	1	each	A	1
		Provide new frame and door that swings in opposite direction. Hardware to be push/pull	1	each		
015	Door from serving aisle lacks proper push side clearance	Replace lever hardware with push/pull hardware	1	each	A	1

Buri Buri Elementary School

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit G1						
Unit G1	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	480	LF	I	4
Unit G1	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	1800	sq. ft.	I	4
Unit G1	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	1800	sq. ft.	I	4
Unit G1	Doors lack signage	Provide identifying, tactile Braille signage	9	each	A	1
Unit G1	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	9	each	A	1
Unit G1	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	7	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	210	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%	210	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	420	sq. ft.		1
		Provide new accessible aluminum threshold	7	sq. ft.		
Unit G1	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	4	each	A	1
Unit G1	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	Door lacks push side clearance	Remove (e) door and frame	1	each	A	1
		Provide new opposite handed door and frame	1	each		
02,04	Doors between classrooms non-accessible and lack pull side clearance	Remove (e) door and frame	2	each	A	2
		Enlarge opening from 2-'4" to accommodate 3-'0" door	2	each		
		Provide new opposite handed door and frame	2	each		
Unit G2						
Unit G2	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	480	LF	I	4

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit G2	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	1800	sq. ft.	I	4
Unit G2	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	1800	sq. ft.	I	4
Unit G2	Doors lack signage	Provide identifying, tactile Braille signage	10	each	A	1
Unit G2	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	10	each	A	1
Unit G2	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 concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	480	sq. ft.		
		Provide new accessible aluminum threshold	8	sq. ft.		
Unit G2	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	4	each	A	1
Unit G2	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.		
01,03	Doors between classrooms non-accessible and lack pull side clearance	Remove (e) door and frame	2	each	A	1
		Enlarge opening from 2-'4" to accommodate 3-'0" door	2	each		
		Provide new door and frame	2	each		
02,03,04	Door lacks push side clearance	Remove (e) door and frame	1	each	A	1
		Provide new opposite handed door and frame	1	each		
Unit H						
Unit H	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	1520	LF	I	4
Unit H	(E) vct in good condition but will need to be replaced sometime in the future	Remove (e) vct, prepare sub floor for new vct, install new vct	4900	sq. ft.	I	4
Unit H	(E) carpet in good condition but will need to be replaced sometime in the future	Remove (e) carpet, prepare sub floor for new carpet, install new carpet	4000	sq. ft.	I	4
Unit H	Doors lack signage	Provide identifying, tactile Braille signage	22	each		
Unit H	Doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	20	each	A	1
Unit H	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	4	each	A	1
		Cut out portion of (e) concrete walkway or a/c paving	120	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	120	sq. ft.		
		Provide concrete or a/c paving transition from concrete landing to (e) adjacent concrete walkway or a/c paving	240	sq. ft.		
		Provide new accessible aluminum threshold	4	sq. ft.		

Buri Buri Elementary School

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit H	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	9	each	A	1
Unit H	TV/VCR less than 80" AFF	Remove (e) bracket and TV/VCR	5	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	5	each		
		Patch wall and paint as necessary	10	sq. ft.		
01,03	Classrooms don't have chalkboards or whiteboards	Provide 4' x 16' whiteboard	2	each	I	2
02	Non-accessible sink at teacher's room	Remove (e) roll-in sink and base cabinet	5	LF	A	1
		Provide new adult accessible roll-in sink base cabinet, sink, counter, gfi outlet, soap dispenser, and paper towel dispenser	1	each		
04	Classroom has no display board	Provide 4' x 16' cork display board	1	each	I	3
09	Door opening less than 32" clear	Remove (e) door and frame	1	each	A	1
		Enlarge opening in concrete wall to accommodate a 3' 0" door	5	sq. ft.		
		Provide new door and frame	1	each		
010	Non-accessible faculty restroom	Demo (e) restroom and portion of teacher's room	70	sq. ft.		
		Reconfigure space to provide accessible single use occupancy restroom	70	sq. ft.		
015	Door lacks push side clearance	Demo 12" of casework, protect (e) casework to remain	1	each	A	1
		Provide filler panels and/or end pieces to casework as needed	1	each		
Portables						
Unit 2	Non-accessible roll-in sink base cabinets. Front panel impedes into 24" knee clearance for elementary sinks	Remove front panel, trim so bottom edge is 24" AFF, reinstall	2	each	A	1
Unit 2, Unit 3	(E) modular ramps have plywood surface panels that are damaged	Provide new panels for modular ramps	350	sq. ft.	B	1
Unit 3	Handrails at modular ramp don't extend fully to end of ramped a/c paving	Remove (e) handrail extensions	2	each	A	1
		Provide new handrail extensions that terminate at end of ramped a/c paving	10	LF		
Building Envelope						
Units A,B,C,D,E,F,G1,G2, and H	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 1 story buildings with vertical wood siding and concrete exteriors	2725	LF	B	4
Units 1,2,3,4	Exterior paint on portables to remain in good condition currently, but will	Repaint exterior of 1 story modular buildings	832	LF	B	4
Units G1, G2, and H	Roofing dates to 1988-1992	Replace Roofing*	16600	sq. ft.	B	1
		* Garland Roofing has priced this already at $170,000, and suggests the work be done in the next year				
General Site						
Ramp to lower campus	Walkway to lower campus is covered but adjacent accessible ramp on the POT is not	Provide canopy over (e) ramp	1200	sq. ft.	A	2
Parking Lot at lower campus	Parking lot has a parking stall marked accessible, but needs to be a van accessible stall	Reline parking stall to allow for van accessible stall with adjacent 8' wide access aisle	6	stalls	A/P	2
		Mark van accessible stall 36" square ISA pavement sign	1	each		
		Provide van accessible signage	1	each		
		Provide signage at entrance to parking lot that accessible entrance to school is located at Del Monte Drive	1	each		
Lower campus	(E) a/c paving in poor condition	New asphalt overlay and drainage improvements	52500	sq. ft.	P	3

Architectural Site Survey

Buri Buri Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide new game lines at play yard	1500	sq. ft.		
Ramp to lower campus	Landscaping adjacent to ramp dry and unsightly	Re-landscape	8000	sq. ft.	L	4
Exterior of Unit D/Unit C	Exterior concrete stairs lack handrails	Provide accessible handrails	12	LF	A	1
Exterior of Unit G1/Unit G2	Exterior concrete stairs lack handrails	Provide accessible handrails	10	LF	A	1
Upper play yard	Exterior concrete stairs lack handrails	Provide accessible handrails	20	LF	A	1
General Site	High/Low drinking fountains protrude more than 4"	Provide metal rail wings	3	each	A	1
Site	(E) switchgear is exposed to the elements	Enclose (e) switchgear	1	each	M	1
Portables	(E) switchgear is in poor condition	Provide new switchgear and enclose	1	each	M	1
Site	Irrigation lines are in poor condition	Replace irrigation lines	9	acres	M	3
Unit B	Administration space is located too far from school entrance to provide	Reconfigure and modernize building to move administration closer to entrance and put library	see below		I	1
		Administration space	1400	sq. ft.	I	3
		Library Space	700	sq. ft.	I	3
		Provide as an alternate to any work done in Unit B				

Buri Buri Elementary School

Architectural Site Survey - 1997 Bond Update

Buri Buri Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New asphalt overlay & Surface Drainage Improvements	Asphalt overlay at upper portion of campus is new, lower campus asphalt in poor condition	See Masterplan for asphalt overlay recommendation	*117500*	*sq. ft.*		
Fencing and Gate Renovation	Vinyl coated chain link fence has been installed in portions of the campus, other areas have chain link in good condition	None	*5385*	*LF*		
Building Exterior						
Paint Exterior	Exterior paint in good condition	See Masterplan for future maintenance recommendation	*37650*	*sq. ft.*		
New Window Frames and Glass	New windows and frames throughout the campus	None	*4794*	*sq. ft.*		
Existing Windows Re-Glazed (maintain existing frames)	It appears as though any windows that were replaced had new windows and frames	None	*1918*	*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	Units A.B,C,D reroofed in 2000	See Masterplan for future roofing recommendation	*26872*	*sq. ft.*		
Rain Gutter Repair/Replace	Not able to confirm at time of survey	None at this time	*1506*	*LF*		
Building Interior						
Window Coverings Replaced	Generally no window coverings in the classrooms	None	*3846*	*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	*38409*	*sq. ft.*		
Paint Interior	(E) Interior paint in good condition	See Masterplan for future maintenance recommendation	*55035*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*33*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*19205*	*sq. ft.*		
Cabinetry Renovation	Units with roll-in sink cabinets and upper cabinets have been installed in most classrooms	Roll-in sink base cabinets do not provide adequate knee clearance and minor renovations are recommended, see Masterplan for locations	*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*		

Architectural Site Survey - 1997 Bond Update

Buri Buri Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Handicap Ramps (based on vertical rise)	Accessible ramps have been added from the upper campus to the lower campus, between building G1 and G2, and from main parking lot	None	20	LF		
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	3	each	97/A	1
Toilet Room Upgrades	Accessible restrooms have been added to Units A, E, and H	See Masterplan for individual toilet room recommendations	*1*	*LS*		
Playground Equipment Upgrades	Playground Equipment in good condition	None	*1*	*LS*		
Portables						
New Portable Classrooms (replace existing old problem units)	1 new portable was added at Unit 4	Remove Unit 1 and replace with new portable to provide space for esl, speech therapy, school psychologist, and book storage	*2*	*each*	97	2

Buri Buri Elementary School

Mechanical Site Survey

Note: Heating upgrade was recommended in 1997. A lot of the furnaces in the classrooms were a newer model which indicate there was a heating upgrade.

Area Designation	Existing Mechanical	Recommended work in 1997	Work needs to be done	Recommendations
Unit A (Gas heat system)				
01, 02, 03	Toilets and janitor closet are ventilated by a roof mount exhaust fan	Not applicable	none	none
04, thru 09	Each classroom is heated by a gas fired furnace located in a furnace closet, and cooled by a split condenser unit on roof. The furnace has an economizer cycle control. All the furnaces are controlled by Energy Management System control system	Upgraded heating system	none	none
Unit B (gas heat system)				
01, 02	Teacher's breakroom 01 and office 02 is heated by a furnace in a furnace closet with minimum outside air.	Upgraded heating system	none	Install an economizer cycle control and Energy Management System to the furnace
03,	Toilet room has no ventilation	Not applicable	install ceiling exhaust fan	none
04, 06	office and admin office is heated by a furnace in a furnace closet with minimum outside air.	Upgraded heating system	none	Install an economizer cycle control and Energy Management System to the furnace
05,	server closet has no ventilation or cooling unit	Not applicable	none	Install ductless split cooling only unit or exhaust fan to ventilate the server room
8	toilet room has no ventilation	Not applicable	install exhaust fan and door louver to ventilate the toilet	none
09, 10	office 09 and 10 is heated by a furnace in electrical room 11 with minimum outside air.	Upgraded heating system	none	Install an economizer cycle control and Energy Management System to the furnace
Unit C (gas heat system)				
02 thru 07	Each classroom is heated by a gas fired furnace located inside a furnace closet, and cooed by a split condenser unit on roof. The furnace has an economizer cycle control. All the furnaces are controlled by Energy Management System control system	Upgraded heating system	none	none
Unit D (gas heat system)				
01 thru 02	Each classroom is heated by a gas fired furnace located inside a furnace closet, and cooed by a split condenser unit on roof. The furnace has an economizer cycle control. All the furnaces are controlled by Energy Management System control system	Upgraded heating system	none	none
05,	toilet rooms has no ventilation	Not applicable	install exhaust fan and door louver to ventilate the toilet	none
Unit E (gas heat system)				
01,	toilet rooms has no ventilation	Not applicable	install exhaust fan and door louver to ventilate the toilet	none
06,	kitchen has a kitchen hood with an inline fan and duct up to roof cap, there is no make up air for the exhaust air	Not applicable	install heat and vent unit to provide make up air to kitchen	none

Mechanical Site Survey

Note: Heating upgrade was recommended in 1997. A lot of the furnaces in the classrooms were a newer model which indicate there was a heating upgrade.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
10,	water heater closet has no high low combustion air opening	Not applicable	provide high and low combustion opening for water heater	none
11, 13	each toilet room is ventilated by ceiling exhaust fan.	Not applicable	none	none
12	office has no HVAC system	Not upgraded	install ceiling exhaust fan to ventilate the room and add transfer grille between office and multi-use room	install ductless split heat pump for the office
15	a "Reznor" furnace is installed in mechanical room 14 heating multi-use room 15 with 12" round outside duct providing less than minimum outside air.	Upgraded heating system	The outside air louver is in very bad condition. Install new outside air louver with birdscreen to accommodate minimum outside air requirement and combustion air requirement. Install larger outside air duct to accommodate the outside air requirement.	
Unit G1 and G2 (gas heat system)				
01, 02, 03, 04	Each classroom is heated by a gas fired furnace inside a furnace closet, and cooled by a split condenser unit on roof. The furnace has no economizer cycle control. All the furnaces are controlled by Energy Management System control system	Upgraded heating system	none	install economizer cycle control at each furnace
Unit H (gas heat system)				
01, 02, 03	Office 01, 02, 03 are heated by one gas fired furnace inside a furnace closet in office 03, and cooled by a split condenser unit on roof. The furnace has an economizer cycle control. The furnace is controlled by Energy Management System control system. There is no transfer grille between office 01, 02 and 03	Upgraded heating system	Add transfer grille between office 03 and the office 01, 02.	none
04, 05, 06, 07, 14, 15, 16, 17	Each classroom is heated by a gas fired furnace inside a furnace closet, and cooled by a split condenser unit on roof. The furnace has an economizer cycle control. All the furnaces are controlled by Energy Management System control system	Upgraded heating system	none	none
09, 11, 12	Janitor closet and toilet rooms are ventilated by a roof exhaust fan	Not applicable	none	none

Buri Buri Elementary School

Plumbing Site Survey

Buri Buri 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			
	Building gas sovs are not readily accessible.	Reroute piping and provide new valves accessible from grade.	
Unit A			
01	6 wall mtd fv water closets, 4 lavs	Replace accessible water closet flush valve.	
02	1 mop sink (standing type)	Replace faucet w/ vacuum breaker type faucet.	Replace mop sink and trim.
03	1 wall mtd fv water closet, 5 lavs, 8 urinals	Replace accessible water closet flush valve. Replace inoperable lav faucet.	
04-09	1 classroom sink		
Unit B			
01	sink with point-of -use tank water heater		Replace sink and trim.
03	1 flr mtd fv water closet, 1 lav		
11	1 flr mtd fv water closet, 1 lav, 1 sink		
Unit C			
01-06	1 classroom sink		
Unit D			
01	1 sink		
02	1 sink		
03	1 water closet, 1 lav		
Unit E			

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
01	1 tank water closet, 1 lav		Replace fixtures and trim.
08	2 comp pot sink with grease interceptor		Replace grease interceptor.
09	1 mop sink (standing type)	Replace faucet w/ vacuum breaker type faucet.	Replace mop sink and trim.
10	75 gallon gas fired water heater	Provide high combustion air louver.	
11	1 tank water closet, 1 flr urinal, 1 lav		Replace urinal, urinal flush valve, and lav trim.
13	1 tank water closet, 1 lav		Replace lav trim.
Unit G			
01-04	1 classroom sink		
Unit H			
02-07, 14-17	1 classroom sink		
09	1 flr mtd fv water closet, 1 lav	Replace flush valve and faucet.	
11, 12	1 flr mtd fv water closet, 1 lav	Replace flush valve.	
13	1 mop sink (standing type)	Replace faucet w/ vacuum breaker type faucet.	Replace mop sink and trim.
Portables			
Unit 1 - 02	1 water closet, 1 urinal, 1 lav		
Unit 1 - 03	1 water closet, 1 lav		
Unit 2 - 01,02	1 classroom sink		
Unit 4 - 01-03	1 classroom sink		

Buri Buri 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
Electrical Service	B	Primary site electrical service replaced with PG&E vault-mounted transformer near unit B.					
	Outside south of E	A 1200A, 208/120V, 3ph, 4-wire switchboard was installed in 2000			Paint rusting switchboard.		
	Outside north of E	Installed a 600A 120/240V, 1 ph, 3 W switchboard (with meter) for the portables in 1997.			Replace or paint rusting switchboard.		
Power Distribution				Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop			
				Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF.			
				All receptacles installed in bathrooms and at sinks shall have GFCI protection			
	A	Added surface raceway for additional power receptacles in classrooms	Replace 100A, 120/208V panel in Room 29		Add GFI receptacles at sinks and in bathrooms	receptacles	6
						120/208V panel	1
	B	Receptacles have been located in the offices	Replace 100A, 120/240V panel in FACP closet		Add GFI receptacles in bathrooms	receptacles	1
	Back of B	None	Replace 225A, 120/240V panel D			120/240V panel	2
	C	Added surface raceway for additional power receptacles	Replace panels K1 & unlabeled panel in storage near room 25	Access to panel is obstructed		120/240V panel	2
		Replaced receptacles at sink with GFI type.					
		Replaced 225A, 120.208V panel W2 in Room 20					
	D	Replaced 120/208V panel KB	Add surface raceway for additional power receptacles		Add GFI receptacles at sink	receptacles	24
	E	Receptacles have been located around the multi-purpose room and kitchen	Replace two old 120/240V panels near kitchen	Access to panel is obstructed	Add GFI receptacles in bathroom & kitchen	120/240V panel	2
	G1	Added surface raceway for additional power receptacles			Add GFI receptacle above sink counter	receptacles	4
	G2	Receptacles have been located around the classroom	Add surface raceway for additional power receptacles		Add GFI receptacle above sink counter	receptacles	44
	H	Replaced 120/208V panels W3A & W3B	Replace 200A, 120/208V panel and 9 circuit panel for heaters		Add GFI receptacle above sink	120/208V panel	2
		Added surface raceway for additional power receptacles				receptacles	1
	Portable 1	Receptacles have been located in the portable	Replace distribution panel		Add GFI receptacle at sink	120/240V panel	7
						receptacles	8
			Add surface raceway for additional power receptacles				
	Portable 2a	Added surface raceway for additional power receptacles	Replace distribution panel		Add GFI receptacle at sink		
	Portable 2b	Added surface raceway for additional power receptacles	Replace distribution panel		Add GFI receptacle at sink		
	Portable 3	No receptacles exist in bathrooms	Replace 100A fused switch outside bathrooms.		Add GFI receptacles in bathrooms		
	Portable 4a	Added surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Portable 4b	Added surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Portable 4c	Added surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Portable 4d	Added surface raceway for additional power receptacles.	Replace distribution panel	Replace receptacle @ sink with GFI	Add receptacle @ sink with GFIs		
Lighting System				All switches a maximum 48" AFF			
	A	Lighting is new and in good, attractive and in good condition	Replace lighting in closet		Replace exterior lighting	2-lamp fluorescent 1X4 light	16
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	15
	B	Lighting is in good condition	Replace incandescent lamp in storage closet.		Replace exterior lighting	2-lamp fluorescent 1X4 light	7
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	12
	C	Lighting is new and in good, attractive and in good condition	Replace incandescent lamp in storage closet.		Replace exterior lighting	2-lamp fluorescent 1X4 light	17
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	13
	D	Lighting is new and in good, attractive and in good condition			Replace exterior lighting	2-lamp fluorescent 1X4 light	6
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	7
	E	Lighting is new and in good, attractive and in good condition. Added occupancy sensors.	Replace strip lights in storage & bathrooms		Replace exterior lighting	2-lamp fluorescent 1X4 light	25
		Added emergency egress lighting	Replace occupancy sensors in storage & bathrooms			Switches & Occupancy sensors	6
	G1	Lighting is new and in good, attractive and in good condition.. Added occupancy sensors.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Replace exterior lighting		
	G2	Lighting is new and in good, attractive and in good condition.. Added occupancy sensors.			Replace exterior lighting	2-lamp fluorescent 1X4 light	10
					Replace exterior lighting		
	H	Replaced lighting. Added occupancy sensors.	Replace lighting in bathrooms		Replace exterior lighting	2-lamp fluorescent 1X4 light	15
					Circuit lights for two switches		
					Move switch closer to door		
	Portable 1	Lighting is new and in good, attractive and in good condition.	Improve lighting in Psychologist's office.		Replace exterior lighting	2-lamp fluorescent 1X4 light	6
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
	Portable 2a	Lighting is new and in good, attractive and in good condition.			Replace T12 lamps with T8 lamps	fluorescent lamp	36
					Replace exterior lighting	2-lamp fluorescent 1X4 light	1
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
	Portable 2b	Lighting is new and in good, attractive and in good condition.			Replace T12 lamps with T8 lamps	fluorescent lamp	1
					Replace exterior lighting	2-lamp fluorescent 1X4 light	3
	Portable 3	The lighting in the portable is poor			Replace all lighting, including exterior	2-lamp fluorescent 1X4 light	8
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
	Portable 4a	Lighting is new and in good, attractive and in good condition.			Replace T12 lamps with T8 lamps	fluorescent lamp	18
					Replace exterior lighting	2-lamp fluorescent 1X4 light	3

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 Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
	Portable 4b	Lighting is new and in good, attractive and in good condition.			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
	Portable 4c	Lighting is new and in good, attractive and in good condition.			Replace exterior lighting	2-lamp fluorescent 1X4 light	2
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
	Portable 4d	Lighting is new and in good, attractive and in good condition.			Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	4
					Replace exterior lighting	2-lamp fluorescent 1X4 light	3
Fire Alarm System	B	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998	None	Install a fully automatic system per DSA and SB575 requirements	None	Install a fully automatic system per DSA and SB575 requirements	1
PA/clock	A	New Rauland 1100 units have been installed.					
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	E	New Rauland 1100 units have been installed.					
	G1	New Rauland 1100 units have been installed.					
	G2	New Rauland 1100 units have been installed.					
	H	New Rauland 1100 units have been installed.					
	Portable 1	NA					
	Portable 2a	New Rauland 1100 units have been installed.					
	Portable 2b	New Rauland 1100 units have been installed.					
	Portable 3	NA					
	Portable 4a	New Rauland 1100 units have been installed.					
	Portable 4b	New Rauland 1100 units have been installed.					
	Portable 4c	New Rauland 1100 units have been installed.					
	Portable 4d	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	60
	B	Telephone/Data outlets have been located in the offices				CATV	6
	C				Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	80
	D	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV	8
	E	Telephone/Data outlets have been located in the kitchen and offices					
	G1	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	80
	G2	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV	8
	H	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	90
	Portable 1	Telephone/Data outlets have been located in the classrooms	Add telephone in speech room		Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV	9
	Portable 2a	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	20
	Portable 2b	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV	2
	Portable 3	NA					
	Portable 4a	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	20
	Portable 4b	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV	2
	Portable 4c	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	data outlet	20
	Portable 4d	Telephone/Data outlets have been located in the classrooms			Add 1 data outlet at each receptacle in power raceway. Add CATV	CATV	2

FEMA 154:
Rapid Visual Screening and Summary Report

Buri Buri Elementary School
120 El Campo Drive
South San Francisco, CA 94080

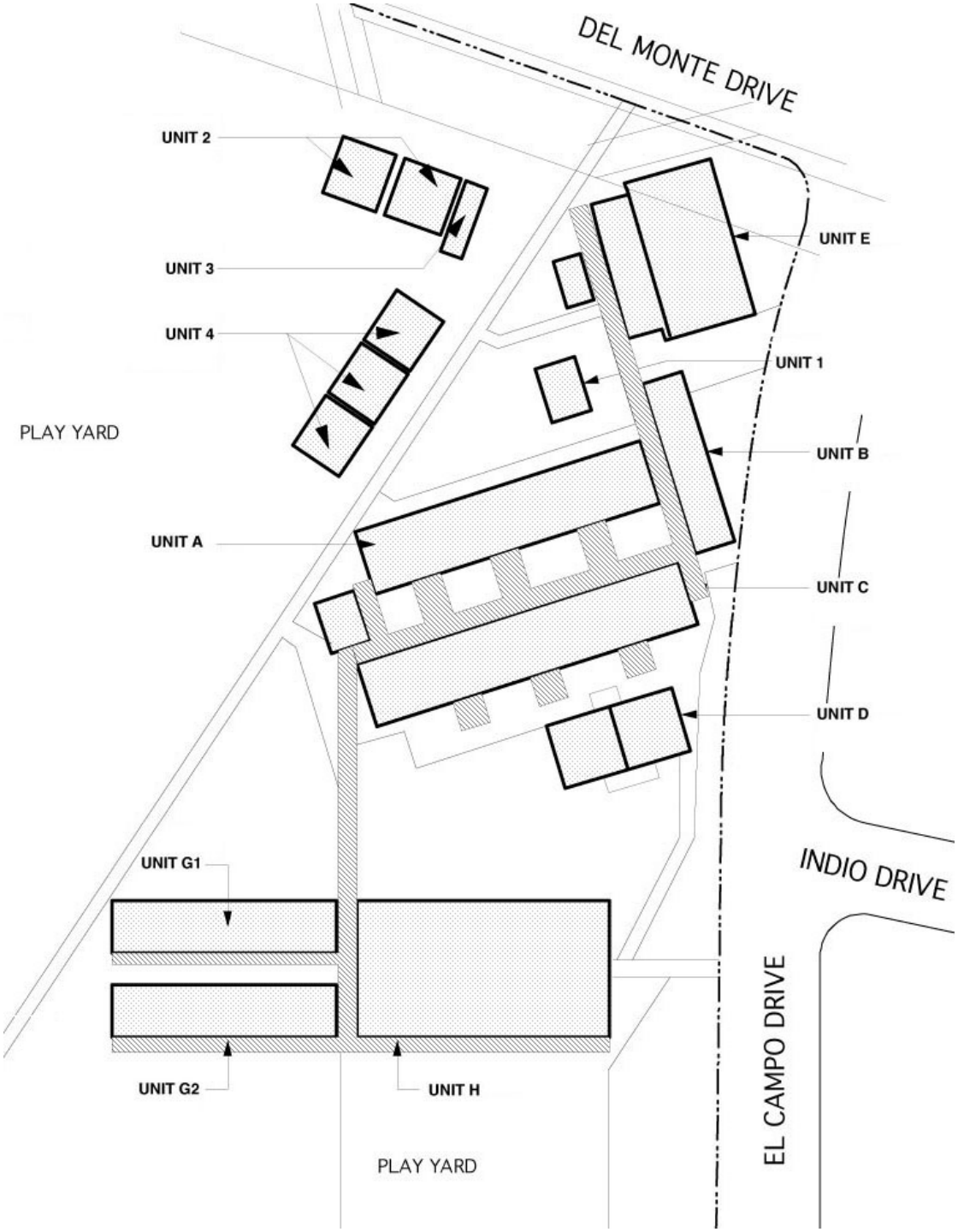
South San Francisco Unified School District



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

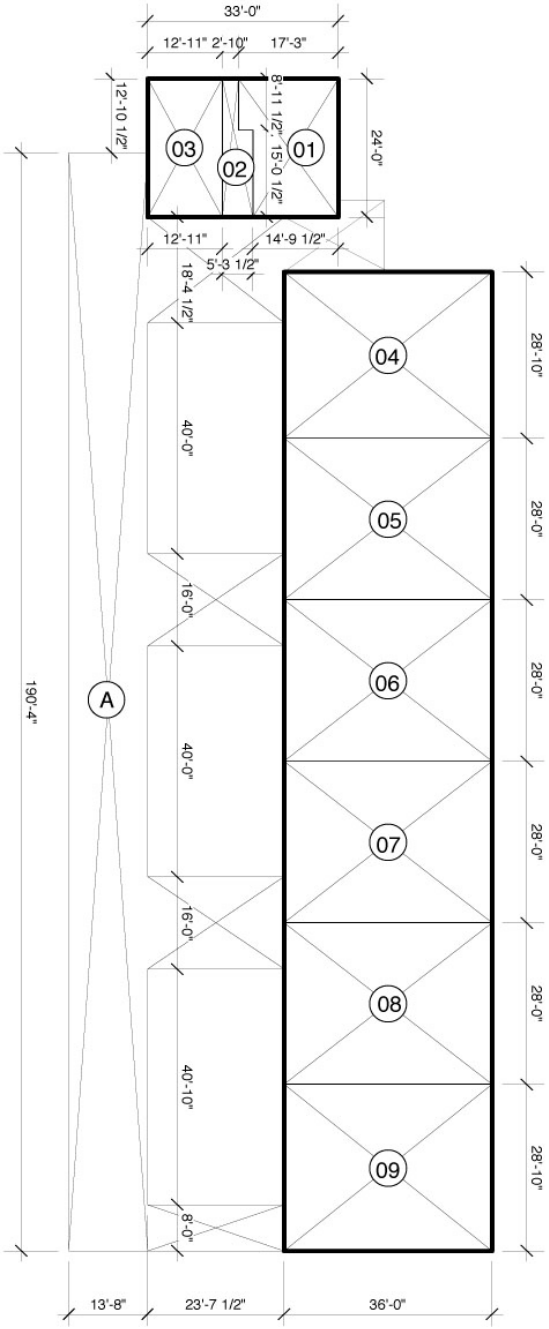
August 25, 2006

Site Plan – Buri Buri Elementary School



Unit A – Buri Buri Elementary School

Ground Floor



Name Unit A – Buri Buri Elementary School

Use Classrooms

Distance to Fault 2.5 km

Year Built 1949

Year of Major Modification N/A

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

FEMA 154 Score 1.4

Description The roof has diagonal sheathing supported by open-web steel joists. The joists are supported by steel beams which in turn are supported by steel columns. On one side, in the longitudinal direction partial height plywood walls capture the steel columns which resist lateral-forces in bending. In the transverse direction there are diagonal sheathed shear walls.

Comments The building appears to have a complete lateral-force resisting system. 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 of column bending to resist lateral forces is undesirable, the classification of this build as type S1 is based on this column bending and not on traditional beam-column moment frame detailing. Given the size of the building and the presence of a complete steel gravity force load carrying system, a detailed evaluation is not recommended. No significant maintenance issues or non-structural falling hazards were noted.

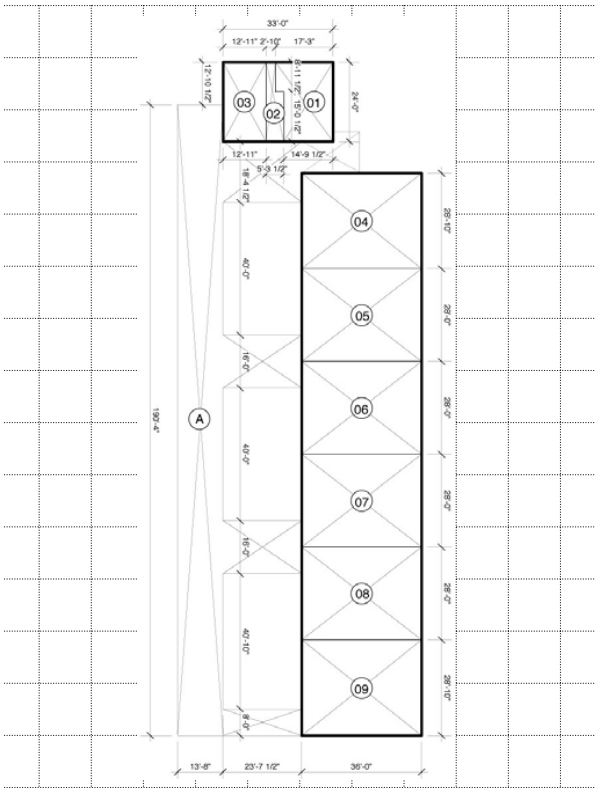
Unit A – Buri Buri Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1949
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 6100
Building Name Unit A, Buri Buri Elementary School
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*		2.4	1.4												

COMMENTS: In the longitudinal direction the lateral-forces are resisted in bending by captured steel columns. Diagonally sheathed shear walls are resisting the lateral-forces in the transverse direction. The lower score for the S1 classification is not representative of the expected performance for this structure.

Detailed Evaluation Required

YES [NO]

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

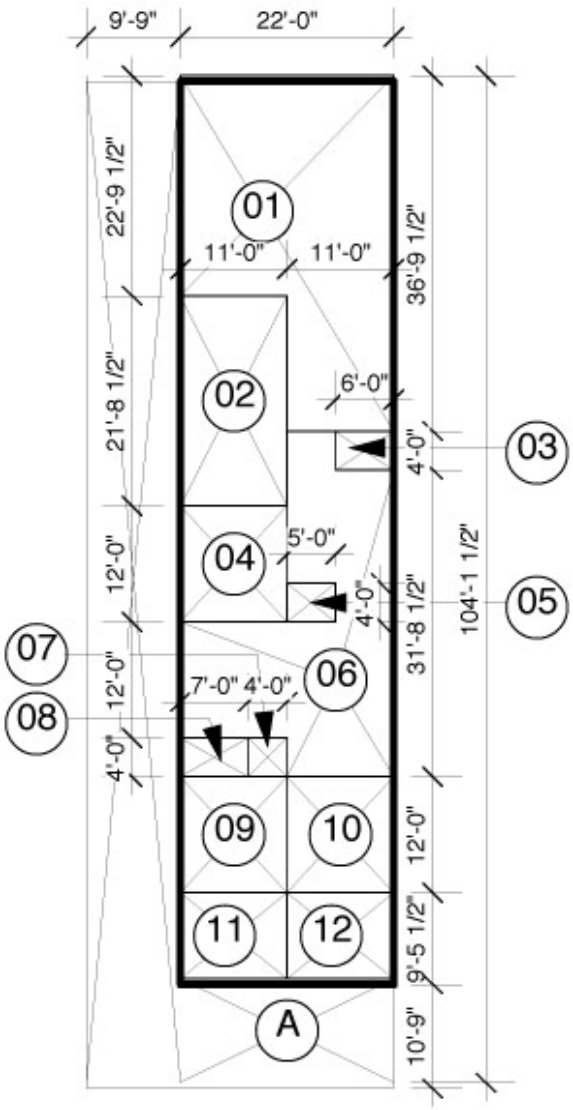
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit B – Buri Buri Elementary School

Ground Floor



Name	Unit B – Buri Buri Elementary School
Use	Administration
Distance to Fault	2.5 km
Year Built	1949
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	The building appears to be a conventionally framed wood structure for its era. Floors and roofs are framed with joists which are supported by wood stud bearing walls. Though it was not confirmed, it is likely that straight or diagonal sheathing is present at both the roof diaphragm and the exterior walls.
Comments	The building appears to have a complete lateral-force resisting system in both directions. In the transverse direction shear walls are only found on the end walls. Historically, buildings of this size and type of construction have performed well during seismic events. No significant maintenance issues or non-structural falling hazards were noted.

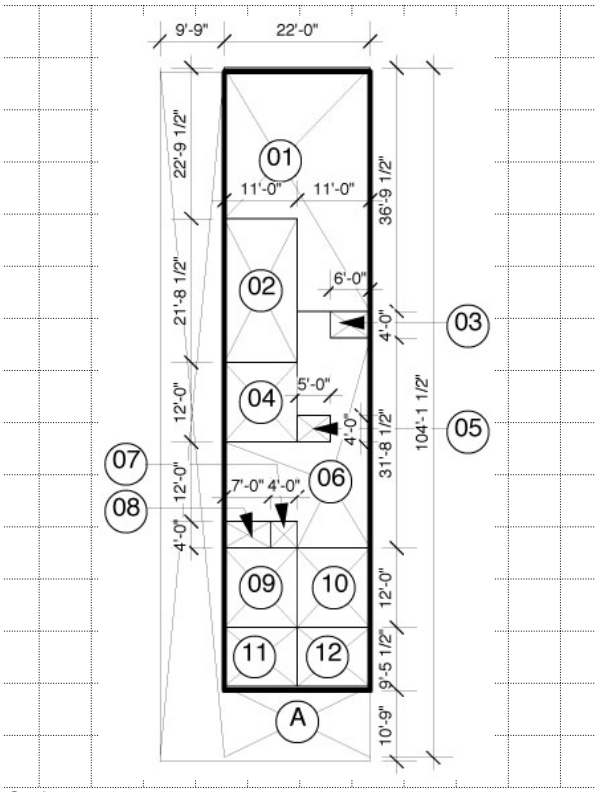
Unit B – Buri Buri Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Office
No. Stories 1 **Year Built** 1949
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 2100
Building Name Unit B, Buri Buri Elementary School
Use Office



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. Though it was not confirmed, it is likely that straight or diagonal sheathing is present at both the roof diaphragm and the exterior walls.

Detailed Evaluation Required

YES [**NO**]

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

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

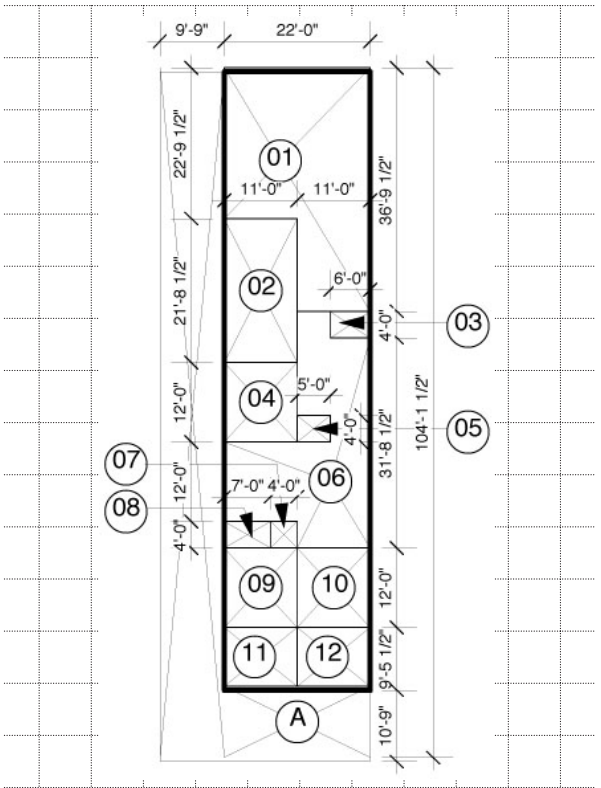
MRF = Moment-resisting frame
RC = Reinforced concrete
RD = Rigid diaphragm

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

Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080

Other Identifiers Office

No. Stories 1 **Year Built** 1949

Screener MSa/MSc **Date** 8/03/06

Total Floor Area (sq. ft.) 2100

Building Name Unit B, Buri Buri Elementary School

Use Office



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. Though it was not confirmed, it is likely that straight or diagonal sheathing is present at both the roof diaphragm and the exterior walls.

Detailed Evaluation Required

YES [NO]

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

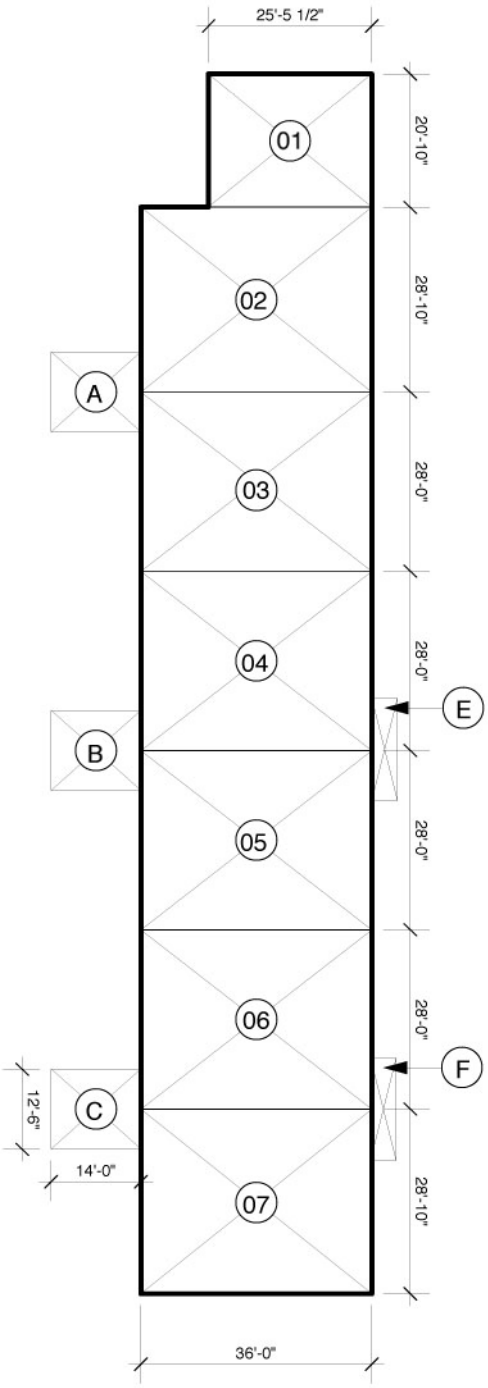
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C - Buri Buri Elementary School

Ground Floor



Name Unit C – Buri Buri Elementary School

Use Classrooms

Distance to Fault 2.5 km

Year Built 1949

Year of Major Modification N/A

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

FEMA 154 Score 1.4

Description The construction of Unit C is similar to that of Unit A. The roof has diagonal sheathing supported by open-web steel joists. The joists are supported by steel beams which in turn are supported by steel columns. On one side, in the longitudinal direction partial height plywood walls capture the steel columns which resist lateral-forces in bending. In the transverse direction there are diagonally sheathed shear walls at the end of the structure and at several interior wall lines.

Comments The building appears to have a complete lateral-force resisting system. 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 of column bending to resist lateral forces is undesirable, the classification of this build as type S1 is based on this column bending and not on traditional beam-column moment frame detailing. Given the size of the building and the presence of a complete steel gravity force load carrying system, a detailed evaluation is not recommended. No significant maintenance issues or non-structural falling hazards were noted.

Unit C – Buri Buri Elementary School

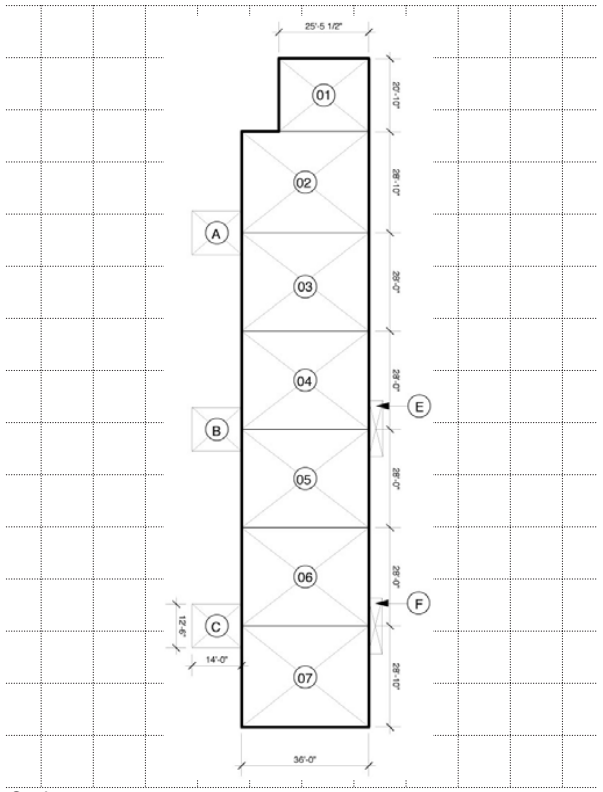




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1949
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 6700
Building Name Unit C, Buri Buri 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*		2.4	1.4												

COMMENTS: In the longitudinal direction the lateral-forces are resisted in bending by captured steel columns. Diagonally sheathed shear walls are resisting the lateral-forces in the transverse direction. The lower score for the S1 classification is not representative of the expected performance for this structure.

Detailed Evaluation Required

YES ☐ NO ☒

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

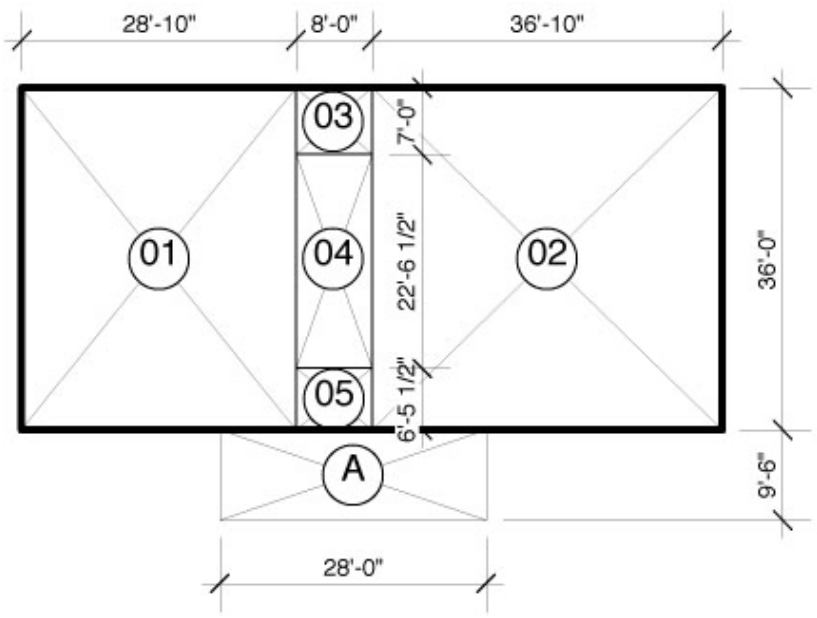
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Buri Buri Elementary School

Ground Floor



Name	Unit D – Buri Buri Elementary School
Use	Classrooms
Distance to Fault	2.5 km
Year Built	1949
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.4
Description	The construction of Unit C is similar to that of Unit A. The roof has diagonal sheathing supported by open-web steel joists. The joists are supported by steel beams which in turn are supported by steel columns. On one side, in the longitudinal direction partial height plywood walls capture the steel columns which resist lateral-forces in bending. In the transverse direction there are diagonally sheathed shear walls at the end of the structure and at several interior wall lines.
Comments	The building appears to have a complete lateral-force resisting system. 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 of column bending to resist lateral forces is undesirable, the classification of this build as type S1 is based on this column bending and not on traditional beam-column moment frame detailing. Given the size of the building and the presence of a complete steel gravity force load carrying system, a detailed evaluation is not recommended. No significant maintenance issues or non-structural falling hazards were noted.

Unit D – Buri Buri Elementary School

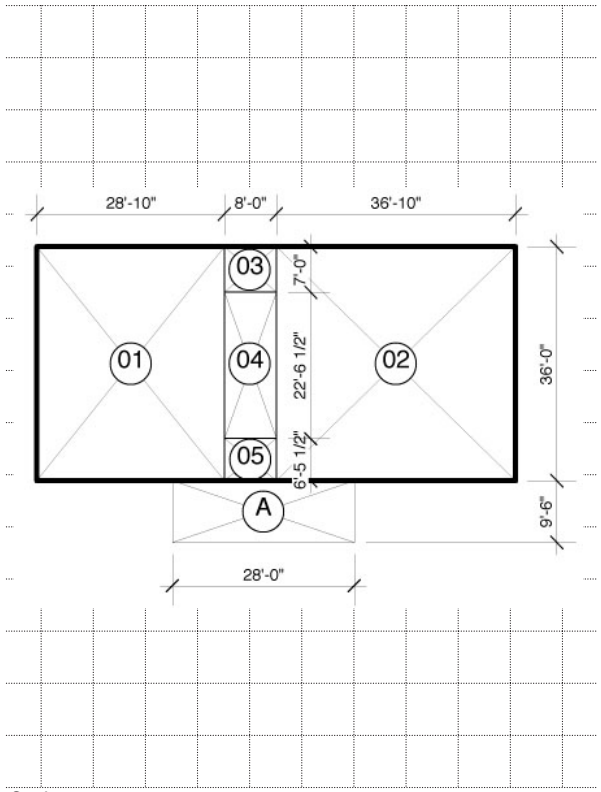




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1949
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 2700
Building Name Unit D, Buri Buri 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*	4.4		1.4												

COMMENTS: In the longitudinal direction the lateral-forces are resisted in bending by captured steel columns. Diagonally sheathed shear walls are resisting the lateral-forces in the transverse direction. The lower score for the S1 classification is not representative of the expected performance for this structure.

Detailed Evaluation Required

YES [NO]

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

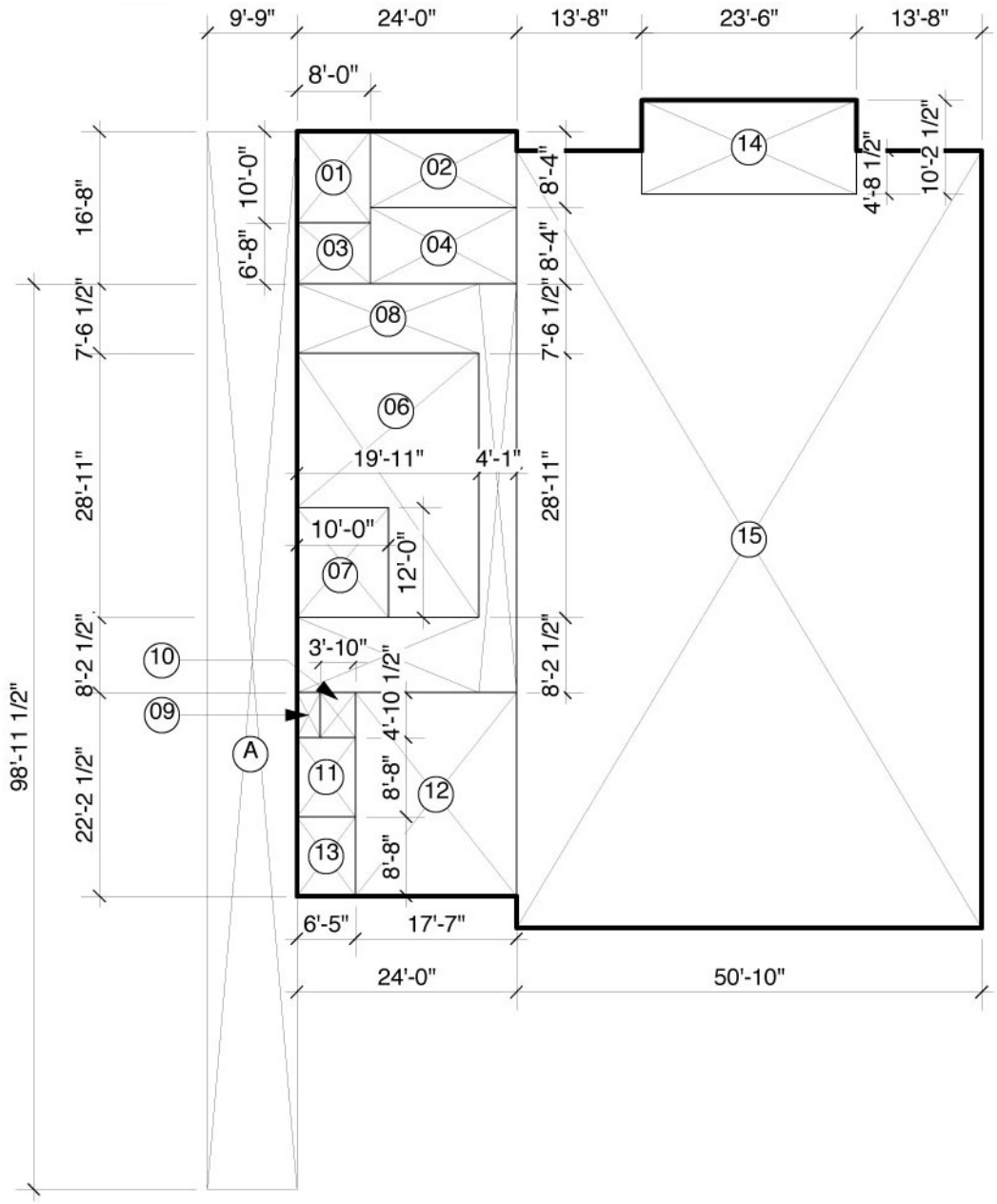
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit E – Buri Buri Elementary School

Ground Floor



Name	Unit E – Buri Buri Elementary School
Use	Multipurpose
Distance to Fault	2.5 km
Year Built	1949
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel Moment Resisting Frame (S1)
FEMA 154 Score	1.4
Description	In the large main room steel girders span the large open space. The roof diaphragm has a vertical offset and is a combination of plywood sheathing and metal decking. The smaller parts of the multi-use building are wood framed. The lateral system in the longitudinal direction is plywood shear walls. The transverse direction the large steel girders form a frame and resist lateral forces in bending.
Comments	The building appears to have a complete lateral-force resisting system in both directions. The vertical offsets in the diaphragm create a discontinuity in the lateral force resisting system and should be examined in greater detail. No significant maintenance issues or non-structural falling hazards were noted.

Unit E – Buri Buri Elementary School

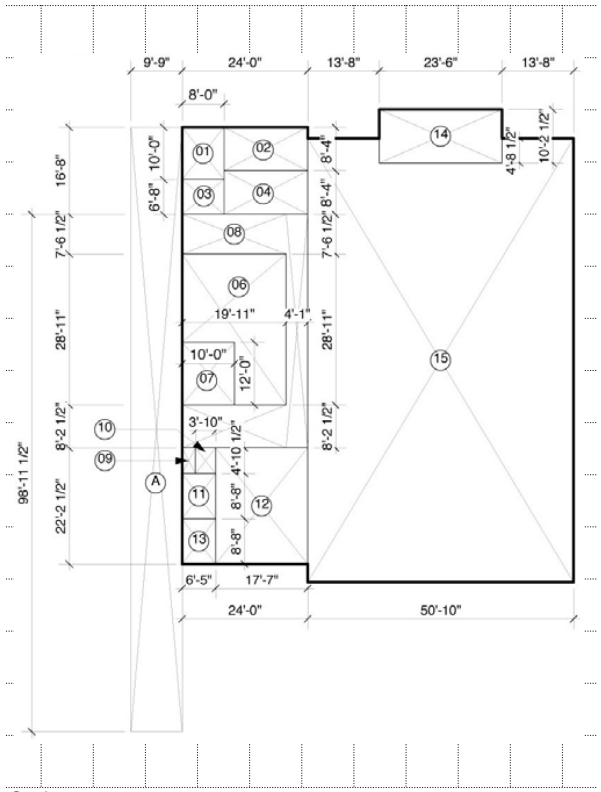




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080

Other Identifiers Multi-Use room

No. Stories 1 **Year Built** 1949

Screener MSa/MSc **Date** 8/03/06

Total Floor Area (sq. ft.) 6500

Building Name Unit E, Buri Buri 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*		0.4	0.4												

COMMENTS: In the longitudinal direction plywood shear walls resist the lateral-forces. In the transverse direction the large girders form a frame and resist the lateral-forces in bending. There is a vertical offset in the roof diaphragm.

Detailed Evaluation Required

[YES] NO

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

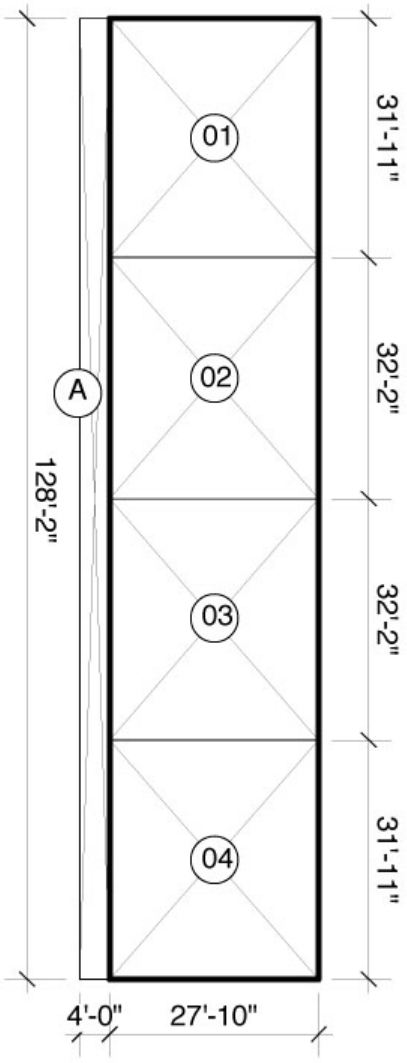
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit G1 – Buri Buri Elementary School

Ground Floor



Name	Unit G1 – Buri Buri Elementary School
Use	Classrooms
Distance to Fault	2.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	This a light wood-framed building with a plywood roof diaphragm. There are plywood shear walls in both directions.
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 G1 – Buri Buri Elementary School

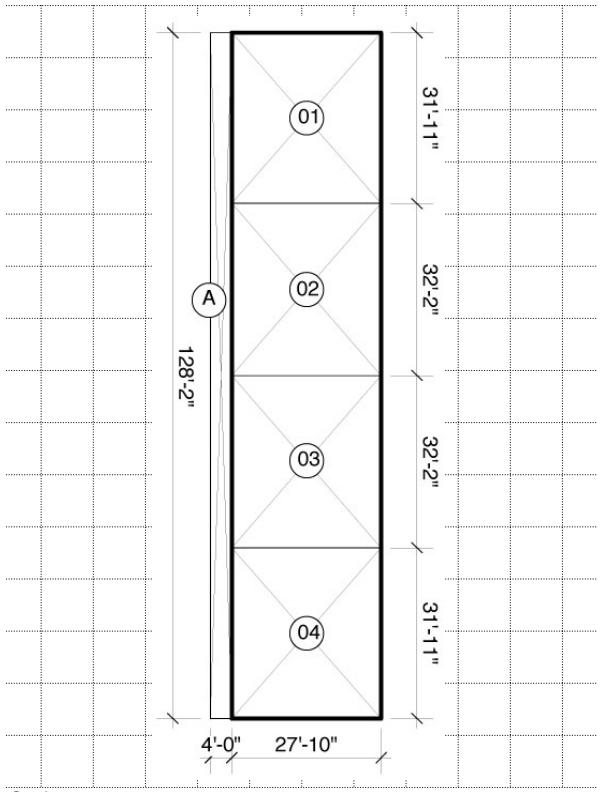




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1962
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 3700
Building Name Unit G1, Buri Buri Elementary School
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.

Detailed Evaluation Required

YES [NO]

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

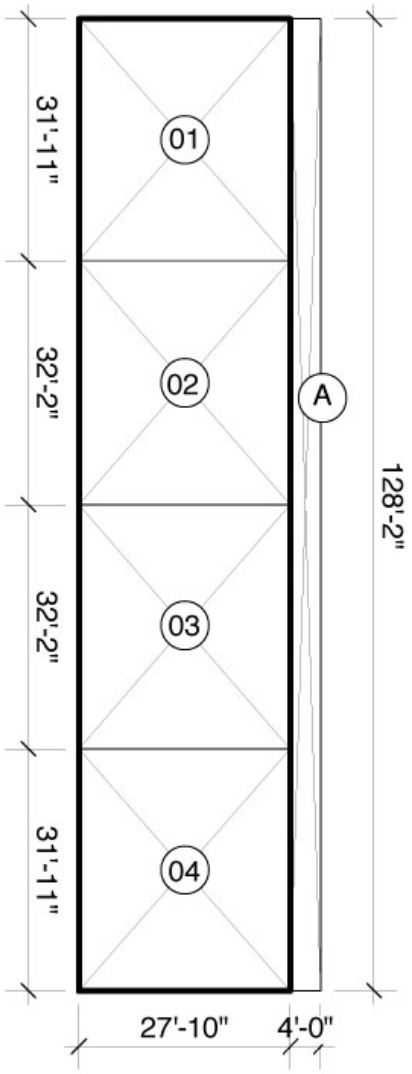
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit G2 – Buri Buri Elementary School

Ground Floor



Name	Unit G2 – Buri Buri Elementary School
Use	Classrooms
Distance to Fault	2.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	This a light wood-framed building with a plywood roof diaphragm. There are plywood shear walls in both directions.
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.

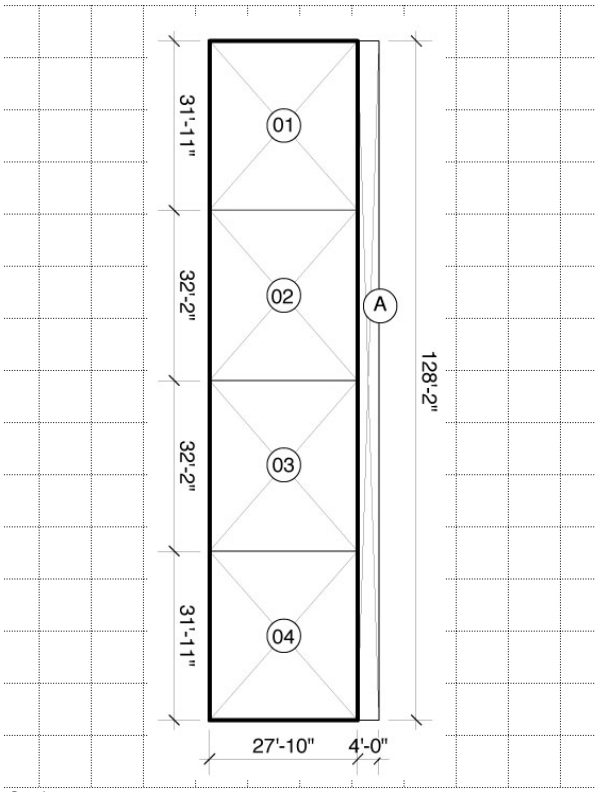
Unit G2 – Buri Buri Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1962
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 3700
Building Name Unit G2, Buri Buri 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:

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.

Detailed Evaluation Required

YES [NO]

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

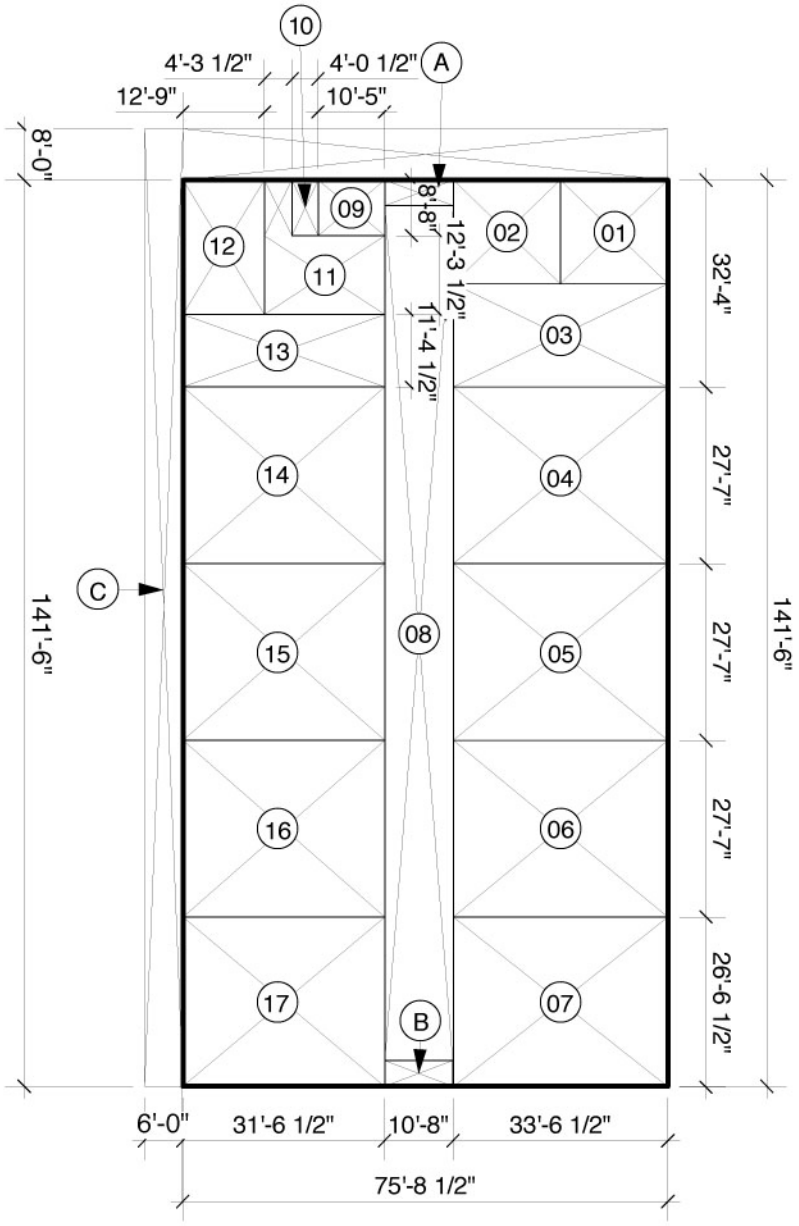
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit H – Buri Buri Elementary School

Ground Floor



Name	Unit H – Buri Buri Elementary School
Use	Classrooms
Distance to Fault	2.5 km
Year Built	1962
Year of Major Modification	N/A
Building Type	Steel MRF (S1), Concrete Shear Wall (C2)
FEMA 154 Score	0.4
Description	The sloping sawtooth roof of the building is plywood sheathed supported by wood joists and steel girders and columns. The roof diaphragm has significant vertical irregularities. The longitudinal wall lines have partial height concrete walls with steel columns integrally connected. These columns resist longitudinal lateral forces in bending. In the transverse direction, the building has full height concrete shear walls at each end of the building. The interior partitions are tall thin wood framed walls.
Comments	The building appears to have a complete lateral-force resisting system in both directions. The longitudinal lateral-force resisting system includes steel columns acting in bending, which results in the building being classified as type S1 though it is not a traditional beam-column moment frame. Due to the vertical irregularity of the building, it is difficult to predict its performance as part of this rapid evaluation. A more detailed evaluation of the building is recommended. 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. No significant maintenance issues hazards were noted.

Unit H – Buri Buri Elementary School

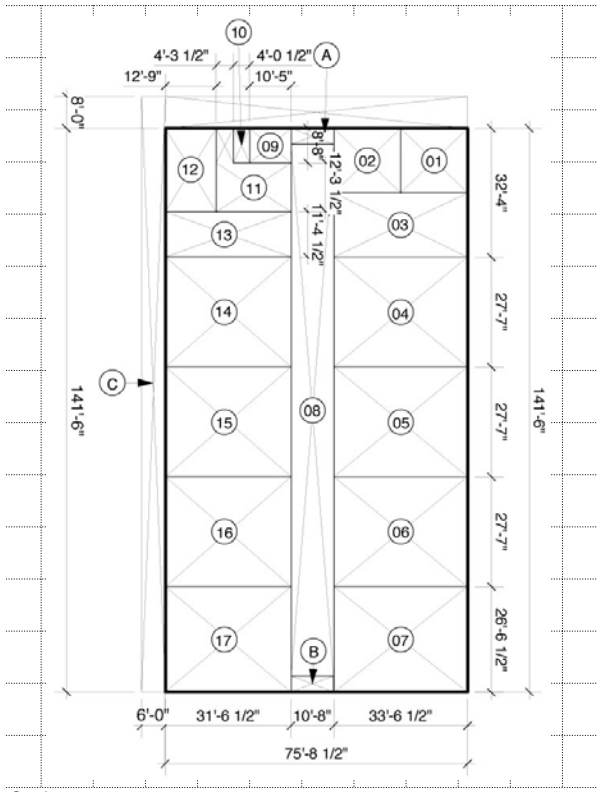




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 120 El Campo Dr.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1954
Screener MSa/MSc **Date** 8/03/06
Total Floor Area (sq. ft.) 10700
Building Name Unit H, Buri Buri 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: Concrete walls, Out-of-Plane
Emer. Services	Industrial	School	101-1000 1000+										

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

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

COMMENTS: The lateral-force resisting system in the transverse direction is the concrete shear walls at either end. In the longitudinal direction partial height concrete walls capture gravity columns which resist the lateral-forces in bending.

Detailed Evaluation Required

YES **NO**

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

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

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

SW = Shear wall
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URM INF = Unreinforced masonry infill



SSFUSD

Junipero Serra Elementary School

Junipero Serra Elementary School

Recommendation Summary

Junipero Serra Elementary is built on a terraced site. The classroom buildings sit on the lower portion of the site and the play yard occupies the upper portion. The lower site is cramped with relocatable classrooms which are at or near the end of their useful life. To enhance the school site and its educational programs the relocatables should be replaced with a permanent classroom wing and new library. South San Francisco is lucky to have a mild climate that allows for students to be outside most of the year, however the outdoor spaces are severely under utilized. If these areas were repurposed as outdoor learning environments, they could provide flexible learning spaces for messy learning, small break out groups, and more.

Other facility issues at Junipero Serra center around universal access. The majority of classrooms exit to exterior covered walkways and 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, 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. Parking stalls designated as accessible do exist at the site; however, updates are needed in both parking lots in order for them to be truly accessible. The extensive ramp that leads to the play yard at the upper campus exceeds the maximum slope mandated by code. Excavation of a portion of the hillside, a new ramp, or vertical transportation is necessary to make the upper play yard accessible to all students.

Energy efficient lighting choices have already been utilized throughout Junipero Serra Elementary School. Surface mounted fluorescent fixtures, T8 lamps, and occupancy sensors are in nearly all classrooms. To further sustainability throughout the school, occupancy sensors are essential in the administrative and multipurpose buildings, as well as all restrooms.

Technology continues to play an ever-increasing role in education and a school's facilities should respond to that growing need. Limited data outlets are currently available in classrooms. More outlets are necessary to allow for flexibility of the space and the increased use of computers in the classrooms.

An upgraded fire alarm system was installed in 1998. However, if the District wishes to meet standards established by Senate Bill 575, a fully automated fire alarm system would be necessary in every building.

Existing Buildings

Unit A	Administration
Unit B	Classrooms
Unit C	Classrooms
Unit D	Classrooms
Unit E	Cafeteria, Multipurpose
Units 1-5	Classrooms
Unit 6	Library
Unit 7	Classroom

Current Site



Junipero Serra Elementary School



School Profile

Address:	151 Victoria Street Daly City, CA 94105
Built:	1970
Site Acreage:	6.7
SF of Building Area:	32,393
2005-2006 Enrollment:	394
Buildings:	5
Relocatable Classrooms:	7
Teaching Stations:	20
Restrooms:	11

Proposed Site



Master Plan Scope

Priority Projects:	
1. Classroom Wings to replace Relocatables	$2,880,000
2. Library	$480,000
3. Outdoor Learning Terrace	$158,162
Group 1:	**$476,492**
Restroom Renovations	
ADA Upgrades	
Group 2:	**$1,970,626**
Seismic Upgrades	
Site Work and Lighting	
Fire Sprinklers	
Fire Hydrants	
Group 3:	**$3,024,205**
Electrical and Tech Upgrades	
Plumbing Upgrades	
Exterior Finishes	
HVAC Upgrades	
Fire Alarm Upgrades	
Group 4:	**$384,929**
Classroom Upgrades	
Total Cost:	**$9,374,414**

Unit A

Year Built:	1970
DSA#:	34987
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3,185
Building Usage:	Administration
Mechanical System:	Central Gas Fired Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ, main FA panel located in this building
Roof Date:	2000

Unit B

Year Built:	1970
DSA#:	32880
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3,048
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit C

Year Built:	1970
DSA#:	32880
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,901
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Unit D

Year Built:	1970
DSA#:	32880
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6,091
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	2000

Junipero Serra Elementary School

Unit E

Year Built:	1970	
DSA#:	34987	
Year of Major Modification:	None	
Construction Type:	Type VBSF:	6,600
Building Usage:	Cafeteria, Multipurpose	
Mechanical System:	(2) Central Gas Fired Furnaces w/ economiser cycle	
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:	Unknown

Unit 2

Year Built:	Unknown 1999-2002
DSA#:	Unknown
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 3

Year Built:	Unknown 1999-2002
DSA#:	Unknown
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 4

Year Built:	Unknown 1999-2002
DSA#:	Unknown
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 5

Year Built:	Unknown 1999-2002
DSA#:	Unknown
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall mounted Bard unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 6

Year Built:	1998
DSA#:	101141
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Library, Computer Lab
Mechanical System:	Wall mounted Bard unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

Unit 7

Year Built:	1999
DSA#:	104769
Year of Major Modification:	None
Construction Type:	Type VB
SF:	960
Building Usage:	Classroom
Mechanical System:	Wall mounted Bard unit
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	Unknown

CUMMING LLC

Junipero Serra Elementary School Campus Modernization
South San Francisco Unified School District

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.
L	Firesprinkler systems replacement.

3. Items Included Within Estimate

The following cost items are included in this estimate.

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

4. Notes

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

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

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
Junipero Serra Elementary School Campus Modernization (Q3 2009 Pricing Update)
Daly City, California
Masterplan Statement Of Probable Cost **Date: 08/24/09**

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A" - Admin / Support	3,186 SF	$118,444	$74,268	$268,884	$56,358	$162.60	**$517,955**
B Building "B" - Classroom	3,048 SF	$99,729	$63,192	$276,487	$67,190	$166.21	**$506,597**
C Building "C" - Classroom	6,901 SF	$68,698	$143,063	$535,746	$102,850	$123.23	**$850,356**
D Building "D" - Classroom	6,901 SF	$66,687	$192,864	$481,989	$96,394	$121.43	**$837,934**
E Building "E" - Multi / Classroom	6,600 SF	$88,954	$154,121	$560,098	$62,137	$131.11	**$865,309**
F Portables	5,760 SF	$38,121	$139,046	$365,924	$225,291	$133.40	**$768,382**
G Sitework	30,984 SF	$192,142	$1,177,930	$901,001		$73.30	**$2,271,074**
TOTAL CONSTRUCTION COST		**$672,775**	**$1,944,484**	**$3,390,129**	**$610,220**		**$6,617,607**

South San Francisco Unified School District
Junipero Serra 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	$147,428	$92,442	$334,680	$70,150	$202.39	**$644,700**
B Building "B" - Classroom	3,048 SF	$124,132	$78,655	$344,144	$83,632	$206.88	**$630,563**
C Building "C" - Classroom	6,901 SF	$85,508	$178,070	$666,845	$128,017	$153.39	**$1,058,441**
D Building "D" - Classroom	6,901 SF	$83,006	$240,058	$599,933	$119,982	$151.15	**$1,042,979**
E Building "E" - Multi / Classroom	6,600 SF	$110,721	$191,834	$697,155	$77,342	$163.19	**$1,077,053**
F Portables	5,760 SF	$47,449	$173,071	$455,467	$280,420	$166.04	**$956,407**
G Sitework	30,984 SF	$239,160	$1,466,173	$1,121,479		$91.23	**$2,826,812**
TOTAL CONSTRUCTION COST		**$837,405**	**$2,420,304**	**$4,219,703**	**$759,543**		**$8,236,955**

UNIT "A" - Admin / Support

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A"

Description	Qty
Type Of Space	
Building Support Space	4,009 SF
Restrooms	182 SF
DDT - open corridor space (2/3)	-1,005 SF
Total Modernized SF-age	**3,186 SF**

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Admin / Support

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											**$ 156,686**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	6	ea	$215.00	$357.95	**1**	$ 2,148				$ 2,148	
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	3186	sf	$1.00	$1.66	**1**	$ 5,303				$ 5,303	
Remove and replace drinking fountain and rails	2	ea	$4,925.00	$8,199.47	**1**	$ 16,399				$ 16,399	
Upgrade existing non accessible restrooms (med)	204	sf	$300.00	$499.46	**1**	$ 101,890				$ 101,890	
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**		$ 5,303			$ 5,303	
Miscellaneous accessible upgrades	3186	sf	$1.00	$1.66	**2**		$ 5,303			$ 5,303	
Life Safety											**$ 37,641**
New fire alarm system (fully automated)	3186	sf	$4.45	$7.41	**3**			$ 23,600		$ 23,600	
Remove and replace existing closers	3	ea	$422.00	$702.57	**3**			$ 2,108		$ 2,108	
Replace exterior lighting	3186	sf	$2.25	$3.75	**3**			$ 11,933		$ 11,933	
Instructional Facilities											**$ 70,150**
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	
Remove and replace carpet, incl screed and base	1530	sf	$10.15	$16.90	**4**				$ 25,855	$ 25,855	
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**				$ 5,303	$ 5,303	
Miscellaneous interior repairs, allowance	3186	sf	$1.00	$1.66	**4**				$ 5,303	$ 5,303	
Building Integrity & Envelope											**$ 135,354**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3450	sf	$4.00	$6.66	**3**			$ 22,975		$ 22,975	
Replace roofing - 100% replacement	3200	sf	$18.00	$29.97	**3**			$ 95,896		$ 95,896	
Prep, prime and paint metal louvers	18	ea	$550.00	$915.68	**3**			$ 16,482		$ 16,482	
Mechanical & Plumbing Systems											**$ 63,973**
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	1	ea	$5,400.00	$8,990.28	**3**			$ 8,990		$ 8,990	
Reinsulate hot water pipes	3186	sf	$1.88	$3.13	**3**			$ 9,970		$ 9,970	
Replace trim under sink	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Admin / Support

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
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			$ 5,303		$ 5,303	
All other HV work excluded											
Electrical Systems											**$ 62,030**
Power and distribution / convenience power											
Lower / add receptacles	3186	sf	$4.00	$6.66	3			$ 21,214		$ 21,214	
Minor upgrades to power distribution / raceway	3186	sf	$3.15	$5.24	3			$ 16,706		$ 16,706	
Lighting & Controls											
Repair dimming panel	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Replace fluorescent lamps and ballast	20	ea	$218.75	$364.19	3			$ 7,284		$ 7,284	
Adjust height of all non compliant switches	3186	sf	$1.25	$2.08	3			$ 6,629		$ 6,629	
Technology											**$ 35,683**
Telephone / data / CATV system											
Add additional data points	50	ea	$244.95	$407.81	3			$ 20,390		$ 20,390	
Miscellaneous low voltage upgrades, minor	3186	sf	$1.00	$1.66	3			$ 5,303		$ 5,303	
Work from "1997 Masterplan" still to be completed											**$ 9,989**
Lighting & Controls											
Upgrade bathroom and stage lighting	1	ls	$6,000.00	$9,989.20	3			$ 9,989		$ 9,989	
Structural											**$ 42,427**
Seismic upgrades - "low" rating	3186	sf	$8.00	$13.32	2		$ 42,427			$ 42,427	
Miscellaneous											**$ 29,169**
Hazmat abatement, allowance - "low" rating	3186	sf	$5.50	$9.16	2		$ 29,169			$ 29,169	
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" - Admin / Support						**$ 147,428**	**$ 92,442**	**$ 334,680**	**$ 70,150**		**$ 644,700**
Total Costs Priority / Sf						**$ 46.28**	**$ 29.02**	**$ 105.06**	**$ 22.02**	**$ 202.39**	

UNIT "B" - Classroom

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B"

Description	Qty
Type Of Space	
Classrooms	2,352 SF
Corridors / Support	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

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,048 SF										
Accessibility											**$ 123,693**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
Signage, specialties & fire extinguishers	3048	sf	$1.00	$1.66	**1**	$ 5,075				$ 5,075	
Upgrade existing non accessible restrooms (med)	200	sf	$300.00	$499.46	**1**	$ 99,892				$ 99,892	
Demo portion of casework, patch and repair	1	ea	$2,500.00	$4,162.17	**1**	$ 4,162				$ 4,162	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
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	
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**3**			$ 10,239		$ 10,239	
Life Safety											**$ 33,999**
New fire alarm system (fully automated)	3048	sf	$4.45	$7.41	**3**			$ 22,582		$ 22,582	
Replace exterior lighting	3048	sf	$2.25	$3.75	**3**			$ 11,418		$ 11,418	
Instructional Facilities											**$ 83,632**
Repaint interior walls (100%)	4332	sf	$1.05	$1.75	**4**				$ 7,573	$ 7,573	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	72	lf	$10.94	$18.21	**4**				$ 1,311	$ 1,311	
Patch repair / paint existing ceilings	3048	sf	$2.50	$4.16	**4**				$ 12,686	$ 12,686	
Remove and replace carpet, incl screed and base	2706	sf	$10.15	$16.90	**4**				$ 45,727	$ 45,727	
Tack boards	100	sf	$15.00	$24.97	**4**				$ 2,497	$ 2,497	
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											**$ 142,266**
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	18	ea	$550.00	$915.68	**3**			$ 16,482		$ 16,482	
Mechanical & Plumbing Systems											**$ 51,401**
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	
Reinsulate hot water pipes	3048	sf	$1.88	$3.13	**3**			$ 9,540		$ 9,540	
Replace trim and sink	1	ea	$3,400.00	$5,660.55	**3**			$ 5,661		$ 5,661	
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											

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
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											**$ 58,209**
Power and distribution / convenience power											
Lower / add receptacles	3048	sf	$4.00	$6.66	3			$ 20,298		$ 20,298	
Upgrades to power distribution / raceway	3048	sf	$4.56	$7.59	3			$ 23,140		$ 23,140	
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	3			$ 1,145		$ 1,145	
Replace fluorescent lamps and ballast	20	ea	$218.75	$364.19	3			$ 7,284		$ 7,284	
Adjust height of all non compliant switches	3048	sf	$1.25	$2.08	3			$ 6,343		$ 6,343	
Technology											**$ 25,465**
Telephone / data / CATV system											
Add additional data points	50	ea	$244.95	$407.81	3			$ 20,390		$ 20,390	
Miscellaneous low voltage upgrades, minor	3048	sf	$1.00	$1.66	3			$ 5,075		$ 5,075	
Work from "1997 Masterplan" still to be completed											**$ 22,564**
Lighting & Controls											
Upgrade bathroom lighting	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Replace 120/240, 42 ckt panel	1	ea	$7,200.00	$11,987.04	3			$ 11,987		$ 11,987	
Remove old PA panels in classrooms & offices	3048	sf	$1.10	$1.83	3			$ 5,582		$ 5,582	
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											**$ 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 "B" - Classroom						**$ 124,132**	**$ 78,655**	**$ 344,144**	**$ 83,632**		**$ 630,563**
Total Costs Priority / Sf						**$ 40.73**	**$ 25.81**	**$ 112.91**	**$ 27.44**	**$ 206.88**	

UNIT "C" - Classroom

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C"

Description	Qty
Type Of Space	
Classrooms	5,772 SF
Corridors / Support	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

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,901 SF										
Accessibility											**$ 85,760**
Remove and replace existing thresholds	10	ea	$288.00	$479.48	1	$ 4,795				$ 4,795	
New kick plates to existing doors	2	ea	$215.00	$357.95	1	$ 716				$ 716	
Signage, specialties & fire extinguishers	6901	sf	$1.00	$1.66	1	$ 11,488				$ 11,488	
Upgrade existing non accessible restrooms (low)	90	sf	$150.00	$249.73	1	$ 22,476				$ 22,476	
Demo portion of casework, patch and repair	2	ea	$2,500.00	$4,162.17	1	$ 8,324				$ 8,324	
Remove and reinstall new TV/VCR bracket at 80"AFF	6	ea	$1,500.00	$2,497.30	1	$ 14,984				$ 14,984	
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	
Remove and replace sink / base cabinets	84	lf	$443.25	$737.95	3			$ 61,988		$ 61,988	
Life Safety											**$ 76,972**
New fire alarm system (fully automated)	6901	sf	$4.45	$7.41	3			$ 51,123		$ 51,123	
Replace exterior lighting	6901	sf	$2.25	$3.75	3			$ 25,849		$ 25,849	
Instructional Facilities											**$ 128,017**
Repaint interior walls (100%)	9149	sf	$1.05	$1.75	4				$ 15,993	$ 15,993	
Repaint existing door sets (100%)	8	ea	$99.00	$164.82	4				$ 1,319	$ 1,319	
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	
Remove and replace carpet, incl screed and base	2886	sf	$10.15	$16.90	4				$ 48,769	$ 48,769	
Tack boards	200	sf	$15.00	$24.97	4				$ 4,995	$ 4,995	
Replace horizontal blinds	90	sf	$17.50	$29.14	4				$ 2,622	$ 2,622	
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											**$ 271,117**
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	18	ea	$550.00	$915.68	3			$ 16,482		$ 16,482	
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	
Reinsulate hot water pipes	6901	sf	$1.88	$3.13	3			$ 21,598		$ 21,598	
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											

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
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											**$ 103,166**
Power and distribution / convenience power											
Lower / add receptacles	6901	sf	$4.10	$6.83	3			$ 47,102		$ 47,102	
Minor upgrades to power distribution / raceway	6901	sf	$3.15	$5.24	3			$ 36,188		$ 36,188	
Lighting & Controls											
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	6901	sf	$1.25	$2.08	3			$ 14,361		$ 14,361	
Technology											**$ 52,269**
Telephone / data / CATV system											
Add additional data points	50	ea	$244.95	$407.81	3			$ 20,390		$ 20,390	
Remove unused data outlets at sinks	50	ea	$244.95	$407.81	3			$ 20,390		$ 20,390	
Miscellaneous low voltage upgrades, minor	6901	sf	$1.00	$1.66	3			$ 11,488		$ 11,488	
Work from "1997 Masterplan" still to be completed											**$ 17,632**
Lighting & Controls											
Upgrade bathroom lighting	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Replace 120/240, 42 ckt panel		ea	$10,000.00	$16,648.67	3			$ -		$ -	
Remove old PA panels in classrooms & offices	6901	sf	$1.10	$1.83	3			$ 12,637		$ 12,637	
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											**$ 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" Classroom						**$ 85,508**	**$ 178,070**	**$ 666,845**	**$ 128,017**		**$ 1,058,441**
Total Costs Priority / Sf						**$ 12.39**	**$ 25.81**	**$ 96.64**	**$ 18.55**	**$ 153.39**	

UNIT "D" - CLASSROOM

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D"

Description	Qty
Type Of Space	
Classrooms	5,772 SF
Corridors / Support	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

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,901 SF										
Accessibility											**$ 147,268**
Remove and replace existing thresholds	9	ea	$288.00	$479.48	1	$ 4,315				$ 4,315	
New kick plates to existing doors	2	ea	$215.00	$357.95	1	$ 716				$ 716	
Signage, specialties & fire extinguishers	6901	sf	$1.00	$1.66	1	$ 11,488				$ 11,488	
Upgrade existing non accessible restrooms (low)	90	sf	$150.00	$249.73	1	$ 22,476				$ 22,476	
Demo portion of casework, patch and repair	2	ea	$2,500.00	$4,162.17	1	$ 8,324				$ 8,324	
Remove and reinstall new TV/VCR bracket at 80"AFF	6	ea	$1,500.00	$2,497.30	1	$ 14,984				$ 14,984	
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	
Remove and replace sink / base cabinet	84	lf	$443.25	$737.95	3		$ 61,988			$ 61,988	
Life Safety											**$ 76,972**
New fire alarm system (fully automated)	6901	sf	$4.45	$7.41	3			$ 51,123		$ 51,123	
Replace exterior lighting	6901	sf	$2.25	$3.75	3			$ 25,849		$ 25,849	
Instructional Facilities											**$ 119,982**
Repaint interior walls (100%)	9158	sf	$1.05	$1.75	4				$ 16,009	$ 16,009	
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	
Remove and replace carpet, incl screed and base	2390	sf	$10.15	$16.90	4				$ 40,387	$ 40,387	
Tack boards	200	sf	$15.00	$24.97	4				$ 4,995	$ 4,995	
Replace horizontal blinds	90	sf	$17.50	$29.14	4				$ 2,622	$ 2,622	
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											**$ 276,111**
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	
Remove (e) downspouts, install new and connect to (e)	2	ea	$1,500.00	$2,497.30	3			$ 4,995		$ 4,995	
Prep, prime and paint metal louvers	18	ea	$550.00	$915.68	3			$ 16,482		$ 16,482	
Mechanical & Plumbing Systems											**$ 77,041**
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	
Reinsulate hot water pipes	6901	sf	$1.88	$3.13	3			$ 21,598		$ 21,598	
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											

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
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											**$ 102,018**
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											
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	6901	sf	$1.25	$2.08	3			$ 14,361		$ 14,361	
Technology											**$ 33,510**
Telephone / data / CATV system											
Add additional data points	50	ea	$244.95	$407.81	3			$ 20,390		$ 20,390	
Remove unused data outlets at sinks	4	ea	$244.95	$407.81	3			$ 1,631		$ 1,631	
Miscellaneous low voltage upgrades, minor	6901	sf	$1.00	$1.66	3			$ 11,488		$ 11,488	
Work from "1997 Masterplan" still to be completed											**$ 34,281**
Lighting & Controls											
Upgrade bathroom lighting	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Replace 120/208, 3ph, 4-w, 100A, panel E	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Remove old PA panels in classrooms & offices	6901	sf	$1.10	$1.83	3			$ 12,637		$ 12,637	
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											**$ 20,703**
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	270	sf	$5.50	$9.16	1	$ 2,472				$ 2,472	
Provide 5' x 5' concrete landing	270	sf	$15.00	$24.97	1	$ 6,743				$ 6,743	
Slope AC paving from landing	540	sf	$10.00	$16.65	1	$ 8,990				$ 8,990	
Total Costs - UNIT "D" - Classroom						**$ 83,006**	**$ 240,058**	**$ 599,933**	**$ 119,982**		**$ 1,042,979**
Total Costs Priority / Sf						**$ 12.03**	**$ 34.79**	**$ 86.94**	**$ 17.39**	**$ 151.15**	

UNIT "E" - MULTI / CLASSROOM

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E"

Description	Qty
Type Of Space	
Classrooms	388 SF
Corridors / Support	2,508 SF
Restrooms	208 SF
Multi-use room	3,474 SF
Office / Admin Space	815 SF
DDT - open corridor space (2/3)	-792 SF
Total Modernized SF-age	**6,600 SF**

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - MULTI / CLASSROOM

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											**$ 132,839**
Remove and replace existing thresholds	6	ea	$288.00	$479.48	**1**	$ 2,877				$ 2,877	
New kick plates to existing doors	6	ea	$215.00	$357.95	**1**	$ 2,148				$ 2,148	
Remove door & frame, rehang on opposite side	3	ea	$3,500.00	$5,827.03	**1**	$ 17,481				$ 17,481	
Signage, specialties & fire extinguishers	6600	sf	$1.00	$1.66	**1**	$ 10,988				$ 10,988	
Remove and replace drinking fountain and rails	1	ea	$4,925.00	$8,199.47	**1**	$ 8,199				$ 8,199	
Upgrade existing non accessible restrooms (low)	208	sf	$150.00	$249.73	**1**	$ 51,896				$ 51,896	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove (e)casework	10	lf	$55.00	$91.57	**2**		$ 916			$ 916	
Install new base & upper cabinets, counter, sink & acce	9	lf	$925.00	$1,540.00	**2**		$ 13,860			$ 13,860	
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											**$ 75,728**
New fire alarm system (fully automated)	6600	sf	$4.45	$7.41	**3**			$ 48,897		$ 48,897	
Remove and replace existing closers	3	ea	$422.00	$702.57	**3**			$ 2,108		$ 2,108	
Replace exterior lighting	6600	sf	$2.25	$3.75	**3**			$ 24,723		$ 24,723	
Instructional Facilities											**$ 208,950**
Remove and replace damaged ceiling tiles	450	sf	$9.00	$14.98	**2**		$ 6,743			$ 6,743	
Increase size of kitchen to meet current district standarc	1	ls	$75,000.00	$124,864.99	**3**			$ 124,865		$ 124,865	
Repaint interior walls (100%)	13324	sf	$1.05	$1.75	**4**				$ 23,292	$ 23,292	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	48	lf	$10.94	$18.21	**4**				$ 874	$ 874	
Patch repair / paint existing ceilings	6150	sf	$2.50	$4.16	**4**				$ 25,597	$ 25,597	
Tack boards	100	sf	$15.00	$24.97	**4**				$ 2,497	$ 2,497	
Replace horizontal blinds	50	sf	$17.50	$29.14	**4**				$ 1,457	$ 1,457	
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											**$ 250,969**
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	6768	sf	$18.00	$29.97	**3**			$ 202,821		$ 202,821	
Prep, prime and paint metal louvers	18	ea	$550.00	$915.68	**3**			$ 16,482		$ 16,482	
Mechanical & Plumbing Systems											**$ 85,421**
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	

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - MULTI / CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
30 gallon gas fired WH, replace valves	1	ea	$2,500.00	$4,162.17	3			$ 4,162		$ 4,162	
Reinsulate hot water pipes	6600	sf	$1.88	$3.13	3			$ 20,658		$ 20,658	
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											**$ 102,393**
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											
Install new switches / occupancy sensors	10	ea	$343.75	$572.30	3			$ 5,723		$ 5,723	
Replace fluorescent lamps and ballast	12	ea	$218.75	$364.19	3			$ 4,370		$ 4,370	
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											
Miscellaneous low voltage upgrades, minor	6600	sf	$1.00	$1.66	3			$ 10,988		$ 10,988	
Work from "1997 Masterplan" still to be completed											**$ 46,791**
Lighting & Controls											
Upgrade bathroom lighting	1	ls	$3,000.00	$4,994.60	3			$ 4,995		$ 4,995	
Add GFI receptacles to bathrooms	1	ls	$2,500.00	$4,162.17	3			$ 4,162		$ 4,162	
Add new Rauland 1100 units in multipurpose room	1	ls	$6,500.00	$10,821.63	3			$ 10,822		$ 10,822	
Replace 120/208, 3ph, 4-w, 125A, panel B & BA	1	ea	$8,845.00	$14,725.74	3			$ 14,726		$ 14,726	
Remove old PA panels in classrooms & offices	6600	sf	$1.10	$1.83	3			$ 12,087		$ 12,087	
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											**$ 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	

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - MULTI / CLASSROOM

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Total Costs - UNIT "E" - Multi / Classroom						$ 110,721	$ 191,834	$ 697,155	$ 77,342		$ 1,077,053
Total Costs Priority / Sf						$ 16.78	$ 29.07	$ 105.63	$ 11.72	$ 163.19	

PORTABLES

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables)	5,760 SF
Total Modernized SF-age	**5,760 SF**

South San Francisco Unified School District

Junipero Serra 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	5,760 SF										
Accessibility											**$ 71,916**
Remove and TV/VCR bracket, provide TV/VCR cart	6	ea	$2,000.00	$3,329.73	**1**	$ 19,978				$ 19,978	
New kick plates to existing doors	7	ea	$215.00	$357.95	**2**		$ 2,506			$ 2,506	
Signage, specialties & fire extinguishers	5760	sf	$1.00	$1.66	**2**		$ 9,590			$ 9,590	
Patch finishes for accessibility upgrades	5760	sf	$1.00	$1.66	**2**		$ 9,590			$ 9,590	
Miscellaneous accessible upgrades	5760	sf	$1.00	$1.66	**2**		$ 9,590			$ 9,590	
Remove and replace sink / base cabinet	28	lf	$443.25	$737.95	**3**			$ 20,663		$ 20,663	
Life Safety											**$ 64,251**
New fire alarm system (fully automated)	5760	sf	$4.45	$7.41	**3**			$ 42,674		$ 42,674	
Replace exterior lighting	5760	sf	$2.25	$3.75	**3**			$ 21,577		$ 21,577	
Instructional Facilities											**$ 107,807**
Repaint interior walls (100%)	8246	sf	$1.05	$1.75	**4**				$ 14,415	$ 14,415	
Repaint existing door sets (100%)	7	ea	$99.00	$164.82	**4**				$ 1,154	$ 1,154	
Repaint existing casework (100%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Patch repair / paint existing ceilings	5760	sf	$2.50	$4.16	**4**				$ 23,974	$ 23,974	
Premium for removing and replacing drop ceilings in line with lighting replacement	5760	sf	$3.25	$5.41	**4**				$ 31,166	$ 31,166	
Tack boards	245	sf	$15.00	$24.97	**4**				$ 6,118	$ 6,118	
Replace horizontal blinds	315	sf	$17.50	$29.14	**4**				$ 9,178	$ 9,178	
Caulking & sealant, metals, backing	5760	sf	$1.00	$1.66	**4**				$ 9,590	$ 9,590	
Miscellaneous interior repairs, allowance	5760	sf	$1.00	$1.66	**4**				$ 9,590	$ 9,590	
Building Integrity & Envelope											**$ 222,160**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	7440	sf	$4.00	$6.66	**3**			$ 49,546		$ 49,546	
Replace roofing - 100% replacement	5760	sf	$18.00	$29.97	**4**				$ 172,613	$ 172,613	
Mechanical & Plumbing Systems											**$ 48,262**
Plumbing											
Reinsulate hot water pipes	5760	sf	$1.88	$3.13	**3**			$ 18,029		$ 18,029	
Replace trim under sink	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	5760	sf	$2.00	$3.33	**3**			$ 19,179		$ 19,179	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5760	sf	$1.00	$1.66	**3**			$ 9,590		$ 9,590	
All other HV work excluded											
Electrical Systems											**$ 156,929**

South San Francisco Unified School District

Junipero Serra 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
Power and distribution / convenience power											
Lower / add receptacles	5760	sf	$4.00	$6.66	3			$ 38,359		$ 38,359	
Minor upgrades to power distribution / raceway	5760	sf	$3.15	$5.24	3			$ 30,207		$ 30,207	
Paint switchboard	1	ls	$500.00	$832.43	3			$ 832		$ 832	
Provide new switchgear and enclosure	1	ls	$15,000.00	$24,973.00	1	$ 24,973				$ 24,973	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Replace fluorescent lamps and ballast	120	ea	$218.75	$364.19	3			$ 43,703		$ 43,703	
Adjust height of all non compliant switches	5760	sf	$1.25	$2.08	3			$ 11,987		$ 11,987	
Technology											**$ 20,193**
Telephone / data / CATV system											
Add additional data points	26	ea	$244.95	$407.81	3			$ 10,603		$ 10,603	
Miscellaneous low voltage upgrades, minor	5760	sf	$1.00	$1.66	3			$ 9,590		$ 9,590	
Work from "1997 Masterplan" still to be completed											**$ 120,596**
Lighting & Controls											
Pull new feed to "panel B" from 1600A switchboard and remove old 800A switchboard.	1	ls	$6,500.00	$10,821.63	3			$ 10,822		$ 10,822	
Remove enclosure for old transformer	1	ea	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Replace all lighting	5760	sf	$10.00	$16.65	3			$ 95,896		$ 95,896	
Remove old PA panels in classrooms & offices	5760	sf	$1.10	$1.83	3			$ 10,549		$ 10,549	
Structural											**$ 76,717**
Seismic upgrades - "low" rating	5760	sf	$8.00	$13.32	2		$ 76,717			$ 76,717	
Miscellaneous											**$ 52,743**
Hazmat abatement, allowance - "low" rating	5760	sf	$5.50	$9.16	2		$ 52,743			$ 52,743	
Site											**$ 14,834**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Add extensions to (e) metal handrails	52	lf	$55.00	$91.57	2		$ 4,762			$ 4,762	
Install new metal surface to modular ramp	70	sf	$65.00	$108.22	2		$ 7,575			$ 7,575	
Total Costs - PORTABLES						**$ 47,449**	**$ 173,071**	**$ 455,467**	**$ 280,420**		**$ 956,407**
Total Costs Priority / Sf						**$ 8.24**	**$ 30.05**	**$ 79.07**	**$ 48.68**	**$ 166.04**	

SITEWORK

South San Francisco Unified School District

Junipero Serra Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITEWORK

Description	Qty
Type Of Space	
Site	30,500 SF
Total Modernized SF-age	**30,984 SF**

South San Francisco Unified School District

Junipero Serra 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	30,500 SF										
Accessibility											**$ 697,522**
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	
New parking spaces / van access	3	ea	$585.00	$973.95	**1**	$ 2,922				$ 2,922	
Remove paving and add new ramp	108	sf	$58.50	$97.39	**1**	$ 10,519				$ 10,519	
Restripe stalls	17	ea	$49.30	$82.08	**1**	$ 1,395				$ 1,395	
Demo ramp	1	ea	$1,200.00	$1,997.84	**1**	$ 1,998				$ 1,998	
New accessible rails	700	lf	$125.00	$208.11	**2**		$ 145,676			$ 145,676	
Demo existing site for ramp	5850	sf	$3.15	$5.24	**2**		$ 30,679			$ 30,679	
Excavate for ramp grades	8400	sf	$1.88	$3.13	**2**		$ 26,292			$ 26,292	
New AC ramp	8400	sf	$11.75	$19.56	**2**		$ 164,322			$ 164,322	
Associated grading at improvements	30958	sf	$2.50	$4.16	**2**		$ 128,852			$ 128,852	
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	$35,000.00	$58,270.33	**3**			$ 58,270		$ 58,270	
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											**$ 7,617**
Miscellaneous seismic upgrades - "low" rating	30500	sf	$0.15	$0.25	**2**		$ 7,617			$ 7,617	
Miscellaneous											**$ 64,426**
Hazmat abatement, allowance - "low" rating	30958	sf	$1.25	$2.08	**2**		$ 64,426			$ 64,426	

South San Francisco Unified School District

Junipero Serra 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
Site											**$ 1,994,815**
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	
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	
Storm drain upgrades at affected areas	30958	sf	$1.95	$3.25	**2**		$ 100,505			$ 100,505	
New AC paving overlay, drainage, etc.	24200	sf	$7.25	$12.07	**3**			$ 292,101		$ 292,101	
Patch existing AC paving	800	sf	$15.25	$25.39	**2**		$ 20,311			$ 20,311	
New vinyl coated c/l fence at ramp	2100	lf	$45.00	$74.92	**2**		$ 157,330			$ 157,330	
New rails at ramp	2100	lf	$125.00	$208.11	**2**		$ 437,027			$ 437,027	
Remove and replace c/l fence	585	lf	$139.00	$231.42	**3**			$ 135,379		$ 135,379	
New c/l gates	4	ea	$1,400.00	$2,330.81	**3**			$ 9,323		$ 9,323	
Replace irrigation lines	30500	sf	$2.50	$4.16	**3**			$ 126,946		$ 126,946	
Convert courtyards to outdoor learning environment, provide shade structure, seating, protective surfaces, etc	1000	sf	$95.00	$158.16	**1**	$ 158,162				$ 158,162	
Total Costs - SITE						**$ 239,160**	**$ 1,466,173**	**$ 1,121,479**	**$ -**		**$ 2,826,812**
Total Costs Priority / Sf						**$ 7.84**	**$ 48.07**	**$ 36.77**	**$ -**	**$ 92.68**	

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Unit A						
Unit A	No identifying signage	Provide identifying, tactile Braille signage	7	each	A	1
Unit A	Fluorescent lights controlled by single switch	Provide occupancy sensors	7	each	E	2
Unit A	Interior doors lack kick plates	Provide smooth unperforated kick plates at bottom 10" of door	6	each	A	1
Unit A	Non-accessible drinking fountain	Remove (e) drinking fountain and provide new hi-lo drinking fountain and metal rail wings	2	each	A	1
Unit A	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	775	LF	I	4
01,02,03,04,06,14	(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	1530	sq. ft.	I	4
		Install new carpet	1530	sq. ft.		
01,07, 14, 17	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	4	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	120	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	120	sq. ft.		
		Provide a/c paving transition from concrete landing to (e) adjacent a/c paving	240	sq. ft.		
		Provide new accessible aluminum threshold	4	each		
04,12	Non-accessible sink base cabinets	Remove (e) sink and base cabinet, replace with accessible sink and roll in base cabinet	2	each	A/I	2
04,06,07	Outdated closer	Remove (e) closer and provide new closer	3	each	LS	3
07	(E) exit door to exterior lacks clearance on interior push side	Remove (e) door and frame. Move door opening 1', provide new door, frame, and hardware, Infill 1' of exterior wall	1	each	A	1
08,09,10,13	Non-accessible female staff, male staff, and nurses' office restrooms	Demo interior walls, fixtures, and finishes of rooms 8,9, 10, and 13,	204	sq. ft.	A	2
		Reconfigure space to provide female staff restroom with 1 accessible stall and 1 stall and a male staff accessible single use restroom,	204	sq. ft.		
		Provide accessible wc, grab bars, and water closet accessories	2	each		
		Provide accessible lav and accessories	2	each		
		Install additional wc at female staff restroom with appropriate accessories	1	each		
		Provide new ceramic tile floor	204	sq.ft.		

Junipero Serra Elementary School

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide 5' ceramic tile wainscot and gwb above	92	LF		
		Patch (e) gwb ceiling as necessary	204	sq.ft		
		Provide ceiling mounted fluorescent light fixtures on occupancy sensors	2	each		
Unit B						
Unit B	Doors lack signage	Provide tactile Braille identifying room signage	10	each	A	1
Unit B	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	456	LF	I	4
01,09	(E) carpet in good condition but will need to be replaced sometime in the	Remove (e) carpet and prepare sub floor for new carpet	1530	sq. ft.	I	4
		Install new carpet	1530	sq. ft.		
01,09	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	4	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	120	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	120	sq. ft.		
		Provide a/c paving transition from concrete landing to (e) adjacent a/c paving	240	sq. ft.		
		Provide new accessible aluminum threshold	4	each		
09	(E) casework impedes on pull side clearance to room 03	Protect (e) casework to remain and demo portion of casework on pull side to provide clearance	1.5	LF	A	1
		Patch end of casework w/ filler panel and/or end piece as necessary				
01,09	TV/VCR mounted 60" AFF	Remove (e) bracket and TV/VCR	2	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	2	each		
		Patch wall and paint as necessary	4	sq. ft		
01,09	Kindergarten classrooms have non-accessible classroom sinks	Demo (e) sink and base cabinet	2	each	A/I	2
		provide new 4' roll in sink base cabinet, sink, paper towel dispenser, and soap dispenser	2	each		
04,05,06,07	Kindergarten classrooms have 2 non-accessible restrooms and adjacent non-accessible sink cabinets for hand washing.	Demo (e) restrooms, portion of classrooms, and storage room 3 as necessary	200	sq. ft.	A/I	1
	.	Provide (4) single use restrooms	200	sq. ft.		

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Provide 4' of lower and upper casework with (1) roll-in sink base cabinet, countertop, paper towel dispenser, and soap dispenser	2	each		
Unit C						
Unit C	Lacks signage	Provide tactile / Braille signage at door	14	each	A	1
Unit C	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	963	LF	I	4
02,03,04,05,06,07	(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	2886	sq. ft.	I	4
		Install new carpet	2886	sq. ft.		
02, 03, 04, 05, 06 ,07,08	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 transition from concrete landing to (e) adjacent a/c paving	600			
		Provide new accessible aluminum threshold	10			
02, 03, 04, 05, 06 ,07	Non-accessible sink in classroom, casework impedes into push side clearance at doors	Demo (e) base cabinets (aprox. 10-15 linear feet varies by classroom), provide new base cabinets 1' shorter in length than existing,1 base cabinet to be roll in sink base, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	6	each	A/I	2
01	No kick plates at corridor doors	Provide smooth unperforated kick plates at bottom 10" of door	2	each	A	1
04, 05	Casework impedes on door's push side clearance	Demo portion of (e) casework	(2) 1	LF	A	1
		Provide filler panels and/or end pieces to casework as needed	2	each		
02, 03, 04, 05, 06 ,07	TV/VCR mounted 60" AFF	Remove (e) bracket and TV/VCR	6	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	6	each		

Junipero Serra Elementary School

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Patch wall and paint as necessary	12	sq. ft		
08	Accessible stall lacks proper clearance in front of wc	Remove accessible stall partitions, accessories, and wc. Remove adjacent stall's partitions, wc, and accessories.	90	sq.ft.	A	1
		Reconfigure space to provide accessible stall with partition. Use salvaged wc and accessories.	1	each		
		Patch ceramic tile floor and wainscot as necessary	10	sq.ft.		
Unit D						
Unit D	Doors lack signage	Provide tactile / Braille signage at door	14	each	A	1
Unit D	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	964	LF	I	4
02,03,04,05,06,07	(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	2390	sq. ft.	I	4
		Install new carpet	2390	sq. ft.		
02, 03, 04, 05, 06 ,07,08	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	9	each	A	1
		Cut out portion of (e) concrete walkway or A/C paving	270	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%	270	sq. ft.		
		Provide a/c paving transition from concrete landing to (e) adjacent a/c paving	540	sq. ft.		
		Provide new accessible aluminum threshold	9	each		
02, 03, 04, 05, 06 ,07	Non-accessible sink in classroom, casework impedes into push side clearance at doors	Demo (e) base cabinets (aprox. 10-15 linear feet varies by classroom), provide new base cabinets 1' shorter in length than existing,1 base cabinet to be roll in sink base, counter, sink, paper towel dispenser, soap dispenser, and gfi outlet	6	each	A/I	2
01	No kick plates at corridor doors	Provide smooth unperforated kick plates at bottom 10" of door	2	each	A	1
04, 05	Casework impedes on door's push side clearance	Demo portion of (e) casework	(2) 1	LF	A	1
		Provide filler panels and/or end pieces to casework as needed	2	each		
02, 03, 04, 05, 06 ,07	TV/VCR mounted 60" AFF	Remove (e) bracket and TV/VCR	6	each	A	1

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	6	each		
		Patch wall and paint as necessary	12	sq. ft		
08	Accessible stall lacks proper clearance in front of wc	Remove accessible stall partitions, accessories, and wc. Remove adjacent stall's partitions, wc, and accessories.	90	sq.ft.	A	1
		Reconfigure space to provide accessible stall with partition. Use salvaged wc and accessories.	1	each		
		Patch ceramic tile floor and wainscot as necessary	10	sq.ft.		
Unit E						
Unit E	Doors lack signage	Provide tactile / Braille signage at door	14	each	A	1
Unit E	No kick plates at doors	Provide smooth unperforated kick plates at bottom 10" of door	6	each	A	1
Unit E	Interior paint in good condition currently, but will require future maintenance	Repaint interior of all rooms	872	LF	I	4
01,17	Interior paint at stage and multipurpose room in good condition currently, but will require future maintenance	Repaint double height interior of stage and multipurpose room	336	LF	I	4
02	Non-accessible drinking fountain	Remove (e) drinking fountain and provide new hi-lo drinking fountain and metal rail wings	1	each	A	2
01,02,03,04	Non-accessible threshold at exterior doors	Remove (e) ramped threshold	6	each		1
		Cut out portion of (e) concrete walkway or A/C paving	180	sq. ft.		
		Provide 5' by 5' concrete landing less than 1/2" below (e) finished floor at classroom. Landing to have a maximum cross slope of 2%	180	sq. ft.		
		Provide a/c paving transition from concrete landing to (e) adjacent a/c paving	360	sq. ft.		
		Provide new accessible aluminum threshold	360	sq. ft.		
07	(E) casework contain non-accessible sink base cabinet and sink	Demo (e) casework	10	LF	A	2
		Install new upper and lower cabinets with accessible roll-in sink base cabinet, counter, sink, soap dispenser, paper towel dispenser, gfi outlet	9	LF		
06,07,08	Outdated closer	Remove (e) closer and provide new closer	3	each	LS	3
07,08	Door lacks strike side clearance	Remove (e) door and frame, replace with opposite handed door , frame, and hardware	3	each	A	1
06	TV/VCR mounted 60" AFF	Remove (e) bracket and TV/VCR	1	each	A	1
		Reinstall (e) bracket and TV/VCR so equipment is 80" AFF	1	each		
		Patch wall and paint as necessary	2	sq. ft		
01,06,07	Damaged acoustical ceiling	Remove damaged tile and replace with new acoustical ceiling tile	350	sq.ft.		2
04,05	Water damaged suspended ceiling tile	Remove and replace damaged ceiling tiles	100	sq.ft.		2

Junipero Serra Elementary School

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
08	Kitchen smaller than average elementary school in the district					3
03	Wall sconce at exit stair provides insufficient illumination	Install additional fluorescent ceiling mounted light fixture	1	each		2
04,05	Accessible toilet lacks clearance in front of wc	Remove (e) wc and accessories	1	each	A	1
		Provide plumbing line to exterior wall	7	LF		
		Reinstall wc and accessories at exterior wall	1	each		
		Patch ceramic tile floor and new ceramic tile wainscot at exterior wall	85	sq.ft.		
Portables						
Units 01.02,03,04,05,06, and 07	Doors lack signage	Provide tactile Braille identifying room signage	7	each	A	1
Units 01.02,03,04,05,06, and 07	No kick plates at exterior doors	Provide smooth unperforated kick plates at bottom 10" of door	7	each	A	1
Units 01.02,03,04,05,06, and 07	Interior paint in good condition currently, but will require future maintenance	Repaint interior of portable classrooms	868	LF	I	4
Units 01.02,03,04,05,and 07	TV/VCR mounted at 60"AFF, some have fallen off the wall. The ceilings of the portables are too low to attach TV/VCR at proper height of 80" AFF	Remove (e) bracket and TV/VCR	6	each	A	1
		Patch wall and paint as necessary	12	sq. ft		
		Provide TV/VCR carts for each unit	6	each		
Units 01.02,03,04,05,06, and 07	Handrails do not extend all the way to the end of the lower transition of the ramp to a/c paving	Add extensions to (e) metal handrails, to be embedded in a/c paving	52	LF	A	2
Unit 7	Metal surface of ramp is rusted and in bad condition	Install new metal surface to modular ramp	70	sq.ft.		
Building Envelope						
Units A,B,C, and D	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 1 story stucco buildings	115	LF	B	4
Unit E	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 2 story stucco building	317	LF	B	4
Units A,B,C, D, and E	*Roof to be replaced*	*New roofing*	*18.763*	*sq.ft.*	B	3
Units A,B,C, D, and E	Pitting at Metal Louvers	Prep, prime, and paint metal louvers to prevent further deterioration	90	windows	B	3
Unit D	Rain leaders and downspouts on west side of building don't direct water improperly across a/c paving	Remove (e) downspouts	2	each		3
		Install new rain leaders	2	each		

Architectural Site Survey

Junipero Serra Elementary School						
Area Designation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
		Connect leaders underground to nearest catch basin , located between Units A and D	100	LF		
Units 01.02,03,04,05,06, and 07	Exterior paint in good condition currently, but will require future maintenance	Repaint exterior of 1 story portable classrooms	868	LF	B	4
General Site						
Site	Landscaping within 18" of building foundation	Regularly cut back low landscaping to keep 18" border around building foundation			L	3
Site	Lack of directional signage to accessible amenities on campus	Provide directional signage as needed			A	2
Site	Non-accessible drinking fountain	Remove (e) drinking fountain and provide new hi-lo drinking fountain and metal rail wings	3	each	A	1
Site	A/C paving in disrepair at parking lots and on lower campus	New asphalt overlay and drainage improvements	24,200	sq.ft.	P	3
Site	Ramp to upper play area needs handrails on both sides	Install accessible handrails at 34" AFF	700	LF	A	2
Site	A/C paving at ramp to upper play area has cracks and is lifting due to tree roots	Patch about 15% of a/c paving	800	sq.ft.	P	2
Site	Ramp to upper play yard exceeds max slope	Demo (e) a/c paving, handrails, and fencing	5850	sq. ft.	A	2
		Excavate portion of hill as necessary for new ramp	8400	sq. ft.		
		New a/c paving ramp, slope not to exceed 8.33%, landings at every 30" of rise	8400	sq.ft.		
		Install new vinyl coated chain link fence at perimeter of ramp	2100	LF		
		Install metal handrails on both sides of ramp, 34"AFF	2100	LF		
Lower campus	Old chain link fencing and gates at lower campus	Remove (e) chain link fencing and gates	585	LF	L	3
		Provide new vinyl coated chain link fence	585	LF		
		Provide new chain link gates with accessible panic hardware	4	each		
Staff parking lot	No accessible parking spaces available in staff lot	Remove parking guides for non-accessible parking spaces	2	each	A/P	1
		Provide18' long van accessible parking stall with 8' wide access aisle. Paint 36" square ISA on pavement and diagonal stripes at access aisle	1	each		
		Removal of concrete walkway adjacent to accessible parking	48	sq. ft.		
		Install ramped concrete curb cut with 8.3% slope with flared sides with 10% max slope	48	sq.ft.		
		Provide van accessible parking stall sign	1	each		
Parking lot	Space designated as van accessible lacks sufficient access aisle width	Reline row of parking to provide 8' wide access aisle between van accessible stall and accessible stall.	17 stalls	sq.ft.	A/P	1
Parking lot	Built up curb ramp at accessible parking projects into 18' long access aisle of accessible parking spaces	Demo (e) built up curb ramp	48	sq. ft.	A/P	1
		Removal of concrete walkway adjacent to accessible parking	108	sq. ft.		
		Install depressed curb ramp with 60" long bottom landing and ramps down on both sides with slope of no more than 8.33%	48	sq.ft.		
		Provide accessible parking sign	1	each		
Upper Playground	Peeling paint on (e) basketball backboards, some nets missing	Paint backboards, provide new hoops and nets	4	each	I	3
Portables	(E) switchgear at portables in poor condition	Provide new switchgear and enclose	1	each	M	1
Site	(E) main switchgear is exposed to the elements	Enclose (e) main switchgear	1	each	M	1
Site	Irrigation lines are in poor condition	Replace irrigation lines	7	acres	L	3
Site	Site has unused asphalt courtyards	Convert area to outdoor learning environment	1000	sq. ft.	I	1

Junipero Serra Elementary School

Architectural Site Survey - 1997 Bond Update

Junipero Serra Elementary School -1997 Bond Update						
1997 Recommendation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New Asphalt & Surface Drainage Improvements	Asphalt at Upper Play Yard is has been replaced recently, square footage approximately 55,500 sq feet	See Masterplan for future asphalt and drainage improvements	*72,500*	*sq. ft.*		
Fencing and Gate Renovation	New vinyl coated chain link fencing at upper play yard and at ramp to upper play yard, approximately 2000 LF	See Masterplan for future fencing and gate renovations	*3847*	*LF*		
Building Exterior						
Paint Exterior	Exterior paint in good condition	See Masterplan for future maintenance recommendation	*23,190*	*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	*230*	*sq. ft.*		
Existing Windows Re-glazed (maintain existing frames)	Windows have been reglazed with double glazing (e) frames remain	None	*230*	*sq. ft.*		
Dry Rot Reapirs (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 2000	None	*43,808*	*sq. ft.*		
Rain Gutter Repair/Replace	Not able to confirm at time of survey	None at this time	*1546*	*LF*		
Building Interior						
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	*31016*	*sq. ft.*		
Paint Interior	(E) Interior paint in good condition	See Masterplan for future maintenance recommendation	*50634*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*18*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*31016*	*sq. ft.*		
Acoustical Ceiling Replacement	Suspended acoustical ceiling tile has been replaced throughout the school	None	*31016*	*sq. ft.*		
Cabinetry Renovation	No visible work done to cabinetry	See Masterplan for locations of addition of accessible roll-in sinks, and new casework	*1*	*LS*		
Life Safety Upgrades/ 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*		
Handicamp Ramps (based on vertical rise)	New modular ramps at (4) replacement portables installed in 1998-2002	See Masterplan for handrail and new surfacing recommendations	*20*	*feet*		
Elevator Addition and/or Stair Revisions	No elevators or stairs on site	None	*N/A*	*N/A*		

Architectural Site Survey - 1997 Bond Update

Junipero Serra Elementary School -1997 Bond Update						
1997 Recommendation	**Existing Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
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/97	1
Toilet Room Upgrades	Toilet Rooms at Units C,D E, have been upgraded but are not 100% accessible	See Masterplan for individual toilet room recommendations	*1*	*LS*		
Wheelchair Lift at Stage	Lift has bee installed	Perform proper maintenance to insure lift is in proper working order	*1*	*LS*	A/97	1
Playground Equipment Upgrades	Playground Equipment at kindergarten and upper playground in good condition	None	*1*	*LS*		
Portables						
New Portable Classrooms (replace existing old problem units)	(4) portables were installed to replace portables constructed in 1968	See Masterplan for future maintenance recommendation	*4*	*each*		

Junipero Serra Elementary School

Mechanical Site Survey

Junipero Serra 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	none
09, 10	Toilet rooms are each ventilated by a ceiling mount toilet exhaust fan and door louver	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	none
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	none	none
08,	Toilet room is ventilated by a roof mount toilet exhaust fan	not applicable	none	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	none
08,	Toilet room is ventilated by a roof mount toilet exhaust fan	not applicable	none	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, 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

Mechanical Site Survey

Junipero Serra 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**
Portables				
01, 05, 06 ,07	These portables are heated by a wall mounted Bard unit	not applicable	none	none

Junipero Serra Elementary School

Plumbing Site Survey

Junipero Serra 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 on roof and underground. Most of underground seems to be abandoned but sovs remain (exposed with label).	Remove (e) valves at ground level tht are not in use and provide readily accessible bldg sovs on the distribution in use.	
Unit A			
04	1 CI sink with wall faucet		Replace trim under sink.
07	1 single ht df		Replace df.
08	1 mop sink (standing type)		Replace mop sink and trim.
09	2 flr mtd water closets, 1 lav	Replace flush valve at water closet.	Replace fixtures and trim.
10	1 flr mtd fv water closet, 1 lav	Replace flush valve at water closet.	Replace fixtures and trim.
11	1- 30 gallon gas fired water heater (32.0 kbtuh)		Replace water heater and reinsulate hot water pipes.
12	1 CI sink with wall faucet		
13	1 flr mtd fv water closet	Replace flush valve at water closet.	
15	1 single ht df		Replace with dual ht.
Unit B			
01, 09	1 CI CR sink, 1 CI sink		Replace fixtures and trim.
04-07	1 elem ht flr mtd fv water closet		Replace fixtures and trim.

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit C			
02-07	1 CI CR sink		Replace fixtures and trim.
08	2 flr mtd fv water closets, 2 flr mtd urinals, 1 wall mtd urinal, 5 lavs, 1 exterior df	Replace all flush valves.	Replace all restroom fixtures and trim.
09	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.
Unit D			
02-07	1 CI CR sink		Replace fixture and trim.
08	5 flr mtd fv water closets, 4 lavs, 1 exterior df	Replace flush valves at water closets.	Replace fixtures and trim.
Unit E			
02	1 single ht df		Replace with dual ht df.
04	1 flr mtd fv water closet, 1 urinal, 1 lav		Replace lav and trim.
05	1 flr mtd fv water closet, 1 lav		Replace lav and trim.
07	1 CI sink with wall faucet		Replace fixture and trim.
08	1- 2 comp pot sink, 1 gas oven		
14	1 mop sink (standing type)		Replace mop sink and trim.
15	1- 30 gallon gas fired water heater (40.0 kbtuh)		Replace valves.
Portables			
Unit 1	1 SS CR sink with undercounter point-of-use tank water heater		Replace sink and trim.
Unit 2-5	1 SS CR sink		
Unit 6	1 SS sink with bubbler next to faucet		Replace with standard SS CR sink.
Unit 7	1 SS CR sink		

Junipero Serra 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
Electrical Service	Outside Portable 6	Primary site electrical service replaced with PG&E pad-mounted transformer near Portable 6. A 1600A, 208/120V, 3ph, 4-wire switchboard MSB was located adjacent in fenced area.	Pull new feed to "panel B" from 1600A switchboard and remove old 800A switchboard. Remove enclosure for old transformer.		Replace or paint rusting switchboard.	Paint switchboard	1
Power Distribution				Receptacles should be a minimum 18" AFF and not higher than 20" above the countertop			
				Working clearance at panels shall be: 36" in front, 30" on each side and to 78" AFF.			
				All receptacles installed in bathrooms and at sinks shall have GFCI protection			
	A	Receptacles have been located in the offices			Add GFI receptacles at sink	receptacles	28
					Add raceway with power rec. In offices		
	B	Added raceway with power rec. on one or two walls of each classroom	Replace 120/240, 42 ckt panel in room 2		Add GFI receptacles at sink in rooms 3, 5	receptacles	2
		Replaced 120/208V, 3ph, 4-w,225A, 42 ckt panel NB (subfeeds panel B)				120/240 V panel	1
	C	Added raceway with power rec. on one wall of each classroom			Remove old rec. & wires @ back door in room 3	receptacles	10
					Add GFI receptacles at sinks	repair raceway	1
					Add receptacle near data outlet in room 3		
					Repair raceway in room 6		
					Add GFI rec. in bathrooms		
	D	Replaced 120/208V, 3ph, 4-w,400A, 42 ckt panel ND (subfeeds panel E)	Replace 120/208V, 3ph, 4-w,100A, panel E		Add GFI rec. in bathrooms	receptacles	4
		Added raceway with power rec. on one wall of each classroom				120/208 V panel	2
	E	Replaced 120/208V, 3ph, 4-w,400A, 42 ckt panel NE (subfeeds panel B)	Replace120/208V, 3ph, 4-w,125A, 42 ckt panels B and BA		Add GFI rec. in bathrooms	receptacles	4
		Receptacles have been located in the offices	Add GFI receptacles to M&W bathrooms		Replace knobs on stage dimmer panel.		
	Portable 1	Receptacles have been located in the portable			Add power raceway on one wall	receptacles	11
					Add GFI receptacle at sink		
	Portable 2	Receptacles have been located in the portable			Add power raceway on one wall	receptacles	11
					Add GFI receptacle at sink		
	Portable 3	Receptacles have been located in the portable			Add power raceway on one wall	receptacles	11
					Add GFI receptacle at sink		
	Portable 4	Receptacles have been located in the portable			Add power raceway on one wall	receptacles	10
	Portable 5	Receptacles have been located in the portable			Add power raceway on one wall	receptacles	11
					Add GFI receptacle at sink		
	Portable 6	Receptacles have been located in the portable					
Lighting System				All switches a maximum 48" AFF			
	A	New lighting in principal's office, M6, M7	Upgrade bathroom and janitor closet lighting and add OS		Replace dimming panel	Repair dimming panel	1
		Bathroom, janitor closet lighting is poor and needs to be replaced.	Upgrade stage (including stage sides)lighting and add 3-way switch		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	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.	Replace bathroom lighting and add OS		Replace exterior lighting	2-lamp fluorescent 1X4 light	20
			Replace incandescent bulb in electrical room between rms 1 & 2		Add OS in bathrooms	Switches & occupancy sensors	2
	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 bathroom lighting and add OS		Replace exterior lighting	2-lamp fluorescent 1X4 light	12
					Add OS in bathrooms	Switches & occupancy sensors	2
	D	Lighting in the classrooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.	Replace bathroom lighting and add OS		Replace exterior lighting	2-lamp fluorescent 1X4 light	12
					Add OS in bathrooms	Switches & occupancy sensors	2

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades	Unit (Lights, receptacles, panels, etc	Quantity
	E	Lighting in most rooms is surface mounted fixtures with T8 lamps and in good condition. 1 Occupancy sensor per room has been added.	Upgrade lighting in bathroom, jan. closet		Replace exterior lighting	2-lamp fluorescent 1X4 light	12
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	10
	Portable 1	Lighting is old and light level is poor.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	20
					Replace or change lens of exterior lighting		
	Portable 2	Lighting is old and light level is poor.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	20
					Replace or change lens of exterior lighting		
Lighting System	Portable 3	Lighting is old and light level is poor.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	20
					Replace or change lens of exterior lighting		
	Portable 4	Lighting is old and light level is poor.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Use T8 Lamps in all fluorescent fixtures.	2-lamp fluorescent 1X4 light	20
					Replace exterior lighting		
	Portable 5	Lighting is old and light level is poor.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace or change lens of exterior lighting	2-lamp fluorescent 1X4 light	20
	Portable 6	Lighting is old and light level is poor.	Replace all lighting		Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & occupancy sensors	2
					Replace or change lens of exterior lighting	2-lamp fluorescent 1X4 light	20
					Use T8 Lamps in all fluorescent fixtures.		
Fire Alarm System	A	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998	None	Install a fully automatic system per DSA and SB575 requirments	None	Install a fully automatic system per DSA and SB575 requirments	1
PA/clock	A	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	B	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	C	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	D	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	E	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
			Add new Rauland 1100 units in Multipurpose room				
	Portable 1	New Rauland 1100 units have been installed.	Remove old speaker and panel				
	Portable 2	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	Portable 3	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	Portable 4	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	Portable 5	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
	Portable 6	New Rauland 1100 units have been installed.	Remove old PA panels in classrooms and offices				
Telephone/Data/CATV Networking System	A	Telephone/Data outlets have been located in the offices			Add 1 data outlet at each receptacle in power raceway.	data outlet	50
	B	Telephone/Data outlets have been located in the classrooms. Added CATV			Add 1 data outlet at each receptacle in power raceway.	data outlet	50
	C	Telephone/Data outlets have been located in the classrooms. Added CATV			Add 1 data outlet at each receptacle in power raceway.	data outlet	50
					Remove unused data outlets at sink	data outlet	50
	D	Telephone/Data outlets have been located in the classrooms. Added CATV			Add 1 data outlet at each receptacle in power raceway.	data outlet	50
					Remove unused data outlets at sink	remove data outlets	4

Junipero Serra 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
	E	Telephone/Data outlets have been located in kitchen.					
Telephone/Data/CATV Networking System	Portable 1	No data/telephone/CATV has been installed in this portable			Add 2 data outlets and CATV outlet	data outlet	20
	Portable 2	No data/telephone/CATV has been installed in this portable			Add 2 data outlets and CATV outlet	CATV outlet	6
	Portable 3	No data/telephone/CATV has been installed in this portable			Add 2 data outlets and CATV outlet		
	Portable 4	No data/telephone/CATV has been installed in this portable			Add 2 data outlets and CATV outlet		
	Portable 5	No data/telephone/CATV has been installed in this portable			Add 2 data outlets and CATV outlet		
	Portable 6	Telephone/Data outlets have been located in the classrooms. Added CATV			Add 1 data outlet at each receptacle in power raceway. Add CATV		

FEMA 154:
Rapid Visual Screening and Summary Report

Junipero Serra Elementary
151 Victoria Street
Daly City, CA 94015

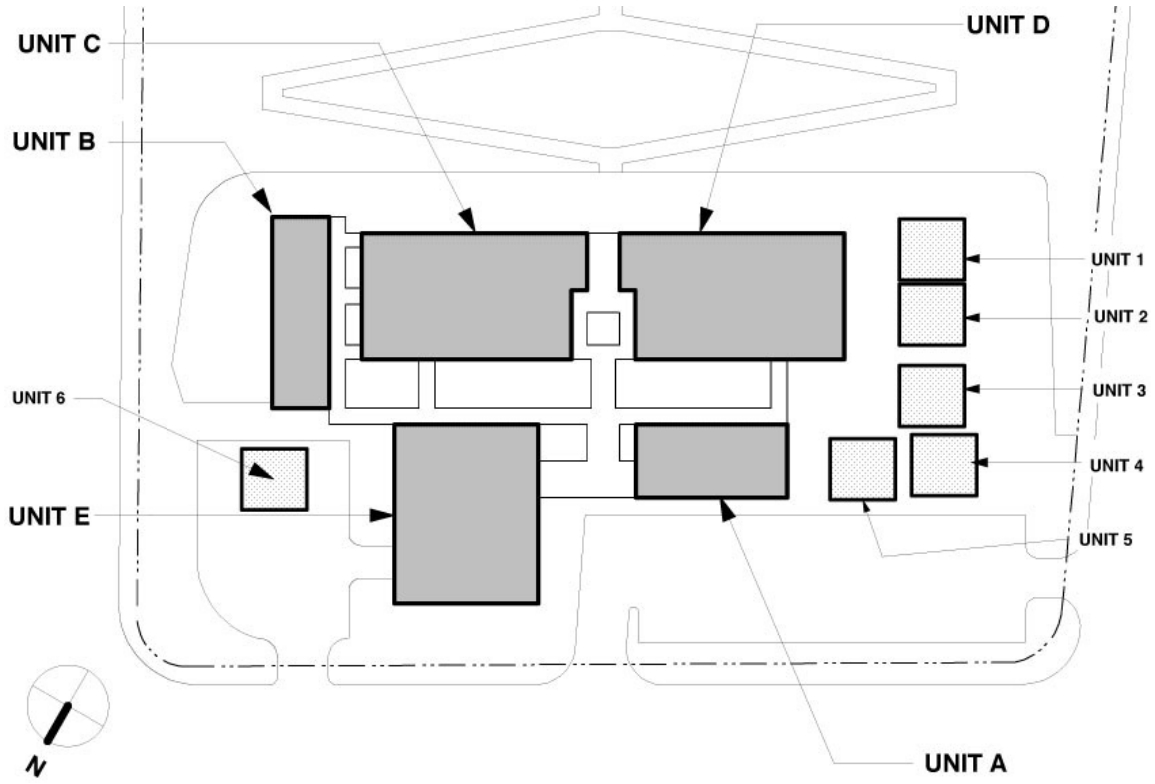
South San Francisco Unified School District



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

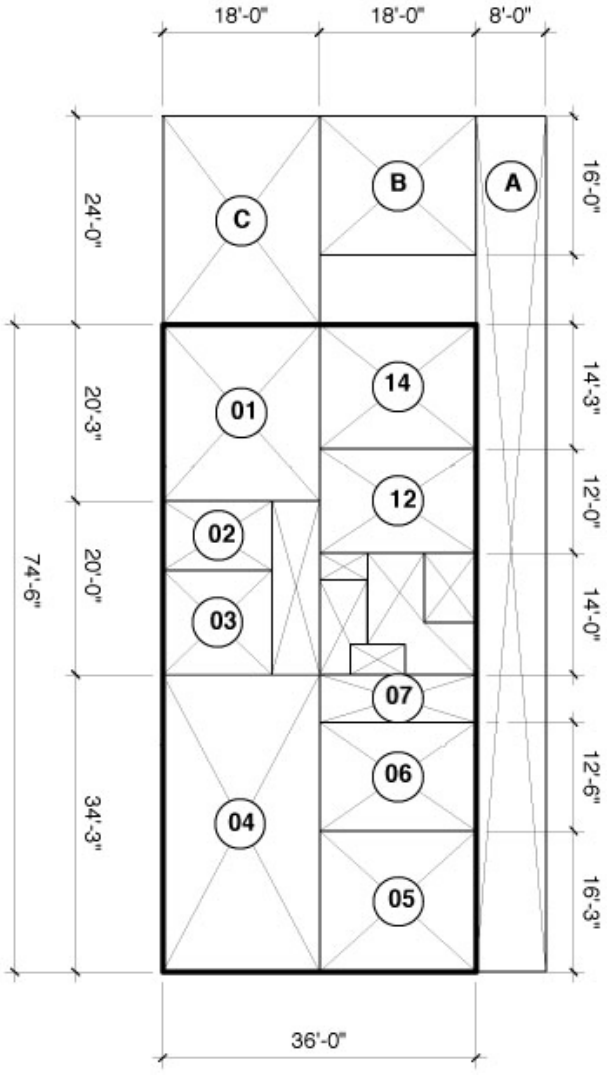
August 25, 2006

Site Plan – Junipero Serra Elementary School



Unit A – Junipero Serra Elementary School

Ground Floor



Name	Unit A – Junipero Serra Elementary School
Use	Administration
Distance to Fault	1.0 km
Year Built	1970
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	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. 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. The Junipero Serra Campus contains a series of masonry perimeter screens, which appear to have limited out-of-plane support. In some cases theses screens abut the major buildings, in other cases they are free standing. Masonry elements of this type are susceptible to out-of-plane failure and could pose a significant falling hazard.

Unit A – Junipero Serra Elementary School

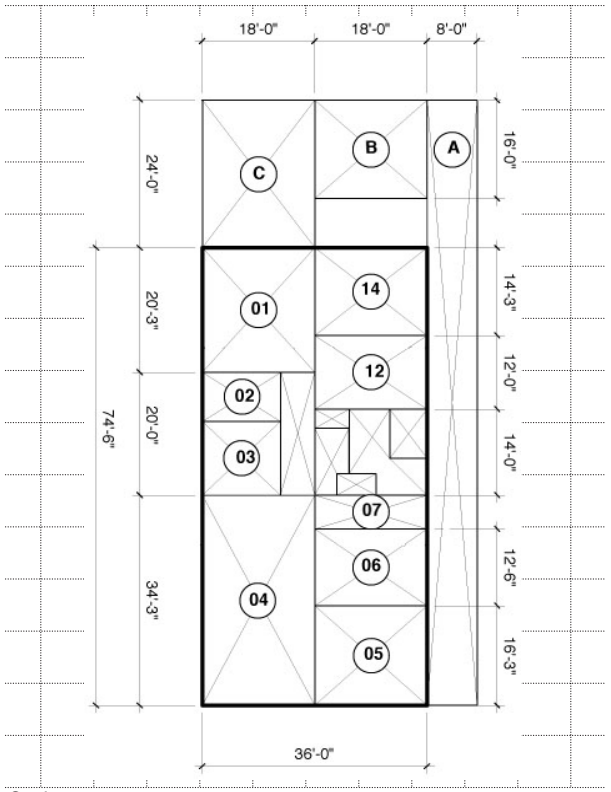




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 151 Victoria St.
Daly City, CA **Zip** 94015
Other Identifiers Administration Building
No. Stories 1 **Year Built** 1970
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 2700
Building Name Unit A, Junipero Serra Elementary School
Use Admistration



OCCUPANCY				SOIL TYPE						FALLING HAZARDS			
Assembly	Govt.	[Office]	Number of Persons	A	B	[C]	D	E	F	☐	☐	☐	☒
Commercial	Historic	Residential	0 – 10 [11 – 100]	Hard Rock	Avg. Rock	Dense Soil	Stiff Soil	Soft Soil	Poor Soil	Unreinforced Chimneys	Parapets	Cladding	Other: Masonry Perimeter Screen
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

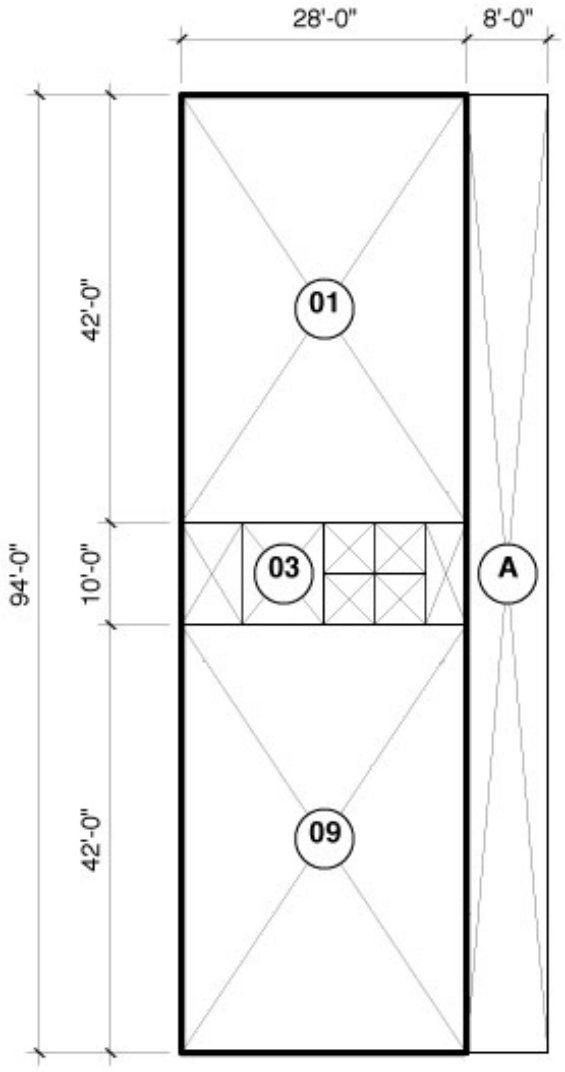
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit B – Junipero Serra Elementary School

Ground Floor



Name	Unit B – Junipero Serra Elementary School
Use	Classrooms
Distance to Fault	1.0 km
Year Built	1970
Year of Major Modification	N/A
Building Type	Light Wood-Frame (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. Columns are located along the exterior edge of the canopy.
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 – Junipero Serra Elementary School

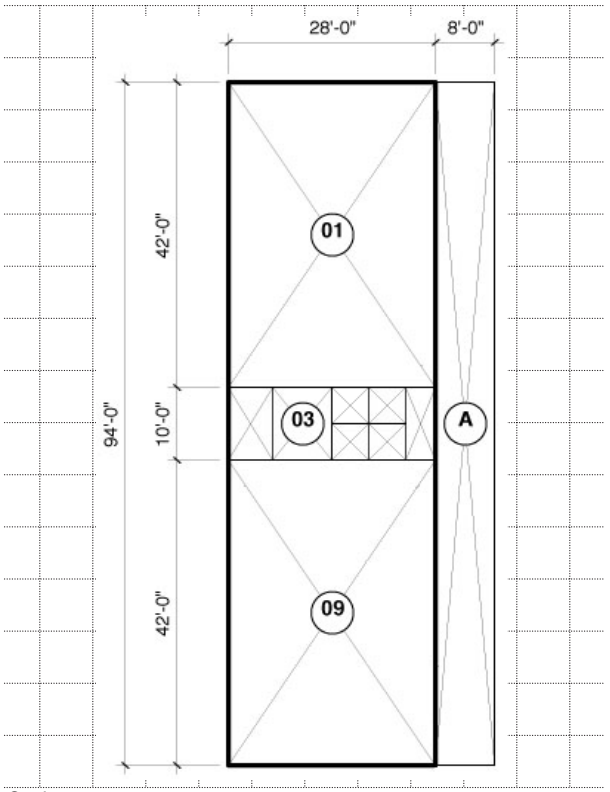




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 151 Victoria Street
Daly City, CA **Zip** 94015
Other Identifiers Classroom
No. Stories 1 **Year Built** 1970
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 2600
Building Name Unit B, Junipero Serra Elementary School
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: Masonry Perimeter 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.

Detailed Evaluation Required

YES [NO]

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

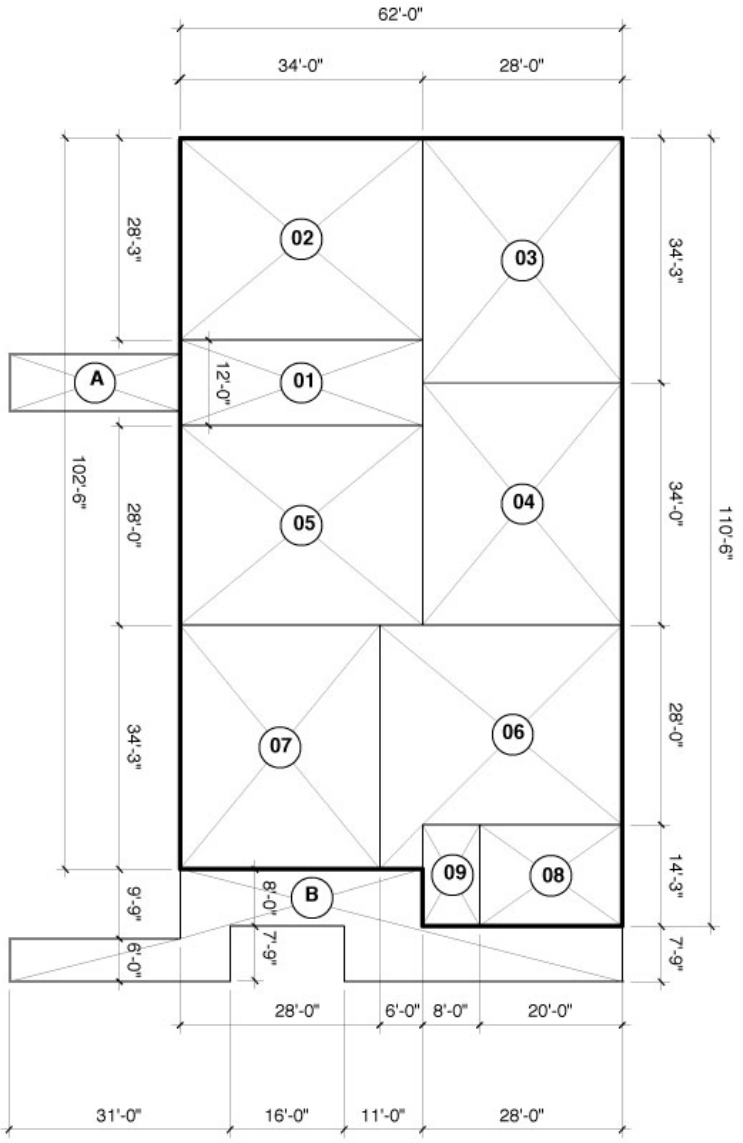
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C – Junipero Serra Elementary School

Ground Floor



Name	Unit C – Junipero Serra Elementary School
Use	Classrooms
Distance to Fault	1.0 km
Year Built	1970
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The building is light wood-framed with a plywood sheathed roof 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 – Junipero Serra Elementary School

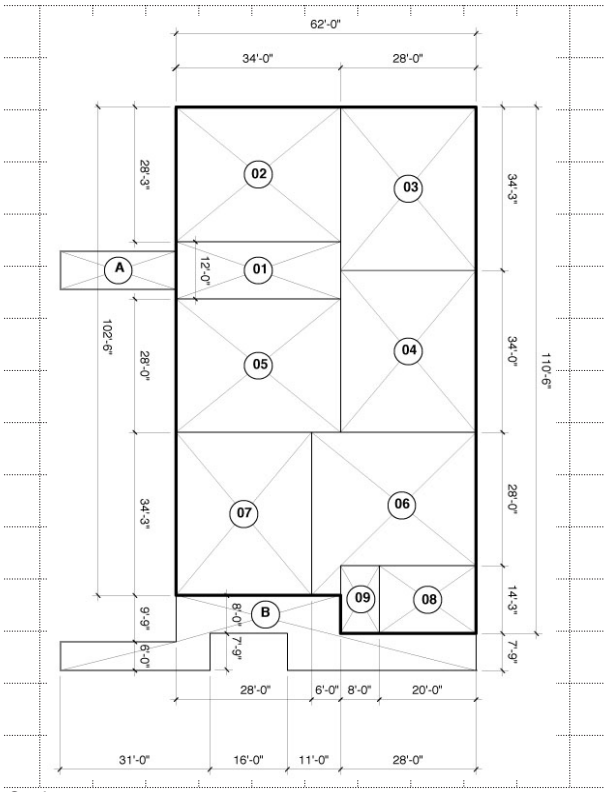




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 151 Victoria Street
Daly City, CA **Zip** 94015
Other Identifiers Classroom
No. Stories 1 **Year Built** 1970
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 6600
Building Name Unit C, Junipero Serra Elementary School
Use Classroom



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☒ Other: Masonry Perimeter 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*		2.4													

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

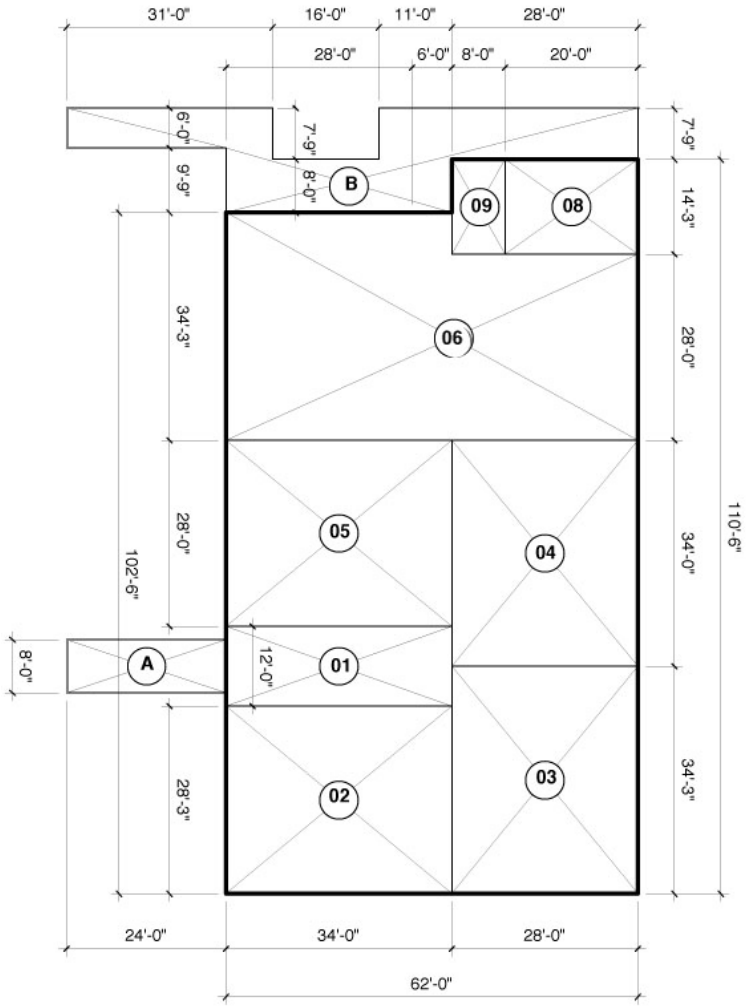
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit D – Junipero Serra Elementary School

Ground Floor



Name	Unit D – Junipero Serra Elementary School
Use	Classroom
Distance to Fault	1.0 km
Year Built	1970
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The construction of Unit D is similar to that of Unit 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.

Unit D – Junipero Serra Elementary School

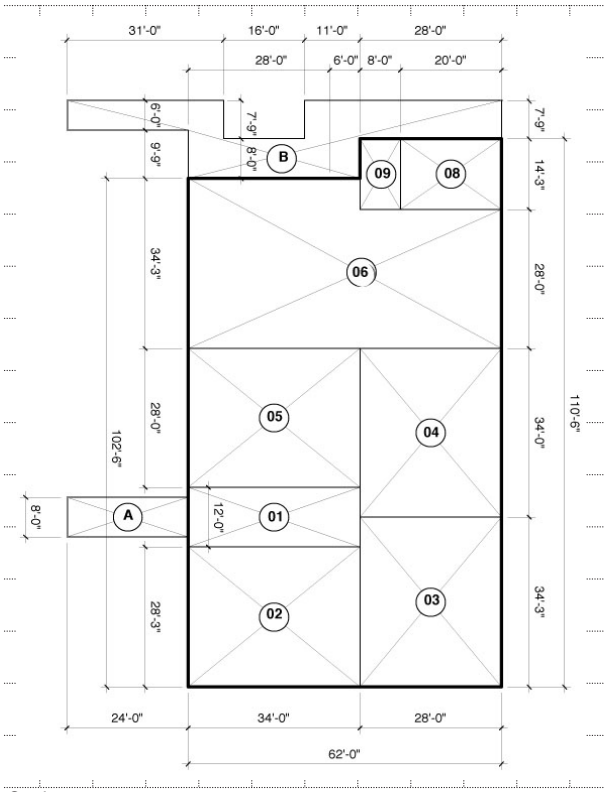




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 151 Victoria Street
Daly City, CA **Zip** 94015
Other Identifiers Classroom
No. Stories 1 **Year Built** 1970
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 6600
Building Name Unit D, Junipero Serra Elementary School
Use Classroom



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☒ Other: Masonry Perimeter 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* 2.4

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

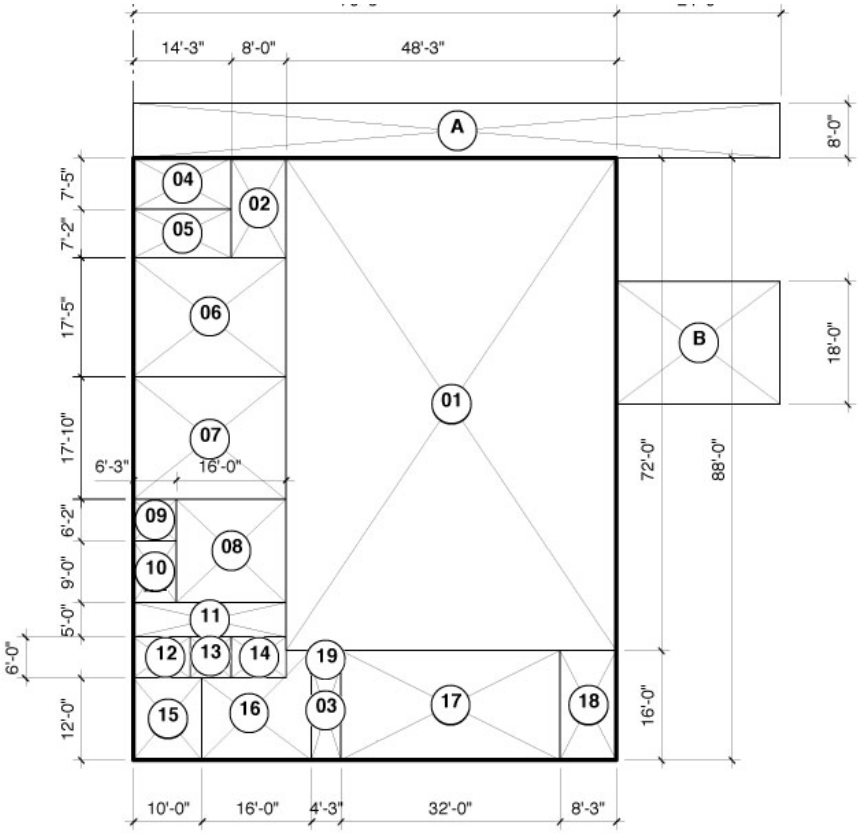
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit E – Junipero Serra Elementary School

Ground Floor



Name	Unit E – Juniper Serra Elementary School
Use	Cafeteria, Multipurpose Room
Distance to Fault	1.0 km
Year Built	1970
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.4
Description	The building is wood-framed with a plywood sheathed roof and plywood shear walls in both directions. Glu-lam beams are used at the larger spans and are supported by wood posts.
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 – Junipero Serra Elementary School

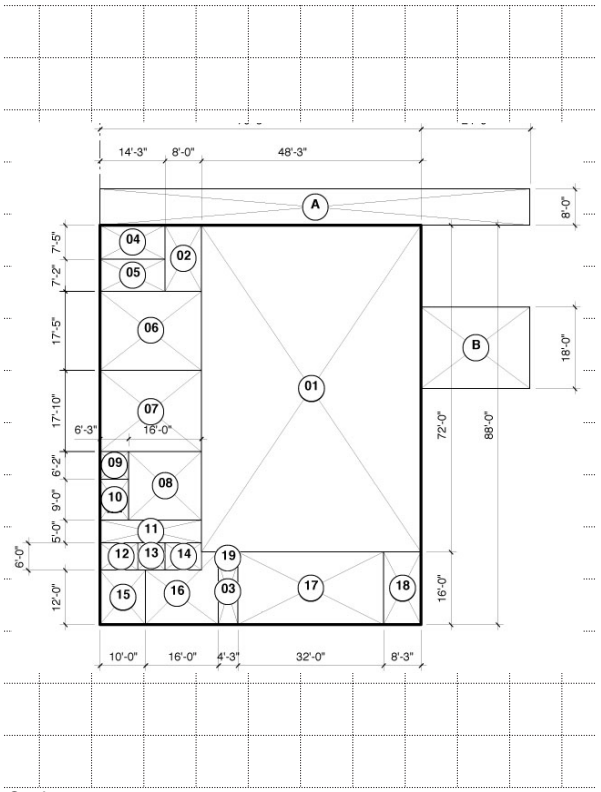




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 151 Victoria Street
Daly City, CA **Zip** 94015
Other Identifiers Multipurpose room
No. Stories 1 **Year Built** 1970
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 6200
Building Name Unit E, Junipero Serra 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: Masonry Perimeter 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* 2.4

COMMENTS: Light wood frame building with plywood shear walls in both directions. Glu-Lam beams are used at the large interior open spaces.

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

Los Cerritos Elementary School

Los Cerritos Elementary School

Recommendation Summary

Los Cerritos Elementary is quite an anomaly in the District given its low number of relocatable classrooms. However, as space becomes an issue in the District schools, serious consideration should be given to building a modular classroom wing before adding any additional relocatable classrooms. Like other school sites, Los Cerritos would benefit from outdoor learning areas.

Los Cerritos Elementary School is in relatively good condition and appears well maintained by the District. The majority of the problems at Los Cerritos are universal accessibility issues. Restrooms throughout the campus need to be modernized to include new finishes and to be made fully accessible. Doors need to be updated to provide proper clearances, identifying signage, and accessible thresholds. Many classrooms need new roll-in sink cabinets.

Despite regular maintenance, interior and exterior work is needed at various locations on the campus. Interior finishes throughout the school are showing signs of wear. Moreover, the building envelope is in need of attention. New windows should be installed around the campus. Also, Units F and G should be re-roofed in the near future. Finally, the FEMA 154 reports indicate that Unit A has some structural problems that will need to be evaluated and repaired.

The gas lines at Los Cerritos are new and were installed on the roof. However, gas shut-off valves should be added at grade for every building, as well as seismic joints at various locations. Roof ducts at Units A and B are less than ten years old but are already showing signs of rust and should be replaced with enclosed duct work. The existing water lines are original and should be replaced. Additionally, cable and data outlets should be added throughout the site.

Existing Buildings

Unit A	Administration
Unit B	Cafeteria, Multipurpose
Unit C	Classrooms
Unit D	Classrooms
Unit E	Cafeteria, Multipurpose
Unit F	Classrooms
Unit G	Classrooms
Units 1-2	Relocatable Classrooms

Current Site



Executive Summary

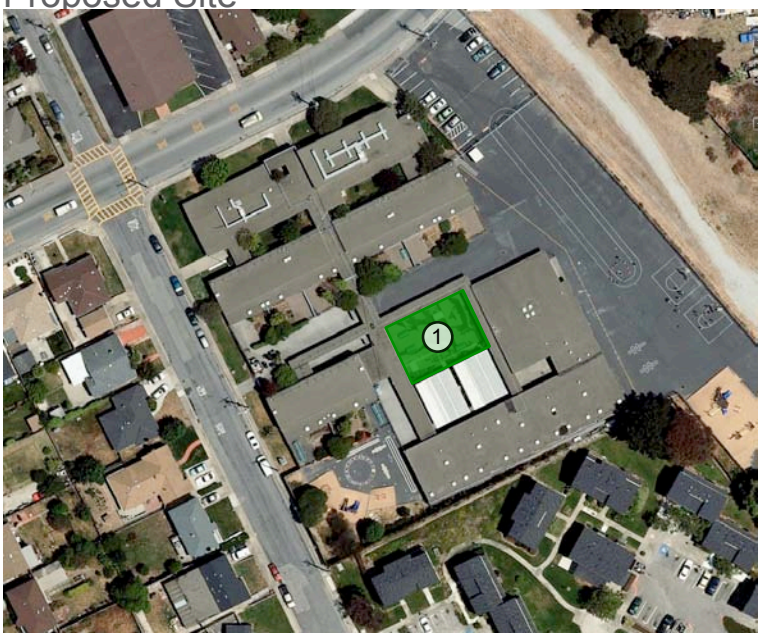
Los Cerritos Elementary School



School Profile

Address:	210 West Orange Avenue South San Francisco, CA 94080
Built:	1948
Site Acreage:	1.992
SF of Building Area:	32,617.96
2005-2006 Enrollment:	415
Buildings:	7
Relocatable Classrooms:	2
Teaching Stations:	22
Restrooms:	11

Proposed Site



Master Plan Scope

Priority Project:
1. Outdoor Learning Terrace $158,162

Group 1: **$771,861**
Restroom Renovations
ADA Upgrades
Site Utilities

Group 2: **$2,143,675**
Seismic Upgrades
Site Lighting
Fire Sprinklers
Fire Hydrants

Group 3: **$2,899,274**
Electrical and Tech Upgrades
Plumbing Upgrades
Roofing
HVAC Upgrades
Fire Alarm Upgrades
Site Lighting

Group 4: **$429,425**
Classroom Upgrades
Exterior Finishes

Total Cost: **$6,402,397**

Unit A

Year Built:	1948
DSA#:	5824
Year of Major Modification:	1968
Construction Type:	Type VB
SF:	3523.48
Building Usage:	Administration
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1997

Unit B

Year Built:	1948-1969
DSA#:	5824, 19767
Year of Major Modification:	1968
Construction Type:	Type VB
SF:	2710.32
Building Usage:	Kitchen, Multi-Use
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1994 partial, 1998

Unit C

Year Built:	1956
DSA#:	5824
Year of Major Modification:	None
Construction Type:	Type VB
SF:	3900.47
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit D

Year Built:	1948
DSA#:	5824
Year of Major Modification:	None
Construction Type:	Type VB
SF:	4103.13
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Los Cerritos Elementary School

Unit E

Year Built:	1948, 1960
DSA#:	5824, 19767
Year of Major Modification:	1960
Construction Type:	Type VB
SF:	3836.51
Building Usage:	Classrooms
Mechanical System:	Electric Baseboard Heaters
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit F

Year Built:	1960
DSA#:	19767
Year of Major Modification:	None
Construction Type:	Type VB
SF:	6007.12
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1987

Unit G

Year Built:	1960
DSA#:	19767
Year of Major Modification:	None
Construction Type:	Type VB
SF:	616.69
Building Usage:	Classrooms
Mechanical System:	Gas Heat System
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1987

Unit 1

Year Built:	1997
DSA#:	67063
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:	1997
DSA#:	67063
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

CUMMING
LLC

South San Francisco Unified School District
Los Cerritos 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
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	Complete mechanical systems replacement.
K	Firesprinkler systems replacement.
L	Dryrot removal.
M	Covered walkway replacement.
N	Book lockers replacement.
O	Stage flooring replacement.
P	Cabinetry renovation unless noted otherwise.
Q	Markerboard replacment.
R	Work to existing wheel chair lift.
S	Work to existing elevator.
T	Site utility upgrades, beyond extent indicated in this report

3. Items Included Within Estimate

The following cost items are included in this estimate.

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

4. Notes

INTRODUCTION

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

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

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

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

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

CONSTRUCTION COST SUMMARY

Element	Area	Priority 1	Priority 2	Priority 3	Priority 4	Cost / SF	Total
A Building "A1" - Admin	2,225 SF	$35,270	$141,188	$273,023	$35,252	$217.88	**$484,733**
B Building "A2" - Admin	1,299 SF	$19,186	$60,612	$159,314	$25,874	$204.04	**$264,986**
C Building "B1" - Storage	733 SF	$3,044	$52,427	$70,537	$16,025	$193.90	**$142,032**
D Building "B2" - MPR / Kitchen	1,840 SF	$4,846	$73,999	$197,302	$25,959	$164.19	**$302,106**
E Building "B3" - Restroom	138 SF	$2,233	$2,911	$35,731	$4,479	$329.18	**$45,355**
F Building "C" - Classroom	3,900 SF	$42,126	$297,278	$275,306	$49,253	$170.23	**$663,962**
G Building "D" - Classroom	4,103 SF	$49,559	$168,152	$289,798	$54,801	$137.04	**$562,311**
H Building "E1" - Kindergarten	3,104 SF	$82,620	$124,841	$231,011	$42,130	$154.82	**$480,602**
I Building "E2 - Storage	733 SF	$3,044	$15,478	$59,388	$10,176	$120.25	**$88,087**
I Building "F" - Classroom	6,007 SF	$352,414	$224,476	$299,037	$65,054	$156.64	**$940,982**
I Building "G" - Classroom	6,617 SF	$131,714	$268,911	$451,070	$75,721	$140.16	**$927,416**
J Portables (mods)	1,920 SF	$4,090	$43,775	$159,341	$24,701	$120.78	**$231,906**
K Sitework	225,000 SF	$41,716	$988,259	$398,415		$6.35	**$1,428,390**
TOTAL CONSTRUCTION COST		**$771,861**	**$2,462,309**	**$2,899,274**	**$429,425**		**$6,562,869**

South San Francisco Unified School District
Los Cerritos 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 "A1" - Admin	2,225 SF	$43,073	$172,423	$333,425	$43,051	$266.08	**$591,972**
B Building "A2" - Admin	1,299 SF	$23,431	$74,022	$194,560	$31,598	$249.18	**$323,610**
C Building "B1" - Storage	733 SF	$3,717	$64,025	$86,142	$19,570	$236.79	**$173,454**
D Building "B2" - MPR / Kitchen	1,840 SF	$5,919	$90,370	$240,951	$31,701	$200.51	**$368,942**
E Building "B3" - Restroom	138 SF	$2,727	$3,555	$43,636	$5,470	$402.01	**$55,389**
F Building "C" - Classroom	3,900 SF	$51,445	$363,046	$336,213	$60,149	$207.89	**$810,853**
G Building "D" - Classroom	4,103 SF	$60,523	$205,353	$353,911	$66,925	$167.36	**$686,712**
H Building "E1" - Kindergarten	3,104 SF	$100,898	$152,460	$282,118	$51,450	$189.07	**$586,927**
I Building "E2 - Storage	733 SF	$3,717	$18,903	$72,527	$12,428	$146.86	**$107,574**
I Building "F" - Classroom	6,007 SF	$430,380	$274,138	$365,194	$79,447	$191.30	**$1,149,158**
I Building "G" - Classroom	6,617 SF	$160,854	$328,403	$550,861	$92,473	$171.17	**$1,132,591**
J Portables (mods)	1,920 SF	$4,995	$53,459	$194,592	$30,166	$147.51	**$283,212**
K Sitework	225,000 SF	$50,945	$1,206,895	$486,557		$7.75	**$1,744,397**
TOTAL CONSTRUCTION COST		**$942,622**	**$3,007,052**	**$3,540,688**	**$524,428**		**$8,014,791**

Building "A1" - Admin

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1" - Admin

Description	Qty
Type Of Space	
Classrooms	
Corridors / Support	3,150 SF
Restrooms	78 SF
DDT - open corridor space (2/3)	-1,003 SF
Total Modernized SF-age	**2,225 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1" - Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	2,225 SF										
Accessibility											**$ 39,893**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	3	ea	$215.00	$357.95	**1**	$ 1,074				$ 1,074	
Remove existing door set, provide new, enlarge openin	1	ea	$4,915.00	$8,182.82	**1**	$ 8,183				$ 8,183	
Signage, specialties & fire extinguishers	2225	sf	$1.00	$1.66	**1**	$ 3,704				$ 3,704	
Upgrade existing non accessible restrooms (Med)	300	sf	$25.00	$41.62	**1**	$ 12,486				$ 12,486	
Remove and replace sink / base cabinet	1	ea	$3,075.00	$5,119.46	**1**	$ 5,119				$ 5,119	
Patch finishes for accessibility upgrades	2225	sf	$1.00	$1.66	**2**		$ 3,704			$ 3,704	
Miscellaneous accessible upgrades	2225	sf	$1.00	$1.66	**2**		$ 3,704			$ 3,704	
Life Safety											**$ 24,817**
New fire alarm system (fully automated)	2225	sf	$4.45	$7.41	**3**			$ 16,483		$ 16,483	
Replace exterior lighting	2225	sf	$2.25	$3.75	**3**			$ 8,334		$ 8,334	
Instructional Facilities											**$ 32,521**
Repaint interior walls (100%)	2043	sf	$1.05	$1.75	**4**				$ 3,571	$ 3,571	
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	2225	sf	$2.50	$4.16	**4**				$ 9,260	$ 9,260	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Replace horizontal blinds	70	sf	$17.50	$29.14	**2**		$ 2,039			$ 2,039	
Caulking & sealant, metals, backing	2225	sf	$1.00	$1.66	**4**				$ 3,704	$ 3,704	
Miscellaneous interior repairs, allowance	2225	sf	$1.50	$2.50	**4**				$ 5,556	$ 5,556	
Building Integrity & Envelope											**$ 80,990**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2150	sf	$4.00	$6.66	**4**				$ 14,318	$ 14,318	
Replace roofing - 100% replacement	2225	sf	$18.00	$29.97	**3**			$ 66,672		$ 66,672	
Mechanical & Plumbing Systems											**$ 171,846**
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	2225	sf	$3.80	$6.33	**3**			$ 14,075		$ 14,075	
Replace trim	4	ea	$880.00	$1,465.08	**3**			$ 5,860		$ 5,860	
Misc plumbing modifications (gas, distrib, etc.)	2225	sf	$1.50	$2.50	**3**			$ 5,556		$ 5,556	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A1" - Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Remove roof top ducts, install in interior of building	2225	sf	$20.00	$33.30	3			$ 74,080		$ 74,080	
Minor mod / repairs to existing system only	2225	sf	$4.50	$7.49	3			$ 16,668		$ 16,668	
Install cooling unit to server room	1	ls	$15,000.00	$24,973.00	3			$ 24,973		$ 24,973	
All other HV work excluded											
Electrical Systems											**$ 50,748**
Power and distribution / convenience power											
Lower / add receptacles	2225	sf	$4.00	$6.66	3			$ 14,816		$ 14,816	
Minor upgrades to power distribution / raceway	2225	sf	$3.15	$5.24	3			$ 11,668		$ 11,668	
Lighting & Controls											
Install new switches / occupancy sensors	15	ea	$343.75	$572.30	3			$ 8,584		$ 8,584	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	2225	sf	$2.00	$3.33	3			$ 7,408		$ 7,408	
Adjust height of all non compliant switches	2225	sf	$1.25	$2.08	3			$ 4,630		$ 4,630	
Technology											**$ 17,594**
Telephone / data / CATV system											
Add additional data points	2225	sf	$3.75	$6.24	3			$ 13,890		$ 13,890	
Miscellaneous low voltage upgrades, minor	2225	sf	$1.00	$1.66	3			$ 3,704		$ 3,704	
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											**$ 81,488**
Seismic upgrades - "med" rating	2225	sf	$22.00	$36.63	2		$ 81,488			$ 81,488	
Miscellaneous											**$ 81,488**
Hazmat abatement, allowance - "med" rating	2225	sf	$22.00	$36.63	2		$ 81,488			$ 81,488	
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 "A1"						**$ 43,073**	**$ 172,423**	**$ 333,425**	**$ 43,051**		**$ 591,972**
Total Costs Priority / Sf						**$ 19.36**	**$ 77.50**	**$ 149.87**	**$ 19.35**	**$ 266.08**	

Building "A2" - Admin

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A2" - Admin

Description	Qty
Type Of Space	
Corridors / Support	1,625 SF
Restrooms	
DDT - open corridor space (2/3)	-326 SF
Total Modernized SF-age	**1,299 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A2" - Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	1,299 SF										
Accessibility											**$ 35,497**
New kick plates to existing doors	4	ea	$215.00	$357.95	**1**	$ 1,432				$ 1,432	
Remove (e) partition, new partition	100	sf	$55.00	$91.57	**1**	$ 9,157				$ 9,157	
Remove (e) hardware and install accessible hardware	1	ea	$4,915.00	$8,182.82	**1**	$ 8,183				$ 8,183	
Signage, specialties & fire extinguishers	1299	sf	$1.00	$1.66	**1**	$ 2,162				$ 2,162	
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**2**		$ 10,239			$ 10,239	
Patch finishes for accessibility upgrades	1299	sf	$1.00	$1.66	**2**		$ 2,162			$ 2,162	
Miscellaneous accessible upgrades	1299	sf	$1.00	$1.66	**2**		$ 2,162			$ 2,162	
Life Safety											**$ 14,486**
New fire alarm system (fully automated)	1299	sf	$4.45	$7.41	**3**			$ 9,621		$ 9,621	
Replace exterior lighting	1299	sf	$2.25	$3.75	**3**			$ 4,865		$ 4,865	
Instructional Facilities											**$ 22,025**
Repaint interior walls (100%)	1615	sf	$1.05	$1.75	**4**				$ 2,823	$ 2,823	
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	1299	sf	$2.50	$4.16	**4**				$ 5,405	$ 5,405	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	1299	sf	$1.00	$1.66	**4**				$ 2,162	$ 2,162	
Miscellaneous interior repairs, allowance	1299	sf	$1.50	$2.50	**4**				$ 3,243	$ 3,243	
Building Integrity & Envelope											**$ 50,239**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1700	sf	$4.00	$6.66	**4**				$ 11,321	$ 11,321	
Replace roofing - 100% replacement	1299	sf	$18.00	$29.97	**3**			$ 38,918		$ 38,918	
Mechanical & Plumbing Systems											**$ 92,763**
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	1299	sf	$1.88	$3.13	**3**			$ 4,065		$ 4,065	
Replace trim under sink	2	ea	$880.00	$1,465.08	**3**			$ 2,930		$ 2,930	
Misc plumbing modifications (gas, distrib, etc.)	1299	sf	$2.00	$3.33	**3**			$ 4,324		$ 4,324	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Remove roof top ducts, install in interior of building	1299	sf	$20.00	$33.30	**3**			$ 43,243		$ 43,243	
Minor mod / repairs to existing system only	1299	sf	$3.50	$5.83	**3**			$ 7,567		$ 7,567	

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A2" - Admin

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											**$ 32,996**
Power and distribution / convenience power											
Lower / add receptacles	1299	sf	$4.00	$6.66	3			$ 8,649		$ 8,649	
Minor upgrades to power distribution / raceway	1299	sf	$3.15	$5.24	3			$ 6,811		$ 6,811	
Lighting & Controls											
Install new switches / occupancy sensors	12	ea	$343.75	$572.30	3			$ 6,868		$ 6,868	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	1299	sf	$2.00	$3.33	3			$ 4,324		$ 4,324	
Adjust height of all non compliant switches	1299	sf	$1.25	$2.08	3			$ 2,703		$ 2,703	
Technology											**$ 10,318**
Telephone / data / CATV system											
Add additional data points	20	ea	$244.95	$407.81	3			$ 8,156		$ 8,156	
Miscellaneous low voltage upgrades, minor	1299	sf	$1.00	$1.66	3			$ 2,162		$ 2,162	
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											**$ 47,567**
Seismic upgrades - "med" rating	1299	sf	$22.00	$36.63	2		$ 47,567			$ 47,567	
Miscellaneous											**$ 11,892**
Hazmat abatement, allowance - "low" rating	1299	sf	$5.50	$9.16	2		$ 11,892			$ 11,892	
Site											**$ 5,827**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ea	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "A2"						**$ 23,431**	**$ 74,022**	**$ 194,560**	**$ 31,598**		**$ 323,610**
Total Costs Priority / Sf						**$ 18.04**	**$ 57.00**	**$ 149.81**	**$ 24.33**	**$ 249.18**	

Building "B1" - Storage

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B1" - Storage

Description	Qty
Type Of Space	
Classrooms	
Corridors / Support	1,041 SF
DDT - open corridor space (2/3)	-309 SF
Total Modernized SF-age	**733 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B1" - Storage

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	733 SF										
Accessibility											**$ 3,659**
Signage, specialties & fire extinguishers	733	sf	$1.00	$1.66	**1**	$ 1,220				$ 1,220	
Patch finishes for accessibility upgrades	733	sf	$1.00	$1.66	**2**		$ 1,220			$ 1,220	
Miscellaneous accessible upgrades	733	sf	$1.00	$1.66	**2**		$ 1,220			$ 1,220	
Life Safety											**$ 8,171**
New fire alarm system (fully automated)	733	sf	$4.45	$7.41	**3**			$ 5,427		$ 5,427	
Replace exterior lighting	733	sf	$2.25	$3.75	**3**			$ 2,744		$ 2,744	
Instructional Facilities											**$ 9,314**
Repaint interior walls (100%)	1463	sf	$1.05	$1.75	**4**				$ 2,557	$ 2,557	
Repaint existing door sets (100%)	4	ea	$99.00	$164.82	**4**				$ 659	$ 659	
Patch repair / paint existing ceilings	733	sf	$2.50	$4.16	**4**				$ 3,049	$ 3,049	
Caulking & sealant, metals, backing	733	sf	$1.00	$1.66	**4**				$ 1,220	$ 1,220	
Miscellaneous interior repairs, allowance	733	sf	$1.50	$2.50	**4**				$ 1,829	$ 1,829	
Building Integrity & Envelope											**$ 32,207**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1540	sf	$4.00	$6.66	**4**				$ 10,256	$ 10,256	
Replace roofing - 100% replacement	733	sf	$18.00	$29.97	**3**			$ 21,952		$ 21,952	
Mechanical & Plumbing Systems											**$ 34,001**
Plumbing											
Reinsulate hot water pipes	733	sf	$1.88	$3.13	**3**			$ 2,293		$ 2,293	
Misc plumbing modifications (gas, distrib, etc.)	733	sf	$2.00	$3.33	**3**			$ 2,439		$ 2,439	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Remove roof top ducts, install in interior of building	733	sf	$20.00	$33.30	**3**			$ 24,391		$ 24,391	
Minor mod / repairs to existing system only	733	sf	$4.00	$6.66	**3**			$ 4,878		$ 4,878	
All other HV work excluded											
Electrical Systems											**$ 17,470**
Power and distribution / convenience power											
Lower / add receptacles	733	sf	$4.00	$6.66	**3**			$ 4,878		$ 4,878	
Minor upgrades to power distribution / raceway	733	sf	$3.15	$5.24	**3**			$ 3,842		$ 3,842	
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	**3**			$ 1,145		$ 1,145	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	**3**			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	733	sf	$2.00	$3.33	**3**			$ 2,439		$ 2,439	
Adjust height of all non compliant switches	733	sf	$1.25	$2.08	**3**			$ 1,524		$ 1,524	

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B1" - Storage

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Technology											**$ 1,220**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	733	sf	$1.00	$1.66	3			$ 1,220		$ 1,220	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 54,879**
Seismic upgrades - "med" rating	733	sf	$45.00	$74.92	2		$ 54,879			$ 54,879	
Miscellaneous											**$ 6,707**
Hazmat abatement, allowance - "low" rating	733	sf	$5.50	$9.16	2		$ 6,707			$ 6,707	
Site											**$ 5,827**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ea	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "B1"						**$ 3,717**	**$ 64,025**	**$ 86,142**	**$ 19,570**		**$ 173,454**
Total Costs Priority / Sf						**$ 5.07**	**$ 87.41**	**$ 117.60**	**$ 26.72**	**$ 236.79**	

Building "B2" - MPR / Kitchen

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B2" - MPR / Kitchen

Description	Qty
Type Of Space	
Corridors / Support	826 SF
Restrooms	
MPR	1,202 SF
Kitchen	218 SF
DDT - open corridor space (2/3)	-406 SF
Total Modernized SF-age	**1,840 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B2" - MPR / Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	1,840 SF										
Accessibility											**$ 9,548**
New kick plates to existing doors	1	ea	$215.00	$357.95	**1**	$ 358				$ 358	
Signage, specialties & fire extinguishers	1840	sf	$1.00	$1.66	**1**	$ 3,063				$ 3,063	
Patch finishes for accessibility upgrades	1840	sf	$1.00	$1.66	**2**		$ 3,063			$ 3,063	
Miscellaneous accessible upgrades	1840	sf	$1.00	$1.66	**2**		$ 3,063			$ 3,063	
Life Safety											**$ 20,525**
New fire alarm system (fully automated)	1840	sf	$4.45	$7.41	**3**			$ 13,632		$ 13,632	
Replace exterior lighting	1840	sf	$2.25	$3.75	**3**			$ 6,893		$ 6,893	
Instructional Facilities											**$ 19,115**
Repaint interior walls (100%)	1796	sf	$1.05	$1.75	**4**				$ 3,139	$ 3,139	
Repaint existing door sets (100%)	4	ea	$99.00	$164.82	**4**				$ 659	$ 659	
Patch repair / paint existing ceilings	1840	sf	$2.50	$4.16	**4**				$ 7,659	$ 7,659	
Caulking & sealant, metals, backing	1840	sf	$1.00	$1.66	**4**				$ 3,063	$ 3,063	
Miscellaneous interior repairs, allowance	1840	sf	$1.50	$2.50	**4**				$ 4,595	$ 4,595	
Building Integrity & Envelope											**$ 69,225**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1890	sf	$4.00	$6.66	**4**				$ 12,586	$ 12,586	
Replace roofing - 100% replacement	1890	sf	$18.00	$29.97	**3**			$ 56,639		$ 56,639	
Mechanical & Plumbing Systems											
Plumbing											**$ 114,510**
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	1840	sf	$1.88	$3.13	**3**			$ 5,759		$ 5,759	
Misc plumbing modifications (gas, distrib, etc.)	1840	sf	$2.00	$3.33	**3**			$ 6,127		$ 6,127	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Remove roof top ducts, install in interior of building	1840	sf	$20.00	$33.30	**3**			$ 61,268		$ 61,268	
Minor mod / repairs to existing system only	1840	sf	$3.50	$5.83	**3**			$ 10,722		$ 10,722	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 37,790**
Lower / add receptacles	1840	sf	$4.00	$6.66	**3**			$ 12,254		$ 12,254	
Minor upgrades to power distribution / raceway	1840	sf	$3.15	$5.24	**3**			$ 9,650		$ 9,650	

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B2" - MPR / Kitchen

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lighting & Controls											
Install new switches / occupancy sensors	4	ea	$343.75	$572.30	3			$ 2,289		$ 2,289	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	1840	sf	$2.00	$3.33	3			$ 6,127		$ 6,127	
Adjust height of all non compliant switches	1840	sf	$1.25	$2.08	3			$ 3,829		$ 3,829	
Technology											
Telephone / data / CATV system											**$ 11,488**
Add additional data points	1840	sf	$2.75	$4.58	3			$ 8,424		$ 8,424	
Miscellaneous low voltage upgrades, minor	1840	sf	$1.00	$1.66	3			$ 3,063		$ 3,063	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 67,395**
Seismic upgrades - "med" rating	1840	sf	$22.00	$36.63	2		$ 67,395			$ 67,395	
Miscellaneous											**$ 16,849**
Hazmat abatement, allowance - "low" rating	1840	sf	$5.50	$9.16	2		$ 16,849			$ 16,849	
Site											
Utilities											**$ 2,497**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Total Costs - UNIT "B2"						**$ 5,919**	**$ 90,370**	**$ 240,951**	**$ 31,701**		**$ 368,942**
Total Costs Priority / Sf						**$ 3.22**	**$ 49.11**	**$ 130.95**	**$ 17.23**	**$ 200.51**	

Building "B3" - Restroom

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B3" - Restroom

Description	Qty
Type Of Space	
Restrooms	138 SF
Total Modernized SF-age	**138 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B3" - Restroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	138 SF										
Accessibility											**$ 688**
Signage, specialties & fire extinguishers	138	sf	$1.00	$1.66	**1**	$ 229				$ 229	
Patch finishes for accessibility upgrades	138	sf	$1.00	$1.66	**2**		$ 229			$ 229	
Miscellaneous accessible upgrades	138	sf	$1.00	$1.66	**2**		$ 229			$ 229	
Life Safety											**$ 1,537**
New fire alarm system (fully automated)	138	sf	$4.45	$7.41	**3**			$ 1,021		$ 1,021	
Replace exterior lighting	138	sf	$2.25	$3.75	**3**			$ 516		$ 516	
Instructional Facilities											**$ 2,274**
Repaint interior walls (100%)	456	sf	$1.05	$1.75	**4**				$ 797	$ 797	
Repaint existing door sets (100%)	2	ea	$99.00	$164.82	**4**				$ 330	$ 330	
Patch repair / paint existing ceilings	138	sf	$2.50	$4.16	**4**				$ 573	$ 573	
Caulking & sealant, metals, backing	138	sf	$1.00	$1.66	**4**				$ 229	$ 229	
Miscellaneous interior repairs, allowance	138	sf	$1.50	$2.50	**4**				$ 344	$ 344	
Building Integrity & Envelope											**$ 7,325**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	480	sf	$4.00	$6.66	**4**				$ 3,197	$ 3,197	
Replace roofing - 100% replacement	138	sf	$18.00	$29.97	**3**			$ 4,129		$ 4,129	
Mechanical & Plumbing Systems											
Plumbing											**$ 29,938**
Replace hosebibbs	1	ea	$2,000.00	$3,329.73	**3**			$ 3,330		$ 3,330	
Provide isolation valves for all restrooms	2	ea	$1,600.00	$2,663.79	**3**			$ 5,328		$ 5,328	
Clear and replace grates at floor drains	2	ea	$650.00	$1,082.16	**3**			$ 2,164		$ 2,164	
New mop sink w/ hot water	1	ea	$4,250.00	$7,075.68	**3**			$ 7,076		$ 7,076	
Reinsulate hot water pipes	138	sf	$2.88	$4.79	**3**			$ 661		$ 661	
Replace trim under sink	2	ea	$980.00	$1,631.57	**3**			$ 3,263		$ 3,263	
Misc plumbing modifications (gas, distrib, etc.)	138	sf	$4.50	$7.49	**3**			$ 1,032		$ 1,032	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Remove roof top ducts, install in interior of building	138	sf	$20.00	$33.30	**3**			$ 4,588		$ 4,588	
Minor mod / repairs to existing system only	1	ls	$1,500.00	$2,497.30	**3**			$ 2,497		$ 2,497	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 7,172**
Lower / add receptacles	138	sf	$4.00	$6.66	**3**			$ 918		$ 918	
Minor upgrades to power distribution / raceway	138	sf	$3.15	$5.24	**3**			$ 723		$ 723	

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B3" - Restroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	3			$ 1,145		$ 1,145	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	138	sf	$2.00	$3.33	3			$ 459		$ 459	
Adjust height of all non compliant switches	138	sf	$1.25	$2.08	3			$ 287		$ 287	
Technology											
Telephone / data / CATV system											**$ 860**
Miscellaneous low voltage upgrades, minor	138	sf	$3.75	$6.24	3			$ 860		$ 860	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 1,835**
Seismic upgrades - "low" rating	138	sf	$8.00	$13.32	2		$ 1,835			$ 1,835	
Miscellaneous											**$ 1,262**
Hazmat abatement, allowance - "low" rating	138	sf	$5.50	$9.16	2		$ 1,262			$ 1,262	
Site											
Utilities											**$ 2,497**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Total Costs - UNIT "B3"						**$ 2,727**	**$ 3,555**	**$ 43,636**	**$ 5,470**		**$ 55,389**
Total Costs Priority / Sf						**$ 19.79**	**$ 25.81**	**$ 316.71**	**$ 39.70**	**$ 402.01**	

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty
Type Of Space	
Classroom	3,050 SF
Corridors / Support	1,345 SF
DDT - open corridor space (2/3)	-495 SF
Total Modernized SF-age	**3,900 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,900 SF										
Accessibility											**$ 61,935**
Remove door, enlarge opening, provide new door, frame and hardware	2	ea	$4,500.00	$7,491.90	**1**	$ 14,984				$ 14,984	
Signage, specialties & fire extinguishers	3900	sf	$1.00	$1.66	**1**	$ 6,494				$ 6,494	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove and replace sink / base cabinet	3	ea	$5,000.00	$8,324.33	**1**	$ 24,973				$ 24,973	
Patch finishes for accessibility upgrades	3900	sf	$1.00	$1.66	**2**		$ 6,494			$ 6,494	
Miscellaneous accessible upgrades	3900	sf	$1.00	$1.66	**2**		$ 6,494			$ 6,494	
Life Safety											**$ 43,508**
New fire alarm system (fully automated)	3900	sf	$4.45	$7.41	**3**			$ 28,897		$ 28,897	
Replace exterior lighting	3900	sf	$2.25	$3.75	**3**			$ 14,611		$ 14,611	
Instructional Facilities											**$ 43,866**
Repaint interior walls (100%)	2537	sf	$1.05	$1.75	**4**				$ 4,434	$ 4,434	
Repaint existing door sets (100%)	5	ea	$99.00	$164.82	**4**				$ 824	$ 824	
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	3800	sf	$2.50	$4.16	**4**				$ 15,818	$ 15,818	
Tack boards	150	sf	$15.00	$24.97	**4**				$ 3,746	$ 3,746	
Caulking & sealant, metals, backing	3900	sf	$1.00	$1.66	**4**				$ 6,494	$ 6,494	
Miscellaneous interior repairs, allowance	3900	sf	$1.50	$2.50	**4**				$ 9,741	$ 9,741	
Building Integrity & Envelope											**$ 134,668**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2670	sf	$4.00	$6.66	**4**				$ 17,781	$ 17,781	
Replace roofing - 100% replacement	3900	sf	$18.00	$29.97	**3**			$ 116,887		$ 116,887	
Mechanical & Plumbing Systems											
Plumbing											**$ 76,959**
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	3900	sf	$1.88	$3.13	**3**			$ 12,208		$ 12,208	
Replace trim under sink	3	ea	$880.00	$1,465.08	**3**			$ 4,395		$ 4,395	
Misc plumbing modifications (gas, distrib, etc.)	3900	sf	$2.00	$3.33	**3**			$ 12,987		$ 12,987	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3900	sf	$3.50	$5.83	**3**			$ 22,728		$ 22,728	
All other HV work excluded											

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											
Power and distribution / convenience power											$ 72,321
Lower / add receptacles	3900	sf	$4.00	$6.66	3			$ 25,975		$ 25,975	
Minor upgrades to power distribution / raceway	3900	sf	$3.15	$5.24	3			$ 20,455		$ 20,455	
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	2		$ 1,145			$ 1,145	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	3900	sf	$2.00	$3.33	3			$ 12,987		$ 12,987	
Adjust height of all non compliant switches	3900	sf	$1.25	$2.08	3			$ 8,117		$ 8,117	
Technology											
Telephone / data / CATV system											$ 24,352
Add additional data points	3900	sf	$2.75	$4.58	3			$ 17,858		$ 17,858	
Miscellaneous low voltage upgrades, minor	3900	sf	$1.00	$1.66	3			$ 6,494		$ 6,494	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											$ 311,700
Seismic upgrades - "high" rating	3900	sf	$48.00	$79.91	2		$ 311,700			$ 311,700	
Miscellaneous											$ 35,716
Hazmat abatement, allowance - "low" rating	3900	sf	$5.50	$9.16	2		$ 35,716			$ 35,716	
Site											
Utilities											$ 5,827
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "C"						**$ 51,445**	**$ 363,046**	**$ 336,213**	**$ 60,149**		**$ 810,853**
Total Costs Priority / Sf						**$ 13.19**	**$ 93.08**	**$ 86.20**	**$ 15.42**	**$ 207.89**	

Building "D" - Classroom

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty
Type Of Space	
Classrooms	3,197 SF
Corridors / Support	678 SF
Restrooms	229 SF
Total Modernized SF-age	**4,103 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	4,103 SF										
Accessibility											**$ 71,688**
Remove door, enlarge opening, provide new door, frame and hardware	2	ea	$4,500.00	$7,491.90	**1**	$ 14,984				$ 14,984	
Signage, specialties & fire extinguishers	4103	sf	$1.00	$1.66	**1**	$ 6,831				$ 6,831	
Remove (e) fixtures to provide clearance	3	ea	$750.00	$1,248.65	**1**	$ 3,746				$ 3,746	
Remove and reinstall new TV/VCR bracket at 80"AFF	3	ea	$1,500.00	$2,497.30	**1**	$ 7,492				$ 7,492	
Remove and replace sink / base cabinet	3	ea	$5,000.00	$8,324.33	**1**	$ 24,973				$ 24,973	
Patch finishes for accessibility upgrades	4103	sf	$1.00	$1.66	**2**		$ 6,831			$ 6,831	
Miscellaneous accessible upgrades	4103	sf	$1.00	$1.66	**2**		$ 6,831			$ 6,831	
Life Safety											**$ 45,769**
New fire alarm system (fully automated)	4103	sf	$4.45	$7.41	**3**			$ 30,399		$ 30,399	
Replace exterior lighting	4103	sf	$2.25	$3.75	**3**			$ 15,370		$ 15,370	
Instructional Facilities											**$ 56,345**
Repaint interior walls (100%)	2784	sf	$1.05	$1.75	**4**				$ 4,866	$ 4,866	
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	4103	sf	$2.50	$4.16	**4**				$ 17,078	$ 17,078	
Remove and replace VCT, incl screed and base	100	sf	$10.15	$16.90	**2**		$ 1,690			$ 1,690	
Remove and replace ceramic tile and base	150	sf	$25.00	$41.62	**3**			$ 6,243		$ 6,243	
Patch and paint gypboard wall	100	sf	$6.00	$9.99	**2**		$ 999			$ 999	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	4103	sf	$1.00	$1.66	**4**				$ 6,831	$ 6,831	
Miscellaneous interior repairs, allowance	4103	sf	$1.50	$2.50	**4**				$ 10,247	$ 10,247	
Building Integrity & Envelope											**$ 142,473**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2930	sf	$4.00	$6.66	**4**				$ 19,512	$ 19,512	
Replace roofing - 100% replacement	4103	sf	$18.00	$29.97	**3**			$ 122,961		$ 122,961	
Mechanical & Plumbing Systems											
Plumbing											**$ 75,306**
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	4103	sf	$1.88	$3.13	**3**			$ 12,843		$ 12,843	
Replace trim under sink	6	ea	$880.00	$1,465.08	**3**			$ 8,790		$ 8,790	
Misc plumbing modifications (gas, distrib, etc.)	4103	sf	$2.00	$3.33	**3**			$ 13,662		$ 13,662	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	4103	sf	$2.25	$3.75	3			$ 15,370		$ 15,370	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 75,831**
Lower / add receptacles	4103	sf	$4.00	$6.66	3			$ 27,325		$ 27,325	
Minor upgrades to power distribution / raceway	4103	sf	$3.15	$5.24	3			$ 21,518		$ 21,518	
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	2		$ 1,145			$ 1,145	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	4103	sf	$2.00	$3.33	3			$ 13,662		$ 13,662	
Adjust height of all non compliant switches	4103	sf	$1.25	$2.08	3			$ 8,539		$ 8,539	
Technology											
Telephone / data / CATV system											**$ 25,617**
Add additional data points	4103	ea	$2.75	$4.58	3			$ 18,786		$ 18,786	
Miscellaneous low voltage upgrades, minor	4103	sf	$1.00	$1.66	3			$ 6,831		$ 6,831	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 150,286**
Seismic upgrades - "med" rating	4103	sf	$22.00	$36.63	2		$ 150,286			$ 150,286	
Miscellaneous											**$ 37,571**
Hazmat abatement, allowance - "low" rating	4103	sf	$5.50	$9.16	2		$ 37,571			$ 37,571	
Site											
Utilities											**$ 5,827**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "D"						**$ 60,523**	**$ 205,353**	**$ 353,911**	**$ 66,925**		**$ 686,712**
Total Costs Priority / Sf						**$ 14.75**	**$ 50.05**	**$ 86.25**	**$ 16.31**	**$ 167.36**	

Building "E1" - Kindergarten

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E1" - Kindergarten

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

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E1" - Kindergarten

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	3,104 SF										
Accessibility											**$ 108,737**
Signage, specialties & fire extinguishers	3104	sf	$1.00	$1.66	**1**	$ 5,168				$ 5,168	
Demo (e) restrooms	50	sf	$50.00	$83.24	**1**	$ 4,162				$ 4,162	
Upgrade existing non accessible restrooms (Med)	140	sf	$300.00	$499.46	**1**	$ 69,924				$ 69,924	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove and replace sink / base cabinet	2	ea	$5,000.00	$8,324.33	**1**	$ 16,649				$ 16,649	
Patch finishes for accessibility upgrades	3104	sf	$1.00	$1.66	**2**		$ 5,168			$ 5,168	
Miscellaneous accessible upgrades	3104	sf	$1.00	$1.66	**2**		$ 5,168			$ 5,168	
Life Safety											**$ 34,627**
New fire alarm system (fully automated)	3104	sf	$4.45	$7.41	**3**			$ 22,998		$ 22,998	
Replace exterior lighting	3104	sf	$2.25	$3.75	**3**			$ 11,628		$ 11,628	
Instructional Facilities											**$ 35,600**
Repaint interior walls (100%)	2261	sf	$1.05	$1.75	**4**				$ 3,952	$ 3,952	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	96	lf	$10.94	$18.21	**4**				$ 1,749	$ 1,749	
Patch repair / paint existing ceilings	3104	sf	$2.50	$4.16	**4**				$ 12,920	$ 12,920	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	3104	sf	$1.00	$1.66	**4**				$ 5,168	$ 5,168	
Miscellaneous interior repairs, allowance	3104	sf	$1.00	$1.66	**4**				$ 5,168	$ 5,168	
Building Integrity & Envelope											**$ 108,876**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2380	sf	$4.00	$6.66	**4**				$ 15,850	$ 15,850	
Replace roofing - 100% replacement	3104	sf	$18.00	$29.97	**3**			$ 93,027		$ 93,027	
Mechanical & Plumbing Systems											
Plumbing											**$ 68,641**
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	3104	sf	$1.88	$3.13	**3**			$ 9,716		$ 9,716	
Replace trim under sink	4	ea	$880.00	$1,465.08	**3**			$ 5,860		$ 5,860	
Misc plumbing modifications (gas, distrib, etc.)	3104	sf	$2.00	$3.33	**3**			$ 10,336		$ 10,336	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	3104	sf	$3.50	$5.83	**3**			$ 18,089		$ 18,089	
All other HV work excluded											

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E1" - Kindergarten

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											$ 63,114
Lower / add receptacles	3104	sf	$4.00	$6.66	3			$ 20,673		$ 20,673	
Minor upgrades to power distribution / raceway	3104	sf	$3.15	$5.24	3			$ 16,280		$ 16,280	
Lighting & Controls											
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	
Miscellaneous lighting upgrades (minor)	3104	sf	$2.00	$3.33	3			$ 10,336		$ 10,336	
Adjust height of all non compliant switches	3104	sf	$1.25	$2.08	3			$ 6,460		$ 6,460	
Technology											
Telephone / data / CATV system											$ 19,381
Add additional data points	3104	sf	$2.75	$4.58	3			$ 14,212		$ 14,212	
Miscellaneous low voltage upgrades, minor	3104	sf	$1.00	$1.66	3			$ 5,168		$ 5,168	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											$ 113,699
Seismic upgrades - "med" rating	3104	sf	$22.00	$36.63	2		$ 113,699			$ 113,699	
Miscellaneous											$ 28,425
Hazmat abatement, allowance - "low" rating	3104	sf	$5.50	$9.16	2		$ 28,425			$ 28,425	
Site											
Utilities											$ 5,827
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "E1"						**$ 100,898**	**$ 152,460**	**$ 282,118**	**$ 51,450**		**$ 586,927**
Total Costs Priority / Sf						**$ 32.50**	**$ 49.11**	**$ 90.88**	**$ 16.57**	**$ 189.07**	

Building "E2 - Storage

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E2" - Storage

Description	Qty
Type Of Space	
Corridors / Support	1,041 SF
DDT - open corridor space (2/3)	-309 SF
Total Modernized SF-age	**733 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E2" - Storage

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	733 SF										
Accessibility											**$ 3,659**
Signage, specialties & fire extinguishers	733	sf	$1.00	$1.66	**1**	$ 1,220				$ 1,220	
Patch finishes for accessibility upgrades	733	sf	$1.00	$1.66	**2**		$ 1,220			$ 1,220	
Miscellaneous accessible upgrades	733	sf	$1.00	$1.66	**2**		$ 1,220			$ 1,220	
Life Safety											**$ 8,171**
New fire alarm system (fully automated)	733	sf	$4.45	$7.41	**3**			$ 5,427		$ 5,427	
Replace exterior lighting	733	sf	$2.25	$3.75	**3**			$ 2,744		$ 2,744	
Instructional Facilities											**$ 8,188**
Repaint interior walls (100%)	1007	sf	$1.05	$1.75	**4**				$ 1,760	$ 1,760	
Repaint existing door sets (100%)	2	ea	$99.00	$164.82	**4**				$ 330	$ 330	
Patch repair / paint existing ceilings	733	sf	$2.50	$4.16	**4**				$ 3,049	$ 3,049	
Caulking & sealant, metals, backing	733	sf	$1.00	$1.66	**4**				$ 1,220	$ 1,220	
Miscellaneous interior repairs, allowance	733	sf	$1.50	$2.50	**4**				$ 1,829	$ 1,829	
Building Integrity & Envelope											**$ 26,192**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1060	sf	$4.00	$6.66	**4**				$ 4,240	$ 4,240	
Replace roofing - 100% replacement	733	sf	$18.00	$29.97	**3**			$ 21,952		$ 21,952	
Mechanical & Plumbing Systems											
Plumbing											**$ 22,207**
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Reinsulate hot water pipes	733	sf	$1.88	$3.13	**3**			$ 2,293		$ 2,293	
Misc plumbing modifications (gas, distrib, etc.)	733	sf	$2.00	$3.33	**3**			$ 2,439		$ 2,439	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	733	sf	$4.50	$7.49	**3**			$ 5,488		$ 5,488	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 15,649**
Lower / add receptacles	733	sf	$4.00	$6.66	**3**			$ 4,878		$ 4,878	
Minor upgrades to power distribution / raceway	733	sf	$3.15	$5.24	**3**			$ 3,842		$ 3,842	
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	**3**			$ 1,145		$ 1,145	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	**3**			$ 1,821		$ 1,821	
Miscellaneous lighting upgrades (minor)	733	sf	$2.00	$3.33	**3**			$ 2,439		$ 2,439	
Adjust height of all non compliant switches	733	sf	$1.25	$2.08	**3**			$ 1,524		$ 1,524	

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E2" - Storage

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Technology											
Telephone / data / CATV system											**$ 1,220**
Miscellaneous low voltage upgrades, minor	733	sf	$1.00	$1.66	**3**			$ 1,220		$ 1,220	
Work from "1997 Masterplan" still to be completed											
Structural											**$ 9,756**
Seismic upgrades - "low" rating	733	sf	$8.00	$13.32	**2**		$ 9,756			$ 9,756	
Miscellaneous											**$ 6,707**
Hazmat abatement, allowance - "low" rating	733	sf	$5.50	$9.16	**2**		$ 6,707			$ 6,707	
Site											
Utilities											**$ 5,827**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Patch and repair	1	ls	$2,000.00	$3,329.73	**3**			$ 3,330		$ 3,330	
Total Costs - UNIT "E2"						**$ 3,717**	**$ 18,903**	**$ 72,527**	**$ 12,428**		**$ 107,574**
Total Costs Priority / Sf						**$ 5.07**	**$ 25.81**	**$ 99.01**	**$ 16.97**	**$ 146.86**	

Building "F" - Classroom

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty
Type Of Space	
Classroom	3,996 SF
Corridors / Support	4,336 SF
Restrooms	496 SF
DDT - open corridor space (2/3)	-2,820 SF
Total Modernized SF-age	**6,007 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,007 SF										
Accessibility											**$ 477,852**
Remove door, enlarge opening, provide new door, frame and hardware	4	ea	$4,500.00	$7,491.90	**2**		$ 29,968			$ 29,968	
Signage, specialties & fire extinguishers	6007	sf	$1.00	$1.66	**1**	$ 10,001				$ 10,001	
Demo (e) restrooms	600	sf	$50.00	$83.24	**1**	$ 49,946				$ 49,946	
Upgrade existing non accessible restrooms (Med)	600	sf	$300.00	$499.46	**1**	$ 299,676				$ 299,676	
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	4	ea	$5,000.00	$8,324.33	**1**	$ 33,297				$ 33,297	
Demo section of casework, protect (e) to remain, provide filler section	4	ea	$4,500.00	$7,491.90	**1**	$ 29,968				$ 29,968	
Patch finishes for accessibility upgrades	6007	sf	$1.00	$1.66	**2**		$ 10,001			$ 10,001	
Miscellaneous accessible upgrades	6007	sf	$1.00	$1.66	**2**		$ 10,001			$ 10,001	
Life Safety											**$ 67,007**
New fire alarm system (fully automated)	6007	sf	$4.45	$7.41	**3**			$ 44,505		$ 44,505	
Replace exterior lighting	6007	sf	$2.25	$3.75	**3**			$ 22,502		$ 22,502	
Instructional Facilities											**$ 62,598**
Repaint interior walls (100%)	2404	sf	$1.05	$1.75	**4**				$ 4,202	$ 4,202	
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	6007	sf	$2.50	$4.16	**4**				$ 25,003	$ 25,003	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	6007	sf	$1.00	$1.66	**4**				$ 10,001	$ 10,001	
Miscellaneous interior repairs, allowance	6007	sf	$1.50	$2.50	**4**				$ 15,002	$ 15,002	
Building Integrity & Envelope											**$ 61,853**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2530	sf	$4.00	$6.66	**4**				$ 16,848	$ 16,848	
Replace roofing - 100% replacement	1502	sf	$18.00	$29.97	**3**			$ 45,005		$ 45,005	
Mechanical & Plumbing Systems											
Plumbing											**$ 104,696**
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	6007	sf	$1.88	$3.13	**3**			$ 18,802		$ 18,802	
Replace trim under sink	7	ea	$880.00	$1,465.08	**3**			$ 10,256		$ 10,256	
Misc plumbing modifications (gas, distrib, etc.)	6007	sf	$2.00	$3.33	**3**			$ 20,002		$ 20,002	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	6007	sf	$2.50	$4.16	3			$ 25,003		$ 25,003	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 108,797**
Lower / add receptacles	6007	sf	$4.00	$6.66	3			$ 40,004		$ 40,004	
Minor upgrades to power distribution / raceway	6007	sf	$3.15	$5.24	3			$ 31,503		$ 31,503	
Lighting & Controls											
Install new switches / occupancy sensors	2	ea	$343.75	$572.30	2		$ 1,145			$ 1,145	
Replace fluorescent lamps and ballast	10	ea	$218.75	$364.19	3			$ 3,642		$ 3,642	
Miscellaneous lighting upgrades (minor)	6007	sf	$2.00	$3.33	3			$ 20,002		$ 20,002	
Adjust height of all non compliant switches	6007	sf	$1.25	$2.08	3			$ 12,501		$ 12,501	
Technology											
Telephone / data / CATV system											**$ 37,504**
Add additional data points	6007	ea	$2.75	$4.58	3			$ 27,503		$ 27,503	
Miscellaneous low voltage upgrades, minor	6007	sf	$1.00	$1.66	3			$ 10,001		$ 10,001	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 168,018**
Seismic upgrades - "low - med" rating	6007	sf	$16.80	$27.97	2		$ 168,018			$ 168,018	
Miscellaneous											**$ 55,006**
Hazmat abatement, allowance - "low" rating	6007	sf	$5.50	$9.16	2		$ 55,006			$ 55,006	
Site											
Utilities											**$ 5,827**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "F"						**$ 430,380**	**$ 274,138**	**$ 365,194**	**$ 79,447**		**$ 1,149,158**
Total Costs Priority / Sf						**$ 71.64**	**$ 45.64**	**$ 60.79**	**$ 13.23**	**$ 191.30**	

Building "G" - Classroom

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Classroom

Description	Qty
Type Of Space	
Classroom	5,763 SF
Corridors / Support	2,017 SF
DDT - open corridor space (2/3)	-1,163 SF
Total Modernized SF-age	**6,617 SF**

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,617 SF										
Accessibility											**$ 180,388**
Signage, specialties & fire extinguishers	6617	sf	$1.00	$1.66	**1**	$ 11,016				$ 11,016	
Remove and reinstall new TV/VCR bracket at 80"AFF	3	ea	$1,500.00	$2,497.30	**1**	$ 7,492				$ 7,492	
Remove and replace sink / base cabinet	6	ea	$5,000.00	$8,324.33	**1**	$ 49,946				$ 49,946	
Demo section of casework, protect (e) to remain, provide filler section	12	ea	$4,500.00	$7,491.90	**1**	$ 89,903				$ 89,903	
Patch finishes for accessibility upgrades	6617	sf	$1.00	$1.66	**2**		$ 11,016			$ 11,016	
Miscellaneous accessible upgrades	6617	sf	$1.00	$1.66	**2**		$ 11,016			$ 11,016	
Life Safety											**$ 73,807**
New fire alarm system (fully automated)	6617	sf	$4.45	$7.41	**3**			$ 49,021		$ 49,021	
Replace exterior lighting	6617	sf	$2.25	$3.75	**3**			$ 24,786		$ 24,786	
Instructional Facilities											**$ 75,553**
Repaint interior walls (100%)	4019	sf	$1.05	$1.75	**4**				$ 7,025	$ 7,025	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	168	lf	$10.94	$18.21	**4**				$ 3,060	$ 3,060	
Patch repair / paint existing ceilings	6617	sf	$2.50	$4.16	**4**				$ 27,540	$ 27,540	
Tack boards	350	sf	$15.00	$24.97	**4**				$ 8,741	$ 8,741	
Caulking & sealant, metals, backing	6617	sf	$1.00	$1.66	**4**				$ 11,016	$ 11,016	
Miscellaneous interior repairs, allowance	6617	sf	$1.50	$2.50	**4**				$ 16,524	$ 16,524	
Building Integrity & Envelope											**$ 215,206**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4230	sf	$4.00	$6.66	**4**				$ 16,920	$ 16,920	
Replace roofing - 100% replacement	6617	sf	$18.00	$29.97	**3**			$ 198,286		$ 198,286	
Mechanical & Plumbing Systems											
Plumbing											**$ 114,101**
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	6617	sf	$1.88	$3.13	**3**			$ 20,710		$ 20,710	
Replace trim under sink	9	ea	$880.00	$1,465.08	**3**			$ 13,186		$ 13,186	
Misc plumbing modifications (gas, distrib, etc.)	6617	sf	$2.00	$3.33	**3**			$ 22,032		$ 22,032	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	6617	sf	$2.50	$4.16	**3**			$ 27,540		$ 27,540	
All other HV work excluded											

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											
Power and distribution / convenience power											**$ 123,462**
Lower / add receptacles	6617	sf	$4.00	$6.66	3			$ 44,064		$ 44,064	
Minor upgrades to power distribution / raceway	6617	sf	$3.15	$5.24	3			$ 34,700		$ 34,700	
Lighting & Controls											
Install new switches / occupancy sensors	6	ea	$343.75	$572.30	2		$ 3,434			$ 3,434	
Replace fluorescent lamps and ballast	15	ea	$218.75	$364.19	3			$ 5,463		$ 5,463	
Miscellaneous lighting upgrades (minor)	6617	sf	$2.00	$3.33	3			$ 22,032		$ 22,032	
Adjust height of all non compliant switches	6617	sf	$1.25	$2.08	3			$ 13,770		$ 13,770	
Technology											
Telephone / data / CATV system											**$ 41,310**
Add additional data points	6617	ea	$2.75	$4.58	3			$ 30,294		$ 30,294	
Miscellaneous low voltage upgrades, minor	6617	sf	$1.00	$1.66	3			$ 11,016		$ 11,016	
Work from "1997 Masterplan" still to be completed											
Structural											**$ 242,350**
Seismic upgrades - "med" rating	6617	sf	$22.00	$36.63	2		$ 242,350			$ 242,350	
Miscellaneous											**$ 60,587**
Hazmat abatement, allowance - "low" rating	6617	sf	$5.50	$9.16	2		$ 60,587			$ 60,587	
Site											
Utilities											**$ 5,827**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Patch and repair	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - UNIT "G"						**$ 160,854**	**$ 328,403**	**$ 550,861**	**$ 92,473**		**$ 1,132,591**
Total Costs Priority / Sf						**$ 24.31**	**$ 49.63**	**$ 83.25**	**$ 13.98**	**$ 171.17**	

PORTABLES

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables)	1,920 SF
Total Modernized SF-age	**1,920 SF**

South San Francisco Unified School District

Los Cerritos 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	1,920 SF										
Accessibility											**$ 10,306**
New kick plates to existing doors	2	ea	$215.00	$357.95	**2**		$ 716			$ 716	
Signage, specialties & fire extinguishers	1920	sf	$1.00	$1.66	**2**		$ 3,197			$ 3,197	
Patch finishes for accessibility upgrades	1920	sf	$1.00	$1.66	**2**		$ 3,197			$ 3,197	
Miscellaneous accessible upgrades	1920	sf	$1.00	$1.66	**2**		$ 3,197			$ 3,197	
Life Safety											**$ 21,417**
New fire alarm system (fully automated)	1920	sf	$4.45	$7.41	**3**			$ 14,225		$ 14,225	
Replace exterior lighting	1920	sf	$2.25	$3.75	**3**			$ 7,192		$ 7,192	
Instructional Facilities											**$ 19,777**
Repaint interior walls (100%)	1482	sf	$1.05	$1.75	**4**				$ 2,591	$ 2,591	
Repaint existing door sets (100%)	2	ea	$99.00	$164.82	**4**				$ 330	$ 330	
Repaint existing casework (100%)	48	lf	$10.94	$18.21	**4**				$ 874	$ 874	
Patch repair / paint existing ceilings	1920	sf	$2.50	$4.16	**4**				$ 7,991	$ 7,991	
Caulking & sealant, metals, backing	1920	sf	$1.00	$1.66	**4**				$ 3,197	$ 3,197	
Miscellaneous interior repairs, allowance	1920	sf	$1.50	$2.50	**4**				$ 4,795	$ 4,795	
Building Integrity & Envelope											**$ 67,927**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1560	sf	$4.00	$6.66	**4**				$ 10,389	$ 10,389	
Replace roofing - 100% replacement	1920	sf	$18.00	$29.97	**3**			$ 57,538		$ 57,538	
Mechanical & Plumbing Systems											**$ 58,752**
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	1920	sf	$1.88	$3.13	**3**			$ 6,010		$ 6,010	
Replace trim under sink	2	ea	$880.00	$1,465.08	**3**			$ 2,930		$ 2,930	
Misc plumbing modifications (gas, distrib, etc.)	1920	sf	$2.00	$3.33	**3**			$ 6,393		$ 6,393	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	1920	sf	$4.00	$6.66	**3**			$ 12,786		$ 12,786	
All other HV work excluded											
Electrical Systems											**$ 41,568**
Power and distribution / convenience power											
Lower / add receptacles	1920	sf	$4.00	$6.66	**3**			$ 12,786		$ 12,786	
Minor upgrades to power distribution / raceway	1920	sf	$3.15	$5.24	**3**			$ 10,069		$ 10,069	

South San Francisco Unified School District

Los Cerritos 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
Lighting & Controls											
Install new switches / occupancy sensors	5	ea	$343.75	$572.30	3			$ 2,861		$ 2,861	
Replace fluorescent lamps and ballast	15	ea	$218.75	$364.19	3			$ 5,463		$ 5,463	
Miscellaneous lighting upgrades (minor)	1920	sf	$2.00	$3.33	3			$ 6,393		$ 6,393	
Adjust height of all non compliant switches	1920	sf	$1.25	$2.08	3			$ 3,996		$ 3,996	
Technology											**$ 11,987**
Telephone / data / CATV system											
Add additional data points	1920	sf	$2.75	$4.58	3			$ 8,790		$ 8,790	
Miscellaneous low voltage upgrades, minor	1920	sf	$1.00	$1.66	3			$ 3,197		$ 3,197	
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											**$ 25,572**
Seismic upgrades - "low" rating	1920	sf	$8.00	$13.32	2		$ 25,572			$ 25,572	
Miscellaneous											**$ 17,581**
Hazmat abatement, allowance - "low" rating	1920	sf	$5.50	$9.16	2		$ 17,581			$ 17,581	
Site											**$ 8,324**
Utilities											
Provide seismic valve for gas	2	ea	$1,500.00	$2,497.30	1	$ 4,995				$ 4,995	
Patch and repair	1	ls	$2,000.00	$3,329.73	3			$ 3,330		$ 3,330	
Total Costs - PORTABLES						**$ 4,995**	**$ 53,459**	**$ 194,592**	**$ 30,166**		**$ 283,212**
Total Costs Priority / Sf						**$ 2.60**	**$ 27.84**	**$ 101.35**	**$ 15.71**		

SITEWORK

South San Francisco Unified School District

Los Cerritos Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - SITEWORK

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

South San Francisco Unified School District

Los Cerritos 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	225,000 SF										
Accessibility											**$ 417,216**
Misc demolition / protection	1	ls	$35,000.00	$58,270.33	**3**			$ 58,270		$ 58,270	
New drinking fountains	6	ea	$5,100.00	$8,490.82	**1**	$ 50,945				$ 50,945	
Remove damaged wood landing and ramp	1500	sf	$35.00	$58.27	**1**		$ 87,405			$ 87,405	
New metal panel landing and ramp	1500	sf	$65.00	$108.22	**1**		$ 162,324			$ 162,324	
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											
No work in this section											
Electrical Systems											
No work in this section											
Technology											
No work in this section											
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 56,189**
Miscellaneous seismic upgrades - "low" rating	225000	sf	$0.15	$0.25	**2**		$ 56,189			$ 56,189	
Miscellaneous											**$ 93,649**
Hazmat abatement, allowance - "low" rating	225000	sf	$0.25	$0.42	**2**		$ 93,649			$ 93,649	
Site											**$ 1,152,371**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$250,000.00	$416,216.63	**3**			$ 416,217		$ 416,217	
Replace (e) gas lines	87120	sf	$1.75	$2.91	**2**		$ 253,826			$ 253,826	
Replace (e) water lines	87120	sf	$1.75	$2.91	**2**		$ 253,826			$ 253,826	
Convert courtyard to outdoor interaction environment, provide shade structure, seating, protective surfaces, etc	1000	sf	$95.00	$158.16	**2**		$ 158,162			$ 158,162	
ADA requirements											
Minor patching to (e) surfaces	1	ls	$20,000.00	$33,297.33	**2**		$ 33,297			$ 33,297	

South San Francisco Unified School District

Los Cerritos 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 AC paving overlay, drainage, etc.	1000	sf	$7.25	$12.07	3			$ 12,070		$ 12,070	
Total Costs - SITE						**$ 50,945**	**$ 1,206,895**	**$ 486,557**	**$ -**		**$ 1,744,397**
Total Costs Priority / Sf						**$ 0.23**	**$ 5.36**	**$ 2.16**	**$ -**		

Architectural Site Survey

Los Cerritos Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Unit A1						
06, 07, 10	Missing window blinds	Provide new blinds or shading device	70	sq. ft..	I	2
10	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	1	each	A	1
		New counter top and base cabinet	4	LF		
		New sink and accessories	1	each		
11	Door lacks strike side clearance	Remove (e) door frame	1	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 18" door strike side clearance	1	each		
11	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		
10, 11	Lack of kickplates	Provide kickplate at door	3	each	A	1
07, 10, 11	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	5	each	A	1
04, 08	Non-accessible staff and nurse's restrooms	Demo (e) restrooms	300	sq. ft.	A	1
		Provide accessible restrooms	300	sq. ft.		
Unit A2						
01, 02	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	Door lacks strike side clearance	Remove (e) partial wall	10	LF	A	1
		Provide new partition at least 18" from strike side of door	10	LF		
04	Non-accessible door hardware	Remove (e) non accessible hardware and replace with accessible hardware	1	each	A	1
01, 02, 04, 05	Lack of kickplates	Provide kickplate at door	4	each	A	1
01, 02, 04, 05	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	4	each	A	1
Unit B2						
04	Lack of kickplate	Provide kickplate at door	1	each	A	1
01, 04	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	5	each	A	1
Unit C						
03	Damaged (e) ceiling tiles	Replace damaged acoustic ceiling tiles	100	sq. ft.	I	2
01, 03, 04	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	3	each	A	1
		New counter top and base cabinet	12	LF		
		New sinks and accessories	3	each		
04	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, 03, 04	Single level light switch	Replace with bi-level light switch	2	each	E	2
		Rewire lighting to bi-level circuit	2	each		

Los Cerritos Elementary School

Architectural Site Survey

Los Cerritos Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
03, 04	Door lacks strike side clearance	Remove (e) door frame	2	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" min. strike side clearance	2	each		
01, 03, 04	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	6	each	A	1
Unit D						
5	Damaged vinyl floor tiles	Remove and replace damaged vinyl tiles	100	sq. ft.	I	2
1	Damaged gyp. wall board	Patch and paint damaged wall	100	sq. ft.	I	2
01, 03, 05	Non-accessible sink base cabinets	Cut and remove (e) sink and base cabinet.	3	each	A	1
		New counter top and base cabinet	12	ft		
		New sinks and accessories	3	each		
4	TV/VCR mounted <80" AFF	Remove (e) bracket	3	each	A	1
		Reinstall (e) Bracket and TV/VCR at 80" AFF min.	3	each		
01, 03, 05	Single level light switch	Replace with bi-level light switch	2	each	E	2
		Rewire lighting to bi-level circuit	2	each		
01, 03	Door lacks strike side clearance	Remove (e) door frame	2	each	A	1
		Cut and patch (e) wall for installation of new hollow metal door frame with 12" min. strike side clearance	2	each		
01, 03, 05	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	5	each	A	1
06	Damaged ceramic floor tiles	Remove and replace damaged ceramic tiles	50	sq. ft.	I	3
06	Damaged ceramic wall tiles	Remove and replace damaged ceramic tiles	100	sq. ft.	I	3
06	60" diameter clear space for accessible need not provided	Remove (e) fixtures to provide min. 60" diameter clearance in restroom	1	each	A	1
06	30"x48" clear space at sinks for accessible need not provided	Remove (e) fixtures to provide 30"x48" clear space below sink	1	each	A	1
08	30"x48" clear space at sinks for accessible need not provided	Remove (e) fixtures to provide 30"x48" clear space below sink	1	each	A	1
Unit E						
01, 02	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		
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		
01, 02	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	2	each	A	1
07, 08	Non-accessible staff restrooms	Demo (e) restrooms	50	sq. ft.	A	1
		Provide accessible restrooms	140	sq. ft.		
Unit F						
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		
02, 03	TV/VCR mounted <80" AFF	Remove (e) bracket	2	each	A	1
		Reinstall (e) bracket and TV/VCR at 80" AFF min.	2	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	Cut and remove portion of casework to provide 12" strike side clearance	4	each	A	1

Architectural Site Survey

Los Cerritos Elementary School						
Area Designation	**Existing Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
		Patch (e) casework at cut end	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" min. strike side clearance	4	each		
01, 02	Lack of accessible identifying signage	Provide identifying, tactile Braille signage	2	each	A	1
5	Non-accessible restrooms with 4 lavs and 6 wcs	Demo (e) restrooms	600	sq. ft.	A	1
		Provide accessible restrooms	600	sq. ft.		
Unit G						
01, 02, 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		
04, 05, 06	TV/VCR mounted <80" AFF	Remove (e) bracket	3	each	A	1
		Reinstall (e) Bracket and TV/VCR at 80" AFF min.	3	each		
01, 02, 04, 05, 06, 07	Single level light switch	Replace with bi-level light switch	6	each	E	2
		Rewire lighting to bi-level circuit	6	each		
01, 02, 04, 05, 06, 07	Door lacks strike side clearance	Cut and remove portion of casework to provide 12" strike side clearance	12	each	A	1
		Patch (e) casework at cut end	12	each		
01, 02, 04, 05, 06, 07	Missing accessible identifying signage	Provide identifying, tactile Braille signage	2	each	A	1
Portables						
Unit 1, 2	Missing kickplates	Provide kickplates at door	2	each	A	1
Unit 1, 2	Missing accessible identifying signage	Provide identifying, tactile Braille signage	2	each	A	1
General Site						
Exterior walls	Non-accessible drinking fountain	Remove (e) non-conforming drinking fountain	6	each	A	1
		Install high-low drinking fountain	6	each		
		Install metal wing rails	6	pairs		
Site	Uneven pavement	Repave uneven pavement	± 1000	sq. ft.	P	2
Site	Damaged ramps at portables	Remove damaged wood landing and ramp	1500	sq. ft.	A	1
		Install metal panel landing and ramp	1500	sq. ft.		
Units A & B	(E) rooftop ducts are rusted and in poor condition after ten years or less	Replace with interior ductwork	6200	sq. ft.	M	3
Site	(E) water lines are in poor condition	Replace water lines	2	acres	M	2
Site	(E) irrigation lines are in poor condition	Replace irrigation lines	2	acres	L	2
Site	(E) garden area acts as informal meeting area for parents but causes noise disturbance to adjacent classrooms	Provide new garden/outdoor seating area for parents to encourage interaction without interfering with classes	1000	sq. ft.	L	2

Los Cerritos Elementary School

Architectural Site Survey - 1997 Bond Update

Los Cerritos Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommended Work**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New Asphalt Overlay & Surface Drainage Improvement	No visible damage or uneven pavement at site.	None	*48,000*	*sq. ft.*		
Fencing and Gate Renovation	Renovation completed	None	*2,693*	*ft*		
Building Exterior						
Paint Exterior	Exterior paint completed	None	*20,100*	*sq. ft.*		
New Window Frames & Glass	(E) windows are old and some damage. Item unfinished	Provide window frames & glass	*6,805*	*sq. ft.*	B/97	2
Dry-rot Repairs	No visible dry rot at time of survey, need more info to accurately assess	None	*1*	*LS*		
Roofing Replacement	Most buildings re-roofed between 1997-1998	Provide new roof to classroom 9 thru 18	*$135,000*	*LS*	B/97	2
Rain Gutter Repair/ Replace	No visible damage to (e) gutter	None	*1,173*	*ft*		
Building Interior						
Window Covering Replaced	Blinds are damaged or missing. Item unfinished	Provide blinds or shading devices	*6805*	*sq. ft.*	97	3
Asbestos Removal	Not able to confirm at time of survey	None	*75,000*	*1997 LS*		
Floor Coverings	No visible damage on (E) flooring	None	*22,865*	*sq. ft.*		
Paint Interior	(E) Interior paint in good condition	None	*25,695*	*sq. ft.*		
Markerboard Replacement	(E) Markerboards in good condition	None	*18*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*22,865*	*sq. ft.*		
Heating System Renovation	Heating System have been updated	None	*88,865*	*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 door are generally new and have accessible hardware	None	*33*	*each*		
Interior door hardware upgrades	Interior doors are generally in good condition and have accessible hardware	None	*14*	*each*		
Drinking fountain accessibility upgrades	Drinking fountains in good condition but not accessible	Provide hi/lo accessible drinking fountains	*2*	*each*	A/97	1
Toilet Room Upgrades	Upgrades have been done but restrooms are still not 100% accessible	See masterplan for individual restroom recommendations	*1*	*LS*		
Wheelchair Lift @ Stage	Lift is installed	none	*1*	*LS*		
Playground Equipment Upgrade	Playground equipment in good condition. Upgrade completed	None	*1*	*LS*		

Mechanical Site Survey

Los Cerritos 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 A1 and A2 (Gas heat system)				
A1(01 thru 04), A2(03, 06, 07, 10)	The administration offices are heated by a Reznor gas fired heater on roof with minimum outside air provided	heating upgraded	there is no heating outlet in unit A1(01, 11). Provide new outlet and extend ductwork to these rooms.	server room in within unit A1(11) has no HVAC system. Provide a dedicated cooling only unit for the server room.
05, 06, 07	Toilet rooms are each ventilated by a roof mount toilet exhaust fan	not applicable	none	none
Unit B1 (gas heat system)				
01, 04	the kitchen 01 has a kitchen hood with a hood exhaust fan on roof. There is no make up air system for the hood. The multi-use room 04 is heated, minimum ventilation by a Reznor gas fired unit on roof.	heating system upgraded in multi use room 04	provide make up air unit for the kitchen exhaust hood fan	
Unit B3 (gas heat system)				
01, 02	Toilet rooms have ceiling exhaust fan and 1" under cut at door to ventilate the room	not applicable	none	none
Unit C (gas heat system)				
01, 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	none	install economizer cycle control to each furnace
Unit D (gas heat system)				
01, 03, 05	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
06, 08	There is no ventilation to the toilet rooms	not applicable		install exhaust fan
Unit E (gas heat system)				
01, 02	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
07, 08	Toilet rooms are each ventilated by a ceiling mount exhaust fan	not applicable	install roof exhaust fan and door louver to ventilate the room	
Unit F (gas heat system)				
01, 02, 03, 04	Each classroom is heated by a closet furnace. There is an outside air wall louver providing minimum outside air to the classroom. The existing control is Syserco Control System.	heating upgraded	none	install economizer cycle control to each furnace
05, 07	Toilet rooms are each ventilated by a roof mount exhaust fan with 1" undercut at door	not applicable	none	none
Unit G (gas heat system)				

Los Cerritos Elementary School

Mechanical Site Survey

Los Cerritos 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 07	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
Portables				
01, 02	portable 1 and 2 are heated by a wall mounted BARD unit.	not applicable	none	none

Plumbing Site Survey

Los Cerritos 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 piping on covered walk crosses to portables and other covered walks.	Install seismic joint at all such locations.	
	Unions used in gas distribution.	Remove unions and replace with right and left nipples per code.	
	Gas distribution is on the roofs/covered walks and sovs are not readily accessible.	Provide gas sov accessible from grade at every building.	
Unit A1			
01	1 air compressor, 1- 40 gallon gas fired water heater (35.5 kbtuh)	Provide a floor drain and route relief valve drain to terminate at floor drain.	Reinsulate hot water.
02, 04	1 ft water closet, 1 lav	Provide second seismic strap.	Replace lavs and trim.
08	1 ft water closet		Replace fixture and trim.
10	1 CI sink		Replace fixture and trim.
Unit A2			
01, 02	1 CI CR sink	Replace trim.	Replace fixture and trim.
Unit B2			
01	1- 2 comp pot sink with 6 gallon WH below on floor, 1 gas oven	Route relief valve at water heater to sanitary sewer.	
03	1 exterior SS df		
Unit B3			
01. 02	1 flr mtd fv water closet, 1 lav		Replace fixtures and trim.

Los Cerritos Elementary School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit C			
01. 03, 04	1 CI CR sink		Replace fixture and trim.
Unit D			
01, 03, 05	1 SS CR sink		Replace sink and trim under sink.
06	2 wall mtd fv water closets, 1 lav	Replace flush valve and non-ADA water closet.	Replace lav trim.
07 (plumbing chase)	1 mop sink (standing type), galvanized cold water	Replace all galvanized cold water piping in bldg. Replace mop sink faucet with vacuum breaker type.	Replace mop sink and trim.
08	1 wall mtd fv water closet, 1 lav, 2 urinal		Replace lav and trim.
Unit E			
01	1 CI sink		Replace fixture and trim.
02	1 CI CR sink		Replace fixture and trim.
07	1 elem ht ft water closet		Replace fixture and trim.
08	1 ft water closet		Replace fixture and trim.
Unit F			
01-03	1 SS CR sink		Replace fixture and trim.
04	1 SS CR sink		Replace trim under sink.
05	6 flr fv water closets, 4 lav		Replace fixtures and trim.
06	3 flr mtd fv water closets, 6 flr mtd urinals, 4 lav	Replace urinal strainers and cracked lavatory.	Replace fixtures and trim.
07	1 exterior SS df		
08	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
Unit G			
01-03	1 exterior SS df, 1 SS CR sink w/o bubbler		Replace fixture and trim.
02	1 SS CR sink w/o bubbler.		Replace fixture and trim.
03	1 mop sink (standing type)	Replace faucet with vacuum breaker type.	Replace mop sink and trim.
04	1 SS CR sink with bubbler and w/o faucet		Replace fixture and trim.
05-07	1 SS CR sink		Replace fixture and trim.
Portables			
Unit 1	1 SS CR sink with undercounter point-of-use tank water heater	Replace faucet and bubbler. Replace water heater piping.	Replace sink and trim.
Unit 2	1 SS CR ink with undercounter point-of-use tank water heater	Replace water heater piping.	Replace sink and trim.

Los Cerritos Elementary School

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades
Electrical Service	Outside E2	Primary site electrical service replaced with PG&E pad-mounted transformer. A 600A, 208/120V, 3ph, 4-wire switchboard was located adjacent.	None	None	None
	E2	A 600A, 208/120V, 3ph, 4-wire switchboard was installed.	None	None	None
Power Distribution	A	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms	None	Receptacles should be a minimum 18" AFF	Add GFI receptacle in bathrooms
	B	None	None	None	Add GFI receptacles at kitchen sink and in bathrooms
					Add surface raceway for power in small rooms used by students.
	C	Added surface raceway for additional power receptacles & GFI rec. at sink	None	None	None
	D	Added surface raceway for additional power receptacles & GFI rec. at sink	None	None	None
	E				
	F	Added surface raceway for additional power receptacles & GFI rec. at sink in classrooms	None	Remove clutter 36" in front of panels.	Add more receptacles and a GFI receptacle at the sink in the library .
		Replaced 120/208V, 3ph, 4-w panel J and 160A panel CP2 with surge logic	None		
	G	Replaced 225A, 120/208V, 3ph, 4-w panels CP3 and H and 120/240V, 1ph, 3-w panel 2L	None	Receptacles should be a minimum 18" AFF	Add additional receptacles in Principal's office
	Portable 1	None	None	Receptacles should be a minimum 18" AFF	Add GFI receptacle at sink
					Add surface raceway for power receptacles
	Portable 2	None	None	Receptacles should be a minimum 18" AFF	Add GFI receptacle at sink
					Add surface raceway for power receptacles
Lighting System	A	Upgraded lighting	None	All switches a maximum 48" AFF	Replace exterior lighting
				Add exit lighting per code	Use Occupancy sensors in classrooms, offices, bathrooms and closets.
					Use T8 Lamps in all fluorescent fixtures.
					Improve lighting in Health Services and Control room
	B	None	None	All switches a maximum 48" AFF	Upgrade all lighting and include occupancy sensors
				Add exit lighting per code	Replace exterior lighting
	C	Upgraded lighting with 1 occupancy sensors per room	None	All switches a maximum 48" AFF	Use Occupancy sensors in classrooms, offices, bathrooms and closets.
					Use T8 Lamps in all fluorescent fixtures.
					Replace exterior lighting
	D	Upgraded lighting with 1 occupancy sensors per room	None	All switches a maximum 48" AFF	Use Occupancy sensors in classrooms, offices, bathrooms and closets.
					Use T8 Lamps in all fluorescent fixtures.
					Replace exterior lighting
	E	None	None	All switches a maximum 48" AFF	Use T8 Lamps in all fluorescent fixtures.
	F	Upgraded lighting with 2 occupancy sensors per room	None	All switches a maximum 48" AFF	Rewire lighting to utilize 2 to 3 level switching
				Add exit lighting per code	Use T8 Lamps in all fluorescent fixtures.
					Standardize type of lamp in fixtures to avoid different colors.
					Replace switch in sports storage closet
					Add switch to Custodian's room
					Replace exterior lighting
					Replace key-switch in boys' bathroom. Fix broken fixture in girls' bathroom.
	G	Upgraded lighting with 2 occupancy sensors per room			Use Occupancy sensors in classrooms, offices, bathrooms and closets.
					Use T8 Lamps in all fluorescent fixtures.
					Replace exterior lighting
					Replace switches
					Replace yellowing lens in classroom 9
	Portable 1	None	None	All switches a maximum 48" AFF	Replace exterior lighting
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.
					Use T8 Lamps in all fluorescent fixtures.
	Portable 2	None	None	All switches a maximum 48" AFF	Replace exterior lighting
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.

Electrical Site Survey

Electrical System	Unit	1997 Masterplan Items Completed	1997 Masterplan Items To Be Completed	New Mandatory Upgrades	Recommended Upgrades
					Use T8 Lamps in all fluorescent fixtures.
Fire Alarm System	A	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998	None	Install a fully automatic system per DSA and SB575 requirements	None
PA/clock	A	New Rauland 1100 units have been installed.	Add PA/clock unit in Health Services room	None	None
	B	New Rauland 1100 units have been installed.	None	None	None
	C	New Rauland 1100 units have been installed.	None	None	None
	D	New Rauland 1100 units have been installed.	None	None	None
	E	New Rauland 1100 units have been installed.	None	None	None
	F	New Rauland 1100 units have been installed.	None	None	None
	G	New Rauland 1100 units have been installed.	None	None	None
	Portable 1	New Rauland 1100 units have been installed.	None	None	None
	Portable 2	New Rauland 1100 units have been installed.	None	None	None
Telephone/Data/CATV Networking System	A	Upgraded Telephone/Data Network	None	None	Add 1 data outlet at each receptacle in power raceway. Add CATV
					Add 1 tele/data outlet in Speech lab
					Upgrade system panel to include additional data outlets
	B	None	None	None	Add 1 tele/data outlet in kitchen and other small rooms used by students.
	C	Upgraded Telephone/Data Network			Add 1 data outlet at each receptacle in power raceway. Add CATV
					Remove data outlet near sink.
	D	Upgraded Telephone/Data Network	None	None	Add 1 data outlet at each receptacle in power raceway. Add CATV
					Remove data outlet near sink.
	E	Upgraded Telephone/Data Network	None	None	Add 1 data outlet at each receptacle in power raceway. Add CATV
	F	Upgraded Telephone/Data Network	None	None	Add 1 data outlet at each receptacle in power raceway. Add CATV
	G	Upgraded Telephone/Data Network	None	None	Upgrade system panel to include additional data outlets
					Add 1 data outlet at each receptacle in power raceway. Add CATV
	Portable 1	None	None	None	Add 1 data outlet at each receptacle in power raceway. Add CATV
	Portable 2	None	None	None	Add 1 data outlet at each receptacle in power raceway. Add CATV

FEMA 154:
Rapid Visual Screening and Summary Report

Los Cerritos Elementary School
210 West Orange Street
South San Francisco, CA 94080

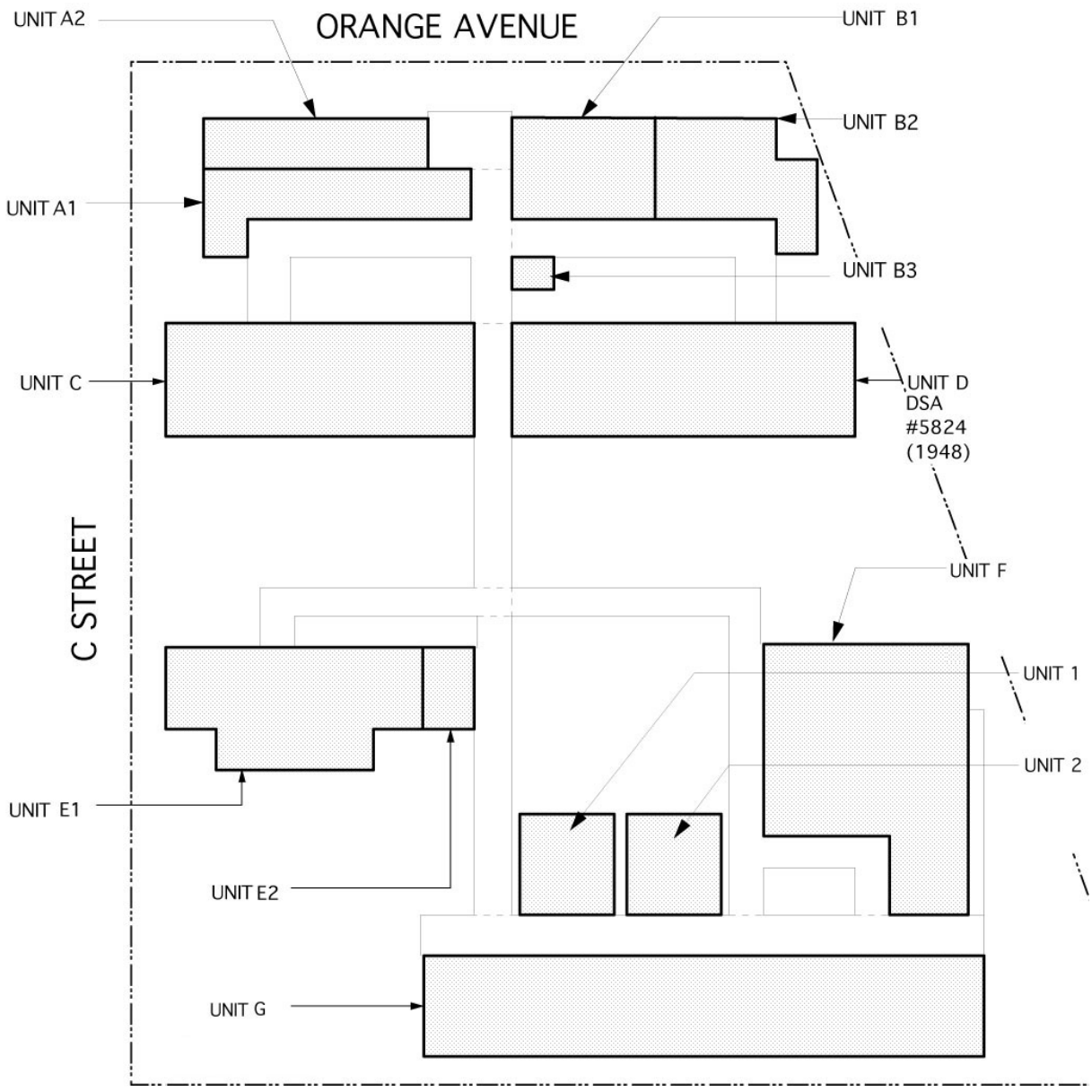
South San Francisco Unified School District



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

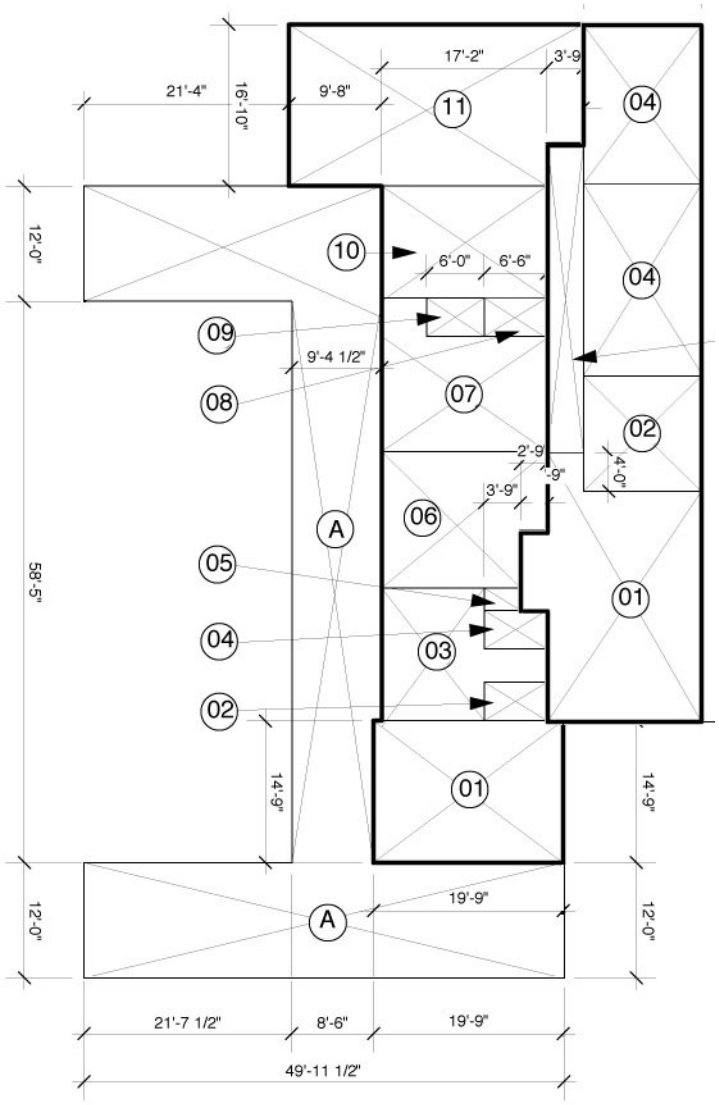
August 29, 2006

Site Plan – Los Cerritos Elementary School



Unit A – Los Cerritos Elementary School

Ground Floor



Name	Unit A– Los Cerritos Elementary School
Use	Administration
Distance to Fault	3.3 km
Year Built	1948
Year of Major Modification	1968
Building Type	Light Wood-Frame (W1), Reinforced Masonry with Flexible Diaphragm (RM1)
FEMA 154 Score	0.9
Description	The original building is a light wood frame building. Strip windows interrupt the walls along the entire length in the longitudinal direction. In the transverse direction the walls are solid with plywood. The 1968 addition is framed integrally with the original building. The addition's lateral system consists of a combination of CMU and plywood shear walls. The roof diaphragm is plywood sheathed.
Comments	The strip windows interrupt the load path from the diaphragm to the lateral-force resisting system in the longitudinal direction. Although the building is a light one-story structure, there does not appear to be a complete load path in the longitudinal direction. This gap in the load path, as well as the out-of-plane support for the CMU walls, should be assessed as part of a more detailed evaluation. The addition is not a separate building. No significant maintenance issues were noted.

Unit A – Los Cerritos Elementary School

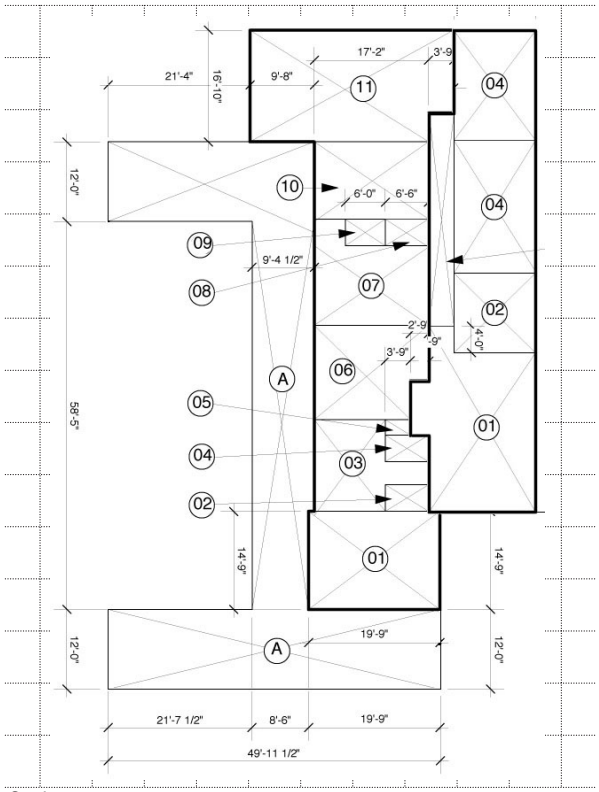




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 210 W. Orange Ave
South San Francisco, CA **Zip** 94080
Other Identifiers Administration Building
No. Stories 1 **Year Built** 1948
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 2850
Building Name Unit A, Los Cerritos Elementary School
Use Office



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: Masonry Walls

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

BUILDING TYPE	[W1]	W2	S1 (MRF)	S2 (BR)	S3 (LM)	S4 (RC SW)	S5 (URM INF)	C1 (MRF)	C2 (SW)	C3 (URM INF)	PC1 (TU)	PC2	[RM1] (FD)	RM2 (RD)	URM
Basic Score	[4.4]	3.8	2.8	3.0	3.2	2.8	2.0	2.5	2.8	1.6	2.6	2.4	[2.8]	2.8	1.8
Mid Rise (4 to 7 stories)	N/A	N/A	+0.2	+0.4	N/A	+0.4	+0.4	+0.4	+0.4	+0.2	N/A	+0.2	+0.4	+0.4	0.0
High Rise (> 7 stories)	N/A	N/A	+0.6	+0.8	N/A	+0.8	+0.8	+0.6	+0.8	+0.3	N/A	+0.4	N/A	+0.6	N/A
Vertical Irregularity	-2.5	-2.0	-1.0	-1.5	N/A	-1.0	-1.0	-1.5	-1.0	-1.0	N/A	-1.0	-1.0	-1.0	-1.0
Plan Irregularity	[-0.5]	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	[-0.5]	-0.5	-0.5
Pre-Code	[0.0]	-1.0	-1.0	-0.8	-0.6	-0.8	-0.2	-1.2	-1.0	-0.2	-0.8	-0.8	[-1.0]	-0.8	-0.2
Post-Benchmark	+2.4	+2.4	+1.4	+1.4	N/A	+1.6	N/A	+1.4	+2.4	N/A	+2.4	N/A	+2.8	+2.6	N/A
Soil Type C	[0.0]	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	[-0.4]	-0.4	-0.4
Soil Type D	0.0	-0.8	-0.6	-0.6	-0.6	-0.6	-0.4	-0.6	-0.6	-0.4	-0.6	-0.6	-0.6	-0.6	-0.6
Soil Type E	0.0	-0.8	-1.2	-1.2	-1.0	-1.2	-0.8	-1.2	-0.8	-0.8	-0.4	-1.2	-0.4	-0.6	-0.8
FINAL SCORE, *S*	3.9												0.9		

COMMENTS: The original part of the building is typical wood frame building with plywood shear walls. On one longitudinal face the walls are interrupted by strip windows. The addition is integrally framed with the original building consisting of a mix of CMU shear walls and plywood shear walls. The lower FEMA score, from the RM1 building type, controls in this situation.

Detailed Evaluation Required

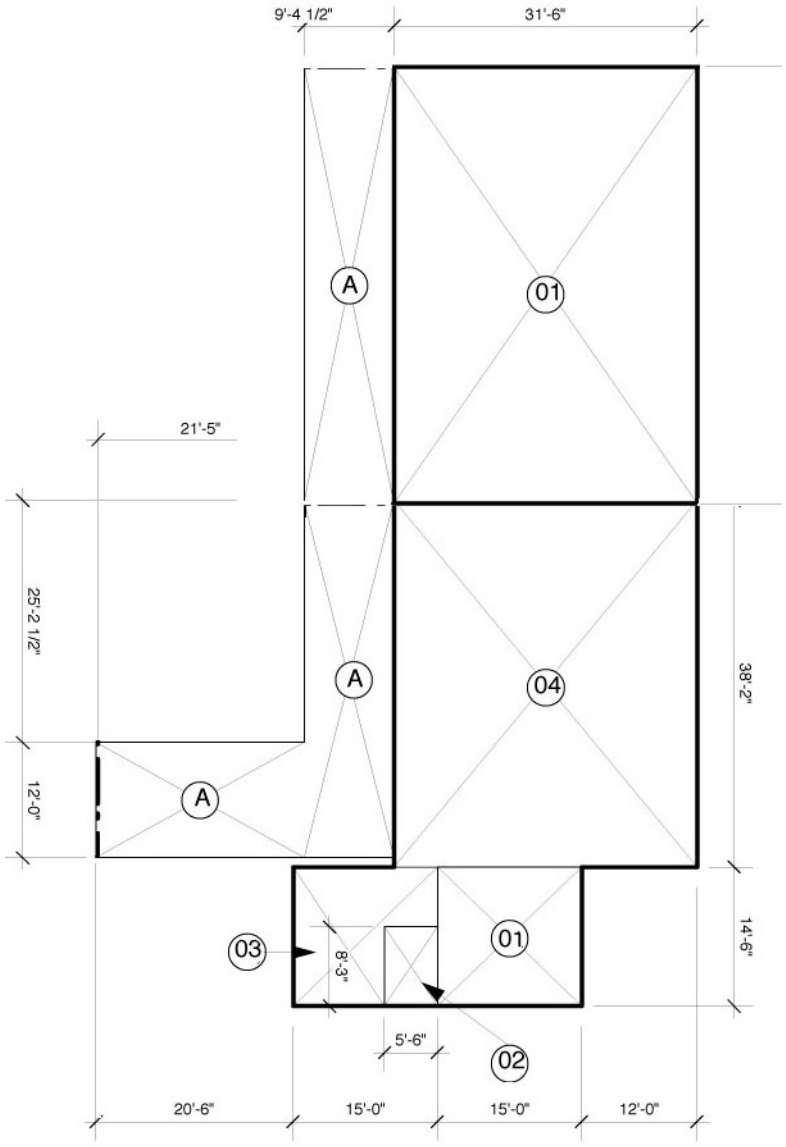
[YES] NO

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

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

Unit B – Los Cerritos Elementary School

Ground Floor



Name	Unit B– Los Cerritos Elementary School
Use	Cafeteria, Multipurpose Room
Distance to Fault	3.3 km
Year Built	1948
Year of Major Modification	1968
Building Type	Light wood-frame (W1), Steel MRF (S1), Reinforced Masonry with Flexible Diaphragm (RM1)
FEMA 154 Score	1.1
Description	The original part of the building has open web steel joists framing to steel columns. These columns act as a lateral system in the longitudinal direction as strip windows interrupt the plywood walls. In the transverse direction the plywood is continuous to the diaphragm. The roof diaphragm is plywood sheathed. The addition is a wood framed gravity system, which is interconnected with the existing structure. The addition has a combination of plywood and CMU shear walls.
Comments	The strip windows interrupt the load path from the diaphragm to the lateral-force resisting system on one side of the longitudinal direction. Therefore the steel columns carry the lateral forces. The out-of-plane support for the CMU walls should be assessed as part of a more detailed evaluation. The addition is not a separate building. No significant maintenance issues or non-structural falling hazards were noted.

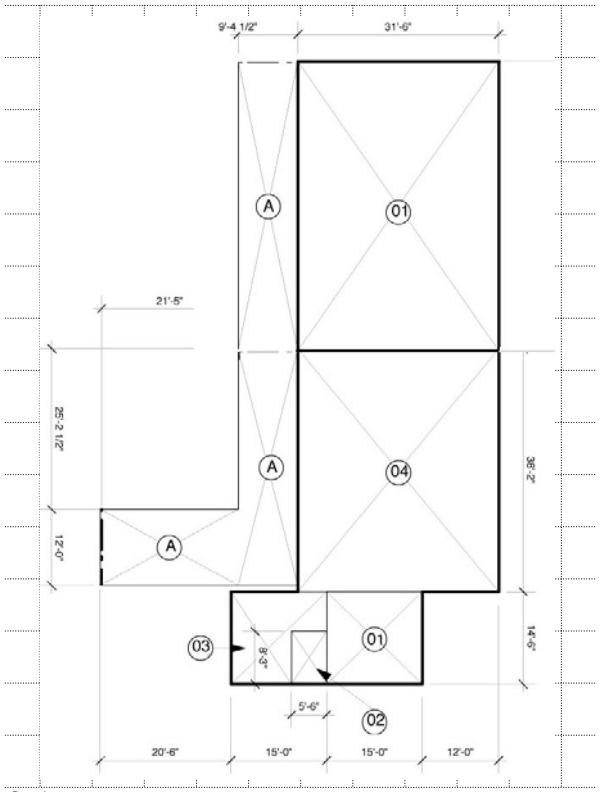
Unit B – Los Cerritos Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 210 W. Orange Ave
South San Francisco, CA **Zip** 94080
Other Identifiers Multi-Use Building
No. Stories 1 **Year Built** 1948
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 2200
Building Name Unit B, Los Cerritos Elementary School
Use Multipurpose Room, Cafeteria



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys | ☐ Parapets | ☐ Cladding | ☒ Other: Masonry Walls

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

BUILDING TYPE	[W1]	W2	[S1] (MRF)	S2 (BR)	S3 (LM)	S4 (RC SW)	S5 (URM INF)	C1 (MRF)	C2 (SW)	C3 (URM INF)	PC1 (TU)	PC2	[RM1] (FD)	RM2 (RD)	URM
Basic Score	[4.4]	3.8	[2.8]	3.0	3.2	2.8	2.0	2.5	2.8	1.6	2.6	2.4	[2.8]	2.8	1.8
Mid Rise (4 to 7 stories)	N/A	N/A	+0.2	+0.4	N/A	+0.4	+0.4	+0.4	+0.4	+0.2	N/A	+0.2	+0.4	+0.4	0.0
High Rise (> 7 stories)	N/A	N/A	+0.6	+0.8	N/A	+0.8	+0.8	+0.6	+0.8	+0.3	N/A	+0.4	N/A	+0.6	N/A
Vertical Irregularity	-2.5	-2.0	-1.0	-1.5	N/A	-1.0	-1.0	-1.5	-1.0	-1.0	N/A	-1.0	-1.0	-1.0	-1.0
Plan Irregularity	[-0.5]	-0.5	[-0.5]	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	[-0.5]	-0.5	-0.5
Pre-Code	[0.0]	-1.0	[-1.0]	-0.8	-0.6	-0.8	-0.2	-1.2	-1.0	-0.2	-0.8	-0.8	[-1.0]	-0.8	-0.2
Post-Benchmark	+2.4	+2.4	+1.4	+1.4	N/A	+1.6	N/A	+1.4	+2.4	N/A	+2.4	N/A	+2.8	+2.6	N/A
Soil Type C	[0.0]	-0.4	[-0.4]	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	-0.4	[-0.4]	-0.4	-0.4
Soil Type D	0.0	-0.8	-0.6	-0.6	-0.6	-0.6	-0.4	-0.6	-0.6	-0.4	-0.6	-0.6	-0.6	-0.6	-0.6
Soil Type E	0.0	-0.8	-1.2	-1.2	-1.0	-1.2	-0.8	-1.2	-0.8	-0.8	-0.4	-1.2	-0.4	-0.6	-0.8
FINAL SCORE, *S*	3.9		1.1										1.1		

COMMENTS: The original building has strip windows in the long direction and uses steel columns as a lateral system. In the short direction plywood shear walls run full height. The addition is integrally framed with the original building. There is a combination of plywood and CMU shear walls. The lower FEMA score, from the RM1 building type, controls in this situation.

Detailed Evaluation Required

[YES] NO

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

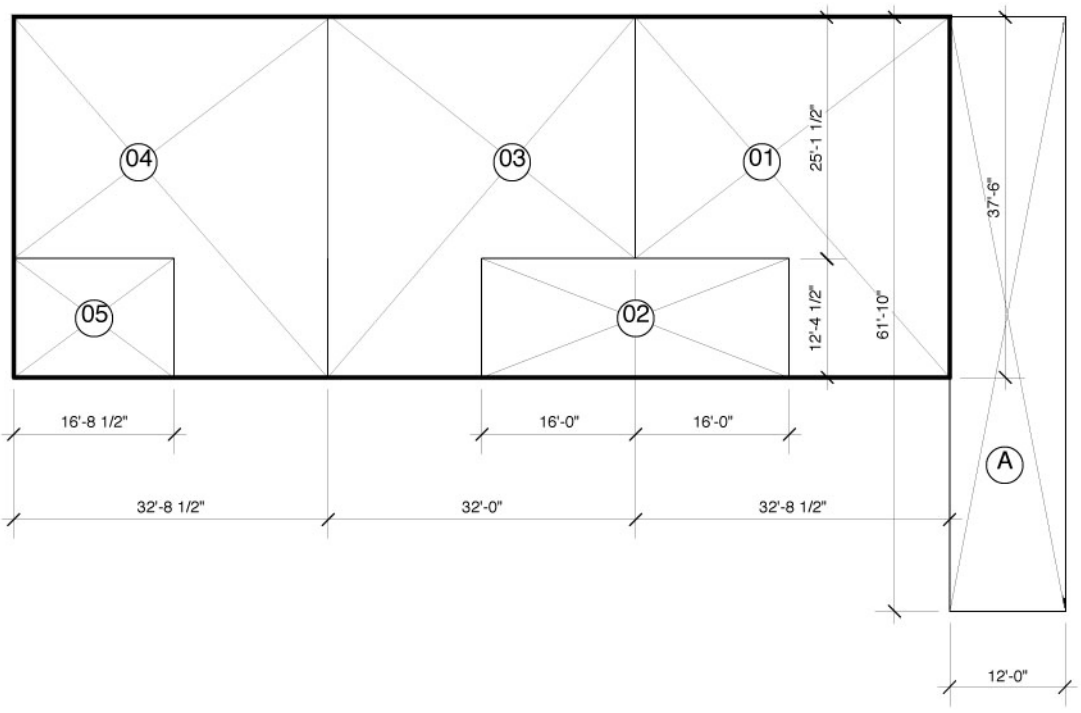
BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit C – Los Cerritos Elementary School

Ground Floor



Name	Unit C– Los Cerritos Elementary School
Use	Classroom
Distance to Fault	3.3 km
Year Built	1948
Year of Major Modification	N/A
Building Type	Steel MRF (S1), Concrete Shear Walls (C2)
FEMA 154 Score	1.4
Description	The gravity system is open web steel joists supported by steel beams and columns. In the longitudinal direction partial height plywood sheathed stem walls are the lateral system below the typical perimeter strip windows. Above the stem walls the wide flange short columns resist lateral force through bending. Concrete shear walls are the lateral-force resisting system in the transverse direction. The roof diaphragm is plywood sheathed.
Comments	The plywood is interrupted by strip windows in the longitudinal direction therefore the steel columns (in the strong axis) become the lateral-force resisting system as well as the gravity system. Wooden roof diaphragms and framing typically do not provide adequate out-of-plane support for heavy and stiff perimeter walls such as concrete and masonry in older structures. Modern building codes provide detailed requirements for construction of this type to address the historically poor behavior of these types of buildings. Further study is recommended. No significant maintenance issues or non-structural falling hazards were noted.

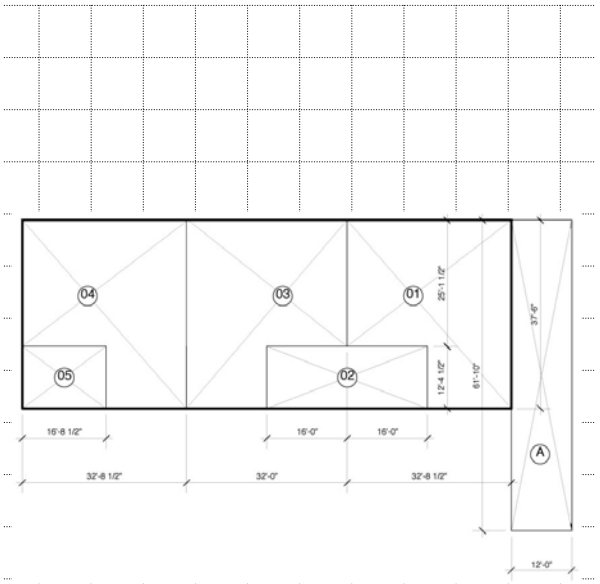
Unit C – Los Cerritos Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 210 W. Orange Ave
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1948
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 3650
Building Name Unit C, Los Cerritos 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: Concrete, 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*			1.4						1.4						

COMMENTS: Plywood walls run partial height in the longitudinal direction causing the WF columns to be the lateral system. In the transverse direction concrete shear walls provide lateral support. Both lateral systems resulted in an identical FEMA 154 score.

Detailed Evaluation Required

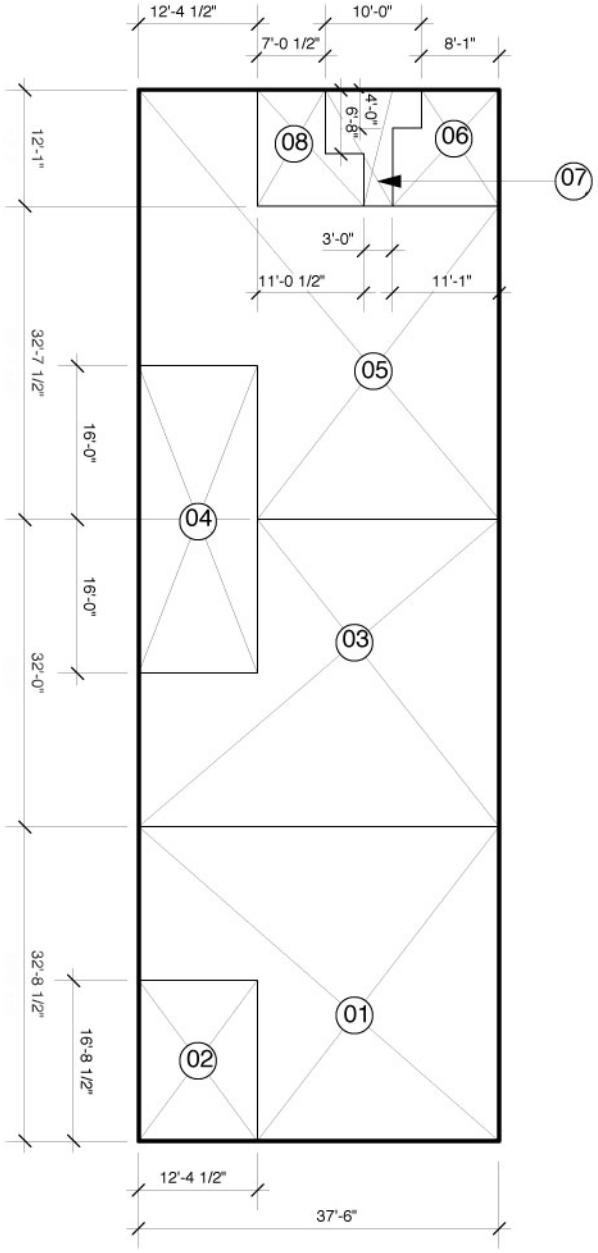
[YES] NO

* = 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 – Los Cerritos Elementary School

Ground Floor



Name	Unit D – Los Cerritos Elementary School
Use	Classroom
Distance to Fault	3.3 km
Year Built	1948
Year of Major Modification	N/A
Building Type	Steel MRF (S1), Concrete Shear Walls (C2)
FEMA 154 Score	1.4
Description	The construction of Unit D is similar to that of Unit C. The gravity system is open web steel joists supported by steel beams and columns. In the longitudinal direction partial height plywood sheathed stem walls are the lateral system below the typical perimeter strip windows. Above the stem walls the wide flange short columns resist lateral force through bending. Concrete shear walls are the lateral-force resisting system in the transverse direction. The roof diaphragm is plywood sheathed.
Comments	The plywood is interrupted by strip windows in the longitudinal direction therefore the steel columns (in the strong axis) become the lateral-force resisting system as well as the gravity system. Wooden roof diaphragms and framing typically do not provide adequate out-of-plane support for heavy and stiff perimeter walls such as concrete and masonry in older structures. Modern building codes provide detailed requirements for construction of this type to address the historically poor behavior of these types of buildings. Further study is recommended. No significant maintenance issues or non-structural falling hazards were noted.

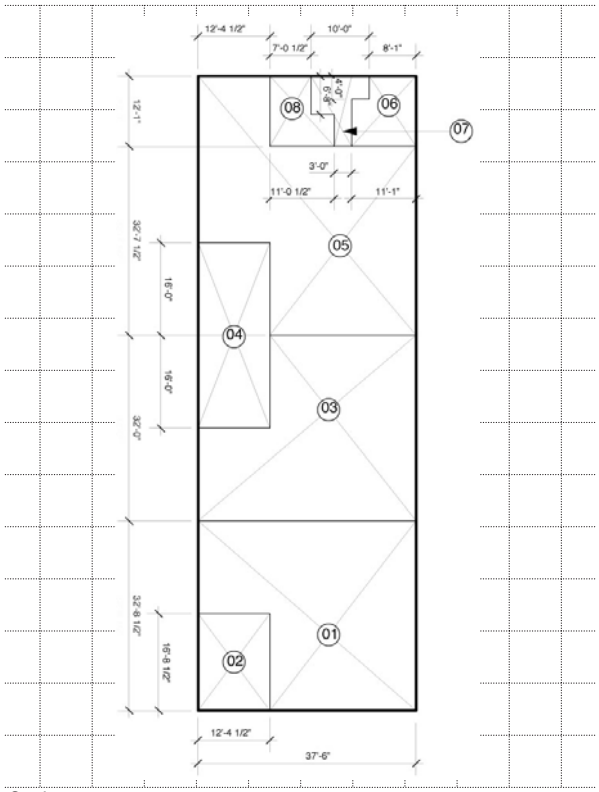
Unit D – Los Cerritos Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 210 W. Orange Ave
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1948
Screener MSa/MSc **Date** 7/19/06
Total Floor Area (sq. ft.) 4100
Building Name Unit D, Los Cerritos Elementary School
Use Classrooms



OCCUPANCY

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys, ☐ Parapets, ☐ Cladding, ☒ Other: Concrete, 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*			1.4						1.4						

COMMENTS: Plywood walls run partial height in the longitudinal direction causing cantilevered WF columns to be the lateral system above the walls. In the transverse direction concrete shear walls provide lateral support. Both lateral systems resulted in an identical FEMA 154 score.

Detailed Evaluation Required

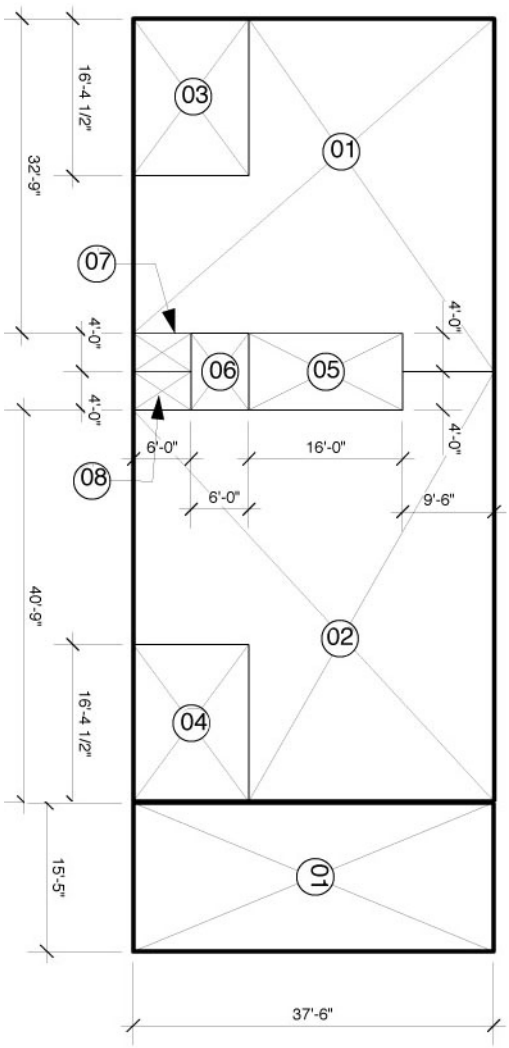
[YES] NO

* = 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 – Los Cerritos Elementary School

Ground Floor



Name	Unit E– Los Cerritos Elementary School
Use	Classroom
Distance to Fault	3.3 km
Year Built	1948
Year of Major Modification	1960
Building Type	Steel MRF (S1), Concrete Shear Walls (C2), Light Wood-Frame (W1)
FEMA 154 Score	1.4
Description	The construction of Unit E is similar to that of Unit C. The gravity system is open web steel joists supported by steel beams and columns. In the longitudinal direction partial height plywood sheathed stem walls are the lateral system below the typical perimeter strip windows. Above the stem walls the wide flange short columns resist lateral force through bending. Concrete shear walls are the lateral-force resisting system in the transverse direction. The roof diaphragm is plywood sheathed. The storage shed added later is a simple light wood frame building with plywood shear walls.
Comments	The plywood is interrupted by strip windows in the longitudinal direction therefore the steel columns (in the strong axis) become the lateral-force resisting system as well as the gravity system. 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 traditional beam-column moment frame detailing. Wooden roof diaphragms and framing typically do not provide adequate out-of-plane support for heavy and stiff perimeter walls such as concrete and masonry in older structures. Modern building codes provide detailed requirements for construction of this type to address the historically poor behavior of these types of buildings. Further study is recommended. No significant maintenance issues or non-structural falling hazards were noted.

Unit E – Los Cerritos Elementary School

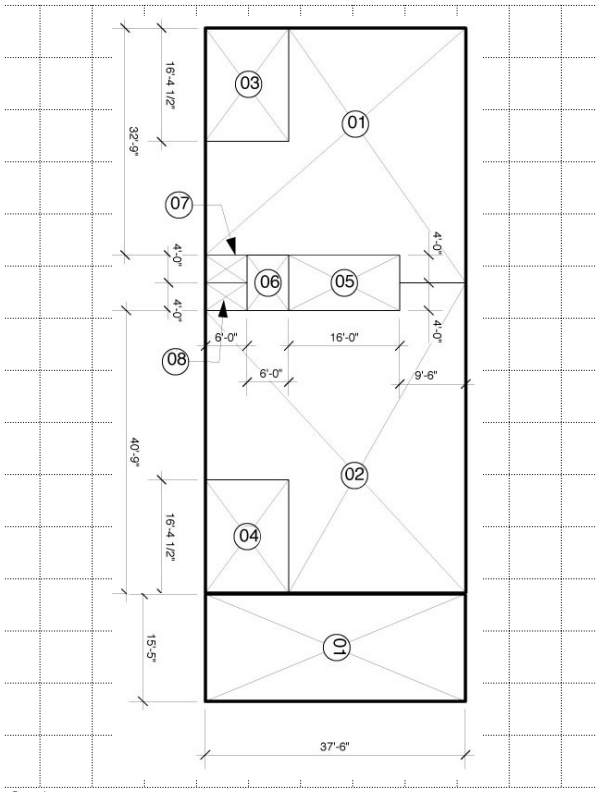




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: Los Cerritos, 210 W. Orange Ave
South San Francisco, CA **Zip** 94080

Other Identifiers Classrooms

No. Stories 1 **Year Built** 1948

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

Total Floor Area (sq. ft.) 3600

Building Name Unit E, Los Cerritos 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: Concrete, Out-of-plane
Emer. Services	Industrial	[School]	101-1000	1000+										

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

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

COMMENTS: Plywood walls run partial height in the longitudinal direction causing the WF columns to be the lateral system. In the transverse direction concrete shear walls provide lateral support. Added later was a small light wood frame building with plywood shear walls. The lower FEMA score, from the C2/S1 building type, controls in this situation.

Detailed Evaluation Required

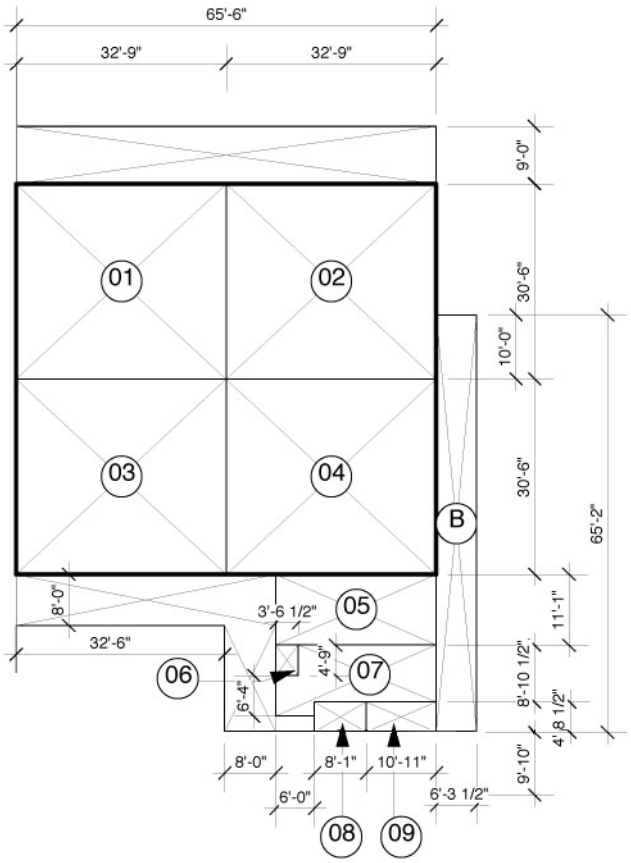
[YES] NO

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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 – Los Cerritos Elementary School

Ground Floor



Name	Unit F – Los Cerritos Elementary School
Use	Classroom
Distance to Fault	3.3 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1), Steel MRF (S1)
FEMA 154 Score	1.4
Description	The roof of the building is plywood sheathing on wood joists supported steel girders and steel columns. The steel columns are integrally connected to partial height concrete walls, creating a short column effect in the longitudinal direction at both exterior walls. These cantilevered columns resist lateral forces through bending. The transverse direction has plywood shear walls carrying the lateral load. Masonry cladding is present at several locations around the perimeter.
Comments	There is a complete load path 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 adequacy of the masonry cladding's out-of-plane support should be examined in greater detail. No significant maintenance issues were noted.

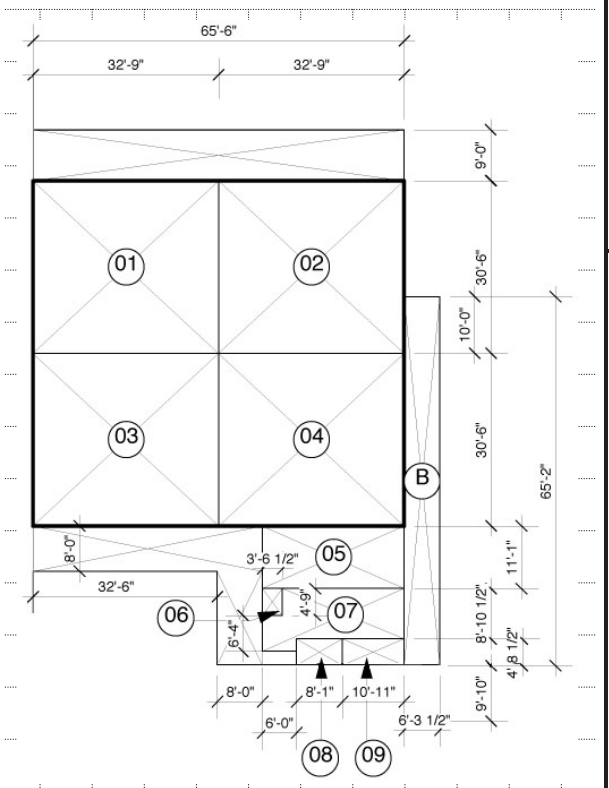
Unit F – Los Cerritos Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 210 W. Orange Ave

South San Francisco, CA Zip 94080

Other Identifiers Classroom

No. Stories 1 Year Built 1960

Screener MSa/MSc Date 7/19/06

Total Floor Area (sq. ft.) 4600

Building Name Unit F, Los Cerritos Elementary School

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		1.4												

COMMENTS: In the longitudinal direction the WF columns are acting as the lateral system and are captured by partial height concrete walls. In the transverse direction, the lateral force resisting system is full height plywood shear walls, which have a masonry veneer. The lower FEMA score, from the S1 building type, controls in this situation.

Detailed Evaluation Required

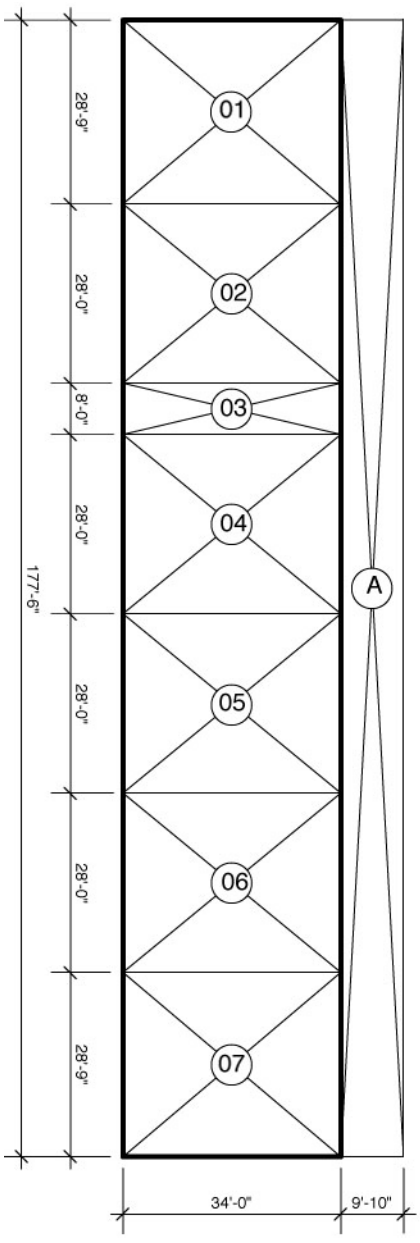
[YES] NO

* = 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 G – Los Cerritos Elementary School

Ground Floor



Name	Unit G– Los Cerritos Elementary School
Use	Classroom
Distance to Fault	3.3 km
Year Built	1960
Year of Major Modification	N/A
Building Type	Steel MRF (S1), Light Wood-Frame (W2)
FEMA 154 Score	1.4
Description	The construction of Unit G is similar to that of Unit F. The roof of the building is plywood sheathing on wood joists supported steel girders and steel columns. The steel columns are integrally connected to partial height concrete walls, creating a short column effect in the longitudinal direction at both exterior walls. These cantilevered columns resist lateral forces through bending. There are plywood shear walls carrying the lateral load in the transverse direction. Masonry cladding is present at several locations around the perimeter. Extensions of the roof beams cantilever out to form the canopy.
Comments	There is a complete load path 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. In some cases the cantilevered canopy beams appear to rely on support from interior partition walls to which they are connected via a short backspan. The short column effect, canopy support, and the adequacy of the masonry cladding's out-of-plane support should be examined in greater detail. No significant maintenance issues were noted.

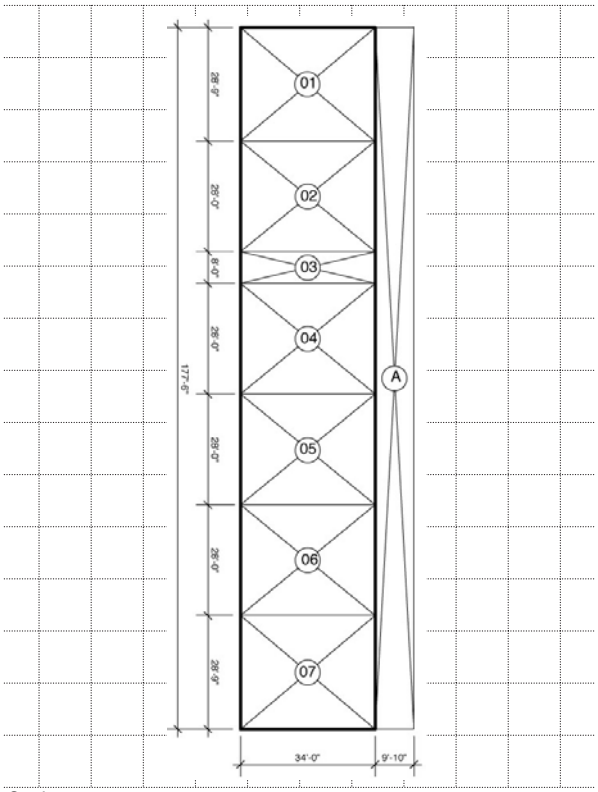
Unit G – Los Cerritos Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 210 W. Orange Ave
South San Francisco, CA Zip 94080
Other Identifiers Classrooms
No. Stories 1 Year Built 1960
Screener MSa/MSc Date 7/19/06
Total Floor Area (sq. ft.) 6000
Building Name Unit G, Los Cerritos 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: Canopy
Emer. Services	Industrial	School	101-1000 1000+										

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

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

COMMENTS: In the longitudinal direction the WF columns are acting as the lateral system and are captured by partial height concrete walls. In the transverse direction, the lateral force resisting system is full height plywood shear walls, which have a masonry veneer. The canopy is supported by steel beams supported by the stud wall and a short back span connected to roof joists. The lower FEMA score, from the S1 building type, controls in this situation.

Detailed Evaluation Required

YES NO

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

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







SSFUSD

Martin Elementary School

Martin Elementary School

Recommendation Summary

Martin Elementary is made up of buildings from different eras and relocatables that have been added over time. New modular classroom wings should be built to replace the relocatables and to create an attractive elevation on the side of the campus play yard. Outdoor circulation areas at Martin are dark and outdoor courtyards are underutilized. A greening program and outdoor learning environments would transform the exterior of the school and benefit the curriculum.

Martin Elementary School is a well-maintained campus with attractive interior classroom spaces. The building was recently painted and reroofed under the last bond program. The biggest deficiency in the building envelope is the aging, single-glazed windows. All the windows should be replaced with new frames and energy efficient double glazed windows.

Upgrades to infrastructure at Martin Elementary School are needed. Original gas lines are still in use and should be updated as soon as possible. While some heating systems were upgraded in the last renovation, Units A and G have twenty-year-old furnaces that need to be replaced.

Some issues of universal access exist at Martin Elementary School. To bring all doors up to current access standards, most thresholds at exterior doors will have to be replaced. Additionally, portions of Unit A are not accessible. A non-conforming interior ramp needs to be removed and the space re-worked to provide proper accessibility.

Light fixtures have been recently updated and most currently use T8 lamps. However, additional T8 lamps need to be installed. To ensure energy efficiency throughout the campus, occupancy sensors should be installed at all classrooms, offices, and restrooms. To stay abreast with ever increasing technological demands, additional data outlets are needed throughout the classrooms and data poles should be installed in relocatables.

Existing Building

Unit A	Classrooms
Unit B	Classrooms
Unit C	Classrooms
Unit D	Classrooms
Unit E	Administration
Unit F	Classrooms
Unit G	Multipurpose
Unit H	Kitchen
Units 1-5	Relocatable Classrooms
Unit 6	Library

Current Site



Executive Summary

Martin Elementary School



School Profile

Address:	35 School Street South San Francisco, CA 94080
Built:	1948
Site Acreage:	7.003
SF of Building Area:	40,261
2005-2006 Enrollment:	401
Buildings:	8
Relocatable Classrooms:	6
Teaching Stations:	21
Restrooms:	12

Proposed Site



Master Plan Scope

Priority Projects:
1.Modular Classroom $2,880,000
Wings to Replace Relocatables
2.Outdoor Learning Terrace $316,325

Group 1: **$566,798**
Restroom Renovations
ADA Upgrades
Site Work

Group 2: **$1,775,807**
Seismic Upgrades
Site Lighting
Hazmat Allowance
Fire Sprinklers
Fire Hydrant

Group 3: **$3,843,886**
Electrical and Tech Upgrades
Plumbing Upgrades
HVAC Upgrades
Fire Alarm Upgrades
Windows

Group 4: **$1,076,245**
Classroom Upgrades
Exterior Finishes

Total Cost: **$10,459,061**

Unit A

Year Built:	1921
DSA#:	16367
Year of Major Modification:	1957
Construction Type:	Type VB
SF:	9,617
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnace or Electric Wall Heaters
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit B

Year Built:	1948
DSA#:	6428
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5,731
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit C

Year Built:	1948
DSA#:	6428
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5,728
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit D

Year Built:	1952
DSA#:	9903
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2,015
Building Usage:	Classrooms
Mechanical System:	Electric Unit Heaters
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Martin Elementary School

Unit E

Year Built:	1952
DSA#:	9903
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2,078
Building Usage:	Administration
Mechanical System:	Electric Baseboard Heaters
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit F

Year Built:	1952
DSA#:	9903/48680
Year of Major Modification:	None
Construction Type:	Type VB
SF:	2,957
Building Usage:	Classrooms
Mechanical System:	Individual Gas Fired Furnaces
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1999

Unit G

Year Built:	1952
DSA#:	9903
Year of Major Modification:	None
Construction Type:	Type VB
SF:	5,418
Building Usage:	Multipurpose
Mechanical System:	Central Gas Fired Furnace
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit H

Year Built:	1952
DSA#:	9903
Year of Major Modification:	None
Construction Type:	Type VB
SF:	1,407
Building Usage:	Kitchen
Mechanical System:	Roof Exhaust Fans
Fire Alarm:	1998, Siemens/Cerberus MXL-IQ
Roof Date:	1998

Unit 1

Year Built:	1996
DSA#:	64983
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:	1999

Unit 2

Year Built:	1997
DSA#:	67820
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 3

Year Built:	1997
DSA#:	67820
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 4

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:	1999

Martin Elementary School

Unit 5

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:	1999

Unit 6

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:	1999

CUMMING
LLC

South San Francisco Unified School District
Martin Elementary School Campus Modernization

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

Prepared for Hamilton + Aitken Architects

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

1. Basis Of Estimate

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

A	Reports:	Structural upgrade report (dated 08/11/06). "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
Martin 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" - Admin / Classrooms	9,617 SF	$66,678	$207,562	$499,570	$504,913	$132.96	**$1,278,722**
B Building "B" - Classroom	5,731 SF	$185,754	$132,254	$473,069	$145,671	$163.45	**$936,747**
C Building "C" - Classroom	5,278 SF	$60,509	$386,533	$412,839	$138,041	$189.09	**$997,921**
D Building "D" - Classroom	2,015 SF	$7,582	$136,126	$176,252	$42,775	$180.00	**$362,734**
E Building "E" - Admin	2,078 SF	$65,693	$86,784	$230,804	$61,099	$213.90	**$444,380**
F Building "F" - Classroom	2,957 SF	$55,766	$129,109	$243,021	$79,424	$171.56	**$507,321**
G Building "G" - MPR	5,418 SF	$57,787	$116,943	$522,187	$73,320	$142.15	**$770,237**
H Building "H" - Kitchen / Storage	1,407 SF	$21,857	$138,080	$212,789	$31,003	$286.97	**$403,728**
I Portables (Mods)	5,760 SF	$91,564	$126,410	$380,325	$245,661	$146.52	**$843,960**
J Window replacement	6,000 SF			$687,590		$114.60	**$687,590**
K Sitework	250,000 SF	$45,173	$563,227	$385,765		$3.98	**$994,165**
TOTAL CONSTRUCTION COST		**$658,362**	**$2,023,026**	**$4,224,211**	**$1,321,906**		**$8,227,505**

South San Francisco Unified School District
Martin 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" - Admin / Classrooms	9,617 SF	$66,678	$207,562	$499,570	$504,913	$132.96	**$1,278,722**
B Building "B" - Classroom	5,731 SF	$185,754	$132,254	$473,069	$145,671	$163.45	**$936,747**
C Building "C" - Classroom	5,278 SF	$60,509	$386,533	$412,839	$138,041	$189.09	**$997,921**
D Building "D" - Renovation	2,100 SF		$482,467			$229.75	**$482,467**
E Building "E" - Renovation	2,100 SF		$482,467			$229.75	**$482,467**
F Building "F" - Classroom	2,957 SF	$55,766	$129,109	$243,021	$79,424	$171.56	**$507,321**
G Building "G" - MPR	5,418 SF	$57,787	$116,943	$522,187	$73,320	$142.15	**$770,237**
H Building "H" - Kitchen / Storage	1,407 SF	$21,857	$138,080	$212,789	$31,003	$286.97	**$403,728**
I Portables (Mods)	5,760 SF	$91,564	$126,410	$380,325	$245,661	$146.52	**$843,960**
J Window replacement	6,000 SF			$575,062		$95.84	**$575,062**
K Sitework	250,000 SF	$45,173	$563,227	$385,765		$3.98	**$994,165**
TOTAL CONSTRUCTION COST		**$585,087**	**$2,765,051**	**$3,704,627**	**$1,218,033**		**$8,272,797**

South San Francisco Unified School District
Martin 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" - Admin / Classrooms	9,617 SF	$79,725	$248,178	$597,325	$603,714	$158.98	**$1,528,942**
B Building "B" - Classroom	5,731 SF	$222,102	$158,133	$565,639	$174,175	$195.43	**$1,120,049**
C Building "C" - Classroom	5,278 SF	$72,349	$462,169	$493,623	$165,052	$226.09	**$1,193,194**
D Building "D" - Classroom	2,015 SF	$9,065	$162,763	$210,741	$51,145	$215.22	**$433,713**
E Building "E" - Admin	2,078 SF	$78,548	$103,766	$275,968	$73,055	$255.75	**$531,336**
F Building "F" - Classroom	2,957 SF	$66,678	$154,373	$290,576	$94,966	$205.13	**$606,593**
G Building "G" - MPR	5,418 SF	$69,094	$139,826	$624,368	$87,668	$169.97	**$920,956**
H Building "H" - Kitchen / Storage	1,407 SF	$26,134	$165,099	$254,427	$37,070	$343.12	**$482,730**
I Portables (Mods)	5,760 SF	$109,482	$151,145	$454,747	$293,732	$175.19	**$1,009,106**
J Window replacement	6,000 SF			$757,514		$126.25	**$757,514**
K Sitework	250,000 SF	$54,012	$673,438	$461,251		$4.75	**$1,188,702**
TOTAL CONSTRUCTION COST		**$787,189**	**$2,418,890**	**$4,986,179**	**$1,580,576**		**$9,772,835**

South San Francisco Unified School District
Martin 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" - Admin / Classrooms	9,617 SF	$79,725	$248,178	$597,325	$603,714	$158.98	**$1,528,942**
B Building "B" - Classroom	5,731 SF	$222,102	$158,133	$565,639	$174,175	$195.43	**$1,120,049**
C Building "C" - Classroom	5,278 SF	$72,349	$462,169	$493,623	$165,052	$226.09	**$1,193,194**
D Building "D" - Renovation	2,100 SF		$576,876			$274.70	**$576,876**
E Building "E" - Renovation	2,100 SF		$576,876			$274.70	**$576,876**
F Building "F" - Classroom	2,957 SF	$66,678	$154,373	$290,576	$94,966	$205.13	**$606,593**
G Building "G" - MPR	5,418 SF	$69,094	$139,826	$624,368	$87,668	$169.97	**$920,956**
H Building "H" - Kitchen / Storage	1,407 SF	$26,134	$165,099	$254,427	$37,070	$343.12	**$482,730**
I Portables (Mods)	5,760 SF	$109,482	$151,145	$454,747	$293,732	$175.19	**$1,009,106**
J Window replacement	6,000 SF			$757,514		$126.25	**$757,514**
K Sitework	250,000 SF	$54,012	$673,438	$461,251		$4.75	**$1,188,702**
TOTAL CONSTRUCTION COST		**$699,576**	**$3,306,114**	**$4,499,470**	**$1,456,377**		**$9,961,538**

UNIT "A" - Admin / Classrooms

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom / Admin

Description	Qty
Type Of Space	
Classrooms	6,143 SF
Corridors / Support	3,495 SF
Restrooms	377 SF
DDT - open corridor space (2/3)	-398 SF
Total Modernized SF-age	**9,617 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom / Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	9,617 SF										
Accessibility											**$ 107,228**
Remove and replace existing thresholds	1	ea	$288.00	$479.48	**1**	$ 479				$ 479	
New kick plates to existing doors	15	ea	$215.00	$357.95	**1**	$ 5,369				$ 5,369	
Signage, specialties & fire extinguishers	9617	sf	$1.00	$1.66	**1**	$ 16,011				$ 16,011	
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	9	ea	$595.00	$990.60	**1**	$ 8,915				$ 8,915	
Demo (e) accessible ramp	160	sf	$25.00	$41.62	**1**	$ 6,659				$ 6,659	
Install new accessibel ramp, carpet and handrail	200	sf	$65.00	$108.22	**1**	$ 21,643				$ 21,643	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	3	sf	$5.50	$9.16	**1**	$ 27				$ 27	
Provide 5' x 5' concrete landing	4	sf	$15.00	$24.97	**1**	$ 100				$ 100	
Remove (e) handrails	9	lf	$25.00	$41.62	**1**	$ 375				$ 375	
Install new handrails	7	lf	$55.00	$91.57	**1**	$ 641				$ 641	
Patch finishes for accessibility upgrades	9617	sf	$1.00	$1.66	**2**		$ 16,011			$ 16,011	
Miscellaneous accessible upgrades	9617	sf	$1.00	$1.66	**2**		$ 16,011			$ 16,011	
Life Safety											**$ 85,661**
New fire alarm system (fully automated)	9617	sf	$4.45	$7.41	**3**			$ 71,251		$ 71,251	
Replace exterior lighting	9617	sf	$0.90	$1.50	**3**			$ 14,410		$ 14,410	
Instructional Facilities											**$ 281,946**
Repaint interior walls (100%)	17100	sf	$1.05	$1.75	**4**				$ 29,893	$ 29,893	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Refinish existing casework (100%)	180	lf	$10.94	$18.21	**3**			$ 3,278		$ 3,278	
Patch repair / paint existing ceilings	9617	sf	$2.50	$4.16	**4**				$ 40,029	$ 40,029	
Remove and replace VCT, incl screed and base	3000	sf	$10.15	$16.90	**4**				$ 50,695	$ 50,695	
Remove and replace carpet, incl screed and base	6000	sf	$10.90	$18.15	**4**				$ 108,882	$ 108,882	
Tack boards	300	sf	$15.00	$24.97	**4**				$ 7,492	$ 7,492	
Caulking & sealant, metals, backing	9617	sf	$1.00	$1.66	**4**				$ 16,011	$ 16,011	
Miscellaneous interior repairs, allowance	9617	sf	$1.50	$2.50	**4**				$ 24,017	$ 24,017	
Building Integrity & Envelope											**$ 325,046**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	5532	sf	$4.00	$6.66	**4**				$ 36,840	$ 36,840	
Replace roofing - 100% replacement	9617	sf	$18.00	$29.97	**4**				$ 288,206	$ 288,206	
Mechanical & Plumbing Systems											**$ 270,162**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	2	ea	$1,400.00	$2,330.81	**3**			$ 4,662		$ 4,662	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	9617	sf	$1.88	$3.13	**3**			$ 30,102		$ 30,102	
Replace trim	10	ea	$880.00	$1,465.08	**3**			$ 14,651		$ 14,651	

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "A" - Classroom / Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Misc plumbing modifications (gas, distrib, etc.)	9617	sf	$2.00	$3.33	3			$ 32,023		$ 32,023	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	9617	sf	$3.50	$5.83	3			$ 56,040		$ 56,040	
New economizer cycle control / EMS	9617	sf	$6.80	$11.32	3			$ 108,878		$ 108,878	
Install door louver	2	ea	$750.00	$1,248.65	3			$ 2,497		$ 2,497	
All other HV work excluded											
Electrical Systems											**$ 144,079**
Power and distribution / convenience power											
Lower / add receptacles	9617	sf	$3.30	$5.49	3			$ 52,838		$ 52,838	
Minor upgrades to power distribution / raceway	9617	sf	$3.10	$5.16	3			$ 49,636		$ 49,636	
New 120/208V panel	1	ea	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	9617	sf	$1.25	$2.08	3			$ 20,014		$ 20,014	
Technology											**$ 77,495**
Telephone / data / CATV system											
Add additional data points	9617	sf	$3.34	$5.56	3			$ 53,478		$ 53,478	
Miscellaneous low voltage upgrades, minor	9617	sf	$1.50	$2.50	3			$ 24,017		$ 24,017	
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Power Distribution											
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 128,092**
Seismic upgrades - "low" rating	9617	sf	$8.00	$13.32	2		$ 128,092			$ 128,092	
Miscellaneous											**$ 88,063**
Hazmat abatement, allowance - "low" rating	9617	sf	$5.50	$9.16	2		$ 88,063			$ 88,063	
Site											**$ 4,520**
Utilities											
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	30	sf	$5.50	$9.16	1	$ 275				$ 275	
Provide 5' x 5' concrete landing	30	sf	$15.00	$24.97	1	$ 749				$ 749	
Slope AC paving from landing	60	sf	$10.00	$16.65	1	$ 999				$ 999	
Total Costs - UNIT "A"						**$ 79,725**	**$ 248,178**	**$ 597,325**	**$ 603,714**		**$ 1,528,942**
Total Costs Priority / Sf						**$ 8.29**	**$ 25.81**	**$ 62.11**	**$ 62.77**	**$ 158.98**	

UNIT "B" - Classroom

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total
BUILDING SUMMARY	5,731 SF									
Accessibility										
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579
Remove door & frame, rehang on opposite side	6	ea	$3,500.00	$5,827.03	**1**	$ 34,962				$ 34,962
Signage, specialties & fire extinguishers	5731	sf	$1.00	$1.66	**1**	$ 9,542				$ 9,542
Interior demo for new restrooms	250	sf	$35.00	$58.27	**1**	$ 14,568				$ 14,568
Upgrade existing non accessible restrooms (High)	120	sf	$450.00	$749.19	**1**	$ 89,903				$ 89,903
Provide new storage	130	sf	$175.00	$291.35	**1**	$ 37,876				
Provide lower and upper cabinets, handwash equip	2	ea	$2,750.00	$4,578.38	**1**	$ 9,157				$ 9,157
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**2**		$ 10,239			$ 10,239
Patch finishes for accessibility upgrades	5731	sf	$1.00	$1.66	**2**		$ 9,542			$ 9,542
Miscellaneous accessible upgrades	5731	sf	$1.00	$1.66	**2**		$ 9,542			$ 9,542
Life Safety										
New fire alarm system (fully automated)	5731	sf	$4.45	$7.41	**3**			$ 42,460		$ 42,460
Replace exterior lighting	5731	sf	$0.90	$1.50	**3**			$ 8,587		$ 8,587
Instructional Facilities										
Repaint interior walls (100%)	6650	sf	$1.05	$1.75	**4**				$ 11,625	$ 11,625
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	5731	sf	$2.50	$4.16	**4**				$ 23,854	$ 23,854
Remove and replace VCT, incl screed and base	2400	sf	$10.15	$16.90	**4**				$ 40,556	$ 40,556
Remove and replace carpet, incl screed and base	2300	sf	$10.90	$18.15	**4**				$ 41,738	$ 41,738
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995
Caulking & sealant, metals, backing	5731	sf	$1.00	$1.66	**4**				$ 9,542	$ 9,542
Miscellaneous interior repairs, allowance	5731	sf	$1.50	$2.50	**4**				$ 14,312	$ 14,312
Building Integrity & Envelope										
Replace existing windows - N/A										excluded
Replace exterior doors - N/A										excluded
Patch / paint exterior surfaces	3890	sf	$4.00	$6.66	**4**				$ 25,905	$ 25,905
Replace roofing - 100% replacement	5731	sf	$18.00	$29.97	**3**			$ 171,748		$ 171,748
Mechanical & Plumbing Systems										
Plumbing										
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987
Provide isolation valves for all restrooms	3	ea	$1,400.00	$2,330.81	**3**			$ 6,992		$ 6,992

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,731 SF										
Accessibility											**$ 194,868**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New kick plates to existing doors	10	ea	$215.00	$357.95	**1**	$ 3,579				$ 3,579	
Remove door & frame, rehang on opposite side	6	ea	$3,500.00	$5,827.03	**1**	$ 34,962				$ 34,962	
Signage, specialties & fire extinguishers	5731	sf	$1.00	$1.66	**1**	$ 9,542				$ 9,542	
Interior demo for new restrooms	250	sf	$35.00	$58.27	**1**	$ 14,568				$ 14,568	
Upgrade existing non accessible restrooms (High)	120	sf	$450.00	$749.19	**1**	$ 89,903				$ 89,903	
Provide new storage	130	sf	$175.00	$291.35	**1**	$ 37,876					
Provide lower and upper cabinets, handwash equip	2	ea	$2,750.00	$4,578.38	**1**	$ 9,157				$ 9,157	
Remove and replace sink / base cabinet	2	ea	$3,075.00	$5,119.46	**2**		$ 10,239			$ 10,239	
Patch finishes for accessibility upgrades	5731	sf	$1.00	$1.66	**2**		$ 9,542			$ 9,542	
Miscellaneous accessible upgrades	5731	sf	$1.00	$1.66	**2**		$ 9,542			$ 9,542	
Life Safety											**$ 51,047**
New fire alarm system (fully automated)	5731	sf	$4.45	$7.41	**3**			$ 42,460		$ 42,460	
Replace exterior lighting	5731	sf	$0.90	$1.50	**3**			$ 8,587		$ 8,587	
Instructional Facilities											**$ 150,018**
Repaint interior walls (100%)	6650	sf	$1.05	$1.75	**4**				$ 11,625	$ 11,625	
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	5731	sf	$2.50	$4.16	**4**				$ 23,854	$ 23,854	
Remove and replace VCT, incl screed and base	2400	sf	$10.15	$16.90	**4**				$ 40,556	$ 40,556	
Remove and replace carpet, incl screed and base	2300	sf	$10.90	$18.15	**4**				$ 41,738	$ 41,738	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5731	sf	$1.00	$1.66	**4**				$ 9,542	$ 9,542	
Miscellaneous interior repairs, allowance	5731	sf	$1.50	$2.50	**4**				$ 14,312	$ 14,312	
Building Integrity & Envelope											**$ 197,654**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3890	sf	$4.00	$6.66	**4**				$ 25,905	$ 25,905	
Replace roofing - 100% replacement	5731	sf	$18.00	$29.97	**3**			$ 171,748		$ 171,748	
Mechanical & Plumbing Systems											**$ 183,680**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	3	ea	$1,400.00	$2,330.81	**3**			$ 6,992		$ 6,992	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	5731	sf	$1.88	$3.13	**3**			$ 17,938		$ 17,938	
Replace trim	7	ea	$880.00	$1,465.08	**3**			$ 10,256		$ 10,256	
Misc plumbing modifications (gas, distrib, etc.)	5731	sf	$2.00	$3.33	**3**			$ 19,083		$ 19,083	
Work to existing sprinklers - N/A											

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5731	sf	$3.50	$5.83	3			$ 33,395		$ 33,395	
New economizer cycle control / EMS	5731	sf	$6.80	$11.32	3			$ 64,883		$ 64,883	
Install door louver	2	ea	$750.00	$1,248.65	3			$ 2,497		$ 2,497	
New exhaust fan	2	ea	$2,200.00	$3,662.71	3			$ 7,325		$ 7,325	
All other HV work excluded											
Electrical Systems											**$ 94,584**
Power and distribution / convenience power											
Lower / add receptacles	5731	sf	$3.30	$5.49	3			$ 31,487		$ 31,487	
Minor upgrades to power distribution / raceway	5731	sf	$3.10	$5.16	3			$ 29,579		$ 29,579	
New 120/208V panel	1	ea	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Lighting & Controls											
Install new switches / occupancy sensors	20	ea	$343.75	$572.30	3			$ 11,446		$ 11,446	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	5731	sf	$1.25	$2.08	3			$ 11,927		$ 11,927	
Technology											**$ 46,181**
Telephone / data / CATV system											
Add additional data points	5731	ea	$3.34	$5.56	3			$ 31,869		$ 31,869	
Miscellaneous low voltage upgrades, minor	5731	sf	$1.50	$2.50	3			$ 14,312		$ 14,312	
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Power Distribution											
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 76,333**
Seismic upgrades - "low" rating	5731	sf	$8.00	$13.32	2		$ 76,333			$ 76,333	
Miscellaneous											**$ 52,479**
Hazmat abatement, allowance - "low" rating	5731	sf	$5.50	$9.16	2		$ 52,479			$ 52,479	
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 "B"						**$ 222,102**	**$ 158,133**	**$ 565,639**	**$ 174,175**		**$ 1,120,049**
Total Costs Priority / Sf						**$ 38.75**	**$ 27.59**	**$ 98.70**	**$ 30.39**	**$ 195.43**	

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "B" - Classroom

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

UNIT "C" - Classroom

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty
Type Of Space	
Classrooms	4,075 SF
Corridors / Support	1,942 SF
Restrooms	429 SF
DDT - open corridor space (2/3)	-1,168 SF
Total Modernized SF-age	**5,278 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,278 SF										
Accessibility											**$ 397,223**
Remove and replace existing thresholds	8	ea	$288.00	$479.48	**1**	$ 3,836				$ 3,836	
New kick plates to existing doors	17	ea	$215.00	$357.95	**1**	$ 6,085				$ 6,085	
Remove door & frame, rehang on opposite side	6	ea	$3,500.00	$5,827.03	**1**	$ 34,962				$ 34,962	
Signage, specialties & fire extinguishers	5278	sf	$1.00	$1.66	**1**	$ 8,786				$ 8,786	
Demo (e) restrooms	430	sf	$50.00	$83.24	**2**		$ 35,795			$ 35,795	
Upgrade existing non accessible restrooms (Med)	540	sf	$300.00	$499.46	**2**		$ 269,708			$ 269,708	
Remove and replace sink / base cabinet	4	ea	$3,075.00	$5,119.46	**2**		$ 20,478			$ 20,478	
Patch finishes for accessibility upgrades	5278	sf	$1.00	$1.66	**2**		$ 8,786			$ 8,786	
Miscellaneous accessible upgrades	5278	sf	$1.00	$1.66	**2**		$ 8,786			$ 8,786	
Life Safety											**$ 56,672**
New fire alarm system (fully automated)	5278	sf	$4.45	$7.41	**3**			$ 39,099		$ 39,099	
Replace exterior lighting	5278	sf	$2.00	$3.33	**3**			$ 17,573		$ 17,573	
Instructional Facilities											**$ 139,734**
Repaint interior walls (100%)	7220	sf	$1.05	$1.75	**4**				$ 12,621	$ 12,621	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Refinish existing casework (100%)	120	lf	$10.94	$18.21	**3**			$ 2,186		$ 2,186	
Patch repair / paint existing ceilings	5278	sf	$2.50	$4.16	**4**				$ 21,966	$ 21,966	
Remove and replace VCT, incl screed and base	2200	sf	$10.15	$16.90	**4**				$ 37,176	$ 37,176	
Remove and replace carpet, incl screed and base	2200	sf	$10.15	$16.90	**4**				$ 37,176	$ 37,176	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5278	sf	$1.00	$1.66	**4**				$ 8,786	$ 8,786	
Miscellaneous interior repairs, allowance	5278	sf	$1.50	$2.50	**4**				$ 13,179	$ 13,179	
Building Integrity & Envelope											**$ 185,658**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	4130	sf	$4.00	$6.66	**4**				$ 27,504	$ 27,504	
Replace roofing - 100% replacement	5278	sf	$18.00	$29.97	**3**			$ 158,154		$ 158,154	
Mechanical & Plumbing Systems											**$ 165,729**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	2	ea	$1,400.00	$2,330.81	**3**			$ 4,662		$ 4,662	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	5278	sf	$1.88	$3.13	**3**			$ 16,518		$ 16,518	
Replace trim	7	ea	$880.00	$1,465.08	**3**			$ 10,256		$ 10,256	
Misc plumbing modifications (gas, distrib, etc.)	5278	sf	$2.00	$3.33	**3**			$ 17,573		$ 17,573	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "C" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	5278	sf	$3.50	$5.83	3			$ 30,752		$ 30,752	
New economizer cycle control / EMS	5278	sf	$6.80	$11.32	3			$ 59,747		$ 59,747	
Install door louver	1	ea	$750.00	$1,248.65	3			$ 1,249		$ 1,249	
New exhaust fan	1	ea	$2,200.00	$3,662.71	3			$ 3,663		$ 3,663	
All other HV work excluded											
Electrical Systems											**$ 81,055**
Power and distribution / convenience power											
Lower / add receptacles	5278	sf	$3.30	$5.49	3			$ 28,995		$ 28,995	
Minor upgrades to power distribution / raceway	5278	sf	$3.10	$5.16	3			$ 27,238		$ 27,238	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	5278	sf	$1.25	$2.08	3			$ 10,983		$ 10,983	
Technology											**$ 13,179**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	5278	sf	$1.50	$2.50	3			$ 13,179		$ 13,179	
Work from "1997 Masterplan" still to be completed											**$ 16,649**
Power Distribution											
Replace panels	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Structural											**$ 70,291**
Seismic upgrades - "low" rating	5278	sf	$8.00	$13.32	2		$ 70,291			$ 70,291	
Miscellaneous											**$ 48,325**
Hazmat abatement, allowance - "low" rating	5278	sf	$5.50	$9.16	2		$ 48,325			$ 48,325	
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"						**$ 72,349**	**$ 462,169**	**$ 493,623**	**$ 165,052**		**$ 1,193,194**
Total Costs Priority / Sf						**$ 13.71**	**$ 87.57**	**$ 93.53**	**$ 31.27**	**$ 226.09**	

UNIT "D" - Classroom

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty
Type Of Space	
Classroom	1,440 SF
Corridors / Support	1,726 SF
DDT - open corridor space (2/3)	-1,150 SF
Total Modernized SF-age	**2,015 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	2,015 SF										
Accessibility											**$ 63,224**
New kick plates to existing doors	2	ea	$215.00	$357.95	**1**	$ 716				$ 716	
Signage, specialties & fire extinguishers	2015	sf	$1.00	$1.66	**1**	$ 3,355				$ 3,355	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Remove and replace sink / base cabinet	6	ea	$5,000.00	$8,324.33	**2**		$ 49,946			$ 49,946	
Patch finishes for accessibility upgrades	2015	sf	$1.00	$1.66	**2**		$ 3,355			$ 3,355	
Miscellaneous accessible upgrades	2015	sf	$1.00	$1.66	**2**		$ 3,355			$ 3,355	
Life Safety											**$ 22,478**
New fire alarm system (fully automated)	2015	sf	$4.45	$7.41	**3**			$ 14,930		$ 14,930	
Replace exterior lighting	2015	sf	$2.25	$3.75	**3**			$ 7,549		$ 7,549	
Instructional Facilities											**$ 53,056**
Repaint interior walls (100%)	1520	sf	$1.05	$1.75	**4**				$ 2,657	$ 2,657	
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 VCT, incl screed and base	720	sf	$10.15	$16.90	**2**		$ 12,167			$ 12,167	
Remove and replace carpet, incl screed and base	720	sf	$10.90	$18.15	**4**				$ 13,066	$ 13,066	
Patch repair / paint existing ceilings	2015	sf	$2.50	$4.16	**4**				$ 8,387	$ 8,387	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	2015	sf	$1.00	$1.66	**4**				$ 3,355	$ 3,355	
Miscellaneous interior repairs, allowance	2015	sf	$1.50	$2.50	**4**				$ 5,032	$ 5,032	
Building Integrity & Envelope											**$ 70,645**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1540	sf	$4.00	$6.66	**4**				$ 10,256	$ 10,256	
Replace roofing - 100% replacement	2015	sf	$18.00	$29.97	**3**			$ 60,390		$ 60,390	
Mechanical & Plumbing Systems											**$ 75,011**
Plumbing											
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	2	ea	$1,400.00	$2,330.81	**3**			$ 4,662		$ 4,662	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	2015	sf	$1.88	$3.13	**3**			$ 6,307		$ 6,307	
Replace trim	1	ea	$880.00	$1,465.08	**3**			$ 1,465		$ 1,465	
Misc plumbing modifications (gas, distrib, etc.)	2015	sf	$2.00	$3.33	**3**			$ 6,710		$ 6,710	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2015	sf	$3.50	$5.83	**3**			$ 11,742		$ 11,742	
New economizer cycle control / EMS	2015	sf	$6.80	$11.32	**3**			$ 22,814		$ 22,814	
All other HV work excluded											

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "D" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Electrical Systems											**$ 47,829**
Power and distribution / convenience power											
Lower / add receptacles	2015	sf	$3.30	$5.49	3			$ 11,071		$ 11,071	
Minor upgrades to power distribution / raceway	2015	sf	$3.10	$5.16	3			$ 10,400		$ 10,400	
New 120/208V panel	1	ea	$5,000.00	$8,324.33	3			$ 8,324		$ 8,324	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	2015	sf	$1.25	$2.08	3			$ 4,194		$ 4,194	
Technology											**$ 5,032**
Telephone / data / CATV system											
Miscellaneous low voltage upgrades, minor	2015	sf	$1.50	$2.50	3			$ 5,032		$ 5,032	
Work from "1997 Masterplan" still to be completed											**$ -**
No work in this section											
Structural											**$ 75,487**
Seismic upgrades - "med" rating	2015	sf	$22.50	$37.46	2		$ 75,487			$ 75,487	
Miscellaneous											**$ 18,452**
Hazmat abatement, allowance - "low" rating	2015	sf	$5.50	$9.16	2		$ 18,452			$ 18,452	
Site											
Utilities											**$ 2,497**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Total Costs - UNIT "D"						**$ 9,065**	**$ 162,763**	**$ 210,741**	**$ 51,145**		**$ 433,713**
Total Costs Priority / Sf						**$ 4.50**	**$ 80.77**	**$ 104.58**	**$ 25.38**	**$ 215.22**	

UNIT "E" - Admin

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Admin

Description	Qty
Type Of Space	
Corridors / Support	2,667 SF
Restrooms	222 SF
DDT - open corridor space (2/3)	-811 SF
Total Modernized SF-age	**2,078 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	2,078 SF										
Accessibility											**$ 74,877**
Remove and replace existing thresholds	4	ea	$288.00	$479.48	**1**	$ 1,918				$ 1,918	
New kick plates to existing doors	5	ea	$215.00	$357.95	**1**	$ 1,790				$ 1,790	
Remove door, enlarge opening, provide new door, frame and hardware	2	ea	$4,500.00	$7,491.90	**1**	$ 14,984				$ 14,984	
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	2078	sf	$1.00	$1.66	**1**	$ 3,459				$ 3,459	
Demo (e) restrooms	42	sf	$50.00	$83.24	**1**	$ 3,496				$ 3,496	
Upgrade existing non accessible restrooms (Med)	60	sf	$300.00	$499.46	**1**	$ 29,968				$ 29,968	
Demo portion of casework, patch and repair	1	ea	$2,500.00	$4,162.17	**1**	$ 4,162				$ 4,162	
Patch finishes for accessibility upgrades	2078	sf	$1.00	$1.66	**2**		$ 3,459			$ 3,459	
Miscellaneous accessible upgrades	2078	sf	$1.00	$1.66	**2**		$ 3,459			$ 3,459	
Life Safety											**$ 23,174**
New fire alarm system (fully automated)	2078	sf	$4.45	$7.41	**3**			$ 15,392		$ 15,392	
Replace exterior lighting	2078	sf	$2.25	$3.75	**3**			$ 7,782		$ 7,782	
Instructional Facilities											**$ 78,336**
Repaint interior walls (100%)	4560	sf	$1.05	$1.75	**4**				$ 7,971	$ 7,971	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Replace damaged ACT ceilings	18	sf	$9.00	$14.98	**3**			$ 270		$ 270	
Patch repair / paint existing ceilings	2060	sf	$2.50	$4.16	**4**				$ 8,572	$ 8,572	
Remove and replace VCT, incl screed and base	700	sf	$10.90	$18.15	**4**				$ 12,703	$ 12,703	
Remove and replace carpet, incl screed and base	760	sf	$10.15	$16.90	**4**				$ 12,843	$ 12,843	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Replace horizontal blinds	620	sf	$17.50	$29.14	**3**			$ 18,064		$ 18,064	
Caulking & sealant, metals, backing	2078	sf	$1.00	$1.66	**4**				$ 3,459	$ 3,459	
Miscellaneous interior repairs, allowance	2078	sf	$1.50	$2.50	**4**				$ 5,188	$ 5,188	
Building Integrity & Envelope											**$ 75,312**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1960	sf	$4.00	$6.66	**4**				$ 13,053	$ 13,053	
Replace roofing - 100% replacement	2078	sf	$18.00	$29.97	**3**			$ 62,259		$ 62,259	
Mechanical & Plumbing Systems											
Plumbing											**$ 63,485**
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	2078	sf	$1.88	$3.13	**3**			$ 6,503		$ 6,503	
Replace trim	5	ea	$880.00	$1,465.08	**3**			$ 7,325		$ 7,325	
Misc plumbing modifications (gas, distrib, etc.)	2078	sf	$2.00	$3.33	**3**			$ 6,918		$ 6,918	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "E" - Admin

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
HVAC											
Minor mod / repairs to existing system only	2078	sf	$3.50	$5.83	3			$ 12,106		$ 12,106	
Install cooling unit to server room	1	ls	$15,000.00	$24,973.00	3			$ 24,973		$ 24,973	
New economizer cycle control / EMS	2078	sf	$6.80	$11.32	3			$ 23,520		$ 23,520	
Install door louver	3	ea	$750.00	$1,248.65	3			$ 3,746		$ 3,746	
New exhaust fan	3	ea	$2,200.00	$3,662.71	3			$ 10,988		$ 10,988	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 40,299**
Lower / add receptacles	2078	sf	$3.30	$5.49	3			$ 11,414		$ 11,414	
Minor upgrades to power distribution / raceway	2078	sf	$3.10	$5.16	3			$ 10,722		$ 10,722	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	2078	sf	$1.25	$2.08	3			$ 4,324		$ 4,324	
Technology											
Telephone / data / CATV system											**$ 5,188**
Miscellaneous low voltage upgrades, minor	2078	sf	$1.50	$2.50	3			$ 5,188		$ 5,188	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 77,824**
Seismic upgrades - "med" rating	2078	sf	$22.50	$37.46	2		$ 77,824			$ 77,824	
Miscellaneous											**$ 19,024**
Hazmat abatement, allowance - "low" rating	2078	sf	$5.50	$9.16	2		$ 19,024			$ 19,024	
Site											
Utilities											**$ 10,589**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	120	sf	$5.50	$9.16	1	$ 1,099				$ 1,099	
Provide 5' x 5' concrete landing	120	sf	$15.00	$24.97	1	$ 2,997				$ 2,997	
Slope AC paving from landing	240	sf	$10.00	$16.65	1	$ 3,996				$ 3,996	
Total Costs - UNIT "E"						**$ 78,548**	**$ 103,766**	**$ 275,968**	**$ 73,055**		**$ 531,336**
Total Costs Priority / Sf						**$ 37.81**	**$ 49.95**	**$ 132.83**	**$ 35.16**		**$ 256**

UNIT "F" - Classroom

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty
Type Of Space	
Classroom	1,904
Corridors / Support	1,319 SF
Restroom	480 SF
DDT - open corridor space (2/3)	-746 SF
Total Modernized SF-age	**2,957 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	2,957 SF										
Accessibility											**$ 64,970**
Remove and replace existing thresholds	6	ea	$288.00	$479.48	**1**	$ 2,877				$ 2,877	
New kick plates to existing doors	5	ea	$215.00	$357.95	**1**	$ 1,790				$ 1,790	
Signage, specialties & fire extinguishers	2957	sf	$1.00	$1.66	**1**	$ 4,923				$ 4,923	
Upgrade existing non accessible restrooms (Low)	240	sf	$100.00	$166.49	**1**	$ 39,957				$ 39,957	
Remove and reinstall new TV/VCR bracket at 80"AFF	1	ea	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Install new base & upper cabinets, counter, sink & acce	2	lf	$925.00	$1,540.00	**2**		$ 3,080			$ 3,080	
Patch finishes for accessibility upgrades	2957	sf	$1.00	$1.66	**2**		$ 4,923			$ 4,923	
Miscellaneous accessible upgrades	2957	sf	$1.00	$1.66	**2**		$ 4,923			$ 4,923	
Life Safety											**$ 32,986**
New fire alarm system (fully automated)	2957	sf	$4.45	$7.41	**3**			$ 21,908		$ 21,908	
Replace exterior lighting	2957	sf	$2.25	$3.75	**3**			$ 11,077		$ 11,077	
Instructional Facilities											**$ 86,408**
Repaint interior walls (100%)	4750	sf	$1.05	$1.75	**4**				$ 8,304	$ 8,304	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Replace damaged ACT ceilings	285	sf	$9.00	$14.98	**4**				$ 4,270	$ 4,270	
Replace damaged ACT ceilings, restrooms	240	sf	$9.00	$14.98	**2**		$ 3,596			$ 3,596	
Patch repair / paint existing ceilings	2672	sf	$2.50	$4.16	**4**				$ 11,122	$ 11,122	
Remove and replace VCT, incl screed and base	1000	sf	$10.90	$18.15	**4**				$ 18,147	$ 18,147	
Remove and replace carpet, incl screed and base	1000	sf	$10.15	$16.90	**4**				$ 16,898	$ 16,898	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Marker board	1	ea	$1,500.00	$2,497.30	**3**			$ 2,497		$ 2,497	
Caulking & sealant, metals, backing	2957	sf	$1.00	$1.66	**4**				$ 4,923	$ 4,923	
Miscellaneous interior repairs, allowance	2957	sf	$1.50	$2.50	**4**				$ 7,385	$ 7,385	
Building Integrity & Envelope											**$ 103,269**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	2200	sf	$4.00	$6.66	**4**				$ 14,651	$ 14,651	
Replace roofing - 100% replacement	2957	sf	$18.00	$29.97	**3**			$ 88,618		$ 88,618	
Mechanical & Plumbing Systems											
Plumbing											**$ 66,701**
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	2	ea	$1,400.00	$2,330.81	**3**			$ 4,662		$ 4,662	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	2957	sf	$1.88	$3.13	**3**			$ 9,256		$ 9,256	
Replace trim under sink	3	ea	$880.00	$1,465.08	**3**			$ 4,395		$ 4,395	
Misc plumbing modifications (gas, distrib, etc.)	2957	sf	$2.00	$3.33	**3**			$ 9,846		$ 9,846	
Work to existing sprinklers - N/A											

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "F" - Classroom

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	2957	sf	$3.50	$5.83	3			$ 17,231		$ 17,231	
Install economizer cycle control to furnaces	2957	sf	$6.80	$11.32	3			$ 33,478		$ 33,478	
Install door louver	3	ea	$750.00	$1,248.65	3			$ 3,746		$ 3,746	
New exhaust fan	1	ea	$2,200.00	$3,662.71	3			$ 3,663		$ 3,663	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 51,502**
Lower / add receptacles	2957	sf	$3.30	$5.49	3			$ 16,247		$ 16,247	
Minor upgrades to power distribution / raceway	2957	sf	$3.10	$5.16	3			$ 15,262		$ 15,262	
Lighting & Controls											
Install new switches / occupancy sensors	21	ea	$343.75	$572.30	3			$ 12,018		$ 12,018	
Replace fluorescent lamps and ballast	5	ea	$218.75	$364.19	3			$ 1,821		$ 1,821	
Adjust height of all non compliant switches	2957	sf	$1.25	$2.08	3			$ 6,154		$ 6,154	
Technology											
Telephone / data / CATV system											**$ 7,385**
Miscellaneous low voltage upgrades, minor	2957	sf	$1.50	$2.50	3			$ 7,385		$ 7,385	
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											**$ 110,773**
Seismic upgrades - "med" rating	2957	sf	$22.50	$37.46	2		$ 110,773			$ 110,773	
Miscellaneous											**$ 27,078**
Hazmat abatement, allowance - "low" rating	2957	sf	$5.50	$9.16	2		$ 27,078			$ 27,078	
Site											
Utilities											**$ 14,634**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	180	sf	$5.50	$9.16	1	$ 1,648				$ 1,648	
Provide 5' x 5' concrete landing	180	sf	$15.00	$24.97	1	$ 4,495				$ 4,495	
Slope AC paving from landing	360	sf	$10.00	$16.65	1	$ 5,994				$ 5,994	
Total Costs - UNIT "E"						**$ 66,678**	**$ 154,373**	**$ 290,576**	**$ 94,966**		**$ 606,593**
Total Costs Priority / Sf						**$ 22.55**	**$ 52.20**	**$ 98.26**	**$ 32.11**		**$ 205**

UNIT "G" - MPR

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - MPR

Description	Qty
Type Of Space	
Corridors / Support	2,624 SF
Multi Use Room	3,600 SF
DDT - open corridor space (2/3)	-805 SF
Total Modernized SF-age	**5,418 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - MPR

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	5,418 SF										
Accessibility											**$ 68,457**
Remove and replace existing thresholds	6	ea	$288.00	$479.48	**1**	$ 2,877				$ 2,877	
New kick plates to existing doors	8	ea	$215.00	$357.95	**1**	$ 2,864				$ 2,864	
Remove door hardware, replace with push/pull type hardware	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
Remove door, enlarge opening, provide new door, frame and hardware	3	ea	$4,500.00	$7,491.90	**1**	$ 22,476				$ 22,476	
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	5418	sf	$1.00	$1.66	**1**	$ 9,021				$ 9,021	
Patch finishes for accessibility upgrades	5418	sf	$1.00	$1.66	**2**		$ 9,021			$ 9,021	
Miscellaneous accessible upgrades	5418	sf	$1.00	$1.66	**2**		$ 9,021			$ 9,021	
Life Safety											**$ 60,441**
New fire alarm system (fully automated)	5418	sf	$4.45	$7.41	**3**			$ 40,144		$ 40,144	
Replace exterior lighting	5418	sf	$2.25	$3.75	**3**			$ 20,297		$ 20,297	
Instructional Facilities											**$ 146,404**
Repaint interior walls (100%)	5083	sf	$1.05	$1.75	**4**				$ 8,885	$ 8,885	
Repaint existing door sets (100%)	10	ea	$99.00	$164.82	**4**				$ 1,648	$ 1,648	
Repaint existing casework (100%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Replace damaged ACT ceilings	360	sf	$9.00	$14.98	**3**			$ 5,394		$ 5,394	
Patch repair / paint existing ceilings	5058	sf	$2.50	$4.16	**4**				$ 21,054	$ 21,054	
Remove and replace VCT, incl screed and base	270	sf	$10.90	$18.15	**4**				$ 4,900	$ 4,900	
Refinish in MPR and stage	4400	sf	$10.15	$16.90	**3**			$ 74,353		$ 74,353	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	5418	sf	$1.00	$1.66	**4**				$ 9,021	$ 9,021	
Miscellaneous interior repairs, allowance	5418	sf	$1.50	$2.50	**4**				$ 13,532	$ 13,532	
Building Integrity & Envelope											**$ 183,389**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	3155	sf	$4.00	$6.66	**4**				$ 21,011	$ 21,011	
Replace roofing - 100% replacement	5418	sf	$18.00	$29.97	**3**			$ 162,379		$ 162,379	
Mechanical & Plumbing Systems											
Plumbing											**$ 66,575**
Reinsulate hot water pipes	5418	sf	$1.88	$3.13	**3**			$ 16,960		$ 16,960	
Misc plumbing modifications (gas, distrib, etc.)	5418	sf	$2.00	$3.33	**3**			$ 18,042		$ 18,042	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5418	sf	$3.50	$5.83	**3**			$ 31,574		$ 31,574	
New economizer cycle control / EMS	5418	sf	$6.80	$11.32	**3**			$ 61,343		$ 61,343	

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "G" - MPR

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											**$ 101,320**
Lower / add receptacles	5418	sf	$3.30	$5.49	**3**			$ 29,769		$ 29,769	
Minor upgrades to power distribution / raceway	5418	sf	$3.10	$5.16	**3**			$ 27,965		$ 27,965	
Lighting & Controls											
Install new switches / occupancy sensors	45	ea	$343.75	$572.30	**3**			$ 25,753		$ 25,753	
Replace fluorescent lamps and ballast	18	ea	$218.75	$364.19	**3**			$ 6,555		$ 6,555	
Adjust height of all non compliant switches	5418	sf	$1.25	$2.08	**3**			$ 11,276		$ 11,276	
Technology											
Telephone / data / CATV system											**$ 30,130**
Miscellaneous low voltage upgrades, minor	5418	sf	$3.34	$5.56	**3**			$ 30,130		$ 30,130	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 62,432**
Replace corridor lighting	1	ls	$7,500.00	$12,486.50	**3**			$ 12,486		$ 12,486	
Power Distribution											
Replace panel	3	ea	$10,000.00	$16,648.67	**3**			$ 49,946		$ 49,946	
Structural											**$ 72,168**
Seismic upgrades - "low" rating	5418	sf	$8.00	$13.32	**2**		$ 72,168			$ 72,168	
Miscellaneous											**$ 49,616**
Hazmat abatement, allowance - "low" rating	5418	sf	$5.50	$9.16	**2**		$ 49,616			$ 49,616	
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 "E"						**$ 69,094**	**$ 139,826**	**$ 624,368**	**$ 87,668**		**$ 920,956**
Total Costs Priority / Sf						**$ 12.75**	**$ 25.81**	**$ 115.23**	**$ 16.18**		**$ 170**

UNIT "H" - Kitchen / Storage

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Kitchen / Storage

Description	Qty
Type Of Space	
Corridors / Support	1,410 SF
Restroom	92 SF
Kitchen	402 SF
DDT - open corridor space (2/3)	-497 SF
Total Modernized SF-age	**1,407 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Kitchen / Storage

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	1,407 SF										
Accessibility											**$ 72,248**
New kick plates to existing doors	5	ea	$215.00	$357.95	**1**	$ 1,790				$ 1,790	
Remove door & frame, rehang in (e) location	1	ea	$3,000.00	$4,994.60	**1**	$ 4,995				$ 4,995	
Remove door hardware, replace with push/pull type hardware	2	ea	$1,500.00	$2,497.30	**1**	$ 4,995				$ 4,995	
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	1407	sf	$1.00	$1.66	**1**	$ 2,342				$ 2,342	
Upgrade existing non accessible restrooms (Med)	92	sf	$300.00	$499.46	**2**		$ 45,950			$ 45,950	
Patch finishes for accessibility upgrades	1407	sf	$1.00	$1.66	**2**		$ 2,342			$ 2,342	
Miscellaneous accessible upgrades	1407	sf	$1.00	$1.66	**2**		$ 2,342			$ 2,342	
Life Safety											**$ 15,693**
New fire alarm system (fully automated)	1407	sf	$4.45	$7.41	**3**			$ 10,423		$ 10,423	
Replace exterior lighting	1407	sf	$2.25	$3.75	**3**			$ 5,270		$ 5,270	
Instructional Facilities											**$ 34,896**
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	
Repaint existing casework (100%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Replace damaged ACT ceilings	40	sf	$9.00	$14.98	**3**			$ 599		$ 599	
Patch repair / paint existing ceilings	1367	sf	$2.50	$4.16	**4**				$ 5,689	$ 5,689	
Remove and replace VCT, incl screed and base	400	sf	$10.90	$18.15	**2**		$ 7,259			$ 7,259	
Tack boards	200	sf	$15.00	$24.97	**4**				$ 4,995	$ 4,995	
Caulking & sealant, metals, backing	1407	sf	$1.00	$1.66	**4**				$ 2,342	$ 2,342	
Miscellaneous interior repairs, allowance	1407	sf	$1.50	$2.50	**4**				$ 3,513	$ 3,513	
Building Integrity & Envelope											**$ 52,193**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	1506	sf	$4.00	$6.66	**4**				$ 10,032	$ 10,032	
Replace roofing - 100% replacement	1407	sf	$18.00	$29.97	**3**			$ 42,161		$ 42,161	
Mechanical & Plumbing Systems											
Plumbing											**$ 47,653**
Replace hosebibbs	4	ea	$1,800.00	$2,996.76	**3**			$ 11,987		$ 11,987	
Provide isolation valves for all restrooms	2	ea	$1,400.00	$2,330.81	**3**			$ 4,662		$ 4,662	
Clear and replace grates at floor drains	4	ea	$400.00	$665.95	**3**			$ 2,664		$ 2,664	
New mop sink w/ hot water	1	ea	$4,000.00	$6,659.47	**3**			$ 6,659		$ 6,659	
Reinsulate hot water pipes	1407	sf	$1.88	$3.13	**3**			$ 4,403		$ 4,403	
Replace trim	3	ea	$880.00	$1,465.08	**3**			$ 4,395		$ 4,395	
Misc plumbing modifications (gas, distrib, etc.)	1407	sf	$2.00	$3.33	**3**			$ 4,685		$ 4,685	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - UNIT "H" - Kitchen / Storage

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	1407	sf	$3.50	$5.83	3			$ 8,198		$ 8,198	
New economizer cycle control / EMS	1407	sf	$6.80	$11.32	3			$ 15,927		$ 15,927	
Install door louver	1	ea	$750.00	$1,248.65	3			$ 1,249		$ 1,249	
New exhaust fan	1	ea	$2,200.00	$3,662.71	3			$ 3,663		$ 3,663	
All other HV work excluded											
Electrical Systems											
Power and distribution / convenience power											**$ 35,399**
Lower / add receptacles	1407	sf	$3.30	$5.49	3			$ 7,729		$ 7,729	
Minor upgrades to power distribution / raceway	1407	sf	$3.10	$5.16	3			$ 7,261		$ 7,261	
Lighting & Controls											
Replace fluorescent lamps and ballast	48	ea	$218.75	$364.19	3			$ 17,481		$ 17,481	
Adjust height of all non compliant switches	1407	sf	$1.25	$2.08	3			$ 2,928		$ 2,928	
Technology											
Telephone / data / CATV system											**$ 11,337**
Miscellaneous low voltage upgrades, minor	1407	sf	$4.84	$8.06	3			$ 11,337		$ 11,337	
Work from "1997 Masterplan" still to be completed											
Lighting & Controls											**$ 80,746**
Replace non-functioning switches	1	ls	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Replace all T-12 lamps	1	ls	$25,000.00	$41,621.66	3			$ 41,622		$ 41,622	
Power Distribution											
Replace panel	1	ea	$10,000.00	$16,648.67	3			$ 16,649		$ 16,649	
Fire Alarm											
Install new PA/Clocks	2	ea	$1,750.00	$2,913.52	3			$ 5,827		$ 5,827	
Structural											**$ 52,701**
Seismic upgrades - "med" rating	1407	sf	$22.50	$37.46	2		$ 52,701			$ 52,701	
Miscellaneous											**$ 12,882**
Hazmat abatement, allowance - "low" rating	1407	sf	$5.50	$9.16	2		$ 12,882			$ 12,882	
Site											
Utilities											**$ 46,142**
Provide seismic valve for gas	1	ea	$1,500.00	$2,497.30	1	$ 2,497				$ 2,497	
Install new grease interceptor	1	ea	$25,000.00	$41,621.66	2		$ 41,622			$ 41,622	
ADA requirements											
Cut & remove portion of (e) conc. / AC paving	30	sf	$5.50	$9.16	1	$ 275				$ 275	
Provide 5' x 5' concrete landing	30	sf	$15.00	$24.97	1	$ 749				$ 749	
Slope AC paving from landing	60	sf	$10.00	$16.65	1	$ 999				$ 999	
Total Costs - UNIT "E"						**$ 26,134**	**$ 165,099**	**$ 254,427**	**$ 37,070**		**$ 482,730**
Total Costs Priority / Sf						**$ 18.58**	**$ 117.35**	**$ 180.85**	**$ 26.35**		**$ 343**

PORTABLES

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - PORTABLES

Description	Qty
Type Of Space	
Classrooms (Portables) 6 Units	5,760 SF
Total Modernized SF-age	**5,760 SF**

South San Francisco Unified School District

Martin 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	5,760 SF										
Accessibility											**$ 116,183**
New kick plates to existing doors	7	ea	$215.00	$357.95	**2**		$ 2,506			$ 2,506	
Signage, specialties & fire extinguishers	5760	sf	$1.00	$1.66	**1**	$ 9,590				$ 9,590	
Remove and TV/VCR bracket, provide TV/VCR cart	3	ea	$2,000.00	$3,329.73	**1**	$ 9,989				$ 9,989	
Adjust modular ramps to portables	3	ea	$15,000.00	$24,973.00	**1**	$ 74,919				$ 74,919	
Patch finishes for accessibility upgrades	5760	sf	$1.00	$1.66	**2**		$ 9,590			$ 9,590	
Miscellaneous accessible upgrades	5760	sf	$1.00	$1.66	**2**		$ 9,590			$ 9,590	
Life Safety											**$ 64,251**
New fire alarm system (fully automated)	5760	sf	$4.45	$7.41	**3**			$ 42,674		$ 42,674	
Replace exterior lighting	5760	sf	$2.25	$3.75	**3**			$ 21,577		$ 21,577	
Included above											
Instructional Facilities											**$ 71,572**
Repaint interior walls (100%)	7068	sf	$1.05	$1.75	**4**				$ 12,356	$ 12,356	
Repaint existing door sets (100%)	7	ea	$99.00	$164.82	**4**				$ 1,154	$ 1,154	
Repaint existing casework (100%)	144	lf	$10.94	$18.21	**4**				$ 2,623	$ 2,623	
Patch repair / paint existing ceilings	5760	sf	$2.50	$4.16	**4**				$ 23,974	$ 23,974	
Tack boards	300	sf	$15.00	$24.97	**4**				$ 7,492	$ 7,492	
Caulking & sealant, metals, backing	5760	sf	$1.00	$1.66	**4**				$ 9,590	$ 9,590	
Miscellaneous interior repairs, allowance	5760	sf	$1.50	$2.50	**4**				$ 14,384	$ 14,384	
Included above											
Building Integrity & Envelope											**$ 222,160**
Replace existing windows - N/A										excluded	
Replace exterior doors - N/A										excluded	
Patch / paint exterior surfaces	7440	sf	$4.00	$6.66	**4**				$ 49,546	$ 49,546	
Replace roofing - 100% replacement	5760	sf	$18.00	$29.97	**4**				$ 172,613	$ 172,613	
Included above											
Mechanical & Plumbing Systems											**$ 108,730**
Plumbing											
Replace hosebibbs	6	ea	$1,800.00	$2,996.76	**3**			$ 17,981		$ 17,981	
Clear and replace grates at floor drains	6	ea	$400.00	$665.95	**3**			$ 3,996		$ 3,996	
New mop sink w/ hot water	6	ea	$4,000.00	$6,659.47	**3**			$ 39,957		$ 39,957	
Reinsulate hot water pipes	5760	sf	$1.88	$3.13	**3**			$ 18,029		$ 18,029	
Misc plumbing modifications (gas, distrib, etc.)	5760	sf	$2.00	$3.33	**3**			$ 19,179		$ 19,179	
Work to existing sprinklers - N/A											
Note - all restroom upgrades incl in "Accessibility" section											
HVAC											
Minor mod / repairs to existing system only	5760	sf	$1.00	$1.66	**3**			$ 9,590		$ 9,590	
All other HV work excluded											

South San Francisco Unified School District

Martin 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											**$ 185,406**
Power and distribution / convenience power											
Lower / add receptacles	5760	sf	$3.30	$5.49	**3**			$ 31,646		$ 31,646	
Minor upgrades to power distribution / raceway	5760	sf	$3.10	$5.16	**3**			$ 29,728		$ 29,728	
New 120/208V panel	8	ea	$5,000.00	$8,324.33	**3**			$ 66,595		$ 66,595	
Lighting & Controls											
Install new switches / occupancy sensors	24	ea	$343.75	$572.30	**3**			$ 13,735		$ 13,735	
Replace fluorescent lamps and ballast	120	ea	$218.75	$364.19	**3**			$ 43,703		$ 43,703	
Technology											**$ 46,414**
Telephone / data / CATV system											
Add additional data points	5760	sf	$3.34	$5.56	**3**			$ 32,029		$ 32,029	
Miscellaneous low voltage upgrades, minor	5760	sf	$1.50	$2.50	**3**			$ 14,384		$ 14,384	
Included above											
Work from "1997 Masterplan" still to be completed											**$ 49,946**
Power Distribution											
Replace panel	3	ea	$10,000.00	$16,648.67	**3**			$ 49,946		$ 49,946	
Structural											**$ 76,717**
Seismic upgrades - "low" rating	5760	sf	$8.00	$13.32	**2**		$ 76,717			$ 76,717	
Included above											
Miscellaneous											**$ 52,743**
Hazmat abatement, allowance - "low" rating	5760	sf	$5.50	$9.16	**2**		$ 52,743			$ 52,743	
Included above											
Site											**$ 14,984**
Utilities											
Provide seismic valve for gas	6	ea	$1,500.00	$2,497.30	**1**	$ 14,984				$ 14,984	
Total Costs - PORTABLES						**$ 109,482**	**$ 151,145**	**$ 454,747**	**$ 293,732**		**$ 1,009,106**
Total Costs Priority / Sf						**$ 19.01**	**$ 26.24**	**$ 78.95**	**$ 51.00**		**$ 175**

WINDOW REPLACEMENT

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - WINDOW REPLACEMENT

Description	Qty
Type Of Space	
Windows	6,000 SF
Total Modernized SF-age	**6,000 SF**

South San Francisco Unified School District

Martin Elementary School Campus Modernization

Masterplan Statement Of Probable Cost

BUILDING SUMMARY - WINDOW REPLACEMENT

Description	Qty	Unit	Unit Rate	Unit Rate (Mup)	Priority	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total	Total
BUILDING SUMMARY	6,000 SF										
Accessibility											**$ 8,324**
Misc demolition / protection	1	ls	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Life Safety											
No work in this section											
Instructional Facilities											
No work in this section											
Building Integrity & Envelope											**$ 749,190**
Replace existing windows	6000	sf	$75.00	$124.86	**3**			$ 749,190		$ 749,190	
Mechanical & Plumbing Systems											
No work in this section											
Electrical Systems											
No work in this section											
Technology											
No work in this section											
Work from "1997 Masterplan" still to be completed											
No work in this section											
Structural											
No work in this section											
Miscellaneous											
No work in this section											
Site											
No work in this section											
Total Costs - SITE						**$ -**	**$ -**	**$ 757,514**	**$ -**		**$ 757,514**
Total Costs Priority / Sf						**$ -**	**$ -**	**$ 126.25**	**$ -**		**$ 126.25**

SITEWORK

South San Francisco Unified School District

Martin 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

Martin 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	250,000 SF										
Accessibility											**$ 72,422**
Misc demolition / protection	1	ls	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Remove (e) conc. Stairs, install new stairs and handrail	1	ea	$22,000.00	$36,627.06	**1**	$ 36,627				$ 36,627	
Restripe stairs	1	ls	$1,500.00	$2,497.30	**1**	$ 2,497				$ 2,497	
Miscellaneous site accessibility	1	ls	$10,000.00	$16,648.67	**2**		$ 16,649			$ 16,649	
Miscellaneous signage / specialty	1	ls	$5,000.00	$8,324.33	**2**		$ 8,324			$ 8,324	
Life Safety											**$ 8,324**
Site lighting / path of travel	1	ls	$5,000.00	$8,324.33	**2**		$ 8,324			$ 8,324	
Instructional Facilities											
No work in this section											
Building Integrity & Envelope											
No work in this section											
Mechanical & Plumbing Systems											
Plumbing											**$ 62,432**
Remove debris from all valve boxes and replace valves	250000	sf	$0.15	$0.25	**3**			$ 62,432		$ 62,432	
Electrical Systems											
Power and distribution / convenience power											**$ 23,308**
Remove switchboard	1	ea	$5,000.00	$8,324.33	**3**			$ 8,324		$ 8,324	
Re-lable MSB	1	ea	$1,500.00	$2,497.30	**3**			$ 2,497		$ 2,497	
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											**$ 16,649**
Power & Distibution											
Replace old switchboard	1	ea	$10,000.00	$16,648.67	**3**			$ 16,649		$ 16,649	
Structural											**$ 62,432**
Miscellaneous seismic upgrades - "low" rating	250000	sf	$0.15	$0.25	**2**		$ 62,432			$ 62,432	
Miscellaneous											**$ 104,054**
Hazmat abatement, allowance - "low" rating	250000	sf	$0.25	$0.42	**2**		$ 104,054			$ 104,054	
Site											**$ 839,080**
Utilities											
Allowance for misc. site utilities upgrades	1	ls	$75,000.00	$124,864.99	**3**			$ 124,865		$ 124,865	
Replace (e) gas lines	305000	sf	$0.15	$0.25	**2**		$ 76,168			$ 76,168	

South San Francisco Unified School District

Martin 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	305000	sf	$0.15	$0.25	3			$ 76,168		$ 76,168	
ADA requirements											
Minor patching to (e) surfaces	1	ls	$20,000.00	$33,297.33	2		$ 33,297			$ 33,297	
Minor patching to (e) landscape	1	ls	$15,000.00	$24,973.00	2		$ 24,973			$ 24,973	
New AC paving overlay, drainage, etc.	500	sf	$7.25	$12.07	2		$ 6,035			$ 6,035	
Repave/regrade ac paving	150	sf	$8.25	$13.74	1	$ 2,060				$ 2,060	
Patch paving at fence	20	sf	$10.25	$17.06	1	$ 341				$ 341	
New accessible sidewalk	675	sf	$15.00	$24.97	2		$ 16,857			$ 16,857	
Remove and replace c/l fence	700	lf	$139.00	$231.42	3			$ 161,992		$ 161,992	
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						**$ 54,012**	**$ 673,438**	**$ 461,251**	**$ -**		**$ 1,188,702**
Total Costs Priority / Sf						**$ 0.22**	**$ 2.69**	**$ 1.85**	**$ -**		**$ 4.75**

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		

Martin 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						

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
	(E) water lines are in below average					

Martin 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

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		

Martin Elementary School

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		

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		

Martin Elementary School

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		

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

Martin Elementary School

Architectural Site Survey - 1997 Bond Update

Martin Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Sitework						
New asphalt overlay & Surface Drainage Improvements	Asphalt overlay at parking lot and majority of campus is in good condition, portions of a/c paving need work	See Masterplan for asphalt overlay recommendation	*62500*	*sq. ft.*		
Fencing and Gate Renovation	Vinyl coated chain link fence has been installed in portions of the campus, other areas have chain link in below average condition	See Masterplan for fencing recommendation	*3462*	*LF*		
Water System Upgrades (backflow, piping, valves)	Not able to confirm at time of survey	None at this time	1	LS		
Building Exterior						
Paint Exterior	Exterior paint in good condition	See Masterplan for future maintenance recommendation	*30780*	*sq. ft.*		
New Window Frames and Glass	Window frames and glass have not been replaced.	Estimate of 10390 sq. ft. is larger than estimated window areas, see Masterplan for window recommendation	*10390*	*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 units roofed between 1998 1999	See Masterplan for future roofing recommendation	*40238*	*sq. ft.*		
Rain Gutter Repair/Replace	Not able to confirm at time of survey	None at this time	*2052*	*LF*		
Replace Skylight in Multipurpose Room	Skylight appears as if its been painted over	None at this time	*1200*	*sq. ft.*		
Building Interior						
Window Coverings Replaced	The classrooms have vertical blinds that are in good condition	None	*13850*	*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	*34026*	*sq. ft.*		
Paint Interior	(E) Interior paint in good condition	See Masterplan for future maintenance recommendation	*69624*	*sq. ft.*		
Markerboard Replacement	(E) markerboards in good condition	None	*20*	*each*		
Light Fixture Retrofit	Light fixtures have been updated	None	*34026*	*sq. ft.*		
Cabinetry Renovation	Cabinetry has been painted but no major renovations have been done. Cabinetry appears to be in good working condition	None	*1*	*LS*		
Life Safety Upgrades/ ADA						
Exterior Door & Hardware Upgrades	Exterior doors are generally new and have accessible hardware	None	*36*	*each*		

Architectural Site Survey - 1997 Bond Update

Martin Elementary School - 1997 Bond Update						
1997 Recommendation	**(E) Condition**	**Recommendation**	**Quantity**	**Units**	**Category**	**Priority**
Interior Door & Hardware Upgrade	Interior Doors are generally in good condition and have accessible hardware	None	*37*	*each*		
Handicap Ramps (based on vertical rise)	Accessible ramps have been added from an elevated walkway outside Units E and H to Unit A	None	*5*	*feet*		
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
Toilet Room Upgrades	Toilet Rooms have been upgraded at various buildings	See Masterplan for individual toilet room recommendations	*1*	*LS*		
Wheelchair Lift @ Stage	Lift has been installed	None	*1*	*LS*		
Playground Equipment Upgrades	Playground Equipment in good condition	None	*1*	*LS*		
Portables						
New Portable Classrooms (replace existing old problem units)	3 new and/or relocated portables have been added to the site	None	*2*	*each*		

Martin Elementary School

Mechanical Site Survey

Martin Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating upgrade was not completely done, only a few classrooms have the heating upgraded.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
Unit A (Gas heat system)				
01, 03, and 17	Each Office is heated by an electric wall heater	Not upgraded	none	none
04, 05 06, 11, 12, 14, 15, 16	Each Classroom is heated, minimum ventilation by an outdated gas fired furance, Janitrol model GUX080-4, minimum outside air is delivered thru an exterior outside air louver.	Not upgraded		Install new furnace and furnace closet for each classroom. furnace with economizer cycle and Energy Management System
09, and 18	Boys and Girls toilet room is ventilated by a roof exhaust fan and windows and heated with an electric unit heater	Not applicable	none	Install door louver
Unit B (Gas heat system)				
01, 02, 03, 04	Each classroom is heated by a Carrier model 58APV090 furnace inside a furnace closet. Minimum outside air louver is installed but is not connected to the furnace.	Upgraded heating system	connect outside air louver to furnace return air plenum	Install economizer cycle control and Energy Management System to each furnace
07, 08	Toilet room has no exhaust ventilation.	Not applicable	install new toilet exhaust fan and door louver	
Unit C (Gas heat system)				
01, 02, 03, 04	Each classroom is heated by a Carrier model 58APV090 furnace inside a furnace closet. Minimum outside air louver is installed but is not connected to the furnace.	Upgraded heating system	connect outside air louver to furnace return air plenum	Install economizer cycle control and Energy Management System to each furnace
05, 06	Toilet room is ventilated by a roof mounted exhaust fan and a door louver	Not applicable	None	None
08,	There is an electric kiln in room 08 without vent.	n/a	ventilate room 08	
Unit D (electric unit heater)				
01,	Office/Workroom is heated by an electric unit heater.	Not upgraded	none	install new furnace and furnace closet for the office/workroom. furnace with economizer cycle and Energy Management System
Unit E (Electric baseboard heater)				
01, 05, 07, 09	Offices are heated by electric baseboard heater.	Not upgraded	none	install a new furnace and furnace closet for the offices. furnace with economizer cycle and Energy Management System
02, 03, 08	Toilet room has no exhaust ventilation. toilet 02, 03 heated by an electric wall heater	Not applicable	install new toilet exhaust fan and door louver	
06,	room 06 is a server room with no cooling system nor ventilating fan system	Not applicable		install a ductless split cooling only unit or ventilate the room with exhaust fan
Unit F (Gas heat system)				
01, 02	Each classroom is heated by a Carrier model 58APV090 furnace inside a furnace closet. Minimum outside air is provided by means of an exterior outside air wall louver. In unit 02, there is a copier located in front of the return air grille blocking the air from returning to the unit.	Upgraded heating system	move the copier away from the return air grille	Install economizer cycle control and Energy Management System to each furnace

Mechanical Site Survey

Martin Elementary School				
Note: Heating upgrade was recommended in the 1997 Masterplan cost. The heating upgrade was not completely done, only a few classrooms have the heating upgraded.				
Area Designation	**Existing Mechanical**	**Recommended work in 1997**	**Work needs to be done**	**Recommendations**
03, 04	Toilet room is ventilated by a roof mounted exhaust fan.	Not applicable	install door louver	
05,	janitor closet has no ventilation	Not applicable	install exhaust fan and door louver	
Unit G (Gas heat system)				
01,	The multi use building is heated by a gas furnace in the mechanical room.	Not upgraded		remove (e) outdated heating unit and install new heat and vent unit with economizer cycle and Energy Management System
Unit H (Gas heat system)				
01,	There is a kitchen hood with hood exhaust fan on the roof. There is a roof exhaust fan to ventilate the kitchen but there is no make up air for the exhaust	Not upgraded		remove (e) exhaust fan and install new heat and vent unit and Energy Management System
07,	office has no HVAC system and the toilet has no ventilation	Not applicable		install new toilet exhaust fan for the toilet. Install electric wall heater to the office
Portable (Gas heat system)				
01,	the portable is heated by a carrier high efficiency furnace and provides minimum outside air	Not applicable	none	none
02, 03	the portable is heated by BARD wall mounted unit	Not applicable	none	none

Martin Elementary School

Plumbing Site Survey

Martin 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.			
8. Campus gas piping is old and worn. Replace gas piping.			
Area Designation	**Existing Condition**	**Necessary Renovations**	**Recommendations**
Site			
	Site water pressure is 93 psi.	Install PRV station where domestic cold water enters the site with outlet pressure at 75 psi.	
	Buildings do not have separate gas shut-offs.	Provide building gas shut-offs for all buildings (this may require a redesign of the entire gas system).	
Unit A			
04-06, 11-12, 14-16	1 classroom sink		Replace trim.
07	1 mop sink (standing type)	Replace faucet w/ vacuum breaker type faucet.	Replace mop sink and trim.
09	4 water closets, 3 urinals, 3 lavs (recently renovated)		
17	1 SS sink with wall mounted faucet		Replace sink and trim.
18	4 water closets, 3 lavs (recently renovated)		
Unit B			
01-04	1 classroom sink		Replace trim.
07-08	1 water closet		Replace water closet and trim.
Unit C			
01-04	1 classroom sink		Replace sink and trim.
05	2 flr mtd fv water closets, 4 flr mtd urinals, 3 lavs	Replace strainer at urinals.	Replace fixtures and trim.

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
06	4 flr mtd fv water closets, 3 lavs, exterior single ht drinking fountain		Replace fixtures and trim.
07	exterior SS dual ht drinking fountain		Replace fixtures and trim.
Unit D			
01	1 SS sink with point-of-use tank water heater		Replace trim.
Unit E			
02-03	1 tank water closet, 1 lav with insta-hot water heater		Replace fixtures, trim, and insta-hot water heater.
07	1 SS sink with insta-hot water heater		Replace sink, trim, and insta-hot water heater.
08	1 tank water closet		Replace water closet and trim.
09	1 ss sink with point-of-use tank water heater		
Unit F			
01	1 ss sink with point-of-use tankwater heater, 1 exterior dual ht drinking fountain		
02	1 ss sink with point-of-use tank water heater		
03	3 wall mtd water closets, 2 lavs		Replace fixtures and trim.
05	1 mop sink (standing type)	Replace faucet w/ vacuum breaker type faucet.	Replace mop sink and trim.
08	3 wall mtd water closets, 3 urinals, 2 lavs		Replace existing fixtures and trim.
09	1 ss sink with point-of-use tank water heater		
Unit H			
01	2 comp ss kitchen sink with commercial disposer and grease trap.	Clean grease trap.	Replace sink, trim, and grease trap.
03	1 mop sink (standing type)	Replace faucet w/ vacuum breaker type faucet.	Replace mop sink and trim.
04	1-40 gallon gas fired water heater with galvanized piping	Replace all galvanized piping within building with copper.	

Martin Elementary School

Plumbing Site Survey

Area Designation	Existing Condition	Necessary Renovations	Recommendations
06	1 tank water closet, 1 lav		Replace fixtures and trim.
Portables			
Unit 1	1 ss sink		
Unit 2 & 3	1 classroom 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	H	Primary site electrical service replaced with PG&E pad-mounted transformer. A 1200A, 208/120V, 3ph, 4-wire main switchboard was installed in Unit H in 1999.	Remove old switchboard.	Remove clutter 36" in front of panels.	Re-label breakers to correct panel designators.	Remove switchboard.	1
						Re- label 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 power distribution panel with panel LA	Replace panel in corridor	Access to panel is obstructed	Add switch at higher elevation for classroom TV	receptacles	2
		Added surface raceway for additional power receptacles			Add GFI receptacle above sink counter	120/208V panel	1
	B	Replaced power distribution panel with panel LB	Replace panel in Room 2	Access to panel is obstructed	Add switch at higher elevation for classroom TV	receptacles	2
		Added surface raceway for additional power receptacles			Add GFI receptacle above sink counter	120/208V panel	1
	C	Replaced power distribution panel with panel LC	Replace panel A in Room 6	Access to panel is obstructed	Add switch at higher elevation for classroom TV	receptacles	2
		Added surface raceway for additional power receptacles			Add GFI receptacle in each bathroom	receptacles	6
	D	Receptacles have been located in the teachers' lounge			Add receptacle @ sink with GFI	120/208V panel	1
					Add receptacle @ sink with GFI		
					Add switch at higher elevation for classroom TV		
	E	Receptacles have been located in the offices, nurse's room, conference room, etc.			Add receptacle @ sink with GFIs	receptacles	1
	F	Replaced panel in Room 13 & storage area			Add receptacle @ sink with GFIs	receptacles	5
					Add GFI receptacle in each bathroom		
	G	Replaced power distribution panel with panel LP		Remove clutter 36" in front of panels.	Add receptacle @ sink with GFIs	receptacles	4
	H	Receptacles have been located in the kitchen		Remove clutter 36" in front of panels.	Add receptacle @ sink with GFIs	receptacles	5
					Add more receptacles for kitchen loads instead of using surge protection strips.	receptacles	4
Power Distribution					Add GFI receptacle in each bathroom		
	Portable 1	Add surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Portable 2	Add surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs	120/240 panel	8
					Use power/data pole in Room 10 to eliminate tripping hazard of extension cords.		
	Portable 3	Add surface raceway for additional power receptacles.	Replace distribution panel		Add receptacle @ sink with GFIs		
	Library Portable	Receptacles have been located in the library			Use power/data pole in library to eliminate tripping hazard of extension cords.		
	Rm 25 Portable	Add surface raceway for additional power receptacles.					
	Rm 26 Portable	Add surface raceway for additional power receptacles.					
Lighting System				All switches a maximum 48" AFF			
	A	The lighting in this building are suspended wrap-arounds that appear to be in good condition. All lamps have been upgraded to energy efficient T8.			Replace exterior lighting	2-lamp fluorescent 1X4 light	5
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
					Eliminate unnecessary switches and 3-way switches not required.	Remove switches	2
					Revise incorrect lighting control in room 19	Re-wire switch	1
	B	The lighting in this building are suspended wrap-arounds that appear to be in good condition. All lamps have been upgraded to energy efficient T8.			Replace exterior lighting	2-lamp fluorescent 1X4 light	5
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	20
	C	The lighting in this building are suspended wrap-arounds that appear to be in good condition. All lamps have been upgraded to energy efficient T8.		Lower switch in room 7	Replace exterior lighting	2-lamp fluorescent 1X4 light	5
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	21
	D	The lighting in this building are suspended wrap-arounds that appear to be in good condition.			Replace exterior lighting	2-lamp fluorescent 1X4 light	5
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	21
	E	The lighting in this building appear to be in good condition.			Replace exterior lighting	2-lamp fluorescent 1X4 light	5
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	21
	F	The lighting in this building appear to be in good condition.		All switches a maximum 48" AFF	Replace exterior lighting	2-lamp fluorescent 1X4 light	5
				Add exit lighting per code	Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	21
Lighting System	G	serving area and platform areas appear to be in good condition.	Replace corridor lighting		Replace exterior lighting	2-lamp fluorescent 1X4 light	6
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	Switches & Occupancy sensors	45
					Replace burned out lamps in gym	2-lamp fluorescent 1X4 light	12

Martin 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
	H	The lighting in the kitchen and bathroom areas appear to be in good condition.	Replace non-functioning switches		Replace exterior lighting	HPS lamps	12
			Replace all T12 lamps			fluorescent lamp	36
	Portable 1	The lighting in the portable appears to be in good condition.			Replace exterior lighting	fluorescent lamp	90
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.	2-lamp fluorescent 1X4 light	10
	Portable 2	The lighting in the portable appears to be in good condition.			Replace exterior lighting	Switches & Occupancy sensors	20
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.		
	Portable 3	The lighting in the portable appears to be in good condition.			Replace exterior lighting		
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.		
	Library Portable	The lighting in the library appears to be new and in good condition.			Improve lighting uniformity in library		
					Add a light above the sink area		
					Use T8 Lamps in all fluorescent fixtures.		
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.		
	Rm 25 Portable	The lighting in the portable appears to be in good condition.			Replace exterior lighting		
					Use Occupancy sensors in classrooms, offices, bathrooms and closets.		
					Use T8 Lamps in all fluorescent fixtures.		
Lighting System	Rm 26 Portable	The lighting in the portable appears to be in good condition.			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	18
Fire Alarm System	E	Upgraded system with Cerberus Pyrotronics MXL-IQ series in 1998	None	Install a fully automatic system per DSA and SB575 requirements	None	Install a fully automatic system per DSA and SB575 requirements	1
PA/clock	A	New Rauland 1100 units have been installed.					
	B	New Rauland 1100 units have been installed.					
	C	New Rauland 1100 units have been installed.					
	D	New Rauland 1100 units have been installed.					
	E	New Rauland 1100 units have been installed.					
	F	New Rauland 1100 units have been installed.					
	G	New Rauland 1100 units have been installed.					
	H	New Rauland 1100 units have been installed.	Install new PA/clock units interfaced with campus system in the kitchen.			PA/clock unit	1
			Remove old PA/clock unit			Remove PA/clock unit	1
	Portable 1	New Rauland 1100 units have been installed.					
	Portable 2	New Rauland 1100 units have been installed.					
	Portable 3	New Rauland 1100 units have been installed.					
	Library Portable	New Rauland 1100 units have been installed.					
	Rm 25 Portable	New Rauland 1100 units have been installed.					
	Rm 26 Portable	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	350
	B	Telephone/Data outlets have been located in the classrooms			receptacle in power raceway. Add CATV	CATV outlet	35
	C	Telephone/Data outlets have been located in the classrooms			receptacle in power raceway. Add CATV		
	D	Telephone/Data outlets have been located in the lounge			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	E	Telephone/Data outlets have been located in the offices			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 telephone, data or CATV in this building			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	H	Telephone/Data outlets have been located in the kitchen			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Portable 1	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	10
	Portable 2	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	4
	Portable 3	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle in power raceway. Add CATV		
	Library Portable	Telephone/Data outlets have been located in the classrooms and offices			Add 1 data outlet at each receptacle		
	Rm 25 Portable	Telephone/Data outlets have been located in the classrooms and offices			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
		Rm 26 Portable	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

Martin Elementary School
35 School Street
South San Francisco, CA 94080

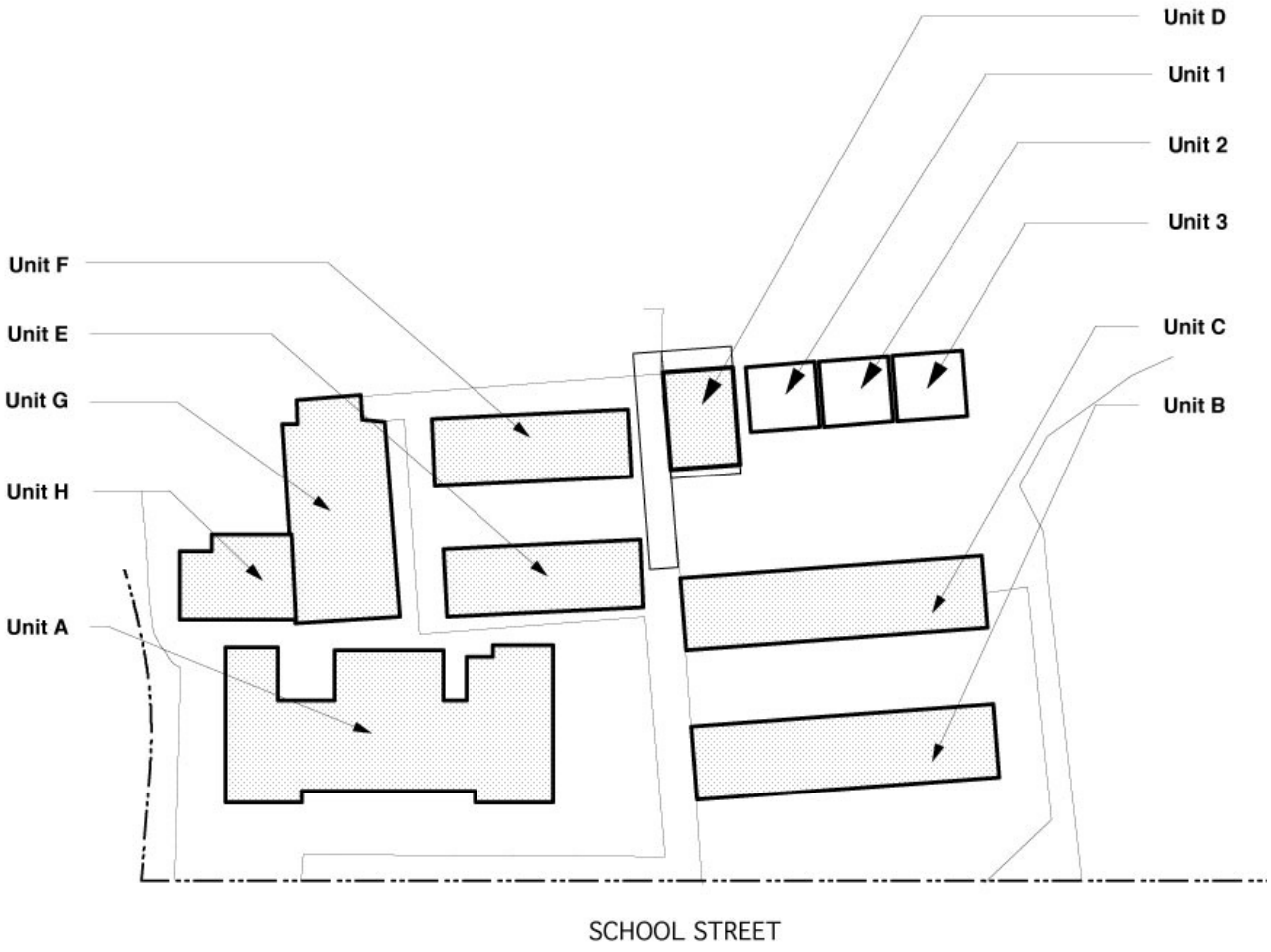
South San Francisco Unified School District



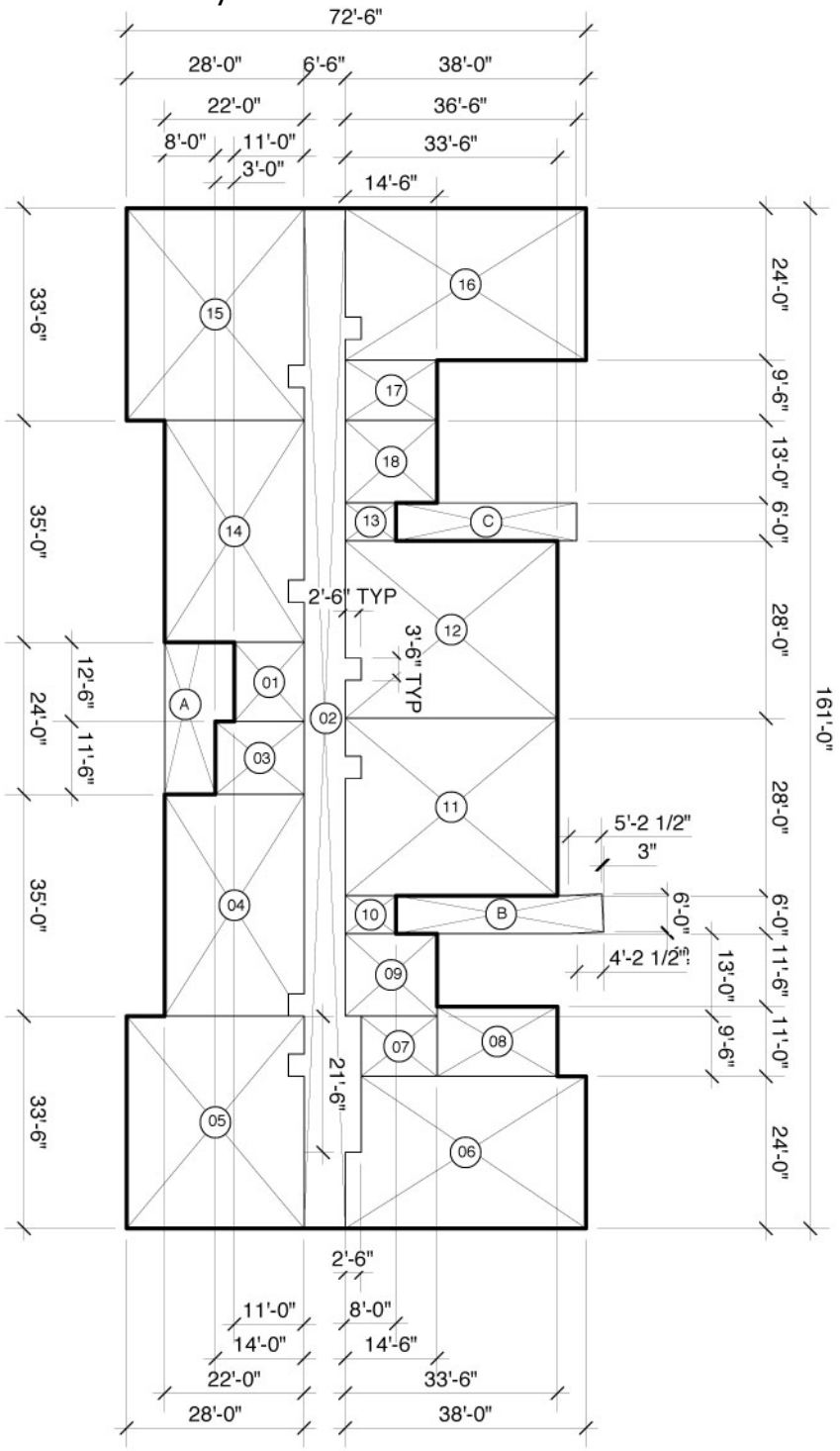
SOHA Engineers
48 Colin P. Kelly St.
San Francisco, CA 94107

August 25, 2006

Site Plan – Martin Elementary School



Unit A – Martin Elementary School



Name	Unit A – Martin Elementary School
Use	Classroom
Distance to Fault	5.6 km
Year Built	1921
Year of Major Modification	1957
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.0
Description	The building appears to be a conventionally framed wood structure for its era. Floors and roofs are framed with joists which are supported by wood stud bearing walls. Though it was not confirmed, it is likely that straight or diagonal sheathing is present at both the roof diaphragm and the exterior walls.
Comments	The building appears to have a complete lateral force resisting system with sheathed walls in both longitudinal and transverse directions. Historically, buildings of this size and type of construction have performed well during seismic events. However, the un-retrofitted cripple walls could present a weakness in the lateral force resisting system and should be assessed in a more detailed evaluation. No non-structural falling hazards or maintenance issues were noted.

Unit A – Martin Elementary School

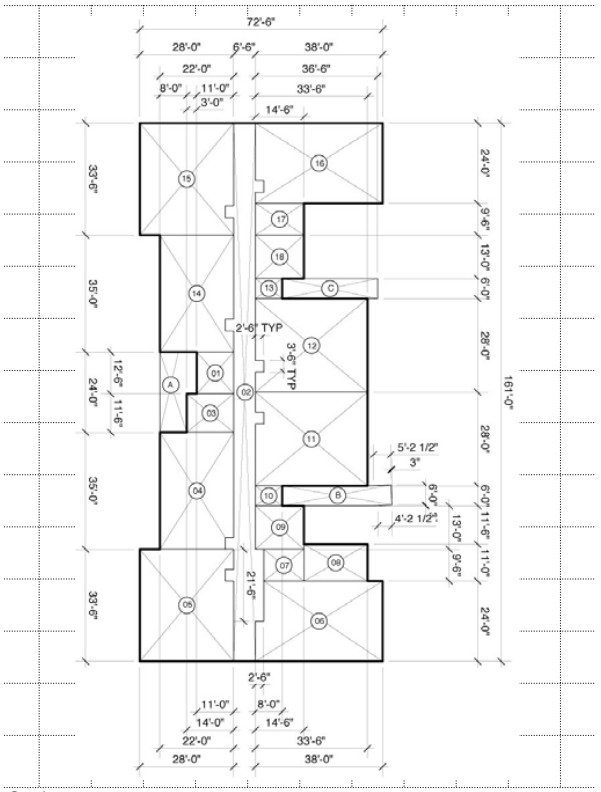




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080

Other Identifiers Classroom

No. Stories 1 **Year Built** 1957

Screener MSa/MSc **Date** 8/03/06

Total Floor Area (sq. ft.) 9500

Building Name Unit A, Martin Elementary School

Use Classroom



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

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

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

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

FINAL SCORE, *S* 2.0

COMMENTS: The building appears to be a conventionally framed wood structure. Although not confirmed, it is likely that straight or diagonal sheathing is present at both the roof diaphragm and the exterior walls.

Detailed Evaluation Required

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

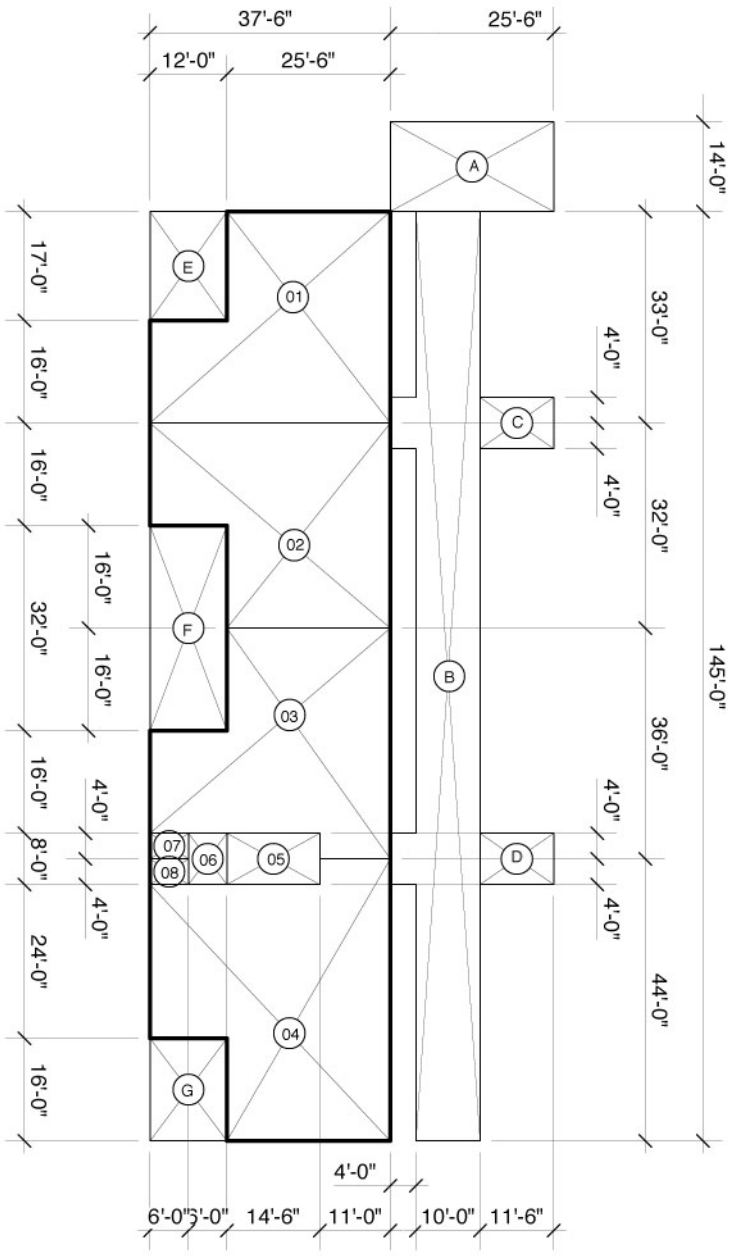
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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

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

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

Unit B – Martin Elementary School



Name	Unit B – Martin Elementary School
Use	Classroom
Distance to Fault	5.6 km
Year Built	1948
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2), Steel MRF (S1),
FEMA 154 Score	1.2
Description	The building has a plywood sheathed roof on wood joists supported by steel trusses supported by steel columns. On one side in the longitudinal direction the columns are connected to, and extend above a partial height wood stud wall; these columns resist lateral forces through bending. On the other side there is no apparent lateral force resisting system. At the ends of the building there are plywood shear walls in the transverse direction.
Comments	The building appears to have only a partial lateral-force resisting system. In the longitudinal direction there are only lateral-force resisting elements on one side, and the shear walls in the transverse direction may not be adequate to resist the torsion produced by this imbalanced layout. Although the reliance on column bending to resist lateral forces is undesirable, the classification of this building as type S1 is passed on the column bending and not on traditional beam-column moment frame detailing. The buildings lateral force resisting system should be examined as part of a more detailed evaluation. No maintenance issues or non-structural falling hazards were noted.

Unit B – Martin Elementary School

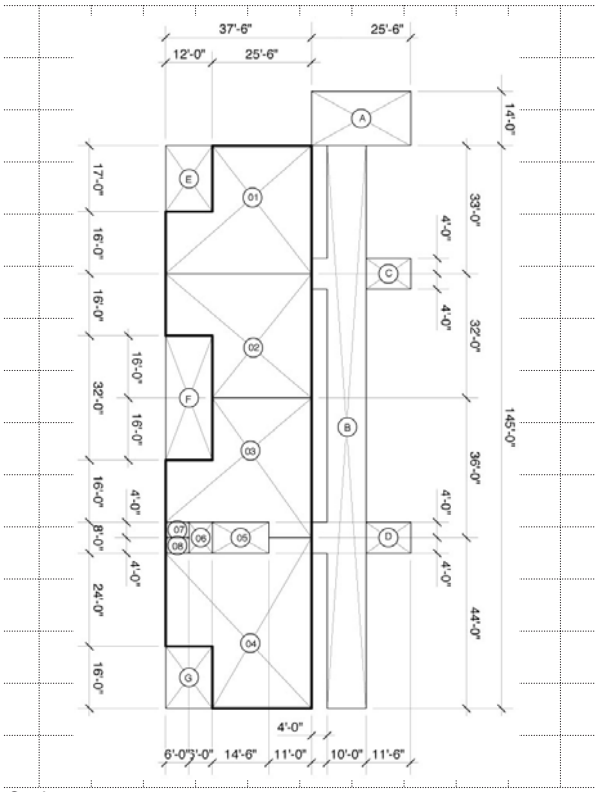




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School Street
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1948
Screener MSa/MSc **Date** 8/02/06
Total Floor Area (sq. ft.) 6600
Building Name Unit B, Martin 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	Hard Rock	Avg. Rock	Dense Soil	Stiff Soil	Soft Soil	Poor Soil	Unreinforced Chimneys	Parapets	Cladding	Other:
Emer. Services	Industrial	[School]	101-1000										
			[11 – 100]										
			1000+										

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

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

COMMENTS: The building has a plywood sheathed roof on wood joists supported by open-web steel trusses supported by steel columns. The building has plywood shear end walls in the transverse direction. The lower FEMA score, for the S1 building type, controls in this situation.

Detailed Evaluation Required

[YES] NO

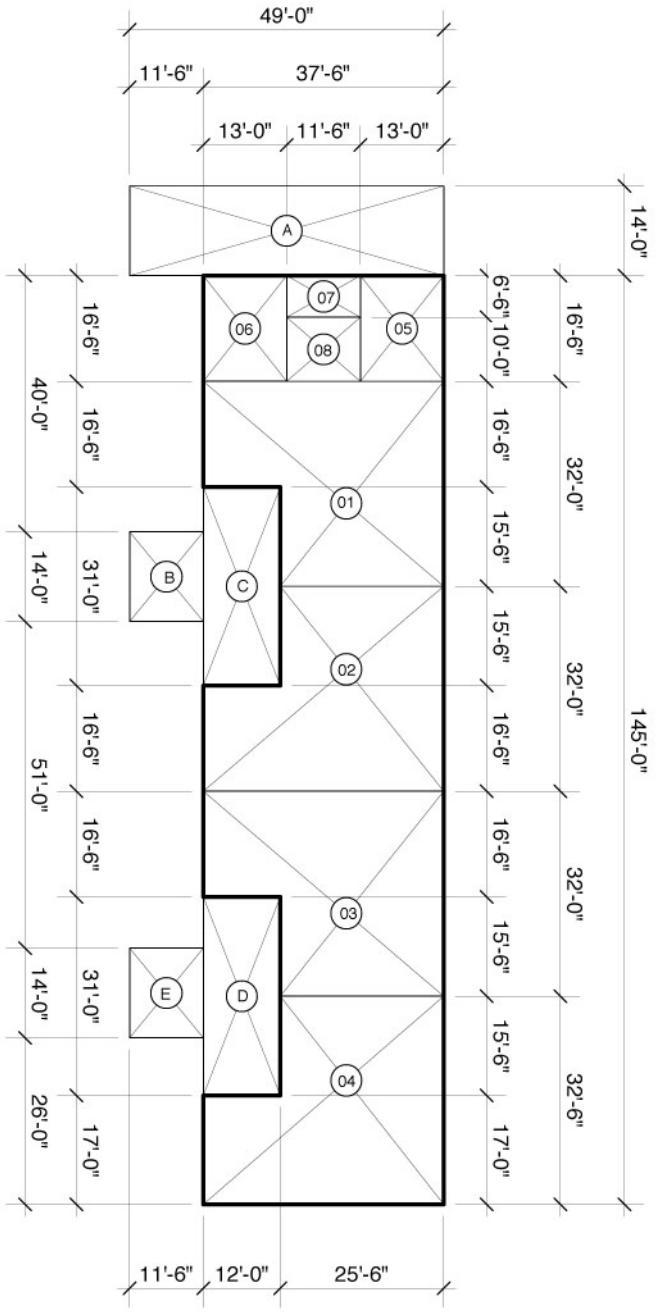
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DNK = Do Not Know

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 – Martin Elementary School



Name Unit C – Martin Elementary School

Use Classroom

Distance to Fault 5.6 km

Year Built 1948

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 C is similar to that of Unit B. The building has a plywood sheathed roof on wood joists supported by steel trusses supported by steel columns. On one side in the longitudinal direction the columns are connected to, and extend above a partial height wood stud wall; these columns resist lateral forces through bending. On the other side there is no apparent lateral force resisting system. At the ends of the building there are plywood shear walls in the transverse direction.

Comments The building appears to have only a partial lateral-force resisting system. In the longitudinal direction there are only lateral-force resisting elements on one side, and the shear walls in the transverse direction may not be adequate to resist the torsion produced by this imbalanced layout. Although the reliance on column bending to resist lateral forces is undesirable, the classification of this building as type S1 is passed on the column bending and not on traditional beam-column moment frame detailing. The buildings lateral force resisting system should be examined as part of a more detailed evaluation. No maintenance issues or non-structural falling hazards were noted.

Unit C – Martin Elementary School

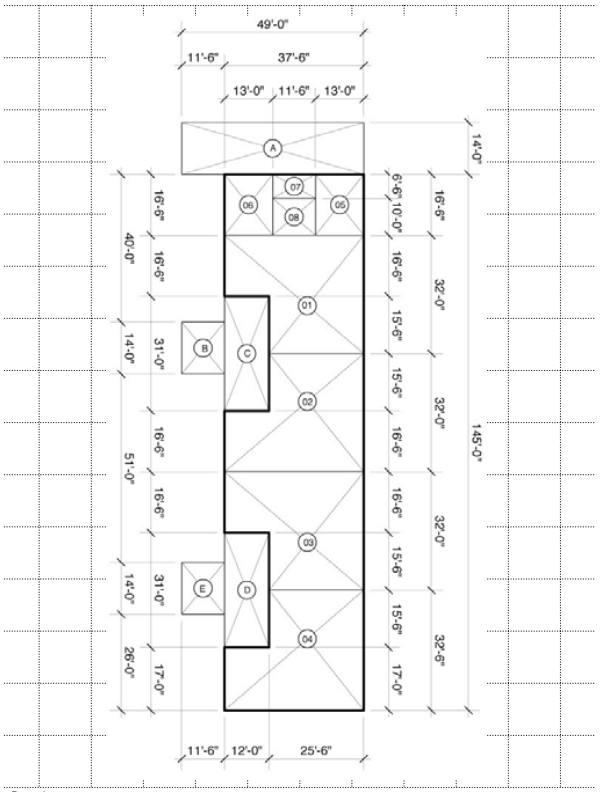




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080
Other Identifiers Classrooms
No. Stories 1 **Year Built** 1948
Screener MSa/MSc **Date** 8/02/06
Total Floor Area (sq. ft.) 4700
Building Name Unit C, Martin 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: _____

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

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

COMMENTS: The building has a plywood sheathed roof on wood joists supported by open-web steel trusses supported by steel columns. The building has plywood shear end walls in the transverse direction. The lower FEMA score, for the S1 building type, controls in this situation.

Detailed Evaluation Required

[YES] NO

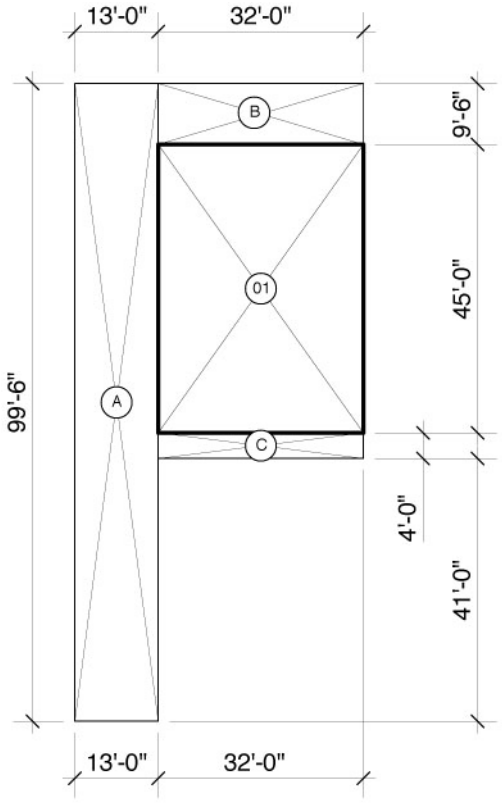
* = Estimated, subjective, or unreliable data
DNK = Do Not Know

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

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

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

Unit D – Martin Elementary School



Name	Unit D – Martin Elementary School
Use	Classroom
Distance to Fault	5.6 km
Year Built	1952
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	The construction of Unit D is similar to that of Unit F. This building has a plywood sheathed roof on wood joists supported by wood beams. At the ends of the building there are plywood shear walls in the transverse direction. In the longitudinal direction the exterior walls are almost fully interrupted by strip windows. It appears that the building has been modified by removing one half.
Comments	In the transverse direction shear walls are the lateral-force resisting system. In the longitudinal direction the walls are interrupted by strip windows and there appears to be no lateral-force resisting system. The lateral-force resisting system in the longitudinal direction should be further examined. No non-structural falling hazards or maintenance issues were noted.

Unit D – Martin Elementary School

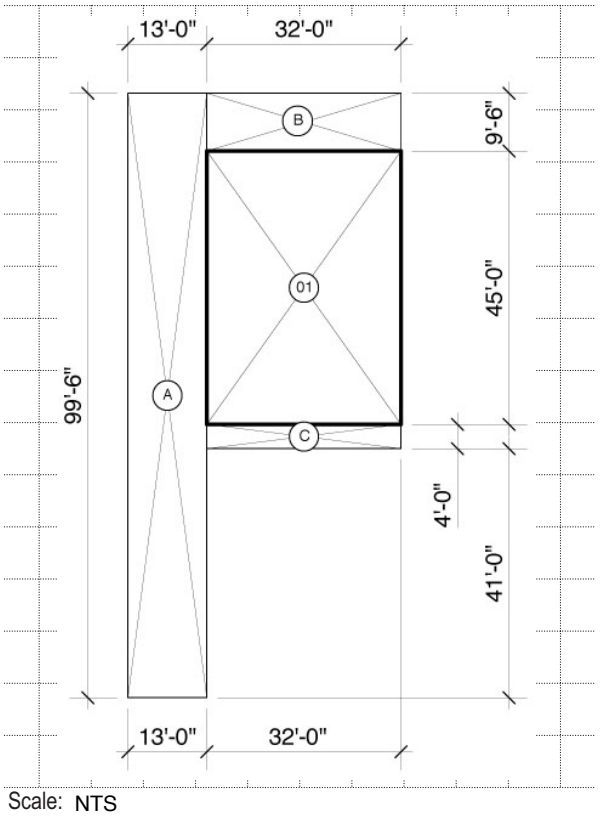




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1952
Screener MSa/MSc **Date** 8/02/06
Total Floor Area (sq. ft.) 1400
Building Name Unit D, Martin 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: The building has a plywood sheathed roof on wood joists supported by wood beams. The building has plywood shear walls in the transverse directions. In the longitudinal direction there are strip windows interrupting the walls.

Detailed Evaluation Required

[YES] NO

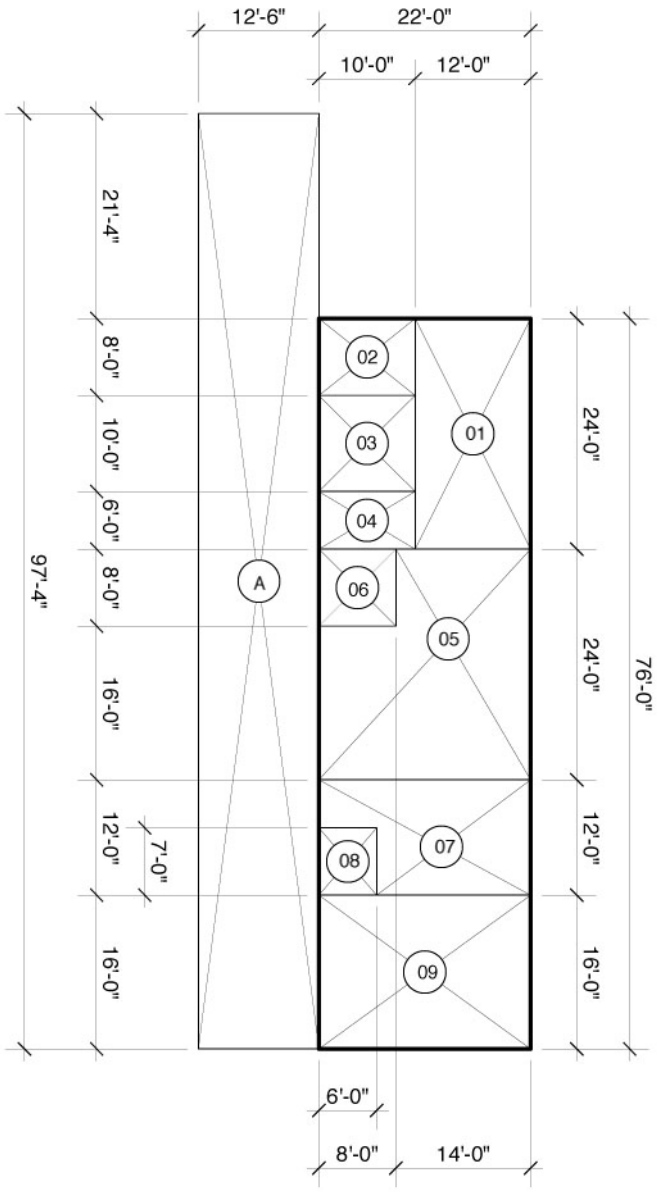
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BR = Braced frame
FD = Flexible diaphragm
LM = Light metal

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

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

Unit E – Martin Elementary School



Name	Unit E – Martin Elementary School
Use	Classroom
Distance to Fault	5.6 km
Year Built	1952
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	This building has a plywood sheathed roof on wood joists supported by wood beams. At the ends of the building there are plywood shear walls in the transverse direction. In the longitudinal direction the exterior walls are almost fully interrupted by strip windows.
Comments	In the transverse direction shear walls are the lateral-force resisting system. In the longitudinal direction the walls are interrupted by strip windows and there appears to be no lateral-force resisting system. The lateral-force resisting system in the longitudinal direction should be further examined. No non-structural falling hazards or maintenance issues were noted.

Unit E – Martin Elementary School

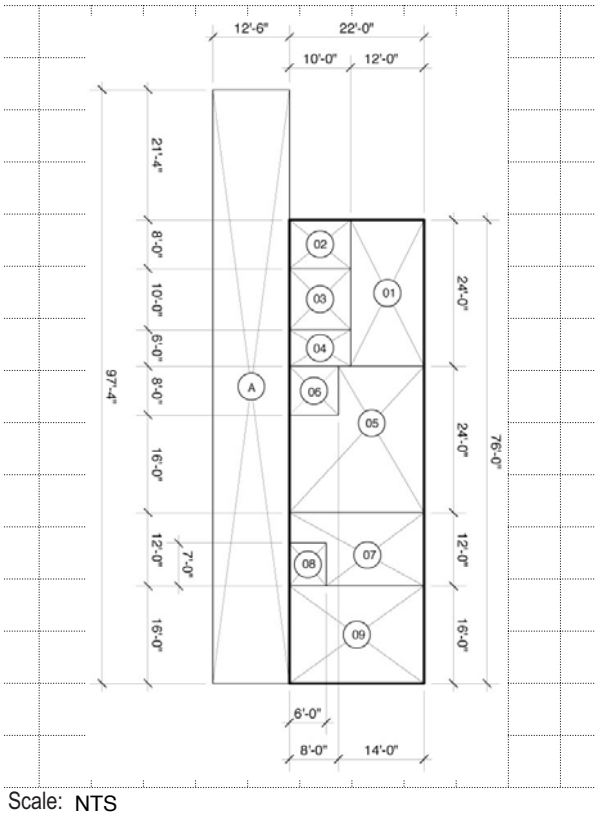




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom, Administration
No. Stories 1 **Year Built** 1952
Screener MSa/MSc **Date** 8/02/06
Total Floor Area (sq. ft.) 1700
Building Name Unit E, Martin Elementary School
Use Classroom, Administration



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

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

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

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

FINAL SCORE, *S* 4.4

COMMENTS: This building has a plywood sheathed roof on wood joists supported by wood beams. The building has plywood shear end walls in the transverse direction. In the longitudinal direction there are strip windows interrupting the walls.

Detailed Evaluation Required

[YES] NO

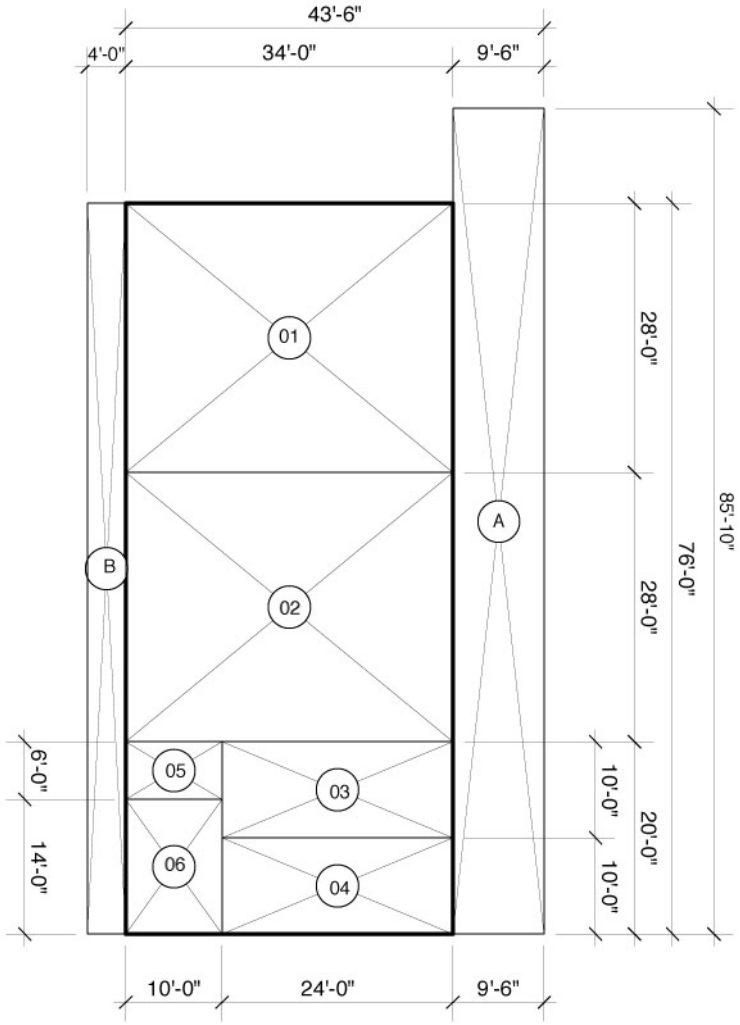
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DNK = Do Not Know

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 – Martin Elementary School



Name	Unit F – Martin Elementary School
Use	Classroom
Distance to Fault	5.6 km
Year Built	1952
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W1)
FEMA 154 Score	4.4
Description	This building has a plywood sheathed roof on wood joists supported by wood beams. At the ends of the building there are plywood shear walls in the transverse direction. In the longitudinal direction the exterior walls are almost fully interrupted by strip windows.
Comments	In the transverse direction shear walls are the lateral-force resisting system. In the longitudinal direction the walls are interrupted by strip windows and there appears to be no lateral-force resisting system. The lateral-force resisting system in the longitudinal direction should be further examined. No non-structural falling hazards or maintenance issues were noted.

Unit F – Martin Elementary School

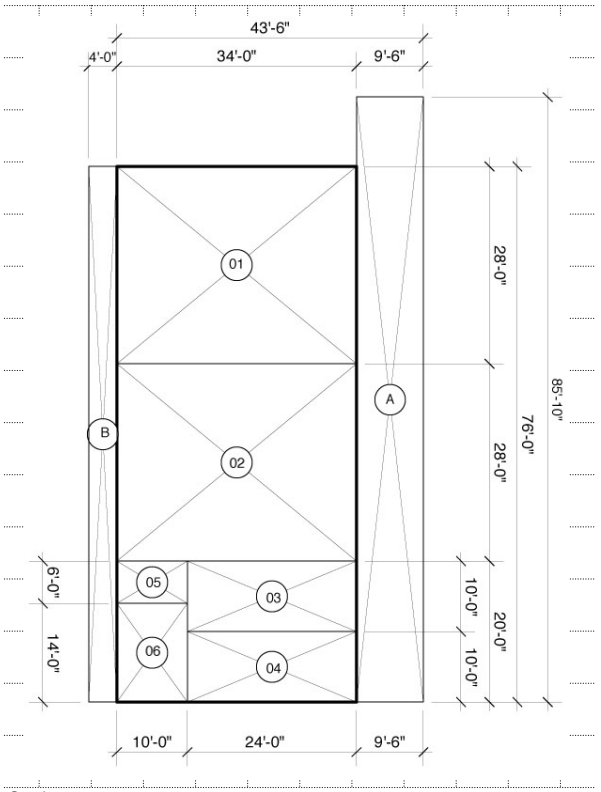




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080
Other Identifiers Classroom
No. Stories 1 **Year Built** 1952
Screener MSa/MSc **Date** 8/02/06
Total Floor Area (sq. ft.) 2600
Building Name Unit F, Martin Elementary School
Use Classroom



OCCUPANCY

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

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

SOIL TYPE

[D] Stiff Soil

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

FALLING HAZARDS

☐ Unreinforced Chimneys ☐ Parapets ☐ Cladding ☐ Other:

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

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

FINAL SCORE, *S* 4.4

COMMENTS: The building has a plywood sheathed roof on wood joists supported by wood beams. The building has plywood shear walls in the transverse direction. In the longitudinal direction there are strip windows interrupting the walls.

Detailed Evaluation Required

[YES] NO

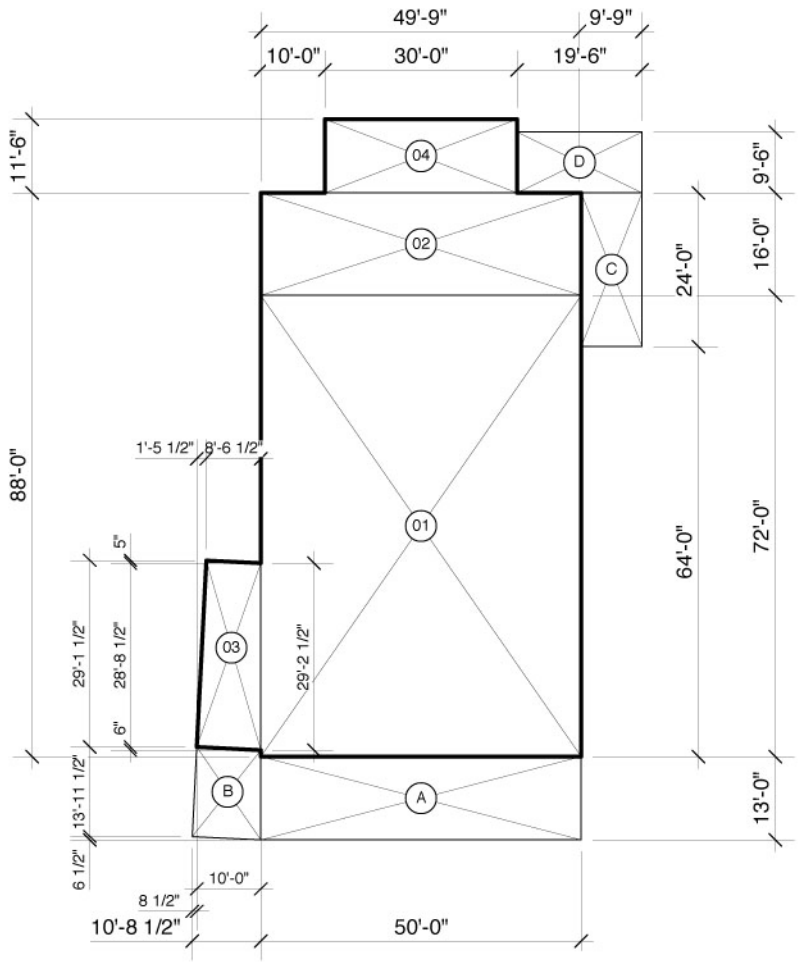
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DNK = Do Not Know

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 – Martin Elementary School



Name	Unit G – Martin Elementary School
Use	Multipurpose, Cafeteria
Distance to Fault	5.6 km
Year Built	1952
Year of Major Modification	N/A
Building Type	Light Wood-Frame (W2)
FEMA 154 Score	2.0
Description	This building has a plywood sheathed roof supported by wood trusses. The building has plywood shear walls in both the longitudinal and transverse directions.
Comments	The building appears to have a complete lateral force resisting system; shear walls in both the longitudinal and transverse directions. This building is integrally connected with Unit H. The seismic performance of each of these two interconnected units could potentially impact the performance of the other unit. No non-structural falling hazards or maintenance issues were noted.

Unit G – Martin Elementary School

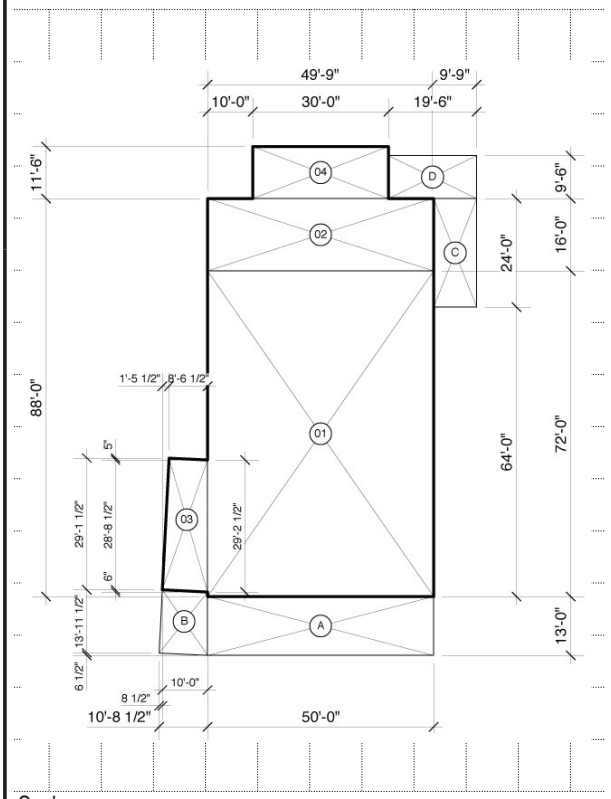




Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080

Other Identifiers Multi-use

No. Stories 1 **Year Built** 1952

Screener MSa/MSc **Date**

Total Floor Area (sq. ft.) 5000

Building Name Unit G, Martin Elementary School

Use Multipurpose room, Cafeteria



OCCUPANCY

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

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

SOIL TYPE

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

FALLING HAZARDS

☐ Unreinforced Chimneys ☐ Parapets ☐ Cladding ☐ Other:

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

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

FINAL SCORE, *S* 2.0

COMMENTS: The building has a plywood sheathed roof on wood joists supported by large wood trusses. The building has plywood shear walls in both the longitudinal and transverse directions.

Detailed Evaluation Required

YES [NO]

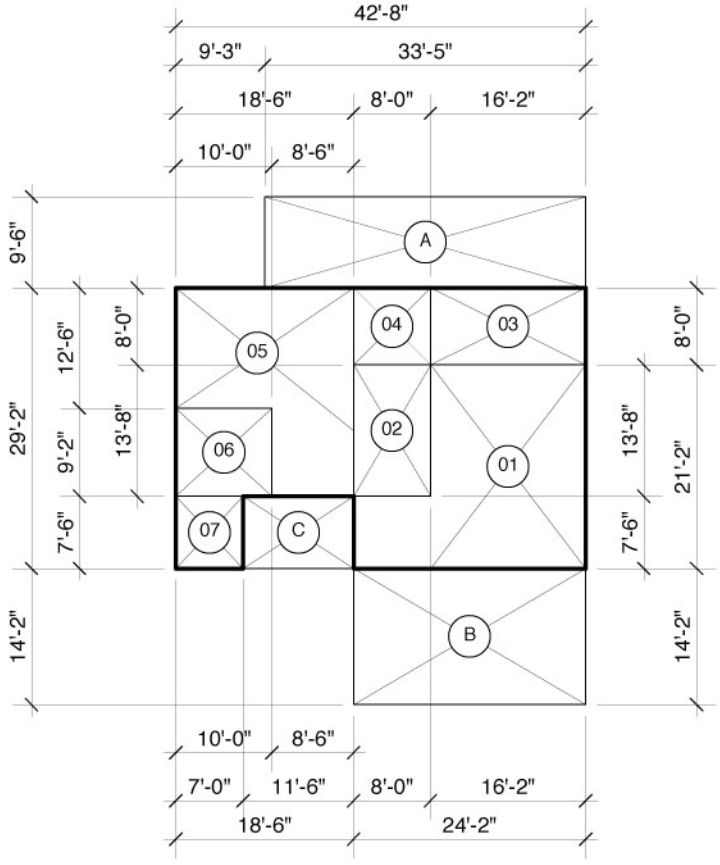
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DNK = Do Not Know

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

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

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

Unit H – Martin Elementary School



Name	Unit H – Martin Elementary School
Use	Multipurpose room, Cafeteria
Distance to Fault	5.6 km
Year Built	1952
Year of Major Modification	N/A
Building Type	Light wood-frame (W1)
FEMA 154 Score	4.4
Description	This building has a plywood sheathed roof supported by wood trusses. The building has plywood shear walls in both the longitudinal and transverse directions.
Comments	The building appears to have a complete lateral force resisting system; shear walls in both the longitudinal and transverse directions. This building is integrally connected with Unit G. The seismic performance of each of these two interconnected units could potentially impact the performance of the other unit. No non-structural falling hazards or maintenance issues were noted.

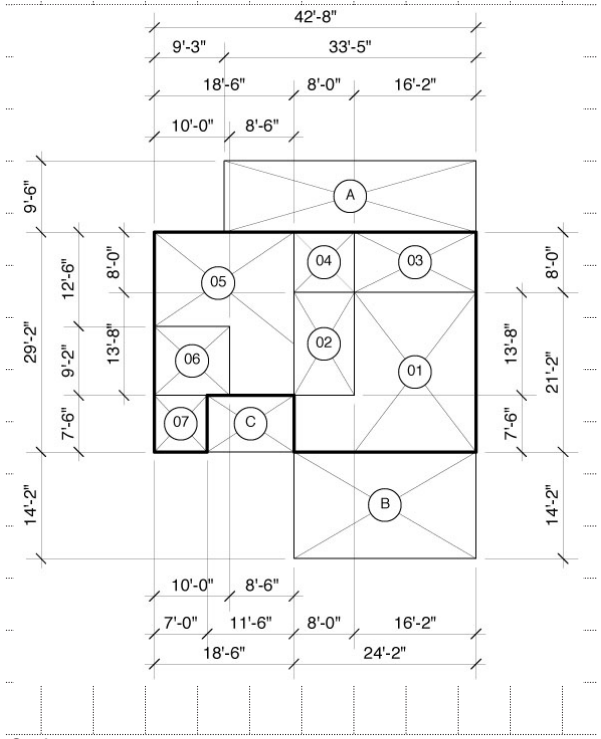
Unit H – Martin Elementary School



Rapid Visual Screening of Buildings for Potential Seismic Hazards

FEMA-154 Data Collection Form

HIGH Seismicity



Scale: NTS

Address: 35 School St., S.B.
South San Francisco, CA **Zip** 94080

Other Identifiers Multi-use

No. Stories 1 **Year Built** 1952

Screener MSa/MSc **Date** 8/02/06

Total Floor Area (sq. ft.) 700

Building Name Unit H - Martin Elementary School

Use Multipurpose room, Cafeteria



OCCUPANCY			SOIL TYPE						FALLING HAZARDS			
[Assembly]	Govt.	Office	A	B	C	[D]	E	F	☐	☐	☐	☐
Commercial	Historic	Residential	Hard Rock	Avg. Rock	Dense Soil	Stiff Soil	Soft Soil	Poor Soil	Unreinforced Chimneys	Parapets	Cladding	Other:
Emer. Services	Industrial	[School]										

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

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

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

FINAL SCORE, *S* 4.4

COMMENTS: The building has a plywood sheathed roof on wood joists supported by wood trusses. The building has plywood shear walls in both the longitudinal and transverse directions.

Detailed Evaluation Required

YES [**NO**]

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

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

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

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