

**BUENA PARK**

**LA PALMA**

**ANAHEIM**

**CYPRESS**

**STANTON**

**ANAHEIM UNION HIGH SCHOOL DISTRICT  
2022 FACILITIES MASTER PLAN UPDATE**



**UNLIMITED YOU**   
ANAHEIM UNION HIGH SCHOOL DISTRICT



brookhurst jhs  
western hs  
cypress hs  
magnolia hs  
savanna hs  
kennedy hs  
balljhs  
gilbert hs  
southjhs  
katella hs  
lexingtonjhs  
loara hs  
oxford academy  
walker jhs  
dalejhs  
sycamore jhs  
hope school  
orangeview jhs  
district office

# ANAHEIM UNION HIGH SCHOOL DISTRICT

## 2022 FACILITIES MASTER PLAN

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## OVERVIEW | SECTION 1



# 1.1 OVERVIEW PURPOSE OF THIS DOCUMENT

A Facilities Master Plan (FMP) is strategic in nature. It identifies a vision for the next 10 to 15 years. The site master plans (refer to Section 7) provide a graphic representation of this vision for each site. It is important to note that the individual school site master plan is not a design but rather a plan for the future improvement of the District's facilities infrastructure in support of the educational program goals for increased student outcomes and achievement of Anaheim Union High School District (AUHSD).

This plan shows a general path of how to get to the goal, but it does not provide specific design solutions. It represents long range improvement recommendations and is a tool in establishing probable cost for the FMP. The costs developed as part of this document can be utilized as a tool by the District for planning purposes, to run program phasing scenarios, as funding becomes available.

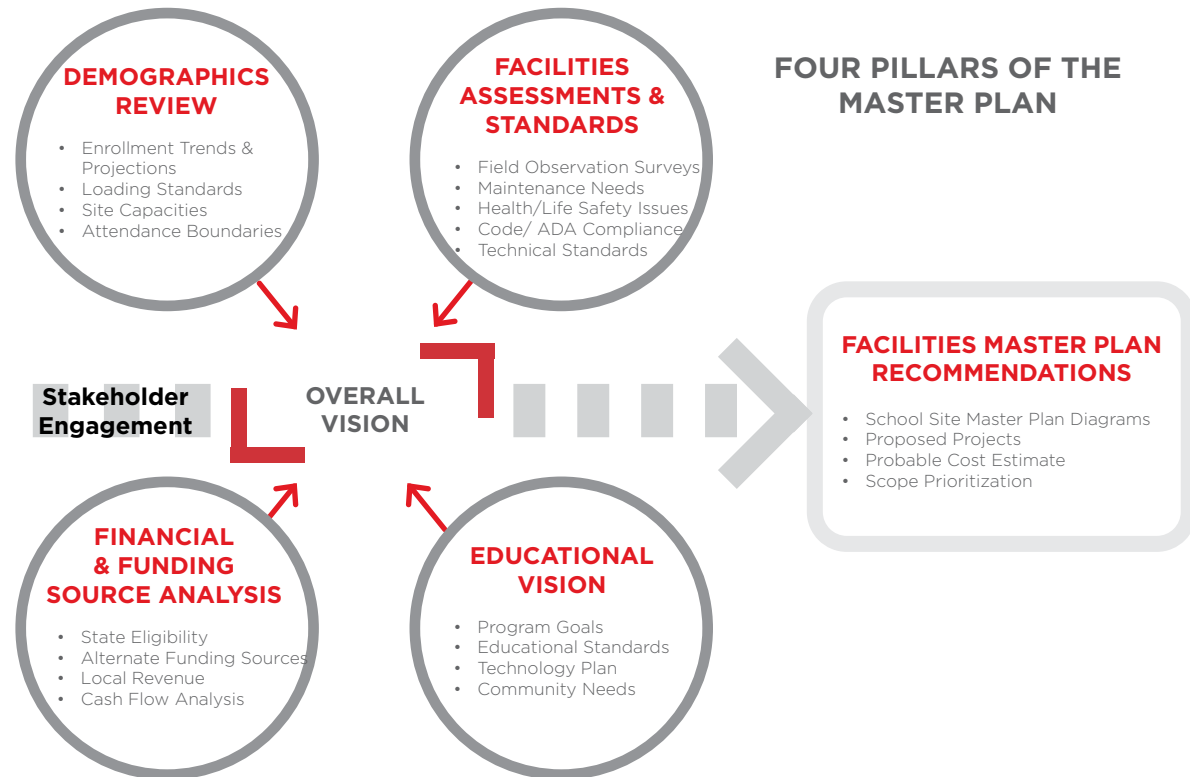
As funding becomes available and projects move forward, design teams (architects and engineers) will plan individual aspects of the projects recommended in the FMP. At that time, a school site Design Committee should be assembled to meet with the design team and provide input on the design of the individual elements of the plan. The plans that result from the more detailed design phase process may vary from the concept shown in the FMP plan, but should be a reflection of the program elements identified through the FMP process.

The site master plans are not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase when projects are implemented. It is also likely that the projects listed in the

FMP will be addressed incrementally, not as one large comprehensive project. Therefore, it is important when designing individual projects of the plan, they are planned in such a way that future projects can be realized and that each project can stand on its own without negatively impacting operation of the school. As projects are developed over time, the FMP should be revisited and updated so that it reflects the changing needs of the District. This update process is recommended by the California Department of Education (CDE) to occur on a 3-5 year cycle. Today, the economic conditions and changing

demographics are affecting how schools are being planned, designed and managed. The purpose of the FMP is to define the long-range goals for facility planning that support the educational goals of the District which ultimately aids in decision making so that school facility improvements move toward a common, coordinated vision. The FMP is intended to be a guideline to allow sites to maintain flexibility as enrollment and programs change.

The following diagram illustrates the primary components of the FMP process that were finalized for AUHSD.





## 1.2 OVERVIEW

# AUHSD VISION + MISSION STATEMENT

### VISION

*To create a better world through Unlimited You.*

### MISSION STATEMENT

*The Anaheim Union High School District, in partnership with the greater community, will graduate socially aware, civic-minded students who are life ready by cultivating the soft and hard skills.*

### CORE VALUES

- *We believe in and model the FIVE Cs: collaboration, creativity, critical thinking, communication, and compassion.*
- *We believe that education must work for students and not the other way around.*
- *We believe in an asset-based instructional approach focused on our community's strengths and in nurturing everyone's potential.*
- *We believe in moving the needle toward equity and justice.*
- *We believe that our vision, mission and core values are delivered primarily through instruction.*
- *We believe in systems not silos.*
- *We believe public schools should enhance and strengthen democracy through cultivation of student voice and problem solving.*

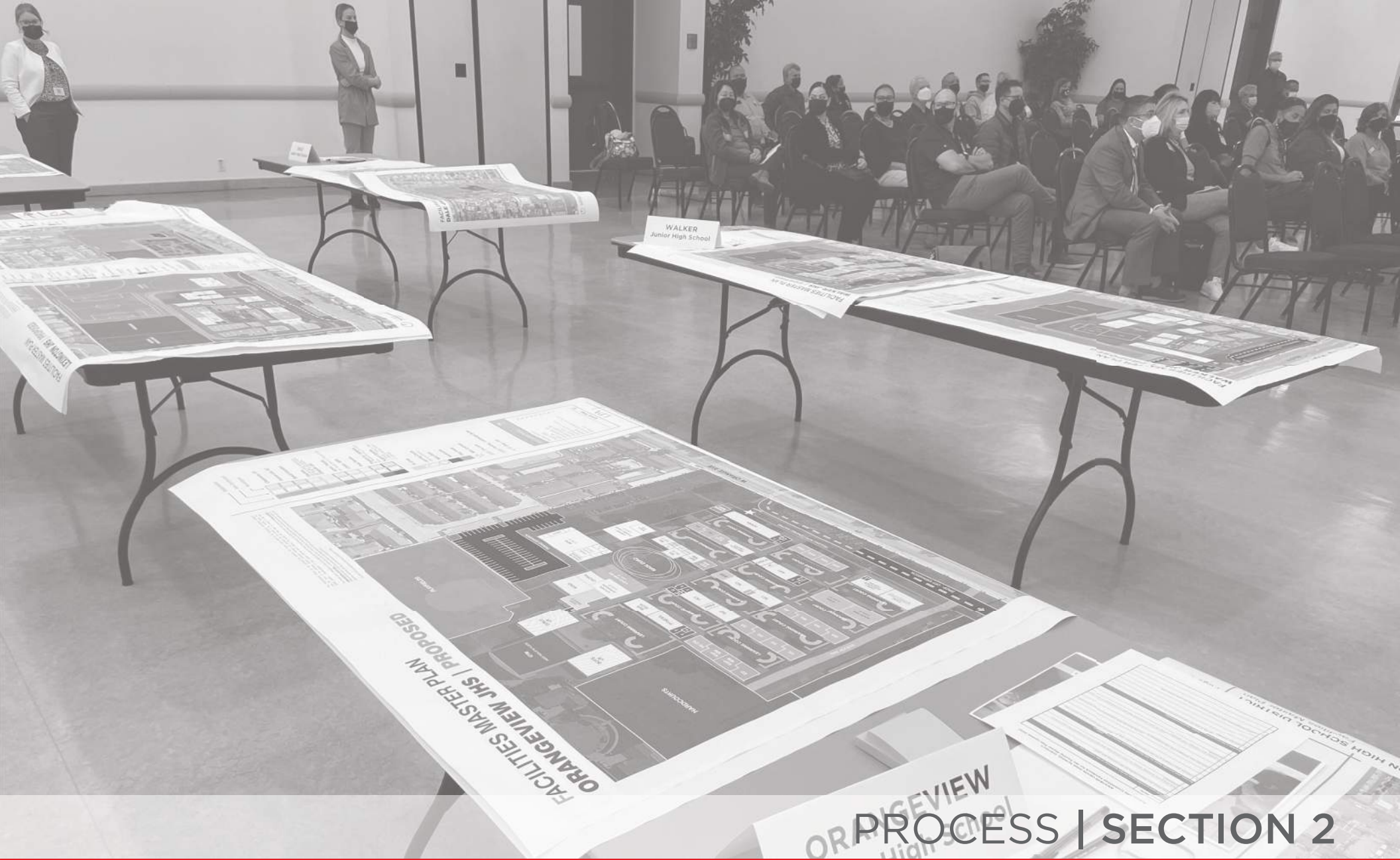


# 1.3 OVERVIEW BACKGROUND

Anaheim Union High School District is one of the largest school districts in the state. The District covers 46 square miles and stretches across the cities of Anaheim, Cypress, Buena Park, La Palma and Stanton. Feeder Districts include Anaheim City School District, Centralia School District, Cypress School District, Magnolia School District, and Savanna School District.

Anaheim Union High School District educates approximately 31,000 students who attend eight junior high schools (grades 7-8), eight comprehensive high schools (grades 9-12), one secondary selective school (grades 7-12), one alternative education high school, and one special education school. The District has established 28 career pathways in 12 industries, designed to lead to meaningful post-secondary employment. More than 11,000 students are enrolled in Career Technical Education pathway courses. Other strong programs include foreign language, visual and performing arts, and athletics. Ongoing partnerships with the regional occupational program (ROP), community colleges, state universities, and local businesses also provide an important role in educational improvement.





# ORANGEVIEW High School PROCESS | SECTION 2





## 2.1 PROCESS FMP ACTIVITIES + PROCESS

In mid-October 2013 the District kicked off a stakeholder driven facilities master plan process. The intent of the plan was to review current facility conditions, help define educational facility goals for the next 10-15 years and identify future facility needs as well as financial strategies to fund those needs.

In November 2014, voters approved a \$249 million local bond measure, Measure H, to begin addressing the needs identified in the master plan. For the past eight years, the District has been improving campuses to benefit students and staff in the community.

As an ongoing process to evaluate what has changed in terms of needs, how the District's program vision has evolved, as well as project new and remaining needs, a master plan update was initiated in November 2021.

### FACILITIES MASTER PLAN STAKEHOLDER ENGAGEMENT

At the outset of the facilities master plan update process, the District Leadership team set out to define the roles and responsibilities of the stakeholder participant groups. These groups were comprised of a Steering Committee, an Executive Committee, individual School Site Committees and Focus Group interviews of representatives for specialized topics.

The groups provided input throughout the project, defining educational program goals and offering direction on facilities master planning goals. All input eventually led to the creation of a set of final recommendations that were brought before the Board of Education for

review, comment and approval.

### DESCRIPTION OF STAKEHOLDER GROUPS

#### Steering Committee

The Steering Committee (SC) steered and coordinated the process and ensured that input from a range of stakeholders would be optimized. In addition, through regular meetings, the team was responsible for reviewing outcomes from the various groups and providing input.

#### Executive Committee

The Executive Committee (EC) was comprised of a smaller sub-set of the Steering Committee. This group, along with the Planning Team, were the 'working group' that coordinated all the meetings and the FMP activities. JHS / HS Education Groups

#### School Site Committees

School Site Committees (SSC) were formed at each school site to interact with the Planning Team to help develop the vision, and review and confirm the specific master plan proposal for each school site. Interaction with these stakeholders included a School Site Committee meeting to determine the vision for the site, a Community Forum where the finalized education program standards and the proposed master plans were presented, and a follow-up one-on-one meeting with each site principal. Between these sessions, each committee was tasked with engaging their local community stakeholders to best meet the needs of their site. Participants included School Site Counsels, PTAs, parents, teachers, site administrators and students. The SSC also participated in the Prioritization Community Forum to help prioritize the criteria

that will be used to determine the order of work.

#### Overarching Focus Groups

Program Focus Group meetings were held to focus on particular programs. Focused interviews of key District staff from Maintenance & Operations, Educational Services, CTE Pathway Education, Library/Media Centers, Visual and Performing Arts (VAPA), Athletics, and Support Services took place to determine facilities needs within their areas of expertise. Discussion in these groups examined areas both at the District wide level and the individual school site level to develop an understanding of the District's needs.

### FACILITIES MASTER PLAN ACTIVITIES

The facilities master plan update process consisted of numerous activities organized by phase: Research, Analysis and Synthesis. The following is a list of activities that took place during each of these phases:

## RESEARCH

### SCHOOL SITE COMMITTEE MEETINGS

#### Interviews and Site Observations

In mid-November, the AUHSD District Facilities team and members of the Planning Team conducted site walks at each school. School sites included (8) Junior High Schools, (8) High Schools, (1) Alternative High School, (1) Special Education School, and (1) Secondary Selective





## 2.1 PROCESS FMP ACTIVITIES + PROCESS

School.

Prior to each site walk, the Planning Team met with site staff to gather information on recent work completed and remaining perceived needs at their school site. During the site walks, members of the Planning Team verified the accuracy of the District’s site plans and documented new improvements on campus through photographs.

As a part of the facilities conditions analysis, a detailed Asphalt Assessment was provided by Asphalt Engineering. This plan documents an assessment of all asphalt pavement areas including parking lots, hardcourts and circulation areas. This document has been provided to the District, separate from the FMP document as a reference guide for the District as they begin specific modernization projects. All costs for this scope are reflected in the cost estimates provided.

### **FOCUS GROUP MEETINGS** Evolution of the District’s Program Vision

Program Focus Group meetings were held to focus on specific programs. Focused interviews of key District staff from Maintenance & Operations, Educational Services, CTE Pathway Education, Library/Media Centers, Visual and Performing Arts (VAPA), Athletics, and Support Services took place to determine how programs had evolved or changed since the last master plan and what facilities needs would be necessary to accommodate these changes. Discussion in these groups examined areas both at the District-wide level and the individual school site level to develop a comprehensive understanding of the needs.

### **STAKEHOLDER SURVEYS** A Variety of Perspectives

Online surveys were distributed to students, parents, teachers and administrative staff throughout the District to develop an understanding, from a variety of user perspectives, of existing school facilities and as well as their priorities for future improvements.

## **ANALYSIS**

### **DEMOGRAPHIC PROJECTIONS** Anticipated Enrollment

With District provided demographics data, enrollment projections were developed. Refer to Section 3.2. Using this information and the District’s graduation requirements, a program was developed for each school site to understand the quantity and types of spaces needed.

### **EDUCATIONAL VISION** Program Vision Updates

Following the Focus Group meetings, each space in the Educational Program Vision was reviewed and edited, as needed, to address the evolution of programs and the District vision as documented in Section 4.2 of this FMP document.

### **FACILITIES NEEDS ASSESSMENTS** Updating Existing Conditions

The Facilities Needs Assessments from the previous master plan were updated to reflect recent work completed and the remaining needs identified by the School Site Committee and

District staff.

### **COMMUNITY OUTREACH** Multiple Voices

In late February and early March 2022, two Community Forums were held, one for the Eastside schools and one for the Westside schools to encourage attendance and participation throughout the District from community members, parents and students. The focus of these meetings was to obtain school site, parent and community input about needs and goals for each of the school sites, relative to the proposed projects shown on the site master plans.



## SYNTHESIS

## SITE MASTER PLANNING

The focus of this phase was to arrive at potential solutions and improvement strategies for each school facility in the District based on the assessment of needs.

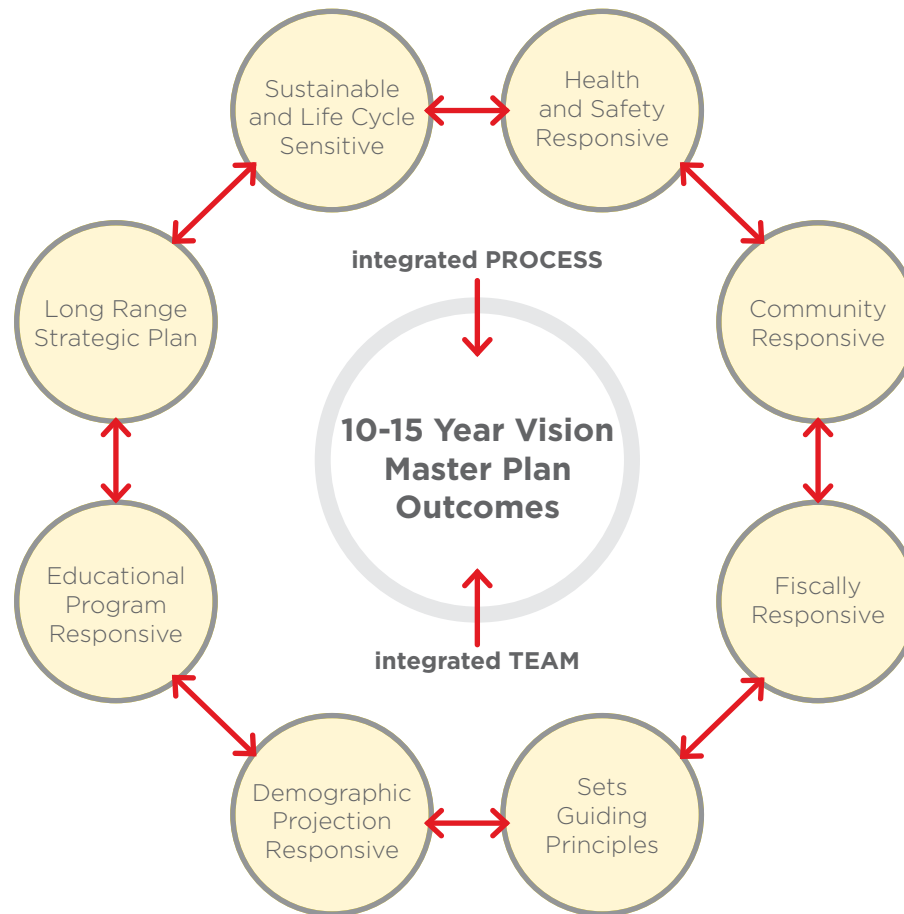
After analyzing information gathered during the site walks, various surveys and interviews on the condition of the facilities and program needs, the Planning Team developed an understanding of the long-range facilities needs. Coupled with the educational program vision, the Planning Team began to develop a master plan for each site to address these needs. Refer to Section 7.

Recommended master plan solutions for each school site were developed by overlaying the educational program goals and facilities needs onto each campus.

Development of site master plans took place from February 2022 through April 2022 with active involvement from School Site Committees. In late February and early March 2022, two meetings were held to review the draft site master plans with the school site committees and District leadership to ensure the accuracy and relevance of the plans to the sites. School Site Committee stakeholders provided input on the proposed modifications and enhancements shown on the draft site master plans. The site master plans were revised to reflect this input, resulting in the final proposed site master plans.

The proposed modifications and enhancements represent a ten to fifteen year vision for the school site, with phased implementation as

## MASTER PLAN PROCESS DIAGRAM



## 2.1 PROCESS FMP ACTIVITIES + PROCESS

funding becomes available.

### PRIORITIZATION

Throughout the process it was clear that the site needs would be greater than the amount of funding available. Given that the FMP is a road map and work will be phased as funding becomes available, similar to the phased implementation of projects using Measure H and ESSER funds, prioritization was developed by the various stakeholder groups and re-confirmed during the process.

- School site priorities from the 2013/2014 master plan were reviewed at the first School Site Committee meetings to understand if any priorities had shifted.
- During the one-on-one review of the proposed master plans with each principal, the current top three priorities of the School Site Committee were documented.
- A Prioritization Community Forum was held in late-April 2022, where school site committee members, District staff, parents, students, and community members participated in prioritizing the criteria which would determine priority scope of work.

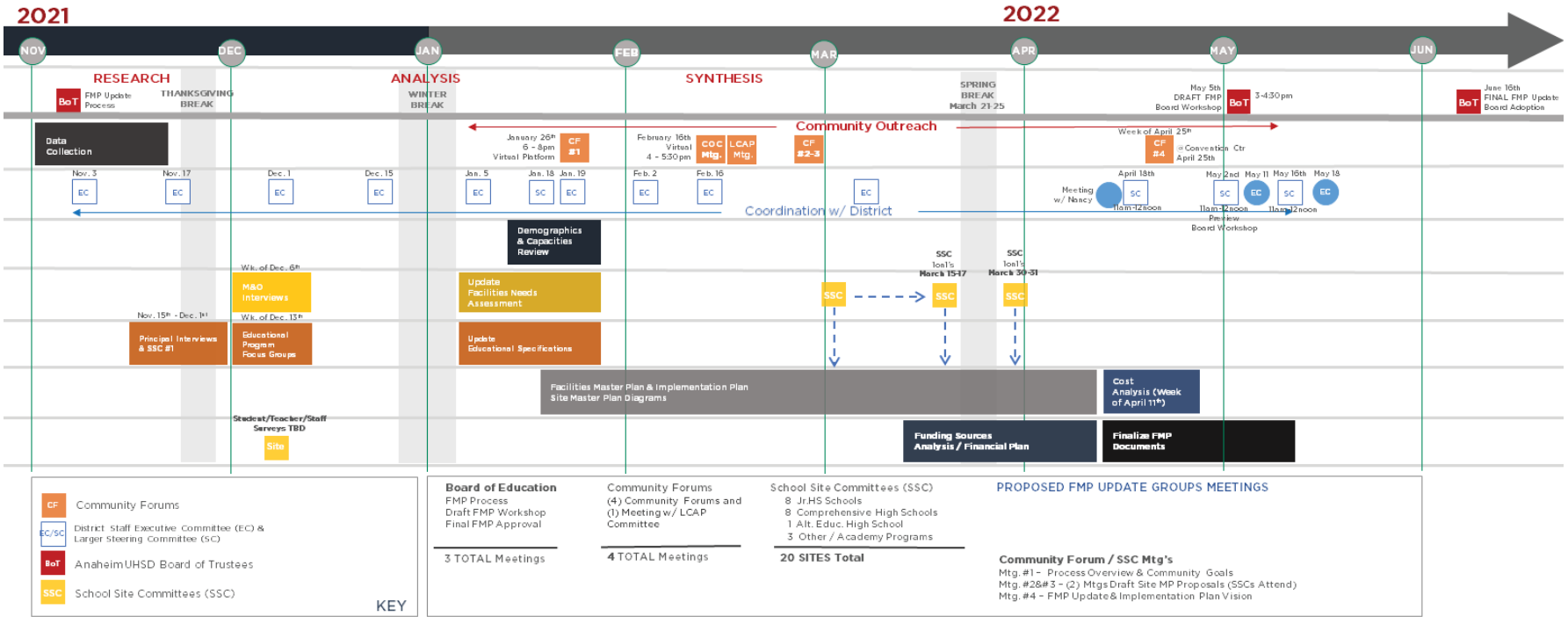
### FINAL PLAN REPORT & RECOMMENDATIONS

Proposed projects and prioritization of all projects were determined with input from the School Site Committees, community outreach forums, and the Steering Committee. Refer to Sections 5 and 7.

Adoption of the FMP update document will occur in June of 2022.



# 2.2 PROCESS SCHEDULE OVERVIEW







## 2.3 PROCESS PARTICIPANTS

### BOARD OF TRUSTEES

Al Jabbar	President
Brian O'Neal	Clerk
Katherine H. Smith	Assistant Clerk
AnneMarie Randle-Trejo	Board Member
Anna L. Piercy	Board Member

### EXECUTIVE COMMITTEE

Patricia Neely	Executive Director of Facilities, Maintenance and Operations
Jamie Lungren	Project Manager
Jennifer Keys	Procurement Contract Specialist
Leticia Hauck	Senior Administrative Assistant

### CABINET

Mike Matsuda	Superintendent
Jason Fried	Asst. Superintendent, Educational Services
Brad Jackson	Asst. Superintendent, Human Resources
Nancy Nien	Asst. Superintendent, Business
Manuel Colon	Chief Academic Officer
Karl Widell	District Counsel
John Bautista	Public Information Officer

### FOCUS GROUPS

#### Athletics/Title IX

Sarah Anderson	Title IX, AUHSD
MJ Cooke	Intramural Sports, AUHSD
Melissa Graham	Athletic Director, Katella HS
Brad Jackson	Human Resources, AUHSD
Dave Jarkowski	Athletic Director, Kennedy HS
Jamie Lungren	Facilities, AUHSD
Patty Neely	Facilities + M&O, AUHSD
Mitchell Olson	Athletic Director, AUHSD
Sarah Anderson	Title IX, AUHSD

#### Career Technical Education (CTE)

Amy Kwon	STEAM, AUHSD
Patty Neely	Facilities + M&O, AUHSD
Michelle Owen	CBO, NOCROP
Scott Reindl	Career Readiness, AUHSD

#### Educational Services

Renaë Bryant	EL/Plurilingual Services, AUHSD
Joe Carmona	Special Programs, AUHSD
Manuel Colón	CAO, AUHSD
Jackie Counts	CVA Innovative Programs, AUHSD
Adela Cruz	Mental Health Services, AUHSD
Shanna Egaus	Student Support Services, AUHSD
Jaron Fried	Assistant Superintendent, AUHSD
Erik Greenwood	CTO, AUHSD
Carlos Hernandez	Cirriculum & Instruction, AUHSD
Celeste Krueger	Special Youth Services, AUHSD
Amy Kwon	STEAM, AUHSD
Amie Maya	Special Youth Services, AUHSD
Patty Neely	Facilities + M&O, AUHSD
Scott Reindl	Career Readiness, AUHSD

#### Library/Media Center

Jeremy Sell	Asst. Principal, Walker JHS
Joe Carmona	Special Programs Director, AUHSD
Laurie Meyers	Library Media Tech, Magnolia HS
Letty Castaneda	Library Media Tech, Ball JHS
Mary Jo Durkin	Asst. Principal, Cypress HS
Mirna Gutierrez	Library Media Tech, Dale JHS
Patty Neely	Facilities + M&O, AUHSD
Regina Powers	District Librarian, AUHSD
Ryan Hurley	Asst. Principal, Oxford Academy

Violeta Rodriguez-Luna	Innovative Prog., AUHSD
------------------------	-------------------------

#### Maintenance & Operations

Adrian Prieto	HVAC, AUHSD
Albert Guerrero	Maintenance, AUHSD
Amanda Cortez	Handel Stadium, AUHSD
Bryce McNeill	Welder, AUHSD
Dale Tanaka	HVAC, AUHSD
David Salcido	Maintenance, AUHSD
Ele Gallegos	Maintenance, AUHSD
Ezequiel Jauregui	HVAC, AUHSD
Fidel Montoya	Maintenance, AUHSD
Gabriel Gamboa	HVAC, AUHSD
George Moreno	Maintenance Foreman, AUHSD
George Papaioannou	HVAC, AUHSD
Gilbert Marinez	Maintenance, AUHSD
Gustaro Soto	Filter Crew, AUHSD
Jack Janec	Shop Repair Tech, AUHSD
Jamie Lungren	Facilities, AUHSD
Jeff Campbell	Maintenance, AUHSD
José L. Martinez	Maintenance, AUHSD
Juliann Ferguson	Energy Management, AUHSD
Marc Guzman	Locksmith, AUHSD
Marco Verduzco	Locksmith, AUHSD
Patty Neely	Facilities + M&O, AUHSD
Paul Madrigal	Maintenance, AUHSD
Pete Aguilar	Maintenance, AUHSD
Roger Castaneda	Maintenance, AUHSD
Ruben Amaya	Maintenance, AUHSD
Skip Thorn	Filter Crew, AUHSD
Travis Adamson	Maintenance, AUHSD
Travis Heathington	Maintenance, AUHSD

#### Support Services

Adela Cruz	Mental Health Services, AUHSD
Carlos Hernandez	Cirriculum & Instruction, AUHSD
Celeste Krueger	Special Youth Services, AUHSD
Jamie Lungren	Facilities, AUHSD
Jonathan Barba	FACES, Lexington JHS
Kenny Perez	FACES Coordinator, AUHSD
Patty Neely	Facilities + M&O, AUHSD
Shanna Egaus	Student Support Services, AUHSD
Silvia V. Van Wye	FACES, Walker JHS

## 2.3 PROCESS PARTICIPANTS

### FOCUS GROUPS (CONT.)

#### Visual and Performing Arts (VAPA)

Angela Stecher	Teacher, Katella HS
Brian Belski	VAPA Director, AUHSD
Carlos Verica	Technician, AUHSD
Janae West	Perf. Arts Director, Kennedy HS
Javier Alvarado	Technician, AUHSD
Joe Carmona	Special Programs, AUHSD
Juliann Ferguson	Energy Management, AUHSD
Kerri Fenton	Dance, Cypress HS
Matt Aneur	Technician, AUHSD
Maynon Morales	AUHSD
Patty Neely	Facilities + M&O, AUHSD
Sharon King	Theater Director, APAC, AUHSD
Zohra Cromin	Maintenance, AUHSD

### COMMUNITY FORUM STAKEHOLDERS

#### Westside Community Forum 02

Adam Hernandez	Principal, Kennedy HS
Adrian Castro	Plant Manager, Kennedy HS
Anna Piercy	Trustee
Arturo Lavenant Jr.	Asst. Director Facilities
Brian Covey	Assistant Principal, Magnolia HS
Brian O'Neal	Trustee
Chuck Hernandez	Principal, Orangeview JHS
Daniel Klatzker	Principal, Lexington JHS
Esther Cho	Assistant Principal, Oxford
Hilda Vazquez	Principal, Western HS
Jackie Counts	Director CVA
Jamie Lungren	Facilities, AUHSD
Jennifer Brown	Principal, Walker JHS
Jeremy Sell	Assistant Principal, Walker JHS
Julio C. Reyes	Plant Manager, Lexington JHS
Karen Dabney	Principal, Magnolia HS
Kevin Hodgson	Principal, Cypress HS
Kim Monteleone	Parent, Cypress HS
Leah Jason	Facilities, AUHSD
Lorena Moreno	Principal, Dale JHS
Louie Lemonnier	Principal, Hope School
Mark Slevcove	Teacher/Athletic Director, Cypress HS
Mary Ellen Park	Asst. Principal, Orangeview JHS
Nancy Nien	Asst. Supt., Business Services
Patty Neely	Facilities + M&O, AUHSD
Roman Mejia	Plant Manager, Western HS
Ruth Gonzalez	Parent
Wendy Sparks	Parent

#### Eastside Community Forum 03

Adriana Soto	FACES, Brookhurst JHS
Alan Walker	COC Measure H
Alfonso Rodriguez	Athletic Director, Anaheim HS
Alison Konrad	Assistant Principal, Anaheim HS
Angela Stecher	Teacher / VAPA, Katella HS
Araceli Huerta	CS Coordinator, Sycamore JHS
Ashley McAdams	Assistant Principal, Anaheim HS
Blanca Jauregui	Community Member, Katella HS
Bri Nichols	Assistant Principal, Savanna HS
Casey Lang	Teacher, Anaheim HS
Christina Maguire	Assistant Principal, Brookhurst JHS
Cristina Pittman	Assistant Principal, Gilbert HS
Daphne Hammer	Principal, Ball JHS

Doug Wager	Act. Dir./ELA Dept. Char, Anaheim HS
Ed Prange	Teacher, Loara HS
Emilia Leon	Teacher / VAPA, Ball JHS
Esther Franco	Parent, Savanna HS
Gary Brown	Principal, Loara HS
Imee Hansmerm	Parent, Ball JHS
Jamie Lungren	Facilities, AUHSD
Jessica Guerrero	Community Member
Jessie Alvarez	Parent
Jonathan Paz	Plant Manager, Katella HS
José Lara	Program Coordinator, Gilbert HS
Juan Alvarez	Parent / Teacher, Sycamore JHS
Lanny Booher	AD Teacher / Coach, Anaheim HS
Lisa Cruz	Senior Admin. Assistant, Savanna HS
Marcus Weiss	Teacher / Title I, Brookhurst JHS
Maria Trujilio	FACES, Savanna HS
Maribel Arvizu	Teacher, Gilbert HS
Marisol Cedano	Parent, Katella HS
Maritza Bermudez	Parent
Michael Seltzer	Counselor, Gilbert HS
Michelle Garcia	FACES, Katella HS
Mike Pooley	Principal, Savanna HS
Mindy Lorton	Teacher, Katella HS
Natividad Vasquez	Parent, Katella HS
Paul Chyunsui	Teacher, Loara HS
Rigo Perez	Plant Manager, Anaheim HS
Robert Saldivar	Principal, Anaheim HS
Roxanna Hernandez	Principal, Katella HS
Ruben Calleros	Assistant Principal, Anaheim HS
Sandy Chylinski	Senior Admin. Asst., Loara HS
Shannon McNiel	Teacher, Brookhurst JHS
Suly Santos	PTSA
Tanya Garcia	CS Coordinator, Anaheim HS
Yolanda C. Mejia	Principal, South JHS
Zohra Cromin	Maintenance, AUHSD



## 2.3 PROCESS PARTICIPANTS

### COMMUNITY FORUM STAKEHOLDERS (CONT.)

#### Community Forum 04

Adian Barrios	Student, Anaheim HS	Jessica Rosete	Teacher, Gilbert HS	Silvia Van Wye	FACES, Walker JHS
Adrian Castro	Plant Manager, Kennedy HS	John Dechene	Teacher, Gilbert HS	Suly Santos	Parent, Katella HS
Adriana Campos	Senior Admin., Gilbert HS	Jorge Benito	Student	Valentina Felix	Student
Alfonso Sanchez	Student, Anaheim HS	José Lara	Program Coordinator, Gilbert HS	Vanessa Durmers	Student
Alison Konrad	Assistant Principal, Anaheim HS	Juliann Ferguson	Maintenance & Operations, AUHSD	Ves Ninov	Facilities, AUHSD
Amber Houston	Teacher, Oxford	Justin Lattimore	Student, Gilbert HS	Xochilt Jimenez-Nunez	Secretary, Gilbert HS
Amy Verdin	Student, Gilbert HS	Justin Lopez	Student, Gilbert HS	Yeneyev Ramirez	Senior Admin. Asst., Hope School
April Buker	Teacher, Gilbert HS	Kayla Perea	Student, Gilbert, HS	Zach Perez	Gilbert HS
Arturo Lavenant Jr.	Asst. Director Facilities	Kenia Sandoval Rodriguez	Counselor, Gilber HS		
Ashley McAdams	Assistant Principal, Anaheim HS	Kevin Hodgson	Principal, Cypress HS		
Blanca Jauregui	COC	Khayri Corona	Student		
Brian Covey	Assistant Principal, Magnolia HS	Leah Jason	Facilities, AUHSD		
Bri Nichols	Assistant Principal, Savanna HS	Leonard Lopez	Student, Anaheim HS		
Bryan Avalos	Student, Anaheim HS	Leslie Kennisa	Student, Gilbert, HS		
Camila Pita	Student, Gilbert HS	Letty Hauck	District Staff, AUHSD		
Cecilia Ochoa	Parent, Loara HS	Lisa Cruz	Senior Admin. Asst., Savanna HS		
Celest Gonzales	Student, Gilbert HS	Louie Lemonnier	Principal, Hope School		
Christal Martinez	Gilbert HS	Maria Buitron	Teacher, Gilbert HS		
Christian Martinez	Student, Anaheim HS	Maria Nunez	Member, Gilbert HS		
Christian Solares	Student, Anaheim HS	Maria M. Tovar	Gilbert HS		
Chuck Hernandez	Principal, Orangeview JHS	Maria Trujilio	FACES, Savanna HS		
Cinthia Felix	Student Ambassador, Loara HS	Maribel Arvizu	Teacher, Gilbert HS		
Cristal Perez	student, Gilbert HS	Maritza Bermudez	Parent		
Cristina Pittman	Assistant Principal, Gilbert HS	Marvin Macias	Community Member, Gilbert HS		
Cynthia Mendivil	Community Parent	Michael Floy	Student Ambassador, Gilbert HS		
Daphne Hammer	Principal, Ball JHS	Miguel Ibarra	Plant Manager, Walker JHS		
Demetria Jones	Gilbert HS	Mike Pooley	Principal, Savanna HS		
Diya Salarma	Student	Nabil Slim	Assistant Principal, Gilbert HS		
Dominique Heredia	Student, Gilbert HS	Nancy Nien	Asst. Supt., Business Services		
Ellise Mora	Student, Gilbert HS	Nathan Jimenez	Student		
Enrique Romero	Principal, Sycamore JHS	Nikki Resch	Teacher, Gilbert HS		
Esther Cho	Assistant Principal, Oxford	Patty Neely	Facilities + M&O, AUHSD		
Gabriel Gomez	Student, Gilbert HS	Perla Hernandez	Student		
Gary Brown	Principal, Loara HS	Peter Meza	Gilbert HS		
Gema Macias	Sub Clerical, Gilbert HS	Ramon Palomino	Assistant Principal, Sycamore JHS		
Gilbert Amancio	Principal, Brookhurst JHS	Randy Poggio	Assistant Principal, Magnolia HS		
Hector Galeana	Student, Gilbert HS	Robert Saldivar	Principal, Anaheim HS		
Isaac Romero	Student, Anaheim HS	Rocio Mendez	FACES, Gilbert HS		
Ivy B. Encinas	Attendance Secretary, AUHSD	Roxanna Hernandez	Principal, Katella HS		
Jack Gonzales	Student, Gilbert HS	Ruben Calleros	Assistant Principal, Anaheim HS		
Jamie Lungren	Facilities, AUHSD	Samantha Perez	Student, Gilbert, HS		
Jaron Fried	Assistant Superintendent, AUHSD	Sarah Pounders	Staff, Gilbert HS / Hope School		
Jennifer Brown	Principal, Walker JHS	Sebastian Matta	Student, Anaheim HS		
Jeremy Sell	Assistant Principal, Walker JHS	Sergio Hernandez	Admin., Anaheim HS		
		Shannon McNiel	Teacher, Brookhurst JHS		





**2.3** **PROCESS PARTICIPANTS**

**SCHOOL SITE COMMITTEES**

**Ball Junior High School**

Angela Gallagher Teacher  
 Anh Nguyen Counselor  
 Caralyn Fry Teacher  
 Daphne Hammer Principal  
 David Dorosky Assistant Principal  
 Demitra Christine Title I  
 Dena Hammoud Teacher  
 Emilia Leon Teacher / VAPA  
 Jesse P. Cortez Food Services

**Brookhurst Junior High School**

Adriana Soto FACES  
 Alfonso Aranda Plant Manager  
 Gilbert Amancio Principal  
 Marcus Weiss Teacher  
 Patty Neely Facilities + M&O, AUHSD  
 Shannon McNiel Teacher  
 Tony Torres Athletics

**Dale Junior High School**

Cody Azevedo Teacher  
 Elizabeth Medina FACES  
 Joanna Peters Teacher  
 Lisa Hormuth Teacher  
 Lorena Moreno Principal  
 Patty Neely Facilities + M&O, AUHSD  
 Steven Nguyen Student

**Lexington Junior High School**

Anne Marie Bernhard Assistant Principal  
 Clint Perales Teacher  
 Daniel Klatcher Principal  
 Jim Licata Teacher  
 Kade Shigekawa Student  
 Lisa Shandy Teacher / PE Dept. Chair  
 Patty Neely Facilities + M&O, AUHSD  
 Steve Graves Teacher / VAPA Dept. Chair  
 Tracy Heck Teacher

**Orangeview Junior High School**

Anna Stevenson Teacher  
 Ann Irish Luzadas 8th Grade Student / ASB Vice President  
 Chuck Hernandez Principal  
 David Brewer Security / IT  
 Diane Roberts Counselor  
 Jason Dinkle Teacher  
 Jeff Watson Teacher  
 Jessica Yuh 8th Grade Student / ASB President

Laura Allen Parent  
 Lidia Puente FACES  
 Mel Stevens Plant Manager  
 Patty Neely Facilities + M&O, AUHSD  
 Ron Nelson Teacher / Instrumental Director  
 Ron Trace Teacher  
 Shari Cruz Teacher  
 Virginia Arrizon Administrative Assistant

**South Junior High School**

Alexa Rivera Student  
 Denise Schacht Teacher / PE Dept. Chair  
 Jacqueline Rodarte Teacher  
 Jamie Lungren Facilities, AUHSD  
 Lisa Marquez Teacher  
 Omar Garza FACES  
 Patty Neely Facilities + M&O, AUHSD  
 Ted Gorkin South Plant Manager  
 Todd Swans Assistant Principal  
 Tom Fonseca Teacher / VAPA Dept. Chair  
 Yolanda Mejia Principal

**Sycamore Junior High School**

Bill Cavanagh Teacher  
 Enrique Romero Principal  
 Heather Guerrero Science Dept. Chair / Act. Dir.  
 Ivan Wilson Plant Manager  
 Jessie Alvarez Parent  
 Ramon Palomino Assistant Principal  
 Rich Gordon Teacher / VAPA Dept. Chair  
 Shawn McBride Teacher / Instrumental Director

**Walker Junior High School**

Hank Schwartz Counselor  
 Jack Gupton Teacher  
 Jennifer Brown Principal  
 Jeremy Sell Assistant Principal / Parent  
 Nich Takehara Teacher  
 Patty Neely Facilities + M&O, AUHSD  
 Shannon Gohr Teacher  
 Sherrita Blackshear Teacher  
 Silvia Van Wye FACES  
 Valerie Armijo Teacher

**Anaheim High School**

Alfonso Rodriguez Teacher / Athletic Director  
 Amie Cuellar Counselor  
 Ashley McAdams Assistant Principal  
 Bobby Flores Teacher  
 Breysi Garcia Teacher / VAPA  
 Brian Castelli Teacher  
 Casey Lang Teacher  
 Daric Grove Teacher  
 Eydie Zajec Title I Coordinator  
 Jamie Lungren Facilities, AUHSD  
 Lanny Booher Teacher / Athletic Director  
 Patty Neely Facilities + M&O, AUHSD  
 Ruben Calleros Assistant Principal  
 Sebastian Matta Student  
 Sergio Hernandez Teacher  
 Tanya Garcia Community Schools Coordinator  
 Vidal Valdez Assistant Principal  
 Yuriko Maldonado FACES

**Cypress High School**

Alexandra Torres Student  
 Dean Delgado Teacher / Business Dept. Chair  
 Jeff Russell Teacher / Athletic Director  
 Joey Hannifin Student / ASB President  
 Kevin Hodgson Principal  
 Mark Slevcove Teacher / Athletic Director  
 Patty Brunet Teacher / Science Dept. Chair  
 Patty Neely Facilities + M&O, AUHSD  
 Ross Geerdes Teacher  
 Teresa Shimogawa Teacher/5 C's Coach/Dept. Chair

**2.3** **PROCESS**  
**PARTICIPANTS**

**SCHOOL SITE COMMITTEES**

**Katella High School**

Jeff Numainville	CTE Dept. Chair
Jonathan Paz	Plant Manager
Ken Gompert	Counselor
Lorona Stout	Assistant Principal
Mindy Lorton	Teacher
Roxanna Hernandez	Principal
Scott Wilmoth	Science Dept. Chair & Activities Dir.

**Kennedy High School**

Adam Hernandez	Principal
David Jankowski	Teacher / Athletic Director
Joshua Parsons	Teacher / VAPA Dept. Chair
Paola Rosenberg	Teacher / Ed. Tech. Coach
Patty Neely	Facilities + M&O, AUHSD
Sara K. Daddario	Activities Director

**Loara High School**

Gary Brown	Principal
Jamie Lungren	Facilities, AUHSD
Josh Paniague	Plant Manager
Patty Neely	Facilities + M&O, AUHSD
Todd Rolph	Athletic Director / RSP Dept. Chair
Trisha Woodbury	Teacher / ELA Dept. Chair
Scott Domingues	Band Teacher
Wendy Carlson	Teacher / Science Dept. Chair

**Magnolia High School**

Cynthia Lungren	Assistant Principal
Helen Goldsmith	Teacher
Karen Dabney	Principal
Lorena Dayton	Activities Dir./ Title I Specialist
Martha Espiritu	FACES
Mitch Parsons	Teacher
Patty Neely	Facilities + M&O, AUHSD
Randy Poggio	Assistant Principal

**Savanna High School**

Dane Shank	Teacher / ELA Dept. Chair
Daniel Boulom	Studen Ambassador
Gabriela Moreno	Teacher / World Lang. Dept. Chair
Jamie Lungren	Facilities, AUHSD
Kacie Herrera	Teacher / Activities Director
Leslie Benjamin	Teacher / VAPA Dept. Chair
Lisa Cruz	Senior Admin. Assistant
Maria Trujilio	Parent
Mike Pooley	Principal
Mike Willey	Teacher / PE DC/AD
Rick Parmenter	Title I Coord. / Science Dept. Chair
Rogelio Alvarado	AVID Coord. / CTE Dept. Chair
Steve Little	Soc. Sci. Dept. Chair / Civic Coord.

**Western High School**

Don Luethke	Athletic Director
Hilda Vażquez	Principal
Matthew Griffin	Assistant Principal
Patty Neely	Facilities + M&O, AUHSD
Roman Mejia	Plant Manager
Yamila Castro	Teacher

**Gilbert High School**

Celia Vidarte	Campus Aide
Cristina Pittman	Assistant Principal
Jamie Lungren	Facilities, AUHSD
José Lara	Program Coordinator
Karen Hickman	Teacher
Maribel Arvizu	Teacher
Nabil Slim	Assistant Principal
Nikki Resch	Teacher
Patty Neely	Facilities + M&O, AUHSD
Ted Shickler	Teacher
Veronica Ortega Gamez	Teacher

**Hope School**

Alfred Cruz	Teacher / HS Dept. Chair
Jenny Thai	Teacher
Kathryn Cerasuolo	Adaptive PE Teacher
Louie Lemonnier	Principal
Melissa Saunders	Teacher / AT Dept. Chair
Patty Neely	Facilities + M&O, AUHSD
Yeneyev Ramirez	Senior Admin. Assistant

**Oxford Academy**

Abdullah Fattahi	Student
Amber Houston	Principal
Brian Hogan	Teacher
Cathy Fong	Teacher
Clay Elliott	Teacher
David Clifton	Teacher / Athletic Director
Esther Cho	Assistant Principal
Marisa Ortega	Senior Admin. Assistant



## 2.3 PROCESS PARTICIPANTS

### CONSULTANTS

#### Master Planning Team - LPA Inc.

Jim Kisel	Principal
Rick Musto	Associate, Managing Director
Lindsay Hayward	Associate, Educational Planner
Jomay Liao	Educational Planner
Emily Bandy	Designer I

#### Asphalt Assessment

Asphalt Engineering

#### Demographics

Forecast 5 Analytics

#### Cost Estimating

HL Construction Management





## PROGRAM VISION & STANDARDS | SECTION 3







## 3.1 PLANNING CONSIDERATIONS FOCUS GROUP OUTCOMES

Program Focus Group meetings were held to focus on specific programs. Focused interviews of key District staff from Educational Services, CTE Pathway Education, Library/Media Centers, Visual and Performing Arts (VAPA), Athletics, and Support Services took place to discuss how programs had evolved or changed since the last master plan and what facilities needs would be necessary to accommodate these changes. The following themes illustrate the evolution of the District's Educational Vision from the previous master plan. Specific attention was given to these areas as master plan diagrams were developed to ensure that future facilities would address these needs.

### **Supporting Students, Families and the Community at each school site::**

In an effort to focus on providing social and emotional support for students, the District has expanded their vision to not only include parents and families but the larger community. To that end, campuses are planned with the following dedicated spaces in mind:

#### **Student Support**

- The Wellness Center includes dedicated spaces for a speech pathologist, psychologists, social workers, a conference room, a small group space and a wellness space in order to support the variety of needs a student may have at any one time
- The PLEDGE Center is a new take on a college and career center. Ideally collocated with school counselors, this space is intended to serve as a resource for students as they look toward their future beyond high school.

#### **Family Support**

- The Family Resource Center includes a meeting space, a pantry, kitchenette and office space to support parents and family members with necessary resources.

#### **Community Support**

- The Community School Resource Center includes a conference room, a flexible classroom, a pantry and office space to support community members with both educational and physical resources.

### **CTE Exclusive Pathway Specialization::**

The District has moved toward Career Technical Education (CTE) exclusive pathway specialization. Each high school and partner

junior high school have a specialized program focus to allow students the opportunity to explore different careers that align with their individual interests and goals.

### **Flexible Libraries::**

As educational environments evolve, flexibility is paramount to support today's learners and future learners. A library is no longer a quiet book repository - it can be a place where students not only access content, but create content. Libraries should have the ability to support both 'heads down' studying as well as collaborative groups, providing an enriching environment for students to engage.

### **Science Labs::**

Science Labs require appropriate space and amenities to provide students the opportunity to learn and experiment.

### **Visual and Performing Arts (VAPA)::**

Visual and Performing Art spaces require specific needs depending on the program. To compliment the teaching spaces, support spaces are critical for storage, back-of-house functions, such as dressing rooms and a green room, and workrooms.

### **Athletics:**

Parity among athletic support space for girls and boys is addressed in the master plan proposals to provide opportunities for all student athletes to excel. Additionally, field houses are included at each high school campus.

### 3.1 PLANNING CONSIDERATIONS FOCUS GROUP OUTCOMES

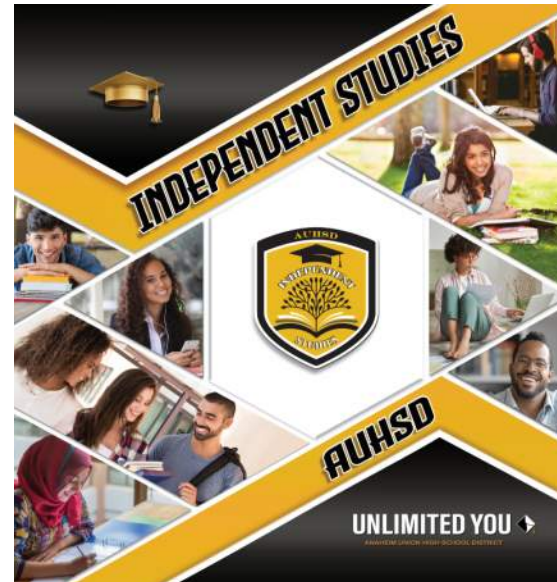
The images to the right and on the following pages depict the Career Technical Education (CTE) Exclusive Pathway Specialization at each campus in the District.



**3.1** PLANNING CONSIDERATIONS  
**FOCUS GROUP OUTCOMES**



### 3.1 PLANNING CONSIDERATIONS FOCUS GROUP OUTCOMES



### 3.1 PLANNING CONSIDERATIONS FOCUS GROUP OUTCOMES



3.1

PLANNING CONSIDERATIONS  
FOCUS GROUP OUTCOMES

# CAREER PATHWAYS

IN THE  
ANAHEIM UNION HIGH SCHOOL DISTRICT

ANAHEIM HIGH SCHOOL	CYPRESS HIGH SCHOOL	KATELLA HIGH SCHOOL	KENNEDY HIGH SCHOOL	LOARA HIGH SCHOOL	MAGNOLIA HIGH SCHOOL	SAVANNA HIGH SCHOOL	WESTERN HIGH SCHOOL
BIOTECHNOLOGY	LAW & JUSTICE PATHWAY	FILM & DIGITAL ARTS ACADEMY	ARTIFICIAL INTELLIGENCE	DRONE TECHNOLOGY	MAGNOLIA CYBERSECURITY INSTITUTE	SAVANNA MEDICAL CAREERS ACADEMY	AUHS INCUBATOR LAB (ILAB)
PUBLIC SAFETY ACADEMY	CHILD DEVELOPMENT	CHILD DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS	CHILD DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS	FOOD SERVICE & HOSPITALITY	CREATORS FOR CHANGE ACADEMY
CHILD DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS	ENGINEERING DESIGN	EDUCATION	DESIGN, VISUAL & MEDIA ARTS	EDUCATION	PRODUCTION & MANAGERIAL ARTS	DESIGN, VISUAL & MEDIA ARTS
DESIGN, VISUAL & MEDIA ARTS	ENGINEERING DESIGN	FOOD SERVICE & HOSPITALITY	ENTREPRENEURSHIP & SELF-EMPLOYED	FINANCE SERVICES ACCOUNTING & BANKING	RESIDENTIAL & COMMERCIAL CONSTRUCTION	RESIDENTIAL & COMMERCIAL CONSTRUCTION	FOOD SERVICE & HOSPITALITY
ENTREPRENEURSHIP & SELF-EMPLOYED	FOOD SERVICE & HOSPITALITY	PATIENT CARE	FOOD SERVICE & HOSPITALITY	PATIENT CARE - SPORTS MEDICINE	PATIENT CARE	SYSTEM DIAGNOSTICS & SERVICES	PATIENT CARE - COMMUNITY HEALTHCARE WORKER
FOOD SERVICE & HOSPITALITY	GAMES & SIMULATIONS	PUBLIC SAFETY - JROTC	PATIENT CARE	PRODUCTION & MANAGERIAL ARTS	PUBLIC SAFETY - JROTC	<b>OXFORD ACADEMY</b>	PERFORMING ARTS - DANCE
PATIENT CARE - DENTAL	PATIENT CARE	SOFTWARE & SYSTEMS DEVELOPMENT	PRODUCTION & MANAGERIAL ARTS	PUBLIC SAFETY - JROTC	PUBLIC SAFETY - LAW ENFORCEMENT	BIOTECHNOLOGY	PRODUCTION & MANAGERIAL ARTS
PRODUCTION & MANAGERIAL ARTS	PRODUCTION & MANAGERIAL ARTS	<b>CAMBRIDGE VIRTUAL ACADEMY</b>	PUBLIC SAFETY - JROTC	SOFTWARE & SYSTEMS DEVELOPMENT	<b>GILBERT HIGH SCHOOL</b>	ENGINEERING DESIGN	PUBLIC SAFETY - JROTC
PUBLIC SAFETY - JROTC	SOFTWARE & SYSTEMS DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS		SYSTEM DIAGNOSTICS & SERVICES	BUSINESS DESIGN ACADEMY	ENTREPRENEURSHIP & SELF-EMPLOYED	RESIDENTIAL & COMMERCIAL CONSTRUCTION
RESIDENTIAL & COMMERCIAL CONSTRUCTION		ENTREPRENEURSHIP & SELF-EMPLOYED			FINANCIAL SERVICES	SOFTWARE & SYSTEMS DEVELOPMENT	SOFTWARE & SYSTEMS DEVELOPMENT
SOFTWARE & SYSTEMS DEVELOPMENT		SOFTWARE & SYSTEMS DEVELOPMENT			FOOD SERVICE & HOSPITALITY		
					PATIENT CARE		

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ANAHEIM UNION HIGH SCHOOL DISTRICT





## 3.2 PLANNING CONSIDERATIONS ENROLLMENT PROJECTIONS + DEMOGRAPHICS

### ENROLLMENT PROJECTIONS

Based on the student data from CALPADS for the school year 2021/2022, the enrollment of AUHSD was 28,417 students.

In order to determine the new school construction needs to be generated from existing and future residential units, student enrollment projections were prepared and provided by the District's Demographer, Forecast5 Analytics.

Student enrollment projections were provided by the School District. Overall there is a declining enrollment trend as projected of approximately 3,200 students is projected through 2025-26, which includes all information on residential development within the School District's boundaries provided by the Cities of Anaheim, Buena Park, Cypress, La Palma and Stanton at this time.

The planned capacity was then determined by a balance between current enrollment and projected enrollment.

	Projected Enrollment					Planned Capacity
	21-22	22-23	23-24	24-25	25-26	
<b>Junior High Schools</b>						
Ball Junior High	823	900	875	841	809	850
Brookhurst Junior High	846	985	957	920	885	850
Dale Junior High	980	1,017	988	950	914	980
Lexington Junior High	1,177	1,274	1,238	1,190	1,145	1200
Orangeview Junior High	793	788	766	736	708	700
South Junior High	1,329	1,400	1,360	1,307	1,258	1300
Sycamore Junior High	1,332	1,269	1,232	1,185	1,140	1300
Walker Junior High	909	993	965	928	893	900
<b>High Schools</b>						
Anaheim High	2,962	2,810	2,730	2,624	2,525	2750
Cypress High	2,866	2,646	2,570	2,470	2,377	2900
Katella High	2,721	2,511	2,439	2,345	2,256	2500
John F. Kennedy High	2,280	2,216	2,153	2,069	1,991	2150
Loara High	1,743	1,904	1,850	1,778	1,711	1725
Magnolia High	1,674	1,591	1,545	1,485	1,429	1550
Savanna High	1,738	1,753	1,703	1,637	1,575	1650
Western High	1,824	1,808	1,756	1,688	1,624	1725
Gilbert High (Continuation)	648	597	580	557	537	600
<b>Other Schools</b>						
Hope School	247	174	169	163	157	232
Oxford Academy	1,289	1,148	1,115	1,072	1,032	1350



## PROGRAM VISION & STANDARDS | SECTION 4







## 4.1 PROGRAM VISION & STANDARDS EDUCATIONAL PHILOSOPHY

### NEXT GEN LEARNING ENVIRONMENTS

Flexible and adaptable learning environments encourage teaching and learning that is responsive to the needs of the student and the instructor. These agile classrooms should be technology-rich and have flexibility in their configurations to allow for a variety of instructional methods and programs that promote the idea that learning happens everywhere.

AUHSD has adopted a philosophy that blends pedagogy, technology and space to create more interactive and flexible learning environments. Furniture will support quick transitions between lecture, team project, and discussion teaching modes for more active engagement. Design of technology will promote sharing, leveraging both vertical and horizontal surfaces for display using projection and interactive surfaces. The spaces will take advantage of new media, both personal and in-room technology, to allow quick ownership change for student and instructor to vary class requirements.

This philosophy supports greater personalized learning and collaborative, project-based



instruction to greater align educational needs to relevant programs and facilities that prepare students to be college and career ready. The following strategies are included in this Master Plan:

#### GENERAL CLASSROOMS

Space in a typical 960 SF classroom must be used effectively. Storage shall be mobile and lockable. New furniture shall be lightweight and agile, using stackable, movable, and/or collapsible tables to promote collaboration. The instructor work station will be smaller and not predetermined, with more than one 'front' of the classroom. With larger class sizes than the norm, these spaces should allow for 40 students in a variety of configurations within the existing infrastructure.

#### WELLNESS CENTER

A Wellness Center at each school site provides dedicated space for student support staff and a safe space for students to seek the help that they need. Spaces include faculty spaces counselors and conference rooms for meetings. A Wellness Space provides a space for students



to focus on mindfulness and de-escalation.

#### SPECIAL EDUCATION

Specific classroom and support spaces have been programmed for the District special education programs including: LHS, SH, Autism, Bridges, Adult Transition, and ED programs. All other programs are mainstreamed and supported through the Wellness Center.

#### STEM/STEAM AND PROJECT-BASED INSTRUCTION

The District has a robust CTE Career Pathways program. Each of the 8 high schools define their specialty programs from the 13 pathways supported by the District, with additional support from ROP programs. Creating more adequately sized and designed space for these programs is necessary. The 8 junior high schools do not currently feed directly into specific programs at the high school. But all believe that more robust spaces designed to support the creation, exploration and construction of project based instruction in support of the STEAM initiative would enrich their existing programs. The educational specification has 6-8 proposed





## 4.1 PROGRAM VISION & STANDARDS EDUCATIONAL PHILOSOPHY

### NEXT GEN LEARNING ENVIRONMENTS

studios (varies based on enrollment) for each School to program based on their vision.

This could allow for better future alignment in career pathway choice between the junior and high school environments.

### ILC (INDEPENDENT LEARNING CENTER)

This educational model and facilities to support the program is located at Anaheim High School and Western High School. The space allows for students to go to their home campus and obtain assistance / help early in a group, individual or small group setting.

### STUDENT UNION

Many AUHSD students arrive before school and stay late into the day for sports and after-school activities. The creation of a central collaborative space for students to access technology, create team projects, and socialize in a safe and protected environment was strongly desired. In support of these ideas, the Student Union would ideally be formed by co-locating the Library, Student Dining and Nutrition Services and ASB. Given the existing infrastructure, the



implementation of this idea varies greatly by School site.

### PLEDGE CENTER

The PLEDGE Center supports all things related to College and Career. Students will be able to use it as a resource center to find information such as dual enrollment, college visits, college applications, financial aid, scholarships, work permits, etc. Ideally this open classroom type space with a counselor's office will be located near the counselors' offices.

### LEARNING COURTS

Educational schoolyards are a shift in the way we think about and use the gift of land on our AUHSD campuses. Learning happens everywhere, therefore the space between buildings must provide collaborative social space as well as usable instructional space for the student. Ecology, stormwater management and can also be used to demonstrate sustainable strategies based on scientific principles being taught in the classroom.



### LIBRARY + INNOVATION LAB

The new Library must support student collaboration and group work; private study; computing equipment; access to reserved material; content-creation tools; and support for the varied roles of the new librarian and IT support. Like the classrooms, the furniture landscape will be different and support the new zones of this more social 'ecosystem'. Traditionally AUHSD Schools have had 2 or more non-scheduled computer labs. With access to technology in every space, the Innovation Lab at the Library becomes the single non-scheduled space at each campus.

### NUTRITION SERVICES

Currently, the District's central kitchen prepares all the food and distributes to each school site for final preparation and distribution to students. Most campuses use either a 'speed line' or a multi-window queue, or a combination of the two. In most cases, the serving lines have taken the majority of space formerly used as the student cafeteria, creating a strong need for large lunch shelters, covered dining space, and/or expanded MPRs. Given the existing





## 4.1 PROGRAM VISION & STANDARDS EDUCATIONAL PHILOSOPHY

### NEXT GEN LEARNING ENVIRONMENTS

infrastructure, the implementation varies greatly by School site.

Given the role of the Central Kitchen to provide healthy and nutritious food for each campus, better facilities that meet health department standards must be part of the infrastructure.

#### COMMUNITY SUPPORT

To better support the students, AUHSD recognizes the need to support the school community and their families. The purpose of the following spaces are to be able to support the unique needs of this community and result in better support of our students.

#### FAMILY RESOURCE CENTER

Family And Community Engagement Specialists, or FACES will be housed here. Staff here are the first point of contact with the parents and the community. Facility will include general meeting space, pantry and storage needs in support of homeless student population.



#### COMMUNITY RESOURCE CENTER

A Community Resource Center (CRSC) is planned to at every campus to be used for community based agencies to come and provide support services for students and the community. Spaces will include flexible classroom space, conference rooms, offices, supply storage, pantry and community refrigerator. The facility will have external entrance access so that it can be open after school hours and sometimes on weekends.

#### CRISIS RESPONSE CENTER

Located at every site, this is to support the safety and security procedures. The space should be located centralized and near the main office. It will be a standard classroom space that can also be utilized for professional development.





## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS

### BACKGROUND

In 1994, California Department of Education (CDE) formalized regulations governing standards on the design and construction of new school facilities. Included in those standards are requirements for the submittal of educational specifications (Facility Standards) – see California Code of Regulations, Title 5, Section 14034. The requirements are delineated in the Education Code Section 39101 (c) and California Code of Regulations, Title 5, Section 1403 (a). Specific School design standards are contained in California Code of Regulations, Title 5, Section 14001, 14010 and 14030.

### 2009 CDE Changes

In 2009, CDE added a Plan Summary form for those projects applying for new construction funds from the State Allocation Board for a new school or additions to an existing school. In July 2010, all Facility Standards were required to be approved by the District’s governing Board and submitted to CDE as part of any application for funding.

### PURPOSE OF THIS DOCUMENT

The purpose of Facility Standards are to ensure the following:

- **A Common Baseline**  
To guide a consistent approach in developing each school master plan proposed improvements.
- **Common Goals**  
To engage District stakeholders in a participatory process in developing their vision.
- **Outcome Focused**  
To serve to document educator’s intent for program delivery and goals.
- **Equitable Quality**  
To be used for assessing existing facilities and budgeting project for a long term financial plan.
- **Continuous Improvement**  
As a tool for the reevaluation, adjustment and measurement of the plan over time.
- **Implementation**  
Even though this document represents a district-wide guideline, it is important that when these guidelines are implemented, that the administrators, faculty, students and community at each site are allowed to validate their site-specific program needs. If a school design team has suggestions on how to improve or tailor this document for their site-specific needs, these suggestions should be brought to the Facilities Department’s attention prior to designing it. It is understood that the

degree of consistency between the site-specific solutions and the district-wide educational specifications may vary from site to site.

Adjacencies shown in the diagrams following were determined for the ideal program placement but may vary from site to site based on existing conditions or programmatic specific solutions. Once projects are released to proceed into the next phase of design, a school site committee shall be formed to analyze the impact of site specific constraints and program specific needs. This analysis may result in solutions that deviate from the Educational Specifications described in this document. The design team should inform the Facilities Department of any significant deviations identified or proposed prior to the presentation of these solutions or options to the school site or committee members.

### CONTENTS

Provided in this section are space programs for Junior High and High Schools. The programs identify the square footages that are used in the Master Plans and are used in determining area takeoffs for the cost estimates.

The purpose of the programs are to provide a guideline and basis of the master plan assumptions used in the proposed project recommendations for new construction or reconfiguration. The programs are based on an assumed school size in order to determine the adequate size of the core spaces such as the Administration, Library, Multipurpose Room and other student support spaces.

## 4.2 PROGRAM VISION & STANDARDS

### EDUCATIONAL PROGRAM STANDARDS

These programs are to be used as a guideline and are not typical for each school. For specific site projects refer to the individual school master plan in Section 7. The Programs shown here are net areas only. Programs shown in Section 7 on the Summary page include a circulation factor on top of the net area.

One of the main purposes of the Educational Program Standards is to describe clearly and concisely the various learning activities in each space, the spatial relationships and special features to support these activities. The following categories are described for each space program component described here in:

#### A. Space Program

- Itemizes each space and allocates square footage figures for new construction and existing spaces proposed to be reconfigured
- These areas are goals and may not be achievable due to existing site conditions and building limitations

#### B. Adjacency Diagram

- Shows a graphic representation of the spaces and how they are organized as a group

#### C. Program Activities:

- Provides a description of the functional goals of the space
- Describes types of activities and user needs
- Describes how the program is delivered and its schedule, if applicable

#### D. Design Objectives:

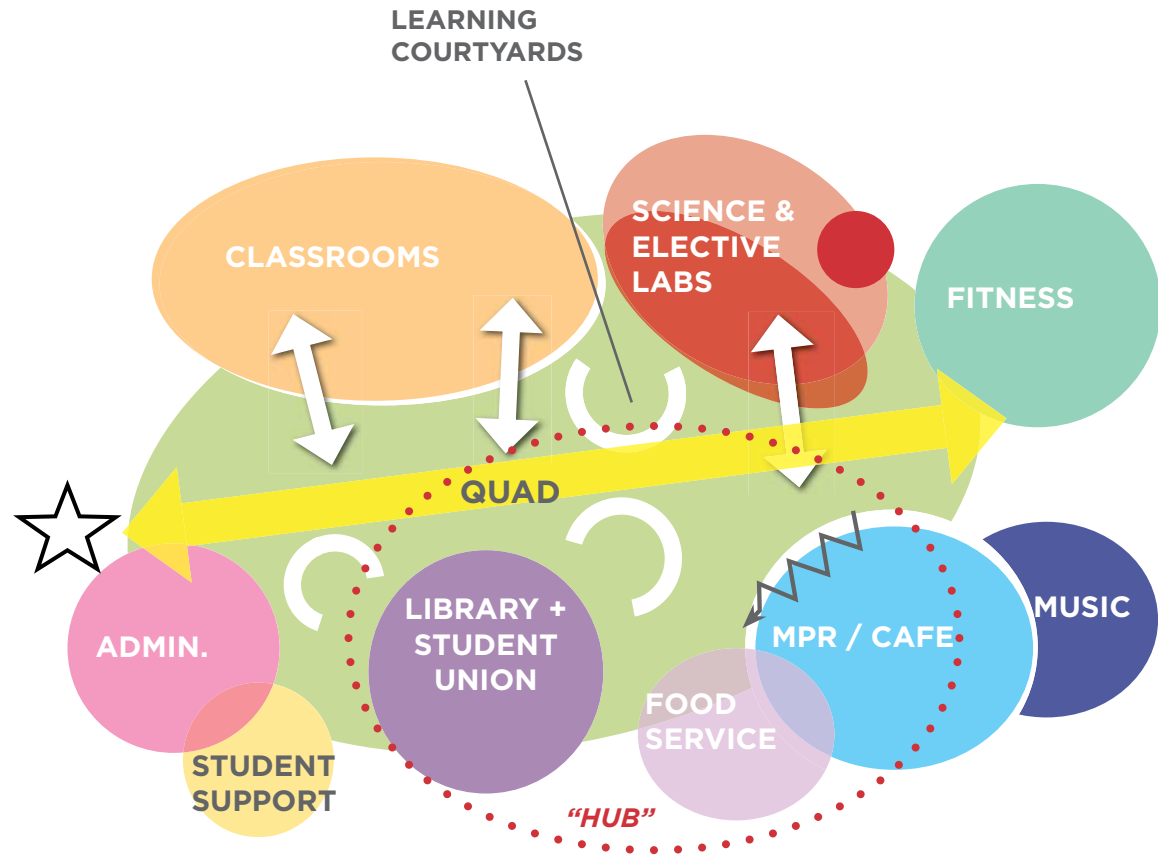
- Describes specific room characteristics, general shape and feel of the space
- Correlates the qualities of the space with specific program activities



## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### CAMPUS PLAN

This graphic represents an ideal campus organization, based on input from the staff and administrators. During the master planning work, effort was made to reorganize / reconfigure existing spaces and construct new facilities to support this organizational layout.

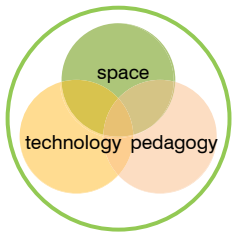


# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

## CLASSROOMS | CO-LAB

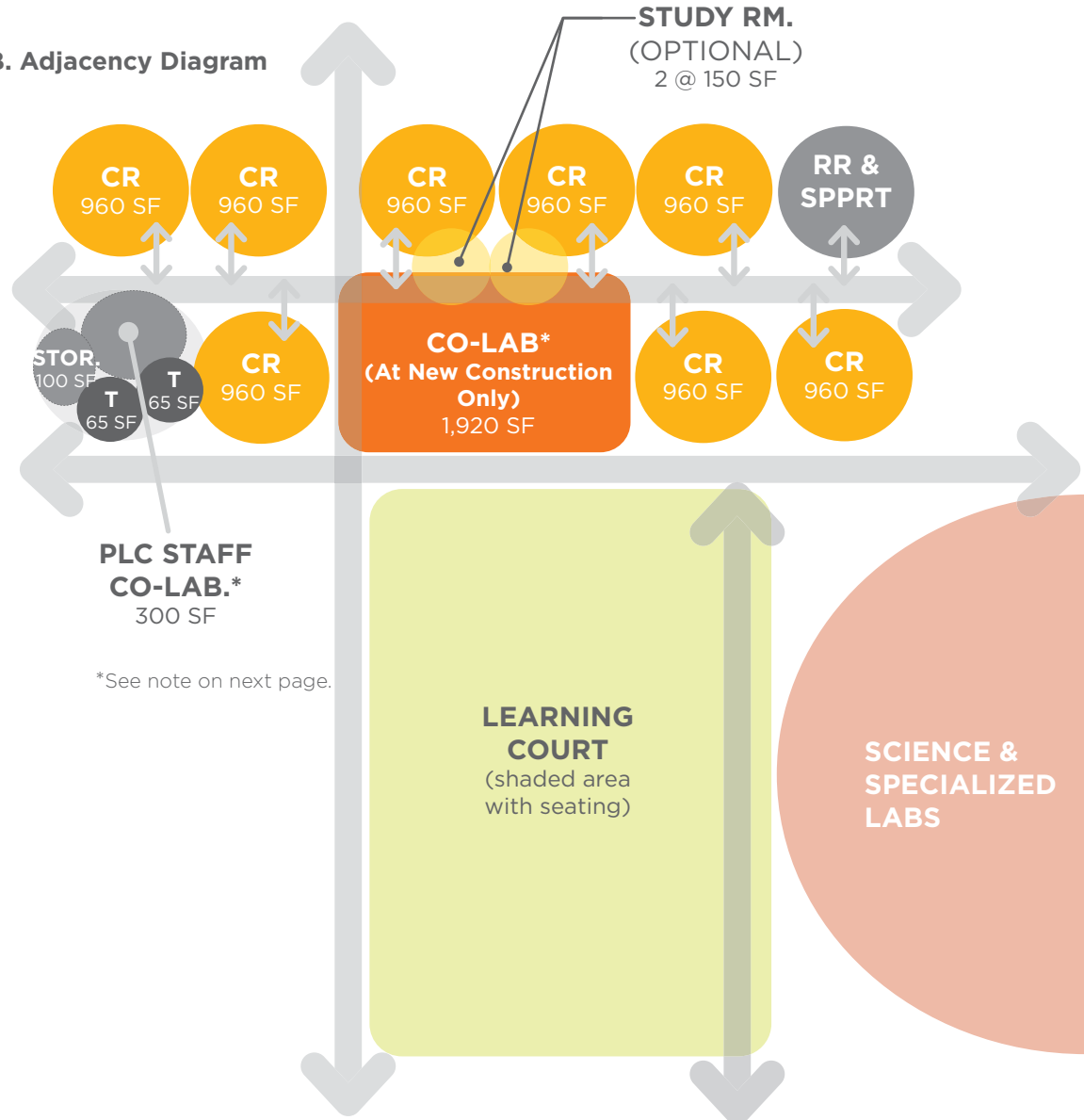
### A. Space Program

Grades 7 & 8	
Classrooms	960 SF
Student Co-Lab (per Classroom)	200 SF
PLC Staff Collaboration / Stor.	400 SF
PLC Staff Restrooms	65 SF
Restrooms	per code



**NOTE:**  
The square footages above are net areas to assist in developing new or reconfiguring existing floor plan layouts. The final plan layout will include circulation factors to achieve the gross square footage. This figure will vary depending upon the layout of the building (single story or multi-story) and type of program spaces. Refer to the individual school Implementation Plan diagrams for specific program improvements and the cost estimates for square footage takeoffs. The cost estimate area takeoffs include a circulation factor (gross areas).

### B. Adjacency Diagram



\*See note on next page.





## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### CLASSROOMS | CO-LAB

#### C. Program Activities

- Interdisciplinary, learner-centered instruction with full-integration of technology
- Active and passive learning activities
- Large lecture to small group to individual work
- Core subject instruction: Language Arts, Social Studies, Math, Science

#### D. Design Objectives

- Ability to support diverse grouping strategies, encourage interdisciplinary teaching with visibility to adjoining classrooms and shared collaboration areas.
- Ability to open to the outdoor space.
- Classrooms to be organized in a cluster around a central common area (Co-lab).
- The Co-lab area is a flexible space with moveable and group-able furniture that acts like an extension to the Classroom and can be utilized for break-out and small group activities. \*This model will be implemented in new construction only. Outdoor collaboration spaces, where possible, shall be incorporated into existing conditions. There needs to be adequate supervision from Classroom to the Co-lab. Initiate Co-lab spaces as pilot projects to test the validity of the space and provide training on how to use the space.
- Spaces will be designed with appropriate charging stations, outlets and wireless technology for integration of mobile devices.
- Provide areas of student display.



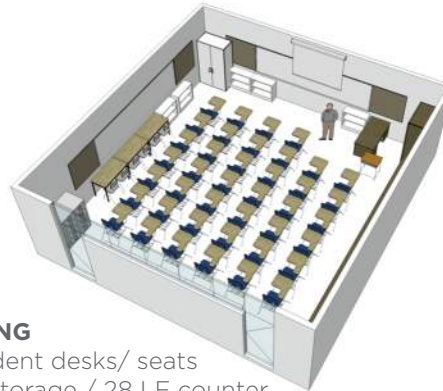
# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

## CLASSROOMS | FURNITURE & EQUIPMENT

During discussions about 21st Century learning environments, one of the biggest topics is the classroom environment, the evolution of how students learn, the impacts of technology and how facilities can better support diverse learning styles. The consensus from these discussions with District leadership, curriculum leaders, Principals, and school site committees is that the current classrooms need to evolve to adapt to today's student needs. Because students spend the majority of their school day in classrooms, the biggest impact can be made with furniture and equipment.

Today's classroom is about flexibility, agility, and adaptability. Space within the classroom shall be maximized, teacher desk area minimized. Desks/ chairs should be easily move-able to allow easy re-configuration. Some furniture with castors, tables with the ability to fold and stack, move-able markerboards, and mobile storage shall be considered.

Technology will also continue to become more mobile, need to be accessible by all students, and integrated into the classroom space.



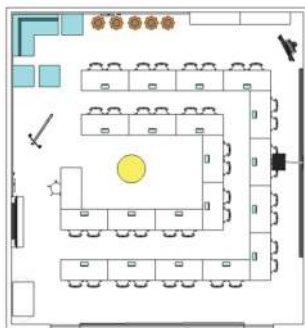
**EXISTING**  
40 student desks/ seats  
42 LF storage / 28 LF counter  
180 SF dedicated teacher space  
30 LF tack / 32 LF whiteboard

Creating facilities where 'learning happens everywhere', outdoor areas and Co-lab spaces can be used as extensions to the classroom.

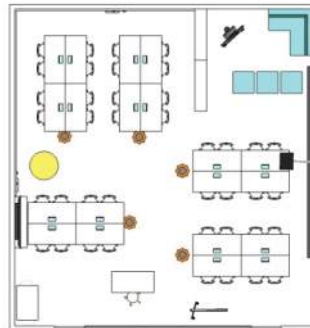
With any change, there must be a cultural shift and proper training for teachers so that they can utilize the furniture and equipment in the most effective manner.



Lecture



Discussion



Break-Out



**POTENTIAL PROPOSED**  
40 student desks/ seats  
12 LF storage / 10 LF counter  
00 SF dedicated teacher space  
18 LF tack / 50 LF whiteboard



# 4.2 PROGRAM VISION & STANDARDS

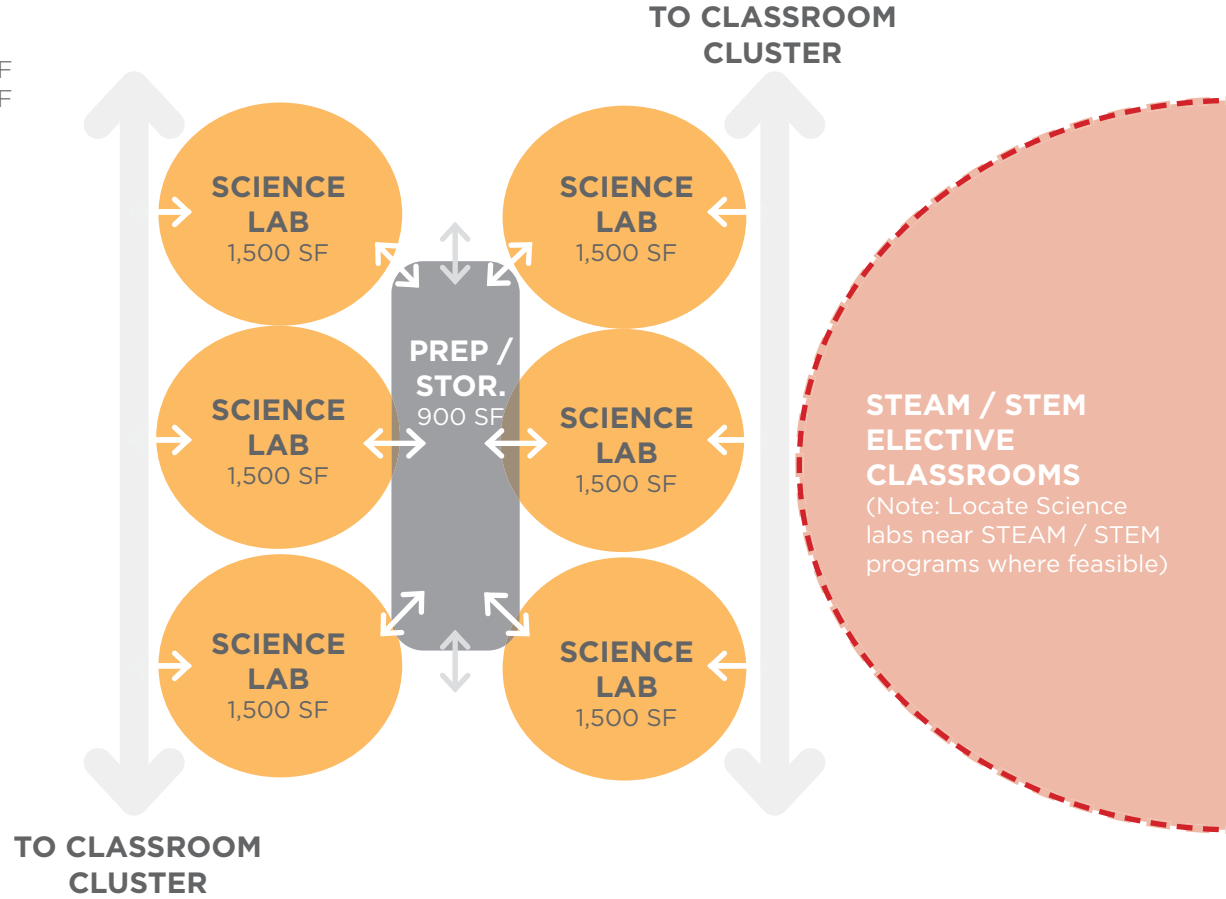
## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### SCIENCE LABS

#### A. Space Program

Lab 1,500 SF  
 Prep Room (per Classroom) 150 SF

#### B. Adjacency Diagram



**NOTE:**  
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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### SCIENCE LABS

#### C. Program Activities

- Hands-on lab experiments
- Small group working sessions
- Full classroom lectures

#### D. Design Objectives

- Distinct lecture and lab space within Classroom
- If possible, coordinate location of other electives with Science Labs to facilitate in STEAM / STEM activities.



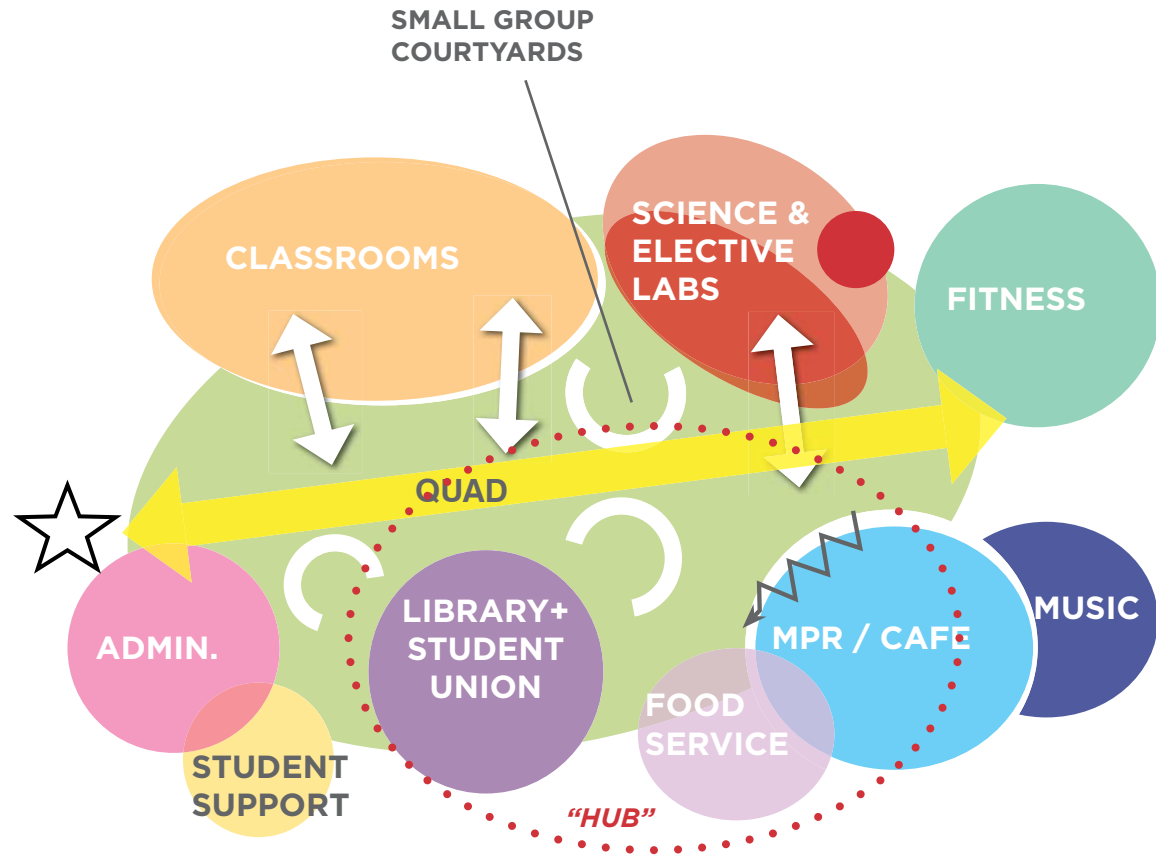
## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### OUTDOOR LEARNING OPPORTUNITIES

Enhance site areas with landscaping, hardscape and integrated seat walls along with technology access. Outdoor learning areas can augment indoor learning spaces, allow for break out activities, and student study and collaboration. Areas near Science and Elective Labs can be created to further support curriculum activities, such as a learning garden.



### B. Adjacency Diagram



# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

## PBL / STEAM / STEM ELECTIVES

### A. Space Program

#### Elective Labs\*

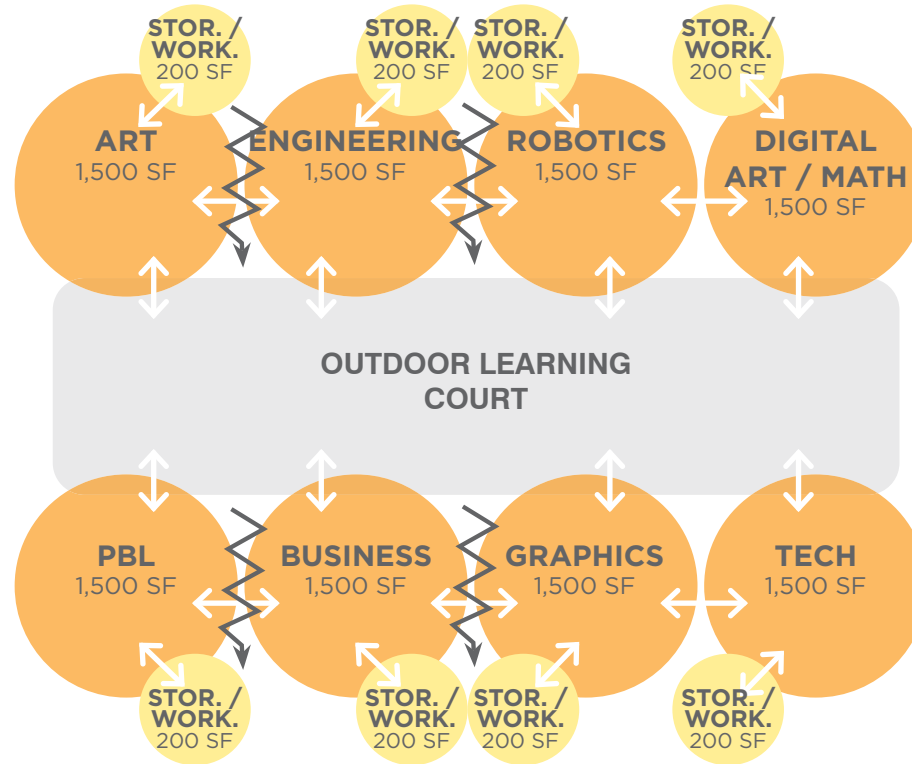
Elective Lab	1,500 SF
Storage	200 SF
Restrooms	per code

\*Electives include VAPA (Visual and Performing Arts), CTE (Career Technical Education), and electives as their graduation requirements.



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### B. Adjacency Diagram





## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### PBL / STEAM / STEM ELECTIVES

#### C. Program Activities

##### Visual Arts

- Instructional activities
- Group and individual project based learning
- Discussion of design theory and principles of design
- Sketching of designs
- Presentation of artwork/ Curate an art exhibit
- Build a portfolio
- Presentation of artwork
- 2D drawing/ sketching/ painting / multi-media
- Digital illustration, photo manipulation
- Digital painting
- Logo/ Cover design
- Collages
- Photo/video composition and editing
- Basis of Lighting
- Research Artists
- Web Design
- Wheel throwing, slab construction
- Color theory, application, and firing process of glazes

##### Applied Arts / Technology

- Graphics
- Technology
- Business
- Photo Composition
- Editing
- Video Camera Handling
- Video Editing
- Basis of Lighting
- Video Composition / Production
- Yearbook

- Studio Production and Control Room
- Film Lab/Editing

##### STEM/STEAM/Project Based Learning (PBL)

- Experiments
- Scientific studies
- Engineering / Robotics
- Construction
- Hands on activities
- Technology integrated learning activities

#### D. Design Objectives

Provide spaces that support the following curriculum goals:

- Spaces are flexible to accommodate changing program needs.
- Varied size spaces, Storage/ Workroom areas blend with Classroom space and are not necessarily separate rooms.
- Lots of transparency with the ability for team teaching.

##### Visual Arts

- Analyze and discuss/ plan and create complex ideas, such as distortion, color theory, arbitrary color, scale, expressive content, and real versus virtual in works of art.
- Analyze works of art to describe personal direction and style.
- Create and demonstrate in their own original works of art an increasing complexity and skill in a variety of media that reflect the student's own personal style.

- Solve a visual/ media arts problem that involves the effective use of the elements of art and the principles of design.
- Prepare a portfolio of original 2D and/or 3D works of art that reflects refined craftsmanship and technical skills.
- Develop and refine skills in the manipulation of digital imagery

##### Applied Arts / Technology

- Develop skills in photo development and composition in conjunction with producing their own portfolio
- Understand current technologies, process, and materials.
- Students learn the fundamentals of art and technique.

##### STEAM / PBL

- Integrate and relate Science and Technology with Engineering and Arts with the basis in elements of Mathematics



# 4.2 PROGRAM VISION & STANDARDS

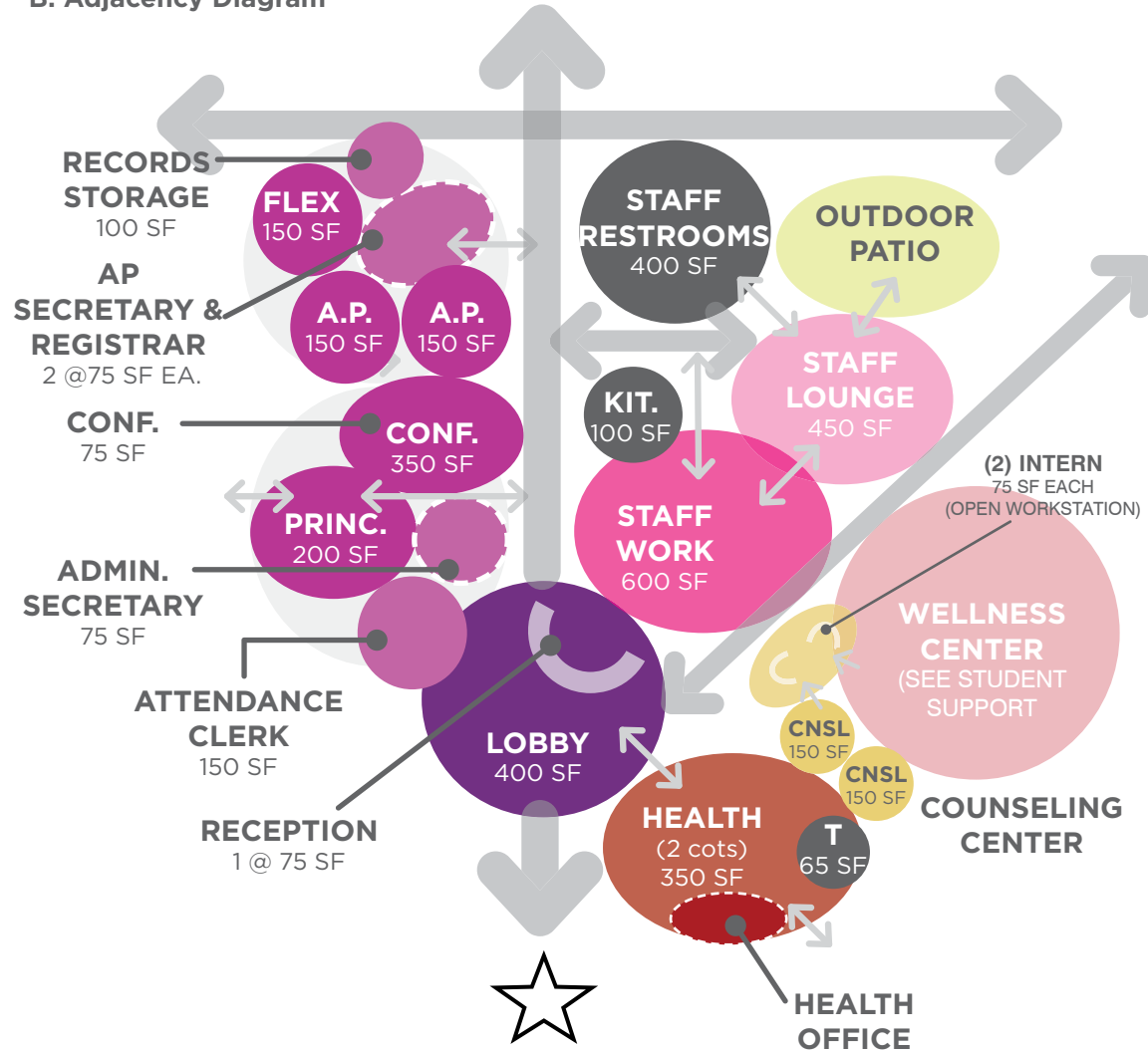
## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### ADMINISTRATION

#### A. Space Program

<b>Lobby</b>	400 SF
Reception	75 SF
Principal	200 SF
Assistant Principal (2 x)	150 SF
Flex Office	150 SF
Attendance Clerk	150 SF
Registrar	75 SF
Clerical (2 x)	75 SF
Large Conference	350 SF
Workroom / Copy / Supply	600 SF
Staff Lounge	450 SF
Kitchen	100 SF
Staff Toilets (2 x)	200 SF
Records Storage	100 SF
<b>Health</b>	
Exam/ Treatment	350 SF
Toilet	65 SF
<b>Counseling Center</b>	
Counselor Office (2 x)	150 SF
Intern (Open workstations) (2 x)	75 SF

#### B. Adjacency Diagram



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**ADMINISTRATION****C. Program Activities**

- Check-in/ Front entry/ 'Welcome Center'
- Administrative duties
- Conference
- Discipline
- Counseling
- Health support
- Staff collaboration
- Attendance, enrollment, supply and records storage
- Parent information

**D. Design Objectives**

- Welcoming Lobby - establish school pride
- Define a clear, single point of entry for campus
- Limited access to 'Private' staff spaces
- Clearly defined 'Public' spaces (lobby and waiting area)
- Centralized Staff Workroom to foster staff collaboration and interaction
- Allow for staff communication and collaboration
- Adequate sized staff lounge and administrative areas
- Adequate storage for record files and office supplies
- Meet CDE standards for health office
- Area for student artwork display
- Counselors located separate but adjacent to Wellness Center to be able to share conference, small group and waiting space



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### SPECIAL EDUCATION

#### A. Space Program

**RSP, M/M, DHH, OH**  
Classroom 960 SF

#### LHS, SH, Autism

Classroom 960 SF  
Toilets / Hygiene 270 SF  
Sensory 250 SF  
Living Skills 320 SF  
Laundry 100 SF  
Conference 120 SF

#### Special Education - Bridges

Classroom 960 SF  
Toilets/ Hygiene 270 SF  
Living Skills 320 SF

#### Special Education - ED, VI

Classroom 960 SF  
Focus / Brailist 100 SF

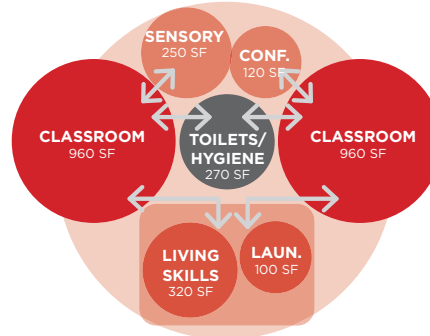
#### Wellness Center

Wellness Space 200 SF  
Office (Social Worker) 120 SF  
Office (Speech Pathologist) 260 SF  
Office (Psychologist) 120 SF  
Flex Office - Student Interns (2 x) 120 SF  
IEP Conference Room 250 SF  
Conference Room 480 SF  
Small Group Space 100 SF  
Storage 100 SF  
Restroom with ADA Changing 100 SF

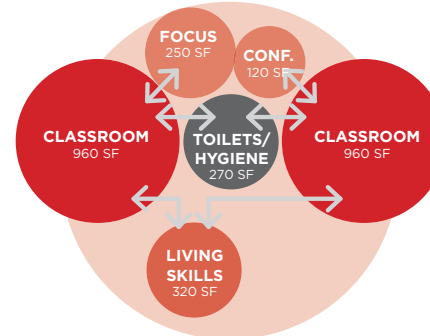
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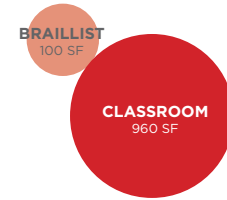
#### B. Adjacency Diagram LHS, AUTISM, SH



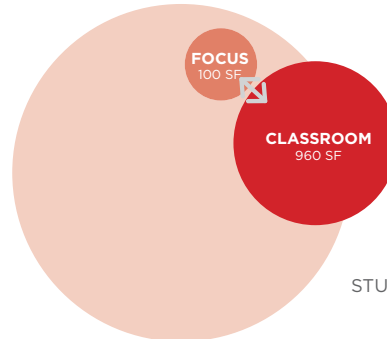
#### BRIDGES



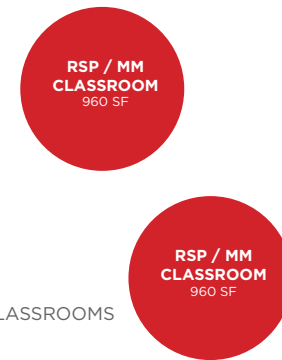
#### VI



#### ED, VI

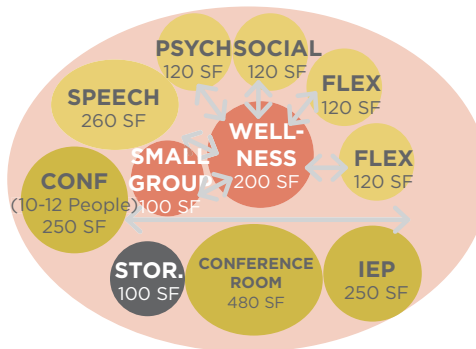


#### RSP, MM, DHH, OH



STUDENTS MAINSTREAMED IN STANDARD CLASSROOMS

#### WELLNESS CENTER



## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### SPECIAL EDUCATION

	DHH	RSP Office	Flex SDC	LHS	(Moderate) Autism	(SH) MOD./Severe	E.D.	(Severe Ed) Bridges	Visually Impaired	Orthopedic Handicapped
Ball Junior High		1	1	2			1			
Brookhurst Junior High	1	1	1		1	2				
Dale Junior High		1	1	1				2 (E.D.)	1 (VH) Classroom Provided	1 (HI)
Lexington Junior High		1	1		2					1
Orangeview Junior High		1	1	1		1	1			
South Junior High		1	1		2	1				
Sycamore Junior High		1	1	2						
Walker Junior High		1	1	1		1	1			



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### STUDENT SUPPORT

#### A. Space Program

##### Community School Resource Center

Reception Area/ Clerical Station (2 x)	75 SF
Conference Room (10-12 people)	250 SF
Small Office (3x )	120 SF
Pantry/ Community Fridge Program	150 SF
Restrooms (2 x)	65 SF
Flexible Classroom	860 SF
Supply Storage	100 SF

##### Family Resource Center

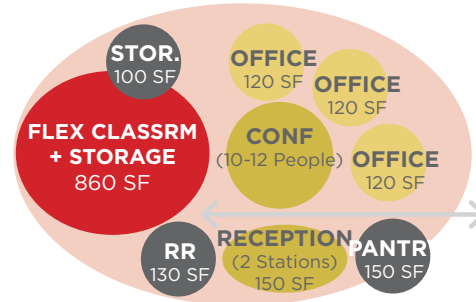
Office	120 SF
Flex Office (Open workstations)	225 SF
Meeting Space	365 SF
Pantry and Storage	150 SF
Kitchenette	100 SF

##### Crisis Response Center

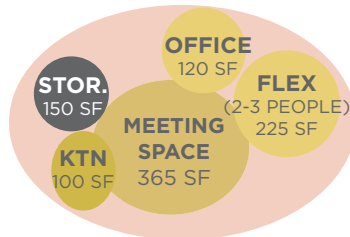
Classroom	860 SF
Supply Storage	100 SF

#### B. Adjacency Diagram

##### COMMUNITY SCHOOL RESOURCE CENTER (CSRC)



##### FAMILY RESOURCE CENTER



##### CRISIS RESPONSE CENTER



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### SPECIAL EDUCATION / STUDENT SUPPORT

#### C. Program Activities

- Individualized physical education activities
- Specialized training or technical support for the incorporation of assistive devices
- Aural rehabilitation
- Monitoring of hearing levels
- Development and improvement of language and communication skills
- Consultation
- Tutoring
- Meetings

#### D. Design Objectives

- RSP, MM, DHH, OH program students shall be mainstreamed and integrated into campus to have full inclusion of Special Ed students on.
- Match existing specific programs for all other programs. Reference matrix on previous page for specific programs implemented at each site.
- Instructional support provided by a special education teacher or instructional aide to help students with special needs in their classes.
- Provide more efficient layout and equipment to ease the teachers interaction with the students e.g. larger rooms, break out focus rooms, built in casework and lifts.
- Sensory and Focus Rooms need to have clear supervision from the adjacent classroom
- The Bridges program needs to be located in a separate, self-contained area, within a fenced in area preferably with an outdoor

yard space.

- Include a Wellness Center at all school sites. Location should be adjacent or near the Main Administration offices. A workroom within this space will provide a 'hub' / work space for staff. In addition, dedicated offices shall be provided for Counselors. Provides support for groups of 8-10 students. The Wellness space should have the ability to supervise and provide a safe space for students to work on mindfulness and de-escalation. Restrooms should be accessible nearby.
- The Community School Resource Center (CSRC) will be used for community-based agencies to provide services for students. The location is ideally with external entrance/ access. Hours of operation will be during the school day and after hours until approximately 8pm as well as some weekends. Provide access for Mobile Clinic. A Flexible Classroom space shall accommodate 30-45 people with chair and table storage. Can be located in (2) 960 SF portables with a nearby dedicated restroom facility or (1) portable restroom.
- Family Resource Center, otherwise known as the Parent Center. FACES will be housed in this facility. The pantry and storage needs provide basic needs for students facing homeless challenges. Restrooms should be accessible nearby.
- The PLEDGE Center, otherwise known as the College and Career Center is a student-focused space. The office shall accommodate meetings with 1-4 students. The center should be adjacent but separate from the counselors. Counselors support each other.

- There should be a Crises Response Center at every school site. It should be located near the main office but ideally in a central location. This will serve as central hub for safety protocols. Whiteboard space and access to same technology as Classrooms shall be included. The space could also be used for professional development.



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### LIBRARY / STUDENT UNION

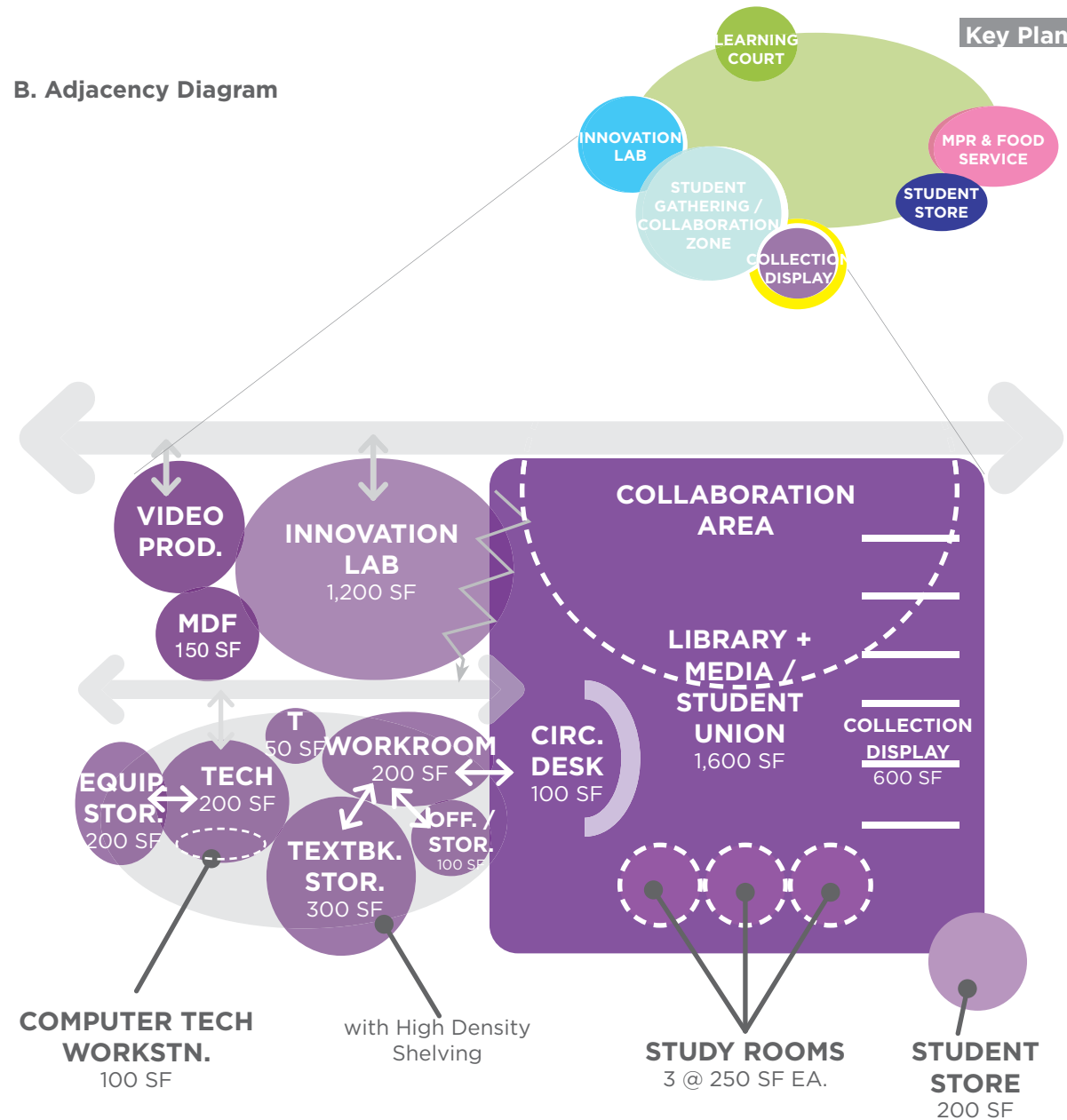
#### A. Space Program

Circulation Desk	100 SF
Innovation Lab	1,200 SF
Library / Student Union	1,600 SF
Collection Display / Stacks	600 SF
Study Rooms	250 SF
Workroom	200 SF
Textbook / Tech Storage	300 SF
Tech Office	200 SF
Office / Equipment Storage	100 SF
Toilet	50 SF
Student Store	200 SF



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#### B. Adjacency Diagram



## 4.2 PROGRAM VISION & STANDARDS

### EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

#### LIBRARY / STUDENT UNION

##### C. Program Activities

- Student collaboration
- Study and reading
- Circulation of materials and resources
- Display student work
- Research
- Individual quiet study, small and large group activities
- Academic and social interaction
- Community access (if applicable)

##### D. Design Objectives

- The Library / Student Union along with Nutrition Services, MPR, and Main Quad areas form the “Campus Hub” for the school. Create a sense of connection and synergy between these spaces.
- Centrally located to promote staff, student and community interactions.
- The library / student union should be a welcoming, comfortable, informal, stimulus-rich, well-lit environment that supports multiple concurrent activities.
- Innovation Lab, located within the Library to support computer-based programs, on-line learning and virtual instruction. Space can also be utilized for staff development and training.
- Provide dedicated space for MDF / IDF.
- Tech equipment storage needs to be secured.

##### E. Design Guidelines

Design for 3.3 SF per pupil plus 600 SF per California Department of Education standards.

Reading and Stacks:

- Referenced from the “Standards and Guidelines for Strong School Libraries” by the California School Library Association.
- Recommended Exemplary Quantitative Standards:

Pleasure Reading	32 - 45 SF per seat
Computing	36-45 SF per workstation



# 4.2

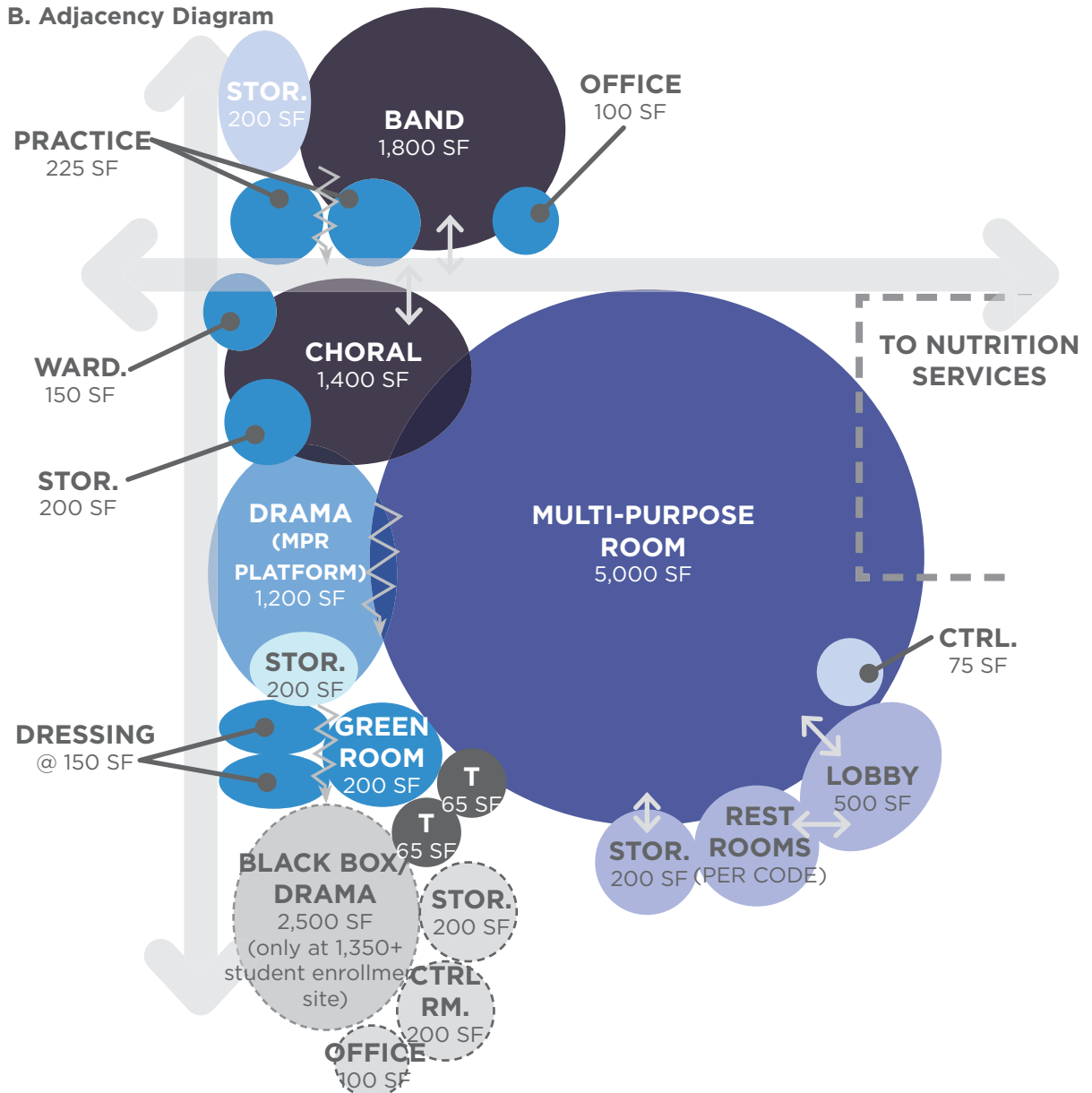
## PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### MULTI-PURPOSE / PERFORMING ARTS

#### A. Space Program

Lobby	500 SF
Multi-Purpose Room	5,000 SF
Student Store	200 SF
Table/Chair/Equipment Storage (3x)	200 SF
Music Platform/ Drama	1,200 SF
Dressing Room/Green Room (2x)	150 SF
Toilet (2x)	65 SF
Instrumental Room	1,800 SF
Storage	200 SF
Practice Room (2x)	225 SF
Choral Room	1,200 SF
Wardrobe	150 SF
Performing Arts Office	100 SF
Restrooms (2x)	200 SF
Black Box/ Drama	2,500 SF
Storage	200 SF
Control Room	200 SF
Office	100 SF

#### B. Adjacency Diagram



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### MULTI-PURPOSE / PERFORMING ARTS

#### C. Program Activities

- Instructional activities
- Assemblies and large group performances and presentations
- Student Dining
- Fitness Activities
- Music Classes
- Community Use

#### D. Design Objectives:

- The Multi-Purpose Room along with the Library / Student Union, Nutrition Service, and Main Quad components of the campus make up the campus 'hub'. Create a sense of connection and synergy between these spaces.
- The ideal placement of the MPR should be on the perimeter of the campus, adjacent to parking to enable community joint-use opportunities.
- Provide quality sound, lighting and acoustic systems and built-in control room functions.

#### E. Design Guidelines:

- Approximately 5.3 SF/student (CDE recommendation), with a minimum of 5,000 SF for the Multi-purpose Room.



# 4.2 PROGRAM VISION & STANDARDS

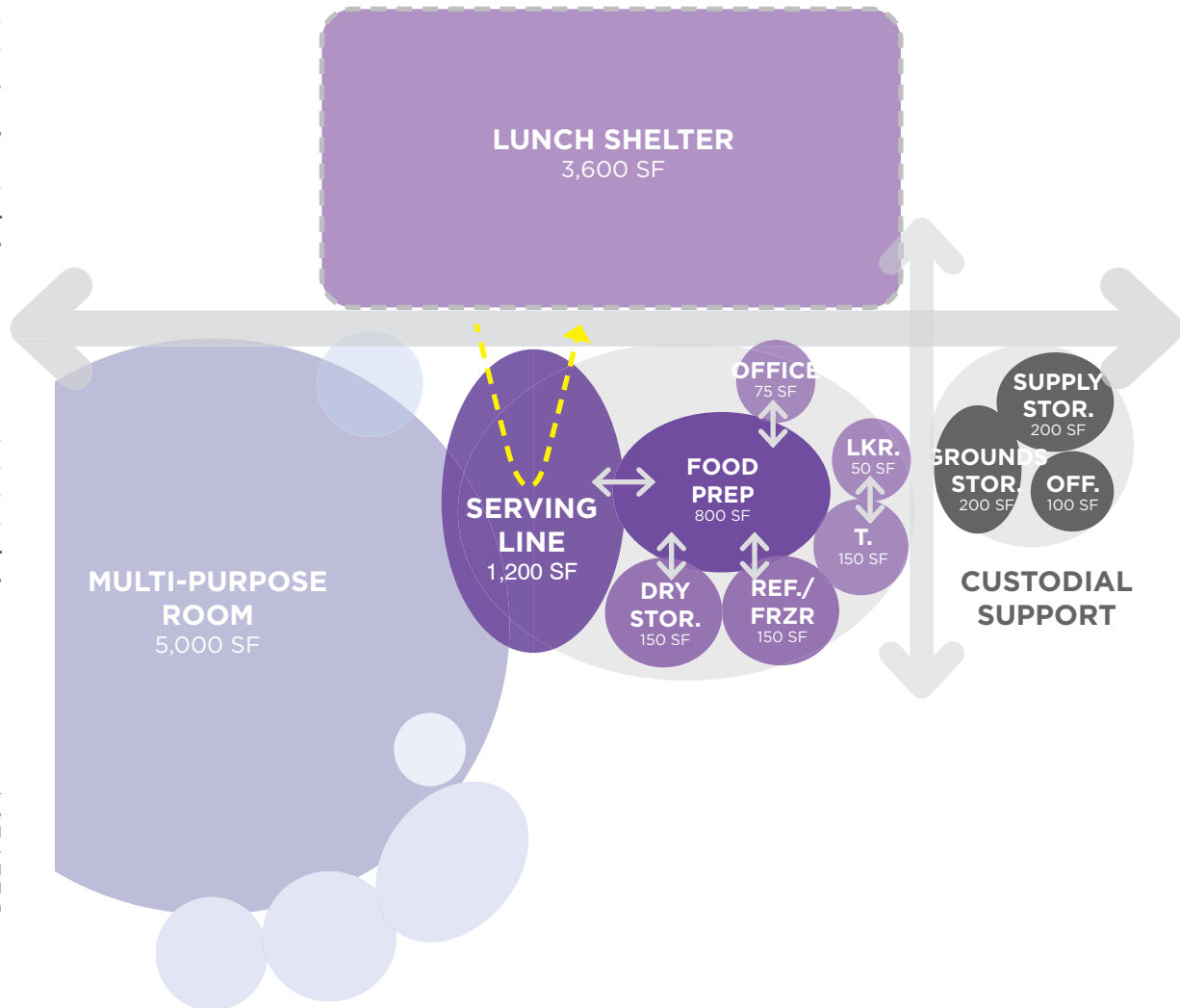
## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### NUTRITION SERVICES

#### A. Space Program

Serving Kitchen/ Food Prep	800 SF
Dry Storage	150 SF
Refrig. / Freezer	150 SF
Serving Line	1,200 SF
Office	75 SF
Changing Room	50 SF
Toilet	75 SF
Restrooms	per code
	<b>&gt;2,500 SF</b>
Lunch Shelter	3,600 SF
	<b>&gt;6,100 SF</b>

#### B. Adjacency Diagram



### CUSTODIAL SUPPORT SERVICES

#### A. Space Program

Head Custodian	100 SF
Supply Storage	200 SF
Ground Storage	200 SF
Custodial Closets	250 SF
	<b>750 SF</b>

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**NUTRITION SERVICES / CUSTODIAL SERVICES****C. Program Activities**

- Nutrition services
- Food cooking and preparation
- Food serving
- Student and faculty dining
- Custodial services provides storage for custodial equipment and supplies

**D. Design Objectives:**

- Nutrition Services along with the Multi-purpose Room, Library-Media / Student Union and Main Quad components of the campus make up the campus 'hub'. Create a sense of connection and synergy between these spaces.
- Provide adequate queuing and serving area dedicated for nutrition services, separate from the Multi-Purpose Room (MPR). Optimize circulation, efficiency of service and flow.
- Food serving area must be adjacent to Kitchen.
- Student queuing into the serving area should be located off a covered area to protect students from the weather and sun. There should be clear views into the serving room to better manage flow.
- The Federal Government is moving towards implementing more scratch cooking at schools. The District Central Kitchen and on-site kitchens will need to move towards supporting the implementation of this.
- Access to restrooms should be adjacent to the lunch area.
- Provide covered area with sun and rain protection for students to eat.
- Custodial closets should be dispersed throughout campus for ease of cleaning staff access.

**E. Design Guidelines:**

- Approximately 4 SF/student for the Lunch Shelter area



# 4.2 PROGRAM VISION & STANDARDS

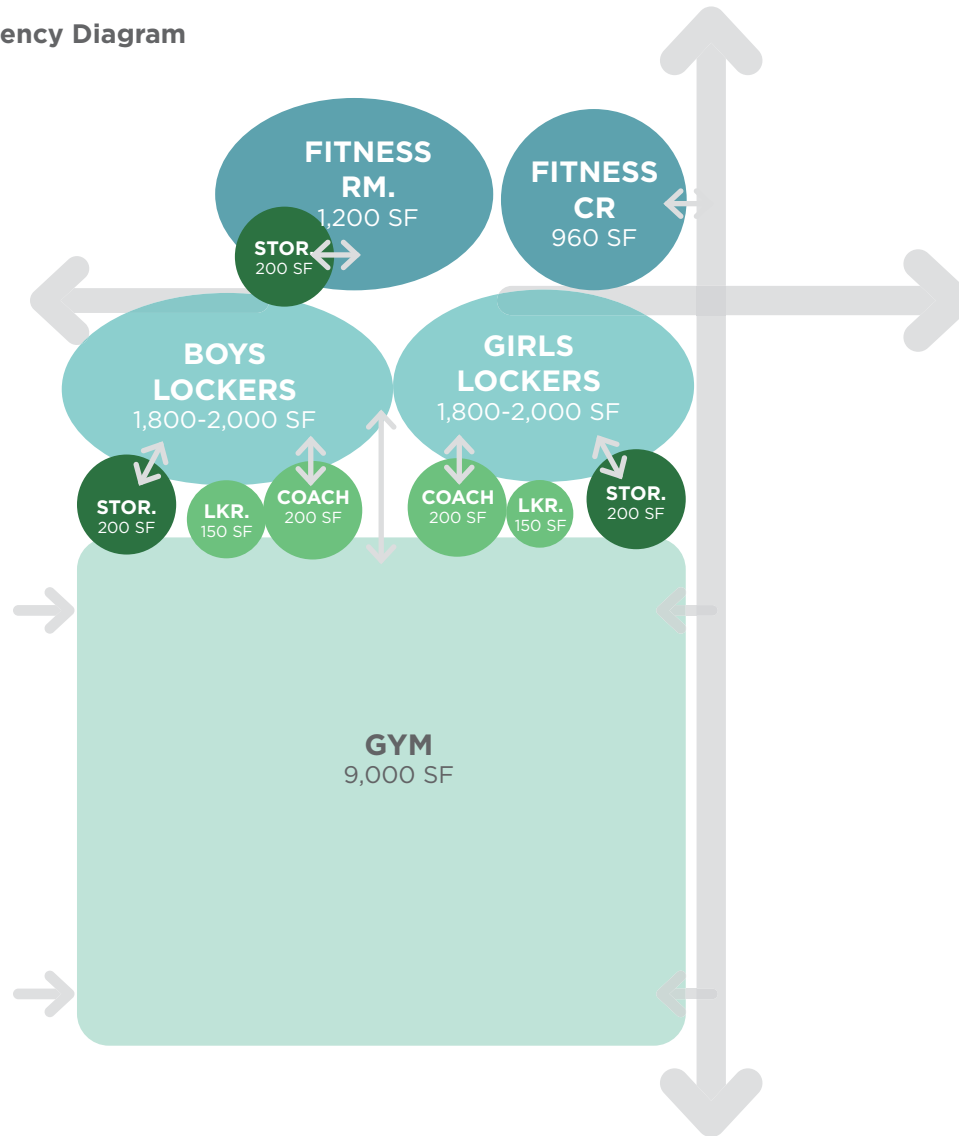
## EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### PHYSICAL EDUCATION

#### A. Space Program

Gymnasium	9,000 SF
Storage	800 SF
Fitness Studio (Dance, Fitness)	1,200 SF
Fitness/ PE Classroom	960 SF
Boys Locker Room	1,800 SF
Girls Locker Room	1,800 SF
Coaches Office	400 SF
Coaches Locker Room	300 SF
Restrooms	per code

#### B. Adjacency Diagram



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | JUNIOR HIGH

### PHYSICAL EDUCATION

#### C. Program Activities

- Instructional activities
- Assemblies and large group performances and presentations
- Community Use
- Physical Education and Athletics
- Health instruction
- Testing

#### D. Design Objectives

- Space should display school pride and spirit
- Provide proper sound system in Gym
- Motorized bleachers
- Adequate number and size of lockers to accommodate student backpacks
- Safety and security is priority in Locker Rooms
- Clear supervision in locker rooms
- Storage of equipment
- Locate Gym facilities near parking
- Provide public restrooms. Keep in mind sight lines
- Proper ventilation
- Sports flooring in Fitness Room or proper Dance Flooring if space is designed to accommodate specific Dance program



## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### CAMPUS PLAN

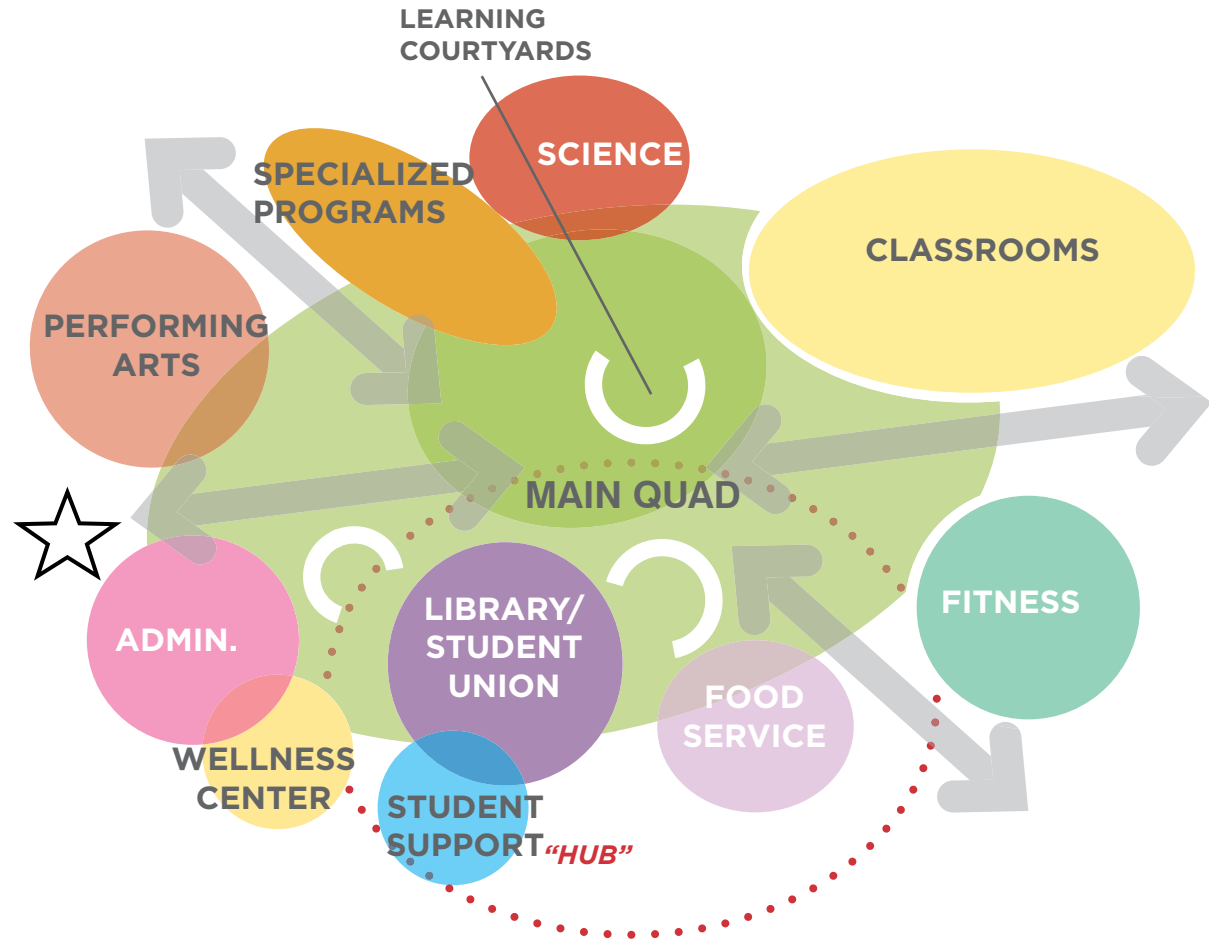
This graphic represents an ideal campus organization, based on input from the staff and administrators. During the master planning work, effort was made to reorganize / reconfigure existing spaces and construct new facilities to support this organizational layout.

### OUTDOOR LEARNING OPPORTUNITIES

Enhance site areas with landscaping, hardscape and integrated seat walls along with technology access. Outdoor learning areas can augment indoor learning spaces, allow for break out activities, and student study and collaboration. Areas near Science and Elective Labs can be created to further support curriculum activities, such as a learning garden.



### B. Adjacency Diagram

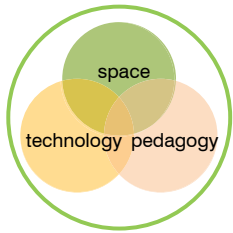


# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## CLASSROOMS | CO-LAB

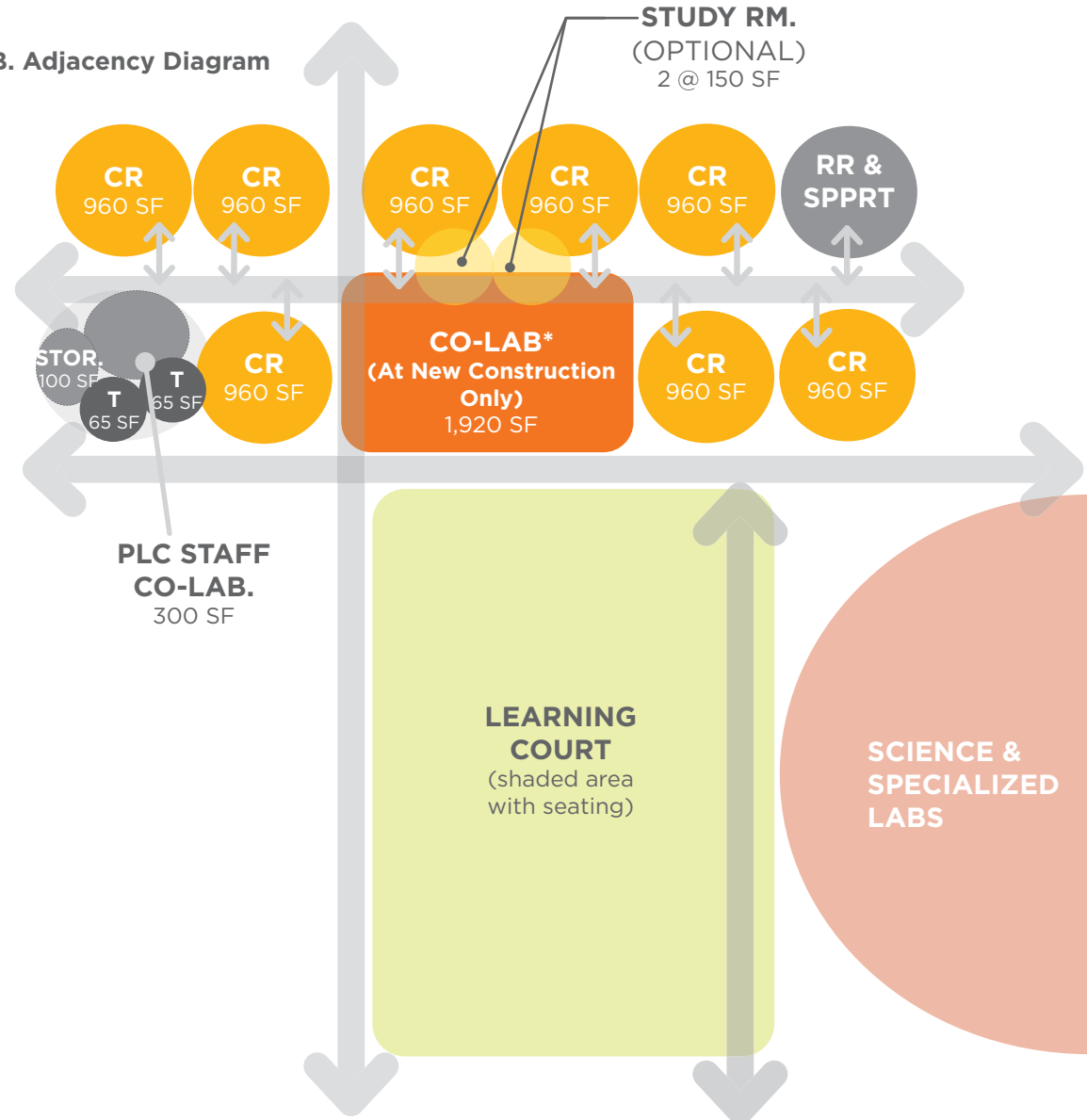
### A. Space Program

Classrooms	960 SF
Student Co-Lab	240 SF
PLC Staff Collaboration / Stor.	300 SF
PLC Staff Restrooms	65 SF
Storage	100 SF
Restrooms	per code



**NOTE:**  
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### B. Adjacency Diagram



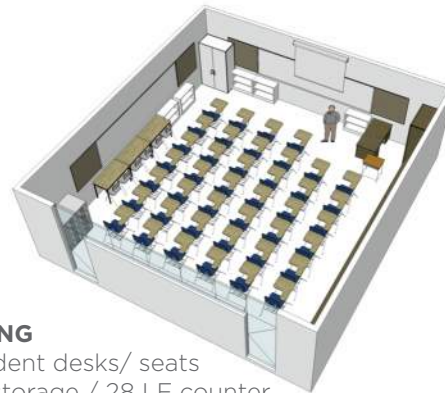
## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### CLASSROOM | FURNITURE & EQUIPMENT

During discussions about 21st Century learning environments, one of the biggest topics is the classroom environment, the evolution of how students learn, the impacts of technology and how facilities can better support diverse learning styles. The consensus from these discussions with District leadership, curriculum leaders, Principals, and school site committees is that the current classrooms need to evolve to adapt to today's student needs. Because students spend the majority of their school day in classrooms, the biggest impact can be made with furniture and equipment.

Today's classroom is about flexibility, agility, and adaptability. Space within the classroom shall be maximized, teacher desk area minimized. Desks/ chairs should be easily move-able to allow easy re-configuration. Some furniture with castors, tables with the ability to fold and stack, move-able markerboards, and mobile storage shall be considered.

Technology will also continue to become more mobile, need to be accessible by all students, and integrated into the classroom space.



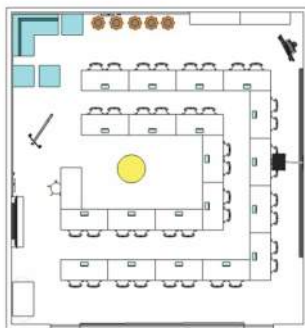
**EXISTING**  
40 student desks/ seats  
42 LF storage / 28 LF counter  
180 SF dedicated teacher space  
30 LF tack / 32 LF whiteboard

Creating facilities where 'learning happens everywhere', outdoor areas and Co-lab spaces can be used as extensions to the classroom.

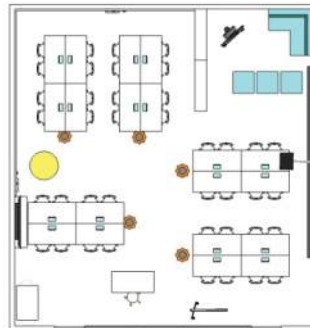
With any change, there must be a cultural shift and proper training for teachers so that they can utilize the furniture and equipment in the most effective manner.



Lecture



Discussion



Break-Out



**POTENTIAL PROPOSED**  
40 student desks/ seats  
12 LF storage / 10 LF counter  
00 SF dedicated teacher space  
18 LF tack / 50 LF whiteboard





## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### CLASSROOM | CO-LAB

#### C. Program Activities

- Interdisciplinary, learner-centered instruction with full-integration of technology
- Active and passive learning activities
- Large lecture to small group to individual work
- Core subject instruction: Language Arts, Social Studies, Math, Science

#### D. Design Objectives

- Ability to support diverse grouping strategies, encourage interdisciplinary teaching with visibility to adjoining classrooms and shared collaboration areas.
- Ability to open to the outdoor space.
- Classrooms to be organized in a cluster around a central common area (Co-lab).
- The Co-lab area is a flexible space with moveable and group-able furniture that acts like an extension to the Classroom and can be utilized for break-out and small group activities. \*This model will be implemented in new construction only. There needs to be adequate supervision from Classroom to the Co-lab. Initiate Co-lab spaces as pilot projects to test the validity of the space and provide training on how to use the space.
- Spaces will be designed with appropriate charging stations, outlets and wireless technology for integration of mobile devices.
- Provide areas of student display.



# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## SCIENCE LABS

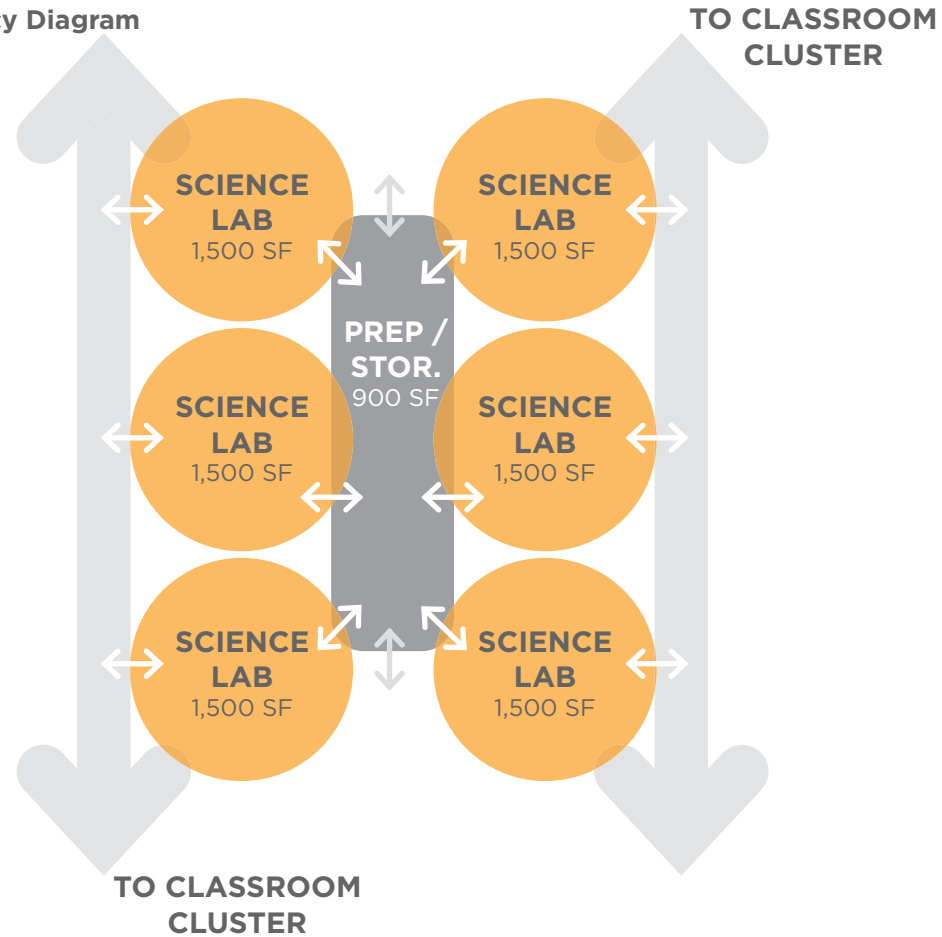
### A. Space Program

Lab	1,500 SF
Prep Room (per Classroom)	150 SF



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### B. Adjacency Diagram



## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### SCIENCE LABS

#### C. Program Activities

- Hands-on lab experiments
- Small group working sessions
- Full classroom lectures
- Curriculum could include General Science, Biology, Physics, Environmental Science, Chemistry

#### D. Design Objectives

- Distinct lecture and lab space within Classroom
- Tie outdoor learning courtyards to curriculum activities.
- Integrate technology into Science Labs
- Utilize chemical resistant surfaces
- Evaluate specifying group-able lab tables for flexibility and collaboration



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### PERFORMING ARTS

#### A. Space Program

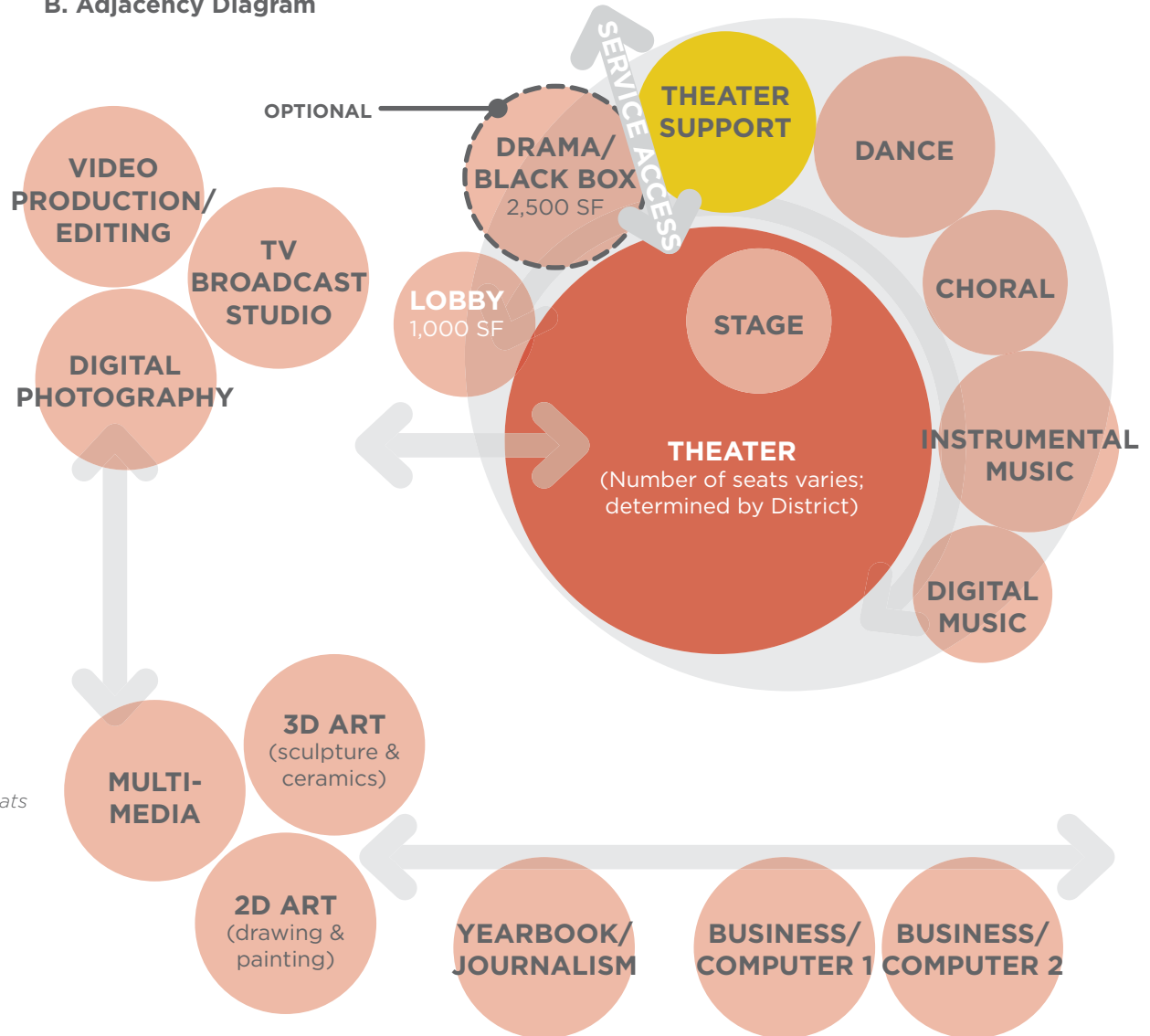
##### Theater

Main Theater*	4,000 SF
Lobby/ Display Gallery	1,000 SF
Concessions	200 SF
Ticket Booth	75 SF

##### Theater Support

Stage	2,400 SF
Orchestra Pit	1,000 SF
Scene Shop/ Construction Lab	1,000 SF
Tools & Material Storage	100 SF
Prop Storage	600 SF
Costume Storage	400 SF
Dimmer Room	75 SF
Sound & Lighting Control Room	200 SF
Green Room	600 SF
Dressing/Make-up w/ Toilet (2 x 300 sf)	600 SF

#### B. Adjacency Diagram



\*Size of theater may vary dependent on number of seats

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# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## VISUAL ARTS

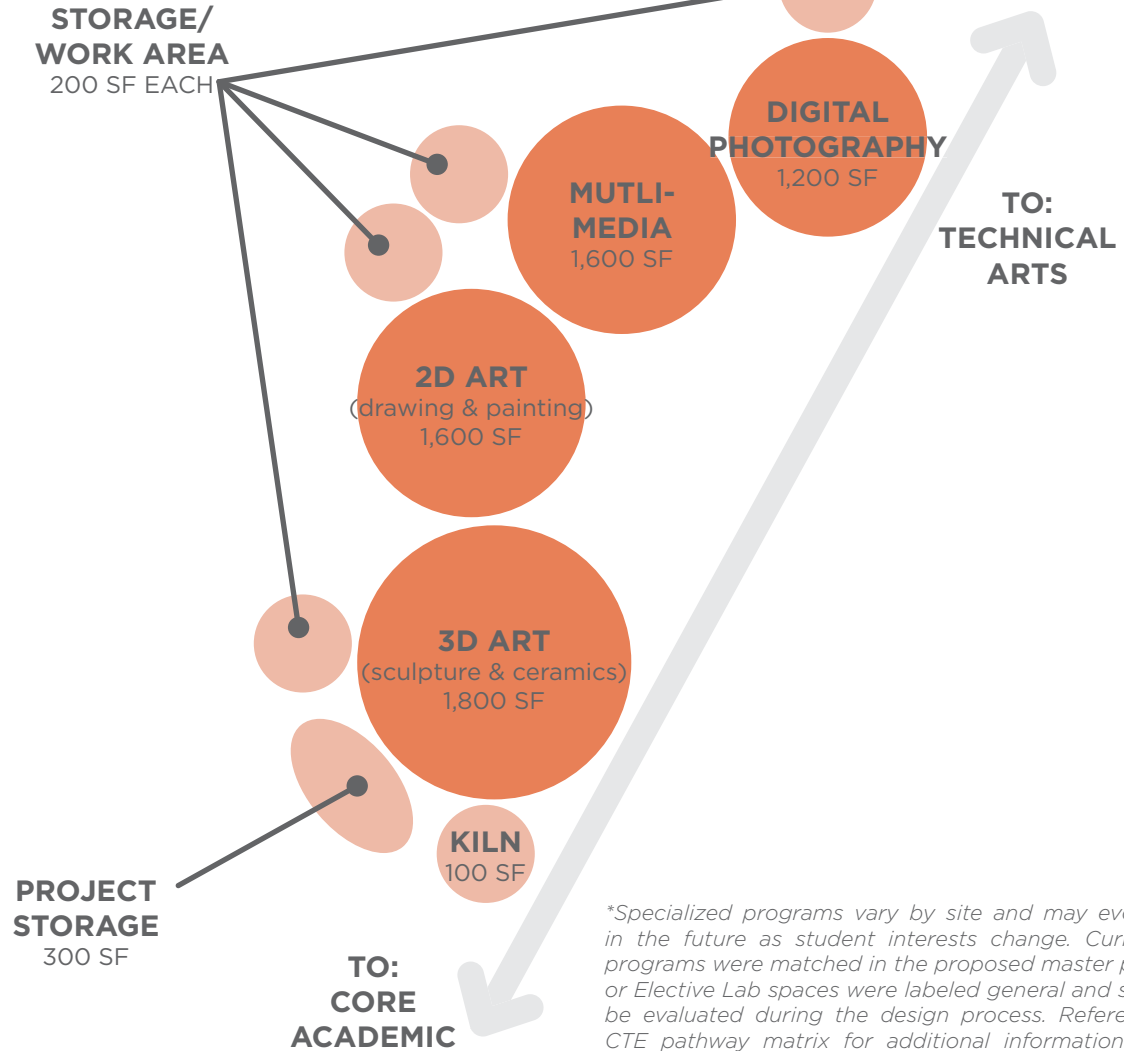
### A. Space Program

Art 2D	1,600 SF
Storage/ Workroom	400 SF
Art 3D	1,800 SF
Kiln	100 SF
Clay/ Project Storage Room	300 SF
Storage/ Workroom	200 SF
Design/Photography Lab	1,200 SF
Storage/ Workroom	200 SF



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### B. Adjacency Diagram



*\*Specialized programs vary by site and may evolve in the future as student interests change. Current programs were matched in the proposed master plan or Elective Lab spaces were labeled general and shall be evaluated during the design process. Reference CTE pathway matrix for additional information on current programs.*



# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## MULTI-MEDIA ARTS

### TECHNICAL ARTS

#### A. Space Program

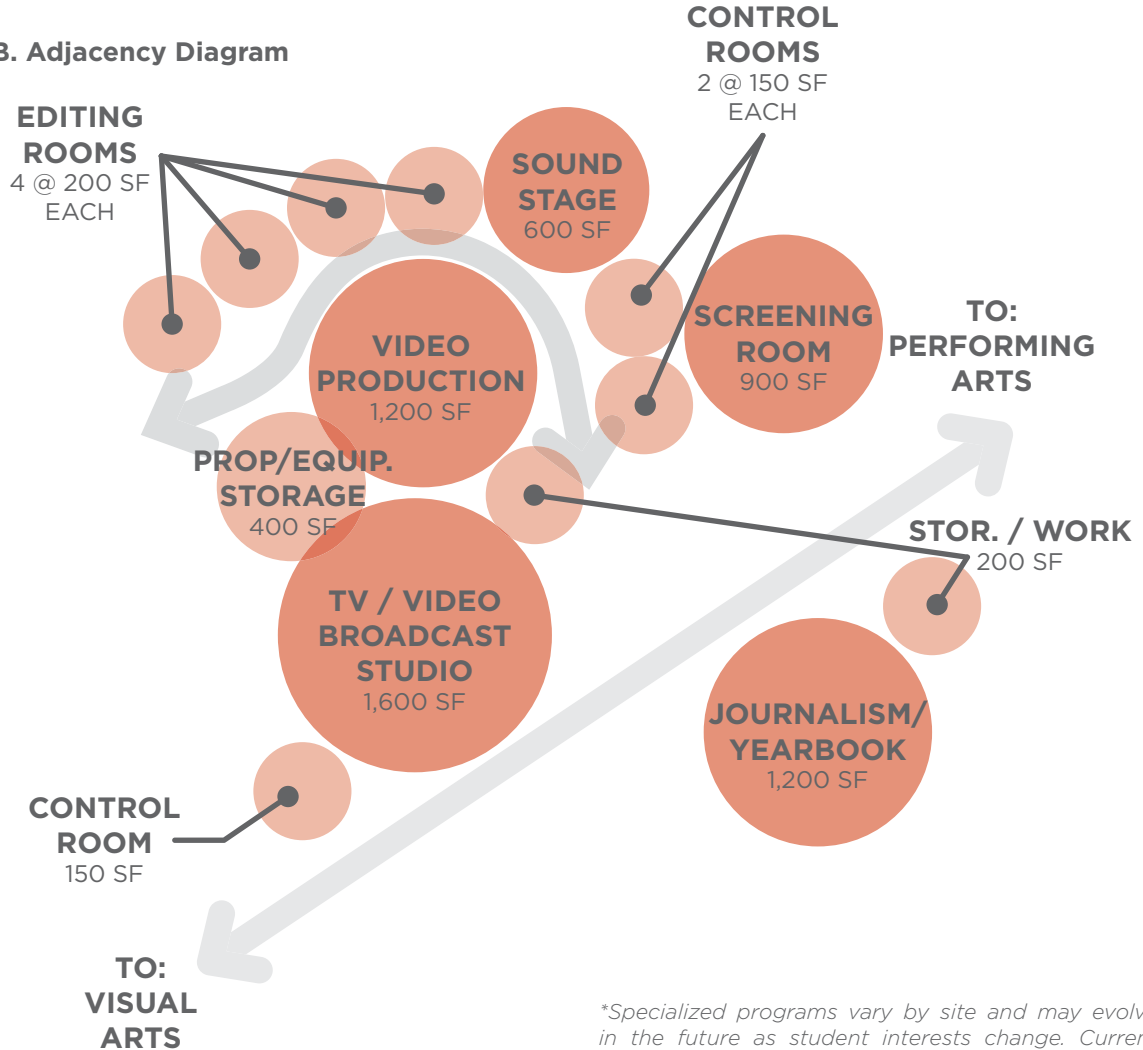
##### TV/Video Production

TV/ Broadcast Studio	1,600 SF
Control Room	150 SF
Video Production Lab	1,200 SF
Multimedia/ Editing Room	800 SF
Foley Sound Stage/ Audio Studio	600 SF
Control Room	150 SF
Screening Room	1,800 SF
Control Room	150 SF
Prop & Equipment Storage	400 SF
Storage/ Workroom	200 SF

##### Journalism/ Yearbook

Classroom/ Lab	1,200 SF
Storage/ Workroom	200 SF

#### B. Adjacency Diagram



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### SPECIALIZED PROGRAMS

#### BUSINESS / DESIGN / ENGINEERING (FLEX PROGRAM LABS)

##### A. Space Program

Design Lab	1,200 SF
Storage/ Workroom	200 SF

#### CONSTRUCTION/ BUILDING INDUSTRY INDUSTRIAL TECHNOLOGY

##### A. Space Program

Shop	2,000 SF
Material Storage	400 SF
Tool/ Equipment Storage	200 SF
Office/ Workroom	200 SF

#### SPECIALIZED PROGRAMS ROTC, CHILD DEVELOP., FASHION, MACHINE & FORMING TECHNOLOGY

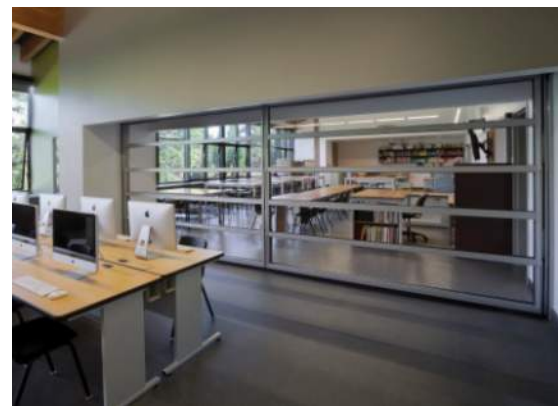
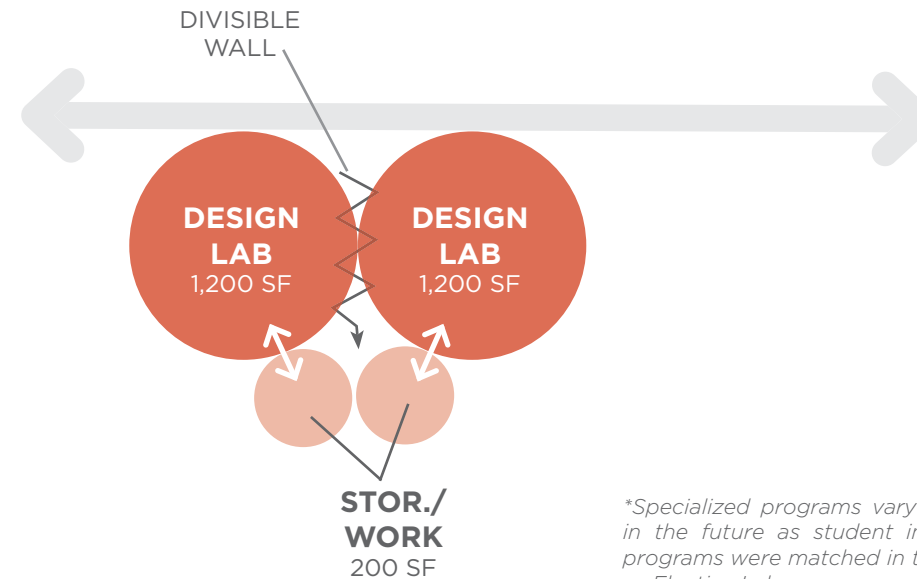
##### A. Space Program

Classroom	1,200 SF
Storage	200 SF

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#### B. Adjacency Diagram



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**4.2** PROGRAM VISION & STANDARDS  
**EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL**

# CAREER PATHWAYS

IN THE  
 ANAHEIM UNION HIGH SCHOOL DISTRICT

ANAHEIM HIGH SCHOOL	CYPRESS HIGH SCHOOL	KATELLA HIGH SCHOOL	KENNEDY HIGH SCHOOL	LOARA HIGH SCHOOL	MAGNOLIA HIGH SCHOOL	SAVANNA HIGH SCHOOL	WESTERN HIGH SCHOOL
BIOTECHNOLOGY	LAW & JUSTICE PATHWAY	FILM & DIGITAL ARTS ACADEMY	ARTIFICIAL INTELLIGENCE	DRONE TECHNOLOGY	MAGNOLIA CYBERSECURITY INSTITUTE	SAVANNA MEDICAL CAREERS ACADEMY	AUHSI INCUBATOR LAB (ILAB)
PUBLIC SAFETY ACADEMY	CHILD DEVELOPMENT	CHILD DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS	CHILD DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS	FOOD SERVICE & HOSPITALITY	CREATORS FOR CHANGE ACADEMY
CHILD DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS	ENGINEERING DESIGN	EDUCATION	DESIGN, VISUAL & MEDIA ARTS	EDUCATION	PRODUCTION & MANAGERIAL ARTS	DESIGN, VISUAL & MEDIA ARTS
DESIGN, VISUAL & MEDIA ARTS	ENGINEERING DESIGN	FOOD SERVICE & HOSPITALITY	ENTREPRENEURSHIP & SELF-EMPLOYED	FINANCE SERVICES ACCOUNTING & BANKING	RESIDENTIAL & COMMERCIAL CONSTRUCTION	RESIDENTIAL & COMMERCIAL CONSTRUCTION	FOOD SERVICE & HOSPITALITY
ENTREPRENEURSHIP & SELF-EMPLOYED	FOOD SERVICE & HOSPITALITY	PATIENT CARE	FOOD SERVICE & HOSPITALITY	PATIENT CARE – SPORTS MEDICINE	PATIENT CARE	SYSTEM DIAGNOSTICS & SERVICES	PATIENT CARE – COMMUNITY HEALTHCARE WORKER
FOOD SERVICE & HOSPITALITY	GAMES & SIMULATIONS	PUBLIC SAFETY – JROTC	PATIENT CARE	PRODUCTION & MANAGERIAL ARTS	PUBLIC SAFETY – JROTC	<b>OXFORD ACADEMY</b>	PERFORMING ARTS – DANCE
PATIENT CARE – DENTAL	PATIENT CARE	SOFTWARE & SYSTEMS DEVELOPMENT	PRODUCTION & MANAGERIAL ARTS	PUBLIC SAFETY – JROTC	PUBLIC SAFETY – LAW ENFORCEMENT	BIOTECHNOLOGY	PRODUCTION & MANAGERIAL ARTS
PRODUCTION & MANAGERIAL ARTS	PRODUCTION & MANAGERIAL ARTS	<b>CAMBRIDGE VIRTUAL ACADEMY</b>	PUBLIC SAFETY – JROTC	SOFTWARE & SYSTEMS DEVELOPMENT	<b>GILBERT HIGH SCHOOL</b>	ENGINEERING DESIGN	PUBLIC SAFETY – JROTC
PUBLIC SAFETY – JROTC	SOFTWARE & SYSTEMS DEVELOPMENT	DESIGN, VISUAL & MEDIA ARTS		SYSTEM DIAGNOSTICS & SERVICES	BUSINESS DESIGN ACADEMY	ENTREPRENEURSHIP & SELF-EMPLOYED	RESIDENTIAL & COMMERCIAL CONSTRUCTION
RESIDENTIAL & COMMERCIAL CONSTRUCTION		ENTREPRENEURSHIP & SELF-EMPLOYED			FINANCIAL SERVICES	SOFTWARE & SYSTEMS DEVELOPMENT	SOFTWARE & SYSTEMS DEVELOPMENT
SOFTWARE & SYSTEMS DEVELOPMENT		SOFTWARE & SYSTEMS DEVELOPMENT			FOOD SERVICE & HOSPITALITY		
					PATIENT CARE		

**UNLIMITED YOU**   
 ANAHEIM UNION HIGH SCHOOL DISTRICT





# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### ADMINISTRATION

#### A. Space Program Public Administration

Lobby	400 SF
Reception	150 SF
Principal	250 SF
Large Conference	250 SF
Principal's Secretary Office	75 SF
Flex Office (2 x)	125 SF
Admin Work/ Copy/ Staff Mailbox	400 SF
Supply Storage	200 SF
Toilet (2x)	150 SF
Main Copy Room	
Copy Center	600 SF
Supply Storage	200 SF
Site Administration/ Discipline	
Student Reception/ Waiting	300 SF
AP Clerical Support (3 x)	75 SF
Assistant Principal's Office (3 x)	150 SF
School Resource Officer Office	125 SF
Conference (2 x)	150 SF

#### Attendance

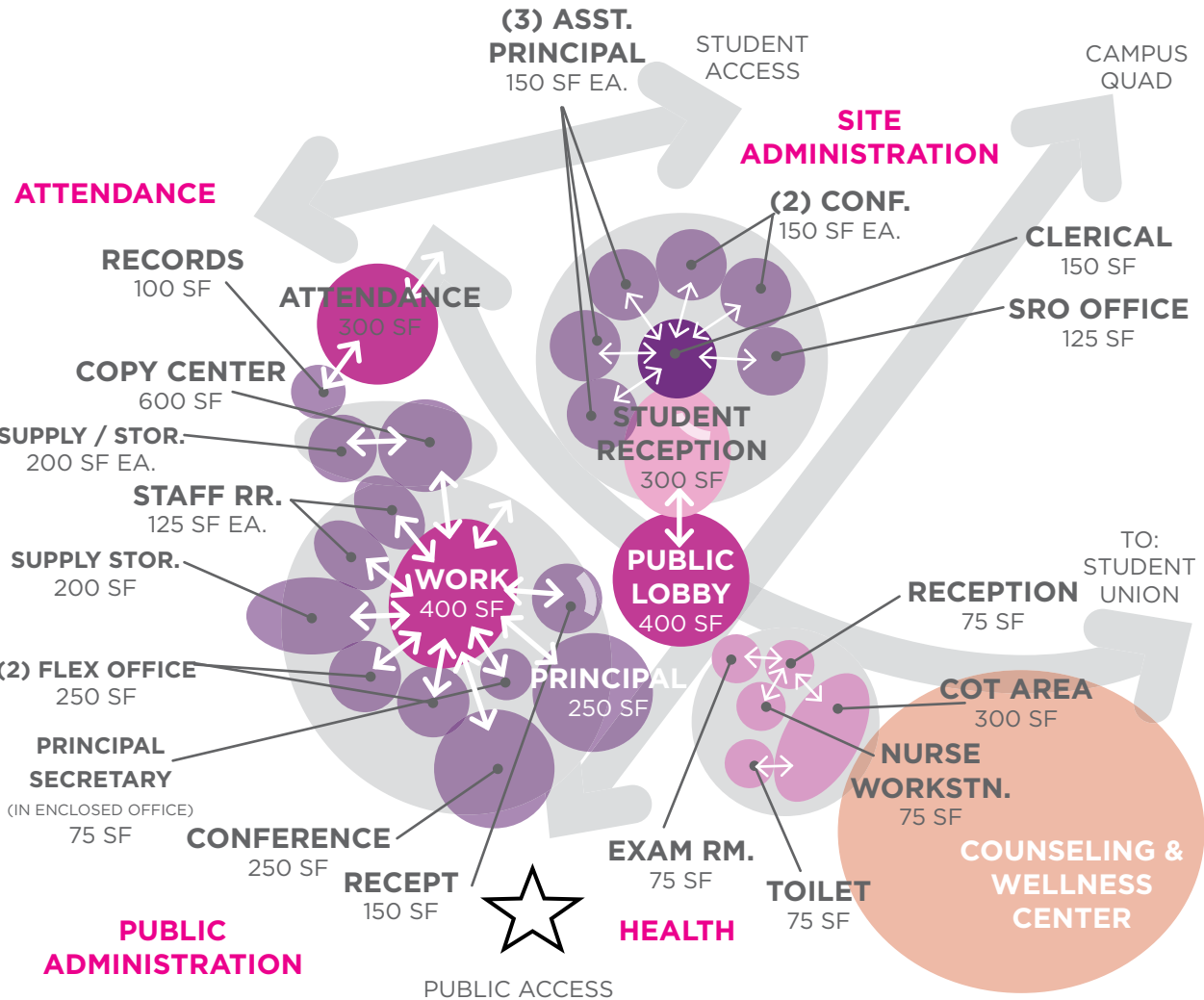
Attendance Office (4 x 75 sf)	300 SF
Current Records Storage	100 SF

#### Health

Reception/ Waiting	75 SF
Exam Room	75 SF
Health Workstation	75 SF
Cot Area (3 cots)	300 SF
Toilet	75 SF

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#### B. Adjacency Diagram



## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### ADMINISTRATION

#### C. Program Activities

- Check-in/ Front entry/ 'Welcome Center'
- Administrative duties
- Conference
- Discipline
- Counseling
- Health support
- Staff collaboration
- Attendance, enrollment, supply and records storage

#### D. Design Objectives

- Welcoming Lobby - establish school pride
- Define a clear, single point of entry for campus
- Limited access to 'Private' staff spaces
- Clearly defined 'Public' spaces (lobby and waiting area)
- Centralized Staff Workroom to foster staff collaboration and interaction
- Allow for staff communication and collaboration
- Adequate sized staff lounge and administrative areas
- Adequate storage for record files and office supplies
- Meet CDE standards for health office
- Area for student artwork display
- Counselors located separate but adjacent to Wellness Center to be able to share conference, small group and waiting space



# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## SPECIAL EDUCATION

### A. Space Program

**RSP, M/M, DHH, OH**  
Classroom 960 SF

#### Special Ed (LHS, Autism, SH)

LHS, SH, Autism Classroom 960 SF  
Toilets / Hygiene 270 SF  
Sensory 250 SF  
Living Skills 320 SF  
Laundry 100 SF  
Conference 120 SF

#### Special Education - Bridges

Classroom 960 SF  
Toilets/ Hygiene 270 SF  
Living Skills 320 SF

#### Special Education - Adult Transition

Classroom 960 SF  
Toilets / Hygiene 270 SF  
Focus 250 SF  
Living Skills 320 SF  
Conference 120 SF

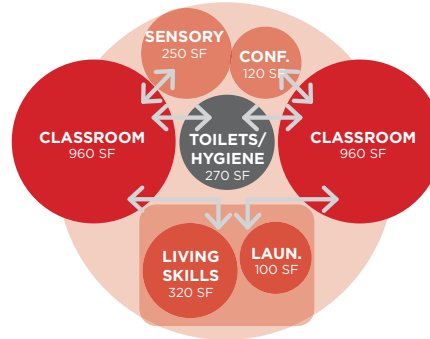
#### Special Education - ED, VI

Classroom 960 SF  
Focus / Brailist 100 SF

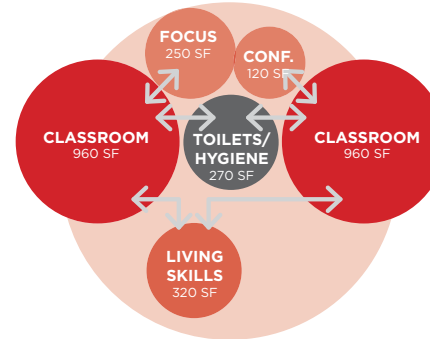
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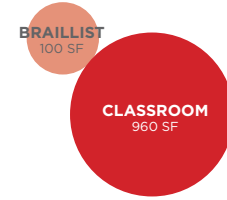
### B. Adjacency Diagram LHS, AUTISM, SH



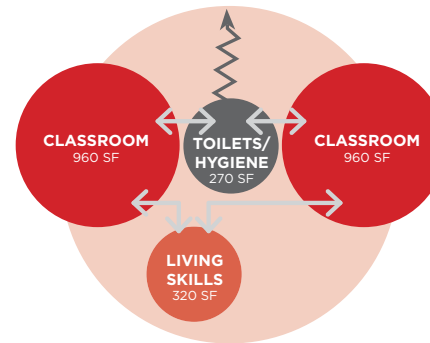
### BRIDGES



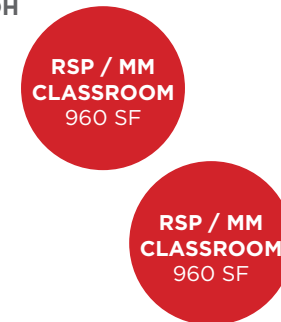
### VI



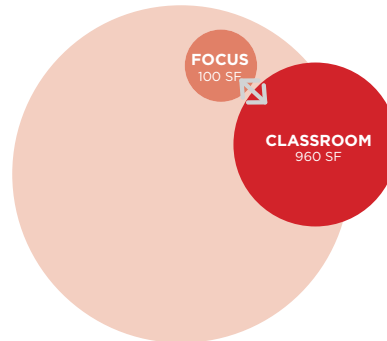
### ADULT TRANSITION



### RSP, MM, DHH, OH



### ED



STUDENTS MAINSTREAMED IN STANDARD CLASSROOMS



## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### SPECIAL EDUCATION

	DHH	RSP Office	Flex SDC	LHS	(Moderate) Autism	(SH) MOD./Severe	E.D.	(Severe Ed) Bridges	Visually Impaired	Orthopedic Handicapped	Adult Transition
Anaheim High		2	4	1	3	1			1		
Cypress High		1	4		2	1	1				3
Katella High	1	2	4	2			1				1
Kennedy High		2	4	1		1	1				
Loara High		1	4	2		2	1				2
Magnolia High		1	4	1	2			3 (Bridges)			2
Savanna High		1	4			2					3
Western High		1	4	1			1				3
Gilbert High		1	3				1				
Hope School						22					1 (OT-PT)
Oxford Academy											



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### STUDENT SUPPORT

#### A. Space Program

##### Community School Resource Center

Reception Area/ Clerical Station (2 x)	75 SF
Conference Room (10-12 people)	250 SF
Small Office (3x )	120 SF
Pantry/ Community Fridge Program	150 SF
Restrooms (2 x)	65 SF
Flexible Classroom	860 SF
Supply Storage	100 SF

##### Family Resource Center

Office	120 SF
Flex Office (Open workstations)	225 SF
Meeting Space	365 SF
Pantry and Storage	150 SF
Kitchenette	100 SF

##### Counseling Center

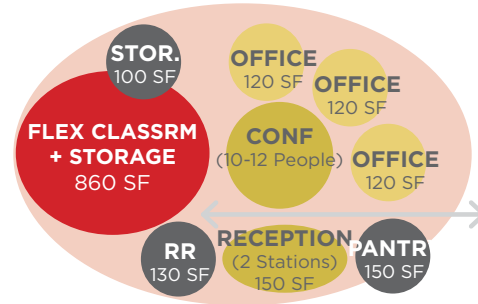
Counselor Office (5 x)	150 SF
Intern(Open workstations) (2-3 x)	75 SF

##### Crisis Response Center

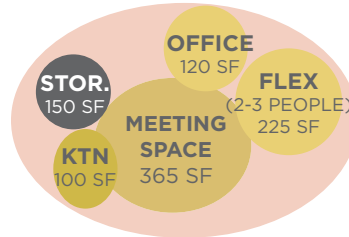
Classroom	860 SF
Supply Storage	100 SF

#### B. Adjacency Diagram

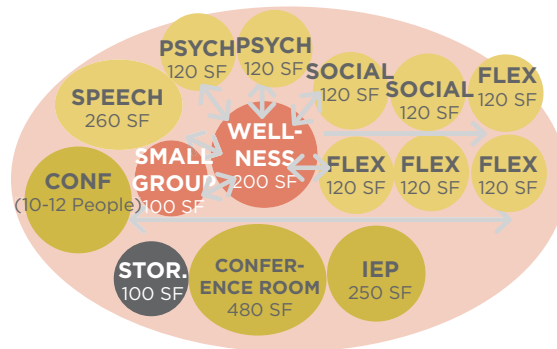
##### COMMUNITY SCHOOL RESOURCE CENTER (CSRC)



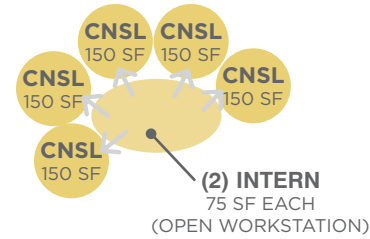
##### FAMILY RESOURCE CENTER



##### WELLNESS CENTER



##### COUNSELING CENTER



##### CRISIS RESPONSE CENTER



##### Wellness Center

Wellness Space	200 SF
Office (Social Worker) (2 x)	120 SF
Office (Speech Pathologist)	260 SF
Office (Psychologist) (2 x)	120 SF
Flex Office - Student Interns (4 x)	120 SF
IEP Conference Room	250 SF
Conference Room	480 SF
Small Group Space	100 SF
Storage	100 SF
Restroom with ADA Changing	100 SF

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## SPECIAL EDUCATION

## C. Program Activities

- Individualized physical education activities
- Specialized training or technical support for the incorporation of assistive devices
- Aural rehabilitation
- Monitoring of hearing levels
- Development and improvement of language and communication skills
- Consultation
- Tutoring
- Meetings

## D. Design Objectives

- RSP, MM, DHH, OH program students shall be mainstreamed and integrated into campus to have full inclusion of Special Ed students on.
- Match existing specific programs for all other programs. Reference matrix on previous page for specific programs implemented at each site.
- Instructional support provided by a special education teacher or instructional aide to help students with special needs in their classes.
- Provide more efficient layout and equipment to ease the teachers interaction with the students e.g. larger rooms, break out focus rooms, built in casework and lifts.
- Sensory and Focus Rooms need to have clear supervision from the adjacent classroom
- The Bridges program needs to be located in a separate, self-contained area, within a fenced in area preferably with an outdoor yard space.

- Include a Wellness Center at all school sites. Location should be adjacent or near the Main Administration offices. A workroom within this space will provide a 'hub' / work space for staff. In addition, dedicated offices shall be provided for Counselors. Provides support for groups of 8-10 students. The Wellness space should have the ability to supervise and provide a safe space for students to work on mindfulness and de-escalation. Restrooms should be accessible nearby.
- The Community School Resource Center (CSRC) will be used for community-based agencies to provide services for students. The location is ideally with external entrance/ access. Hours of operation will be during the school day and after hours until approximately 8pm as well as some weekends. Provide access for Mobile Clinic. A Flexible Classroom space shall accommodate 30-45 people with chair and table storage. Can be located in (2) 960 SF portables with a nearby dedicated restroom facility or (1) portable restroom.
- Family Resource Center, otherwise known as the Parent Center. FACES will be housed in this facility. The pantry and storage needs provide basic needs for students facing homeless challenges. Restrooms should be accessible nearby.
- The PLEDGE Center, otherwise known as the College and Career Center is a student-focused space. The office shall accommodate meetings with 1-4 students. The center should be adjacent but separate from the counselors. Counselors support each other.
- There should be a Crises Response Center

at every school site. It should be located near the main office but ideally in a central location. This will serve as central hub for safety protocols. Whiteboard space and access to same technology as Classrooms shall be included. The space could also be used for professional development.



# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## STUDENT UNION / LIBRARY-MEDIA

### A. Space Program

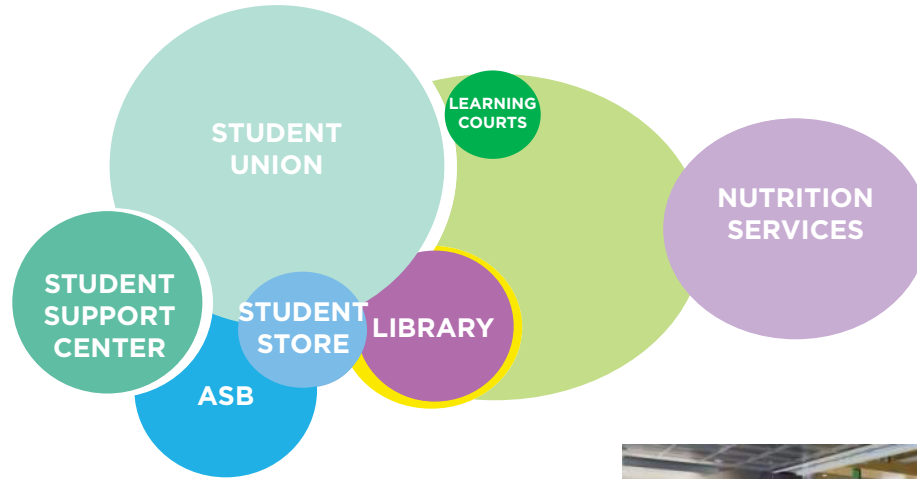
#### Library-Media

Circulation Desk	150 SF
Media Center Office	125 SF
Work/Processing Room	300 SF
Text/ Tech Storage	1,200 SF
Reference/ On-line Catalog Stations	600 SF
Reading Room	1,800 SF
Stacks/Collection	1,800 SF
Reference/ Periodical Stacks	400 SF
Student Work Areas	300 SF
Professional Dev. Library	400 SF
Staff Toilet	75 SF
Innovation Lab	1,200 SF

#### Technology Support

Technology Director Office	150 SF
Technology Workroom	200 SF
Equipment Storage Room	200 SF
Main Data Network Control Room (MDF)	200 SF

### B. Adjacency Diagram



**NOTE:**  
The square footages above are net areas to assist in developing new or reconfiguring existing floor plan layouts. The final plan layout will include circulation factors to achieve the gross square footage. This figure will vary depending upon the layout of the building (single story or multi-story) and type of program spaces. Refer to the individual school Implementation Plan diagrams for specific program improvements and the cost estimates for square footage takeoffs. The cost estimate area takeoffs include a circulation factor (gross areas).



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### LIBRARY / STUDENT UNION

#### A. Space Program

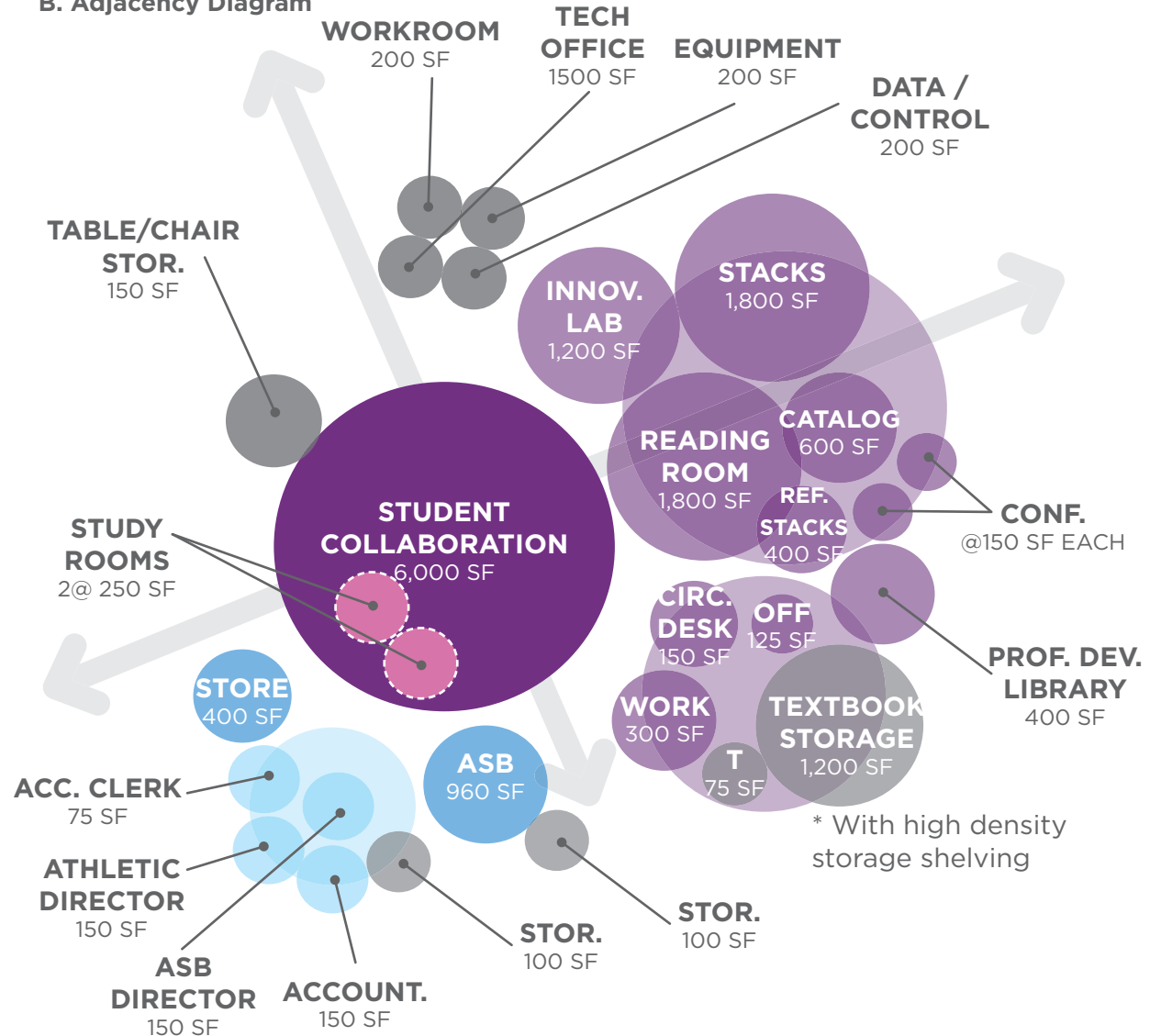
##### Student Union

Collaboration/ Dining	6,000 SF
Study Rooms	500 SF
Table/ Chair Storage	150 SF

##### ASB

ASB Director's Office	150 SF
Athletic Director's Office	150 SF
Student Store	400 SF
Accountant	125 SF
Accounting Clerk	75 SF
Activities Storage Room w/ Safe	100 SF
ASB Room	960 SF
ASB Storage Room	100 SF

#### B. Adjacency Diagram



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### LIBRARY / STUDENT UNION

#### C. Program Activities

- Student collaboration
- Study and reading
- Circulation of materials and resources
- Display student work
- Research
- Individual quiet study, small and large group activities
- Academic and social interaction
- Community access (if applicable)

#### D. Design Objectives

- The Library / Student Union along with Nutrition Services and Main Quad areas form the campus “hub” for the school. Create a sense of connection and synergy between these spaces.
- Centrally locate to promote staff, student and community interactions.
- The library-media center / student union should be a welcoming, comfortable, informal, stimulus-rich, well-lit environment that supports multiple concurrent activities.
- Minimize built-ins and countertops. Make furniture flexible and mobile to allow for multiple configurations in the space. Allow the furniture to provide for large and small groups and individual areas.
- Innovation Lab, located within the Library-Media center to support computer-based programs, on-line learning and virtual instruction. Space can also be utilized for staff development and training.
- Provide dedicated space for MDF / IDF.
- Tech equipment storage needs to be secured.

#### E. Design Guidelines

Design for 3.3 SF per pupil plus 600 SF per California Department of Education standards.

##### Reading and Stacks:

- Balance of books vs. online materials
- Referenced from the “Standards and Guidelines for Strong School Libraries” by the California School Library Association.
- Recommended Exemplary Quantitative Standards:

Pleasure Reading	32 - 45 SF per seat
Computing	36-45 SF per workstation

##### Professional Development Library:

- Actual volume count to be determined by site, assume approximately 17 books/ student at 1-inch per book. The use of mobile stacks vs. fixed stacks is important to consider with increasing technology and on-line collections. Mobile stacks will ease reorganization or removal of volumes if on-site book collection requirements decrease. Fictional volumes vs. non-fictional volumes should be considered in stack layout.



#### NUTRITION SERVICES / CUSTODIAL SERVICES

##### C. Program Activities

- Nutrition services
- Food cooking and preparation
- Food serving
- Student and faculty dining
- Custodial services provides storage for custodial equipment and supplies

##### D. Design Objectives:

- Nutrition Services along with the Student Union and Main Quad components of the campus make up the campus 'hub'. Create a sense of connection and synergy between these spaces.
- Provide adequate queuing and serving area dedicated for nutrition services. Optimize circulation, efficiency of service and flow.
- Food serving area must be adjacent to Kitchen.
- Student queuing into the serving area should be located off a covered area to protect students from the weather and sun. There should be clear views into the serving room to better manage flow.
- The Federal Government is moving towards implementing more scratch cooking at schools. The District Central Kitchen and on-site kitchens will need to move towards supporting the implementation of this.
- Access to restrooms should be adjacent to the lunch area.
- Provide covered area with sun and rain protection for students to eat.
- Custodial closets should be dispersed throughout campus for ease of cleaning staff access.

##### E. Design Guidelines:

- Approximately 4 SF/student for the Lunch Shelter area



# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### STUDENT SUPPORT

#### A. Space Program

##### Counseling Center

Counselor Office (5 x)	150 SF
Intern Office (2-3 x)(Open workstations)	75 SF

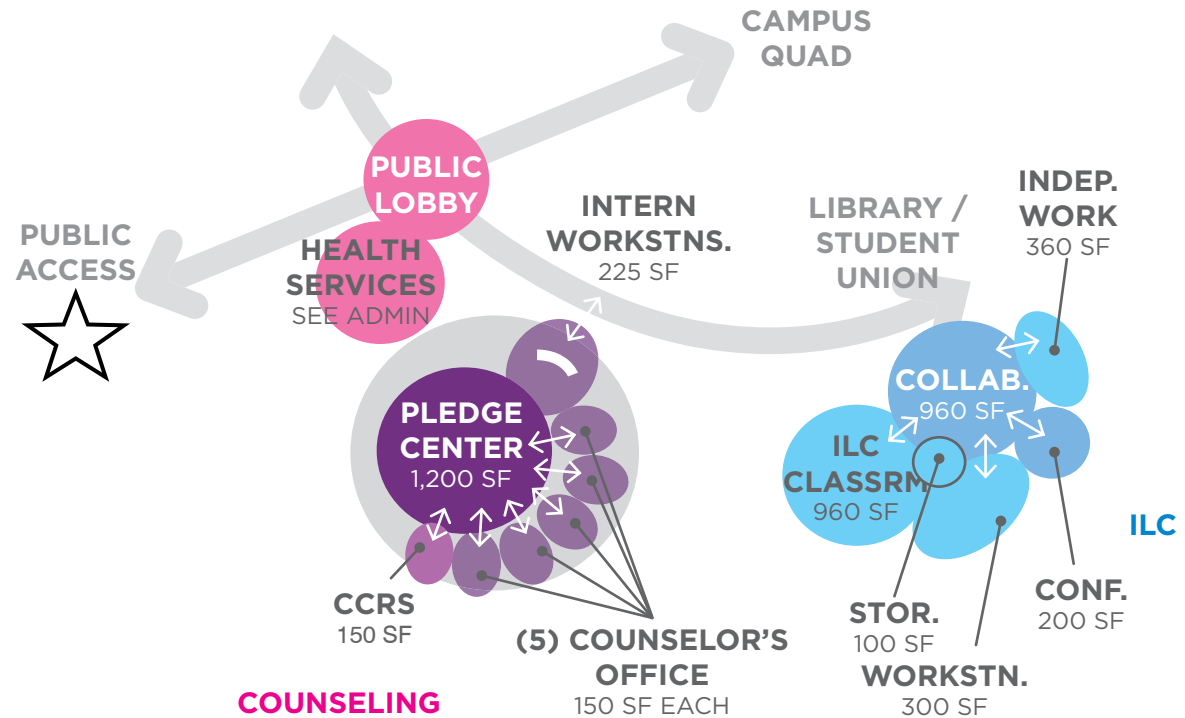
##### PLEDGE Center

PLEDGE Center Classroom	1,200 SF
College Career Readiness Specialist (CCRS)	150 SF

##### Independent Learning Center (ILC)

ILC Classroom	960 SF
Workstations	300 SF
Collaborative Work Area	960 SF
Conference	200 SF
Independent Work Area	360 SF
Storage	100 SF

#### B. Adjacency Diagram



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### STUDENT SUPPORT

#### C. Program Activities

- One-on-one instruction
- Small group instruction
- Tutoring
- Counseling
- Independent Learning

#### D. Design Objectives

- Centrally located on campus adjacent to the Library Center
- Offices to accommodate private counseling sessions
- Small group room to be provided for breakout activities
- ILC's shall provide space at each high school site where students can obtain assistance / help earlier and allow for students to stay at their home schools. The space should support varied size learning from individual to large group. Space components to include a Classroom with student computer stations for online learning, study rooms for quiet individual learning, open staff workstations, and a medium-large group lecture space, as well as private conference room space



# 4.2

## PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### NUTRITION SERVICES

#### A. Space Program

##### Kitchen

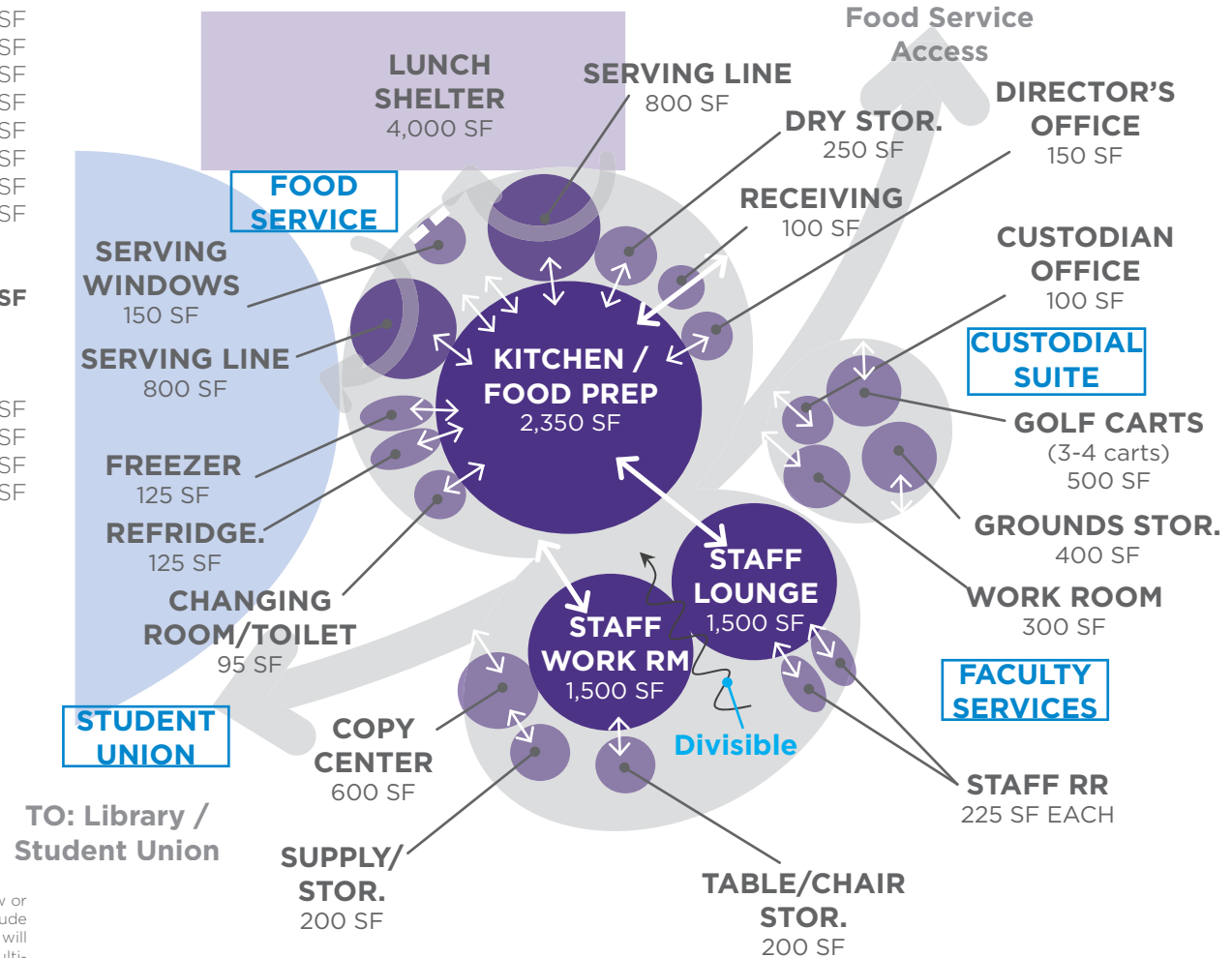
Kitchen/ Food Prep	2,350 SF
Dry Storage	250 SF
Walk-in Refrigerator/ Freezer (2 x)	125 SF
Serving Line (2 x)	800 SF
Serving Windows	150 SF
Changing Room/ Toilet	95 SF
Food Service Director Office w/ Safe	150 SF
Receiving Area	100 SF

Lunch Shelter 4,000 SF

##### Custodial Services

Custodian Office	100 SF
Custodian/ Maintenance Workroom	300 SF
Supply/ Ground Storage	400 SF
Golf Cart Garage/ Storage (4 carts)	500 SF

#### B. Adjacency Diagram



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# 4.2 PROGRAM VISION & STANDARDS

## EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### PHYSICAL EDUCATION / ATHLETICS

#### A. Space Program

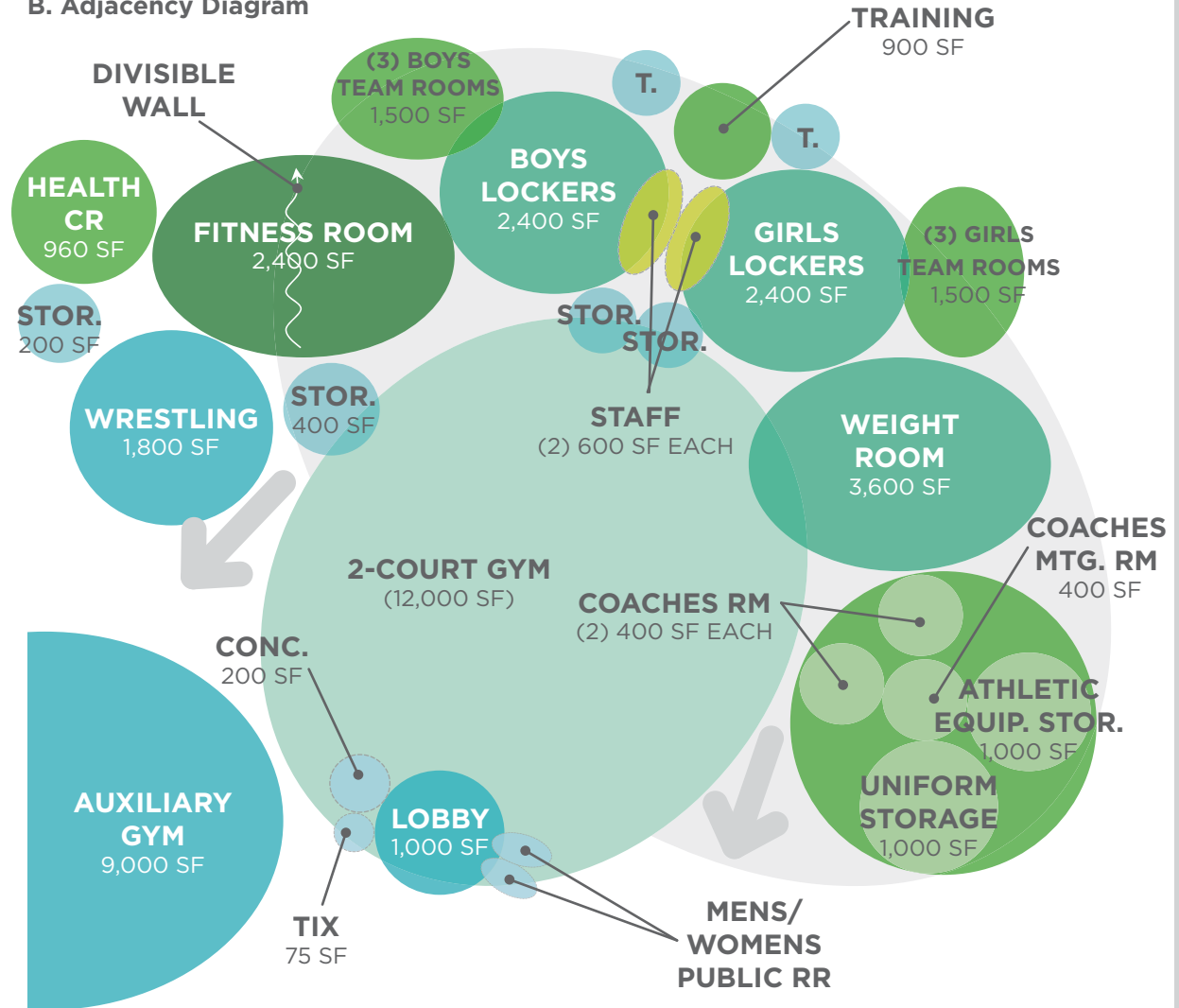
##### Gymnasium

Auxiliary Gymnasium	9,000 SF
Lobby/Hall of Fame	1,000 SF
Concessions	200 SF
Ticket Booth	75 SF
Gym Storage (2 x)	200 SF
Boys/Girls Locker/Shower Rm (2 x)	2,400 SF
Boys/Girls Toilet (2 x)	250 SF
Boys/Girls Equipment Storage (2 x)	200 SF
Boys/Girls PE Staff Office/Locker (2 x)	600 SF
Coaches Meeting/Video Room	400 SF
Off-Site Coaches Room (2 x)	400 SF
Training/Treatment Room	900 SF
Boys/Girls JV Locker Room (2 x)	600 SF
Boys/Girls Varsity Locker Room (2 x)	900 SF
Uniform Storage	1,000 SF
Athletic Equipment Storage	1,000 SF
Restrooms	per code

##### Athletic Teaching Stations

Weight Room (2 x 1,800 sf)	3,600 SF
Fitness Room	2,400 SF
Wrestling Room	1,800 SF
Wrestling Storage	200 SF

#### B. Adjacency Diagram



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## 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

### PHYSICAL EDUCATION / ATHLETICS

#### C. Program Activities

- Physical Education
- Athletic practice space
- Assembly
- Changing

#### D. Design Objectives

- Physical education programs are integral in supporting students' high school experience
- Engage students to value the importance of fitness and help them develop life long healthy habits
- PE / Athletic facilities are the “face” of the school for the community. Therefore it is important to have good looking facilities that demonstrate school pride
- Gym and locker facilities have access to other PE / Athletic spaces
- Near access to public parking to support joint-use activities
- Adequate size locker rooms and lockers that accommodate student backpacks
- Provide team rooms for Athletics, separate from PE. Include a Training Room.
- Fitness room with sports flooring
- Fitness Classroom to support testing and class functions
- Adequate equipment storage
- District stadium facilities, evaluate synthetic field and track to support heavy, year round usage



# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

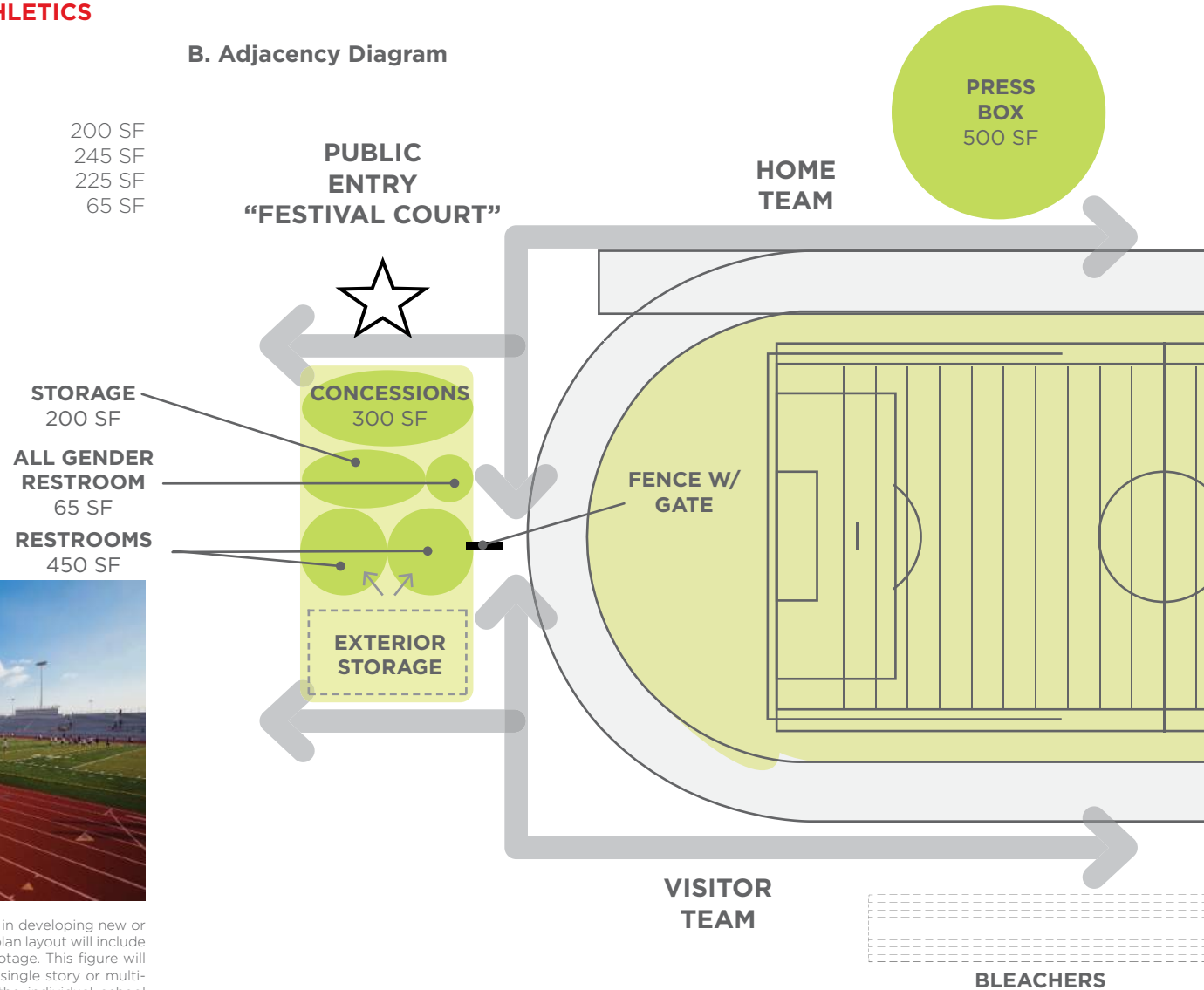
## PHYSICAL EDUCATION / ATHLETICS

### A. Space Program

#### Field House

Field Storage	200 SF
Shared Concessions	245 SF
Public Toilets (2 x)	225 SF
All Gender Toilet	65 SF

### B. Adjacency Diagram



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# 4.2 PROGRAM VISION & STANDARDS EDUCATIONAL PROGRAM STANDARDS | HIGH SCHOOL

## PHYSICAL EDUCATION / ATHLETICS

### A. Space Program

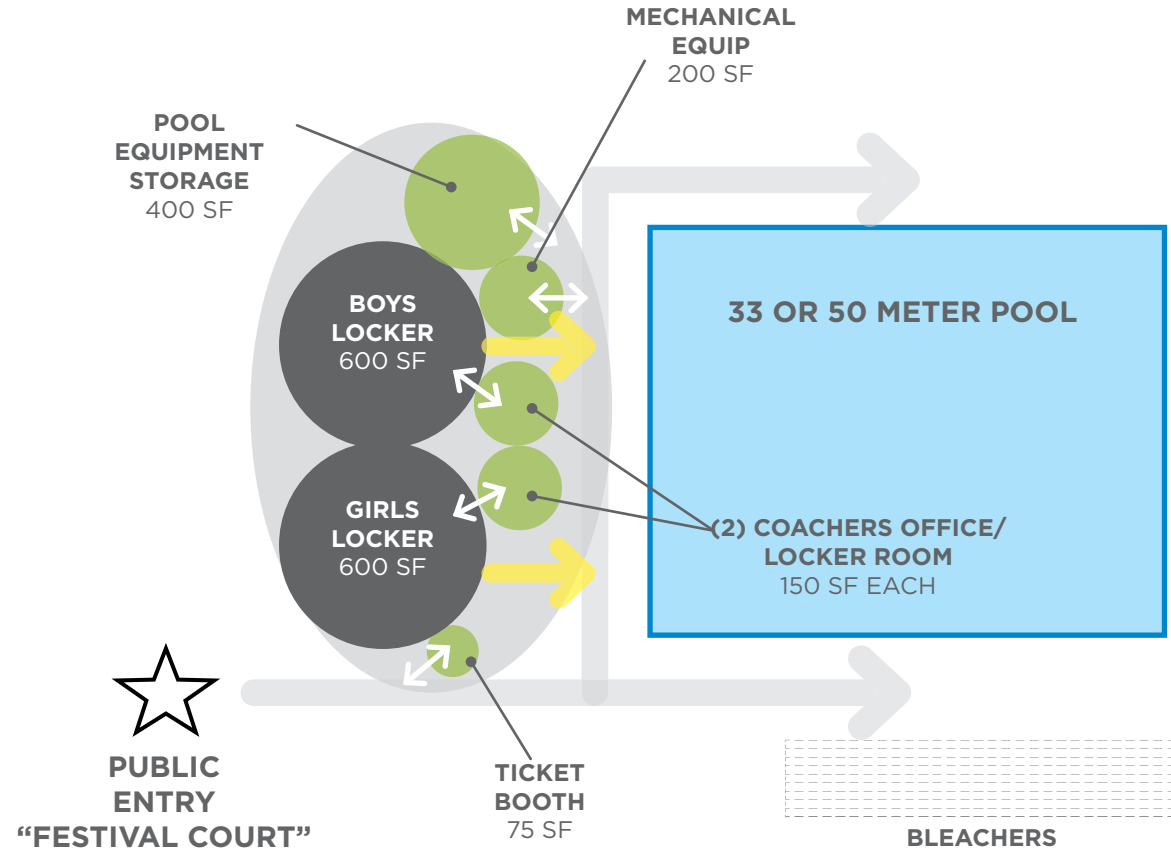
#### Aquatic Center

Ticket Booth	100 SF
Lifeguard/Coaches Office	150 SF
Public Toilets (2 x)	350 SF
Pool Equipment Storage	400 SF
Pool Mechanical Equipment	200 SF
Ticket Booth	75 SF



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### B. Adjacency Diagram





## SCOPE RECOMMENDATIONS | SECTION 5



## SCOPE RECOMMENDATIONS

### SCOPE-OF-WORK CATEGORIES

Based on the District goals, the Executive Steering Committee along with the master planning team, generated (16) project scope categories that would serve as the foundation for the work proposed at each school site. These scope-of-work categories break up the overall needs / scopes-of-work, into smaller 'bite sized', sub-categories of work that are more manageable, to allow for ease of prioritization and comparison between sites. The categories also develop a basis for estimating cost and allow for the ability to run future program scenarios as funding becomes available.

#### CATEGORIES

---

- 1 modernize and reconfigure existing classrooms & colabs**
- 2 existing building systems & toilets**
- 3 site utilities**
- 4 new construction - classrooms & colabs**
- 5 electives, science labs & career technical education (CTE)**
- 6 performing arts improvements**
- 7 multipurpose rooms / food service improvements**
- 8 interior physical education improvements**
- 9 administration, staff support & family resource centers**
- 10 library, student union & student support services**
- 11 safety and security**
- 12 outdoor learning and quad improvements**
- 13 exterior playfields and hardcourts & aquatic centers**
- 14 next generation classroom flexibility (furniture)**
- 15 technology infrastructure & equipment**
- 16 community school resource centers (CSRC)**

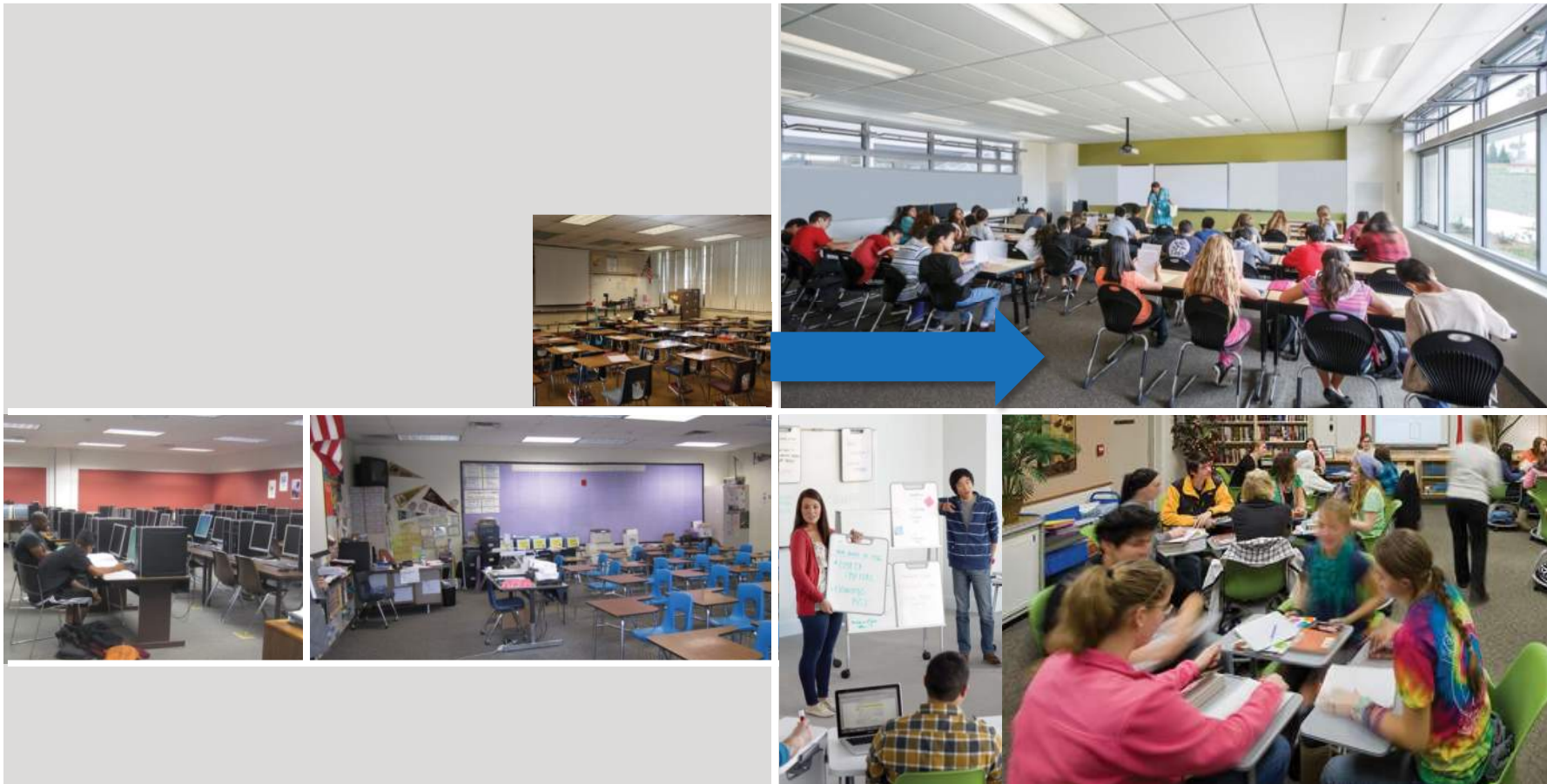


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 1. MODERNIZE & RECONFIGURE EXISTING CLASSROOMS & COLABS

Scopes in this section may include but are not limited to:

- Replacement / repair of roofs / walls / windows / doors / floors / ceilings
- Painting interior / exterior
- Replacement or repair of specialized program labs casework

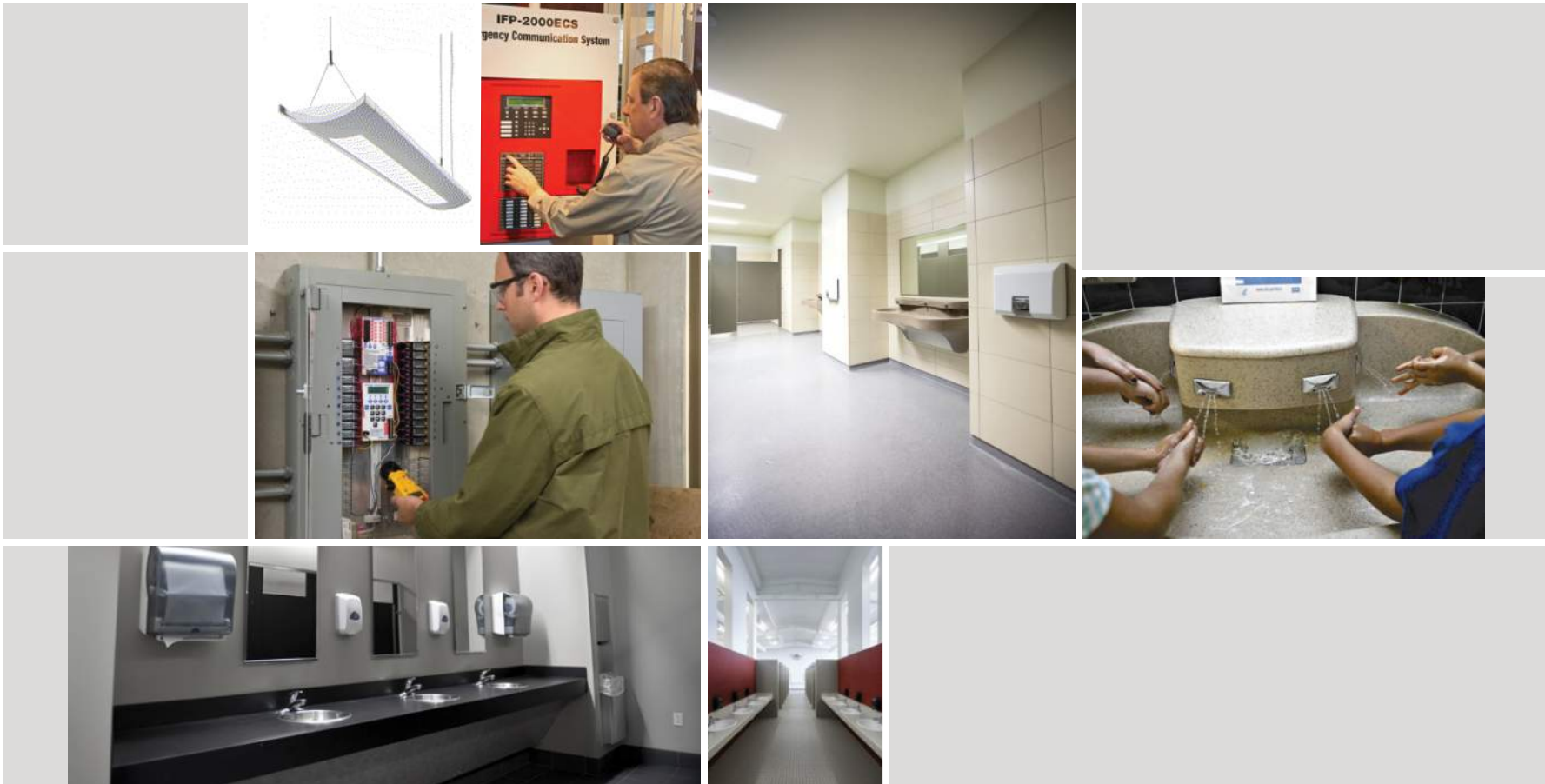


# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 2. EXISTING BUILDING SYSTEMS AND TOILETS

Scopes in this section may include but are not limited to:

- HVAC upgrades
- Lighting upgrades
- Electrical upgrades
- Plumbing upgrades
- Toilet modernization or reconfiguration



# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 3. SITE UTILITIES

Scopes in this section may include but are not limited to:

- Updated gas service lines
- Updated sewer service lines
- Updated water service lines
- Updated electrical mains and distribution
- Energy-efficient building systems & controls (EMS)

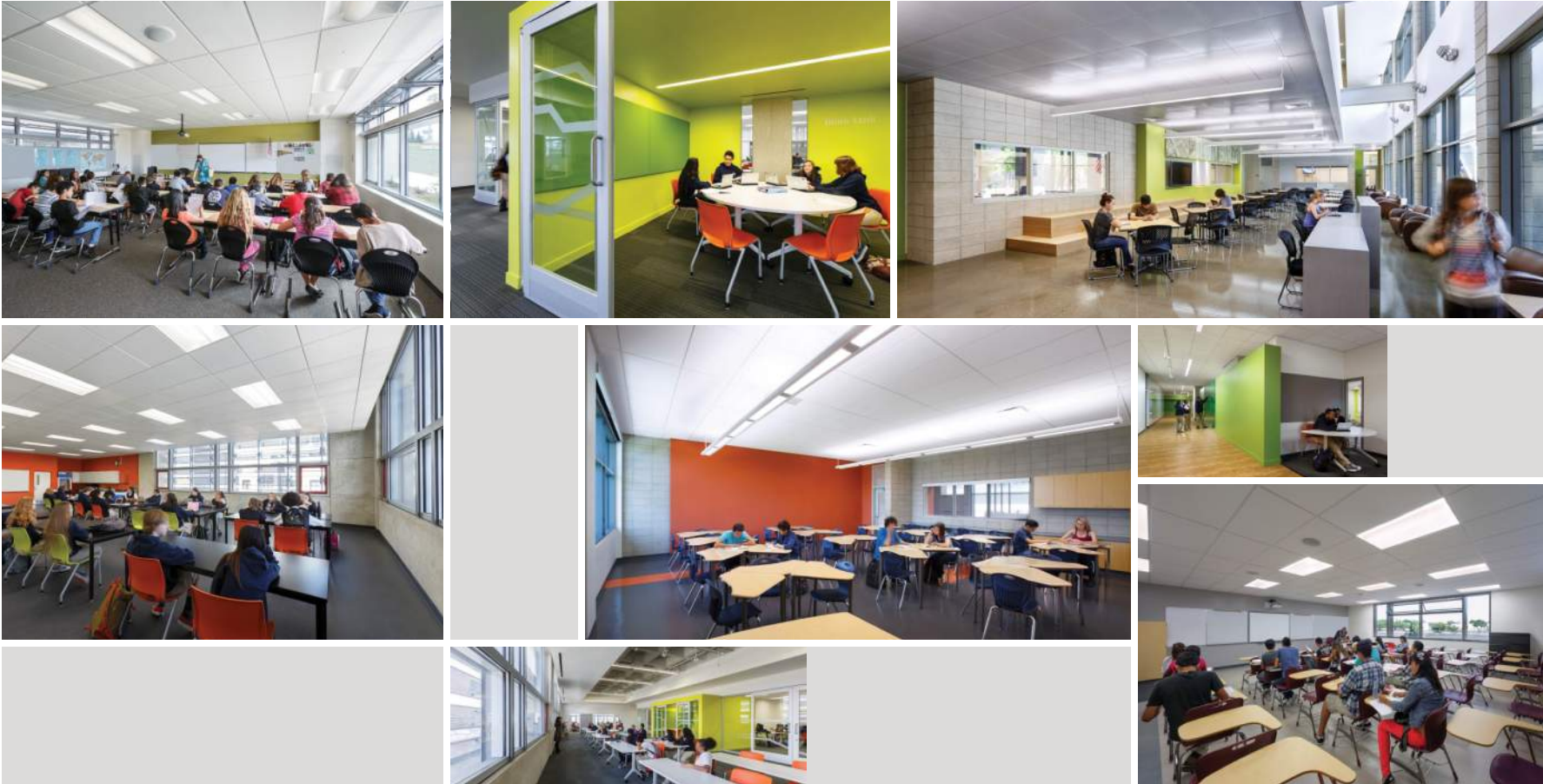


# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 4. NEW CONSTRUCTION - CLASSROOMS & COLABS

Scopes in this section may include but are not limited to:

- Portable to Permanent Classrooms
- Classrooms in support of 21st Century Learning



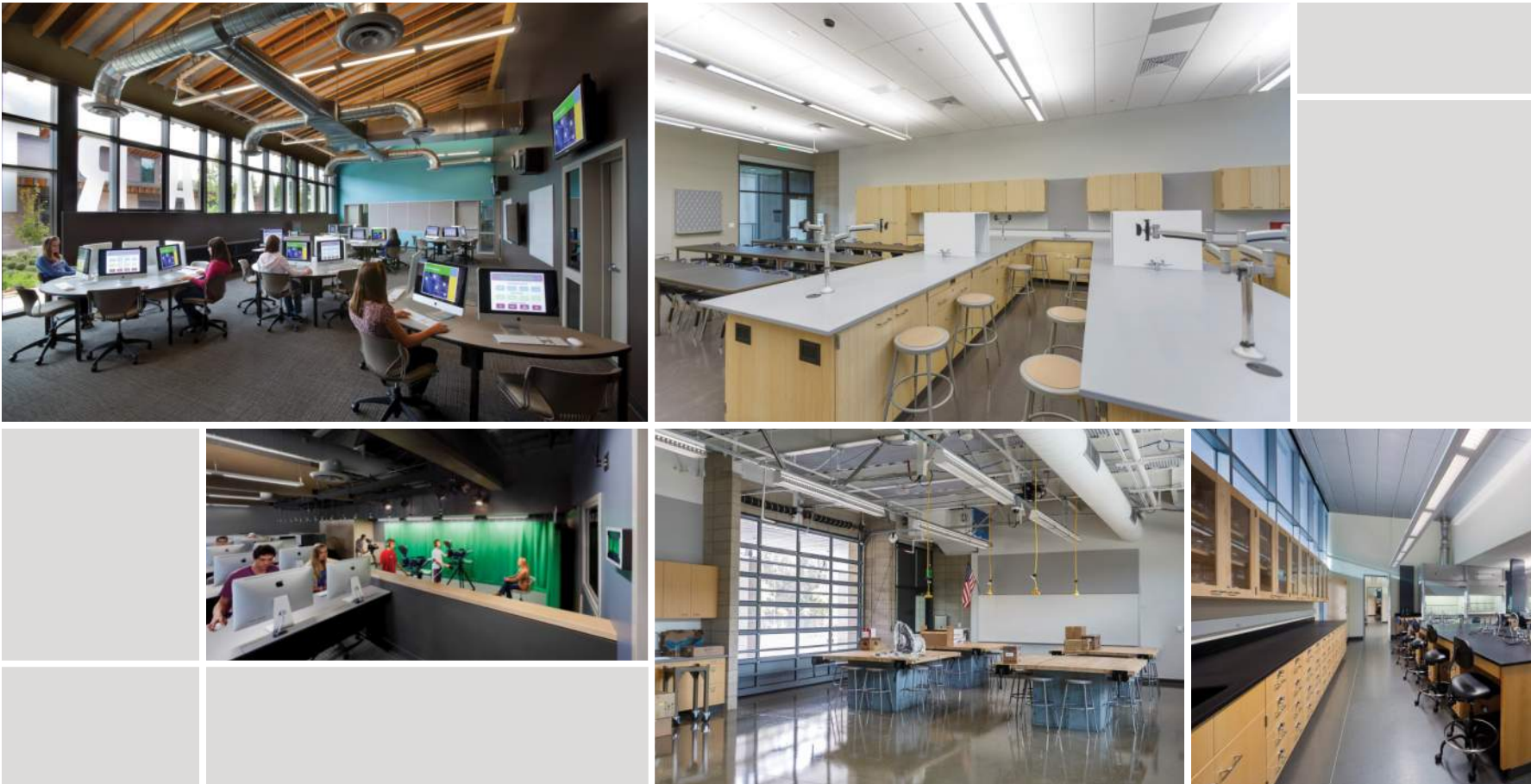


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 5. ELECTIVES, SCIENCE LABS & CTE

Scopes in this section may include but are not limited to:

- New and Reconfigured Science Labs
- Modernize/Reconfigure/New Construction for Elective classrooms in support of project based learning and STEM curriculum

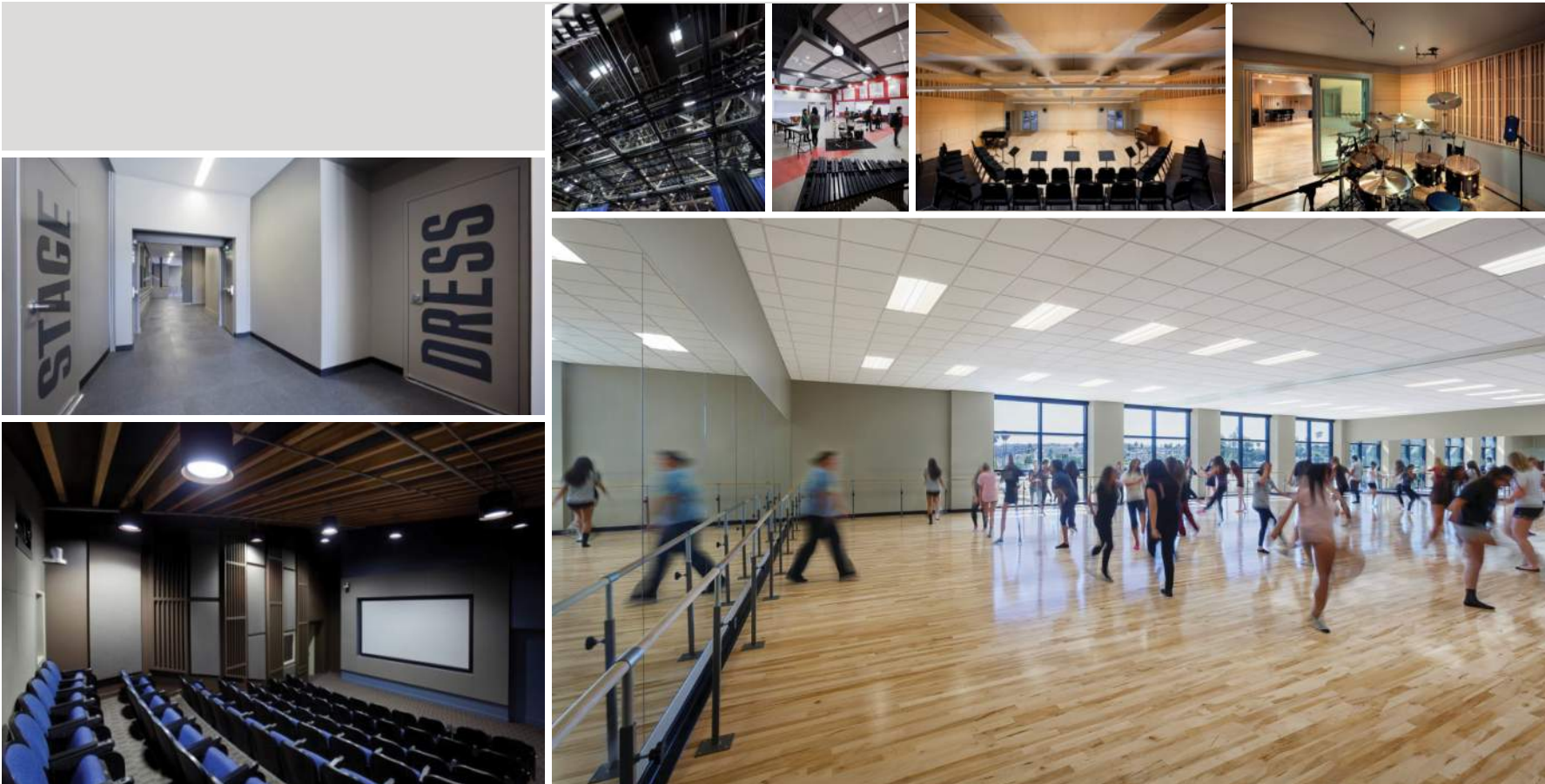


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 6. PERFORMING ARTS IMPROVEMENT

Scopes in this section may include but are not limited to:

- Band
- Choir
- Drama
- Dance
- Theater Support

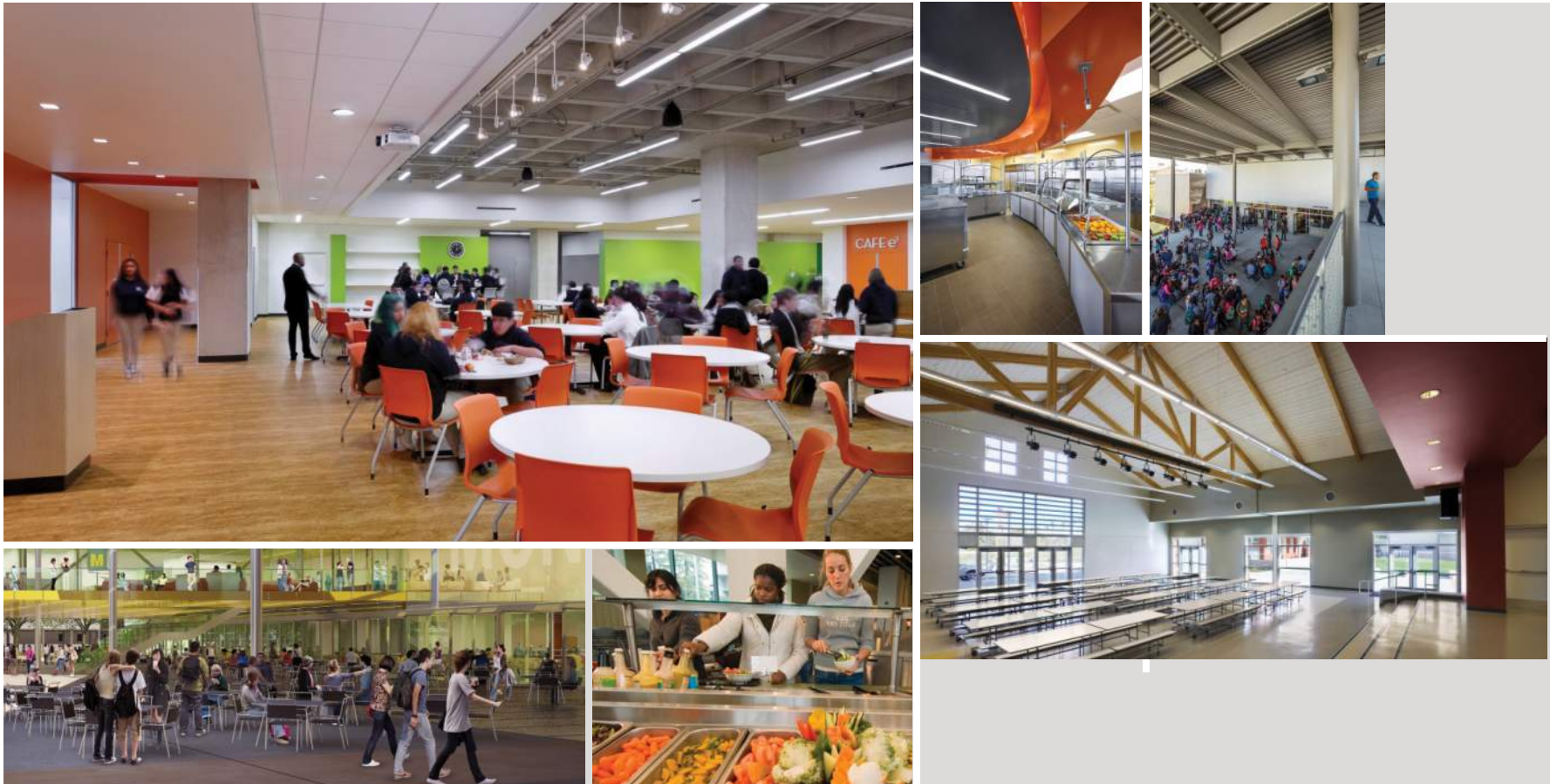


# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 7. MULTIPURPOSE ROOMS / FOOD SERVICE IMPROVEMENTS

Scopes in this section may include but are not limited to:

- Lunch Shelters
- Modernize and/or Expand Cafeteria/  
Multipurpose Room

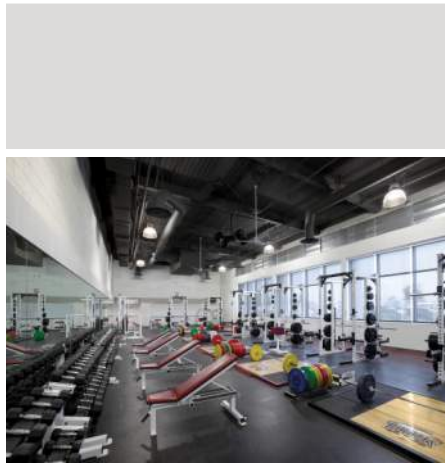


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 8. INTERIOR PHYSICAL EDUCATION IMPROVEMENTS

Scopes in this section may include but are not limited to:

- Modernization, reconfiguration or new construction
- JHS/HS gym
- JHS/HS shower/locker rooms
- JHS/HS fitness
- HS weight room + training

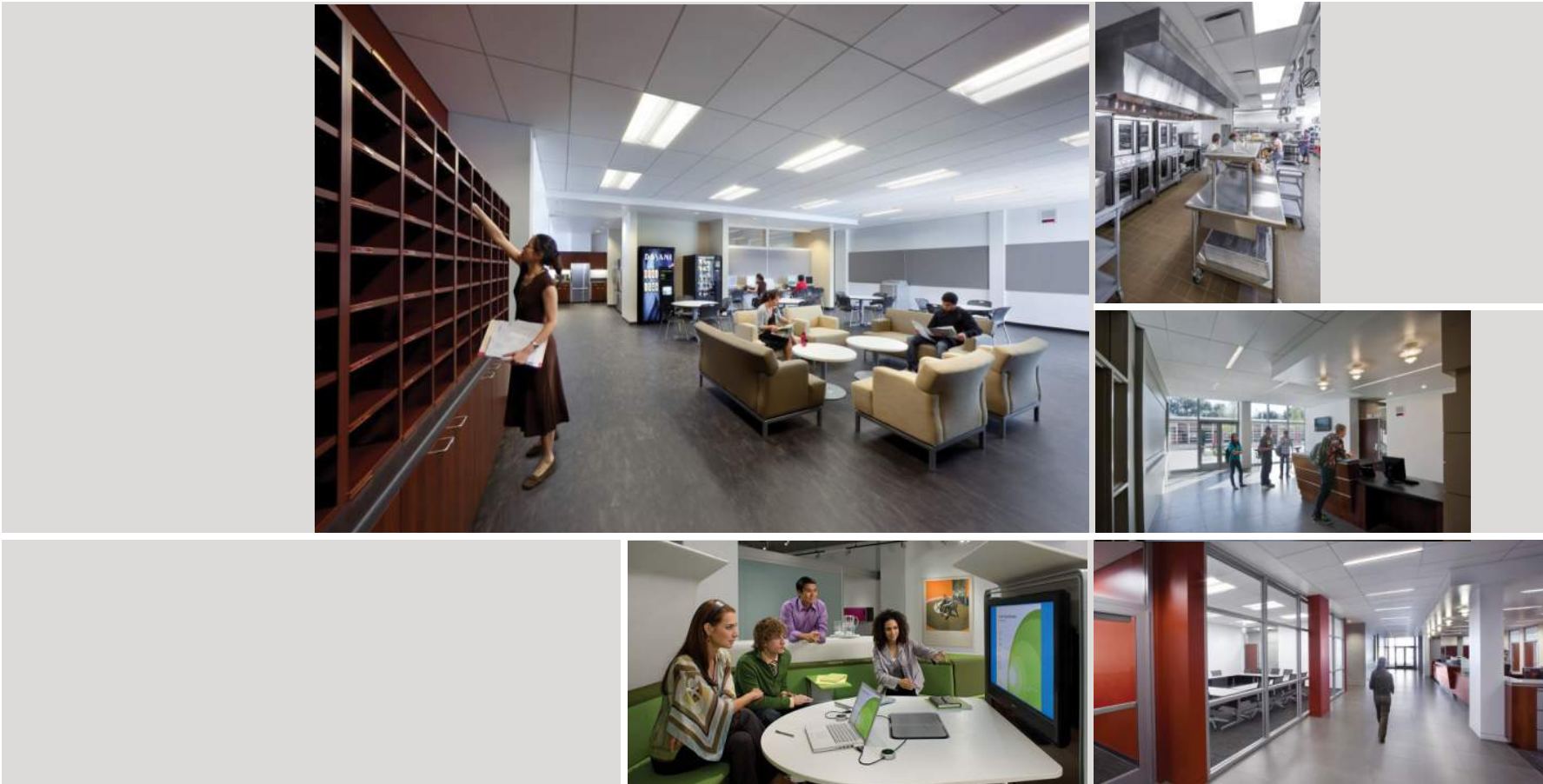


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 9. ADMINISTRATION, STAFF SUPPORT & FAMILY RESOURCE CENTERS

Scopes in this section may include but are not limited to:

- Modernization, reconfiguration or new construction
- District Office & School Sites
- Staff collaboration / workrooms
- New Central Kitchen

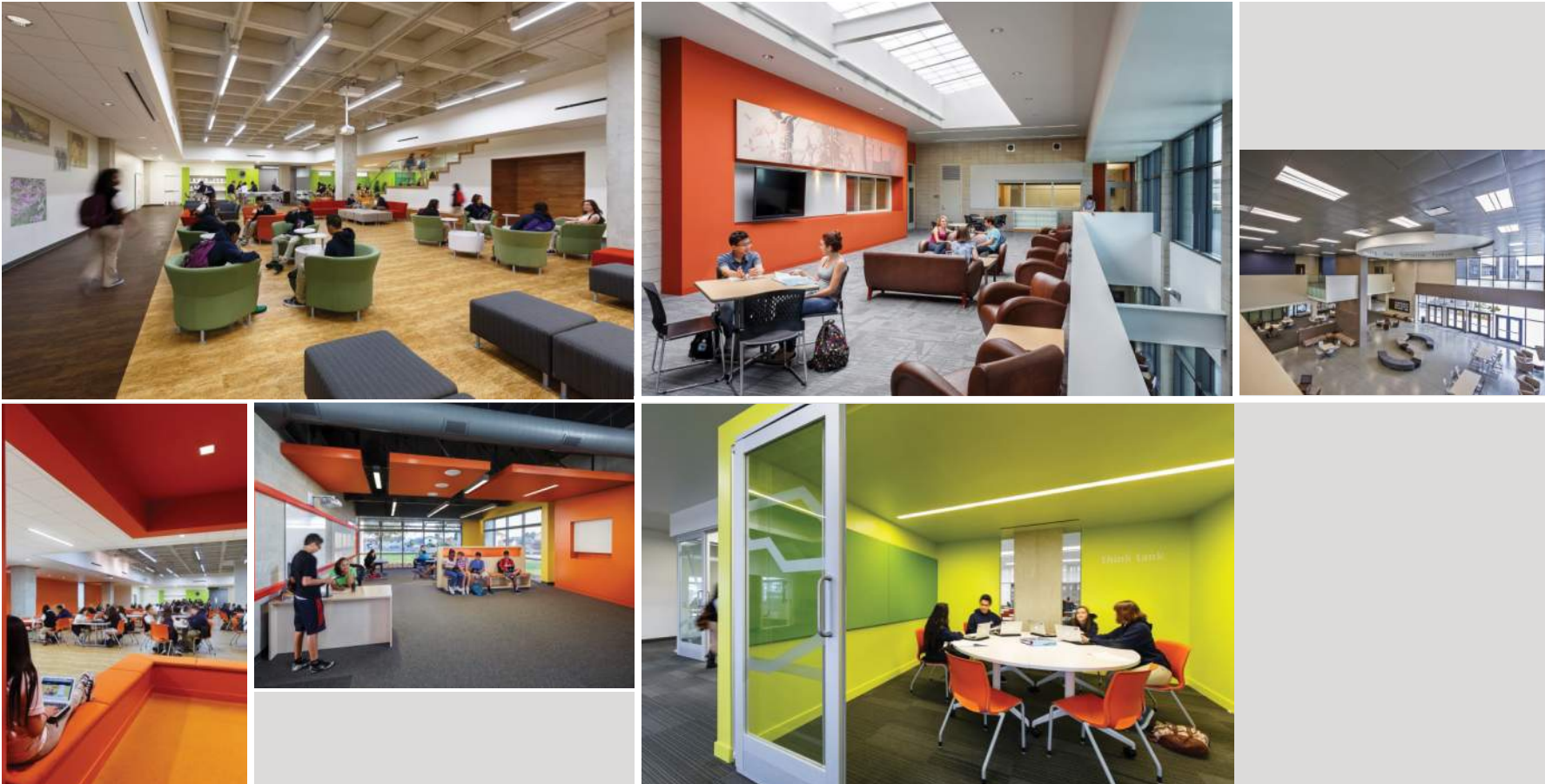


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 10. LIBRARY, STUDENT UNION & STUDENT SUPPORT SERVICES

Scopes in this section may include but are not limited to:

- JHS/HS Student Union and Library Improvements
- JHS/HS coLabs for collaborative teaching
- Wellness Centers and Counselling Improvements



# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 11. SAFETY AND SECURITY

Scopes in this section may include but are not limited to:

- Asbestos removal
- Safety improvements to and/or new parent/bus drop-off areas and parking
- Exterior lighting
- Safety locks at classroom doors
- Signage & wayfinding
- Marquee sign
- Fencing with controlled campus entrance
- Fire alarms & emergency lighting
- Public address / emergency communication systems
- Intrusion alarms
- Security cameras & other security systems

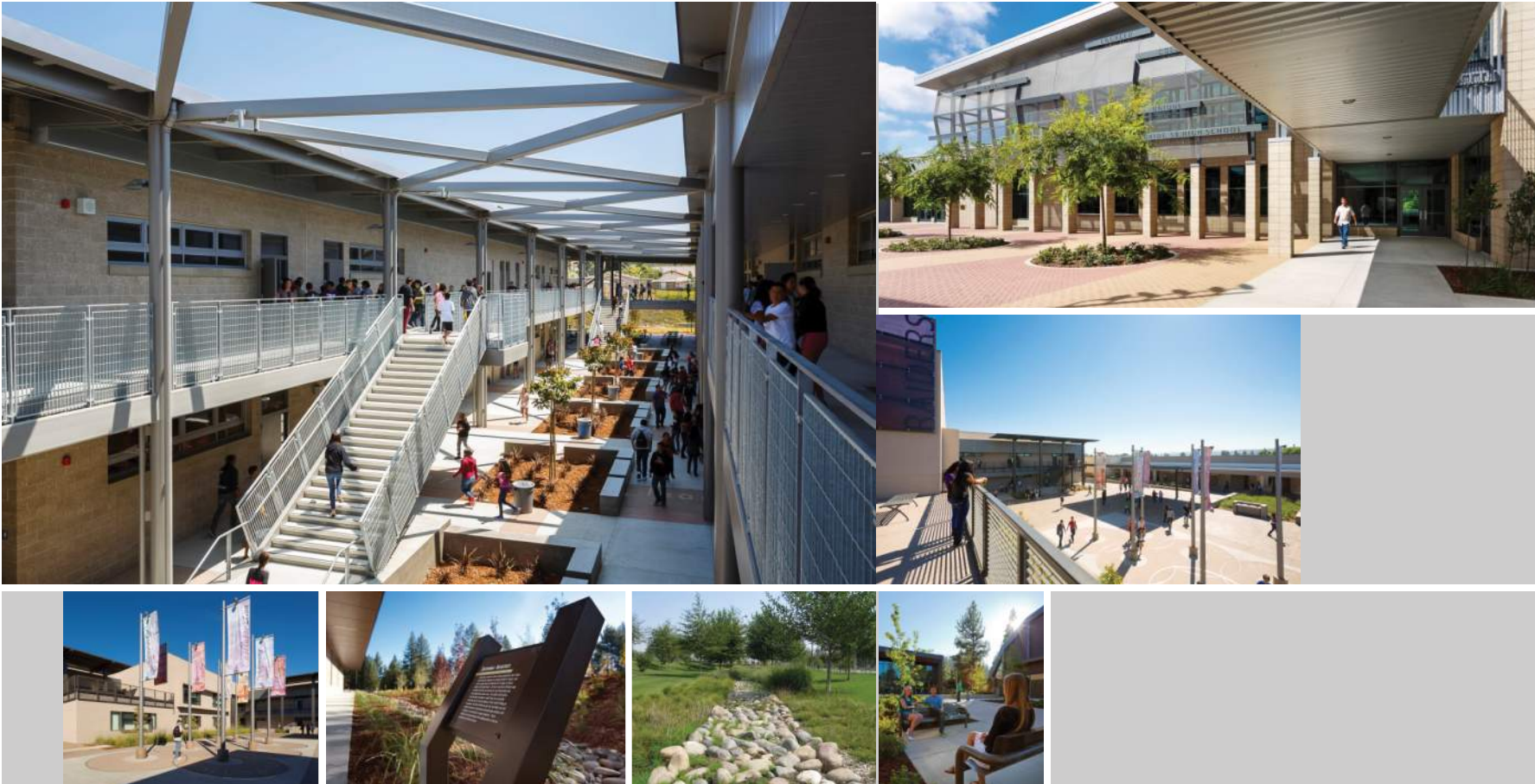


# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 12. OUTDOOR LEARNING AND QUADS

Scopes in this section may include but are not limited to:

- Improved Student Quad
- Instructional Learning Courts / Outdoor Classrooms in support of Project Based Learning
- School as a Teaching Tool



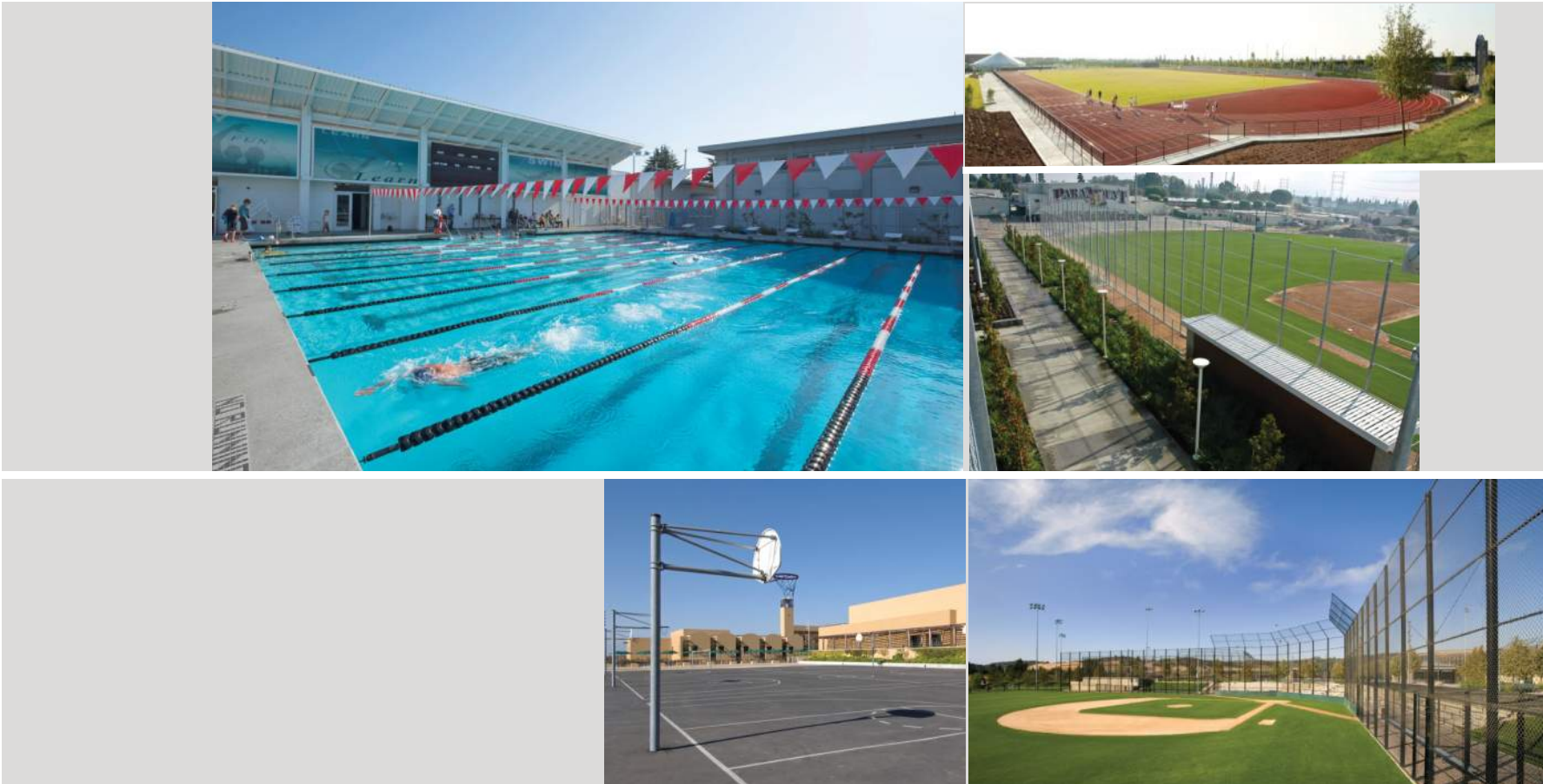


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 13. EXTERIOR PLAYFIELDS, HARDCOURTS & AQUATIC CENTERS

Scopes in this section may include but are not limited to:

- Playfields (new, repair)
- Baseball & Softball field
- Synthetic track & field
- Aquatic Centers
- Field house team rooms, concessions, toilets, storage building

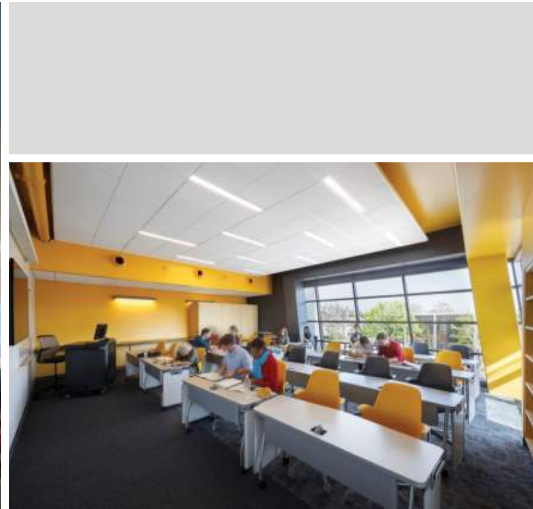


## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 14. NEXT GENERATION CLASSROOM FLEXIBILITY (FURNITURE)

Scopes in this section may include but are not limited to:

- Flexible and agile furniture in support of technology integration with educational delivery

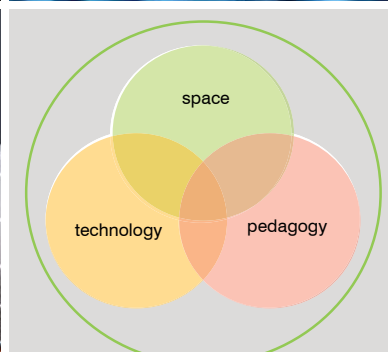


# 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

## 15. TECHNOLOGY INFRASTRUCTURE & EQUIPMENT

Scopes in this section may include but are not limited to:

- Data cabling and backbone infrastructure
- Classroom Technology



## 5.1 SCOPE RECOMMENDATIONS SCOPE-OF-WORK CATEGORIES

### 16. COMMUNITY SCHOOL RESOURCE CENTERS (CSRC)

Scopes in this section may include but are not limited to:

- Conference Rooms
- Small Offices
- Flexible Classroom Space
- Community Pantry and Kitchenette





## 5.2 SCOPE RECOMMENDATIONS PRIORITIZATION

### COMMUNITY OUTREACH APPROACH

The District used a three prong outreach approach to get input from employees, parents, students and the community to prioritize scope recommendations and develop future projects in the district. This included School Site Committees, a District survey and Community Forums (see Section 2.1 for more details on the FMP process).

### AUHSD SCHOOL SITE PRIORITIZATION MEETING

The average of 94 responses yielded the following criteria ranking:

1. Does the project develop equity by ensuring that the sites with the greatest need for repairs and/or new improvements are addressed first?
2. Does the project address imminent liability regarding maintenance condition, systems functionality, code compliance, ADA, health and life safety deficiencies?
3. Does the project benefit the majority of the students and staff?
4. Does the project promote good stewardship through a logical sequencing and rollout of the proposed projects to not spend dollars twice?
5. Does the project enhance technology infrastructure to support 21st Century learning?
6. Does the project offer return on investment through the ability to leverage additional Federal, State and/or Local funding sources?
7. Does the project meet the school's greatest need per the rating of its site committee?
8. Does the project align facilities with the STEM and Career Technical Education programmatic needs of today's students to be college and career ready?
9. Does the project address priorities stated in the Blueprint for the Future Committee consensus report or the community survey?
10. Does the project meet current Board of Trustees initiatives?

Given the amount of facility need in the Master Plan, the District asked participants at the fourth Community Forum Meeting to rank the criteria in order of importance from 1-10. In order to move forward with a project, each of these criteria should be answered with a 'yes' by the District

All participants broke into ten small groups to discuss each criteria and establish the single, highest priority of their small group. Six groups ranked criteria #1 as their top priority.

***The project must develop equity by ensuring that the sites with the greatest need for repairs and/or new improvements are addressed first.***





## 5.2 SCOPE RECOMMENDATIONS PRIORITIZATION

### STAKEHOLDER SURVEYS

Online surveys were distributed to various stakeholder groups throughout the District to develop an understanding of the school facilities from various user perspectives. Each survey ended with a request to select their top three priorities from a list of options, similar to the list of scope-of-work categories. The following are the top priorities, District-wide, of each group surveyed.

#### STUDENT SURVEY

This survey was distributed to students in grades 7-12 and received 388 responses.

**Top Priorities:**

1. Modernize student restrooms
2. Improve the cafeteria and lunch spaces
3. Improve parking and drop-off areas

#### TEACHER SURVEY

This survey was distributed to all teachers within the District and received 198 responses, representing all school sites.

**Top Priorities:**

1. Modernize General classrooms
2. Physical Education Facilities (Gym, Locker Rooms)
3. Physical Education / Athletic Playfields and Hardcourts

#### PARENT SURVEY

This survey was distributed to parents of students currently attending an Anaheim JUHSD school site and received 764 responses.

**Top Priorities:**

1. Improve safety and security of the campus
2. Improve parking and drop-off areas
3. Modernize student restrooms

### PRIORITIES TRANSLATED

In order to assist with future decision-making, the priorities above have been translated to the scope-of-work categories used for the cost estimate:

#### STUDENT SURVEY

- 02. Existing Building Systems and Toilets
- 07. Multipurpose Rooms / Food Service Improvement
- 11. Safety and Security

#### TEACHER SURVEY

- 01. Modernize & Reconfigure Existing Classrooms & Colabs
- 08. Interior Physical Education Improvements
- 13. Exterior Playfields and Hardcourts & Aquatic Centers

#### PARENT SURVEY

- 11. Safety and Security
- 11. Safety and Security
- 02. Existing Building Systems and Toilets

## 5.2 SCOPE RECOMMENDATIONS PRIORITIZATION

### JUNIOR HIGH SCHOOL SITE COMMITTEE PRIORITIES

#### Ball Junior High School

1. Expanded Parking
2. New VAPA Building
3. Locker Room Renovation + Fitness/PE

#### Brookhurst Junior High School

1. Faculty Restrooms
2. Reconfigure Administration Building
3. Gym Modernization and Locker Room Renovation

#### Dale Junior High School

1. Athletic Improvements
2. Home Economics Modernization
3. MPR/Cafeteria Modernization + Attached VAPA Spaces

#### Lexington Junior High School

1. Replace Portables with Permanent Construction
2. Quad Improvements
3. Food Service and Student Union Improvements

#### Orangeview Junior High School

1. Facilities Maintenance Upgrades including 21st Century Classrooms
2. New Main Office Focal Points and Upgrades
3. Library Renovation

#### South Junior High School

1. Parking
2. More Lunch Seating Space
3. VAPA Improvements

#### Sycamore Junior High School

1. STEM Lab Upgrades
2. VAPA Upgrades
3. Gym Modernization

#### Walker Junior High School

1. Drop-off and Parking
2. Outdoor Spaces
3. Elective Spaces



## 5.2 SCOPE RECOMMENDATIONS PRIORITIZATION

### HIGH SCHOOL SITE COMMITTEE PRIORITIES

#### Anaheim High School

1. New Construction with New Parking Lot
2. State-of-the-Art Biotech Facilities
3. VAPA + Athletics

#### Cypress High School

1. STEAM Building
2. Athletic Fields
3. Student Union

#### Katella High School

1. STEAM Building
2. Field/Athletic Improvements
3. Offices for Counseling, Admin, Faculty Work and Lounge

#### Kennedy High School

1. Wellness Center + Counseling
2. Instructional Spaces
3. Student Union/Commons Area

#### Loara High School

1. New Science Building with Curb Appeal
2. Athletic Facilities Upgrades
3. Safety of Traffic Flow, Ingress/Egress and Parking

#### Magnolia High School

1. Additional Restrooms
2. Upgraded Athletic Facilities
3. Upgraded Classrooms

#### Savanna High School

1. Second Gymnasium
2. Science Building
3. Athletic Facilities

#### Western High School

1. Gym and PE/Athletics Upgrades
2. Classroom Upgrades
3. Outdoor Spaces





## 5.2 SCOPE RECOMMENDATIONS PRIORITIZATION

### OTHER SITE COMMITTEE PRIORITIES

#### Gilbert High School

1. Purpose-built Elective and Science Labs
2. Wellness Center
3. Reconfiguration of Former Locker Building

#### Hope School

1. New Restrooms & Renovation of Existing Restrooms
2. Drop-off/Pick-up and Parking Lot
3. Hardcourts + Gymnasium with access for all

#### Oxford Academy

1. Adequate Classroom Space with Storage
2. Expanded Parking Lot
3. Production Spaces





## PROGRAM COSTS | SECTION 6





## 6.1 PROGRAM COSTS BUDGET ESTIMATES

### Budget Development

The following comments are intended to lend understanding to the development of the budgets included in the Facilities Master Plan, and what steps should be taken beyond this study as the Anaheim Union High School District continues planning for future facilities.

Individual project budgets have been developed for each Junior High School, High School, Specialized Program and District Support site based on the program and campus needs identified by District stakeholders during the Facilities Master Plan Update process. Each budget contains a breakdown based on the sixteen (16) scope categories, with associated areas, unit costs, construction costs and soft costs which result in a total project cost for each campus. The following (in no priority order) is a listing of the (16) proposed scope categories used to analyze the costs of improvements at each site:

1. Modernize and Reconfigure Existing Classrooms & Colabs
2. Existing Building Systems and Toilets
3. Site Utilities
4. New Construction - Classrooms & Colabs
5. Electives, Science Labs, and Career Technical Education (CTE)
6. Performing Arts Improvements
7. Multipurpose Rooms/Food Service Improvements
8. Interior Physical Education Improvements
9. Administration, Staff Support, & Family Resource Centers
10. Library, Student Union & Student Support Services
11. Safety & Security
12. Outdoor Learning and Quads
13. Exterior Playfields and Hardcourts & Aquatic Centers

14. Next Generation Classroom Flexibility (Furniture)
15. Technology Infrastructure & Equipment
16. Community Resource Centers (CSRC)

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs are in 2022 dollars. Beginning on January 1, 2023, these costs should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified to move forward. Using the sixteen (16) scope categories, the District will be able to run a variety of potential program implementation scenarios for the proposed Facilities Master Plan Improvements.

### Total Project Cost Assumptions

Mark-ups:	Type	%	Mark-up
General Contractor, GC, OH&P	c	15.00%	
Escalation (to end of 2014)	c	3.00%	
Bonds & Insurance	c	2.00%	
Design/Phasing Contingency	c	10.00%	
<b>Subtotal Mark-ups (Compound)</b>			<b>30.00%</b>

Soft Costs:	Type	%	Mark-up
Architect/Engineer Design Fee	a	10.00%	
DSA Plan Check Fee	a	0.75%	
Printing/Advertising	a	0.05%	
Test/Survey	a	1.25%	
Inspection	a	1.25%	
Project Management Fees	a	5.00%	
Project/Construction Contingency	a	5.00%	
Relocation Costs	a	0.80%	
Labor Compliance	a	0.25%	
Builders Risk Insurance	a	0.80%	
Legal	a	0.03%	
Commissioning	a	0.08%	

FF&E (Other than Classroom)	a	4.00%
Other Miscellaneous Consultants	a	4.00%

**Subtotal Soft Costs (Additive) 33.26%**

**Types:** c= Compound

a= Additive

The Total Program and Prioritized Projects cost totals on the following pages are reflective of the construction challenges in the local Anaheim communities. Cost impacts include limitations on the number of local contractors, long term maintainability due to environmental factors and the limited time windows in which construction is allowed during the calendar year by local governing agencies. These costs have been factored into the mark-ups for the project. The District has also allocated a 20% contingency on top of the total program cost for the prioritized project list. These dollars are to be budgeted for escalation and project unknowns as outlined in the bullet points below.

### Exclusions

The budgets developed for this Facilities Master Plan Update include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA and our cost estimating consultant HL Construction Management at this time. The following are exclusions to the costs projected.

- Utility and City Connection Fees, off-site improvements, traffic signals or re-striping is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No land acquisition costs have been included in these budgets, and should if required be considered separately.

# 6.1

## PROGRAM COSTS BUDGET ESTIMATES

### TOTAL PROGRAM COST SUMMARY BY SITE

Campus	SUBTOTAL PROJECT COST (2022\$)	TOTAL PROJECT COST (2022\$)
<b>Junior High Schools</b>		<b>\$ 507,091,000</b>
1. Ball Junior High School	\$74,501,000	
2. Brookhurst Junior High School	\$52,850,000	
3. Dale Junior High School	\$19,369,000	
4. Lexington Junior High School	\$52,595,000	
5. Orangeview Junior High School	\$42,322,000	
6. South Junior High School	\$72,301,000	
7. Sycamore Junior High School	\$103,128,000	
8. Walter Junior High School	\$90,025,000	
<b>High Schools</b>		<b>\$1,194,737,000</b>
9. Anaheim High School	\$166,001,000	
10. Cypress High School	\$141,255,000	
11. Katella High School	\$144,261,000	
12. Kennedy High School	\$175,870,000	
13. Loara High School	\$145,275,000	
14. Magnolia High School	\$132,067,000	
15. Savanna High School	\$138,166,000	
16. Western High School	\$151,842,000	
<b>Specialized Programs</b>		<b>\$74,501,000</b>
17. Gilbert High School	\$53,434,000	
18. Hope School	\$55,120,000	
19. Oxford Academy	\$99,810,000	
20. Handel Stadium	\$14,413,000	
21. District Campus	\$73,991,000	
22. District Central Kitchen	\$37,628,000	
<b>TOTAL PROJECT COST (2022\$)</b>		<b>\$2,036,224,000</b>

Estimate prepared by HL Construction Management



# 6.1

## PROGRAM COSTS BUDGET ESTIMATES

### PROJECT COST SUMMARY

Scope of Work Category	BALL JHS	BROOKHURST JHS	DALE JHS	LEXINGTON JHS	ORANGEVIEW JHS	SOUTH JHS	SYCAMORE JHS	WALKER JHS
1. Mod. & Reconf. Existing Classrooms & Colabs	\$1,558,000	\$5,585,000	-	\$6,140,000	\$4,791,000	\$6,450,000	\$1,319,000	\$4,798,000
2. Existing Building Systems and Toilets	\$1,942,000	\$3,505,000	\$490,000	\$3,109,000	\$3,268,000	\$4,255,000	\$837,000	\$3,000,000
3. Site Utilities	\$422,000	\$1,394,000	-	\$11,000	\$1,279,000	\$1,003,000	\$632,000	\$2,103,000
4. New Construction - Classrooms & Colabs	\$8,140,000	-	-	-	-	\$7,645,000	\$26,555,000	-
5. Electives, Science Labs & CTE	\$21,952,000	\$6,096,000	\$463,000	\$6,950,000	\$4,085,000	\$13,781,000	\$26,273,000	\$19,457,000
6. Performing Arts Improvements	\$3,025,000	\$3,254,000	\$713,000	\$2,313,000	\$934,000	\$4,1153,000	\$6,857,000	\$3,558,000
7. Multipurpose Room/Food Service Improvements	\$2,602,000	\$4,262,000	\$2,442,000	\$3,850,000	\$1,718,000	\$4,110,000	\$2,660,000	\$2,531,000
8. Interior Physical Education Improvements	\$7,347,000	\$7,156,000	\$2,813,000	\$6,230,000	\$5,837,000	\$6,525,000	\$10,962,000	\$8,707,000
9. Admin, Staff Support & Family Resource Centers	\$693,000	\$3,404,000	-	\$3,983,000	\$2,194,000	\$2,484,000	\$2,155,000	\$8,785,000
10. Library, Student Union & Student Services	\$6,875,000	\$5,270,000	\$304,000	\$5,592,000	\$5,023,000	\$6,124,000	\$11,501,000	\$13,762,000
11. Safety and Security	\$586,000	\$3,078,000	\$12,000	\$1,772,000	\$3,452,000	\$4,961,000	\$2,328,000	\$6,415,000
12. Outdoor Learning and Quad Improvements	\$1,691,000	\$120,000	-	\$630,000	\$413,000	\$3,053,000	\$1,163,000	\$1,366,000
13. Exterior Playfields and Hardcourts & Aquatics	\$15,284,000	\$7,393,000	\$11,695,000	\$9,835,000	\$7,496,000	\$5,507,000	9,229,000	\$14,174,000
14. Next Generation Classroom Flexibility (Furniture)	\$288,000	\$575,000	\$87,000	\$604,000	\$489,000	\$604,000	\$144,000	\$374,000
15. Technology Infrastructure & Equipment	\$884,000	\$1,437,000	\$56,000	\$1,505,000	\$1,272,000	\$1,602,000	\$513,000	\$942,000
16. Community School Resource Centers (CSRC)	\$1,212,000	\$321,000	\$294,000	\$71,000	\$71,000	\$44,000	-	\$53,000
<b>TOTAL PROJECT COST (2022\$)</b>	<b>\$74,501,000</b>	<b>\$52,850,000</b>	<b>\$19,369,000</b>	<b>\$52,595,000</b>	<b>\$42,322,000</b>	<b>\$72,301,000</b>	<b>\$103,128,000</b>	<b>\$90,025,000</b>

Estimate prepared by HL Construction Management



# 6.1

## PROGRAM COSTS BUDGET ESTIMATES

### PROJECT COST SUMMARY

Scope of Work Category	ANAHEIM HS	CYPRESS HS	KATELLA HS	KENNEDY HS	LOARA HS	MAGNOLIA HS	SAVANNA HS	WESTERN HS
1. Mod. & Reconf. Existing Classrooms & Colabs	\$11,018,000	\$13,495,000	\$12,751,000	\$9,413,000	\$11,255,000	\$5,291,000	\$6,193,000	\$5,644,000
2. Existing Building Systems and Toilets	\$8,846,000	\$9,094,000	\$8,402,000	\$6,037,000	\$6,603,000	\$4,489,000	\$3,784,000	\$3,057,000
3. Site Utilities	\$2,099,000	\$1,658,000	\$939,000	\$2,808,000	\$1,498,000	\$1,598,000	\$700,000	\$2,731,000
4. New Construction - Classrooms & Colabs	-	-	\$1,013,000	\$9,678,000	-	-	\$14,025,000	\$16,676,000
5. Electives, Science Labs & CTE	\$44,297,000	\$41,135,000	\$45,846,000	\$46,158,000	\$32,597,000	\$10,859,000	\$33,919,000	\$33,987,000
6. Performing Arts Improvements	\$10,065,000	\$13,140,000	\$10,183,000	\$9,188,000	\$12,280,000	\$27,695,000	\$8,777,000	\$6,701,000
7. Multipurpose Room/Food Service Improvements	\$13,112,000	\$3,595,000	\$2,924,000	\$13,392,000	\$2,657,000	\$987,000	\$943,000	\$2,521,000
8. Interior Physical Education Improvements	\$35,466,000	\$13,765,000	\$13,088,000	\$19,614,000	\$20,723,000	\$17,366,000	\$21,689,000	\$29,556,000
9. Admin, Staff Support & Family Resource Centers	\$8,091,000	\$3,549,000	\$2,325,000	\$7,140,000	\$8,136,000	\$1,159,000	\$2,432,000	\$5,218,000
10. Library, Student Union & Student Services	\$16,462,000	\$12,860,000	\$10,622,000	\$11,089,000	\$11,424,000	\$8,986,000	\$12,707,000	\$7,492,000
11. Safety and Security	\$7,718,000	\$6,100,000	\$4,637,000	\$5,528,000	\$8,626,000	\$5,548,000	\$3,623,000	\$3,752,000
12. Outdoor Learning and Quad Improvements	\$3,103,000	\$599,000	\$767,000	\$5,420,000	\$4,081,000	\$2,694,000	\$2,301,000	\$1,699,000
13. Exterior Playfields and Hardcourts & Aquatics	\$880,000	\$17,189,000	\$25,509,000	\$25,594,000	\$21,790,000	\$40,542,000	\$24,865,000	\$30,866,000
14. Next Generation Classroom Flexibility (Furniture)	\$1,208,000	\$1,208,000	\$1,122,000	\$719,000	\$949,000	\$777,000	\$460,000	\$575,000
15. Technology Infrastructure & Equipment	\$2,939,000	\$3,868,000	\$2,739,000	\$1,964,000	\$2,612,000	\$1,845,000	\$1,335,000	\$1,419,000
16. Community School Resource Centers (CSRC)	\$697,000	-	\$1,394,000	\$2,128,000	\$44,000	\$2,231,000	\$413,000	\$44,000
<b>TOTAL PROJECT COST (2022\$)</b>	<b>\$166,001,000</b>	<b>\$141,255,000</b>	<b>\$144,261,000</b>	<b>\$175,870,000</b>	<b>\$145,275,000</b>	<b>\$132,067,000</b>	<b>\$138,166,000</b>	<b>\$151,842,000</b>

Estimate prepared by HL Construction Management



# 6.1

## PROGRAM COSTS BUDGET ESTIMATES

### PROJECT COST SUMMARY

Scope of Work Category	GILBERT HS	HOPE SCHOOL	OXFORD ACADEMY	HANDEL STADIUM	DISTRICT CAMPUS	DISTRICT CENTRAL KITCHEN
1. Mod. & Reconf. Existing Classrooms & Colabs	\$4,594,000	\$5,093,000	\$6,557,000	-	\$2,307,000	-
2. Existing Building Systems and Toilets	\$2,651,000	\$5,725,000	\$4,074,000	-	\$14,971,000	-
3. Site Utilities	\$1,839,000	\$1,221,000	\$1,025,000	\$376,000	\$3,271,000	\$1,201,000
4. New Construction - Classrooms & Colabs	\$5,431,000	-	\$23,000	-	-	-
5. Electives, Science Labs & CTE	\$12,674,000	\$749,000	\$25,466,000	-	-	-
6. Performing Arts Improvements	-	\$1,970,000	-	-	-	-
7. Multipurpose Room/Food Service Improvements	\$2,170,000	\$2,655,000	\$2,690,000	-	-	\$32,486,000
8. Interior Physical Education Improvements	\$1,273,000	\$12,637,000	\$7,937,000	-	-	-
9. Admin, Staff Support & Family Resource Centers	\$8,431,000	\$1,909,000	\$3,323,000	-	\$30,821,000	-
10. Library, Student Union & Student Services	\$4,395,000	\$591,000	\$7,740,000	-	-	-
11. Safety and Security	\$2,945,000	\$6,793,000	\$3,727,000	-	\$15,870,000	\$3,895,000
12. Outdoor Learning and Quad Improvements	\$588,000	\$2,437,000	\$1,332,000	-	\$5,552,000	-
13. Exterior Playfields and Hardcourts & Aquatics	\$4,810,000	\$11,899,000	\$34,368,000	\$14,037,000	-	-
14. Next Generation Classroom Flexibility (Furniture)	\$489,000	\$547,000	\$432,000	-	-	-
15. Technology Infrastructure & Equipment	\$1,100,000	\$894,000	\$1,116,000	-	\$46,000	\$46,000
16. Community School Resource Centers (CSRC)	\$44,000	-	-	-	-	-
<b>TOTAL PROJECT COST (2022\$)</b>	<b>\$53,434,000</b>	<b>\$55,120,000</b>	<b>\$99,810,000</b>	<b>\$14,413,000</b>	<b>\$73,991,000</b>	<b>\$37,628,000</b>



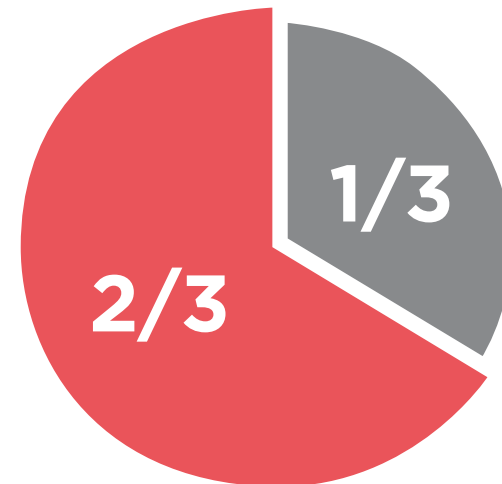




## 6.2 PROGRAM COSTS FUNDING

### FUNDING SOURCE ANALYSIS SUMMARY

<b>Developer Fees</b> <i>(average collections per year x 10 years)</i>	<b>\$ 13,000,000</b>
<b>Deferred Maintenance Set Aside</b> <i>(set aside for maintenance and operations per year x 10 years)</i>	<b>\$ 30,000,000</b>
<b>Measure H Balance</b> <i>(all funds have been committed)</i>	<b>\$ 0</b>
<b>State School Facilities Program</b> <i>(remaining State eligibility - modernization)</i>	<b>\$ 96,000,000</b>
<b>Future General Obligation Bond</b> <i>(estimate, final amount to be determined)</i>	<b>\$ 319,000,000</b>
<b>ESSER Funds</b> <i>(HVAC / Outdoor Learning areas and related improvements to be spent by September 2024)</i>	<b>\$46,000,000</b>
<b>E-Rate</b> <i>(total set aside for Technology Infrastructure for 10 years)</i>	<b>\$3,000,000</b>
<hr/> <b>Total Potential Funding</b>	<hr/> <b>\$507,000,000</b>
Potential Funds x 0.67 =	
<b>Available for Projects in 2022 dollars</b>	<b>\$339,690,000</b>



2/3 of the program budget is allocated to projects (in 2022\$). The remaining 1/3 is to be used as a cost allowance to cover escalation to mid-point of construction, interim housing costs, offsite issues and as an overall program contingency.

## 6.2 PROGRAM COSTS FUNDING

### ANALYSIS OF FUNDING SOURCES

The District has endeavored to identify as many funding sources as possible to help fund the Facilities Master Plan Update. These funding sources include:

**Developer Fees:** the District receives development impact fees from developers at the time that building permits are pulled. Developer fees are to be used for “construction or reconstruction of school facilities” per Education Code section 17620(a)(1). School facilities are defined as “relating to a school district’s ability to accommodate enrollment” in Government Code Section 65995(g)(3). The following uses are specifically prohibited: regular maintenance and routine repair, asbestos inspection and removal, and deferred maintenance per Education Code section 17620(d)(3).

**Deferred Maintenance Set Aside Funds:** the District sets aside funds for routine maintenance (needing to be completed annually) and for deferred maintenance, which is major repairs and replacements that occur less frequently than on an annual basis (for example, roofing, flooring, etc.)

**State School Facilities Program:** the District has approximately \$96 million of State funds modernization eligibility. State facilities funds must be spent on those projects that have been approved per applications submitted to the Office of Public School Construction (OPSC).

**ESSER Funds:** Congress set aside approximately \$13.2 billion of the \$20.75 billion allotted to the Education Stabilization Fund through the CARES Act for the Elementary and Secondary School Emergency Relief (ESSER) Fund. This funding provided local educational agencies (LEASs) with emergency relief funds to address the impact that Novel Coronavirus Disease 2019 (COVID-19) has had, and continues to have, on elementary and secondary schools across the nation. The District has approximately \$46 million remaining. These funds must be spent by September 2024.

**E-Rate Funds:** the District receives E-Rate funds from the Universal Service Administrative Company, which administers the school and libraries program of the Universal Service Fund within the Federal Communications Commission (FCC). The District estimates it will receive \$3 million of funds from the program, which will be available for technology infrastructure projects in the FMP.





## MASTER PLAN DIAGRAMS | SECTION 7





# 7.0 MASTER PLAN DIAGRAMMS OVERVIEW OF CONTENTS

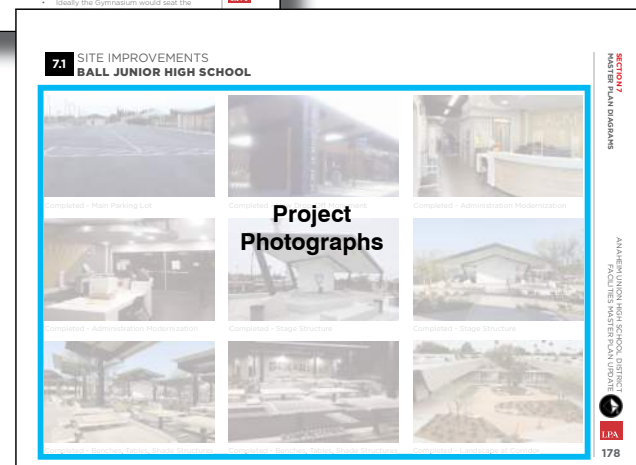
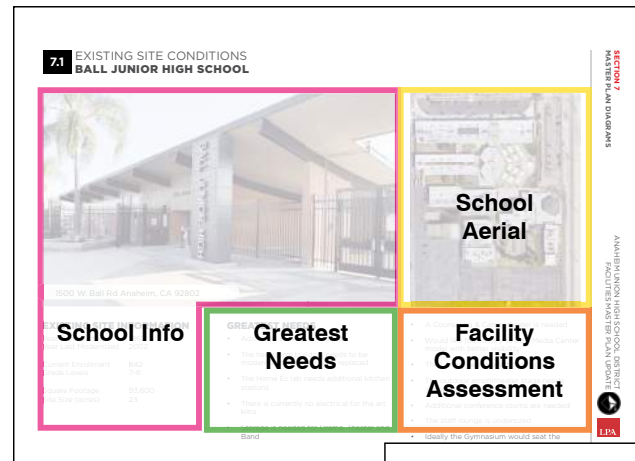
## INTRODUCTION

Anaheim Union High School District is made up of twenty sites including eight junior high schools, eight comprehensive high schools, one nationally recognized secondary selective school, one alternative education high school, one special education school, and the District campus.

## OVERVIEW OF CONTENTS

- School Aerial**  
 The aerial is used to reference buildings, hardscape, landscape, and playfield areas. In the Site Master Plan, the aerial is scaled to confirm the location of existing and proposed facilities.
- School Info**  
 Includes information about the school facility such as address, year constructed/modernized, square footage, site size, current enrollment, and grade levels served.
- Greatest Needs**  
 A summary of items that were discussed and noted as the highest needs.
- Facility Conditions Assessment**  
 Includes a description of building and grounds issues identified during the site walk, interviews with school site Principals, District maintenance staff and meetings with District facility department staff. Areas identified in the previous master plan that need work, which have not received any modernization, would still apply. Assessments were determined by visual observation and a more detailed analysis on the actual scope of work required will need to occur prior to starting a project.

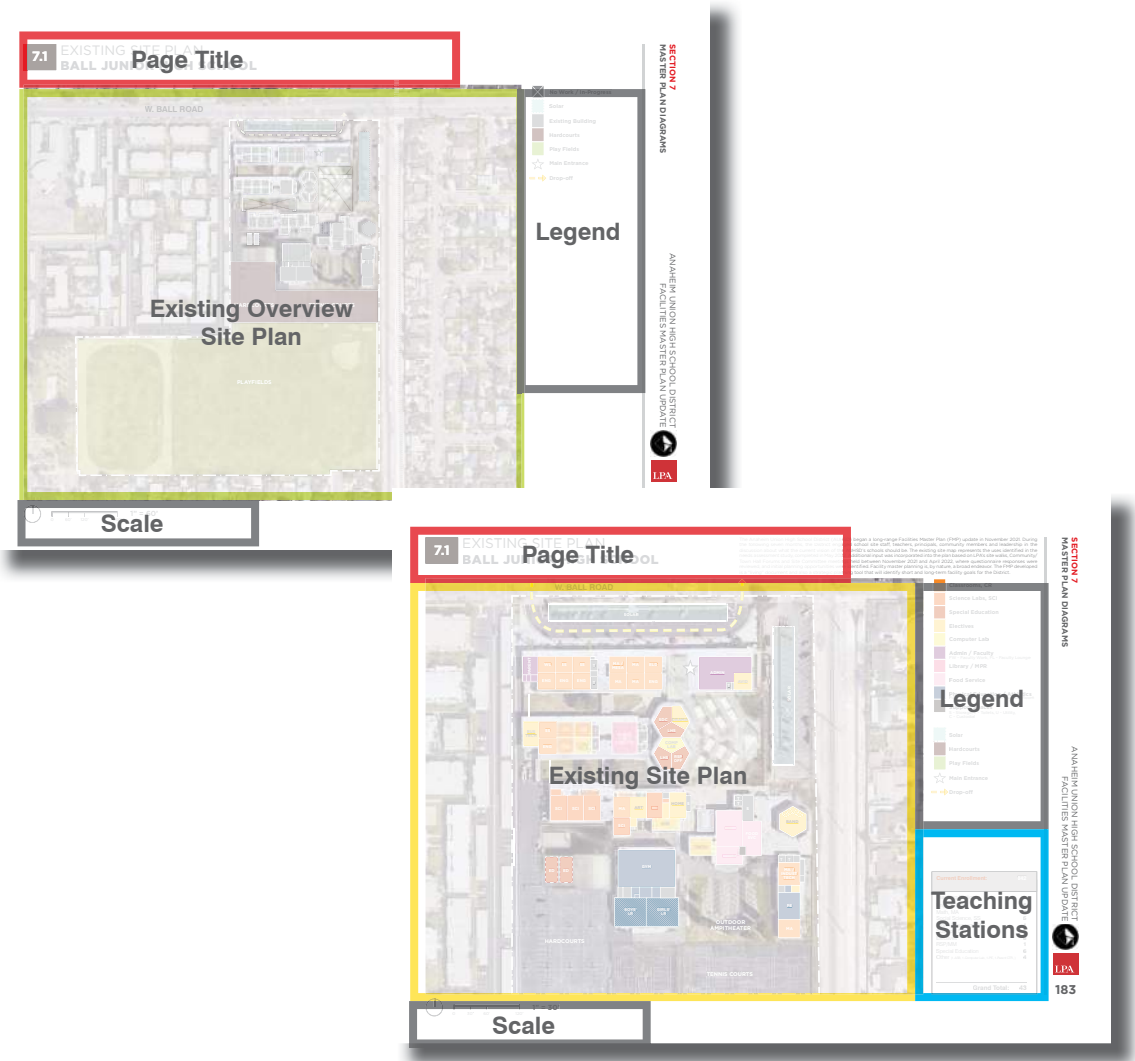
- Project Photographs**  
 Includes representative photographs of the recently completed work as well as photographs depicting some of the existing conditions discussed in the narrative.



# 7.0 MASTER PLAN DIAGRAMS OVERVIEW OF CONTENTS

## EXISTING SITE PLAN

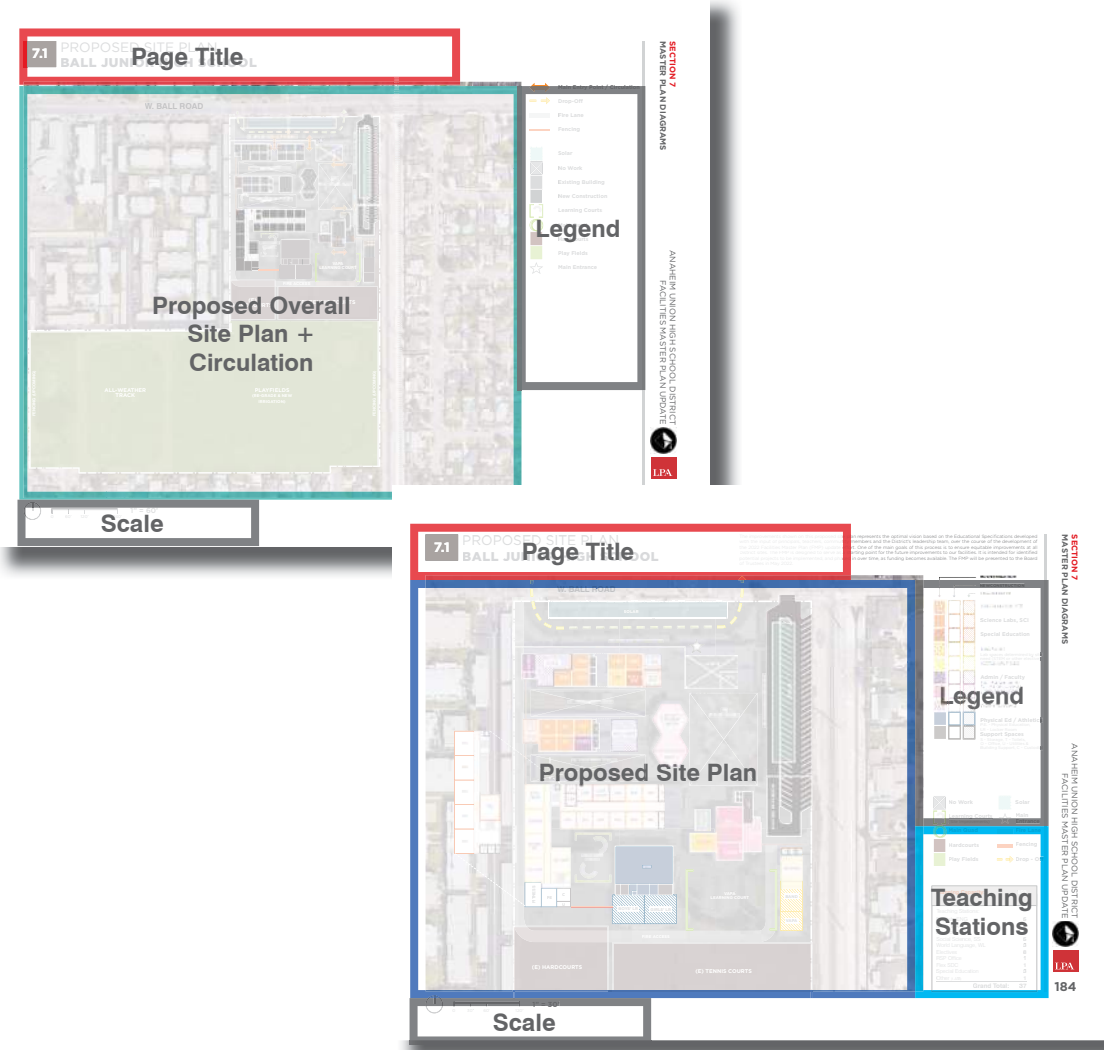
The Existing Overview Site Plan shows the overall extents of the site including the campus buildings and playfields within the context of the surrounding neighborhood. The Existing Site Plan identifies the uses of each room and outlines specific key site elements such as parking, drop-off, hardcourts, tennis courts, and playfields.



# 7.0 MASTER PLAN DIAGRAMS OVERVIEW OF CONTENTS

## PROPOSED SITE PLAN

The Proposed Overall Site Plan shows the master plan recommendations for modernization, reconfiguration and/or new construction. It also shows any site work identified for outdoor learning courts, hardcourts and playfields. The Proposed Site Plan shows new room uses. The teaching station count is based on the overall capacity assumptions as derived from the updated demographics information and educational vision.



# 7.0 MASTER PLAN DIAGRAMS OVERVIEW OF CONTENTS

## PROPOSED PROJECT COST

Includes a summary of the overall costs of proposed facilities improvements as shown in the proposed master plan.\*\* For a more detailed breakdown of the costs, reference Appendix Section 8.

**7.1 COST ESTIMATE  
BALL JUNIOR HIGH SCHOOL**

SCOPE OF WORK CATEGORIES	MASTER PLAN COST
01. Modernize and Reconfigure Existing Classrooms & Cafets	3,641,000
02. Existing Building Systems and Toilets	2,402,000
03. Site Utilities	432,000
04. New Construction - Classrooms & Cafets	6,340,000
05. Electrics, Science Labs & CTE	21,952,000
06. Performing Arts Improvements	3,025,000
07. Multipurpose Rooms / Physical Education	3,802,000
08. Interior Physical Education	7,347,000
09. Administration, Staff Support & Family Res	593,000
10. Library, Student Union & Student Support Services	6,875,000
11. Safety and Security	585,000
12. Outdoor Learning and Courts	1,691,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	16,284,000
14. Next Generation Classroom Flexibility	298,000
15. Technology Infrastructure & Equipment	884,000
16. Community School Resource Centers	1,232,000
<b>Total Project Cost (2022\$)</b>	<b>\$ 77,054,000</b>

**Proposed Project Cost**

SECTION 7  
MASTER PLAN DIAGRAMS

ANAHEIM UNION HIGH SCHOOL DISTRICT  
FACILITIES MASTER PLAN UPDATE  
LPA  
180

*\*\*It should be noted that estimates are in 2022 dollars inclusive of both hard construction and project soft costs. Once an implementation schedule for a project has been determined appropriate escalation to the proposed mid-point of construction should be budgeted.*







1500 W. Ball Rd Anaheim, CA 92802

**EXISTING SITE INFORMATION**

Year Constructed 1962  
Year Last Modernized 2002

Current Enrollment 842  
Grade Levels 7-8

Square Footage 93,600  
Site Size (acres) 23

**GREATEST NEEDS**

- Additional parking is needed
- The hexagonal building needs to be modernized and the HVAC replaced
- The Home Ec lab needs additional kitchen stations
- There is currently no electrical for the art kilns
- Storage is needed for Drama, Theater and Band



- A Counseling & Career Center is needed
- Would like the Library to be a Media Center model with better visibility
- The Library needs additional storage
- The outdoor amphitheater stage needs lighting and sound
- Additional conference rooms are needed
- The staff lounge is undersized
- Ideally the Gymnasium would seat the entire student body



## EXISTING SITE CONDITIONS

### BALL JUNIOR HIGH SCHOOL

- The Locker Rooms need to be redone with appropriate supervision

#### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Ball JHS received the following improvements:

- Campus Quad and exterior areas are upgraded with new landscaping and shade structures
- Front of school beautification including landscape upgrades, parking lot/ drop off and new Marquee
- Security fencing and new cameras completed
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Administration/ single point entry improvements
- Solar over carports currently in planning stages
- Site utility and infrastructure improvements upgraded
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

#### CONDITION ASSESSMENT

Ball Junior High School, founded in 1962, is located at 1500 West Ball Road, Anaheim, CA 92802. The site measures 23 acres.

The overall condition of Ball JHS is mixed. Ball did receive modernization improvements in 2002 primarily focused on classrooms. Classroom ceilings, paint, lights, door hardware, toilet room accessibility, HVAC, and new electrical service were provided. These rooms still require minor modernization upgrades. Many areas received little or no improvement in 2002 including the library, science wing, gymnasium, and locker rooms. Their needs range from standard to major modernization.

There are several issues to be addressed at the gymnasium, including the need for better ventilation and bleachers. The gym doors need to be replaced. Modernize girls and boys shower/locker rooms and coaches area. Provide showers to an appropriate level. Replace lockers to meet the current need. The clerestory windows in the shower/locker rooms are leaking and need to be replaced.

The roofing condition at all buildings is poor and needs to be torn off and replaced.

#### SITE CONDITIONS

Most of the site was recently improved including the front of school, parking areas and Quad.

There are drainage problems south corner of the Track; all fields should be regraded with new backstops provided.

All new irrigation required, including new backflow and pump.

Tennis courts need new surfacing, fencing, and lights.

#### BUILDING SYSTEMS

##### PLUMBING

All plumbing infrastructure was recently replaced.

##### MECHANICAL

The existing HVAC systems are mostly package units and will be replaced with ESSER funds. A multi-zone unit on Building 3 is problematic to control and maintain. Need to improve ventilation issues at the gym building.

##### ELECTRICAL

The campus power system was updated in 2002. No new needs identified.

Low Voltage systems: All low voltage systems have been recently upgraded. No new needs identified.



# SITE IMPROVEMENTS BALL JUNIOR HIGH SCHOOL



Completed - Main Parking Lot



Completed - New Drop-Off Monument



Completed - Administration Modernization



Completed - Administration Modernization



Completed - Stage Structure



Completed - Stage Structure



Completed - Benches, Tables, Shade Structures



Completed - Benches, Tables, Shade Structures



Completed - Landscape at Corridor



7.1

EXISTING SITE CONDITIONS  
BALL JUNIOR HIGH SCHOOL



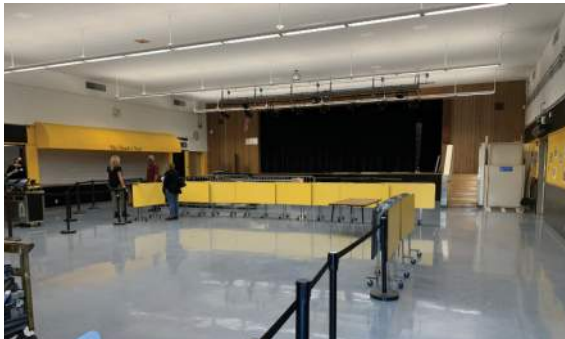
Typical Classroom



Typical Science Lab



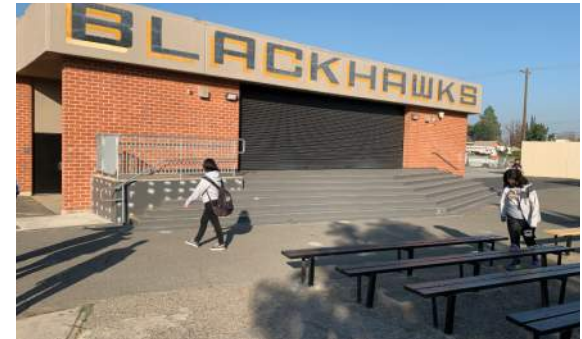
Elective Classroom



MPR



Library



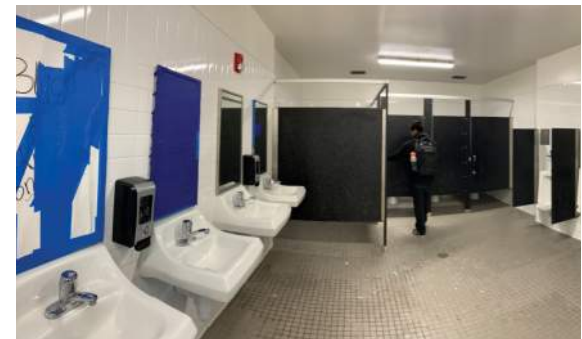
Outdoor Theater



Outdoor Theater Seating



Gymnasium



Restrooms



7.1

**COST ESTIMATE  
BALL JUNIOR HIGH SCHOOL**

**SCOPE OF WORK CATEGORIES**

**MASTER PLAN COST**








01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	1,558,000
02. Existing Building Systems and Toilets	\$	1,942,000
03. Site Utilities	\$	422,000
04. New Construction - Classrooms & Colabs	\$	8,140,000
05. Electives, Science Labs & CTE	\$	21,952,000
06. Performing Arts Improvements	\$	3,025,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,602,000
08. Interior Physical Education Improvements	\$	7,347,000
09. Administration, Staff Support & Family Resource Centers	\$	693,000
10. Library, Student Union & Student Support Services	\$	6,875,000
11. Safety and Security	\$	586,000
12. Outdoor Learning and Quads	\$	1,691,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	15,284,000
14. Next Generation Classroom Flexibility	\$	288,000
15. Technology Infrastructure & Equipment	\$	884,000
16. Community School Resource Centers	\$	1,212,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>74,501,000</b>



7.1

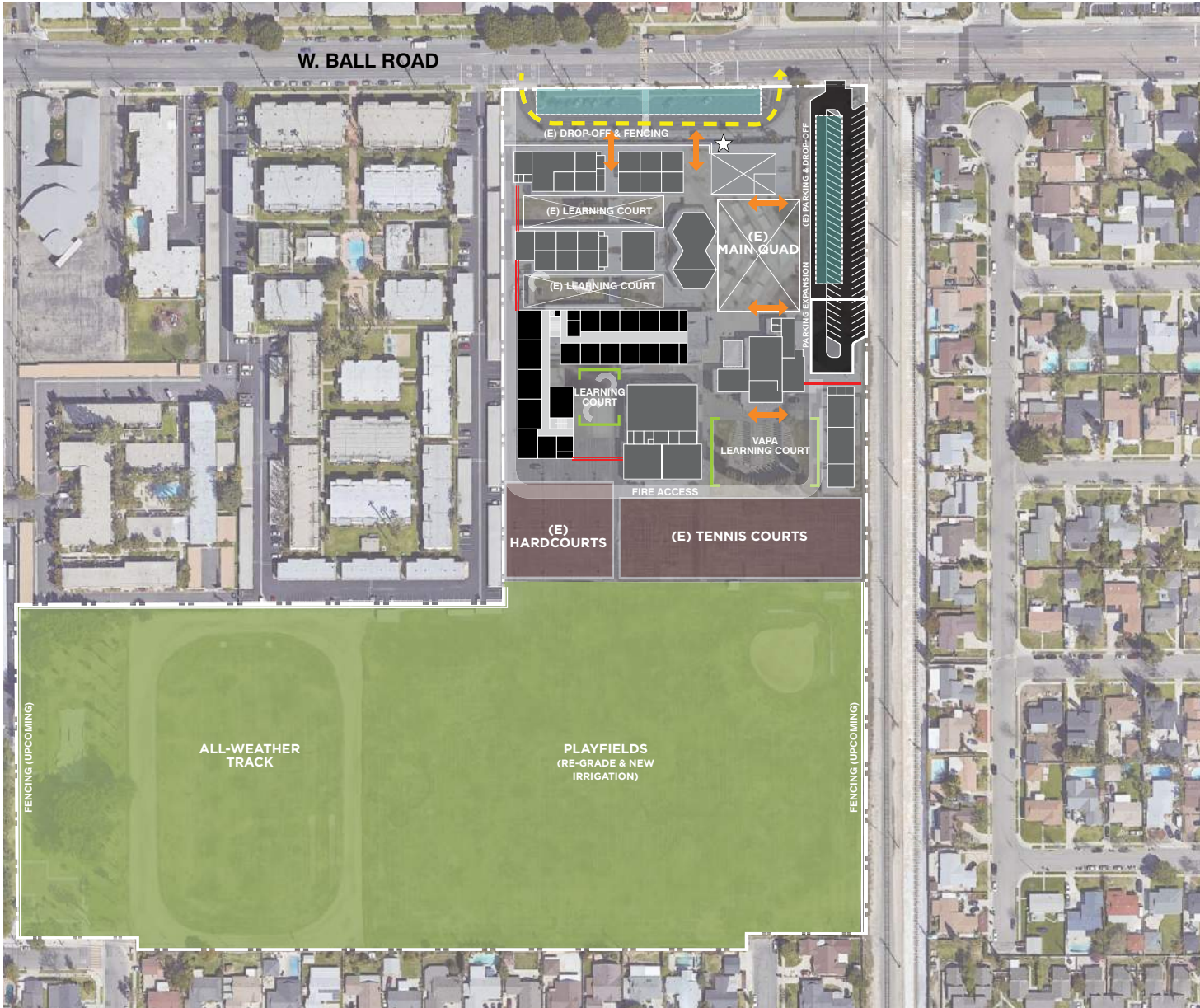
EXISTING SITE PLAN  
**BALL JUNIOR HIGH SCHOOL**



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# PROPOSED SITE PLAN BALL JUNIOR HIGH SCHOOL



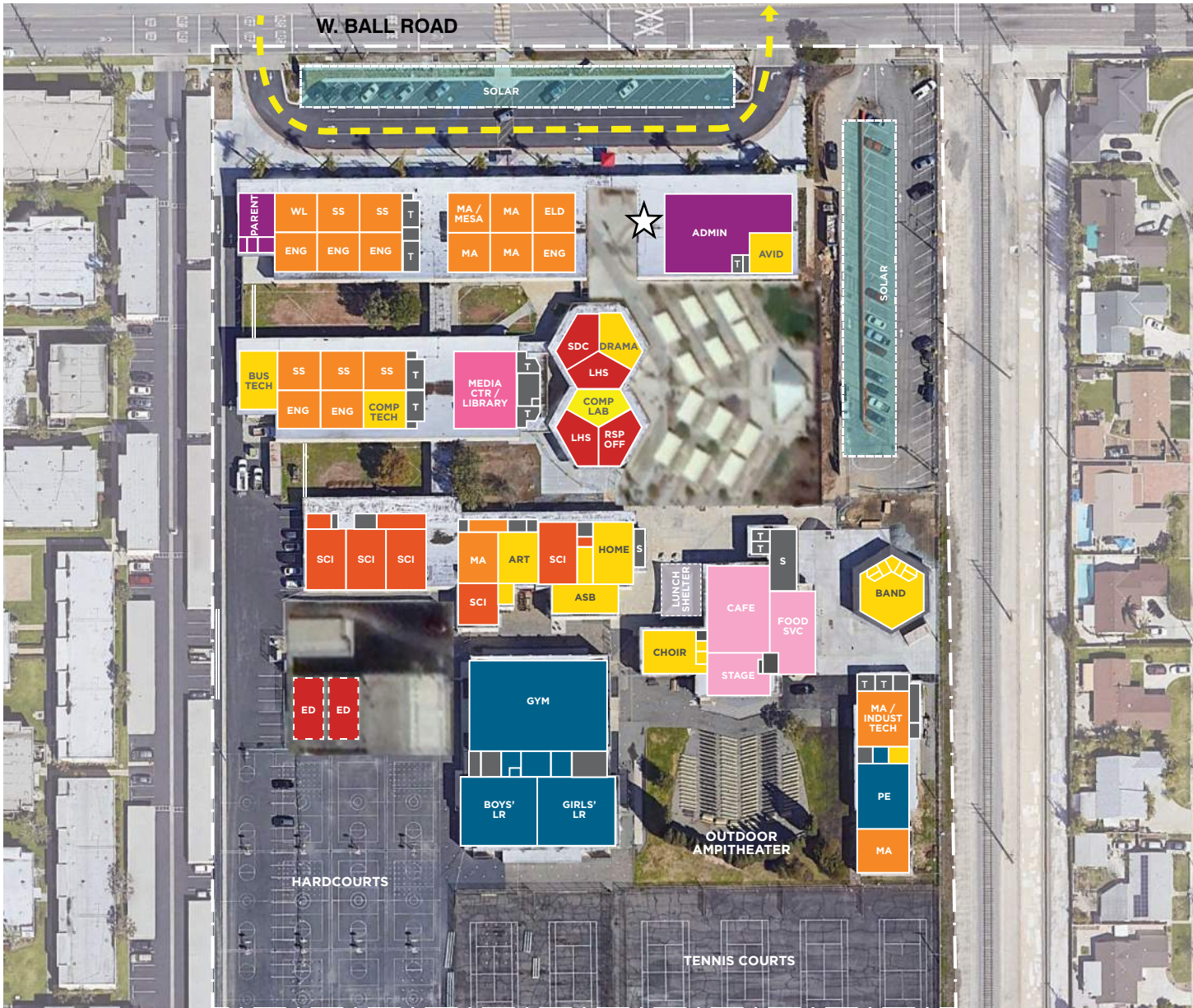
- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



7.1

# EXISTING SITE PLAN BALL JUNIOR HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial
- Solar
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	842
Teaching Stations:	
English, ENG	6
Math, MA	7
Social Science, SS	5
World Language, WL	1
Science, SCI	5
Electives	8
RSP/MM	1
Special Education	6
Other (1-ASB, 1-Computer Lab, 1-PE, 1-Parent CTR.)	4
<b>Grand Total:</b>	<b>43</b>





# PROPOSED SITE PLAN BALL JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room
- Support Spaces
- S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

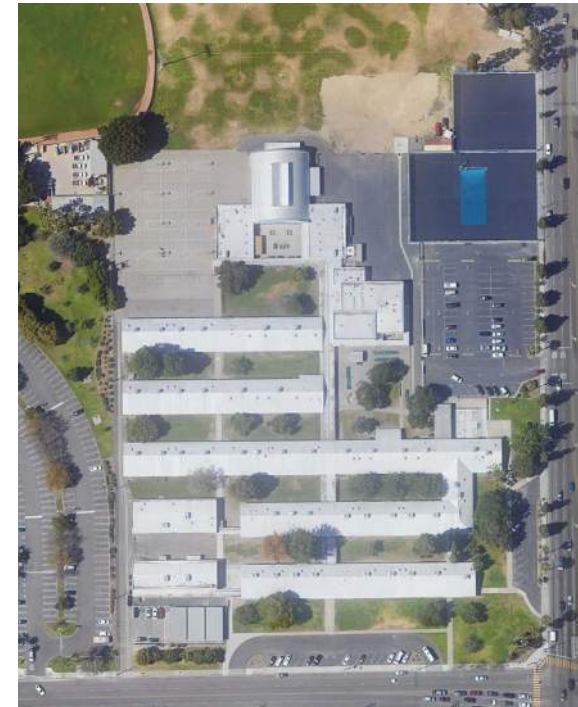
- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	850
Teaching Stations:	
English, ENG	5
Math, MA	5
Science, SCI	5
Social Science, SS	5
World Language, WL	3
Electives	8
RSP Office	1
Flex SDC	1
Special Education	3
Other (1-ASB)	1
<b>Grand Total:</b>	<b>37</b>





**7.2** EXISTING SITE CONDITIONS  
**BROOKHURST JUNIOR HIGH SCHOOL**



601 N. Brookhurst St Anaheim, CA 92801

**EXISTING SITE INFORMATION**

Year Constructed	1956
Year Last Modernized	1993
Current Enrollment	850
Grade Levels	7-8
Square Footage	107,543
Site Size (acres)	18.5

**GREATEST NEEDS**

- The main school entrance needs to be more pronounced and welcoming
- There are currently a lot of leaky roofs, particularly at the gymnasium
- Rain gutters are needed on the north side of the building at rooms 2-9
- Additional electrical outlets at existing classrooms are needed
- Would like functioning windows
- Sinks in the science labs are needed
- The Home Ec classrooms need to be modernized
- The Library needs to be modernized
- Need more 'places to be' for students during lunch
- Would like a larger/wider Cafeteria/MPR (not longer)
- The Gymnasium needs ventilation, a new gym floor, new bleachers and better storage
- Would like a stage at the quad
- The main office needs to be reconfigured
- Additional offices are needed for counselors



## 7.2 EXISTING SITE CONDITIONS BROOKHURST JUNIOR HIGH SCHOOL

- The Parent Center needs access from outside the secure campus
- Additional staff restrooms are needed
- Would like to have higher netting/fencing at the tennis courts along Brookhurst St.
- The hardcourts need to be redone
- A concrete runway is needed for the long jump

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Brookhurst JHS received the following improvements:

- New security fencing and cameras added
- Rebuilt Tennis Courts with improved drainage
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Front of School beautification, fencing and marquee are currently in the planning stages
- Solar over carports currently in planning stages
- New irrigation pump in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Brookhurst Junior High School began serving the community in 1956. The 18.5 acre site is located at 601 North Brookhurst Street, Anaheim, CA 92801.

Brookhurst JHS was last modernized in 1993 and the existing interior finishes are worn and need to be replaced. Classroom ceiling tiles are sagging. A major portion of the door hardware needs to be replaced to meet ADA requirements. The existing restrooms need upgrading. Additional restroom facilities are needed, especially for Staff.

Administration needs modernization and updates to include a Wellness Center. Exterior classroom doors/ hardware to be replaced (existing doors do not latch properly).

The boys and girls locker rooms are in poor condition. In addition to standard upgrades, more P.E. lockers are required. Gym requires modernization including floors, bleachers, new ventilation system, and roofing repairs needed for ongoing roof leaks.

The Media Center is undersized and in need of an expansion/upgrade. Brookhurst JHS is currently lacking science, S.T.E.M., and computer labs. It was suggested to convert the under-utilized old wood shop, Classroom 11, to a S.T.E.M. Lab. It was also suggested to convert the large Classroom 19 to a S.T.E.M. video production facility. Finally, it was suggested Classroom 32 be converted to a Science Lab as it is 1/3 larger than a standard classroom. The band room requires additional storage.

The window systems throughout the campus need to be replaced. The existing roofing is in need of repairs.

### SITE CONDITIONS

Parking, drop-off, access, and wayfinding at the campus are difficult. Consider connecting the vehicular circulation that enters on Brookhurst Street to the driveway/ parking on Crescent Ave, so cars exit on Crescent to improve safety.

School security is an ongoing concern. 4-5 additional cameras are needed to complete the camera system. Provide electronic locks to high asset areas. Tall perimeter fencing needs to be added at the adjacent city park (1,320 l.f.), along Brookhurst at the northeast (960 l.f.) and along Crescent Ave (600 l.f.).

The campus hardscape is in need of considerable improvement. Much of the existing asphalt paving area is in poor condition (121,200 s.f.). The Brookhurst St. and Crescent Ave. parking lots need to be reconfigured (17,200 s.f.). Much of the concrete paving is broken and cracked (19,000 s.f.). Existing walkways are too narrow and need to be replaced (35,000 s.f.). The existing drinking fountains also need to be replaced to address accessibility concerns.

The Quad is not welcoming and should be completely renovated to accommodate more seating, and a stage.

The courtyards between the buildings have presented problems, and are now in the planning stages to address storm drain issues and also replace infrastructure between the buildings. The north edge of the track is subject to ponding and flooding. The courtyard spaces are under-utilized on this small campus and could be converted to outdoor learning areas. (63,000 s.f.). Some buildings require gutters to improve storm drainage.



## 7.2 EXISTING SITE CONDITIONS BROOKHURST JUNIOR HIGH SCHOOL

Playfields: The existing irrigation system is a hydraulic system and needs complete replacement. New irrigation pump is needed. Regrading of the fields is required to improve drainage. The District requested the addition of a sixth tennis court. A backstop should be added to the softball field and the non-DSA athletic storage rooms need to be replaced. The track lacks a long jump runway.

The lunch areas lack shelter and need shade structures, as currently there are none. The campus marquee should be upgraded to digital.

### BUILDING SYSTEMS

#### PLUMBING

The domestic water, sewer, and gas lines need to be replaced. Provide a gas earthquake shutoff valve. Evaluate the existing storm drain system, roof gutters, and downspouts; and repair/replace as required.

#### MECHANICAL

Modernized in 1993, the rooftop package units are well past typical life cycle. Add a ventilation system in the gym. Replace the EMS system.

#### ELECTRICAL

While the campus power system was upgraded in 1993, some existing panels need replacement at the kitchen and gym locker rooms. Provide new site and parking lot lighting with LED technology for energy efficiency. Where required, interior lighting should be replaced.

Low Voltage systems: The existing telephone/data, CATV, CCTV, clock/intercom, and fire alarm systems need to be replaced.

A new security system is needed.

7.2

EXISTING SITE CONDITIONS  
BROOKHURST JUNIOR HIGH SCHOOL



Front Office



Typical Classroom



Typical Science Lab



Library



Lunch Shelter



Lunch Area



Gymnasium



Playfields



Tennis Courts



## 7.2 COST ESTIMATE BROOKHURST JUNIOR HIGH SCHOOL

### SCOPE OF WORK CATEGORIES








### MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	5,585,000
02. Existing Building Systems and Toilets	\$	3,505,000
03. Site Utilities	\$	1,394,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	6,096,000
06. Performing Arts Improvements	\$	3,254,000
07. Multipurpose Rooms / Food Service Improvements	\$	4,262,000
08. Interior Physical Education Improvements	\$	7,156,000
09. Administration, Staff Support & Family Resource Centers	\$	3,404,000
10. Library, Student Union & Student Support Services	\$	5,270,000
11. Safety and Security	\$	3,078,000
12. Outdoor Learning and Quads	\$	120,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	7,393,000
14. Next Generation Classroom Flexibility	\$	575,000
15. Technology Infrastructure & Equipment	\$	1,437,000
16. Community School Resource Centers	\$	321,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>52,850,000</b>



# 7.2 EXISTING SITE PLAN BROOKHURST JUNIOR HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



7.2

PROPOSED SITE PLAN  
**BROOKHURST JUNIOR HIGH SCHOOL**



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance





# 7.2

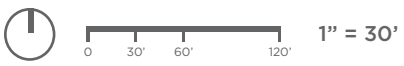
## EXISTING SITE PLAN BROOKHURST JUNIOR HIGH SCHOOL

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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
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- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial
- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b> 850	
Teaching Stations:	
English, ENG	6
Math, MA	6
Social Science, SS	5
World Language, WL	2
Science, SCI	6
Electives (4-Visual/Perf. Arts, 5-Elec.)	9
RSP/MM	1
Special Education (1-Autism, 1-DHH, 2-MM, 2-Sp)	6
Other (1-Parent CTR, 1-Computer Lab, 1-Anaheim Achieves)	3
<b>Grand Total:</b>	<b>44</b>



# 7.2

## PROPOSED SITE PLAN BROOKHURST JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	850
Teaching Stations:	
English, ENG	5
Math, MA	5
Science, SCI	5
Social Science, SS	5
World Language, WL	3
Electives	8
RSP Office	1
Flex SDC	1
Special Education, SP ED	5
Other (1-ASB)	1
<b>Grand Total:</b>	<b>39</b>



# 7.3

## EXISTING SITE CONDITIONS DALE JUNIOR HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1959
Year Last Modernized	2021
Current Enrollment	966
Grade Levels	7-8
Square Footage	94,301
Site Size (acres)	25.1

### GREATEST NEEDS

- Pedestrians need a walkway along the southern property line to get them safely onto campus
- New perimeter fencing along the east edge of the campus is needed
- The Cafeteria and attached VAPA spaces need to be modernized
- The Special Education/Home Ec building needs to be modernized
- Would like a technology upgrade with a PA

system at the Gymnasium

- Acoustical treatment is needed at the Gymnasium
- Would like additional water bottle filling stations near the Gymnasium
- Additional faculty restrooms are needed
- Would like shade at the PE area
- The playfields need to be renovated
- Would like an all-weather track





## 7.3 EXISTING SITE CONDITIONS DALE JUNIOR HIGH SCHOOL

- The hardcourts and tennis courts need to be redone
- New basketball hoops at the hardcourts are needed
- New fencing at the tennis courts is needed

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

A significant campus wide reconstruction/ Modernization project was completed at Dale JHS in 2021:

- Alterations to 5-Classroom Buildings 2, 4, 5, 5A & 8
- New-Administration/Classroom/Library Building
- New Music Building
- New site work including Shade Structures
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Dale Junior High School was originally constructed in 1959. The 25 acre site is located at 900 South Dale Avenue, Anaheim, CA 92804. The Dale JHS just completed a major phased, multiyear Modernization and New Construction project. The interim housing portables are currently being removed and site restored.

Additional Modernization remaining at Classroom Building 5 and MPR Building 6.

Gym Building needs include a technology upgrade and better acoustical treatment

As Dale JHS is being considered for the location of the District's new central kitchen, two areas on site are under evaluation. One is the Polaris building location and the other is a lesser used area of campus at the southeast corner of the site located off Ball Road.

### SITE CONDITIONS

The majority of the inner campus was completely renovated with new a new quad, shade structures, and seating throughout.

Playfields: The existing irrigation system is a hydraulic system and needs complete replacement including a new irrigation pump. Regrading of the fields and track required to improve drainage; track to be replace with all weather synthetic surface.

Replace fencing between nursery (eastern property line) and playfield. New fencing at Tennis Courts are needed.

The hardcourts paving need replacement.

Site requested additional shade capabilities for the play fields.

### BUILDING SYSTEMS

#### PLUMBING

Bottle filling drinking fountain requested near Gym.

#### MECHANICAL

Replace HVAC package units in Buildings 5 and 6. Provide new ventilation system in the existing Gym.

#### ELECTRICAL

New technology upgrade needed at Gym. All other systems are good.

**7.3**

**SITE IMPROVEMENTS  
DALE JUNIOR HIGH SCHOOL**



Completed - Drop-Off Parking



Completed - New Two-Story Building



Completed - CVA/Polaris iLab



Completed - New Library



Completed - Bldg. 2 & 4 Modernization



Completed - New Band Building



Completed - Bldg. 7 Gymnasium Modernization



Completed - Courtyard Modernization



Completed - New Quad Modernization



**7.3** EXISTING SITE CONDITIONS  
**DALE JUNIOR HIGH SCHOOL**



Typical Science Lab



Music Classroom



Computer Lab



Elective Classroom



MPR



Food Service



Lunch Shelter



Main Quad



Playfields



**7.3**

**COST ESTIMATE  
DALE JUNIOR HIGH SCHOOL**

**SCOPE OF WORK CATEGORIES**

**MASTER PLAN COST**








01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	-
02. Existing Building Systems and Toilets	\$	490,000
03. Site Utilities	\$	-
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	463,000
06. Performing Arts Improvements	\$	713,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,442,000
08. Interior Physical Education Improvements	\$	2,813,000
09. Administration, Staff Support & Family Resource Centers	\$	-
10. Library, Student Union & Student Support Services	\$	304,000
11. Safety and Security	\$	12,000
12. Outdoor Learning and Quads	\$	-
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	11,695,000
14. Next Generation Classroom Flexibility	\$	87,000
15. Technology Infrastructure & Equipment	\$	56,000
16. Community School Resource Centers	\$	294,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>19,369,000</b>



7.3

EXISTING SITE PLAN  
DALE JUNIOR HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off





7.3

PROPOSED SITE PLAN  
DALE JUNIOR HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.3

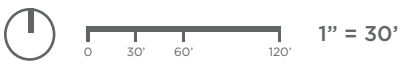
## EXISTING SITE PLAN DALE JUNIOR HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial
- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

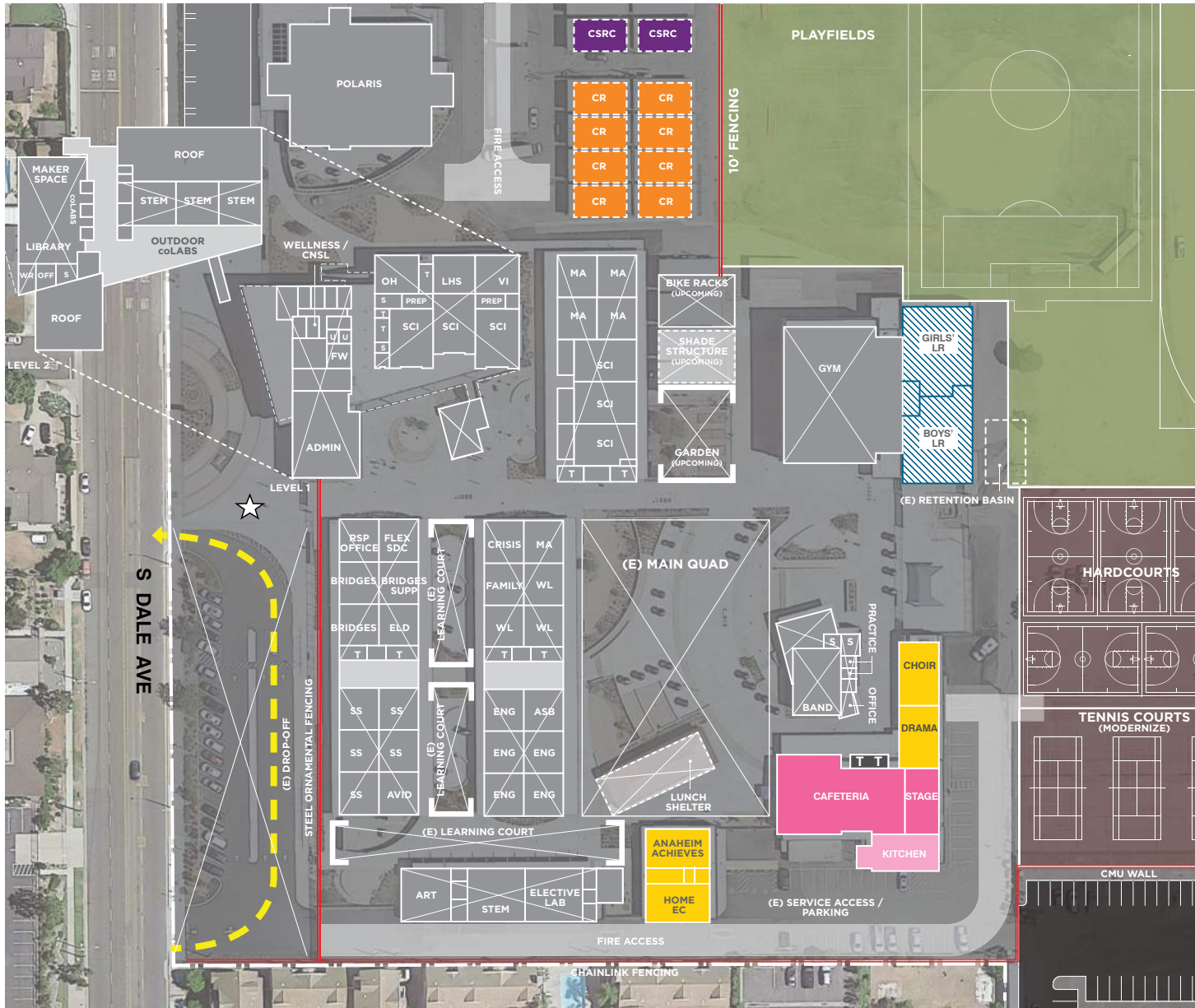
<b>Current Enrollment:</b>	966
<b>Teaching Stations:</b>	
English, ENG	8
Math, MA	5
Science, SCI	10
Social Science, SS	9
World Language, WL	3
Electives	6
RSP/MM	2
Special Education	3
Other (1-ASB, 1-Computer Lab, 1-Anaheim Achieves)	3
<b>Grand Total:</b>	<b>49</b>



# 7.3

## PROPOSED SITE PLAN DALE JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work,  
FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education,  
LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets,  
O - Office, U - Utilities &  
Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	980
Teaching Stations:	
English, ENG	5
Math, MA	5
Science, SCI	6
Social Science, SS	5
World Language, WL	3
Electives	10
RSP Office	1
Flex SDC	1
Special Education, SP ED	5
Other (1-AWD, 8-CR, 1-ASB, 1-ELD)	11
<b>Grand Total:</b>	<b>52</b>





**7.4** EXISTING SITE CONDITIONS  
**LEXINGTON JUNIOR HIGH SCHOOL**



4351 Orange Ave Cypress, CA 90630



**EXISTING SITE INFORMATION**

Year Constructed	1972
Year Last Modernized	2007
Current Enrollment	1,189
Grade Levels	7-8
Square Footage	96,538
Site Size (acres)	18.4

**GREATEST NEEDS**

- Would like automatic gate mechanisms at the two fire lane gate locations
- Classroom technology equipment is old and needs to be replaced
- The electrical infrastructure issues at the front of campus need to be addressed
- The slow internet in the 500 building needs to be addressed
- The campus does not currently have an ASB room
- The campus does not currently have a book storage room
- Would like more theatrical capabilities in the MPR; sound and lighting are good, but cabling is needed
- Fitness spaces are needed; currently have none
- Storage for PE is needed



## 7.4 EXISTING SITE CONDITIONS LEXINGTON JUNIOR HIGH SCHOOL

- Would like to revitalize the main quad, including the addition of an outdoor stage, to better function for student activities
- The playfields have drainage issues, particularly at the softball field, and a lot of divots due to community use
- Would like an all-weather track

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Lexington JHS received the following improvements:

- Rebuilt Tennis Courts with improved drainage
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar over carports currently in planning stages
- Any remaining HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Lexington Junior High School, originally constructed in 1972, is located at 4351 Orange Avenue, Cypress, CA 90630. The site measures 18.4 acres. The campus underwent modernization and expansion as part of the Measure Z capital improvement program. Construction was completed in 2007.

The current built condition is good with a few exceptions. Classroom, administration, and support spaces have interior finishes, lighting, electrical power, and low voltage systems that are in good condition.

The Gymnasium floor needs to be refinished. The boys and girls locker rooms are in need of full Modernization. Food Services is in need of additional built-in cold storage.

The existing Multipurpose Room stage needs to be enhanced to accommodate Dance and Theater programs. The stage needs better lighting, rigging, sound systems, and flooring.

A 6,375 s.f. Science building was added to the campus as part of Measure Z. The building includes three (3) high school quality science labs, science preparation room and boys and girls toilet rooms. The current campus technology infrastructure needs to be upgraded to provide better connectivity and/or interface between data, communication, and video systems.

The HVAC and roofing systems were replaced/upgraded in 2015. Significant storage needs throughout the school are needed.

### SITE CONDITIONS

The front of school needs beautification-landscape improvements, site security fencing, motorized gates, and parking lot improvements, including new LED lights.

Add LED lights to tennis courts.

Provide electronic locks to high asset areas.

The Quad needs complete upgrade to include shade structures, seating areas, and outdoor stage.

Playfields: The existing irrigation system is a hydraulic system and needs complete replacement, including a new irrigation pump and backflow. Regrading of the fields and track is required to improve drainage; track to be replaced with all weather synthetic surface.

Replace chain link fencing at fields.

Domestic water backflow needs to be removed from below grade and installed above grade.

### BUILDING SYSTEMS

#### PLUMBING

The existing water, gas, storm drain, and sewer systems are all in acceptable condition. The gas system needs an earthquake shut-off valve.

#### MECHANICAL

Most HVAC units were replaced in 2015. Science Building 600 requires HVAC replacement.

## **7.4** EXISTING SITE CONDITIONS **LEXINGTON JUNIOR HIGH SCHOOL**

### **ELECTRICAL**

The power and fire alarm systems are in good working condition.

Exterior soffit lights should be evaluated for proper coverage.

Low Voltage systems: The existing system is in good working condition.

The security system is in good working condition, but should be expanded with additional cameras.



# 7.4 EXISTING SITE CONDITIONS LEXINGTON JUNIOR HIGH SCHOOL



Front Entry



Typical Classroom



Typical Science Lab



Computer Lab



MPR



Library



Locker Room



Playfields



Courtyard



# 7.4 COST ESTIMATE LEXINGTON JUNIOR HIGH SCHOOL

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	6,140,000
02. Existing Building Systems and Toilets	\$	3,109,000
03. Site Utilities	\$	11,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	6,950,000
06. Performing Arts Improvements	\$	2,313,000
07. Multipurpose Rooms / Food Service Improvements	\$	3,850,000
08. Interior Physical Education Improvements	\$	6,230,000
09. Administration, Staff Support & Family Resource Centers	\$	3,983,000
10. Library, Student Union & Student Support Services	\$	5,592,000
11. Safety and Security	\$	1,772,000
12. Outdoor Learning and Quads	\$	630,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	9,835,000
14. Next Generation Classroom Flexibility	\$	604,000
15. Technology Infrastructure & Equipment	\$	1,505,000
16. Community School Resource Centers	\$	71,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>52,595,000</b>





# 7.4 EXISTING SITE PLAN LEXINGTON JUNIOR HIGH SCHOOL



- No Work / In-Progress
- Solar
- Existing Building
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off



# 7.4 PROPOSED SITE PLAN LEXINGTON JUNIOR HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.4 EXISTING SITE PLAN LEXINGTON JUNIOR HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- ★ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,189
Teaching Stations:	
English, ENG	8
Math, MA	7
Science, SCI	6
Social Science, SS	7
World Language, WL	1
Electives (4-Visual/Perf. Arts, 5-Elec.)	9
RSP/MM	2
Special Education (2-Autism, 1-IEP 2-SDC)	5
Other (1-Wellness)	1
<b>Grand Total:</b>	<b>46</b>



# 7.4 PROPOSED SITE PLAN LEXINGTON JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



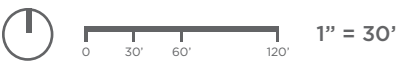
**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work  
FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education,  
LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets,  
O - Office, U - Utilities &  
Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

**Planning Capacity:** 1,200

Teaching Stations:	
English, ENG	6
Math, MA	6
Science, SCI	7
Social Science, SS	6
World Language, WL	3
Electives	9
RSP Office	1
Flex SDC	1
Special Education, SP ED	3
Other (1-ASB)	1
<b>Grand Total:</b>	<b>43</b>



# 7.5

## EXISTING SITE CONDITIONS ORANGEVIEW JUNIOR HIGH SCHOOL



3715 W. Orange Ave Anaheim, CA 92804



### EXISTING SITE INFORMATION

Year Constructed	1958
Year Last Modernized	1993
Current Enrollment	791
Grade Levels	7-8
Square Footage	76,728
Site Size (acres)	20.3

### GREATEST NEEDS

- The Special Education and bus drop-off need to be improved
- Would like a key card gate at the staff parking lot
- SDC classrooms should be located at the front of the school for ease of drop-off
- Single pane glazing needs to be replaced
- More electrical outlets are needed in classrooms

- Student restrooms need to be modernized
- The restrooms off the quad should be expanded due to their high level of use
- Girls' restrooms need to have sanitary product dispensers installed
- Additional drinking fountains and bottle-filling stations are needed
- The Library is in a great location, but is undersized
- Would like to have access from the library directly to the main quad





## 7.5 EXISTING SITE CONDITIONS ORANGEVIEW JUNIOR HIGH SCHOOL

- The Gymnasium needs new flooring and ventilation
- The Locker Rooms need to be modernized
- A Counseling Center is needed
- A conference space is needed
- Would like hot water in the faculty restrooms
- Additional infrastructure for plumbing and electrical systems are in the planning stages
- Solar PV Carports are currently in planning stages, including electrical upgrades
- New irrigation pump is in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

Recent improvements or improvements in design phase at Orangeview JHS include:

- Quad and Front of School beautification, Parking lots/ lighting, new security fencing, Improved drop-off, marquee, and security cameras are in the planning stages
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Landscaping/ storm drain improvements between buildings and quad in planning stages
- New lunch shelter in Quad is recently added
- Building 18 Restrooms are Modernized

### CONDITION ASSESSMENT

Orangeview Junior High School began serving the community in 1958. The 20.3 acre site is located at 3715 West Orange Avenue, Anaheim, CA 92804. Orangeview JHS received some minor cosmetic interior upgrades. Classroom ceiling tiles are sagging. A major portion of the exterior doors and door hardware need to be replaced to meet ADA requirements. The existing restrooms need upgrading. Additional restroom facilities are needed. Administration improvements are needed including new Counselors Offices and Conference rooms.

The school is in need of new science labs to meet Common Core requirements. The existing Media Center is undersized and should be expanded, along with technological upgrades.

There are several issues to be addressed at the gymnasium including the need for new bleachers. The leaking roof skylights need to be addressed. The girls and boys locker rooms, including the coaches office, need major modernization. Showers need to be provided at an appropriate level. Lockers need to be replaced to meet the current need.

The windows throughout the campus are old and need to be replaced. The existing roof needs a tune up.

### SITE CONDITIONS

School security is an ongoing concern. 4-5 additional cameras are needed to complete the camera system.

Provide electronic locks to high asset areas.

The campus hardscape is in need of considerable improvement. Much of the existing asphalt paving area is in poor condition. Parking lots need to be reconfigured. Much of the concrete paving is broken and cracked. Existing walkways are too narrow and need to be replaced. The existing drinking fountains also need to be replaced to address accessibility concerns.

Site lighting: new site, parking and tennis court lighting is needed.

Playfields: The existing irrigation system is a hydraulic system and needs complete replacement. Re-grading of all the fields is required to improve drainage.

All fencing/ backstops will require replacement as part of the regrading.

### BUILDING SYSTEMS

#### PLUMBING

The domestic water, sewer, and gas infrastructure need to be replaced, including a new domestic water backflow. Water mains are the original galvanized pipes. Water POC in cul-de-sac needs replacement, including separate fire water service.

## 7.5

# EXISTING SITE CONDITIONS ORANGEVIEW JUNIOR HIGH SCHOOL

Provide a gas earthquake shut-off valve.  
Evaluate remaining storm drain system replacement, roof gutters, and downspouts; and repair/replace as required.

### MECHANICAL

Modernized in 1993, the rooftop package units are well past typical life cycle. Classrooms 1-9 have recently been replaced; remainder of HVAC package units will be replaced with ESSR funds. HVAC condensate drains are to be replaced as part of the HVAC replacement. Add a ventilation system in the gym. Replace the EMS system.

### ELECTRICAL

Electrical service upgrades planned with new solar project.

Low Voltage systems: The existing telephone/data, CATV, need to be replaced. Fire Alarm system is operational. Existing clock and PA system are operational.

Security System requires replacement.



**7.5** EXISTING SITE CONDITIONS  
**ORANGEVIEW JUNIOR HIGH SCHOOL**



Main Office



Typical Classroom



Typical Classroom



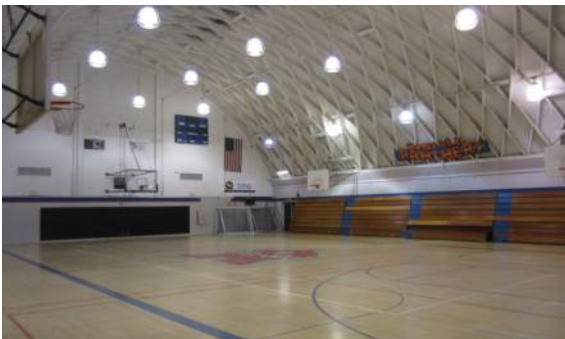
Library & Speech



Library



Classroom Courtyard



Gymnasium



Hardcourts



Tennis Courts





# 7.5 COST ESTIMATE ORANGEVIEW JUNIOR HIGH SCHOOL

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST








01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	4,791,000
02. Existing Building Systems and Toilets	\$	3,268,000
03. Site Utilities	\$	1,279,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	4,085,000
06. Performing Arts Improvements	\$	934,000
07. Multipurpose Rooms / Food Service Improvements	\$	1,718,000
08. Interior Physical Education Improvements	\$	5,837,000
09. Administration, Staff Support & Family Resource Centers	\$	2,194,000
10. Library, Student Union & Student Support Services	\$	5,023,000
11. Safety and Security	\$	3,452,000
12. Outdoor Learning and Quads	\$	413,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	7,496,000
14. Next Generation Classroom Flexibility	\$	489,000
15. Technology Infrastructure & Equipment	\$	1,272,000
16. Community School Resource Centers	\$	71,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>42,322,000</b>



7.5

EXISTING SITE PLAN  
ORANGEVIEW JUNIOR HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



7.5

PROPOSED SITE PLAN  
ORANGEVIEW JUNIOR HIGH SCHOOL



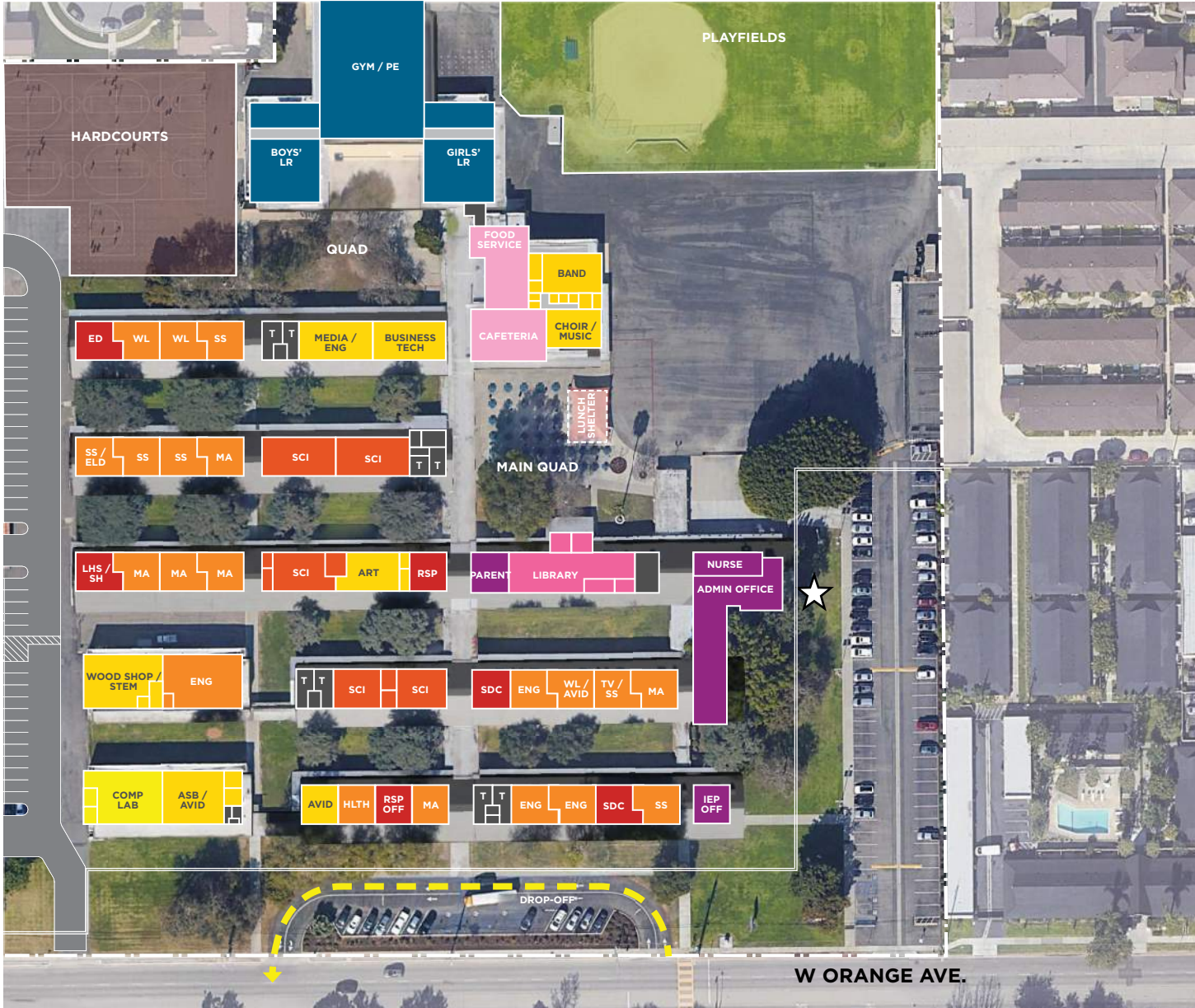
- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.5

## EXISTING SITE PLAN ORANGEVIEW JUNIOR HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
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- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

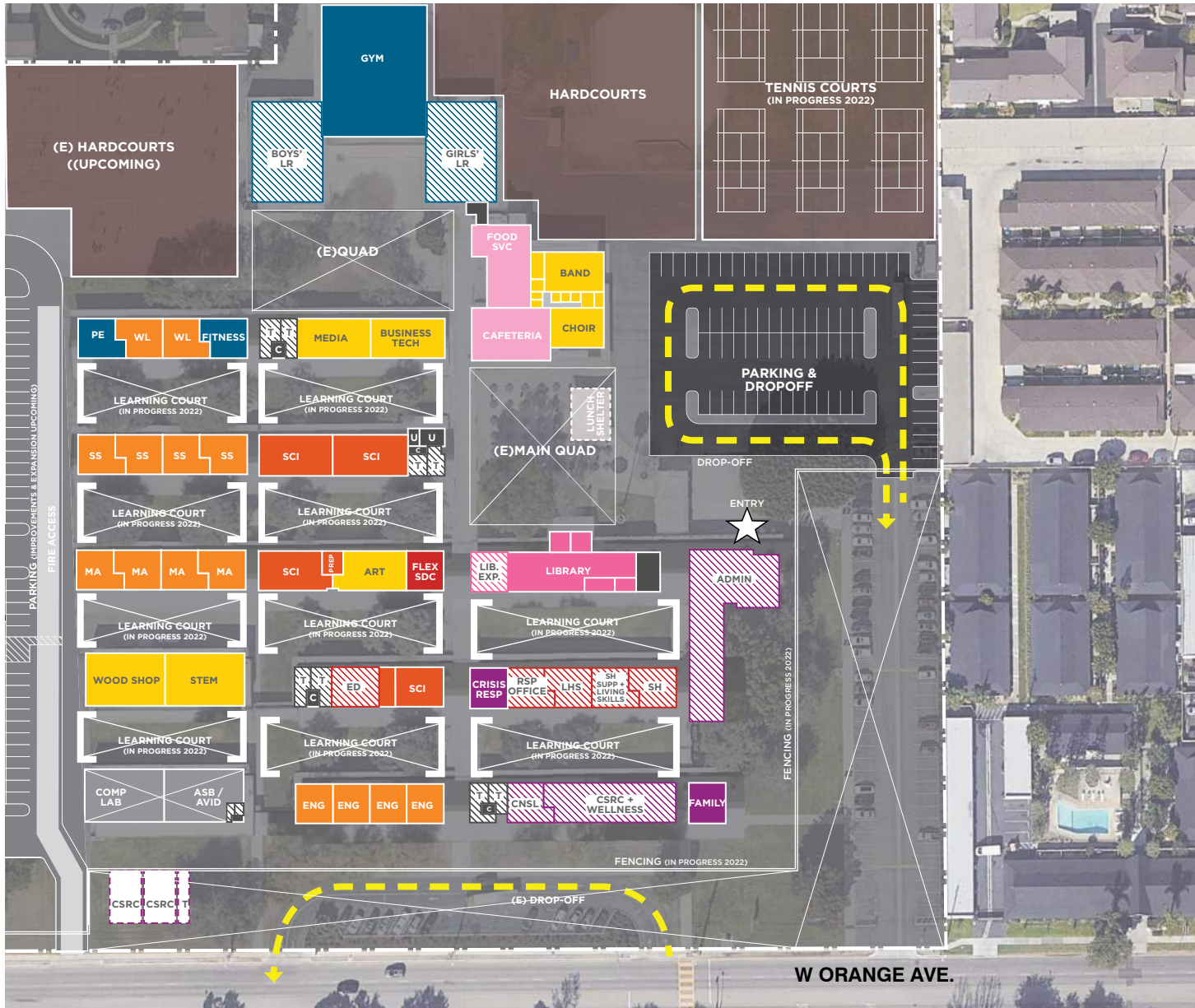
<b>Current Enrollment:</b>	791
Teaching Stations:	
English, ENG	4
Math, MA	6
Social Science, SS	6
World Language, WL	2
Science, SCI	5
Electives (3-Visual/Perf. Arts, 3-Elec.)	6
RSP/MM	2
Special Education	3
Other (1-AVID, 1-Computer Lab, 1-Health, 1-ASSB)	4
<b>Grand Total:</b>	<b>38</b>



# 7.5

## PROPOSED SITE PLAN ORANGEVIEW JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

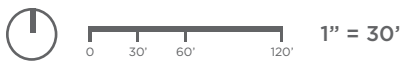


**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

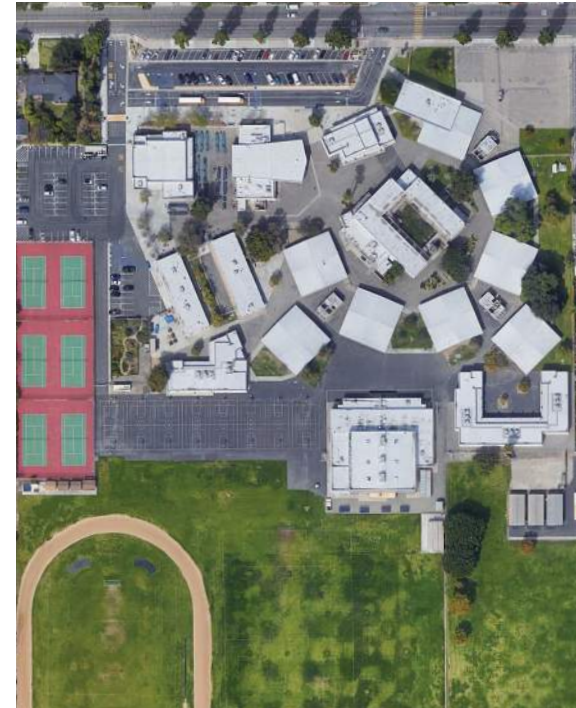
- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	700
Teaching Stations:	
English, ENG	4
Math, MA	4
Science, SCI	4
Social Science, SS	4
World Language, WL	2
Electives	8
RSP Office	1
Flex SDC	1
Special Education, SP ED	3
Other (1-ASB, 1-Computer Lab)	2
<b>Grand Total:</b>	<b>33</b>





**7.6** EXISTING SITE CONDITIONS  
**SOUTH JUNIOR HIGH SCHOOL**



**EXISTING SITE INFORMATION**

Year Constructed	1964
Year Last Modernized	2005
Current Enrollment	1,300
Grade Levels	7-8
Square Footage	120,580
Site Size (acres)	21.8

**GREATEST NEEDS**

- Student safety is a concern at the existing drop-off; there is a lot of bottle necking of cars
- Improve fence access at the southeast corner of the campus; there are currently a lot of break ins in this area
- The drainage at the quad needs to be addressed
- The drainage between the classroom buildings and to the north of the gymnasium needs to be addressed
- The drainage at the southwest corner of the site needs to be addressed
- The hardscape needs to be resurfaced
- Would like an outdoor amphitheater with lighting and a sound system
- Shade structures are needed for lunch
- Additional outdoor seating is needed
- The bathrooms need to be modernized



## 7.6 EXISTING SITE CONDITIONS SOUTH JUNIOR HIGH SCHOOL

- The Gymnasium needs ventilation, new flooring, new paint, new padding, new bleachers, and an improved A/V screen
- The Gymnasium roof leaks and needs to be repaired
- The tennis courts need to be replaced due to tripping hazards

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

Recent improvements or improvements in design phase at South JHS include:

- Tennis courts received new surfacing
- Security Cameras added to improve safety/security
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar PV Carports are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

South Junior High School was established in 1964. The 21.8 acre site is located at 2320 East South Street, Anaheim, CA 92806.

In 2005, the majority of South JHS buildings were modernized, along with the addition of a new administration building, two classroom buildings, and a multipurpose building. South JHS is in good condition. Much improvement is still needed to incorporate 21st century classroom components to all teaching spaces.

The existing food service area needs to be expanded to incorporate freezer and storage space. A central location needs to be determined for a new faculty lounge should the existing location be re-purposed.

Gym and Lockers requires modernization, new floor, bleachers, wall pads, ventilation system, improved AV system, and roof repair.

### SITE CONDITIONS

The front drop-off and parking lot was renovated but drop off bottle necks and is still an issue.

Additional fencing is required to secure the campus. Complete the ornamental fencing along South Street. Replace the 3' high fence along the east property line (3,000 l.f.). Add fencing between the campus and the playfields to secure the campus. The area behind Building 16 needs to be closed off.

While door threshold and concrete paving transitions generally comply with ADA code requirements, the remaining cracked concrete needs to be removed and replaced (approximately 22,000 s.f.).

The central quad needs to be redesigned to include new hardscape, seating, outdoor stage/amphitheater, landscape, irrigation with a smart controller, and event lighting. Add new lunch shelters throughout the campus. The existing digital marquee is functional.

The existing playing fields (9.4 acres) are in good shape but some reconditioning is required. Field irrigation and smart controller are in good condition. The track is not draining properly and flooding/ponding occurs at the south end. Provide all weather track surfacing.

Provide LED lights at Tennis courts.

Provide electronic locks to high asset areas.

### BUILDING SYSTEMS

#### PLUMBING

Replace the sewer and gas piping. Add an earthquake shut-off valve at the gas meter. Replace site domestic water piping throughout. The fire water piping was added in 2005.

The existing underground storm drainage system has blockages that cause ponding at various areas of campus. A camera should be run to determine location of clogging due to tree roots.

#### MECHANICAL

The HVAC was modernized in 2005 with new packaged units. Split systems for original buildings were installed in 2000. Life cycle replacement is required. All HVAC units over 15 years old are planned to be replaced with ESSER funds. The Johnson controls EMS system was installed in 2005.

## **7.6** EXISTING SITE CONDITIONS **SOUTH JUNIOR HIGH SCHOOL**

### **ELECTRICAL**

The campus power system was modernized in 2005 and is in good condition. All low voltage systems were modernized in 2005. Consider the addition of cameras to the existing security system. Add a "Quantum" network card to the existing Bogen P.A. system. Expand technology throughout campus.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

Low Voltage systems: The existing telephone/ data, CATV, need to be replaced. Fire Alarm system is operational. Existing clock and PA system are operational.

Security System is operational.





# 7.6 EXISTING SITE CONDITIONS SOUTH JUNIOR HIGH SCHOOL



Typical Classroom



Classroom



Library



Library



Music Classroom



Lunch Quad



Gymnasium



Locker Room



Fitness



## 7.6 COST ESTIMATE SOUTH JUNIOR HIGH SCHOOL

### SCOPE OF WORK CATEGORIES








### MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	6,450,000
02. Existing Building Systems and Toilets	\$	4,255,000
03. Site Utilities	\$	1,003,000
04. New Construction - Classrooms & Colabs	\$	7,645,000
05. Electives, Science Labs & CTE	\$	13,781,000
06. Performing Arts Improvements	\$	4,153,000
07. Multipurpose Rooms / Food Service Improvements	\$	4,110,000
08. Interior Physical Education Improvements	\$	6,525,000
09. Administration, Staff Support & Family Resource Centers	\$	2,484,000
10. Library, Student Union & Student Support Services	\$	6,124,000
11. Safety and Security	\$	4,961,000
12. Outdoor Learning and Quads	\$	3,053,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	5,507,000
14. Next Generation Classroom Flexibility	\$	604,000
15. Technology Infrastructure & Equipment	\$	1,602,000
16. Community School Resource Centers	\$	44,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>72,301,000</b>



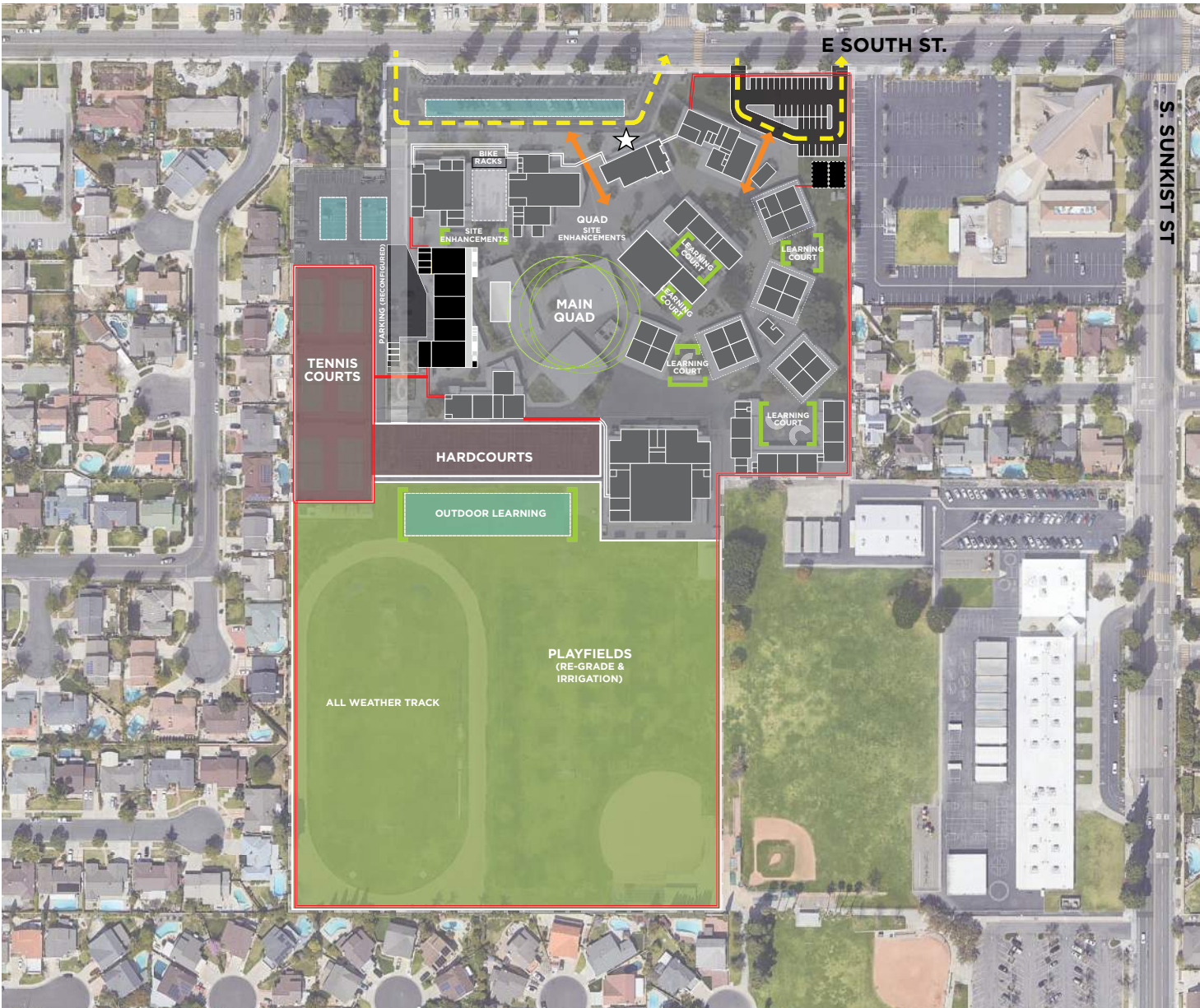
# 7.6 EXISTING SITE PLAN SOUTH JUNIOR HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# 7.6 PROPOSED SITE PLAN SOUTH JUNIOR HIGH SCHOOL



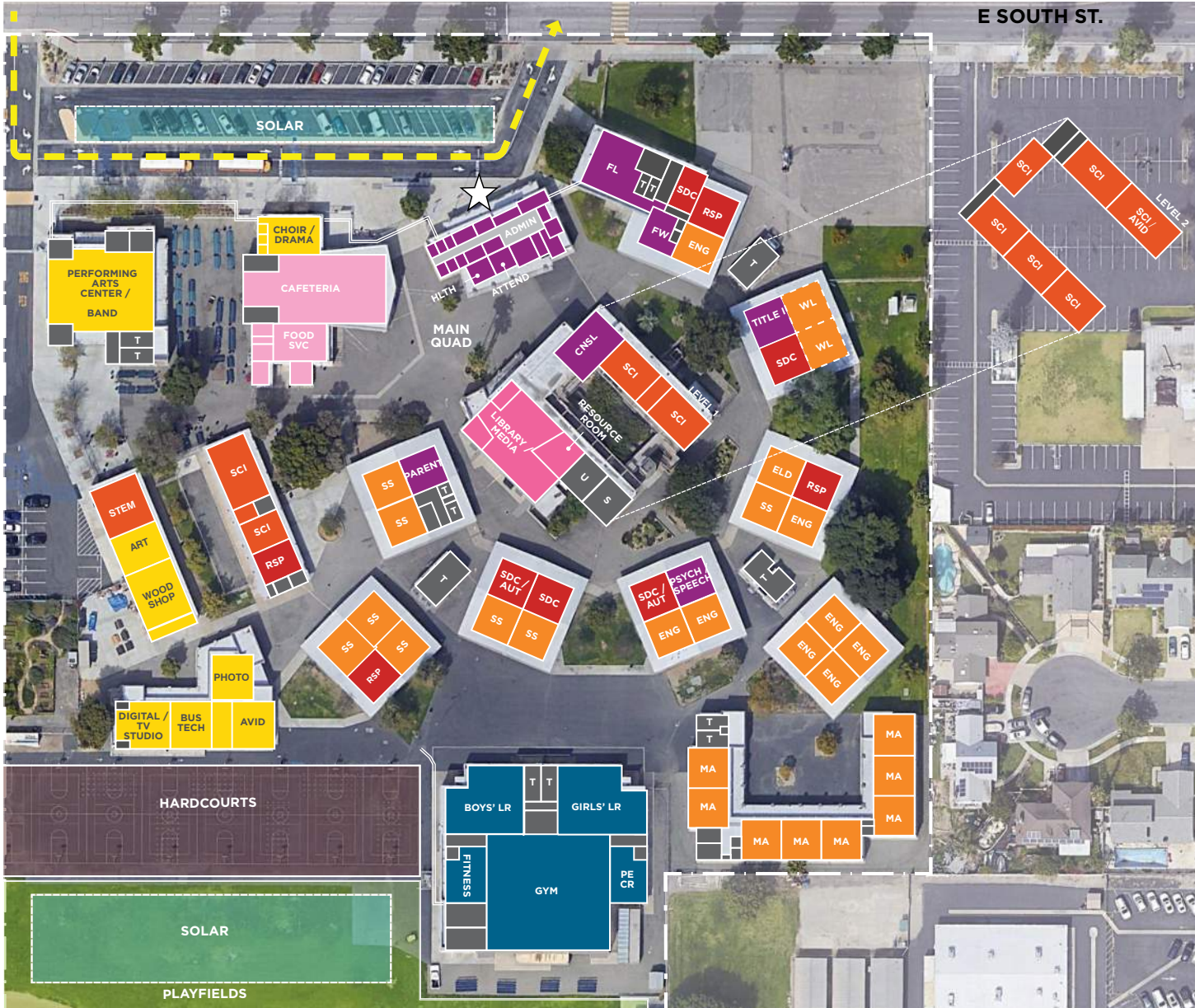
- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.6

## EXISTING SITE PLAN SOUTH JUNIOR HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,300
Teaching Stations:	
English, ENG	9
Math, MA	8
Social Science, SS	8
World Language, WL	2
Science, SCI	9
Electives	10
RSP/MM	4
Special Education	4
Other (1-PE)	1
<b>Grand Total:</b>	<b>55</b>



# 7.6

## PROPOSED SITE PLAN SOUTH JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge, Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

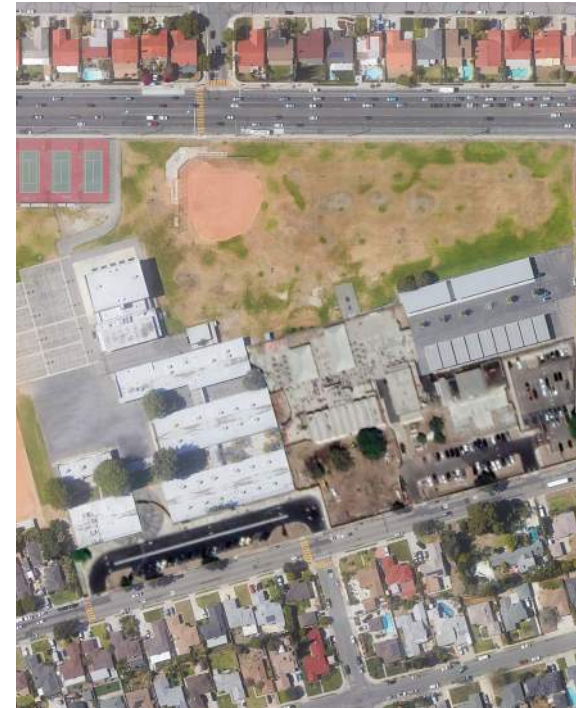
- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	1,300
Teaching Stations:	
English, ENG	7
Math, MA	8
Science, SCI	8
Social Science, SS	7
World Language, WL	4
Electives	11
RSP Office	1
Flex SDC	1
Special Education	3
Other (1-ASB)	1
<b>Grand Total:</b>	<b>51</b>



# 7.7

## EXISTING SITE CONDITIONS SYCAMORE JUNIOR HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1962
Year Last Modernized	2019
Current Enrollment	1,330
Grade Levels	7-8
Square Footage	92,548
Site Size (acres)	22

### GREATEST NEEDS

- Would like to connect the southeast parking lot to La Palma Ave along the east perimeter of the campus
- Better labs for the Biotech Pathway are needed
- Would like a Broadcasting lab with a green screen
- Need an Activities/ASB lab which should include a classroom plus a workspace with storage and equipment storage
- The Culinary Lab is too small
- The Public Service Academy (PSA) needs a typical classroom and equipment storage
- A Dance space is needed
- Choir needs a permanent classroom
- The Band Room is too small
- Storage is needed for the VAPA programs
- Would like a Multipurpose Room with a stage





## 7.7 EXISTING SITE CONDITIONS SYCAMORE JUNIOR HIGH SCHOOL

- Would like a larger Library
- A book depository is needed
- The Locker Rooms need to be renovated
- Additional offices for social/emotional learnings plus a cool down space are needed
- Additional conference rooms are needed
- A Tech Workroom with technology storage is needed
- A better permanent solution for athletic storage is needed (currently use containers)
- Custodial storage and golf cart storage are needed with hot and cold water for chemicals

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

Recent improvements or improvements in design phase at Sycamore JHS include:

- Front of School beautification, new security fencing, landscaping, improved drop-off, marquee, and security cameras have been added
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Landscaping/ storm drain improvements between buildings and quad

- New lunch shelters, seating, and lighting in the Quad was recently added
- Administration Building is fully Modernized
- Additional infrastructure for site utilities and electrical systems are updated
- Solar PV Carports are currently in planning stages including electrical upgrades
- New irrigation pump in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Sycamore Junior High School opened to the public in 1962 and is located at 1801 East Sycamore Street, Anaheim, CA 92805. The site measures 22 acres.

Sycamore Jr. High School received modernization improvements in 2003 and most recently in 2019 as part of Measure H. Some areas received little or no improvement such as the gymnasium and locker rooms. Their needs range from standard to major modernization.

The school needs science labs equipped to meet S.T.E.M. and Common Core standards. Upgrade all classrooms with technology and flexible spaces.

The gymnasium needs new bleachers, AV, and ventilation system. The existing locker rooms are not large enough to accommodate the student population. Portable building locker rooms have been added to the east side of the campus, which require separate staff and supervision. Consider consolidating the

physical education functions and provide more restroom facilities.

The majority of roof area on campus is in good condition, with a need of a tune up. The locker and multi-purpose buildings need tear-off and replacement (13,500 s.f.). The condition of the windows varies from building to building, with poor conditions noted at the administration building, Building 2, and the clerestory windows at the locker rooms.

Additional storage spaces are needed throughout campus.

### SITE CONDITIONS

Parking and circulation improvements, fencing, and front of school beautification on campus is nearly complete.

The majority of campus hardscape, landscape, and common areas has recently been updated, including the central quad. The quad has new event lighting, seating, and lunch shelters.

Hardscape areas between buildings B, C, and D still require improvements.

New LED lights at Tennis courts are required.

The existing playfields are in poor shape and in need of reconditioning/ re-grading with new irrigation (replace 4" transite pipe), including new pump. Track to receive all weather synthetic track surfacing.

Provide electronic locks to high asset areas.



**BUILDING SYSTEMS****PLUMBING**

Plumbing infrastructure including water, fire water, and sewer all recently upgraded and in good condition.

**MECHANICAL**

All the existing HVAC package units are past life cycle and should be replaced, except for the (3) units serving the Administration building. The Johnson Controls EMS system was upgraded in 2008.

**ELECTRICAL**

The electrical service was upgraded as part of the recent Modernization, including exterior parking lot lighting.

Low Voltage: The existing fire alarm, telephone/data, CATV, CCTV, clock/intercom systems all are in good working condition.



**7.7** SITE IMPROVEMENTS  
**SYCAMORE JUNIOR HIGH SCHOOL**



Marquee



Entry Plaza



Front Office Modernization



Community Center Furniture



Lunch Shelters



In Progress - Buccy Cove



In Progress - Drop-Off Loop Landscaping



In Progress - Site Work



In Progress - Field Restoration



**7.7** EXISTING SITE CONDITIONS  
**SYCAMORE JUNIOR HIGH SCHOOL**



Music Classroom



Wood Shop



Classroom Courtyard & Walkway



MPR



Food Service



Library



Gymnasium



Locker Room



Hardcourts



# 7.7 COST ESTIMATE SYCAMORE JUNIOR HIGH SCHOOL

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	1,319,000
02. Existing Building Systems and Toilets	\$	837,000
03. Site Utilities	\$	632,000
04. New Construction - Classrooms & Colabs	\$	26,555,000
05. Electives, Science Labs & CTE	\$	26,273,000
06. Performing Arts Improvements	\$	6,857,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,660,000
08. Interior Physical Education Improvements	\$	10,962,000
09. Administration, Staff Support & Family Resource Centers	\$	2,155,000
10. Library, Student Union & Student Support Services	\$	11,501,000
11. Safety and Security	\$	2,328,000
12. Outdoor Learning and Quads	\$	1,163,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	9,229,000
14. Next Generation Classroom Flexibility	\$	144,000
15. Technology Infrastructure & Equipment	\$	513,000
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>103,128,000</b>



# 7.7 EXISTING SITE PLAN SYCAMORE JUNIOR HIGH SCHOOL



- No Work / In-Progress
- Solar
- Existing Building
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off



7.7

PROPOSED SITE PLAN  
SYCAMORE JUNIOR HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.7

## EXISTING SITE PLAN SYCAMORE JUNIOR HIGH SCHOOL

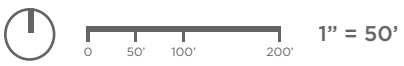
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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,330
<b>Teaching Stations:</b>	
English, ENG	7
Math, MA	7
Social Science, SS	7
World Language, WL	3
Science, SCI	8
Electives (4-Visual/Perf. Arts, 6-Elec.)	10
RSP/MM	0
Special Education (3-SDC, 2-LHS)	5
Other (1-Parent CTR)	1
<b>Grand Total:</b>	<b>48</b>



# 7.7

## PROPOSED SITE PLAN SYCAMORE JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEW CONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	1,300
Teaching Stations:	
English, ENG	7
Math, MA	7
Science, SCI	7
Social Science, SS	7
World Language, WL	4
Electives	11
RSP Office	1
Flex SDC	1
Special Education, SP ED	2
Other (1-ASB, 2-ELD)	3
<b>Grand Total:</b>	<b>50</b>





# 7.8

## EXISTING SITE CONDITIONS WALKER JUNIOR HIGH SCHOOL



8132 Walker St La Palma, CA 90623



### EXISTING SITE INFORMATION

Year Constructed	1959
Year Last Modernized	2002
Current Enrollment	905
Grade Levels	7-8
Square Footage	104,371
Site Size (acres)	27.4

### GREATEST NEEDS

- Addressing the front door of the school isn't enough for the community if what is behind it is the same 'old' campus
- Spaces are not made for how students learn and the intended purpose
- Storage is needed in the English classrooms
- A book depository is needed for the English Department
- HVAC needs to be replaced

- The Science classrooms are outdated and need to be modernized
- A Drama room is needed for the active VAPA program
- The Cafeteria/MPR serves too many uses (performance, eating, and PE when it rains) to be useful
- Would like to keep the outdoor stage and add more throughout the campus for 'soap boxing'
- A place at lunch for students to burn energy is needed





## 7.8 EXISTING SITE CONDITIONS WALKER JUNIOR HIGH SCHOOL

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

Recent improvements or improvements in design phase at Walker JHS include:

- Tennis courts received new surfacing
- Security Cameras added to improve safety/security
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar PV Carports are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds
- (2) shade structures were added to outdoor areas

### CONDITION ASSESSMENT

Walker Junior High School was originally constructed in 1959. The 27.4 acre site is located at 8132 Walker Street, La Palma, CA 90623.

The general condition of facilities at Walker Jr. High School is poor. The building envelope, interior finishes, and site utilities are in need of repair and/or replacement. Walker JHS needs a major modernization. While the overall condition is poor, the structural integrity of the buildings is good.

The existing science facilities are in need of an overhaul. Currently, the science labs are interspersed throughout the campus. The program needs to be grouped together and expanded by 2-3 new science labs to meet S.T.E.M. requirements. A complete replacement of the existing window systems is needed. The interior and exterior of all campus buildings need to be repainted.

The administration building needs to be reconfigured to improve functionality. The boys and girls shower/locker rooms and coaches areas are in poor condition. In addition to standard upgrades, provide P.E. lockers to meet need. The wooden bleachers in the gym need to be replaced. The MPR needs major modernization to include additional storage and new stage curtains.

### SITE CONDITIONS

The existing parking lots, landscaping, and drop-off along Walker Street need to be modified to improve curb appeal as well as vehicular and pedestrian traffic. Address security/safety issues.

Some path-of-travel and ponding issues need to be addressed in various areas.

The tennis courts are in need of resurfacing, lighting, windscreens, and fencing. Fencing at the bike racks and softball fields need to be replaced.

The existing playing fields require minor regrading, the turf is in poor condition and needs reconditioning.

Provide All Weather track synthetic surfacing.

The irrigation system needs to be completely replaced throughout the campus, including smart controllers and new zoning. The irrigation backflow is new, an irrigation pump is required at fields. Domestic water backflow is needed.

Ponding occurs to the west of the basketball courts and at the south end of the staff parking lot and areas along fields adjacent to Moody Creek.

The existing quad is in need of a redesign to include hardscape, landscape, seating areas, and event lighting.

Provide electronic locks to high asset areas.

The existing school marquee needs to be upgraded to digital.

### BUILDING SYSTEMS

#### PLUMBING

The domestic water, sewer, and gas lines need to be replaced. Provide a gas earthquake shut-off valve. Separate fire water service is required.

Evaluate the existing storm drain system for replacement.

#### MECHANICAL

Packaged units were installed in 2002 throughout the campus and are beyond life cycle and will be replaced with ESSER funds. Gym ventilation is poor. Provide new HVAC at computer labs and IDF rooms.

## **7.8** EXISTING SITE CONDITIONS **WALKER JUNIOR HIGH SCHOOL**

### **ELECTRICAL**

While the campus power was upgraded in 2002, some administration building power panels are in need of replacement.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

Low Voltage systems: The existing telephone/data, CATV, need to be replaced. Fire Alarm system is operational. Existing clock and PA system are operational.

New Security System with cameras are needed.



**7.8** EXISTING SITE CONDITIONS  
**WALKER JUNIOR HIGH SCHOOL**



Typical Classroom



Elective Classroom



Wood Shop



Music Classroom



MPR



Lunch Tables



Gymnasium



Locker Room



Locker Room



7.8

COST ESTIMATE  
WALKER JUNIOR HIGH SCHOOL

SCOPE OF WORK CATEGORIES

MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	4,798,000
02. Existing Building Systems and Toilets	\$	3,000,000
03. Site Utilities	\$	2,103,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	19,457,000
06. Performing Arts Improvements	\$	3,558,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,531,000
08. Interior Physical Education Improvements	\$	8,707,000
09. Administration, Staff Support & Family Resource Centers	\$	8,785,000
10. Library, Student Union & Student Support Services	\$	13,762,000
11. Safety and Security	\$	6,415,000
12. Outdoor Learning and Quads	\$	1,366,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	14,174,000
14. Next Generation Classroom Flexibility	\$	374,000
15. Technology Infrastructure & Equipment	\$	942,000
16. Community School Resource Centers	\$	53,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>90,025,000</b>



7.8

EXISTING SITE PLAN  
WALKER JUNIOR HIGH SCHOOL



- No Work / In-Progress
- Solar
- Existing Building
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off



7.8

PROPOSED SITE PLAN  
WALKER JUNIOR HIGH SCHOOL



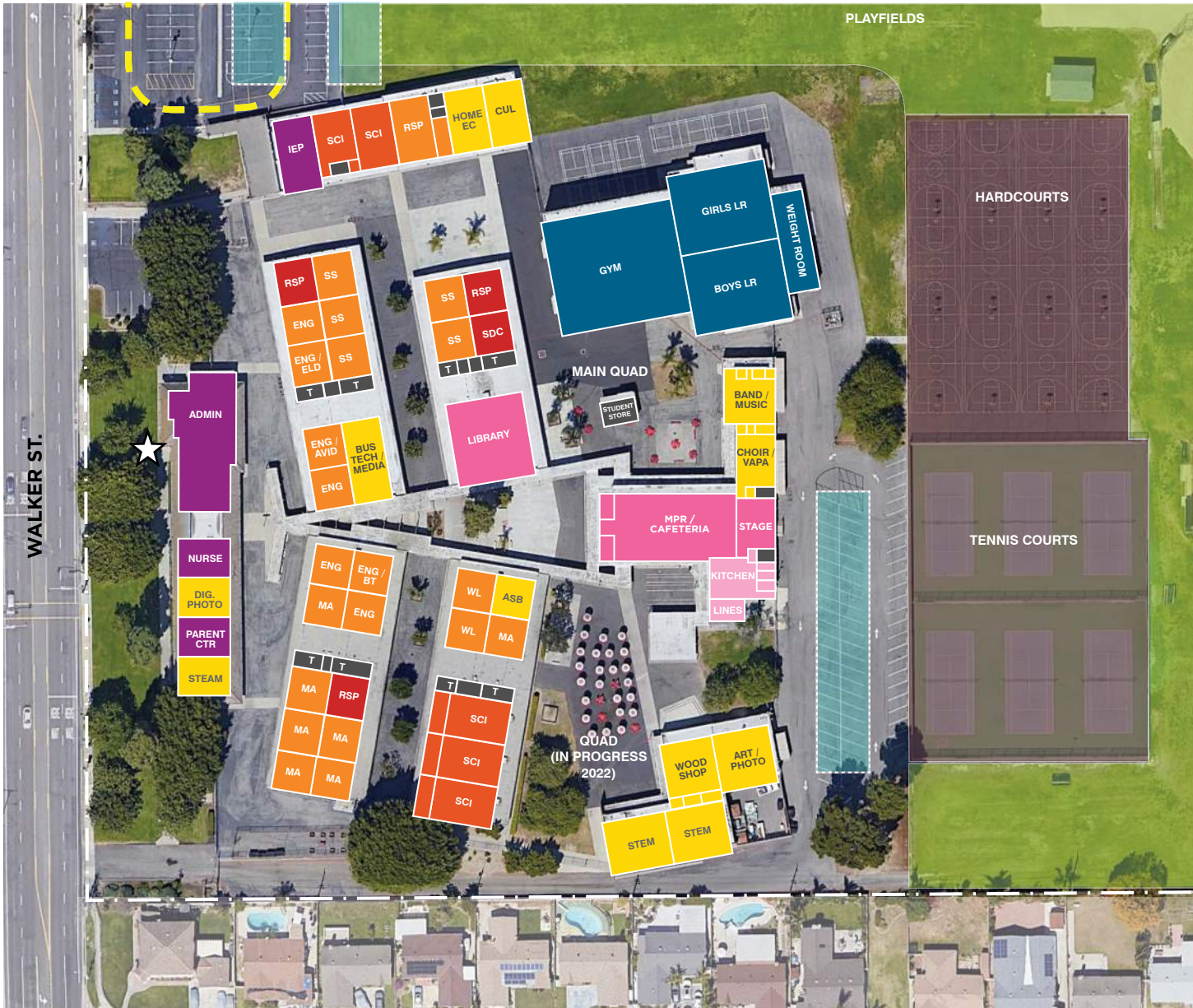
- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.8

## EXISTING SITE PLAN WALKER JUNIOR HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	905
Teaching Stations:	
English, ENG	6
Math, MA	7
Social Science, SS	5
World Language, WL	2
Science, SCI	5
Electives (3-Visual/Perf. Arts, 8-Elec.)	11
RSP/MM	4
Special Education	1
Other (1-ASB)	1
<b>Grand Total:</b>	<b>42</b>





# 7.8

## PROPOSED SITE PLAN WALKER JUNIOR HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

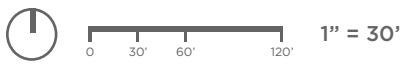


**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Harcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	900
Teaching Stations:	
English, ENG	5
Math, MA	5
Science, SCI	5
Social Science, SS	5
World Language, WL	3
Electives	9
RSP Office	1
Flex SDC	1
Special Education	3
Other (1-ASB, 1-ELD)	2
<b>Grand Total:</b>	<b>39</b>





## 7.9 EXISTING SITE CONDITIONS ANAHEIM HIGH SCHOOL



811 W. West Lincoln Ave Anaheim, CA 92805



### EXISTING SITE INFORMATION

Year Constructed	1936
Year Last Modernized	2008
Current Enrollment	2,960
Grade Levels	9-12
Square Footage	260,106
Site Size (acres)	34.9

### GREATEST NEEDS

- Drop-off and pick-up areas are currently a hazard
- Would like to move the school marquee as close to the corner of N. West Street and N. Lincoln Avenue as possible
- Concerned about the quantity of entries and exits around the entire school
- When it rains, there are very few places for students to go
- Classrooms in the current Administration building are small for the number of students they need to accommodate
- The roof at the current Administration building leaks, especially along the south edge
- Some windows at the current Administration building have moisture within the window
- Additional Science Labs are needed
- Air conditioning is needed in the existing JROTC building



## 7.9 EXISTING SITE CONDITIONS ANAHEIM HIGH SCHOOL

- Outdoor kiln area needs to be updated
- The dance program would like to be located closer to the Auditorium
- Dedicated support space is needed for the District Auditorium (green room, storage, etc.)
- A loading area for the District Auditorium is needed
- The Gymnasium needs new bleachers, paint, ADA access and ventilation
- A Wrestling room is needed
- Additional conference rooms are needed to accommodate IEPs, etc.
- Parking areas upgraded with new LED lights
- Tennis Courts resurfaced
- Track and Field upgrades are in the planning stages.

### CONDITION ASSESSMENT

Anaheim High School is located at 811 W. Lincoln Avenue, Anaheim, CA 92805. Its site measures 34.9 acres including the District Yard along N. West Street.

Anaheim High School was first established in 1898, which makes it the oldest of eight comprehensive high schools in the Anaheim Union High School District. It is also the third oldest high school in Orange County, behind Santa Ana High School (1889) and Fullerton Union High School (1893). The current Art Deco main building, library, Cook Auditorium, gymnasium and shop buildings were completed and dedicated in 1936 after the 1933 Long Beach earthquake. Additional construction occurred in 1957 and 1972.

A new two story classroom building was completed in 2008 adding 47 standard classrooms and 2 science labs. Fifteen QEIA relocatable classrooms and rest rooms were added in 2008. The architectural finishes, plumbing, HVAC, and lighting in all remaining buildings are in need of major modernization.

The school is in need of a second (practice) gym. The existing gym and locker rooms are in need of a major modernization including new bleachers, heat, and ventilation, as well as new lockers, which are old and insufficient in number. The existing windows and skylights

need to be replaced and new drinking fountains added.

The dance program is in need of expansion along with a black box theater for drama. Two additional science labs are also needed as well as two new accessible restrooms.

The Cook Auditorium is in need of a major renovation. All architectural finishes, building systems, theatrical lighting and rigging, HVAC, curtains and cyclorama need to be replaced. The seats need to be reupholstered and an enclosed sound booth is needed. Upgrade the dressing rooms and restrooms. Restore the orchestra pit and evaluate revamping the organ. There are no accessible ramps inside the theater and the outside stage has accessibility issues. Improvements are needed at the loading ramp.

The existing roofing is in mixed condition. Assume 50% of existing roofs require new roofing. Most of the existing window systems need to be replaced, except at the main building along Lincoln Ave. All skylights on campus need to be replaced.

### SITE CONDITIONS

Site beautification occurred in 2008 with a majority of the interior courtyards addressed and in good condition.

The main parking lot is in good condition. Drop off/ circulation needs improvement.

Fencing is in acceptable condition with some replacement needed along W. Sycamore St. and N. Citron St. (3,600 l.f.). Principal expressed concern about too many entry points on campus.

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Anaheim HS received the following improvements:

- Exterior of school was repainted
- New Aquatics Facility completed
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar over carports currently in planning stages, work includes new electrical switch gear
- Shade structures added



## 7.9 EXISTING SITE CONDITIONS ANAHEIM HIGH SCHOOL

New shade structures were added at the lunch area. Proper stair landing access to the quad from the main building is required. Storage space is needed for custodial and cart storage. The kiln in the Art Quad should be replaced. Link the existing irrigation smart controllers and replace 5 outdated controllers.

The Sports Fields will be improved as part of the new Fields Master Plan. Design of the Track and Field facility is in process.

Tennis court resurfacing was completed, however new lighting is required.

Accessible drinking fountains and restrooms for the severely disabled must be added to meet ADA requirements.

### TITLE IX

The new Sports Field Master Plan is complete and incorporated into this FMP. Based on the scope, all Title IX requirements will be met.

## BUILDING SYSTEMS

### PLUMBING

Sewer mains/ laterals need replacement. Up-size piping between the site and city manholes. The existing domestic water system needs to be replaced. A new fire water service was installed in 2008. Replace 50% of the site gas system. Add a gas earthquake shut-off valve.

The storm drain system was replaced in 2008. Ponding needs to be addressed north of classrooms; 24, 25, 26 and 27, and room 16.

### MECHANICAL

The chiller/boiler at the main building and auditorium need to be replaced. (4) new HVAC units were added to the "Commercial" building. Existing HVAC units are reaching the end of their life cycle and will be replaced with ESSER funds. Air conditioning should be added at the shops and art building. Upgrade the existing EMS for compatibility with the system installed in the new 2-story building.

### ELECTRICAL

While the campus power system was upgraded in 1993 and 2008 (the school has two services), some electrical building panels need to be replaced.

Existing parking lot lighting was upgraded with LED technology for energy efficiency.

Low Voltage systems: The existing telephone/ data, CATV, and fire alarm systems are in good condition and do not need replacement. A new security system is needed. Existing clock and PA system are operational.

A new security system is also needed at the old buildings only, including new security cameras. The existing fiber backbone is adequate.

**7.9** SITE IMPROVEMENTS  
**ANAHEIM HIGH SCHOOL**



Main Entry



Main Quad



Mural



Food Service Patio



Lunch Shelter



Aquatic Center



Gymnasium



Tennis Courts



Hardcourts



# 7.9 EXISTING SITE CONDITIONS ANAHEIM HIGH SCHOOL



Typical Science Lab



Elective Classroom



Dance Classroom



Wood Shop



JROTC



Cafeteria



Library



Lunch Shelters



Playfields



# 7.9 COST ESTIMATE ANAHEIM HIGH SCHOOL

## SCOPE OF WORK CATEGORIES








## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	11,018,000
02. Existing Building Systems and Toilets	\$	8,846,000
03. Site Utilities	\$	2,099,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	44,297,000
06. Performing Arts Improvements	\$	10,065,000
07. Multipurpose Rooms / Food Service Improvements	\$	13,112,000
08. Interior Physical Education Improvements	\$	35,466,000
09. Administration, Staff Support & Family Resource Centers	\$	8,091,000
10. Library, Student Union & Student Support Services	\$	16,462,000
11. Safety and Security	\$	7,718,000
12. Outdoor Learning and Quads	\$	3,103,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	880,000
14. Next Generation Classroom Flexibility	\$	1,208,000
15. Technology Infrastructure & Equipment	\$	2,939,000
16. Community School Resource Centers	\$	697,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>166,001,000</b>



# 7.9 EXISTING SITE PLAN ANAHEIM HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off





# 7.9 PROPOSED SITE PLAN ANAHEIM HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.9 EXISTING SITE PLAN ANAHEIM HIGH SCHOOL

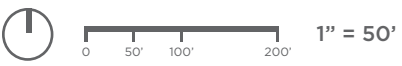
The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	2,960
<b>Teaching Stations:</b>	
English, ENG	21
Math, MA	18
Science, SCI	16
Social Science, SS	14
World Language, WL	11
Electives	23
RSP	0
SDC	3
Special Education	5
Other (1-ASB, 1-ELD, 1-LC, 2-APEX)	
<b>Grand Total:</b>	<b>111</b>



# 7.9

## PROPOSED SITE PLAN ANAHEIM HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

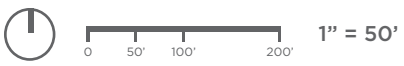


**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

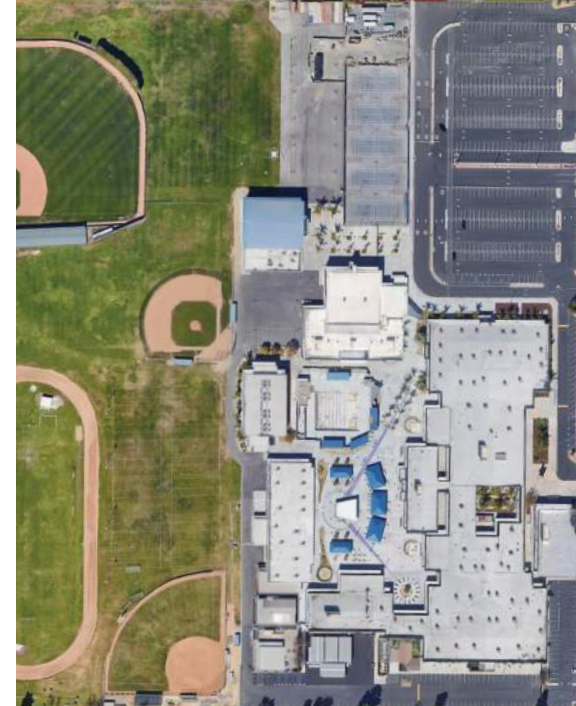
- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	2,750
<b>Teaching Stations:</b>	
English, ENG	16
Math, MA	14
Science, SCI	14
Social Science, SS	12
World Language, WL	12
Electives	23
RSP Office	2
Flex SDC	4
Special Education	7
Other (1-ASB, 1-ELD, 1-ILC, 1-APEX)	4
<b>Grand Total:</b>	<b>108</b>



## 7.10 EXISTING SITE CONDITIONS CYPRESS HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1973
Year Last Modernized	2006
Current Enrollment	2,900
Grade Levels	9-12
Square Footage	192,991
Site Size (acres)	37.1

### GREATEST NEEDS

- The remainder of the front security fencing is needed
- Additional Science Labs are needed; have (16) teachers currently and only two labs have fume hoods
- The Engineering Pathway is using Science Labs
- Additional Culinary space is needed
- An ASB room is needed
- Better VAPA spaces are needed
- The Theater needs to be modernized and needs additional support space

- The Media Center is outdated
- Textbook storage is needed
- Food Service is undersized
- Administration needs to be expanded
- The Locker Rooms need to be renovated
- Athletic storage is needed
- The tennis courts need to be resurfaced
- The athletic fields need to be regraded and have new irrigation
- A JV Softball field is needed
- A concession and restroom building is needed at the playfields





## 7.10 EXISTING SITE CONDITIONS CYPRESS HIGH SCHOOL

- Would like a synthetic turf field and an all-weather track
- The tennis courts need to be redone

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Cypress HS received the following improvements:

- Exterior landscape improvements, security fencing, and new Marquee
- New Aquatics Facility completed
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar over carports currently in planning stages
- Main Quad was improved with new landscaping, shade structures, seating, and stage
- Front parking/ drop off areas upgraded with new LED lights

### CONDITION ASSESSMENT

Cypress High School is the newest of eight comprehensive high schools within AUHSD built in 1973. The 37 acre site is located at 9801 Valley View Street, Cypress, CA 90630.

Cypress HS underwent modernization in 2006 as part of Measure Z, so the general condition is fair. Some buildings and/or spaces did

not receive any modernization. The library and media center, portions of the theater, food service, dance, and other areas require additional work.

Two new buildings were added as a part Measure Z: a two-story, sixteen classroom building and a second gymnasium.

The Special Education program is concentrated in a small area on campus instead of being properly dispersed and is also in need of sensory/focus rooms. The dance room is in need of expansion and a dance floor. The theater is in need of modernization including lighting, sound system and valances.

The existing food service area is in need of an upgrade. Currently, students are served within a 1/2 hour time period in an undersized space. This area should be expanded with the addition of speed lines.

The locker rooms need to be revamped. Add a sufficient number of lockers. The Quonset hut at the athletic fields should be replaced. Consolidate storage bins on a concrete pad. Replace the exterior wooden movable bleachers. Add storage for cheer and wrestling mats.

Most of the campus roofing was repaired during the 2006 modernization, although a tune-up should be included as part of the updated FMP. Install rain collectors and downspouts at the 2-story classroom building.

### SITE CONDITIONS

The addition of a traffic light at Valley View St. has been suggested for safety concerns as well as to relieve congestion during peak drop-off times. There is also a desire to improve curb appeal along Valley View St.

There are ongoing security concerns. The property line for the campus needs to be defined and secured. Some classrooms open directly to the front of the campus without fencing or a perimeter barrier. Fencing is needed to separate the playing fields from Oak Knoll Park on the northwest side of the campus.

The athletic fields and facilities are in need of improvement, including regrading and an all weather track and field. The sports fields need to be reconditioned and the irrigation system replaced with a connection to the existing smart controllers. Various areas on campus need new irrigation and smart controllers. The existing tennis and basketball courts need to be replaced and reconfigured. Determine a final location for the band trailer. Address ponding at the track and at the JV soccer field. Existing bike racks are in good condition.

The irrigation pump and backflow are scheduled to be replaced in 2022.

### TITLE IX

A new Freshman softball field is needed (potentially north of the track).

New varsity softball dugouts to match baseball. Add drinking fountain to varsity softball field.

## **7.10** EXISTING SITE CONDITIONS **CYPRESS HIGH SCHOOL**

### **BUILDING SYSTEMS**

#### **PLUMBING**

The sewer mains and lateral lines need to be replaced. The main domestic water line and backflow device to the campus needs replacement, including a new fire water service. Site gas piping needs to be replaced. Add a gas earthquake shut-off valve.

#### **MECHANICAL**

Overall the existing HVAC units are reaching the end of their life cycle and will be replaced with ESSER funds.

#### **ELECTRICAL**

The campus power was modernized in 2006 and is in good condition. The distribution system serving the fields needs replacement. All low voltage systems were modernized in 2006.

A new security system is was installed, though some additional cameras and access control are needed in high asset areas.

Existing parking lot lighting was upgraded with LED technology for energy efficiency. Existing lights at Tennis Courts, and metal halide lights at fields require replacement. Varsity baseball field lights are controlled by City/ Oak Knoll park.

Low Voltage systems: The existing telephone/ data, CATV, and fire alarm systems are in good condition and do not need replacement. Existing clock and PA system are operational.



**7.10** SITE IMPROVEMENTS  
**CYPRESS HIGH SCHOOL**



Main Parking Lot



Front Entry



Front Entry & Marquee



Aquatics Center Entry



Aquatics Center



Aquatics Center



Main Quad



Main Quad



Lunch Shelters



**7.10** EXISTING SITE CONDITIONS  
**CYPRESS HIGH SCHOOL**



Typical Science Lab



Classroom



Classroom



Theater



Music Classroom



Portables



Athletics' Locker Room



Playfields



Hardcourts





# 7.10 COST ESTIMATE CYPRESS HIGH SCHOOL

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	13,495,000
02. Existing Building Systems and Toilets	\$	9,094,000
03. Site Utilities	\$	1,658,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	41,135,000
06. Performing Arts Improvements	\$	13,140,000
07. Multipurpose Rooms / Food Service Improvements	\$	3,595,000
08. Interior Physical Education Improvements	\$	13,765,000
09. Administration, Staff Support & Family Resource Centers	\$	3,549,000
10. Library, Student Union & Student Support Services	\$	12,860,000
11. Safety and Security	\$	6,100,000
12. Outdoor Learning and Quads	\$	599,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	17,189,000
14. Next Generation Classroom Flexibility	\$	1,208,000
15. Technology Infrastructure & Equipment	\$	3,868,000
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>141,255,000</b>



# 7.10 EXISTING SITE PLAN CYPRESS HIGH SCHOOL



- No Work / In-Progress
- Solar
- Existing Building
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off



# 7.10 PROPOSED SITE PLAN CYPRESS HIGH SCHOOL

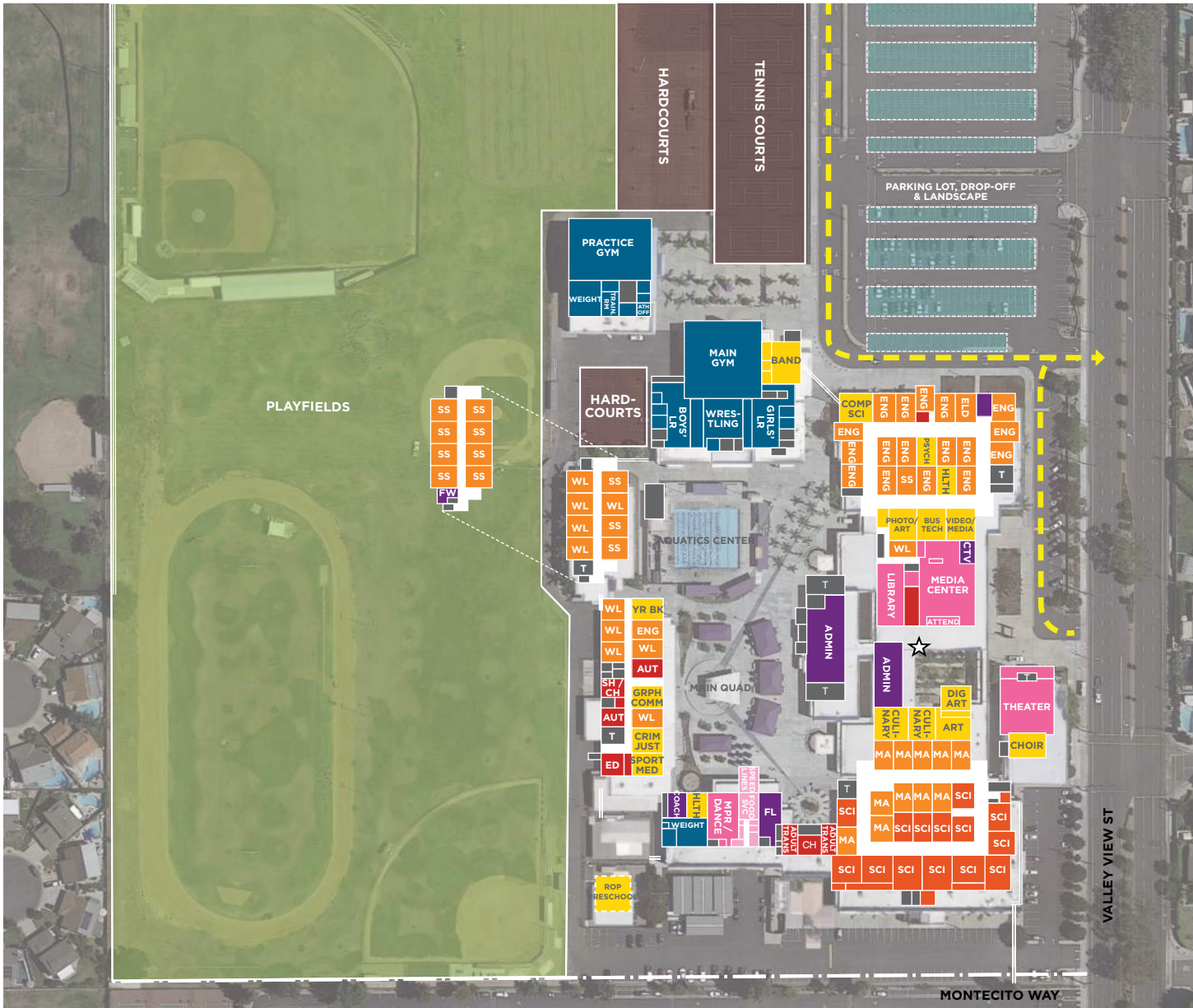


- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.10 EXISTING SITE PLAN CYPRESS HIGH SCHOOL

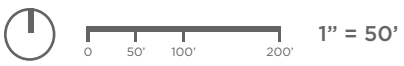
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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

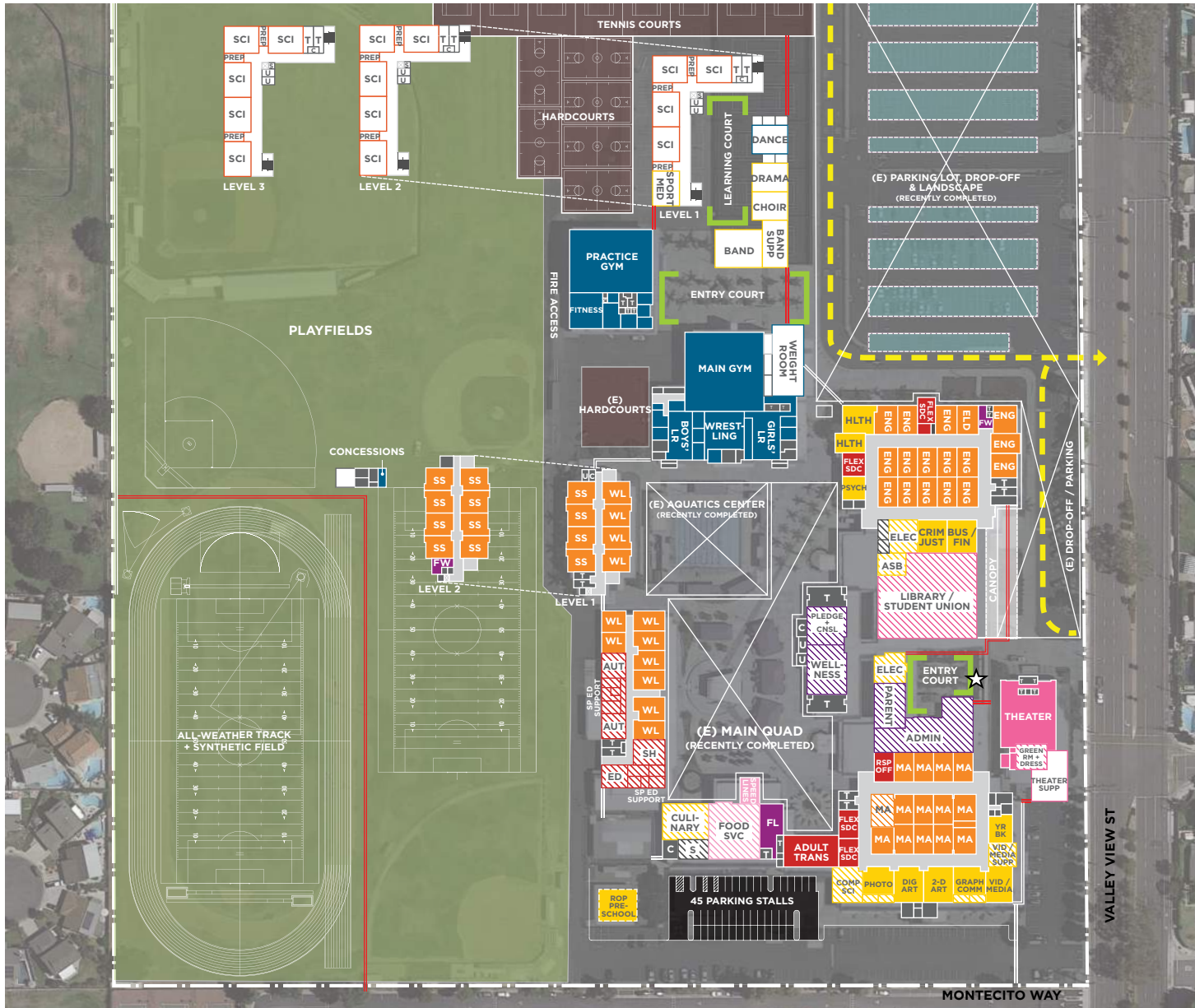
- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	2,900
<b>Teaching Stations:</b>	
English, ENG	18
Math, MA	11
Science, SCI	14
Social Science, SS	12
World Language, WL	10
Electives	17
RSP	0
SDC	0
Special Education	7
Other (1-ELD)	1
<b>Grand Total:</b>	<b>96</b>



# 7.10 PROPOSED SITE PLAN CYPRESS HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

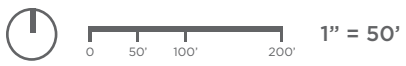


**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	2,900
<b>Teaching Stations:</b>	
English, ENG	16
Math, MA	14
Science, SCI	14
Social Science, SS	12
World Language, WL	12
Electives	20
RSP Office	1
Flex SDC	4
Special Education, SP ED	7
Other (1-ASB, 1-ELD)	2
<b>Grand Total:</b>	<b>102</b>





**7.11** EXISTING SITE CONDITIONS  
**KATELLA HIGH SCHOOL**



**EXISTING SITE INFORMATION**

Year Constructed	1966
Year Last Modernized	2008
Current Enrollment	2,700
Grade Levels	9-12
Square Footage	196,573
Site Size (acres)	38.7

**GREATEST NEEDS**

- Additional classrooms are needed
- Additional classroom space for Special Education is needed
- Additional Science Labs are needed
- Storage is needed in Digital Animation
- Department storage is needed
- A Dance Studio is needed
- The outdoor stage behind the Cafeteria/MPR has no purpose
- A College/Career Center is needed
- The Main Gym needs new bleachers, new drinking fountains and ventilation
- The Small Gym needs tile in the hallway, more basketball backboards and old banners hung
- The Locker Rooms need to be renovated
- The Trainer space needs to be upgraded
- Additional office space is needed
- Additional storage is needed



## 7.11 EXISTING SITE CONDITIONS KATELLA HIGH SCHOOL

- Additional conference rooms are needed
- A copy room is needed
- A Staff Lounge is needed
- Fencing to get to the playfields causes bottle necking
- The old golf area outside the Aquatic Center needs to be repurposed
- The hardcourts need to be resurfaced and basketball rims replaced
- Would like an all-weather track
- The long/triple jump runways need to be repaired
- Would like a curb along the athletic fields and fire lane
- The baseball dugouts need to be repaired
- New scoreboards and fencing for baseball and softball are needed
- The Varsity softball field needs new dugouts
- A JV Softball field is needed
- The tennis courts need to be repaired and a windscreen added
- The pool and pool deck need to be repaired

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Katella HS received the following improvements:

- Front of school beautification, landscape improvements, entry, and new Marquee
- New Aquatics Facility is in design
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar over carports currently in planning stages
- Main Quad was improved with new landscaping, shade structures, seating, and stage
- Front parking/ drop off areas upgraded with new LED lights
- Program enhancements including Dance, Culinary, ROP/ Engineering
- Perimeter fencing and cameras

### CONDITION ASSESSMENT

Katella High School was established in 1966 and is located at 2200 East Wagner Avenue, Anaheim, California, 92806. The site measures 38.7 acres.

Some buildings were modernized in 2008 as a part of Measure Z. Modernized buildings include the existing two-story classroom building, locker rooms, and old library building.

Architectural finishes, lighting, power, and low voltage systems are in good condition. A new two-story classroom/administration building and a second gymnasium were added in 2006. The remaining buildings only received a power and low voltage system upgrade and are in need of standard modernization and improved signage. Existing window systems at the original buildings are in poor condition.

The existing science labs are too few, undersized and in very poor condition. They were not modernized in 2008.

The theater/auditorium is in need of a standard modernization. Accessibility needs to be reviewed and a ramp added to load stage equipment. The stage floor needs work and the lobby needs revamping.

Modernization of the Boys' and Girls' locker rooms in 2008 reduced the number of toilet fixtures to an unacceptable level. The locker room restrooms need additional toilet fixtures.

MPR/ Dance and Culinary Arts spaces currently in design for Modernization.

### SITE CONDITIONS

The majority of the exterior sitework was recently upgraded, including the updated Quad with new shade structures.

The playing fields and irrigation are in good condition. The asphalt tennis courts need to be replaced with concrete, plus new fabric and fencing and LED lights.

Athletic storage and existing back stops need to be replaced. Irrigation pump and backflow are in good condition. All weather track and field is required.



## 7.11 EXISTING SITE CONDITIONS KATELLA HIGH SCHOOL

### TITLE IX

A new Freshman softball field is needed. Varsity softball requires new dugouts and scoreboard.

Repair baseball scoreboard and repair dugouts.

### BUILDING SYSTEMS

#### PLUMBING

The water, fire water, sewer and gas mains were upgraded in 2008. Water, sewer, and gas infrastructure is in good condition.

#### MECHANICAL

While the campus HVAC was modernized in 2008, the gym ventilation is poor and the modernized two-story classroom building is in need of an air balance. All HVAC mechanical units are beyond life expectancy and should be replaced with ESSER funds.

#### ELECTRICAL

Most campus electrical systems were upgraded in 2008 and are in good condition. District will consider expanding the existing security system to include cameras. Security card key access is needed at high asset areas.

Low Voltage systems: Most campus low voltage systems, including fire alarm, were upgraded in 2008 and are in good condition.



**7.11** EXISTING SITE CONDITIONS  
**KATELLA HIGH SCHOOL**



Elective Classroom



Elective Classroom



Wood Shop



MPR



Agriculture



Lunch Shelter



Gymnasium



Locker Room



Golf Practice Facilities



**7.11**

**COST ESTIMATE  
KATELLA HIGH SCHOOL**

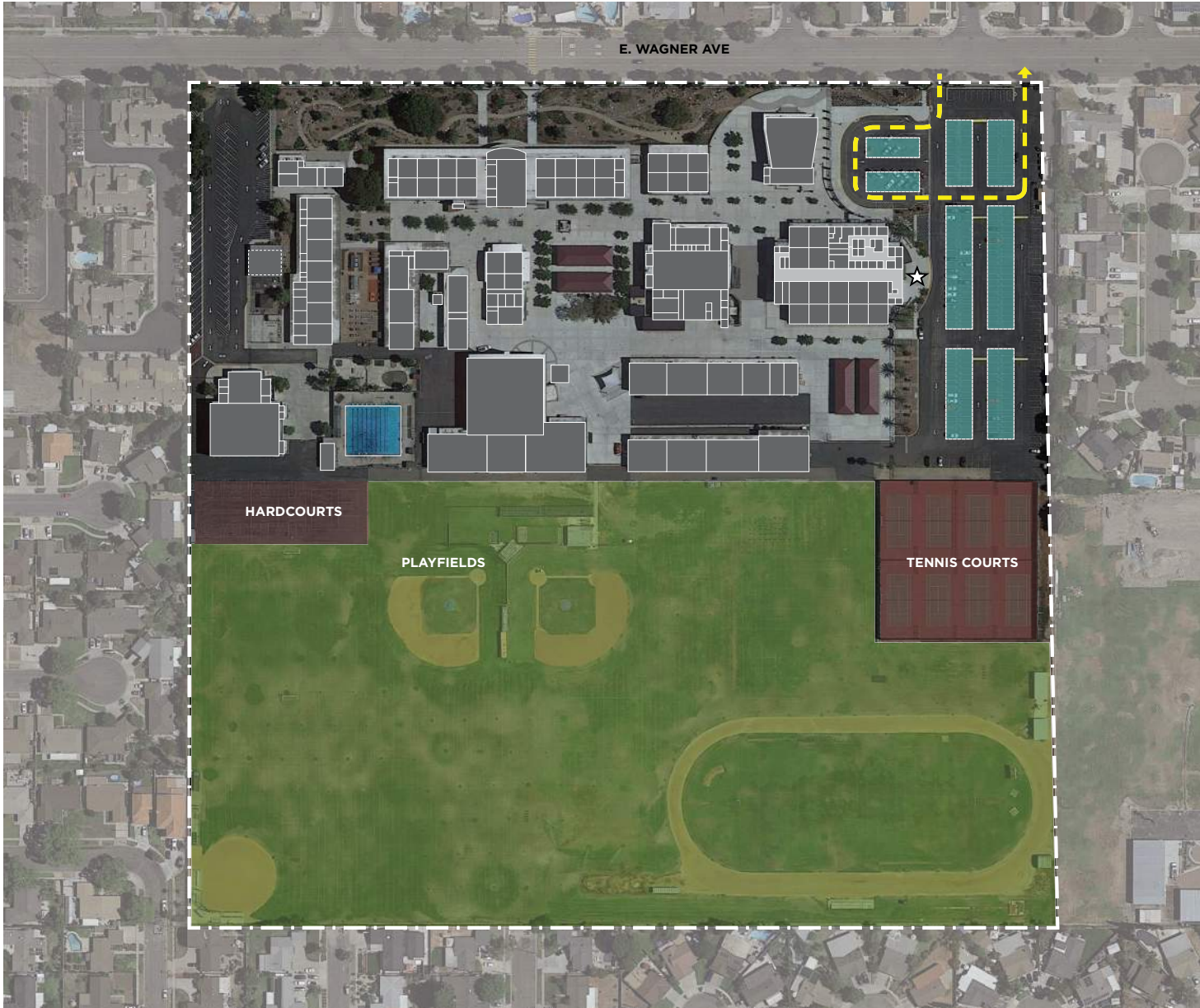
**SCOPE OF WORK CATEGORIES**



**MASTER PLAN COST**

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	12,751,000
02. Existing Building Systems and Toilets	\$	8,402,000
03. Site Utilities	\$	939,000
04. New Construction - Classrooms & Colabs	\$	1,013,000
05. Electives, Science Labs & CTE	\$	45,846,000
06. Performing Arts Improvements	\$	10,183,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,924,000
08. Interior Physical Education Improvements	\$	13,088,000
09. Administration, Staff Support & Family Resource Centers	\$	2,325,000
10. Library, Student Union & Student Support Services	\$	10,622,000
11. Safety and Security	\$	4,637,000
12. Outdoor Learning and Quads	\$	767,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	25,509,000
14. Next Generation Classroom Flexibility	\$	1,122,000
15. Technology Infrastructure & Equipment	\$	2,739,000
16. Community School Resource Centers	\$	1,349,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>144,261,000</b>



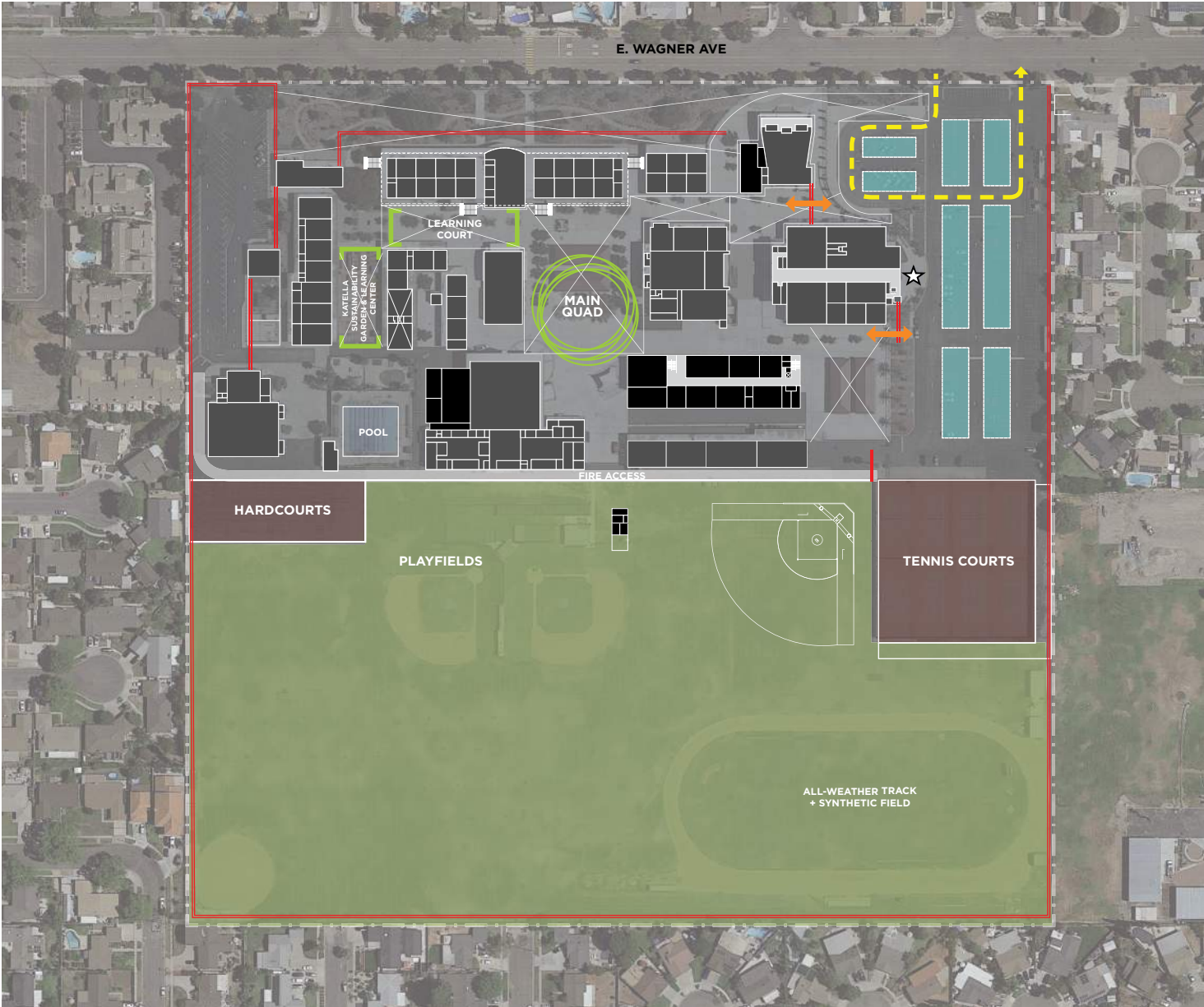
# 7.11 EXISTING SITE PLAN KATELLA HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# 7.11 PROPOSED SITE PLAN KATELLA HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.11

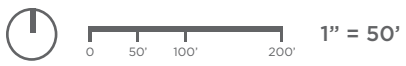
## EXISTING SITE PLAN KATELLA HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial
- Solar
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	2,700
<b>Teaching Stations:</b>	
English, ENG	15
Math, MA	15
Science, SCI	13
Social Science, SS	12
World Language, WL	7
Electives	22
RSP	2
Special Education	6
Other (1-ELD, 2-ILC)	3
<b>Grand Total:</b>	<b>95</b>



# 7.11 PROPOSED SITE PLAN KATELLA HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**

**NEWCONSTRUCTION**

**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

No Work

Learning Courts (Site Improvements)

Main Quad

Hardcourts

Play Fields

Solar

Main Entrance

Fire Lane

Fencing

Drop - Off

<b>Planning Capacity:</b>	2,500
<b>Teaching Stations:</b>	
English, ENG	14
Math, MA	14
Science, SCI	12
Social Science, SS	11
World Language, WL	11
Electives	22
RSP Office	2
Flex SDC	4
Special Education	3
Other (1-ASB, 1-ELD, 1-LC)	3
<b>Grand Total:</b>	<b>96</b>



## 7.12 EXISTING SITE CONDITIONS KENNEDY HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1964
Year Last Modernized	2006
Current Enrollment	2,300
Grade Levels	9-12
Square Footage	198,390
Site Size (acres)	45

### GREATEST NEEDS

- Additional Computer Labs are needed
- Additional restrooms are needed
- Learning Courts are needed with shade
- A trainer's office is needed
- Athletic storage is needed
- Confidential file storage is needed for PE
- A concession and restroom building is needed at the playfields

- The long/triple jump runways need to be resurfaced
- The track and field throw pit needs to be resurfaced
- The baseball scoreboard needs to be repaired
- Flooding in the Home Varsity baseball dugout after it rains needs to be addressed
- A scoreboard for softball is needed
- Dugouts for softball are needed





## 7.12 EXISTING SITE CONDITIONS KENNEDY HIGH SCHOOL

- Foul poles for softball are needed
- The pool deck needs to be resurfaced
- The pool deck scoreboard needs to be repaired
- The tennis courts need to be resurfaced

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Kennedy HS received the following improvements:

- Front of school beautification, landscape improvements, entry, and new Marquee
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar over carports currently in planning stages
- Parking lots/ drop off areas upgraded with new LED lights
- New security Perimeter fencing and cameras

### CONDITION ASSESSMENT

Kennedy High School was originally constructed in 1964. The 45-acre site is located at 8281 Walker Street, La Palma, CA 90623.

A majority of the buildings were modernized in 2006 as part of the Measure Z capital improvement program. Architectural finishes, lighting, electrical, power and low voltage systems in classrooms, administration, and support areas are in good condition. Building 15 shops, science labs, SDC classrooms and weight room were omitted from the program and still require modernization. The boys and girls locker rooms require additional upgrading. The MPR is in need of better acoustics.

Two new buildings were added as a part of the 2006 construction project; a new performing arts center and a second gymnasium. The library/media center was expanded. Six portable classrooms were added in 2008.

Ongoing classroom technology upgrades are also needed around the campus including projectors, document cameras, and furniture conducive to flexible learning environments.

The Kennedy Performing Arts Center (KPAC), built in 2006 with a 736 seat capacity, needs some work to improve daily operations. Accessibility to backstage and to the lights for maintenance should be addressed. Currently, there are not enough restrooms in the music wing, and there are issues with the dressing rooms. The loading dock is not level and the facility is in need of a janitor's room with a sink.

KPAC's courtyard needs to be landscaped. Currently, the unplanted soil causes dirt to be tracked into the theater.

The athletics facilities are in need of modifications. Full modernization needed at the locker rooms.

The existing gym scoreboards plug into the floor outlets. This is a safety hazard that needs to be addressed.

Restore tie-ins to existing hose bibs in P.E. facilities where required. Shower/locker rooms need continuous hot water flow to plumbing fixtures.

Existing roofing on campus is in need of replacement. 25% of the existing window systems need to be replaced.

### SITE CONDITIONS

The main campus quad needs to be upgraded/ redesigned with a focus on improved accessibility, circulation, gathering areas and the addition of lunch shelters. Preserve feature "stone" in Quad.

All interior courtyard landscape and irrigation needs replacement. The existing field irrigation to be replaced, with new backflow. Relocate/ evaluate existing irrigation pump from front of school to better location. Provide new all weather Track and Field. Regrade/ replace Baseball/ Softball fields/ infrastructure. On the whole, the existing athletic fields at Kennedy High School are in good condition. The tennis courts (56,000 s.f.) need to be replaced and the main baseball field needs a backstop.

Fix storm drainage issues at "Lake Letterman" south of Science building.

Resurface existing Tennis Courts and provide LED lights.

The pool is in need of a major modernization, including new plaster and deck resurfacing.



## **7.12** EXISTING SITE CONDITIONS **KENNEDY HIGH SCHOOL**

### **TITLE IX**

Softball Field scoreboard, dugouts and foul poles; move training room out to "Field House"; Baseball scoreboard to be replaced; Additional athletics storage.

### **BUILDING SYSTEMS**

#### **PLUMBING**

The existing domestic water, gas, sewer, and fire water infrastructure needs replacement.

French drains between buildings and the north parking lot need to be evaluated for replacement.

#### **MECHANICAL**

Replace all HVAC units (typical with ESSER funds). HVAC controls need to be evaluated for proper operation.

#### **ELECTRICAL**

The current power and lighting were upgraded in 2006 and are in good condition, except at Science Wing- replace electrical distribution. Exterior switch gear enclosure needs replacement (gear is in good condition).

Low Voltage systems: The existing telephone/ data, CATV, and fire alarm systems are in good condition and do not need replacement. Existing clock and PA system are operational.

Security card key access is needed at high asset areas.



**7.12** EXISTING SITE CONDITIONS  
**KENNEDY HIGH SCHOOL**



Front Entry



Classroom



Typical Science Lab



Classroom Courtyard



Agriculture



Main Quad



Main Quad Entry



Gymnasium



Hardcourts



# 7.12 COST ESTIMATE KENNEDY HIGH SCHOOL

## SCOPE OF WORK CATEGORIES








## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	9,413,000
02. Existing Building Systems and Toilets	\$	6,037,000
03. Site Utilities	\$	2,808,000
04. New Construction - Classrooms & Colabs	\$	9,678,000
05. Electives, Science Labs & CTE	\$	46,158,000
06. Performing Arts Improvements	\$	9,188,000
07. Multipurpose Rooms / Food Service Improvements	\$	13,392,000
08. Interior Physical Education Improvements	\$	19,614,000
09. Administration, Staff Support & Family Resource Centers	\$	7,140,000
10. Library, Student Union & Student Support Services	\$	11,089,000
11. Safety and Security	\$	5,528,000
12. Outdoor Learning and Quads	\$	5,420,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	25,594,000
14. Next Generation Classroom Flexibility	\$	719,000
15. Technology Infrastructure & Equipment	\$	1,964,000
16. Community School Resource Centers	\$	2,128,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>175,870,000</b>



# 7.12 EXISTING SITE PLAN KENNEDY HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# 7.12 PROPOSED SITE PLAN KENNEDY HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.12 EXISTING SITE PLAN KENNEDY HIGH SCHOOL

The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	2,300
<b>Teaching Stations:</b>	
English, ENG	14
Math, MA	13
Science, SCI	11
Social Science, SS	10
World Language, WL	8
Electives	19
RSP	1
Special Education	6
Other (I-ELD)	1
<b>Grand Total:</b>	<b>83</b>



# 7.12 PROPOSED SITE PLAN KENNEDY HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

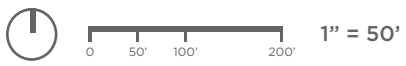


**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	2,150
<b>Teaching Stations:</b>	
English, ENG	12
Math, MA	12
Science, SCI	10
Social Science, SS	9
World Language, WL	9
Electives	19
RSP Office	2
Flex SDC	4
Special Education	2
Other (1-ASB, 1-ELD, 1-ILC)	3
<b>Grand Total:</b>	<b>82</b>



## 7.13 EXISTING SITE CONDITIONS LOARA HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1962
Year Last Modernized	2006
Current Enrollment	1,729
Grade Levels	9-12
Square Footage	189,273
Site Size (acres)	39.3

### GREATEST NEEDS

- The parking lot flow does not work well from a safety perspective; students would like a traffic signal
- Need to address the HVAC issues in locations where one unit runs an entire building
- The Science Labs in the two-story classroom building need storage/prep rooms
- The Science Labs are on the small size for the number of students
- The Drone Technology Academy needs adequate space
- The Visual Arts classrooms need to be modernized
- The Auditorium lacks fly space and needs new lighting that can be changed more easily
- A ramp is needed to access the auditorium stage
- The existing Band Room is in a former cafeteria space; better acoustics and larger doors are needed







## 7.13 EXISTING SITE CONDITIONS LOARA HIGH SCHOOL

- A 40' x 300' space is needed for band parade route practice
- Centralized book storage is needed
- A Wellness space is desired
- Would like a dedicated Counseling and Career Center
- Offices for classified staff (ie. counselors) are needed
- Would like the Parent Center to have access from outside the campus
- The Weight Room is undersized
- The Locker Rooms need to be renovated
- The Main Gym needs new bleachers, new paint and new flooring
- The Practice Gym floor needs to be resurfaced
- The Training Room needs air conditioning
- Would like a permanent Football Coaches' Office and tape review area
- The athletic fields need to be regraded and have new irrigation
- ADA access to the athletic fields is needed
- Restrooms are needed at the athletic fields
- Would like to have hydration stations at the athletic fields
- Would like an all-weather track
- The Varsity baseball field needs a new scoreboard
- The baseball fields need to have their dugouts and fencing repaired
- The Varsity softball field needs a scoreboard
- The Varsity softball field needs a permanent outfield fence
- Would like a scoreboard for soccer
- The container storage for athletics needs to be replaced or a better permanent solution provided
- The tennis courts need to be resurfaced and a windscreen added

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Loara HS received the following improvements:

- Modernized Pool and Pool Deck
- Site Furnishings/ Shade Structures
- Security Fencing/ Cameras
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Tennis court surfacing in planning
- Solar PV Carports are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Loara High School, Home of the Saxons, was established in 1962. The 39.3 acre site is located at 1765 West Cerritos Avenue, Anaheim, CA 92804.

The most recent campus wide beautification projects include the modernization of approximately 65% of all buildings in 2006 plus the addition of a new two-story classroom building.

The library, offices, a few classrooms, art building, multipurpose room, food service and auto shop buildings did not receive modernization in 2006 and still need work. The Loara Theater is in need of an upgrade. Access, rigging, sound booth and theater lighting are in good condition. The theater needs a loading ramp, a cyclorama, additional seats and house lights. The original gymnasium needs some ceiling work, the bleachers need to be replaced and ventilation/heating improved. Locker rooms require full Modernization.

The relocatable buildings in the northwest corner of the site are in very poor condition and should be replaced with permanent classroom space. The Childcare Center needs to be relocated.

The existing window systems on campus are in fair to good condition. The roofing is in need of a tune up.



## 7.13 EXISTING SITE CONDITIONS LOARA HIGH SCHOOL

### SITE CONDITIONS

The central courtyard looks fresh with new landscaping, benches, and paving. New ornamental steel fencing completed along Cerritos Avenue and repaved parking lots add to the fresh look. New Marquee is required to replace existing. Secondary courtyards between classroom buildings need new hardscape/landscape.

Repave/redevelop the area that is south of the athletic fields. The front drop off and Staff and Student parking lots need new LED lighting.

Vandalism and graffiti are a real problem at Loara HS. Security at the front of the campus was improved, but fencing along Euclid Street and the north and west sides of the site is poor and requires replacement. The school needs higher perimeter fencing and security cameras to mitigate this issue.

Landscape and irrigation within the campus need improvements. Hydraulic irrigation at the playing fields is poor and should be upgraded. The campus has a new irrigation backflow and pump.

The athletic fields require minor regrading. Replace bleacher sections (fields) to accommodate home games. Track and Field to be replaced with new all weather synthetic track and synthetic turf.

Provide electronic locks to high asset areas.

### TITLE IX

Repair/ Replace Baseball Scoreboard; provide new Softball Field scoreboard; add fencing around Varsity Softball, move training room out to "Field House"; Additional athletics storage bins for Girls soccer, tennis and softball needed.

### BUILDING SYSTEMS

#### PLUMBING

The site water piping was replaced as part of the campus modernization. The gas and sewer systems are operational. Add an earthquake valve at the gas meter. Address minor ponding between the Library and Theater Buildings and the potential flooding by the east side doors of the Library/Media Center.

#### MECHANICAL

Modernization of the mechanical systems was completed in 2006, with mostly rooftop packaged units. Most units are past life cycle and will be replaced with ESSER funds. Gym ventilation and heating are poor. Library/math building HVAC systems require modernization. The EMS was modernized in 2006.

#### ELECTRICAL

The power distribution system was modernized in 2006. Electrical panels in buildings that were not modernized need replacement. Low voltage systems and fiber backbone were replaced in 2006.

Low Voltage systems: The existing telephone/ data, CATV, and fire alarm systems are all operational. A new security system is needed. Existing clock and PA system are operational.

**7.13** EXISTING SITE CONDITIONS  
**LOARA HIGH SCHOOL**



Typical Classroom



Typical Science Lab



Auto Shop



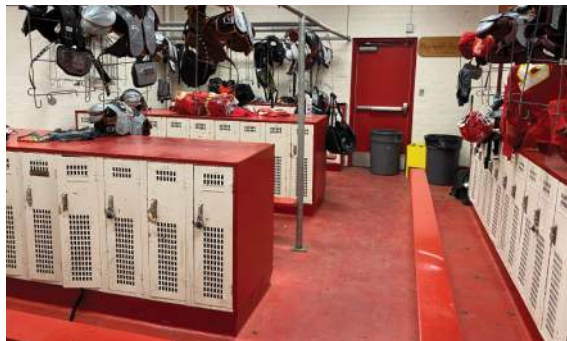
Library



Main Quad



Gymnasium



Athletics' Locker Room



Locker Room



Playfields



# 7.13 COST ESTIMATE LOARA HIGH SCHOOL

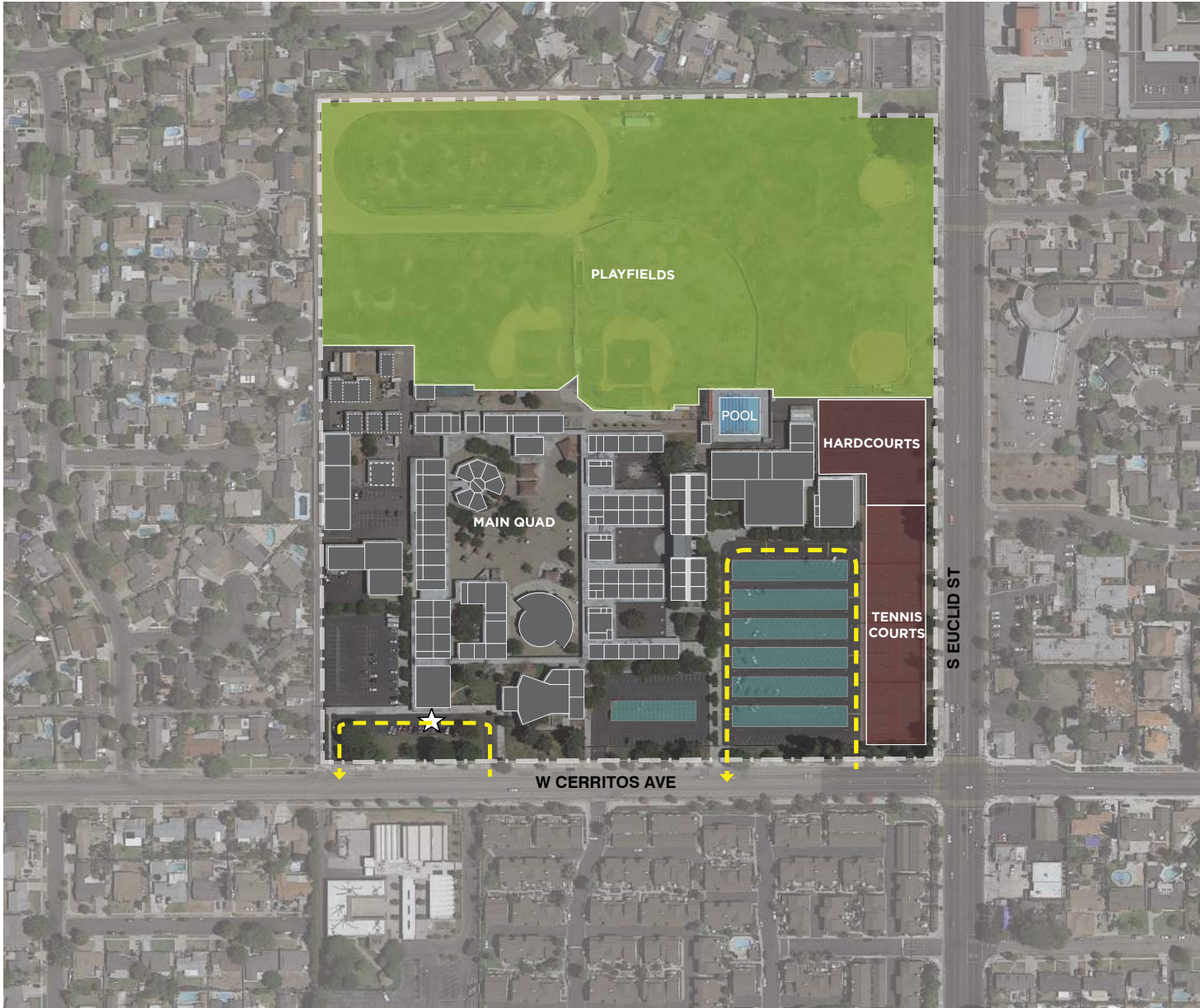
## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	11,255,000
02. Existing Building Systems and Toilets	\$	6,603,000
03. Site Utilities	\$	1,498,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	32,597,000
06. Performing Arts Improvements	\$	12,280,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,657,000
08. Interior Physical Education Improvements	\$	20,723,000
09. Administration, Staff Support & Family Resource Centers	\$	8,136,000
10. Library, Student Union & Student Support Services	\$	11,424,000
11. Safety and Security	\$	8,626,000
12. Outdoor Learning and Quads	\$	4,081,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	21,790,000
14. Next Generation Classroom Flexibility	\$	949,000
15. Technology Infrastructure & Equipment	\$	2,612,000
16. Community School Resource Centers	\$	44,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>145,275,000</b>



# 7.13 EXISTING SITE PLAN LOARA HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off

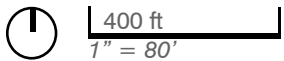
400 ft  
1" = 80'



# 7.13 PROPOSED SITE PLAN LOARA HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.13 EXISTING SITE PLAN LOARA HIGH SCHOOL

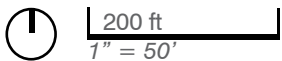
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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,729
<b>Teaching Stations:</b>	
English, ENG	11
Math, MA	10
Science, SCI	10
Social Science, SS	9
World Language, WL	7
Electives	19
RSP	2
Special Education	7
Other (I-ASB, I-ELD)	5
<b>Grand Total:</b>	<b>78</b>



# 7.13 PROPOSED SITE PLAN LOARA HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

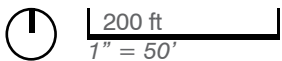


**MODERNIZATION**  
**NEW CONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work  
FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education,  
LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets,  
O - Office, U - Utilities &  
Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	1,725
<b>Teaching Stations:</b>	
English, ENG	10
Math, MA	10
Science, SCI	10
Social Science, SS	8
World Language, WL	8
Electives	20
RSP Office	1
Flex SDC	4
Special Education	7
Other (1-ASB, 1-ELD)	2
<b>Grand Total:</b>	<b>80</b>





## 7.14 EXISTING SITE CONDITIONS MAGNOLIA HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed 1961  
Year Last Modernized 2002

Current Enrollment 1,671  
Grade Levels 9-12

Square Footage 144,965  
Site Size (acres) 44

### GREATEST NEEDS

- Classrooms need to be modernized
- The SDC classroom in the old Art building needs to be relocated
- There are currently not enough Science Labs
- ASB needs a student store
- ASB needs a larger classroom
- Would like the Library renovated
- The Parent Center needs to be expanded
- Would like an outdoor courtyard for Special Education

- Would like an outdoor courtyard for the Bridges program
- A concession and restroom building is needed at the playfields
- The jump runways need to be resurfaced
- The track and field throw pit needs to be resurfaced
- New bleachers for baseball and softball are needed
- The JV baseball field and both softball fields need to be levelled
- The softball field needs a scoreboard
- The softball field needs electrical power





## **7.14** EXISTING SITE CONDITIONS **MAGNOLIA HIGH SCHOOL**

- Portable fencing is needed for the softball field

### **RECENT WORK COMPLETED - IN PROGRESS**

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Magnolia HS received the following improvements:

- New Quad, landscaping, shade structures and outdoor stage completed
- New covered lunch area and speed lines
- New Locker Room renovation
- Band Building Modernization in process
- Security Fencing/ Cameras
- Tennis Court surfacing and fencing completed
- 2-Story Administration and Cyber Security Building in process
- Magnolia Farm completed in 2022
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Modernized Pool and Pool Deck in planning stages
- Solar PV Carports are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### **CONDITION ASSESSMENT**

Magnolia High School, home of the Sentinels, was originally constructed in 1961. The 44 acre site, one of the largest in the District, is located at 2450 West Ball Road, Anaheim, CA 92804.

Approximately 70% of the campus buildings underwent modernization in 2002. These buildings now require additional Modernization. The buildings untouched by modernization in 2002 range from needing standard modernization work to major modernization and reorganization, especially at the administration building and science labs.

Performing Arts Building is in design, but no funding source has been identified.

### **SITE CONDITIONS**

Security is an ongoing concern at the Magnolia High School campus. New chain link fencing along Gilbert Street is required.

The front parking lot, drop off, accessible parking, and central quad were recently improved.

All the athletic field turf and irrigation needs replacement. Fields require re-grading to improve drainage. Leave existing Baseball backstop/ dugouts in place. The site has new irrigation backflow and pump.

Provide new all weather track and synthetic turf.

While the roofing is in good condition, a maintenance tune up will be needed in the near future. The Library is prone to flooding. A storm chamber system was installed in 2012 to

correct storm water run off problems. Most of the campus window systems are very old and in need of replacement.

Provide electronic locks to high asset areas.

### **TITLE IX**

New softball scoreboard is required. Provide electrical power and new drinking fountain at softball field. Also softball area requires new storage shed and concession stand.

### **BUILDING SYSTEMS**

#### **PLUMBING**

The plumbing systems (water, sewer, and gas) were all replaced and are functional.

#### **MECHANICAL**

The HVAC was modernized in 2002 except at the weight room, the band / choral rooms, art room, and kitchen. All units are reaching the end of their life cycle and will be replaced with ESSER funds. The EMS is in good working order.

#### **ELECTRICAL**

All electrical gear/ distribution is in good shape, except the Pool electrical panel, which is in poor condition (assume this will be replaced as part of the Pool Modernization project).

Low Voltage systems: The existing telephone/ data, CATV, and fire alarm systems are all operational. A new security system is needed, including cameras. Existing clock and PA system are operational.

**7.14** EXISTING SITE CONDITIONS  
**MAGNOLIA HIGH SCHOOL**



Quad



Paver Installation



Lunch Speed Lines



Lunch Shelter & Tables



Tennis Courts



In Progress - Shower/Locker Room



In Progress - Trash Enclosure



In Progress - Bioswale



Upcoming - Cyber & Auditorium Buildings



**7.14** EXISTING SITE CONDITIONS  
**MAGNOLIA HIGH SCHOOL**



Typical Classroom



Typical Science Preparation



Elective Classroom



Little Theater



Library



Food Service



Main Quad



Gymnasium



Bridges Portables



# 7.14 COST ESTIMATE MAGNOLIA HIGH SCHOOL

## SCOPE OF WORK CATEGORIES


## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	5,291,000
02. Existing Building Systems and Toilets	\$	4,489,000
03. Site Utilities	\$	1,598,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	10,859,000
06. Performing Arts Improvements	\$	27,695,000
07. Multipurpose Rooms / Food Service Improvements	\$	987,000
08. Interior Physical Education Improvements	\$	17,366,000
09. Administration, Staff Support & Family Resource Centers	\$	1,159,000
10. Library, Student Union & Student Support Services	\$	8,986,000
11. Safety and Security	\$	5,548,000
12. Outdoor Learning and Quads	\$	2,694,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	40,542,000
14. Next Generation Classroom Flexibility	\$	777,000
15. Technology Infrastructure & Equipment	\$	1,845,000
16. Community School Resource Centers	\$	2,231,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>132,067,000</b>



# 7.14 EXISTING SITE PLAN MAGNOLIA HIGH SCHOOL

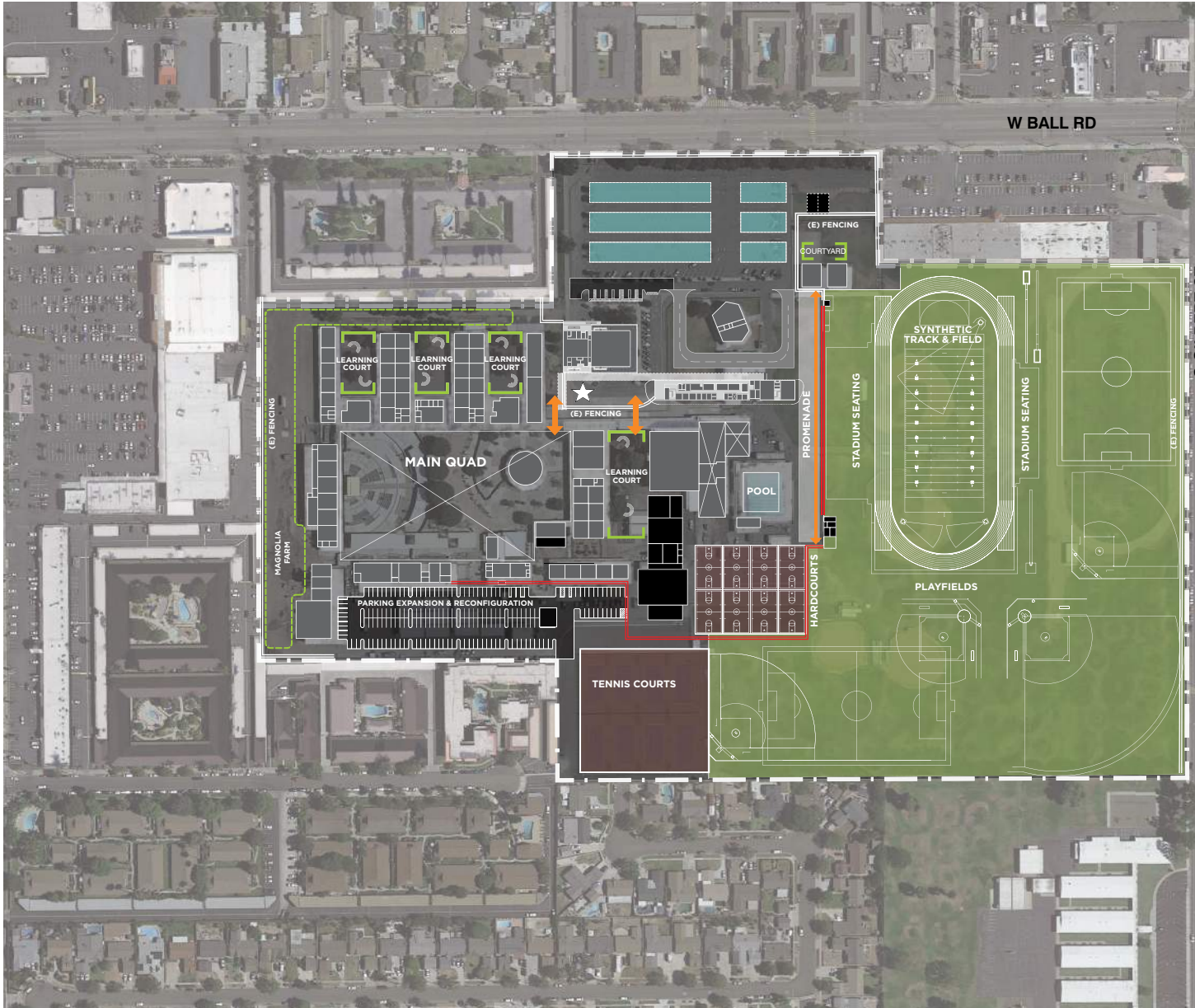


-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off

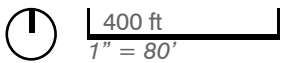
400 ft  
1" = 80'



# 7.14 PROPOSED SITE PLAN MAGNOLIA HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.14 EXISTING SITE PLAN MAGNOLIA HIGH SCHOOL

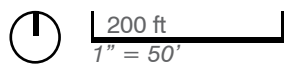
The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,671
<b>Teaching Stations:</b>	
English, ENG	12
Math, MA	10
Science, SCI	9
Social Science, SS	8
World Language, WL	6
Electives	13
RSP	1
Special Education	11
Other	0
<b>Grand Total:</b>	<b>70</b>





# 7.14 PROPOSED SITE PLAN MAGNOLIA HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

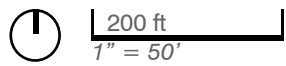


**MODERNIZATION**  
**NEW CONSTRUCTION**  
**RECONFIGURE**

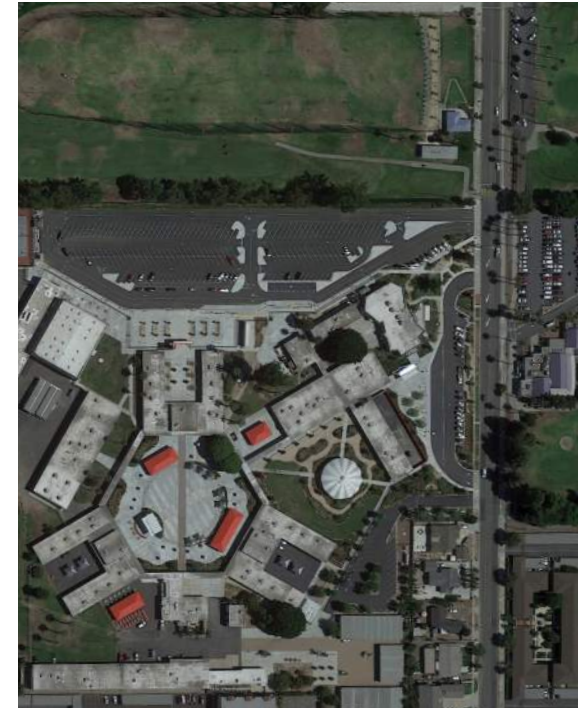
- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education, LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	1,550
<b>Teaching Stations:</b>	
English, ENG	9
Math, MA	9
Science, SCI	8
Social Science, SS	7
World Language, WL	7
Electives	15
RSP Office	1
Flex SDC	4
Special Education	8
Other (1-ASB)	1
<b>Grand Total:</b>	<b>69</b>



## 7.15 EXISTING SITE CONDITIONS SAVANNA HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1961
Year Last Modernized	2002
Current Enrollment	1,750
Grade Levels	9-12
Square Footage	151,680
Site Size (acres)	41.5

### GREATEST NEEDS

- Classroom lighting is not conducive for technology; lighting should be modernized to provide dimming abilities and better technology considerations
- Would like to get away from technology on carts and have a more integrated solution (i.e. short throw projectors)
- New Science Labs are needed – a minimum of nine, but most likely ten
- Would like labs that have sufficient power (without power poles to maintain

sightlines)

- Would like multiple projection surfaces so there no longer needs to be a designated 'front' and 'back' to a classroom
- Would like Labs to be large enough to accommodate a lecture/lab set-up
- A new Band Room with storage is needed
- The Auditorium is a very versatile space, but needs to be updated
- Conference meeting spaces are desperately needed





## 7.15 EXISTING SITE CONDITIONS SAVANNA HIGH SCHOOL

- Would like a dedicated copy/workroom(s) that is separate from the Faculty Lounge
- Would like the Parent Center to have access from outside the campus
- Storage is needed at the Parent Center
- Would like an additional gymnasium
- The Weight Room needs to be upgraded
- The Wrestling Room needs to be upgraded
- Athletics storage is needed
- Would like a viewing room for football
- Would like an all-weather track
- The athletic fields need to be regraded and have new irrigation
- The football field needs a scoreboard
- The baseball scoreboard needs to be replaced
- The softball scoreboard needs to be replaced
- Would like exterior field lighting to address the new 8:30am - 3:17pm schedule
- Netting is needed at the north edge of campus to prevent golf balls from hitting cars and ending up on the tennis courts

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Savanna HS received the following improvements:

- New Quad, landscaping, shade structures and outdoor stage completed
- New Locker Room/ Toilet Room renovation
- All site utility infrastructure was replaced
- Security Fencing/ Cameras
- Tennis Court surfacing and fencing completed
- Front of School beautification/ landscape drop off complete
- Parking lot reconfigured
- New Marquee
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar PV Carports are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Savanna High School was established in 1961 and is located at 301 North Gilbert Street, Anaheim, CA 92801. The site measures 41.5 acres.

Savanna HS received modernization improvements in 2002 primarily focused on the classroom buildings. Classroom ceilings, flooring, paint, lights, door hardware, toilet

room accessibility, HVAC, and new electrical service were provided. These rooms now require modernization upgrades. Many areas received little or no improvement in 2002 such as science, art, music, auditorium, and the administration building. Their needs range from standard to major modernization.

The science program needs adequate housing to meet S.T.E.M. Requirements.

The school is in need of a second gymnasium, including a wrestling facility, and extra P.E. storage.

The administrative office and media center could be reconfigured to make better use of the existing space. The library is also in need of renovation/modernization. The Food Service area should be expanded with additional speed lines.

The auditorium stage floor needs to be replaced, ideally with wood. Upgrades to interior finishes and electrical/AV are needed, along with the addition of a cyclorama.

The roofing was recently upgraded. The existing window systems appear to be in good condition. Replace glazing.

### SITE CONDITIONS

The school staff has requested security lighting at the northwest corner of the fields due to the proximity of the neighboring golf course.

The athletic fields are in moderate condition. Some regrading is needed. The irrigation system needs full replacement, including a smart controller (18.8 acres). A paved road should be added to provide access to the fields. All weather track and synthetic field is required.



## 7.15 EXISTING SITE CONDITIONS SAVANNA HIGH SCHOOL

New irrigation pump is needed (backflow is new).

A standard modernization of the pool is required including new plaster, deck resurfacing, and pool lights replacement. The District should consider the addition of pool covers and variable frequency drives (VFD) for the pump motors. Evaluate the feasibility of increasing the pool depth with new infinity gutters. Install pool scoreboard.

Provide electronic locks to high asset areas.

Low Voltage systems: The existing telephone/ data, fiber backbone to be upgraded. Fire alarm systems, PA/ Clocks are all operational. A new security system is needed, including cameras.

### TITLE IX

Provide new comparable Baseball and Softball scoreboards.

## BUILDING SYSTEMS

### PLUMBING

The existing sewer, domestic water, and gas lines have all been replaced recently; no new needs identified.

### MECHANICAL

Package units were installed in 2002 throughout campus. Life cycle replacement for all HVAC units as part of ESSER funding (except for 15 new package units recently replaced due to vandalism). Provide an HVAC unit in the MDF room.

### ELECTRICAL

The electrical power was upgraded in 2006; no new needs identified. The theater is in need of a new AV system along with new house and theatrical lighting.

**7.15** EXISTING SITE CONDITIONS  
**SAVANNA HIGH SCHOOL**



Site Work



Drop-Off



Parking Lot



Outdoor Stage



Main Quad



Training Room



Locker Rooms



Locker Rooms



Tennis Courts



**7.15** EXISTING SITE CONDITIONS  
**SAVANNA HIGH SCHOOL**



Typical Classroom



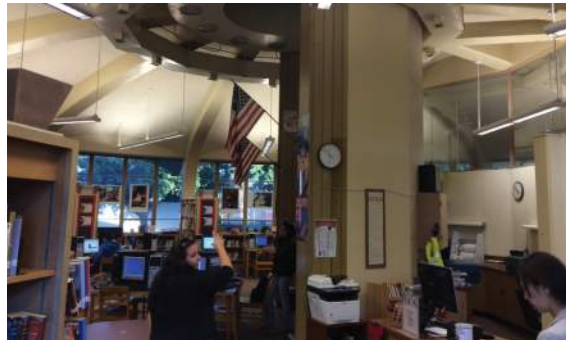
Typical Science Lab



Auto Shop



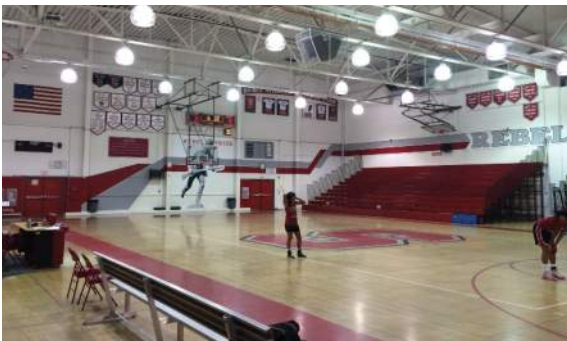
Library



Library



Auditorium



Gymnasium



Gymnasium



Main Quad



# 7.15 COST ESTIMATE SAVANNA HIGH SCHOOL

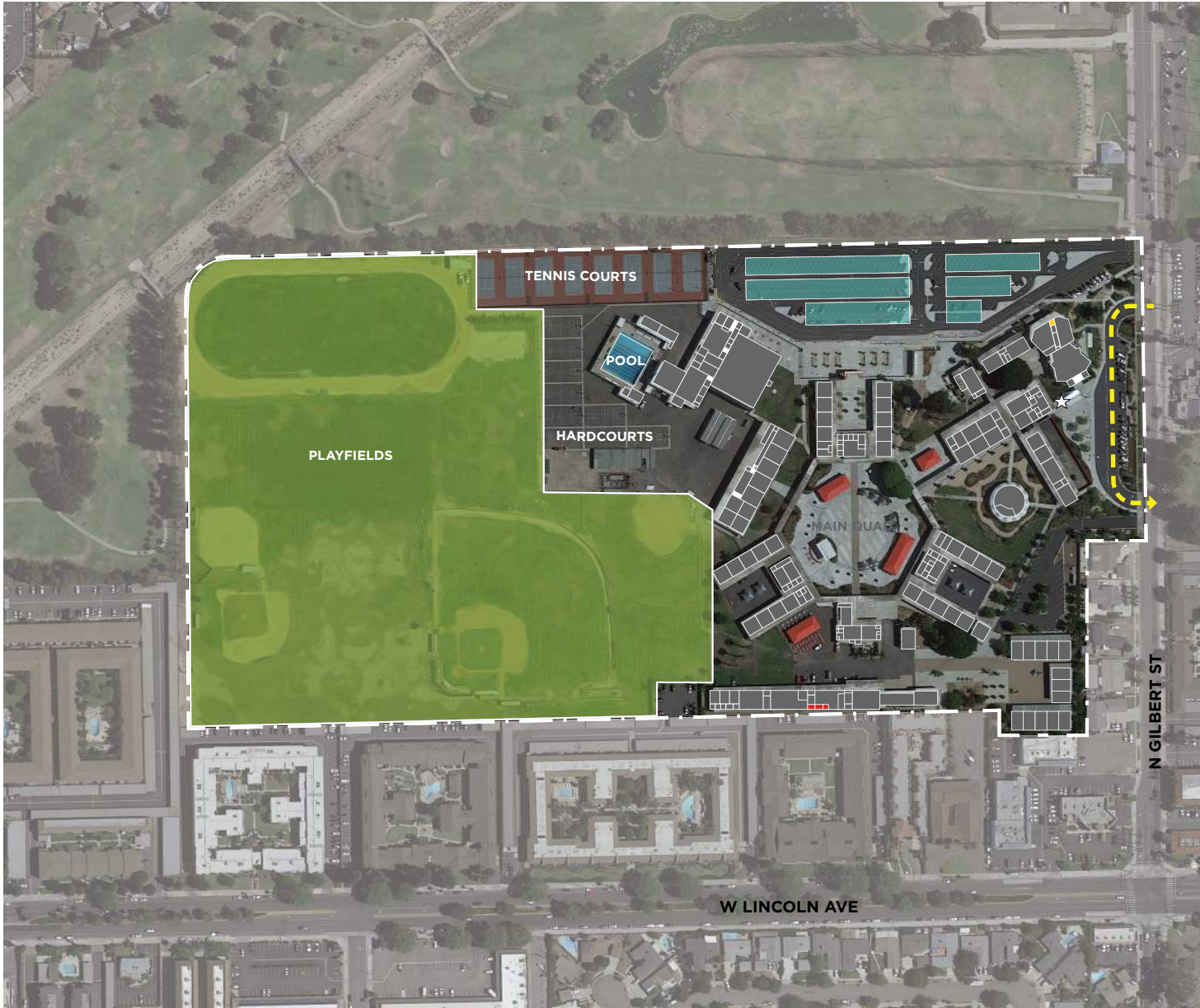
## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

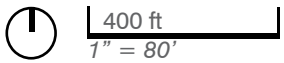
01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	6,193,000
02. Existing Building Systems and Toilets	\$	3,784,000
03. Site Utilities	\$	700,000
04. New Construction - Classrooms & Colabs	\$	14,025,000
05. Electives, Science Labs & CTE	\$	33,919,000
06. Performing Arts Improvements	\$	8,777,000
07. Multipurpose Rooms / Food Service Improvements	\$	943,000
08. Interior Physical Education Improvements	\$	21,689,000
09. Administration, Staff Support & Family Resource Centers	\$	2,432,000
10. Library, Student Union & Student Support Services	\$	12,707,000
11. Safety and Security	\$	3,623,000
12. Outdoor Learning and Quads	\$	2,301,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	24,865,000
14. Next Generation Classroom Flexibility	\$	460,000
15. Technology Infrastructure & Equipment	\$	1,335,000
16. Community School Resource Centers	\$	413,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>138,166,000</b>



# 7.15 EXISTING SITE PLAN SAVANNA HIGH SCHOOL

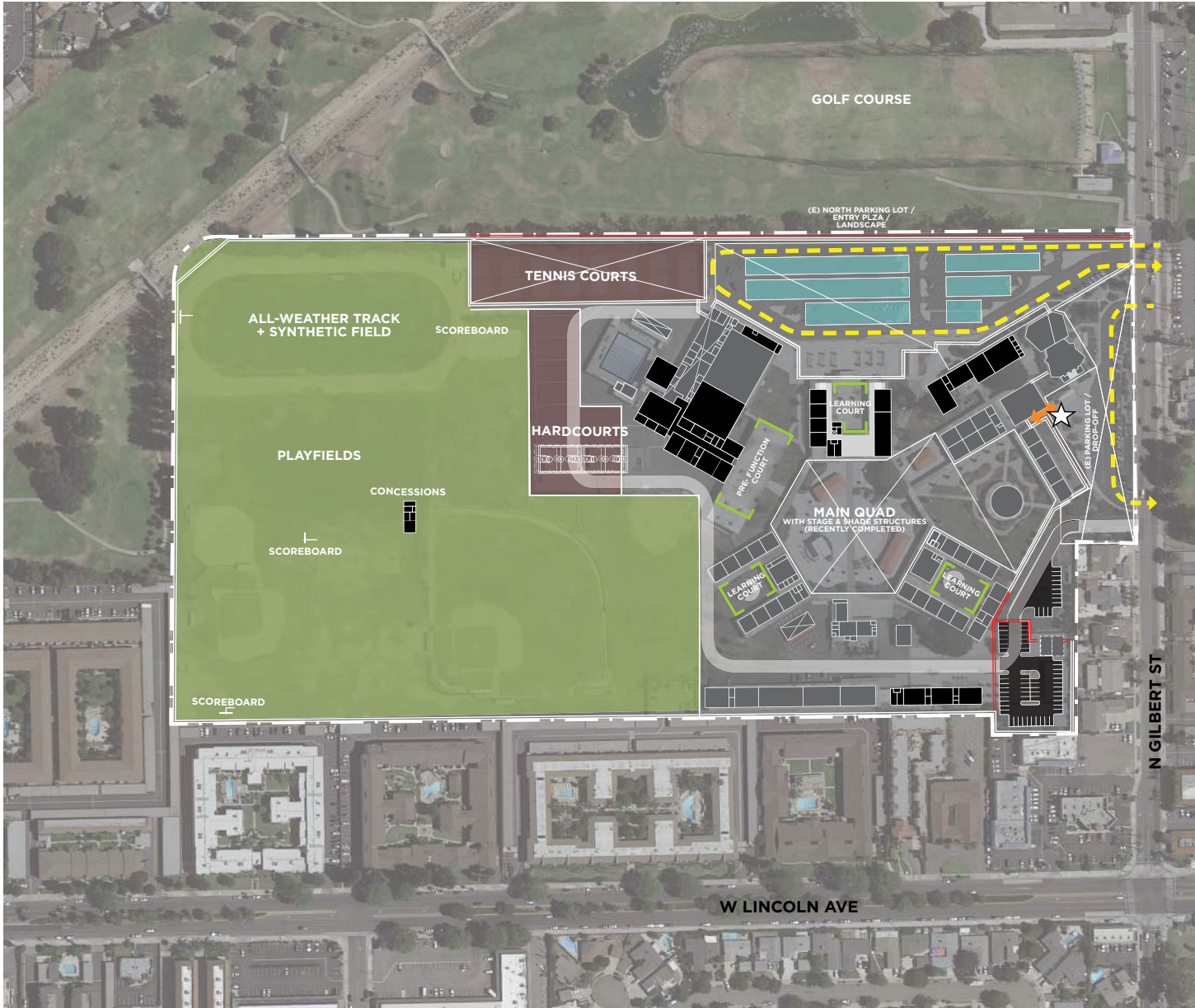


-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off





# 7.15 PROPOSED SITE PLAN SAVANNA HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



400 ft  
1" = 80'

# 7.15 EXISTING SITE PLAN SAVANNA HIGH SCHOOL

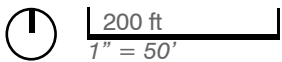
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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

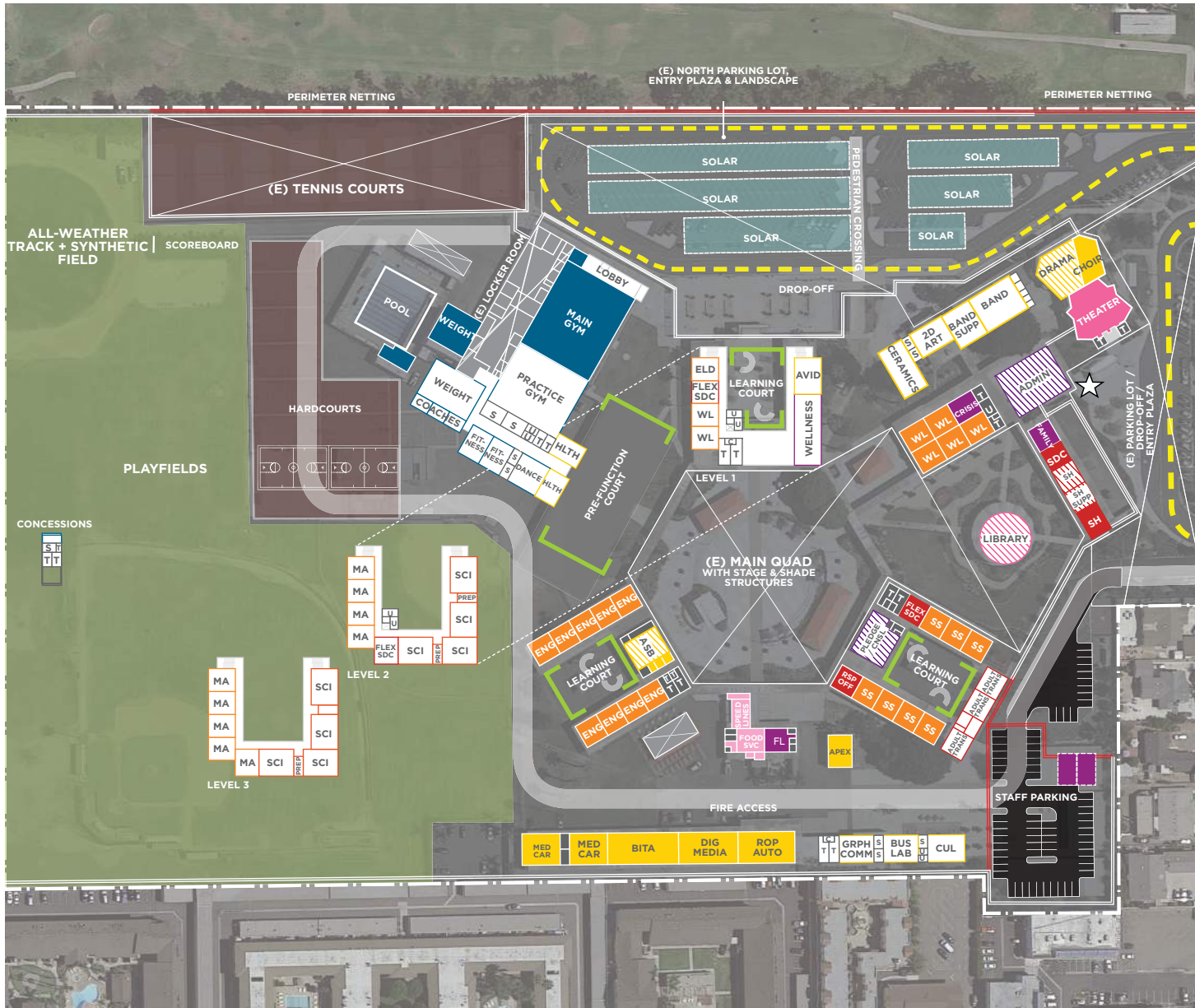
- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,750
<b>Teaching Stations:</b>	
English, ENG	11
Math, MA	10
Science, SCI	8
Social Science, SS	7
World Language, WL	9
Electives	14
RSP	2
Special Education	11
Other (1-ASB, 1-ELD)	2
<b>Grand Total:</b>	<b>74</b>



# 7.15 PROPOSED SITE PLAN SAVANNA HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
P.E. - Physical Education, LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

**No Work**

**Learning Courts** (Site Improvements)

**Main Quad**

**Hardcourts**

**Play Fields**

**Solar**

**Main Entrance**

**Fire Lane**

**Fencing**

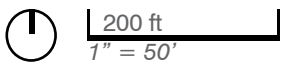
**Drop - Off**

**Planning Capacity:** 1,650

**Teaching Stations:**

English, ENG	9
Math, MA	9
Science, SCI	8
Social Science, SS	7
World Language, WL	7
Electives	15
RSP	1
Flex SDC	4
Special Education	5
Other (1-ASB, 1-ELD)	2

**Grand Total:** 67



## 7.16 EXISTING SITE CONDITIONS WESTERN HIGH SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1954
Year Last Modernized	1993
Current Enrollment	1,729
Grade Levels	9-12
Square Footage	167,699
Site Size (acres)	39

### GREATEST NEEDS

- Exterior lighting needs to be improved
- The poor site drainage needs to be addressed
- The restrooms need to be modernized
- The existing JROTC classroom has swamp coolers
- Better service access for food service is needed
- The Gymnasiums need to be modernized with new bleachers and ventilation added
- Additional storage is needed for the West Gym
- The Locker Rooms need to be renovated
- Expand the Weight Room into the adjacent area
- A new Wrestling Room is needed
- A new Training Room is needed
- The boys' and girls' equipment and storage facilities need to be modernized





## 7.16 EXISTING SITE CONDITIONS WESTERN HIGH SCHOOL

- New backstops for Varsity and JV baseball are needed
- New backstops for Varsity and JV softball are needed
- Handel Stadium needs a synthetic field and an all-weather track
- A new pool that meets CIF regulations is needed
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### CONDITION ASSESSMENT

Western originally opened as a junior high school in 1954 sharing a similar finger plan building layout with Brookhurst Jr. High School and Orangeview Jr. High School. Western was converted to a high school in 1957 with the addition of the Forum Theater and a second gymnasium. The 39-acre site is located at 501 South Western Avenue, Anaheim, CA 92804. Western High School is also home to the District's Handel Stadium that operates independently from Western High School athletics.

While some repair work has occurred at Western High School in recent years, the general condition of most buildings is poor to very poor. Architectural finishes are dated and worn. Ceilings replaced in 1993 are sagging. There are not enough restrooms to support students or faculty; some of the previous restroom facilities are non-operational and have been converted to storage. The existing windows are in poor condition and need to be replaced. Of the existing roofing, 85% is in need of a tune-up. The boys locker room and shop building roofs need to be torn off and replaced.

The Forum finishes are very dated. The Forum has no accessible audience seating and the stage also lacks accessibility. Outfit the Forum with new seating, ADA wheelchair lift, house lighting, upgraded sound booth, cyclorama, and technology. Dressing rooms are needed in the facility.

Exterior Classroom doors/ hardware require replacement.

There are several issues to be addressed at the gymnasium including the need for new bleachers. The leaking roof skylights need to be addressed. The girls and boys locker rooms, offices, and team rooms need to be modernized. Provide showers and lockers to meet the current need.

This school is in need of adequately housed and equipped science and computer labs to meet S.T.E.M. requirements.

Enhance the presence and functionality of the administration building.

The existing restrooms need upgrading. Additional restroom facilities are needed. Replace the student store. The portable classroom buildings are new, on concrete foundations, and in good condition.

### SITE CONDITIONS

Re-purpose classroom courtyards to outdoor learning environments with enhanced technology. Address severe ponding in these areas.

Provide a new bike enclosure, golf cart storage, and trash enclosure.

Athletic fields need reconditioning, and minor regrading. Replace the field irrigation system, and connect to the existing smart controller. Provide permanent fence around varsity baseball field.

New (wider) vehicular gate required to softball field

Provide shared lighting controls at the new tennis complex. Provide gates at each court.

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds. As a result, Western HS received the following improvements:

- New Quad, landscaping, shade structures and outdoor stage in planning stages
- Synthetic practice field with new Concession and Restroom Building
- iLab/ Library and Maker Space Modernization completed
- Security Fencing/ Cameras
- Tennis Court surfacing and fencing completed
- Front of School beautification/ landscape drop off, Marquee in planning stages
- Parking lot reconfigured with new fencing and landscape improvements
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar PV Carports are currently in planning stages

## 7.16 EXISTING SITE CONDITIONS WESTERN HIGH SCHOOL

The swimming pool needs a complete replacement to address shape, size, and depth.

Provide electronic locks to high asset areas.

### HANDEL STADIUM

Handel Stadium needs include:

- o Upgraded restrooms and team rooms
- o ADA parking
- o Bus parking
- o Perimeter ornamental steel fencing
- o Security system with cameras
- o Synthetic track and field
- o Replacement of visitor bleachers
- o New ticket booth and concessions
  
- o Evaluate the replacement of the stadium lighting.
- o Provide separate irrigation water supply to the stadium.

### TITLE IX

Provide new comparable Baseball and Softball scoreboards.

New backstops for Varsity/JV Softball

New backstops for Varsity/JV Baseball

Replace bleachers/ ventilation in both Gyms

### BUILDING SYSTEMS

#### PLUMBING

The existing sewer, water, and gas lines need to be replaced. Provide a gas earthquake shut-off valve.

Evaluate the existing storm drain system at common areas to address drainage.

#### MECHANICAL

Both of the gym ventilation systems require modernization. A majority of HVAC units need replacement.

#### ELECTRICAL

New electrical service is required for campus included distribution and sub panels.

Low Voltage systems: The existing telephone/ data, fiber backbone to be upgraded.

Fire alarm system to be replaced; PA/ Clocks are all operational. A new security system is needed, including cameras.



**7.16** EXISTING SITE CONDITIONS  
**WESTERN HIGH SCHOOL**



Main Parking Lot



iLab Lobby



iLab Lobby



Library



iLab Upper Level



iLab Maker Space



iLab Maker Space



Landscape Modernization



Upcoming - Practice Field



**7.16** EXISTING SITE CONDITIONS  
**WESTERN HIGH SCHOOL**



Classroom



Elective Classroom



Wood Shop



BITA



Aquatic Center



Classroom Courtyard



Gymnasium



Hardcourts



Playfields





# 7.16 COST ESTIMATE WESTERN HIGH SCHOOL

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	5,644,000
02. Existing Building Systems and Toilets	\$	3,057,000
03. Site Utilities	\$	2,731,000
04. New Construction - Classrooms & Colabs	\$	16,676,000
05. Electives, Science Labs & CTE	\$	33,987,000
06. Performing Arts Improvements	\$	6,701,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,521,000
08. Interior Physical Education Improvements	\$	29,556,000
09. Administration, Staff Support & Family Resource Centers	\$	5,218,000
10. Library, Student Union & Student Support Services	\$	7,492,000
11. Safety and Security	\$	3,752,000
12. Outdoor Learning and Quads	\$	1,699,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	30,866,000
14. Next Generation Classroom Flexibility	\$	575,000
15. Technology Infrastructure & Equipment	\$	1,419,000
16. Community School Resource Centers	\$	44,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>151,842,000</b>



# 7.16 COST ESTIMATE HANDEL STADIUM

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	-
02. Existing Building Systems and Toilets	\$	-
03. Site Utilities	\$	376,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	-
06. Performing Arts Improvements	\$	-
07. Multipurpose Rooms / Food Service Improvements	\$	-
08. Interior Physical Education Improvements	\$	-
09. Administration, Staff Support & Family Resource Centers	\$	-
10. Library, Student Union & Student Support Services	\$	-
11. Safety and Security	\$	-
12. Outdoor Learning and Quads	\$	-
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	14,037,000
14. Next Generation Classroom Flexibility	\$	-
15. Technology Infrastructure & Equipment	\$	-
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>14,413,000</b>



# 7.16 EXISTING SITE PLAN WESTERN HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off

400 ft  
1" = 80'



# 7.16 PROPOSED SITE PLAN WESTERN HIGH SCHOOL



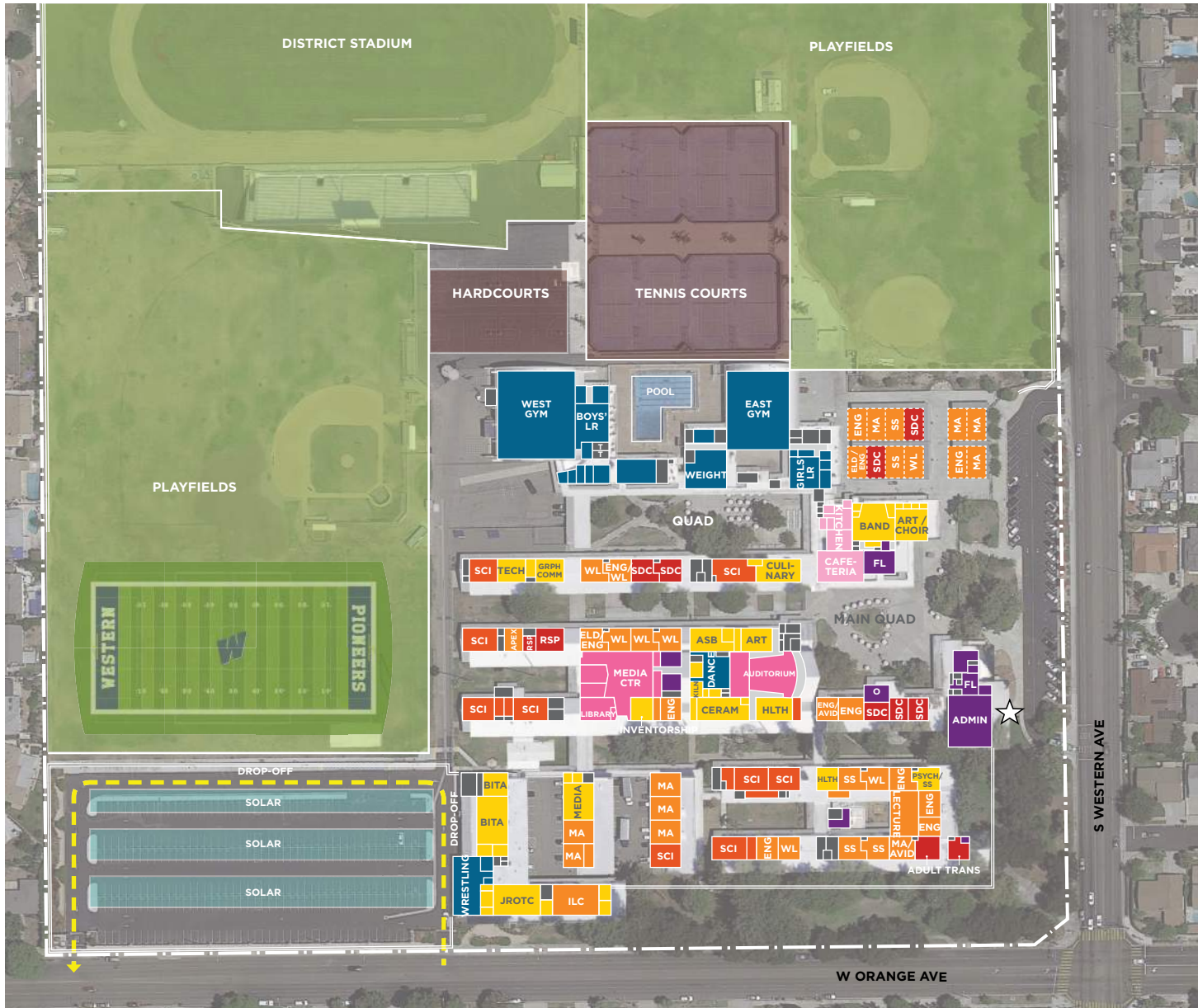
- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- Solar
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance

400 ft  
1" = 80'



# 7.16 EXISTING SITE PLAN WESTERN HIGH SCHOOL

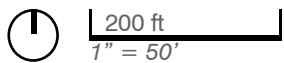
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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Solar
- Hardcourts
- Play Fields
- ☆ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,729
<b>Teaching Stations:</b>	
English, ENG	12
Math, MA	10
Science, SCI	9
Social Science, SS	7
World Language, WL	6
Electives	17
RSP	2
Special Education	9
Other (I-ASB, I-LC)	2
<b>Grand Total:</b>	<b>74</b>



# 7.16 PROPOSED SITE PLAN WESTERN HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

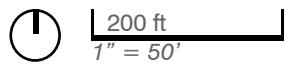


**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)  
Computer Lab
- Admin / Faculty  
FW - Faculty Work  
FL - Faculty Lounge  
Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education,  
LR - Locker Room  
Support Spaces  
S - Storage, T - Toilets,  
O - Office, U - Utilities &  
Building Support, C - Custodial

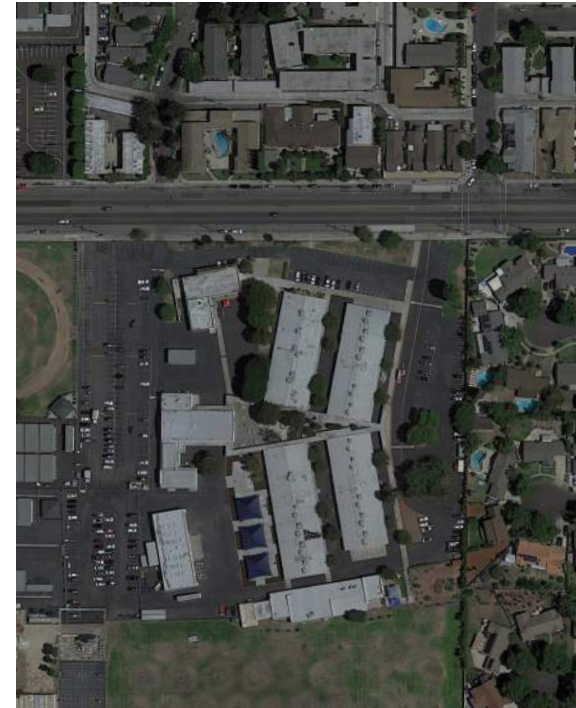
- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	1,725
<b>Teaching Stations:</b>	
English, ENG	10
Math, MA	9
Science, SCI	9
Social Science, SS	8
World Language, WL	8
Electives	17
RSP Office	1
Flex SDC	4
Special Education	4
Other (I-ASB, I-LC)	2
<b>Grand Total:</b>	<b>72</b>





1800 W. Ball Rd Anaheim, CA 92804

**EXISTING SITE INFORMATION**

Year Constructed 1958  
Year Last Modernized 2002

Current Enrollment 450  
Grade Levels 9-12

Square Footage 92,575  
Site Size (acres) 24

**GREATEST NEEDS**

- A classroom for PE/Health is needed
- A Fitness Center is needed
- The existing Science classrooms are not adequate; need (3) Science Labs with gas and water
- A large Paxton Patterson lab is needed for building trades exposure (ie. a BITA Lab)
- An ASB classroom with sinks and storage is needed
- Storage is needed for campus clubs
- Student display space is needed
- Would like the Child Care program to be located near the front of the school
- A Culinary Lab is needed
- Would like a Construction Apprentice Lab
- A Family Resource Center and Community School Resource Center are needed, ideally located near the school entrance
- Would like a computer lab for eSports





## 7.17 EXISTING SITE CONDITIONS GILBERT HIGH SCHOOL

- Would like a computer lab for Digital Design
- The Adult Transition program needed additional space and needs their own restrooms
- Would like a Broadcasting Lab with green screens
- Would like an outdoor stage for outdoor activities and student engagement
- Would like to expand the existing garden space
- The basketball courts need to be resurfaced
- The playfields need improvement
- Would like to have a baseball field
- Would like to have grass volleyball courts
- Would like access to the track
- The Polaris program needs additional classroom space and office space; this program needs its own independent entrance

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

Recent improvements or improvements in design phase at Gilbert HS include:

- Shade structures

- Security Cameras to improve safety
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar PV Carports are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds
- Central Quad/ Campus exterior spaces between buildings are in the planning stages for 2022.

### CONDITION ASSESSMENT

Gilbert High School is located at 1800 West Ball Road, Anaheim, CA 92804. Originally built-in 1958, Gilbert HS is part of the Trident Education Center that also includes Polaris Independent Studies program, all situated on 24 acres.

Currently, the administration building does not have adequate space to house a flexible staff that has to meet the needs of the programs. The administration building is in need of a major modernization. The school is in need of adequately housed and equipped science and computer labs to meet S.T.E.M. requirements. Classrooms need to be upgraded to meet Common Core.

All window systems on campus are in need of replacement. Entire campus re-roofing is needed.

Many Educational programmatic adjustments/additions are needed, including proper P.E. space, Science/ S.T.E.M. classrooms, Culinary Program, Construction Trades, Community Center, Computer/ Gaming Lab, Special Ed, Adult Transition and lab for the Patterson Program.

### SITE CONDITIONS

The entry to the campus from Ball Road requires a complete redesign to help identify the multiple programs while improving much needed curb appeal. Emphasize the entrance to the campus with a greater level of wayfinding and program identity.

Security is a major concern along Ball Road. Fencing needs to be replaced/ and or added at various campus boundaries to create a single point entry.

Parking lots require lighting upgrades to LED.

Revamp of the entire central quad is planned for 2022.

Both playing fields receive a lot of use and are in need of reconditioning. All new irrigation and minor regrading is required. New irrigation and domestic water backflows are needed.

Shade structures were installed in 2012.

Overall site beautification/ curb appear is needed, including a digital marquee.

Add electronic locks to high asset areas.

### BUILDING SYSTEMS

#### PLUMBING

The existing sewer, water, and gas lines need to be replaced. Provide an earthquake shut-off valve.

The existing storm drain system is in fair condition. Some work is required between buildings. There is some minor ponding southwest of the track.



## **7.17** EXISTING SITE CONDITIONS **GILBERT HIGH SCHOOL**

### **MECHANICAL**

Roof top package units at Gilbert, split multi-zone units at Polaris, all require replacement as planned with ESSER funds. The existing energy management system is operational.

### **ELECTRICAL**

While the campus power was upgraded in 2002, some building power panels are in need of replacement.

Majority of classroom lights are T12 and need replacement to LED.

Low Voltage: The existing fire alarm, clocks and PA are in good condition. Telephone/ data, CATV should be upgraded. Technology infrastructure should be expanded throughout campus.

Security system is in good condition, but needs to be expanded to cover about 10% of the campus.



**7.17** EXISTING SITE CONDITIONS  
**GILBERT HIGH SCHOOL**



Administration



Classroom



Classroom



Classroom



MPR



Classroom



Lunch Shelter



Outdoor Walkway and Seating



Preschool Outdoor Play



# 7.17 COST ESTIMATE GILBERT HIGH SCHOOL

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST








01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	4,594,000
02. Existing Building Systems and Toilets	\$	2,651,000
03. Site Utilities	\$	1,839,000
04. New Construction - Classrooms & Colabs	\$	5,431,000
05. Electives, Science Labs & CTE	\$	12,674,000
06. Performing Arts Improvements	\$	-
07. Multipurpose Rooms / Food Service Improvements	\$	2,170,000
08. Interior Physical Education Improvements	\$	1,273,000
09. Administration, Staff Support & Family Resource Centers	\$	8,431,000
10. Library, Student Union & Student Support Services	\$	4,395,000
11. Safety and Security	\$	2,945,000
12. Outdoor Learning and Quads	\$	588,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	4,810,000
14. Next Generation Classroom Flexibility	\$	489,000
15. Technology Infrastructure & Equipment	\$	1,100,000
16. Community School Resource Centers	\$	44,000
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>53,434,000</b>



7.17

EXISTING SITE PLAN  
GILBERT HIGH SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# 7.17 PROPOSED SITE PLAN GILBERT HIGH SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.17

## EXISTING SITE PLAN GILBERT HIGH SCHOOL

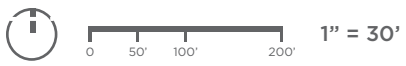
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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	450
<b>Teaching Stations:</b>	
English, ENG	7
Math, MA	7
Social Science, SS	6
World Language, WL	0
Science, SCI	4
Electives	6
RSP	0
Special Education	4
Other (1-Empty, 1-Office/Lactation, 3-Child Care)	5
<b>Grand Total:</b>	<b>39</b>



# 7.17

## PROPOSED SITE PLAN GILBERT HIGH SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

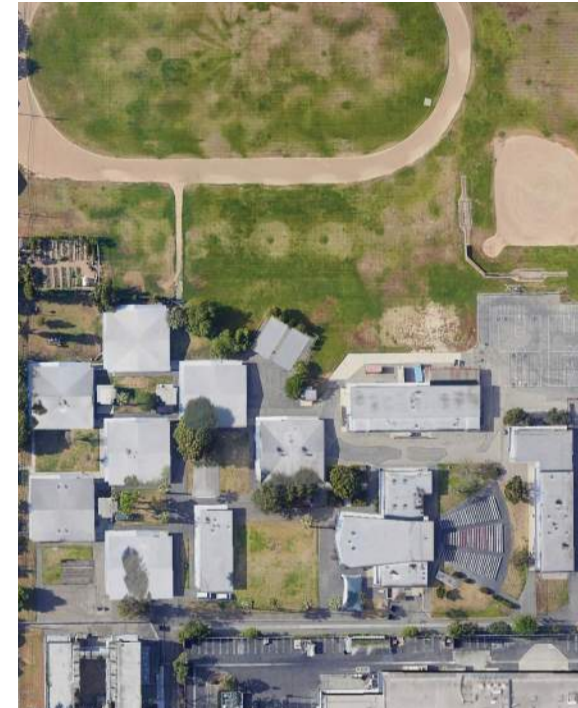
- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives  
Lab spaces determined by site need (STEM or other elective)
- Computer Lab
- Admin / Faculty  
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- Library / MPR
- Food Service
- Physical Ed / Athletics  
PE - Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, O - Office, U - Utilities & Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off

<b>Planning Capacity:</b>	600
<b>Teaching Stations:</b>	
English, ENG	7
Math, MA	6
Science, SCI	4
Social Science, SS	5
World Language, WL	0
Electives	9
RSP Office	1
Flex SDC	3
Special Education	1
Other (1-ASB, 3-Child Development)	4
<b>Grand Total:</b>	<b>40</b>



## 7.18 EXISTING SITE CONDITIONS HOPE SCHOOL



### EXISTING SITE INFORMATION

Year Constructed	1964
Year Last Modernized	1999 HVAC 2007 Exterior Paint 2010 Office Building
Current Enrollment	232
Grade Levels	Ages 12-22
Square Footage	75,604
Site Size (acres)	20

### GREATEST NEEDS

- The asphalt needs to be replaced to eliminate tripping hazards
- Classrooms need to be modernized (5 were more recently modernized with new flooring, new paint and new furniture)
- The four classrooms that don't currently have sinks need them
- Additional sensory and de-escalation rooms are needed
- Better restroom/changing room set-ups are needed to meet student needs
- Storage for ASB is needed

- Prop storage for VAPA is needed
- Would like a Gymnasium
- Adaptive PE equipment storage is needed
- The Nurse's office needs additional storage
- A Staff Lounge is needed
- Cum files and general supplies storage is needed
- Additional staff restrooms are needed
- Tech storage is needed
- Would like a shade structure to the west of the Cafeteria/MPR







## **7.18** EXISTING SITE CONDITIONS **HOPE SCHOOL**

- Would like to flatten the amphitheater and repurpose the space as a courtyard that can be used for a variety of activities
- Would like 3-4 outdoor sensory stations
- Would like an outdoor fitness space
- Would like rubber surfacing in place of the existing softball field to better serve the student population
- Custodial storage is needed including space for three golf carts
- Garden storage is needed

### **RECENT WORK COMPLETED - IN PROGRESS**

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds

Recent improvements or improvements in design phase at Hope School include:

- Shade structures
- Security Cameras to improve safety
- 21st Century Classroom furniture (approximately 6 CR's)
- Solar PV Carports with Electrical Service upgrades are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds

### **CONDITION ASSESSMENT**

The majority of Hope School requires full modernization. Toilet rooms are the highest need. P.E. space Gym is needed, currently provided in (2) classroom spaces. Existing windows on campus also require replacement with special needs considerations. Storage facilities needed throughout. Staff Lounge is needed.

### **SITE CONDITIONS**

The drop-off area requires major improvement. Overall site beautification/ curb appear improvements needed. A waiting/seating/ shaded area should be added at the entrance.

Currently, there are downspout issues at every building with water flowing down to the path of travel. Asphalt paving is in poor condition at all areas with large gaps throughout the campus grounds creating trip hazards.

The existing fields and courtyard require full irrigation replacement. The fields require regrading. Improve courtyard areas throughout with new hardscape, landscape, seating, shade structures and event lighting giving special consideration to the needs of the users.

Perimeter fencing needs replacement.

Add electronic locks to high asset areas.

### **BUILDING SYSTEMS**

#### **PLUMBING**

The existing sewer, domestic water, and gas lines need to be replace. Provide a gas earthquake shut-off valve.

Improve drainage south of the campus in the alleyway.

#### **MECHANICAL**

The HVAC units at Hope School were replaced in 1999, but are now life-cycled. The campus needs all new HVAC systems.

#### **ELECTRICAL**

The main electrical power was previously updated, but a re-work of the distribution is required. The fire alarm system requires replacement. A new security system is also needed.

New exterior lighting, parking lot lighting and replace interior lighting with LED lights required.

Low Voltage systems: A full modernization of all low voltage systems is required

**7.18** EXISTING SITE CONDITIONS  
**HOPE SCHOOL**



Entry



Classroom



Sensory Room



Sensory Room



Health Office



Health Office



Outdoor Amphitheater



Locker Room



Hardcourts



# 7.18 COST ESTIMATE HOPE SCHOOL










## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	5,093,000
02. Existing Building Systems and Toilets	\$	5,725,000
03. Site Utilities	\$	1,221,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	749,000
06. Performing Arts Improvements	\$	1,970,000
07. Multipurpose Rooms / Food Service Improvements	\$	2,655,000
08. Interior Physical Education Improvements	\$	12,637,000
09. Administration, Staff Support & Family Resource Centers	\$	1,909,000
10. Library, Student Union & Student Support Services	\$	591,000
11. Safety and Security	\$	6,793,000
12. Outdoor Learning and Quads	\$	2,437,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	11,899,000
14. Next Generation Classroom Flexibility	\$	547,000
15. Technology Infrastructure & Equipment	\$	894,000
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>55,120,000</b>

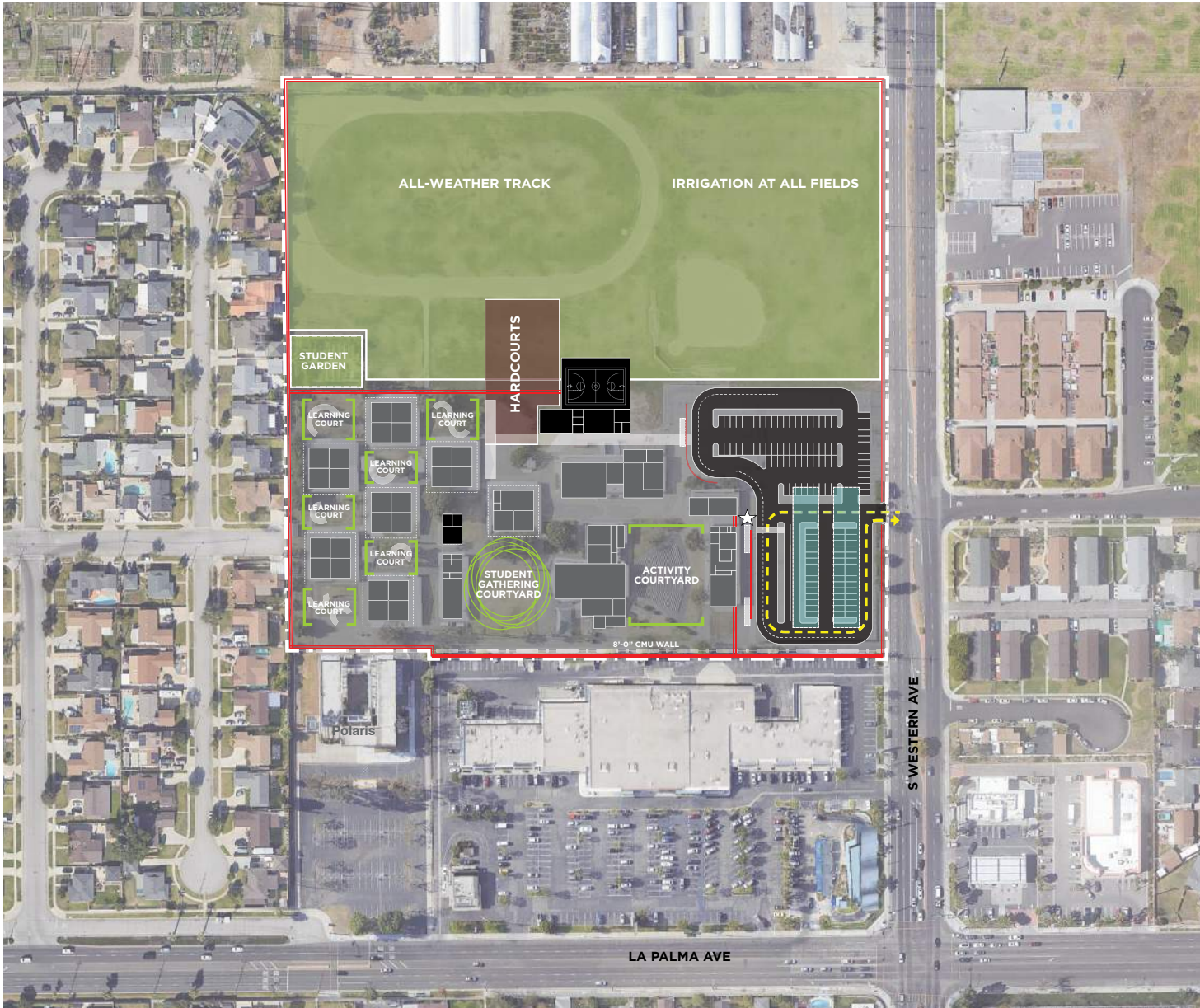
# 7.18 EXISTING SITE PLAN HOPE SCHOOL



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# 7.18 PROPOSED SITE PLAN HOPE SCHOOL



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.18 EXISTING SITE PLAN HOPE SCHOOL

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- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
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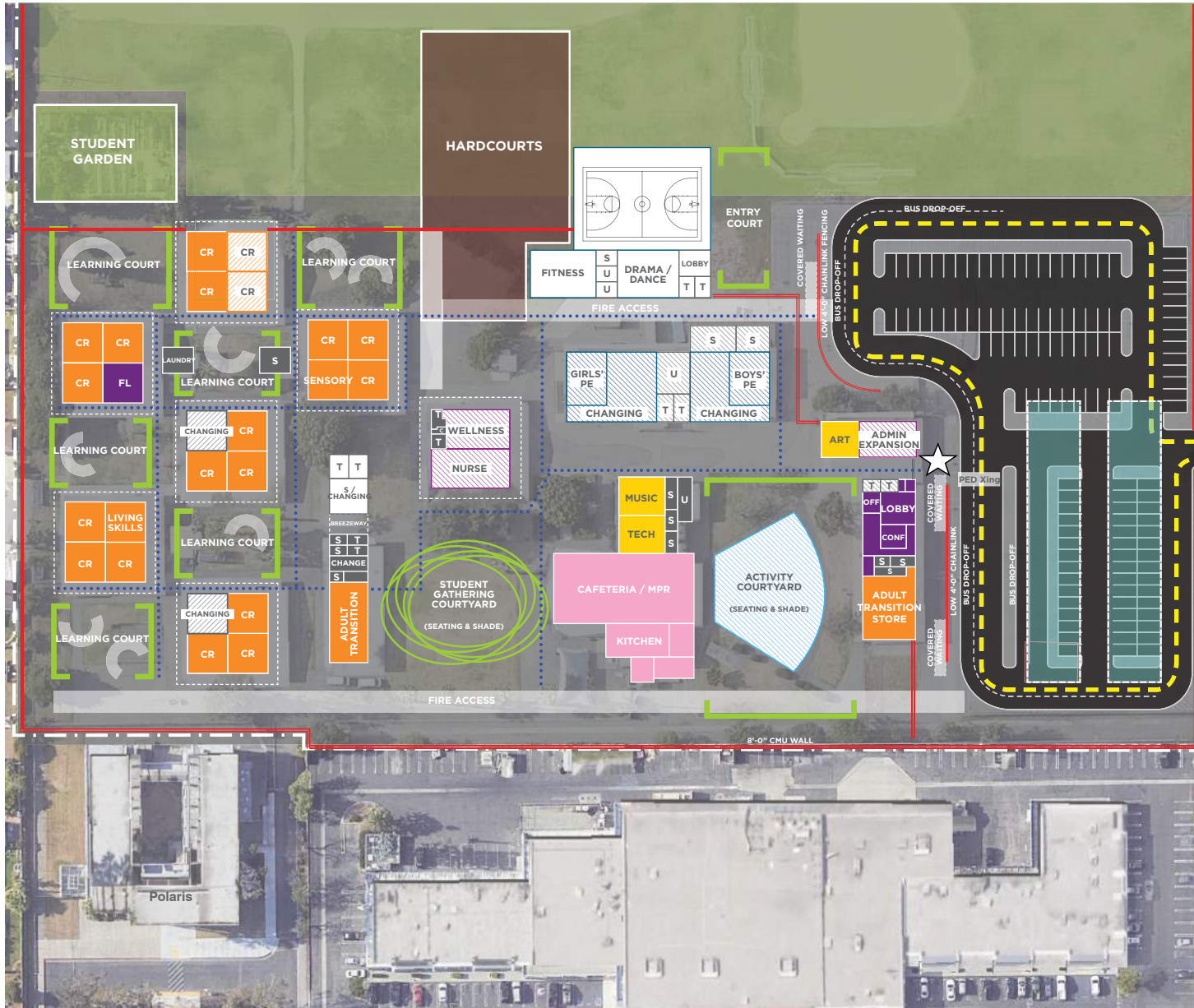
- Hardcourts
- Play Fields
- ★ Main Entrance
- Drop-off

<b>Current Enrollment:</b>	232
<b>Teaching Stations:</b>	
English, ENG	0
Math, MA	0
Social Science, SS	0
World Language, WL	0
Science, SCI	0
Electives	4
RSP	0
Special Education	21
Other (1-Living Skills, 1-Sensory, 1-Adult Transition Store)	3
<b>Grand Total:</b>	<b>28</b>



# 7.18 PROPOSED SITE PLAN HOPE SCHOOL

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



**MODERNIZATION**  
**NEWCONSTRUCTION**  
**RECONFIGURE**

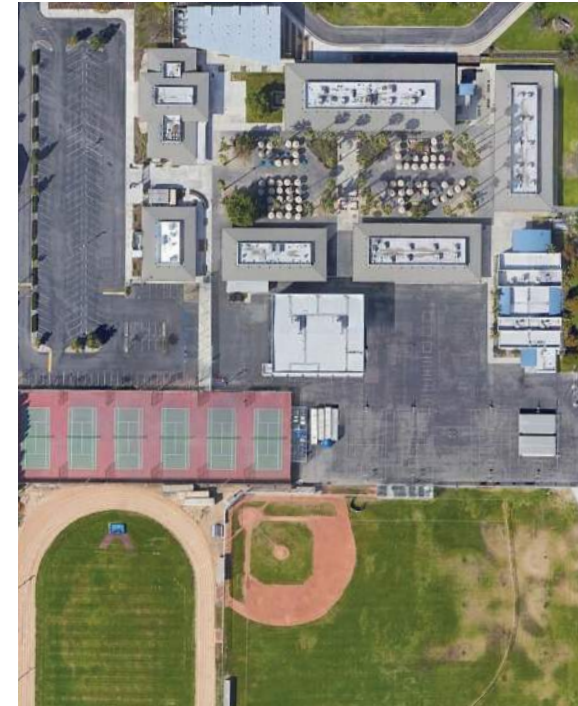
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S - Storage, T - Toilets,  
O - Office, U - Utilities &  
Building Support, C - Custodial

- No Work
- Learning Courts (Site Improvements)
- Main Quad
- Hardcourts
- Play Fields
- Solar
- Main Entrance
- Fire Lane
- Fencing
- Drop - Off
- Path of Travel

<b>Planning Capacity:</b>	232
<b>Teaching Stations:</b>	
English, ENG	0
Math, MA	0
Science, SCI	0
Social Science, SS	0
World Language, WL	0
Electives	4
RSP Office	0
Flex SDC	21
Special Education	3
Other (1-Living Skills, 1-Sensory, 1-Store)	
<b>Grand Total:</b>	<b>28</b>



## 7.19 EXISTING SITE CONDITIONS OXFORD ACADEMY



### EXISTING SITE INFORMATION

Year Constructed	1965
Year Last Modernized	2020
Current Enrollment	1,213
Grade Levels	7-12
Square Footage	90,812
Site Size (acres)	22.0

### GREATEST NEEDS

- Additional classrooms are needed; currently have six travelling teachers
- Additional facilities for Special Education are needed
- Science Labs currently don't have joint prep storage
- VAPA is running out of storage
- There is currently no performance space on campus

- Would like a Black Box Theater
- Would like a Student Union/Library
- Would like a College/Career space next to the Student Union
- The MPR is currently being used as a classroom and a lunch area
- Would like an outdoor stage for ASB activities
- Bike racks are needed







## 7.19 EXISTING SITE CONDITIONS OXFORD ACADEMY

- Would like the Gym Annex that was never built
- An office for the Athletic Director that is equally accessible to both genders is needed
- Would like an all-weather track
- The long jump/triple jump runway and pit needs to be repaired
- The high jump approach area needs to be repaired
- A baseball scoreboard is needed
- The baseball fencing needs to be repaired
- A softball scoreboard is needed
- Brick and mortar softball dugouts are needed
- Electrical power to the softball field is needed
- Concrete pads for bleachers are needed at the baseball and softball fields
- Would like a pool; they have a swim team
- The tennis courts need to be resurfaced with new fencing and windscreens

### RECENT WORK COMPLETED - IN PROGRESS

Various funding sources have contributed to the completed work at this site, including Measure H, Federal ESSER funds and CTE program funds.

Recent improvements or improvements in design phase at Oxford Academy include:

- New Band and Choir Building was recently constructed
- Security Cameras and fencing added to improve safety/ security
- 21st Century Classroom furniture (50% of the Master Planned budget)
- Solar PV Carports and Electrical switch gear are currently in planning stages
- All HVAC Package Units over 15 years old will be replaced using ESSER funds
- Library is fully Modernized

### CONDITION ASSESSMENT

The Oxford Academy, established in 1998, was originally built in 1965 and is located at 5172 Orange Avenue, Cypress, CA 90630. The site measures 22.0 acres.

The majority of the campus underwent modernization in 2006. Modernized classrooms, administrative and support space, architectural finishes, lighting, electrical power, and low voltage systems are in fair condition. The cabinetry of the modernized science labs remains fair to poor.

A new classroom building and a gymnasium were added in 2006.

There is a need to more standard and/or S.T.E.A.M. classrooms to accommodate the traveling teachers (MPR is currently being used as a classroom). Additional special education classroom space is needed.

It is recommended that a new Student Union be added including counseling, media, computer lab, and a college visit space.

The existing gym is in need of a lobby with restrooms. The campus also needs indoor eating space and expanded storage space overall.

### SITE CONDITIONS

The front parking lot needs to be reworked to provide accessible parking and emphasize the campus entrance; it is currently difficult to find visitor entrance and/or administration area. Student and staff parking at the northwest side of the campus was modernized in 2006 and is in good condition, but require new LED lights.

The condition of the existing quad area (59,300 s.f.) is extremely poor with uneven asphalt/concrete, ponding and extensive ADA compliance issues. The landscaping and irrigation needs to be redesigned/replaced. It is also in need of lunch shelters with technology and power upgrades, and an outdoor stage.

The athletic fields are in poor condition and need to be reconditioned and possibly reconfigured. Address access to track and fields. Add water and power to fields and tennis courts. Flooding occurs at the north side of the track and baseball fields (50,000 s.f.).



## 7.19 EXISTING SITE CONDITIONS OXFORD ACADEMY

Replace the existing aluminum bleachers near the track and baseball fields. Provide all weather synthetic track.

The asphalt tennis courts (42,000 s.f.) need to be replaced with concrete and provided with new fencing. The existing hydraulic field irrigation system needs to be replaced. Add smart controllers. Relocate the bike rack enclosure.

West side gymnasium doors are unprotected from weather and prone to rainwater intrusion.

Oxford Academy does not have a pool. It has been suggested that a pool should be added for parity with other high school campuses.

Add electronic locks to high asset areas.

### BUILDING SYSTEMS

#### PLUMBING

The existing sewer, domestic water, fire water, and gas systems were upgraded in 2006. Partial replacement of water and sewer mains needed at areas outside of Measure H improvements. Add a gas earthquake shut-off valve. Storm drains need to be evaluated.

#### MECHANICAL

HVAC was last modernized in 2006 with the exception of Building 700 and 800. Standard life cycle replacement is needed for buildings requiring modernization. EMS is in good working order.

#### ELECTRICAL

Electrical service is in good condition, except several electrical panels need to be replaced in Buildings 700 and 800. An automatic transfer switch is required at the main switchboard for generator connection.

Low Voltage: The existing fire alarm, clocks and PA are in good condition. Telephone/data, CATV should be upgraded. Technology infrastructure should be expanded throughout campus.

Security system is in good condition.

**7.19** EXISTING SITE CONDITIONS  
**OXFORD ACADEMY**



New Engineering Building



Library



Costume



New Music Building



Music Building



Music Building



Engineering Building



New Music Building



Classroom Building



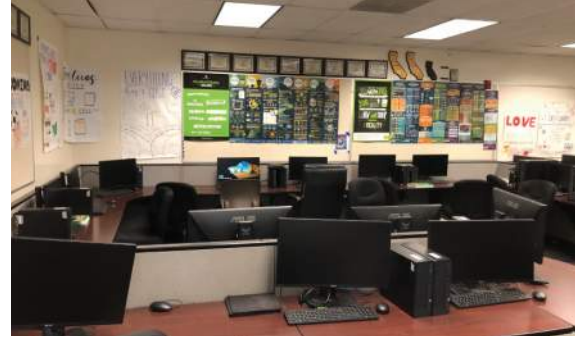
**7.19** EXISTING SITE CONDITIONS  
**OXFORD ACADEMY**



Typical Classroom



Typical Science Lab



Elective Classroom



Elective Classroom



Speed Lines



Main Quad



Classroom Courtyard



Hardcourts



Track



# 7.19 COST ESTIMATE OXFORD ACADEMY








## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	6,557,000
02. Existing Building Systems and Toilets	\$	4,074,000
03. Site Utilities	\$	1,025,000
04. New Construction - Classrooms & Colabs	\$	23,000
05. Electives, Science Labs & CTE	\$	25,466,000
06. Performing Arts Improvements	\$	-
07. Multipurpose Rooms / Food Service Improvements	\$	2,690,000
08. Interior Physical Education Improvements	\$	7,937,000
09. Administration, Staff Support & Family Resource Centers	\$	3,323,000
10. Library, Student Union & Student Support Services	\$	7,740,000
11. Safety and Security	\$	3,727,000
12. Outdoor Learning and Quads	\$	1,332,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	34,368,000
14. Next Generation Classroom Flexibility	\$	432,000
15. Technology Infrastructure & Equipment	\$	1,116,000
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>99,810,000</b>

# 7.19 EXISTING SITE PLAN OXFORD ACADEMY



-  No Work / In-Progress
-  Solar
-  Existing Building
-  Hardcourts
-  Play Fields
-  Main Entrance
-  Drop-off



# 7.19 PROPOSED SITE PLAN OXFORD ACADEMY



- Main Entry Point / Circulation
- Drop-Off
- Fire Lane
- Fencing
- No Work
- Existing Building
- New Construction
- Learning Courts
- Main Quad
- Hardcourts
- Play Fields
- Main Entrance



# 7.19 EXISTING SITE PLAN OXFORD ACADEMY

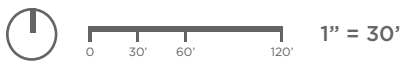
The Anaheim Union High School District (AUHSD) began a long-range Facilities Master Plan (FMP) update in November 2021. During the following seven months, the District engaged school site staff, teachers, principals, community members and leadership in the discussion about what the current vision of the AUHSD's schools should be. The existing site map represents the uses identified in the needs assessment study, completed in May 2022. Additional input was incorporated into the plan based on LPA's site walks, Community/Town Hall Forums and Site Committee meetings held between November 2021 and April 2022, where questionnaire responses were reviewed, and initial planning opportunities were identified. Facility master planning is, by nature, a broad endeavor. The FMP developed is a "living" document and also a strategic planning tool that will identify short and long-term facility goals for the District.



- Classrooms, CR
- Science Labs, SCI
- Special Education
- Electives
- Computer Lab
- Admin / Faculty  
FW - Faculty Work, FL - Faculty Lounge
- Library / MPR
- Food Service
- Physical Education / Athletics  
P.E. Physical Education, LR - Locker Room
- Support Spaces  
S - Storage, T - Toilets, U - Utility, C - Custodial

- Hardcourts
- Play Fields
- Main Entrance
- Drop-off

<b>Current Enrollment:</b>	1,213
<b>Teaching Stations:</b>	
English, ENG	6
Math, MA	7
Science, SCI	9
Social Science, SS	5
World Language, WL	5
Electives	13
Special Education	0
Other (I-ASB)	1
<b>Grand Total:</b>	<b>46</b>

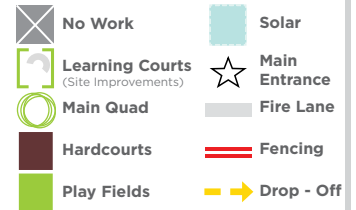
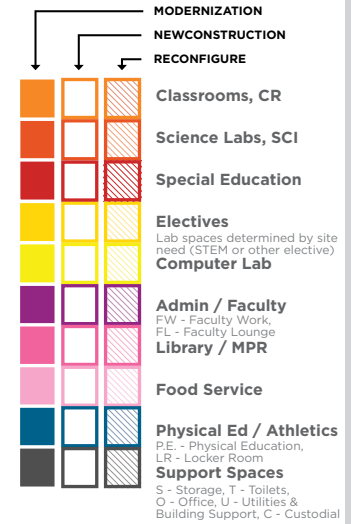




7.19

PROPOSED SITE PLAN  
OXFORD ACADEMY

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.

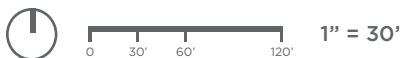


Planning Capacity: 1,350

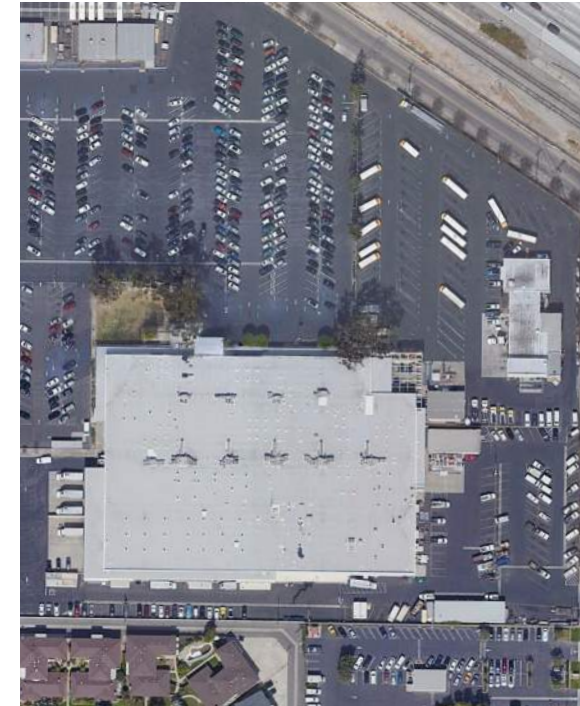
Teaching Stations:

English, ENG	6
Math, MA	7
Science, SCI	10
Social Science, SS	5
World Language, WL	5
Electives	14
RSP Office	0
Flex SDC	0
Special Education	0
Other (1-ASB, 3-Cypress College)	4

Grand Total: 51



## 7.20 EXISTING SITE CONDITIONS DISTRICT OFFICE



5001 Crescent Way Anaheim, CA 92801

### EXISTING SITE INFORMATION

Year Constructed	1960
Year Last Modernized	1972
Square Footage	
Administration Bldg	118,600
Total Permanent Bldg (including Admin.)	151,169
Relocatable Bldgs	4,800
Site Size (acres)	14.5

### GREATEST NEEDS

- Roof replacement
- HVAC replacement
- Enhanced security throughout the building
- Interior and exterior signage for wayfinding
- Expansion of the Education and Information Technology Division (EIT). This area will include space for the energy conservation specialist.
- Soundproof conference and training rooms.

- Modernized restroom facilities
- Interior and exterior finishes including flooring.

### CONDITION ASSESSMENT

The District Office is located at 501 Crescent Way in Anaheim and it is sited on 14.5 acres. The facility was originally constructed in 1960 as a Fed-Mart store. With the closing of the store in 1972, the building was reconfigured to house the new District offices and Gilbert High School. Ultimately, the high school was relocated to the Trident Education Center



## 7.20 EXISTING SITE CONDITIONS DISTRICT OFFICE

making room for approximately 118,600 square feet of space fully dedicated to administrative offices and support functions. This facility houses the AUHSD administration, Board of Trustees and Superintendent's offices, Human Resources, Educational Services, Special Youth Services, Business Services, the District's Central Kitchen, Education and Information Technology, Warehouse, Safe Schools, and Language Assessment. Other structures on the site house the Transportation and Food Service's offices, Maintenance and Operations, and the transportation yards and fueling bays.

Since its occupancy in 1972, the 54-year old facility has been maintained but is due major repairs and upgrades.

With the potential relocation of the Central Kitchen, a reconfiguration of the remaining space will address spatial needs that currently impact the daily operations of the District.

Facility needs exist in the following areas:

- Emphasis of the main entry to the building.
- Secured lobby and reception with visual connection to the parking lot and the main entry.
- Enhanced security throughout the building.
- Roofing
- Interior and exterior signage for wayfinding.
- Expansion of the Education and Information Technology Division (EIT). This area will include space for the energy conservation specialist.
- Soundproof conference and training rooms.
- Internally connect Safe Schools / Testing

to the rest of the building. Establish a main point of entry to this area from the west side of the building.

- Modernize restroom facilities.
- Boardroom upgrades.
- Interior and exterior finishes including flooring.
- Upgrade / consolidation of the transportation facilities.

### SITE CONDITIONS

All asphalt areas received a maintenance and seal coats in 2013. The fueling station areas require a slurry coat.

The site's landscaping and irrigation system are in good condition. Minor landscape upgrades will be needed.

Upgrade fencing along the perimeter of the site.

### BUILDING SYSTEMS

#### PLUMBING

- Replace the existing sewer system throughout.
- The existing gas system is in good condition. Provide an earthquake shut off valve.
- The domestic water system is in good condition.
- The existing fire sprinklers are connected to the domestic water system. Upgrade to current code.
- The site's storm drainage is adequate.

#### MECHANICAL

The HVAC units throughout the District Office are life-cycled and in need of replacement. Evaluate providing separate units for the boardroom, EIT and Food Service. Upgrade the energy management system.

#### ELECTRICAL

Evaluate the existing power system including the main switchboard and branch distribution. Replace the District-wide telephone system. Upgrade the fire alarm and security systems with the addition of surveillance cameras. Upgrade the boardroom technology and install a new public address/intercom system.

EIT needs an uninterrupted power system (UPS).

Replace site and parking lot lighting with L.E.D. technology for energy efficiency.



## 7.20 EXISTING SITE CONDITIONS DISTRICT OFFICE



Emphasize main entry to the building.



All restrooms need renovation.



The central kitchen is undersized and needs major renovation.



Need to improve lighting.



Replace roofing and HVAC units.



Slurry seal fueling station.



Upgrade interior finishes.

# 7.20 COST ESTIMATE DISTRICT OFFICE - DISTRICT CAMPUS

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	2,307,000
02. Existing Building Systems and Toilets	\$	14,971,000
03. Site Utilities	\$	3,271,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	-
06. Performing Arts Improvements	\$	-
07. Multipurpose Rooms / Food Service Improvements	\$	-
08. Interior Physical Education Improvements	\$	-
09. Administration, Staff Support & Family Resource Centers	\$	30,821,000
10. Library, Student Union & Student Support Services	\$	-
11. Safety and Security	\$	15,870,000
12. Outdoor Learning and Quads	\$	5,552,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	-
14. Next Generation Classroom Flexibility	\$	-
15. Technology Infrastructure & Equipment	\$	1,199,000
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>73,991,000</b>



# 7.20 COST ESTIMATE DISTRICT OFFICE - DISTRICT CENTRAL KITCHEN

## SCOPE OF WORK CATEGORIES

## MASTER PLAN COST

01. Modernize and Reconfigure Existing Classrooms & Colabs	\$	-
02. Existing Building Systems and Toilets	\$	-
03. Site Utilities	\$	1,201,000
04. New Construction - Classrooms & Colabs	\$	-
05. Electives, Science Labs & CTE	\$	-
06. Performing Arts Improvements	\$	-
07. Multipurpose Rooms / Food Service Improvements	\$	32,486,000
08. Interior Physical Education Improvements	\$	-
09. Administration, Staff Support & Family Resource Centers	\$	-
10. Library, Student Union & Student Support Services	\$	-
11. Safety and Security	\$	3,895,000
12. Outdoor Learning and Quads	\$	-
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$	-
14. Next Generation Classroom Flexibility	\$	-
15. Technology Infrastructure & Equipment	\$	46,000
16. Community School Resource Centers	\$	-
<b>Total Project Cost (2022\$)</b>	<b>\$</b>	<b>37,628,000</b>



# 7.20 EXISTING SITE PLAN DISTRICT OFFICE



- Transportation
- Conference Rooms
- Offices
- Ed Services
- Human Resources
- Technology
- Business
- Special Ed Services
- Maintenance & Operations
- Nutrition Service
- ROP Culinary Arts
- Main Entry
- Curriculum Review,  
Graphics, Warehouse



# 7.20 PROPOSED SITE PLAN DISTRICT OFFICE



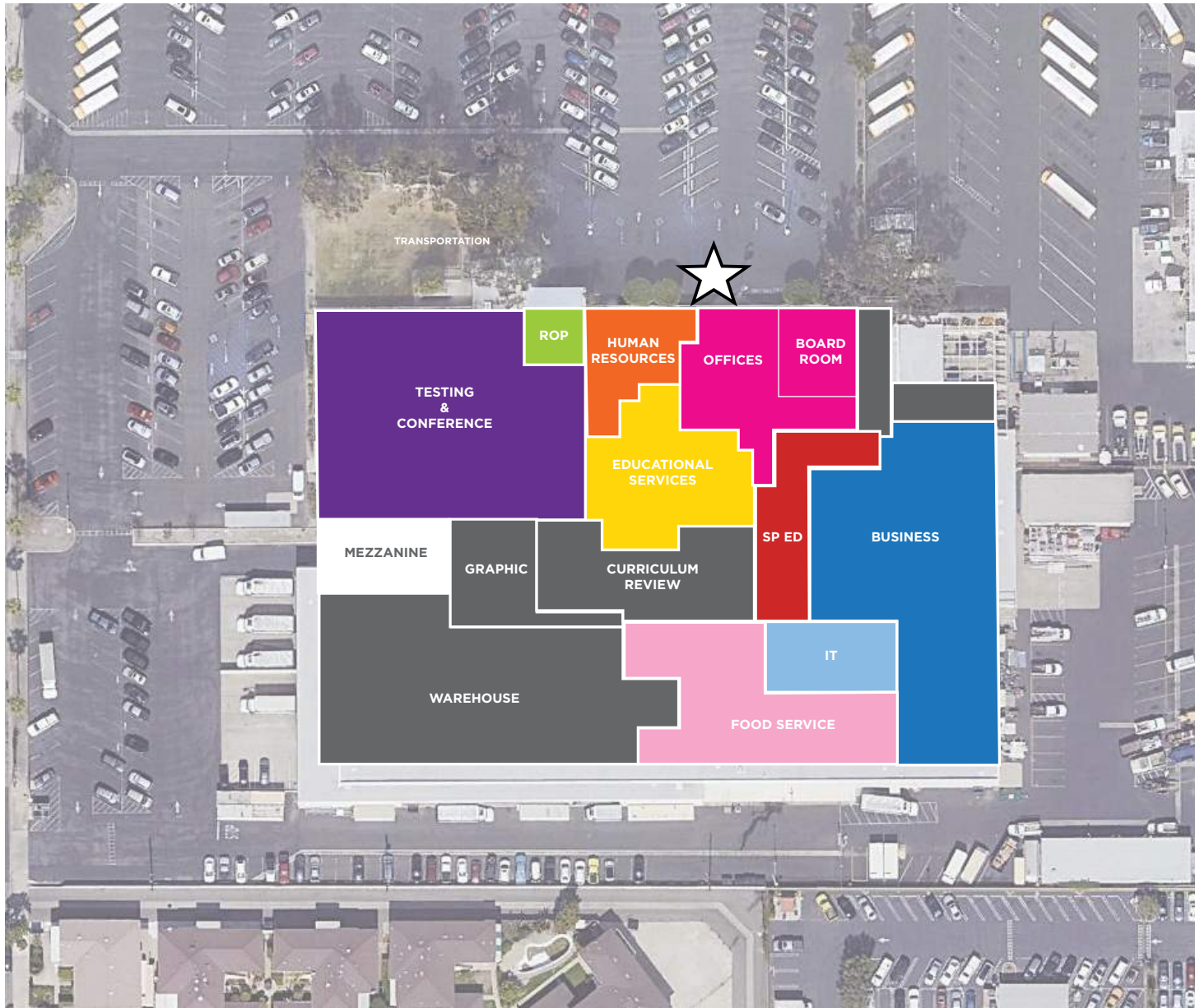
- Transportation (New)
- District Office
- ☆ Main Entry





# 7.20 EXISTING SITE PLAN DISTRICT OFFICE

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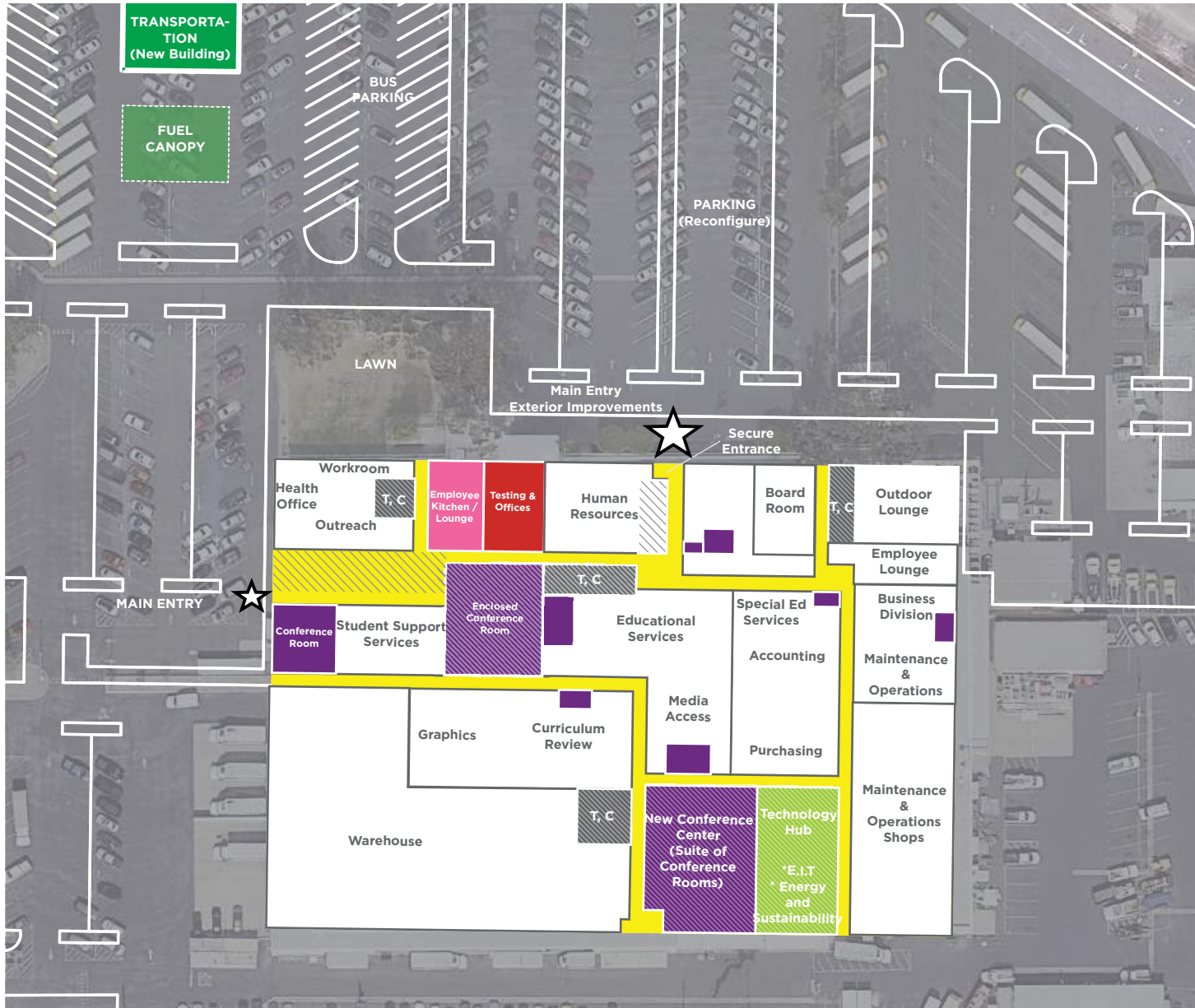


- Transportation
- Conference Rooms
- Offices
- Ed Services
- Human Resources
- Technology
- Business
- Special Ed Services
- Maintenance & Operations
- Nutrition Service
- ROP Culinary Arts
- ☆ Main Entry
- Curriculum Review, Graphics, Warehouse



# 7.20 PROPOSED SITE PLAN DISTRICT OFFICE

The improvements shown on this proposed site plan represents the optimal vision based on the Educational Specifications developed with the input of principals, teachers, community members and the District's leadership team, over the course of the development of the 2022 Facilities Master Plan (FMP) update effort. One of the main goals of this process is to ensure equitable improvements at all District sites. The FMP is designed to serve as a starting point for the future improvements to our facilities. It is intended for identified potential projects to be implemented, and phased in over time, as funding becomes available. The FMP will be presented to the Board of Trustees in May 2022.



- Transportation (New)
- Conference Rooms (Modernize)
- ▨ Conference Rooms (Reconfigure)
- Employee Lounge / Kitchen (Repurpose)
- ▨ Technology (Reconfigure)
- Testing and Offices (Repurpose)
- Circulation (Modernize)
- ▨ Restrooms & Custodial (Reconfigure)
- ★ Main Entry
- Existing space configuration remains. Modernization scope only
- ▨ Reconfiguration scope





## APPENDIX | SECTION 8



## PROJECT COST SUMMARY



Anaheim UHSD Masterplan  
Anaheim, CA  
June 9, 2022

Prepared For LPA Design Studios, Inc.

Anaheim UHSD Masterplan  
Anaheim, CA  
June 9, 2022

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INTRODUCTION

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**1. Basis Of Estimate**

This cost estimate is based upon documents and quantities provided by LPA Design Studios, Inc.

**2. Excluded Costs**

The following cost items are excluded from this estimate.

- 1) Escalation is not included. Pricing good through the end of 2022.
- 2) Land purchase costs.
- 3) Off-site work, unless noted otherwise.
- 4) Costs of hazardous material surveys, abatement, and disposal, unless noted otherwise.
- 5) FF&E, unless noted otherwise.

**3. Clarifications**

This estimate is based upon the following assumptions.

- 1) A competitive bid environment at subcontractor and GC level.
- 2) The use of prevailing wage labor rates. This assumes no Project Labor Agreement (PLA).
- 3) We are assuming a traditional design - bid - build procurement methodology.
- 4) Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance and Design Contingency.
- 5) Softs costs are estimated at 33% per LPA, Inc.

Sheet 2 of 95



## 8.1

APPENDIX  
DETAILED COST ESTIMATE

## PROJECT COST SUMMARY - TOTAL CAMPUSES COMBINED

## Anaheim UHSD Masterplan

Anaheim, CA

June 9, 2022

School Site	Site Area (SF)	Existing Building Area (SF)	New Building Area (SF)	TOTAL PROJECT COST (2022\$)
Ball JHS	1,001,880	60,325	42,939	\$ 74,501,000
Brookhurst JHS	805,860	87,875	9,000	\$ 52,850,000
Dale JHS	1,093,356	23,900	-	\$ 19,369,000
Lexington JHS	801,504	93,280	10,824	\$ 52,595,000
Orangeview JHS	884,268	81,065	-	\$ 42,322,000
South JHS	949,608	101,540	24,086	\$ 72,301,000
Sycamore JHS	958,320	38,635	91,867	\$ 103,128,000
Walker JHS	1,193,544	57,890	52,510	\$ 90,025,000
Anaheim HS	1,520,244	176,810	113,524	\$ 166,001,000
Cypress HS	1,616,076	175,100	54,072	\$ 141,255,000
John F Kennedy HS	1,960,200	127,910	102,983	\$ 175,870,000
Katella HS	1,685,772	166,535	63,561	\$ 144,261,000
Loara HS	1,711,908	168,995	60,075	\$ 145,275,000
Magnolia HS	1,916,640	109,210	55,939	\$ 132,067,000
Savanna HS	1,807,740	88,750	92,393	\$ 138,166,000
Western HS	1,441,840	86,110	97,161	\$ 152,247,000
Handel Stadium	257,000	-	-	\$ 14,413,000
Gilbert HS (Continuation)	1,045,440	62,600	24,932	\$ 53,434,000
Oxford Academy	958,320	71,115	40,927	\$ 99,810,000
Hope School	871,200	54,525	15,213	\$ 55,120,000
District Campus	637,065	114,549	20,000	\$ 73,991,000
District Central Kitchen	140,000	-	30,400	\$ 37,628,000
<b>TOTAL PROJECT COST (2022\$)</b>				<b>\$ 2,036,629,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

PROJECT COST SUMMARY - TOTAL CAMPUSES COMBINED

June 9, 2022

	1962/2019	1956/2018	1959/2021	1967/2013	1958	1964/2005	1962/2019	1959	1936/2019	1973/2006
Program Scope	Ball JHS	Brookhurst JHS	Dale JHS	Lexington JHS	Orangeview JHS	South JHS	Sycamore JHS	Walker JHS	Anaheim HS	Cypress HS
1. Modernize and Reconfigure Existing Classrooms & Colabs	\$ 1,558,000	\$ 5,585,000	\$ -	\$ 6,140,000	\$ 4,791,000	\$ 6,450,000	\$ 1,319,000	\$ 4,798,000	\$ 11,018,000	\$ 13,495,000
2. Existing Building Systems and Toilets	\$ 1,942,000	\$ 3,505,000	\$ 490,000	\$ 3,109,000	\$ 3,268,000	\$ 4,255,000	\$ 837,000	\$ 3,000,000	\$ 8,846,000	\$ 9,094,000
3. Site Utilities	\$ 422,000	\$ 1,394,000	\$ -	\$ 11,000	\$ 1,279,000	\$ 1,003,000	\$ 632,000	\$ 2,103,000	\$ 2,099,000	\$ 1,658,000
4. New Construction - Classrooms and Colabs	\$ 8,140,000	\$ -	\$ -	\$ -	\$ -	\$ 7,645,000	\$ 26,555,000	\$ -	\$ -	\$ -
5. Electives, Science Labs and CTE	\$ 21,952,000	\$ 6,096,000	\$ 463,000	\$ 6,950,000	\$ 4,085,000	\$ 13,781,000	\$ 26,273,000	\$ 19,457,000	\$ 44,297,000	\$ 41,135,000
6. Performing Arts Improvements	\$ 3,025,000	\$ 3,254,000	\$ 713,000	\$ 2,313,000	\$ 934,000	\$ 4,153,000	\$ 6,857,000	\$ 3,558,000	\$ 10,065,000	\$ 13,140,000
7. Multipurpose Room / Food Service Improvements	\$ 2,602,000	\$ 4,262,000	\$ 2,442,000	\$ 3,850,000	\$ 1,718,000	\$ 4,110,000	\$ 2,660,000	\$ 2,531,000	\$ 13,112,000	\$ 3,595,000
8. Interior Physical Education Improvements	\$ 7,347,000	\$ 7,156,000	\$ 2,813,000	\$ 6,230,000	\$ 5,837,000	\$ 6,525,000	\$ 10,962,000	\$ 8,707,000	\$ 35,466,000	\$ 13,765,000
9. Administration, Staff Support & Family Resource Centers	\$ 693,000	\$ 3,404,000	\$ -	\$ 3,983,000	\$ 2,194,000	\$ 2,484,000	\$ 2,155,000	\$ 8,785,000	\$ 8,091,000	\$ 3,549,000
10. Library, Student Union and Student Support Services	\$ 6,875,000	\$ 5,270,000	\$ 304,000	\$ 5,592,000	\$ 5,023,000	\$ 6,124,000	\$ 11,501,000	\$ 13,762,000	\$ 16,462,000	\$ 12,860,000
11. Safety and Security	\$ 586,000	\$ 3,078,000	\$ 12,000	\$ 1,772,000	\$ 3,452,000	\$ 4,961,000	\$ 2,328,000	\$ 6,415,000	\$ 7,718,000	\$ 6,100,000
12. Outdoor Learning and Quad Improvements	\$ 1,691,000	\$ 120,000	\$ -	\$ 630,000	\$ 413,000	\$ 3,053,000	\$ 1,163,000	\$ 1,366,000	\$ 3,103,000	\$ 599,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$ 15,284,000	\$ 7,393,000	\$ 11,695,000	\$ 9,835,000	\$ 7,496,000	\$ 5,507,000	\$ 9,229,000	\$ 14,174,000	\$ 880,000	\$ 17,189,000
14. Next Generation Classroom Flexibility (Furniture)	\$ 288,000	\$ 575,000	\$ 87,000	\$ 604,000	\$ 489,000	\$ 604,000	\$ 144,000	\$ 374,000	\$ 1,208,000	\$ 1,208,000
15. Technology Infrastructure and Equipment	\$ 884,000	\$ 1,437,000	\$ 56,000	\$ 1,505,000	\$ 1,272,000	\$ 1,602,000	\$ 513,000	\$ 942,000	\$ 2,939,000	\$ 3,868,000
16. Community School Resource Centers (CSRC)	\$ 1,212,000	\$ 321,000	\$ 294,000	\$ 71,000	\$ 71,000	\$ 44,000	\$ -	\$ 53,000	\$ 697,000	\$ -
<b>TOTAL PROJECT COST (2022\$)</b>	<b>\$ 74,501,000</b>	<b>\$ 52,850,000</b>	<b>\$ 19,369,000</b>	<b>\$ 52,595,000</b>	<b>\$ 42,322,000</b>	<b>\$ 72,301,000</b>	<b>\$ 103,128,000</b>	<b>\$ 90,025,000</b>	<b>\$ 166,001,000</b>	<b>\$ 141,255,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

BALL JUNIOR HIGH SCHOOL

June 9, 2022

Program Scope	School Site										
	1964/2019	1966/2017	1963/2018	1961/2002		1954/2020		1958/2002	1965/2006	1964/1999	
	John F Kennedy HS	Katella HS	Loara HS	Magnolia HS	Savanna HS	Western HS	Handel Stadium	Gilbert HS (Continuation)	Oxford Academy	Hope School	District Campus
1. Modernize and Reconfigure Existing Classrooms & Colabs	\$ 9,413,000	\$ 12,751,000	\$ 11,255,000	\$ 5,291,000	\$ 6,193,000	\$ 5,644,000	\$ -	\$ 4,594,000	\$ 6,557,000	\$ 5,093,000	\$ 2,307,000
2. Existing Building Systems and Toilets	\$ 6,037,000	\$ 8,402,000	\$ 6,603,000	\$ 4,489,000	\$ 3,784,000	\$ 3,057,000	\$ -	\$ 2,651,000	\$ 4,074,000	\$ 5,725,000	\$ 14,971,000
3. Site Utilities	\$ 2,808,000	\$ 939,000	\$ 1,498,000	\$ 1,598,000	\$ 700,000	\$ 2,731,000	\$ 376,000	\$ 1,839,000	\$ 1,025,000	\$ 1,221,000	\$ 3,271,000
4. New Construction - Classrooms and Colabs	\$ 9,678,000	\$ 1,013,000	\$ -	\$ -	\$ 14,025,000	\$ 16,676,000	\$ -	\$ 5,431,000	\$ 23,000	\$ -	\$ -
5. Electives, Science Labs and CTE	\$ 46,158,000	\$ 45,846,000	\$ 32,597,000	\$ 10,859,000	\$ 33,919,000	\$ 33,987,000	\$ -	\$ 12,674,000	\$ 25,466,000	\$ 749,000	\$ -
6. Performing Arts Improvements	\$ 9,188,000	\$ 10,183,000	\$ 12,280,000	\$ 27,695,000	\$ 8,777,000	\$ 6,701,000	\$ -	\$ -	\$ -	\$ 1,970,000	\$ -
7. Multipurpose Room / Food Service Improvements	\$ 13,392,000	\$ 2,924,000	\$ 2,657,000	\$ 987,000	\$ 943,000	\$ 2,521,000	\$ -	\$ 2,170,000	\$ 2,690,000	\$ 2,655,000	\$ -
8. Interior Physical Education Improvements	\$ 19,614,000	\$ 13,088,000	\$ 20,723,000	\$ 17,366,000	\$ 21,689,000	\$ 29,556,000	\$ -	\$ 1,273,000	\$ 7,937,000	\$ 12,637,000	\$ -
9. Administration, Staff Support & Family Resource Centers	\$ 7,140,000	\$ 2,325,000	\$ 8,136,000	\$ 1,159,000	\$ 2,432,000	\$ 5,218,000	\$ -	\$ 8,431,000	\$ 3,323,000	\$ 1,909,000	\$ 30,821,000
10. Library, Student Union and Student Support Services	\$ 11,089,000	\$ 10,622,000	\$ 11,424,000	\$ 8,986,000	\$ 12,707,000	\$ 7,801,000	\$ -	\$ 4,395,000	\$ 7,740,000	\$ 591,000	\$ -
11. Safety and Security	\$ 5,528,000	\$ 4,637,000	\$ 8,626,000	\$ 5,548,000	\$ 3,623,000	\$ 3,752,000	\$ -	\$ 2,945,000	\$ 3,727,000	\$ 6,793,000	\$ 15,870,000
12. Outdoor Learning and Quad Improvements	\$ 5,420,000	\$ 767,000	\$ 4,081,000	\$ 2,694,000	\$ 2,301,000	\$ 1,699,000	\$ -	\$ 588,000	\$ 1,332,000	\$ 2,437,000	\$ 5,552,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$ 25,594,000	\$ 25,509,000	\$ 21,790,000	\$ 40,542,000	\$ 24,865,000	\$ 30,866,000	\$ 14,037,000	\$ 4,810,000	\$ 34,368,000	\$ 11,899,000	\$ -
14. Next Generation Classroom Flexibility (Furniture)	\$ 719,000	\$ 1,122,000	\$ 949,000	\$ 777,000	\$ 460,000	\$ 575,000	\$ -	\$ 489,000	\$ 432,000	\$ 547,000	\$ -
15. Technology Infrastructure and Equipment	\$ 1,964,000	\$ 2,739,000	\$ 2,612,000	\$ 1,845,000	\$ 1,335,000	\$ 1,419,000	\$ -	\$ 1,100,000	\$ 1,116,000	\$ 894,000	\$ 1,199,000
16. Community School Resource Centers (CSRC)	\$ 2,128,000	\$ 1,394,000	\$ 44,000	\$ 2,231,000	\$ 413,000	\$ 44,000	\$ -	\$ 44,000	\$ -	\$ -	\$ -
<b>TOTAL PROJECT COST (2022\$)</b>	<b>\$ 175,870,000</b>	<b>\$ 144,261,000</b>	<b>\$ 145,275,000</b>	<b>\$ 132,067,000</b>	<b>\$ 138,166,000</b>	<b>\$ 152,247,000</b>	<b>\$ 14,413,000</b>	<b>\$ 53,434,000</b>	<b>\$ 99,810,000</b>	<b>\$ 55,120,000</b>	<b>\$ 73,991,000</b>





8.1

APPENDIX  
DETAILED COST ESTIMATE

BALL JUNIOR HIGH SCHOOL

June 9, 2022

Program Scope	Total (2022\$)	
	District Central Kitchen	
1. Modernize and Reconfigure Existing Classrooms & Colabs	\$ -	\$ 124,252,000
2. Existing Building Systems and Toilets	\$ -	\$ 98,139,000
3. Site Utilities	\$ 1,201,000	\$ 29,808,000
4. New Construction - Classrooms and Colabs	\$ -	\$ 89,186,000
5. Electives, Science Labs and CTE	\$ -	\$ 426,744,000
6. Performing Arts Improvements	\$ -	\$ 124,806,000
7. Multipurpose Room / Food Service Improvements	\$ 32,486,000	\$ 104,307,000
8. Interior Physical Education Improvements	\$ -	\$ 248,691,000
9. Administration, Staff Support & Family Resource Centers	\$ -	\$ 106,232,000
10. Library, Student Union and Student Support Services	\$ -	\$ 159,128,000
11. Safety and Security	\$ 3,895,000	\$ 101,366,000
12. Outdoor Learning and Quad Improvements	\$ -	\$ 39,009,000
13. Exterior Playfields and Hardcourts & Aquatic Centers	\$ -	\$ 332,962,000
14. Next Generation Classroom Flexibility (Furniture)	\$ -	\$ 11,651,000
15. Technology Infrastructure and Equipment	\$ 46,000	\$ 31,287,000
16. Community School Resource Centers (CSRC)	\$ -	\$ 9,061,000
<b>TOTAL PROJECT COST (2022\$)</b>	<b>\$ 37,628,000</b>	<b>\$ 2,036,629,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

BALL JUNIOR HIGH SCHOOL



Ball JHS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 1,171,000	\$ 1,558,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	9,600	sf	\$ 5.75	\$ 55,200	
Windows					
Replace existing windows	9,600	sf	\$ 25.88	\$ 248,400	
Doors					
Replace existing doors	9,600	sf	\$ 11.50	\$ 110,400	
Floors					
Replace existing floors	9,600	sf	\$ 16.10	\$ 154,560	
Ceilings					
Replace existing ceilings	9,600	sf	\$ 23.00	\$ 220,800	
Casework					
Replace existing casework	9,600	sf	\$ 12.65	\$ 121,440	
Exteriors					
Patch, repair and paint	60,325	sf	\$ 4.31	\$ 260,152	
Roofing					
Replace roofing				Being done Summer 2022	
<b>2. Existing Building Systems and Toilets</b>				\$ 1,460,000	\$ 1,942,000
Restroom upgrades					
Reconfigure	3,309	sf	\$ 287.50	\$ 951,338	
Building systems					
HVAC upgrades				Being done Summer 2022 with ESSER funds	
Plumbing upgrades	9,600	sf	\$ 13.80	\$ 132,480	
EMS systems upgrades	9,600	sf	\$ 8.63	\$ 82,800	
Lighting and controls upgrades	9,600	sf	\$ 23.00	\$ 220,800	
Convenience power upgrades	9,600	sf	\$ 7.48	\$ 71,760	
<b>3. Site Utilities</b>				\$ 317,000	\$ 422,000
Based on entire campus area, upgrade existing utilities:					
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				\$ 6,120,000	\$ 8,140,000
Middle school					
Remove portable classrooms	2	ea	\$ 13,800.00	\$ 27,600	
Classrooms, one story building	10,745	sf	\$ 518.65	\$ 5,572,791	
Site improvements surrounding building pad	10,745	sf	\$ 48.30	\$ 518,974	
<b>5. Electives, Science Labs and CTE</b>				\$ 16,505,000	\$ 21,952,000
Demolish existing buildings					
Science and CTE labs	14,650	sf	\$ 28.75	\$ 421,188	
Lab classrooms, two story building					
Site improvements surrounding building pad	13,167	sf	\$ 649.75	\$ 8,555,258	
Site improvements surrounding building pad	6,584	sf	\$ 48.30	\$ 317,983	
Elective classrooms					
Classrooms, two story building	12,103	sf	\$ 571.55	\$ 6,917,470	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Site improvements surrounding building pad	6,052	sf	\$ 48.30	\$ 292,287	
<b>6. Performing Arts Improvements</b>				\$ 2,274,000	\$ 3,025,000
Demolish existing buildings					
Music lab classroom	3,850	sf	\$ 28.75	\$ 110,688	
Moderate modernization					
Elective classrooms	1,830	sf	\$ 207.00	\$ 378,810	
Reconfigure	1,405	sf	\$ 310.50	\$ 436,253	
Dance and drama classrooms					
Reconfigure	4,185	sf	\$ 322.00	\$ 1,347,570	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 1,956,000	\$ 2,602,000
Multi purpose room					
Moderate modernization	4,980	sf	\$ 201.25	\$ 1,002,225	
Food service					
Moderate modernization	3,070	sf	\$ 224.25	\$ 688,448	
New kitchen equipment, allowance	3,070	sf	\$ 86.25	\$ 264,788	
<b>8. Interior Physical Education Improvements</b>				\$ 5,524,000	\$ 7,347,000
PE / fitness rooms					
Classrooms, two story building	3,139	sf	\$ 571.55	\$ 1,793,981	
Site improvements surrounding building pad	1,569	sf	\$ 48.30	\$ 75,802	
Gymnasium					
Moderate modernization	9,600	sf	\$ 178.25	\$ 1,711,200	
Locker rooms					
Reconfigure	5,631	sf	\$ 345.00	\$ 1,942,695	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 521,000	\$ 693,000
Administration					
Admin, one story building	588	sf	\$ 500.25	\$ 294,297	
Site improvements surrounding building pad	588	sf	\$ 48.30	\$ 28,415	
Family resource center					
Moderate modernization	1,275	sf	\$ 155.25	\$ 197,944	
<b>10. Library, Student Union and Student Support Services</b>				\$ 5,169,000	\$ 6,875,000
Library / student union					
Reconfigure	4,350	sf	\$ 310.50	\$ 1,350,675	
Student support (ASB, counseling and pledge center)					
Moderate modernization	2,880	sf	\$ 161.00	\$ 463,680	
Reconfigure	2,260	sf	\$ 303.60	\$ 686,136	
Classrooms, one story building					
Site improvements surrounding building pad	3,197	sf	\$ 506.00	\$ 1,617,581	
Site improvements surrounding building pad	3,197	sf	\$ 48.30	\$ 154,405	
Wellness center					
Reconfigure	2,950	sf	\$ 303.60	\$ 895,620	
<b>11. Safety and Security</b>				\$ 440,000	\$ 586,000
New concrete pedestrian paving					
New parking lot	2,000	sf	\$ 20.70	\$ 41,400	
Chain link fencing and gates	9,500	sf	\$ 20.70	\$ 196,650	
New exterior lighting for student safety	335	lf	\$ 155.25	\$ 52,009	
New safety locks to existing classroom doors	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	38	ea	\$ 1,667.50	\$ 63,365	

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8.1

APPENDIX  
DETAILED COST ESTIMATE

BALL JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
New electronic locks to high asset areas	5	ea	\$ 3,335.00	\$ 16,675	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 1,271,000</b>	<b>\$ 1,691,000</b>
New learning courts	42,500	sf	\$ 29.90	\$ 1,270,750	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 11,491,000</b>	<b>\$ 15,284,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,217,282.00	\$ 1,217,282	
New playfields	559,000	sf	\$ 11.50	\$ 6,428,500	
Baseball and softball fields					
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	2	ea	\$ 103,500.00	\$ 207,000	
Track, field and stadium					
New synthetic track	46,000	sf	\$ 21.85	\$ 1,005,100	
New tennis courts	6	ea	\$ 419,750.00	\$ 2,518,500	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 288,000</b>	<b>\$ 288,000</b>
Furniture per classroom (direct cost)	10	ea	\$ 28,750.00	\$ 287,500	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 884,000</b>	<b>\$ 884,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	20	ea	\$ 13,800.00	\$ 276,000	
Upgrade backbone, wireless access points, and switches (direct cost)	60,325	sf	\$ 10.06	\$ 607,020	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 911,000</b>	<b>\$ 1,212,000</b>
Community resource center					
Reconfigure	3,000	sf	\$ 303.60	\$ 910,800	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 56,302,000</b>	<b>\$ 74,501,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

BROOKHURST JUNIOR HIGH SCHOOL



Brookhurst JHS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 4,199,000</b>	<b>\$ 5,585,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	17,420	sf	\$ 5.75	\$ 100,165	
Windows					
Replace existing windows	17,420	sf	\$ 25.88	\$ 450,743	
Doors					
Replace existing doors	17,420	sf	\$ 11.50	\$ 200,330	
Floors					
Replace existing floors	17,420	sf	\$ 16.10	\$ 280,462	
Ceilings					
Replace existing ceilings	17,420	sf	\$ 23.00	\$ 400,660	
Casework					
Replace existing casework	17,420	sf	\$ 12.65	\$ 220,363	
Exteriors					
Patch, repair and paint	87,875	sf	\$ 5.75	\$ 505,281	
Roofing					
Replace roofing	87,875	sf	\$ 23.22	\$ 2,040,831	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 2,635,000</b>	<b>\$ 3,505,000</b>
Restroom upgrades					
Reconfigure	3,730	sf	\$ 287.50	\$ 1,072,375	
Building systems					
HVAC upgrades	17,420	sf	\$ 36.80	\$ 641,056	
Plumbing upgrades	17,420	sf	\$ 13.80	\$ 240,396	
EMS systems upgrades	17,420	sf	\$ 8.63	\$ 150,248	
Lighting and controls upgrades	17,420	sf	\$ 23.00	\$ 400,660	
Convenience power upgrades	17,420	sf	\$ 7.48	\$ 130,215	
<b>3. Site Utilities</b>				<b>\$ 1,048,000</b>	<b>\$ 1,394,000</b>
Based on entire campus area, upgrade existing utilities:					
Natural gas service	805,860	sf	\$ 0.09	\$ 74,139	
Sanitary sewer service	805,860	sf	\$ 0.28	\$ 222,417	
Domestic and fire water service	805,860	sf	\$ 0.40	\$ 324,359	
Electrical mains and distribution	805,860	sf	\$ 0.18	\$ 149,020	
Storm drain service	805,860	sf	\$ 0.35	\$ 278,022	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 4,583,000</b>	<b>\$ 6,096,000</b>
Science and CTE labs					
Moderate modernization	3,880	sf	\$ 207.00	\$ 803,160	
Reconfigure	6,740	sf	\$ 345.00	\$ 2,325,300	
Elective classrooms					
Moderate modernization	8,430	sf	\$ 172.50	\$ 1,454,175	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>6. Performing Arts Improvements</b>				<b>\$ 2,446,000</b>	<b>\$ 3,254,000</b>
Music lab classroom					
Moderate modernization	2,320	sf	\$ 207.00	\$ 480,240	
Lab classrooms, one story building	2,831	sf	\$ 575.00	\$ 1,627,538	
Site improvements surrounding building pad	2,831	sf	\$ 48.30	\$ 136,713	
Dance and drama classrooms					
Moderate modernization	1,250	sf	\$ 161.00	\$ 201,250	
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 3,204,000</b>	<b>\$ 4,262,000</b>
Multi purpose room					
Moderate modernization	2,400	sf	\$ 201.25	\$ 483,000	
Food service					
Reconfigure	2,400	sf	\$ 454.25	\$ 1,090,200	
New kitchen equipment, allowance	2,400	sf	\$ 86.25	\$ 207,000	
Food service, one story building	1,776	sf	\$ 753.25	\$ 1,337,772	
Site improvements surrounding building pad	1,776	sf	\$ 48.30	\$ 85,781	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 5,380,000</b>	<b>\$ 7,156,000</b>
PE / fitness rooms					
Moderate modernization	960	sf	\$ 172.50	\$ 165,600	
Classrooms, one story building	2,331	sf	\$ 518.65	\$ 1,208,973	
Site improvements surrounding building pad	2,331	sf	\$ 48.30	\$ 112,587	
Gymnasium					
Moderate modernization	8,300	sf	\$ 178.25	\$ 1,479,475	
Locker rooms					
Reconfigure	6,995	sf	\$ 345.00	\$ 2,413,275	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 2,559,000</b>	<b>\$ 3,404,000</b>
Administration					
Moderate modernization	960	sf	\$ 155.25	\$ 149,040	
Reconfigure	3,400	sf	\$ 293.25	\$ 997,050	
Admin, one story building	2,063	sf	\$ 500.25	\$ 1,031,766	
Site improvements surrounding building pad	2,063	sf	\$ 48.30	\$ 99,619	
Family resource center					
Reconfigure	960	sf	\$ 293.25	\$ 281,520	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 3,962,000</b>	<b>\$ 5,270,000</b>
Library / student union					
Reconfigure	4,000	sf	\$ 310.50	\$ 1,242,000	
Student support (ASB, counseling and pledge center)					
Minor modernization	960	sf	\$ 115.00	\$ 110,400	
Moderate modernization	4,800	sf	\$ 161.00	\$ 772,800	
Reconfigure	4,360	sf	\$ 303.60	\$ 1,323,696	
Wellness center					
Reconfigure	1,690	sf	\$ 303.60	\$ 513,084	
<b>11. Safety and Security</b>				<b>\$ 2,314,000</b>	<b>\$ 3,078,000</b>
New concrete pedestrian paving					
Entry plaza upgrades	1,000	sf	\$ 20.70	\$ 20,700	
2000	sf	\$ 34.50	\$ 69,000		
New covered walkways					
300	sf	\$ 115.00	\$ 34,500		

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8.1

APPENDIX  
DETAILED COST ESTIMATE

BROOKHURST JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
New parking lot	12,000	sf	\$ 20.70	\$ 248,400	
New safety locks to existing classroom doors	65	ea	\$ 1,667.50	\$ 108,388	
New electronic locks to high asset areas	5	ea	\$ 3,835.25	\$ 19,176	
Close entry to parking	1	ea	\$ 17,250.00	\$ 17,250	
New site lighting (parking and pedestrian)	805,860	sf	\$ 0.30	\$ 241,758	
Low voltage upgrades					
Fire alarm system	87,875	sf	\$ 8.63	\$ 757,922	
New fire alarm head end equipment, allowance	1	ls	\$ 28,750.00	\$ 28,750	
Emergency lighting	87,875	sf	\$ 1.84	\$ 161,690	
PA / emergency communication systems	87,875	sf	\$ 4.60	\$ 404,225	
Intrusion alarms	87,875	sf	\$ 2.30	\$ 202,113	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 90,000</b>	<b>\$ 120,000</b>
New learning courts	3,000	sf	\$ 29.90	\$ 89,700	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 5,558,000</b>	<b>\$ 7,393,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,442,415.00	\$ 1,442,415	
New playfields	206,000	sf	\$ 11.50	\$ 2,369,000	
Baseball and softball fields				\$ -	
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	2	ea	\$ 103,500.00	\$ 207,000	
Track, field and stadium				\$ -	
New synthetic track	46,000	sf	\$ 21.85	\$ 1,005,100	
New tennis courts	1	ea	\$ 419,750.00	\$ 419,750	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 575,000</b>	<b>\$ 575,000</b>
Furniture per classroom (direct cost)	20	ea	\$ 28,750.00	\$ 575,000	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,437,000</b>	<b>\$ 1,437,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	40	ea	\$ 13,800.00	\$ 552,000	
Upgrade backbone, wireless access points, and switches (direct cost)	87,875	sf	\$ 10.06	\$ 884,242	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 241,000</b>	<b>\$ 321,000</b>
Community resource center					
Minor modernization	1,920	sf	\$ 115.00	\$ 220,800	
Infrastructure for toilet portable	1	ea	\$ 20,000.00	\$ 20,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 40,231,000</b>	<b>\$ 52,850,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

DALE JUNIOR HIGH SCHOOL



Dale JHS  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ -	\$ -
No scope in this category					
<b>2. Existing Building Systems and Toilets</b>				\$ 368,000	\$ 490,000
Restroom upgrades					
Reconfigure	1,280	sf	\$ 287.50	\$ 368,000	
<b>3. Site Utilities</b>				\$ -	\$ -
No scope in this category					
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ 348,000	\$ 463,000
Elective classrooms					
Moderate modernization	2,015	sf	\$ 172.50	\$ 347,588	
<b>6. Performing Arts Improvements</b>				\$ 536,000	\$ 713,000
Music lab classroom					
Moderate modernization	1,465	sf	\$ 207.00	\$ 303,255	
Dance and drama classrooms					
Moderate modernization	1,440	sf	\$ 161.00	\$ 231,840	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 1,836,000	\$ 2,442,000
Multi purpose room					
Moderate modernization	6,620	sf	\$ 201.25	\$ 1,332,275	
Food service					
Moderate modernization	1,620	sf	\$ 224.25	\$ 363,285	
New kitchen equipment, allowance					
	1,620	sf	\$ 86.25	\$ 139,725	
<b>8. Interior Physical Education Improvements</b>				\$ 2,115,000	\$ 2,813,000
Locker rooms					
Reconfigure	6,130	sf	\$ 345.00	\$ 2,114,850	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ -	\$ -
No scope in this category					
<b>10. Library, Student Union and Student Support Services</b>				\$ 228,000	\$ 304,000
Student support (ASB, counseling and pledge center)					
Moderate modernization	1,410	sf	\$ 161.00	\$ 227,010	
<b>11. Safety and Security</b>				\$ 9,000	\$ 12,000
New safety locks to existing classroom doors					
	5	ea	\$ 1,867.50	\$ 8,338	
<b>12. Outdoor Learning and Quad Improvements</b>				\$ -	\$ -
No scope in this category					

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				\$ 8,793,000	\$ 11,695,000
New hardcourts					
	22,000	sf	\$ 13.80	\$ 303,600	
New basketball courts and hoops					
	8	ea	\$ 6,325.00	\$ 50,600	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022					
	1	ls	\$ 1,464,771.00	\$ 1,464,771	
New playfields					
	294,000	sf	\$ 11.50	\$ 3,381,000	
Baseball and softball fields					
				\$ -	
New field equipment including bases and mounds					
	1	ea	\$ 27,600.00	\$ 27,600	
New backstop					
	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts					
	2	ea	\$ 103,500.00	\$ 207,000	
Track, field and stadium					
				\$ -	
New synthetic track					
	46,000	sf	\$ 21.85	\$ 1,005,100	
Tennis courts, demo and redo					
	6	ea	\$ 377,775.00	\$ 2,266,650	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				\$ 87,000	\$ 87,000
Furniture per classroom (direct cost)					
	3	ea	\$ 28,750.00	\$ 86,250	
<b>15. Technology Infrastructure and Equipment</b>				\$ 56,000	\$ 56,000
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)					
	4	ea	\$ 13,800.00	\$ 55,200	
<b>16. Community School Resource Centers (CSRC)</b>				\$ 221,000	\$ 294,000
Community resource center					
Minor modernization					
	1,920	sf	\$ 115.00	\$ 220,800	
<b>TOTAL PROJECT COSTS (2022\$)</b>				\$ 14,597,000	\$ 19,369,000

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APPENDIX  
DETAILED COST ESTIMATE

LEXINGTON JUNIOR HIGH SCHOOL



Lexington JHS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 4,616,000	\$ 6,140,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	20,160	sf	\$ 5.75	\$ 115,920	
Windows					
Replace existing windows	20,160	sf	\$ 25.88	\$ 521,640	
Doors					
Replace existing doors	20,160	sf	\$ 11.50	\$ 231,840	
Floors					
Replace existing floors	20,160	sf	\$ 16.10	\$ 324,576	
Ceilings					
Replace existing ceilings	20,160	sf	\$ 23.00	\$ 463,680	
Casework					
Replace existing casework	20,160	sf	\$ 12.65	\$ 255,024	
Exteriors					
Patch, repair and paint	93,280	sf	\$ 5.75	\$ 536,360	
Roofing					
Replace roofing	93,280	sf	\$ 23.22	\$ 2,166,358	
<b>2. Existing Building Systems and Toilets</b>				\$ 2,337,000	\$ 3,109,000
Restroom upgrades					
Moderate modernization	3,675	sf	\$ 143.75	\$ 528,281	
Building systems					
HVAC upgrades	20,160	sf	\$ 36.80	\$ 741,888	
Plumbing upgrades	20,160	sf	\$ 13.80	\$ 278,208	
EMS systems upgrades	20,160	sf	\$ 8.63	\$ 173,880	
Lighting and controls upgrades	20,160	sf	\$ 23.00	\$ 463,680	
Convenience power upgrades	20,160	sf	\$ 7.48	\$ 150,696	
<b>3. Site Utilities</b>				\$ 8,000	\$ 11,000
Based on entire campus area, upgrade existing utilities;					
Natural gas service	801,504	sf	\$ 0.01	\$ 7,374	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ 5,225,000	\$ 6,950,000
Science and CTE labs					
Minor modernization	5,760	sf	\$ 138.00	\$ 794,880	
Moderate modernization	6,665	sf	\$ 207.00	\$ 1,379,655	
Elective classrooms					
Moderate modernization	10,020	sf	\$ 172.50	\$ 1,728,450	
Classrooms, one story building	2,331	sf	\$ 518.65	\$ 1,208,973	
Site improvements surrounding building pad	2,331	sf	\$ 48.30	\$ 112,587	
<b>6. Performing Arts Improvements</b>				\$ 1,739,000	\$ 2,313,000

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Music lab classroom					
Moderate modernization	5,445	sf	\$ 207.00	\$ 1,127,115	
Dance and drama classrooms					
Reconfigure	1,900	sf	\$ 322.00	\$ 611,800	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 2,894,000	\$ 3,850,000
Multi purpose room					
Moderate modernization	5,440	sf	\$ 201.25	\$ 1,094,800	
Food service					
Moderate modernization	2,040	sf	\$ 224.25	\$ 457,470	
Reconfigure	2,565	sf	\$ 454.25	\$ 1,165,151	
New kitchen equipment, allowance	2,040	sf	\$ 86.25	\$ 175,950	
<b>8. Interior Physical Education Improvements</b>				\$ 4,684,000	\$ 6,230,000
Remove portable classrooms					
PE / fitness rooms	2	ea	\$ 13,800.00	\$ 27,600	
Classrooms, one story building					
Site improvements surrounding building pad	2,620	sf	\$ 518.65	\$ 1,358,656	
Gymnasium	2,620	sf	\$ 48.30	\$ 126,527	
Minor modernization					
Locker rooms	8,700	sf	\$ 126.50	\$ 1,100,550	
Reconfigure	6,000	sf	\$ 345.00	\$ 2,070,000	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 2,994,000	\$ 3,983,000
Administration					
Reconfigure	4,900	sf	\$ 293.25	\$ 1,436,925	
Admin, one story building	1,500	sf	\$ 500.25	\$ 750,375	
Site improvements surrounding building pad	1,500	sf	\$ 48.30	\$ 72,450	
Family resource center					
Moderate modernization	960	sf	\$ 155.25	\$ 149,040	
Admin, one story building	1,066	sf	\$ 500.25	\$ 533,066	
Site improvements surrounding building pad	1,066	sf	\$ 48.30	\$ 51,468	
<b>10. Library, Student Union and Student Support Services</b>				\$ 4,204,000	\$ 5,592,000
Remove portable classrooms					
Library / student union	3	ea	\$ 13,800.00	\$ 41,400	
Reconfigure					
Student support (ASB, counseling and pledge center)	4,000	sf	\$ 310.50	\$ 1,242,000	
Moderate modernization	3,130	sf	\$ 161.00	\$ 503,930	
Reconfigure	1,920	sf	\$ 303.60	\$ 582,912	
Classrooms, one story building	3,308	sf	\$ 506.00	\$ 1,673,747	
Site improvements surrounding building pad	3,308	sf	\$ 48.30	\$ 159,767	
<b>11. Safety and Security</b>				\$ 1,332,000	\$ 1,772,000
Entry plaza upgrades					
New covered walkways	2,000	sf	\$ 34.50	\$ 69,000	
Chain link fencing and gates	1,050	sf	\$ 115.00	\$ 120,750	
Decorative metal fencing and gates	2,550	lf	\$ 155.25	\$ 395,888	
Rolling decorative metal gate	150	lf	\$ 322.00	\$ 48,300	
New exterior lighting for student safety	2	ea	\$ 51,750.00	\$ 103,500	
New safety locks to existing classroom doors	1	ls	\$ 46,000.00	\$ 46,000	
	59	ea	\$ 1,667.50	\$ 98,383	

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APPENDIX  
DETAILED COST ESTIMATE

LEXINGTON JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
New electronic locks to high asset areas	5	ea	\$ 3,335.00	\$ 16,675	
New marquee sign	1	ea	\$ 23,000.00	\$ 23,000	
New site lighting (parking and pedestrian)	801,504	sf	\$ 0.15	\$ 120,226	
Low voltage upgrades					
Intrusion alarms	93,280	sf	\$ 2.30	\$ 214,544	
Curb appeal upgrades, allowance	1	ls	\$ 75,000.00	\$ 75,000	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 473,000</b>	<b>\$ 630,000</b>
New student quad	17,110	sf	\$ 27.60	\$ 472,236	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 7,394,000</b>	<b>\$ 9,835,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 965,316.00	\$ 965,316	
New playfields	378,000	sf	\$ 11.50	\$ 4,347,000	
Baseball and softball fields					
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	2	ea	\$ 103,500.00	\$ 207,000	
Track, field and stadium					
New synthetic track	46,000	sf	\$ 21.85	\$ 1,005,100	
New tennis court lighting package	6	ea	\$ 125,925.00	\$ 755,550	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 604,000</b>	<b>\$ 604,000</b>
Furniture per classroom (direct cost)	21	ea	\$ 28,750.00	\$ 603,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,505,000</b>	<b>\$ 1,505,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	41	ea	\$ 13,800.00	\$ 565,800	
Upgrade backbone, wireless access points, and switches (direct cost)	93,280	sf	\$ 10.06	\$ 938,630	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 53,000</b>	<b>\$ 71,000</b>
Infrastructure for toilet portable	1	ea	\$ 20,000.00	\$ 20,000	
Infrastructure for portable	2	ea	\$ 16,500.00	\$ 33,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 40,062,000</b>	<b>\$ 52,585,000</b>





8.1

APPENDIX  
DETAILED COST ESTIMATE

ORANGEVIEW JUNIOR HIGH SCHOOL



Orangeview JHS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 3,602,000	\$ 4,791,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	13,200	sf	\$ 5.75	\$ 75,900	
Windows					
Replace existing windows	13,200	sf	\$ 25.88	\$ 341,550	
Doors					
Replace existing doors	13,200	sf	\$ 11.50	\$ 151,800	
Floors					
Replace existing floors	13,200	sf	\$ 16.10	\$ 212,520	
Ceilings					
Replace existing ceilings	13,200	sf	\$ 23.00	\$ 303,600	
Casework					
Replace existing casework	13,200	sf	\$ 12.65	\$ 166,980	
Exteriors					
Patch, repair and paint	81,065	sf	\$ 5.75	\$ 466,124	
Roofing					
Replace roofing	81,065	sf	\$ 23.22	\$ 1,882,674	
<b>2. Existing Building Systems and Toilets</b>				\$ 2,457,000	\$ 3,268,000
Restroom upgrades					
Reconfigure	4,425	sf	\$ 287.50	\$ 1,272,188	
Building systems					
HVAC upgrades	13,200	sf	\$ 36.80	\$ 485,760	
Plumbing upgrades	13,200	sf	\$ 13.80	\$ 182,160	
EMS systems upgrades	13,200	sf	\$ 8.63	\$ 113,850	
Lighting and controls upgrades	13,200	sf	\$ 23.00	\$ 303,600	
Convenience power upgrades	13,200	sf	\$ 7.48	\$ 98,670	
<b>3. Site Utilities</b>				\$ 961,000	\$ 1,279,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	884,268	sf	\$ 0.09	\$ 81,353	
Sanitary sewer service	884,268	sf	\$ 0.28	\$ 244,058	
Domestic and fire water service	884,268	sf	\$ 0.35	\$ 305,072	
Storm drain service	884,268	sf	\$ 0.37	\$ 330,495	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ 3,071,000	\$ 4,085,000
Science and CTE labs					
Moderate modernization	6,560	sf	\$ 207.00	\$ 1,357,920	
Elective classrooms					
Moderate modernization	9,930	sf	\$ 172.50	\$ 1,712,925	
<b>6. Performing Arts Improvements</b>				\$ 702,000	\$ 934,000

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Music lab classroom					
Moderate modernization	3,390	sf	\$ 207.00	\$ 701,730	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 1,291,000	\$ 1,718,000
Multi purpose room					
Moderate modernization	2,400	sf	\$ 201.25	\$ 483,000	
Food service					
Moderate modernization	2,600	sf	\$ 224.25	\$ 583,050	
New kitchen equipment, allowance	2,600	sf	\$ 86.25	\$ 224,250	
<b>8. Interior Physical Education Improvements</b>				\$ 4,388,000	\$ 5,837,000
PE / fitness rooms					
Moderate modernization	1,950	sf	\$ 172.50	\$ 336,375	
Gymnasium					
Moderate modernization	8,000	sf	\$ 178.25	\$ 1,426,000	
Locker rooms					
Reconfigure	7,610	sf	\$ 345.00	\$ 2,625,450	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 1,649,000	\$ 2,194,000
Administration					
Reconfigure	4,700	sf	\$ 293.25	\$ 1,378,275	
Staff support					
Moderate modernization	880	sf	\$ 155.25	\$ 136,620	
Family resource center					
Moderate modernization	860	sf	\$ 155.25	\$ 133,515	
<b>10. Library, Student Union and Student Support Services</b>				\$ 3,776,000	\$ 5,023,000
Library / student union					
Moderate modernization	4,040	sf	\$ 172.50	\$ 696,900	
Reconfigure	850	sf	\$ 310.50	\$ 263,925	
Student support (ASB, counseling and pledge center)					
Moderate modernization	850	sf	\$ 161.00	\$ 136,850	
Reconfigure	5,870	sf	\$ 303.60	\$ 1,782,132	
Wellness center					
Reconfigure	2,950	sf	\$ 303.60	\$ 895,620	
<b>11. Safety and Security</b>				\$ 2,595,000	\$ 3,452,000
New concrete pedestrian paving					
New concrete pedestrian paving	2,700	sf	\$ 20.70	\$ 55,890	
New parking lot					
New parking lot	38,000	sf	\$ 20.70	\$ 786,600	
New drop-off area					
New drop-off area	7,560	sf	\$ 23.00	\$ 173,880	
New exterior lighting for student safety					
New exterior lighting for student safety	1	ls	\$ 46,000.00	\$ 46,000	
New safety locks to existing classroom doors					
New safety locks to existing classroom doors	45	ea	\$ 1,667.50	\$ 75,038	
New electronic locks to high asset areas					
New electronic locks to high asset areas	5	ea	\$ 4,168.75	\$ 20,844	
Low voltage upgrades					
Fire alarm system	81,065	sf	\$ 8.63	\$ 699,186	
New fire alarm head end equipment, allowance	1	ls	\$ 28,750.00	\$ 28,750	
Emergency lighting	81,065	sf	\$ 1.84	\$ 149,160	
PA / emergency communication systems	81,065	sf	\$ 4.60	\$ 372,899	
Intrusion alarms	81,065	sf	\$ 2.30	\$ 186,450	
<b>12. Outdoor Learning and Quad Improvements</b>				\$ 310,000	\$ 413,000

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APPENDIX  
DETAILED COST ESTIMATE

ORANGEVIEW JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Learning courts, existing	51,800	sf	\$	5.98 \$	309,764
enhancement only					
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 5,636,000</b>	<b>\$ 7,496,000</b>
New hardcourts	32,000	sf	\$	13.80 \$	441,600
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$	1,234,934.00 \$	1,234,934
New playfields	229,000	sf	\$	11.50 \$	2,633,500
Baseball and softball fields				\$	-
New field equipment including bases and mounds	1	ea	\$	27,600.00 \$	27,600
New backstop	1	ea	\$	86,250.00 \$	86,250
New dugouts	2	ea	\$	103,500.00 \$	207,000
Track, field and stadium				\$	-
New synthetic track	46,000	sf	\$	21.85 \$	1,005,100
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 489,000</b>	<b>\$ 489,000</b>
Furniture per classroom (direct cost)	17	ea	\$	28,750.00 \$	488,750
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,272,000</b>	<b>\$ 1,272,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	33	ea	\$	13,800.00 \$	455,400
Upgrade backbone, wireless access points, and switches (direct cost)	81,065	sf	\$	10.06 \$	815,717
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 53,000</b>	<b>\$ 71,000</b>
Infrastructure for toilet portable	1	ea	\$	20,000.00 \$	20,000
Infrastructure for portable	2	ea	\$	16,500.00 \$	33,000
<b>TOTAL PROJECT COSTS (2020\$)</b>				<b>\$ 32,252,000</b>	<b>\$ 42,322,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

SOUTH JUNIOR HIGH SCHOOL



South JHS  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 4,849,000	\$ 6,450,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	20,095	sf	\$ 5.75	\$ 115,546	
Windows					
Replace existing windows	20,095	sf	\$ 25.88	\$ 519,958	
Doors					
Replace existing doors	20,095	sf	\$ 11.50	\$ 231,093	
Floors					
Replace existing floors	20,095	sf	\$ 16.10	\$ 323,530	
Ceilings					
Replace existing ceilings	20,095	sf	\$ 23.00	\$ 462,185	
Casework					
Replace existing casework	20,095	sf	\$ 12.65	\$ 254,202	
Exteriors					
Patch, repair and paint	101,540	sf	\$ 5.75	\$ 583,855	
Roofing					
Replace roofing	101,540	sf	\$ 23.22	\$ 2,358,190	
<b>2. Existing Building Systems and Toilets</b>				\$ 3,199,000	\$ 4,255,000
Restroom upgrades					
Reconfigure	4,855	sf	\$ 287.50	\$ 1,395,813	
Building systems					
HVAC upgrades	20,095	sf	\$ 36.80	\$ 739,496	
Plumbing upgrades	20,095	sf	\$ 13.80	\$ 277,311	
EMS systems upgrades	20,095	sf	\$ 8.63	\$ 173,319	
Lighting and controls upgrades	20,095	sf	\$ 23.00	\$ 462,185	
Convenience power upgrades	20,095	sf	\$ 7.48	\$ 150,210	
<b>3. Site Utilities</b>				\$ 754,000	\$ 1,003,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	949,608	sf	\$ 0.05	\$ 43,682	
Sanitary sewer service	949,608	sf	\$ 0.23	\$ 218,410	
Domestic and fire water service	949,608	sf	\$ 0.29	\$ 273,012	
Storm drain service	949,608	sf	\$ 0.23	\$ 218,410	
<b>4. New Construction - Classrooms and Colabs</b>				\$ 5,748,000	\$ 7,645,000
Middle school					
Demolish existing buildings	8,115	sf	\$ 28.75	\$ 233,306	
Classrooms, two story building	9,257	sf	\$ 571.55	\$ 5,290,724	
Site improvements surrounding building pad	4,628	sf	\$ 48.30	\$ 223,552	
<b>5. Electives, Science Labs and CTE</b>				\$ 10,361,000	\$ 13,781,000
Demolish existing buildings					
Science and CTE labs	8,550	sf	\$ 28.75	\$ 245,813	
Moderate modernization	11,270	sf	\$ 207.00	\$ 2,332,890	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Elective classrooms					
Moderate modernization	5,610	sf	\$ 172.50	\$ 967,725	
Classrooms, two story building	11,438	sf	\$ 571.55	\$ 6,537,389	
Site improvements surrounding building pad	5,719	sf	\$ 48.30	\$ 276,228	
<b>6. Performing Arts Improvements</b>				\$ 3,122,000	\$ 4,153,000
Music lab classroom					
Moderate modernization	1,520	sf	\$ 207.00	\$ 314,640	
Lab classrooms, two story building	3,392	sf	\$ 632.50	\$ 2,145,124	
Site improvements surrounding building pad	1,696	sf	\$ 48.30	\$ 81,905	
Dance and drama classrooms					
Reconfigure	1,800	sf	\$ 322.00	\$ 579,600	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 3,090,000	\$ 4,110,000
Multi purpose room					
Moderate modernization	9,650	sf	\$ 201.25	\$ 1,942,063	
Food service					
Moderate modernization	2,095	sf	\$ 224.25	\$ 469,804	
New kitchen equipment, allowance	2,095	sf	\$ 86.25	\$ 180,694	
New lunch shelter	3,600	sf	\$ 138.00	\$ 496,800	
<b>8. Interior Physical Education Improvements</b>				\$ 4,906,000	\$ 6,525,000
PE / fitness rooms					
Reconfigure	2,105	sf	\$ 310.50	\$ 653,603	
Gymnasium					
Moderate modernization	10,695	sf	\$ 178.25	\$ 1,906,384	
Locker rooms					
Reconfigure	6,800	sf	\$ 345.00	\$ 2,346,000	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 1,867,000	\$ 2,484,000
Administration					
Moderate modernization	3,225	sf	\$ 155.25	\$ 500,681	
Reconfigure	1,795	sf	\$ 293.25	\$ 526,384	
Staff support					
Moderate modernization	3,595	sf	\$ 155.25	\$ 558,124	
Family resource center	960	sf	\$ 293.25	\$ 281,520	
<b>10. Library, Student Union and Student Support Services</b>				\$ 4,604,000	\$ 6,124,000
Library / student union					
Reconfigure	6,310	sf	\$ 310.50	\$ 1,959,255	
Student support (ASB, counseling and pledge center)					
Moderate modernization	960	sf	\$ 161.00	\$ 154,560	
Reconfigure	6,400	sf	\$ 303.60	\$ 1,943,040	
Wellness center					
Reconfigure	1,800	sf	\$ 303.60	\$ 546,480	
<b>11. Safety and Security</b>				\$ 3,730,000	\$ 4,961,000
New concrete pedestrian paving					
	23,100	sf	\$ 20.70	\$ 478,170	
New parking lot					
	24,600	sf	\$ 20.70	\$ 509,220	
New drop-off area					
	3,080	sf	\$ 23.00	\$ 70,840	

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8.1

APPENDIX  
DETAILED COST ESTIMATE

SOUTH JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Chain link fencing and gates	2,930	lf	\$ 155.25	\$ 454,883	
Decorative metal fencing and gates	380	lf	\$ 322.00	\$ 122,360	
New exterior lighting for student safety	1	ls	\$ 46,000.00	\$ 46,000	
New safety locks to existing classroom doors	58	ea	\$ 1,667.50	\$ 96,715	
New electronic locks to high asset areas	5	ea	\$ 3,335.00	\$ 16,675	
New site lighting (parking and pedestrian)	949,608	sf	\$ 0.15	\$ 142,441	
Low voltage upgrades					
Fire alarm system	101,540	sf	\$ 8.63	\$ 875,783	
New fire alarm head end equipment, allowance	1	ls	\$ 28,750.00	\$ 28,750	
Emergency lighting	101,540	sf	\$ 1.84	\$ 186,834	
PA / emergency communication systems	101,540	sf	\$ 4.60	\$ 467,084	
Intrusion alarms	101,540	sf	\$ 2.30	\$ 233,542	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 2,295,000</b>	<b>\$ 3,053,000</b>
New student quad	40,000	sf	\$ 34.50	\$ 1,380,000	
New learning courts	30,600	sf	\$ 29.90	\$ 914,940	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 4,140,000</b>	<b>\$ 5,507,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,126,191.00	\$ 1,126,191	
Repair playfields (sod)	363,210	sf	\$ 3.45	\$ 1,253,075	
Track, field and stadium					
New synthetic track	46,000	sf	\$ 21.85	\$ 1,005,100	
New tennis court lighting package	6	ea	\$ 125,925.00	\$ 755,550	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 604,000</b>	<b>\$ 604,000</b>
Furniture per classroom (direct cost)	21	ea	\$ 28,750.00	\$ 603,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,602,000</b>	<b>\$ 1,602,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	42	ea	\$ 13,800.00	\$ 579,600	
Upgrade backbone, wireless access points, and switches (direct cost)	101,540	sf	\$ 10.06	\$ 1,021,746	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 33,000</b>	<b>\$ 44,000</b>
Infrastructure for portable	2	ea	\$ 16,500.00	\$ 33,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 54,904,000</b>	<b>\$ 72,301,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

SYCAMORE JUNIOR HIGH SCHOOL



Sycamore JHS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 991,000	\$ 1,319,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	5,760	sf	\$ 5.75	\$ 33,120	
Windows					
Replace existing windows	5,760	sf	\$ 25.88	\$ 149,040	
Doors					
Replace existing doors	5,760	sf	\$ 11.50	\$ 66,240	
Floors					
Replace existing floors	5,760	sf	\$ 16.10	\$ 92,736	
Ceilings					
Replace existing ceilings	5,760	sf	\$ 23.00	\$ 132,480	
Casework					
Replace existing casework	5,760	sf	\$ 12.65	\$ 72,864	
Exteriors					
Patch, repair and paint	38,635	sf	\$ 5.75	\$ 222,151	
Roofing					
Patch and repair leaks, etc.	38,635	sf	\$ 5.75	\$ 222,151	
<b>2. Existing Building Systems and Toilets</b>				\$ 629,000	\$ 837,000
Restroom upgrades					
Reconfigure	390	sf	\$ 287.50	\$ 112,125	
Building systems					
HVAC upgrades	5,760	sf	\$ 36.80	\$ 211,968	
Plumbing upgrades	5,760	sf	\$ 13.80	\$ 79,488	
EMS systems upgrades	5,760	sf	\$ 8.63	\$ 49,680	
Lighting and controls upgrades	5,760	sf	\$ 23.00	\$ 132,480	
Convenience power upgrades	5,760	sf	\$ 7.48	\$ 43,056	
<b>3. Site Utilities</b>				\$ 475,000	\$ 632,000
Based on entire campus area, upgrade existing utilities:					
Electrical capacity upgrades	1	ls	\$ 474,375.00	\$ 474,375	
<b>4. New Construction - Classrooms and Colabs</b>				\$ 19,966,000	\$ 26,555,000
Middle school					
Remove portable classrooms	9	ea	\$ 13,800.00	\$ 124,200	
Demolish existing buildings	18,820	sf	\$ 28.75	\$ 541,075	
Classrooms, two story building	32,399	sf	\$ 571.55	\$ 18,517,534	
Site improvements surrounding building pad	16,199	sf	\$ 48.30	\$ 782,431	
<b>5. Electives, Science Labs and CTE</b>				\$ 19,754,000	\$ 26,273,000
Demolish existing buildings					
Science and CTE labs	12,515	sf	\$ 28.75	\$ 359,806	
Lab classrooms, two story building					
Site improvements surrounding building pad	15,362	sf	\$ 649.75	\$ 9,981,135	
Elective classrooms	7,681	sf	\$ 48.30	\$ 370,980	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Moderate modernization					
Reconfigure	2,500	sf	\$ 172.50	\$ 431,250	
Classrooms, two story building	1,705	sf	\$ 310.50	\$ 529,403	
Site improvements surrounding building pad	13,566	sf	\$ 571.55	\$ 7,753,647	
Site improvements surrounding building pad	6,783	sf	\$ 48.30	\$ 327,619	
<b>6. Performing Arts Improvements</b>				\$ 5,155,000	\$ 6,857,000
Music lab classroom					
Lab classrooms, two story building	5,719	sf	\$ 632.50	\$ 3,617,268	
Site improvements surrounding building pad	2,860	sf	\$ 48.30	\$ 138,114	
Dance and drama classrooms					
Classrooms, two story building	2,261	sf	\$ 594.55	\$ 1,344,278	
Site improvements surrounding building pad	1,131	sf	\$ 48.30	\$ 54,603	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 2,000,000	\$ 2,660,000
Multi purpose room					
Moderate modernization	4,745	sf	\$ 201.25	\$ 954,931	
Reconfigure	1,475	sf	\$ 379.50	\$ 559,763	
Food service					
Moderate modernization	1,560	sf	\$ 224.25	\$ 349,830	
New kitchen equipment, allowance	1,560	sf	\$ 86.25	\$ 134,550	
<b>8. Interior Physical Education Improvements</b>				\$ 8,242,000	\$ 10,962,000
Demolish existing buildings					
PE / fitness rooms	960	sf	\$ 28.75	\$ 27,600	
Classrooms, two story building					
Site improvements surrounding building pad	3,139	sf	\$ 571.55	\$ 1,793,981	
Gymnasium	1,569	sf	\$ 48.30	\$ 75,807	
Moderate modernization					
Locker rooms	9,200	sf	\$ 178.25	\$ 1,639,900	
Reconfigure	6,310	sf	\$ 345.00	\$ 2,176,950	
Locker rooms, two story building	3,392	sf	\$ 721.05	\$ 2,445,441	
Site improvements surrounding building pad	1,696	sf	\$ 48.30	\$ 81,905	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 1,620,000	\$ 2,155,000
Administration					
Admin, one story building	1,200	sf	\$ 500.25	\$ 600,300	
Site improvements surrounding building pad	1,200	sf	\$ 48.30	\$ 57,960	
Staff support					
Admin, two story building	1,410	sf	\$ 552.00	\$ 778,210	
Site improvements surrounding building pad	705	sf	\$ 48.30	\$ 34,047	
Family resource center					
Moderate modernization	960	sf	\$ 155.25	\$ 149,040	
<b>10. Library, Student Union and Student Support Services</b>				\$ 8,647,000	\$ 11,501,000
Demolish existing buildings					
Library / student union	6,865	sf	\$ 28.75	\$ 197,369	
Library / student union, one story building					
Site improvements surrounding building pad	8,525	sf	\$ 523.25	\$ 4,460,602	
Student support (ASB, counseling and pledge center)	8,525	sf	\$ 48.30	\$ 411,748	
Moderate modernization					
Student support (ASB, counseling and pledge center)	960	sf	\$ 161.00	\$ 154,560	
Reconfigure	760	sf	\$ 303.60	\$ 230,736	

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APPENDIX  
DETAILED COST ESTIMATE

SYCAMORE JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Classrooms, one story building	1,066	sf	\$ 506.00	\$ 539,194	
Classrooms, two story building	3,830	sf	\$ 557.75	\$ 2,136,406	
Site improvements surrounding building pad	2,981	sf	\$ 48.30	\$ 143,973	
Wellness center					
Moderate modernization	2,310	sf	\$ 161.00	\$ 371,910	
<b>11. Safety and Security</b>				<b>\$ 1,750,000</b>	<b>\$ 2,328,000</b>
New concrete pedestrian paving	6,200	sf	\$ 20.70	\$ 128,340	
New parking lot	16,500	sf	\$ 20.70	\$ 341,550	
New drop-off area	7,200	sf	\$ 23.00	\$ 165,600	
Decorative metal fencing and gates	980	lf	\$ 322.00	\$ 315,560	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
New exterior lighting for student safety	1	ls	\$ 46,000.00	\$ 46,000	
New safety locks to existing classroom doors	8	ea	\$ 1,667.50	\$ 13,340	
New electronic locks to high asset areas	5	ea	\$ 3,335.00	\$ 16,675	
Low voltage upgrades					
Fire alarm system	38,635	sf	\$ 8.63	\$ 333,227	
Emergency lighting	38,635	sf	\$ 1.84	\$ 71,088	
PA / emergency communication systems	38,635	sf	\$ 4.60	\$ 177,721	
Intrusion alarms	38,635	sf	\$ 2.30	\$ 88,861	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 874,000</b>	<b>\$ 1,163,000</b>
New learning courts	29,200	sf	\$ 29.90	\$ 873,080	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 6,939,000</b>	<b>\$ 9,229,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 703,834.00	\$ 703,834	
New playfields	389,050	sf	\$ 11.50	\$ 4,474,075	
Track, field and stadium					
New synthetic track	46,000	sf	\$ 21.85	\$ 1,005,100	
New tennis court lighting package	6	ea	\$ 125,925.00	\$ 755,550	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 144,000</b>	<b>\$ 144,000</b>
Furniture per classroom (direct cost)	5	ea	\$ 28,750.00	\$ 143,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 513,000</b>	<b>\$ 513,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	9	ea	\$ 13,800.00	\$ 124,200	
Upgrade backbone, wireless access points, and switches (direct cost)	38,635	sf	\$ 10.06	\$ 388,765	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 77,699,000</b>	<b>\$ 103,128,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

WALKER JUNIOR HIGH SCHOOL



Walker JHS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 3,607,000	\$ 4,798,000
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections	5,760	sf	\$ 17.25	\$ 99,360	
Walls					
Replace existing walls	5,760	sf	\$ 23.00	\$ 132,480	
Repair existing walls	12,480	sf	\$ 5.75	\$ 71,760	
Windows					
Replace existing windows	18,240	sf	\$ 25.88	\$ 471,960	
Doors					
Replace existing doors	18,240	sf	\$ 11.50	\$ 209,760	
Floors					
Replace existing floors	18,240	sf	\$ 16.10	\$ 293,664	
Ceilings					
Replace existing ceilings	18,240	sf	\$ 23.00	\$ 419,520	
Casework					
Replace existing casework	18,240	sf	\$ 12.65	\$ 230,736	
Exteriors					
Patch, repair and paint	57,890	sf	\$ 5.75	\$ 332,868	
Roofing					
Replace roofing	57,890	sf	\$ 23.22	\$ 1,344,452	
<b>2. Existing Building Systems and Toilets</b>				\$ 2,255,000	\$ 3,000,000
Restroom upgrades					
Reconfigure	2,150	sf	\$ 287.50	\$ 618,125	
Building systems					
HVAC upgrades	18,240	sf	\$ 36.80	\$ 671,232	
Plumbing upgrades	18,240	sf	\$ 13.80	\$ 251,712	
EMS systems upgrades	18,240	sf	\$ 8.63	\$ 157,320	
Lighting and controls upgrades	18,240	sf	\$ 23.00	\$ 419,520	
Convenience power upgrades	18,240	sf	\$ 7.48	\$ 136,344	
<b>3. Site Utilities</b>				\$ 1,581,000	\$ 2,103,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,193,544	sf	\$ 0.07	\$ 82,355	
Sanitary sewer service	1,193,544	sf	\$ 0.18	\$ 219,612	
Domestic and fire water service	1,193,544	sf	\$ 0.23	\$ 274,515	
Electrical mains and distribution	1,193,544	sf	\$ 0.29	\$ 344,860	
Storm drain service	1,193,544	sf	\$ 0.29	\$ 343,144	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ 14,629,000	\$ 19,457,000
Demolish existing buildings	30,725	sf	\$ 28.75	\$ 883,344	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Science and CTE labs					
Reconfigure	4,060	sf	\$ 345.00	\$ 1,400,700	
Lab classrooms, two story building	10,973	sf	\$ 649.75	\$ 7,129,382	
Site improvements surrounding building pad	5,486	sf	\$ 48.30	\$ 264,986	
Elective classrooms					
Moderate modernization	3,895	sf	\$ 172.50	\$ 671,888	
Classrooms, two story building	7,182	sf	\$ 571.55	\$ 4,104,872	
Site improvements surrounding building pad	3,591	sf	\$ 48.30	\$ 173,445	
<b>6. Performing Arts Improvements</b>				\$ 2,675,000	\$ 3,558,000
Music lab classroom					
Moderate modernization	1,465	sf	\$ 207.00	\$ 303,255	
Lab classrooms, one story building	2,831	sf	\$ 575.00	\$ 1,627,538	
Site improvements surrounding building pad	2,831	sf	\$ 48.30	\$ 136,713	
Dance and drama classrooms					
Reconfigure	1,885	sf	\$ 322.00	\$ 606,970	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 1,903,000	\$ 2,531,000
Multi purpose room					
Moderate modernization	6,600	sf	\$ 201.25	\$ 1,328,250	
Food service					
Moderate modernization	1,850	sf	\$ 224.25	\$ 414,863	
New kitchen equipment, allowance	1,850	sf	\$ 86.25	\$ 159,563	
<b>8. Interior Physical Education Improvements</b>				\$ 6,546,000	\$ 8,707,000
PE / fitness rooms					
Classrooms, two story building	3,139	sf	\$ 571.55	\$ 1,793,981	
Site improvements surrounding building pad	1,569	sf	\$ 48.30	\$ 75,802	
Gymnasium					
Moderate modernization	8,675	sf	\$ 178.25	\$ 1,546,319	
Locker rooms					
Reconfigure	9,070	sf	\$ 345.00	\$ 3,129,150	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 6,605,000	\$ 8,785,000
Demolish existing buildings					
Administration					
Admin, two story building	8,344	sf	\$ 552.00	\$ 4,605,888	
Site improvements surrounding building pad	4,172	sf	\$ 48.30	\$ 201,508	
Staff support					
Admin, two story building	1,302	sf	\$ 552.00	\$ 718,704	
Site improvements surrounding building pad	651	sf	\$ 48.30	\$ 31,443	
Family resource center					
Admin, two story building	1,344	sf	\$ 552.00	\$ 741,888	
Site improvements surrounding building pad	672	sf	\$ 48.30	\$ 32,458	
<b>10. Library, Student Union and Student Support Services</b>				\$ 10,347,000	\$ 13,762,000
Library / student union					
Library / student union, two story building	5,985	sf	\$ 569.25	\$ 3,406,961	
Site improvements surrounding building pad	2,993	sf	\$ 48.30	\$ 144,538	
Student support (ASB, counseling and pledge center)					
Moderate modernization	960	sf	\$ 161.00	\$ 154,560	

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APPENDIX  
DETAILED COST ESTIMATE

WALKER JUNIOR HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Classrooms, two story building	8,592	sf	\$ 557.75	\$ 4,792,076	
Site improvements surrounding building pad	4,296	sf	\$ 48.30	\$ 207,492	
Wellness center					
Classrooms, two story building	2,820	sf	\$ 557.75	\$ 1,572,632	
Site improvements surrounding building pad	1,410	sf	\$ 48.30	\$ 68,093	
<b>11. Safety and Security</b>				<b>\$ 4,823,000</b>	<b>\$ 6,415,000</b>
New concrete pedestrian paving	9,300	sf	\$ 20.70	\$ 192,510	
Entry plaza upgrades	8,000	sf	\$ 34.50	\$ 276,000	
New covered walkways	1,176	sf	\$ 115.00	\$ 135,240	
New parking lot	100,000	sf	\$ 20.70	\$ 2,070,000	
New drop-off area	26,040	sf	\$ 23.00	\$ 598,920	
Decorative metal fencing and gates	410	lf	\$ 322.00	\$ 132,020	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
New site lighting (parking and pedestrian)	1,193,544	sf	\$ 0.20	\$ 238,709	
New safety locks to existing classroom doors	32	ea	\$ 1,667.50	\$ 53,360	
New electronic locks to high asset areas	5	ea	\$ 3,335.00	\$ 16,675	
New marquee sign	1	ea	\$ 23,000.00	\$ 23,000	
Low voltage upgrades					
Fire alarm system	57,890	sf	\$ 8.63	\$ 499,301	
New fire alarm head end equipment, allowance	1	ls	\$ 28,750.00	\$ 28,750	
Emergency lighting	57,890	sf	\$ 1.84	\$ 106,518	
PA / emergency communication systems	57,890	sf	\$ 4.60	\$ 266,294	
Intrusion alarms	57,890	sf	\$ 2.30	\$ 133,147	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 1,027,000</b>	<b>\$ 1,366,000</b>
New student quad	25,000	sf	\$ 34.50	\$ 862,500	
New learning courts	5,500	sf	\$ 29.90	\$ 164,450	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 10,657,000</b>	<b>\$ 14,174,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,544,419.00	\$ 1,544,419	
New playfields	639,250	sf	\$ 11.50	\$ 7,351,375	
Track, field and stadium				\$ -	
New synthetic track	46,000	sf	\$ 21.85	\$ 1,005,100	
New tennis court lighting package	6	ea	\$ 125,925.00	\$ 755,550	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 374,000</b>	<b>\$ 374,000</b>
Furniture per classroom (direct cost)	13	ea	\$ 28,750.00	\$ 373,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 942,000</b>	<b>\$ 942,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	26	ea	\$ 13,800.00	\$ 358,800	
Upgrade backbone, wireless access points, and switches (direct cost)	57,890	sf	\$ 10.06	\$ 582,518	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 53,000</b>	<b>\$ 53,000</b>
Infrastructure for toilet portable	1	ea	\$ 20,000.00	\$ 20,000	
Infrastructure for portable	2	ea	\$ 16,500.00	\$ 33,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 68,024,000</b>	<b>\$ 90,025,000</b>





8.1

APPENDIX  
DETAILED COST ESTIMATE

ANAHEIM HIGH SCHOOL



Anaheim HS  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 8,284,000	\$ 11,018,000
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections		sf	\$ 17.25	\$ -	
Walls					
Replace existing walls	3,450	sf	\$ 23.00	\$ 79,350	
Repair existing walls	50,880	sf	\$ 5.75	\$ 292,560	
Windows					
Replace existing windows	54,330	sf	\$ 25.88	\$ 1,405,789	
Doors					
Replace existing doors	54,330	sf	\$ 11.50	\$ 624,795	
Floors					
Replace existing floors	54,330	sf	\$ 16.10	\$ 874,713	
Ceilings					
Replace existing ceilings	54,330	sf	\$ 23.00	\$ 1,249,590	
Casework					
Replace existing casework	54,330	sf	\$ 12.65	\$ 687,275	
Exteriors					
Patch, repair and paint	176,810	sf	\$ 5.75	\$ 1,016,658	
Roofing					
Replace roofing	88,405	sf	\$ 23.22	\$ 2,053,140	
<b>2. Existing Building Systems and Toilets</b>				\$ 6,651,000	\$ 8,846,000
Restroom upgrades					
Reconfigure	6,180	sf	\$ 287.50	\$ 1,776,750	
Building systems					
HVAC upgrades	54,330	sf	\$ 36.80	\$ 1,999,344	
Plumbing upgrades	54,330	sf	\$ 13.80	\$ 749,754	
EMS systems upgrades	54,330	sf	\$ 8.63	\$ 468,596	
Lighting and controls upgrades	54,330	sf	\$ 23.00	\$ 1,249,590	
Convenience power upgrades	54,330	sf	\$ 7.48	\$ 406,117	
<b>3. Site Utilities</b>				\$ 1,578,000	\$ 2,099,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,520,244	sf	\$ 0.02	\$ 34,966	
Sanitary sewer service	1,520,244	sf	\$ 0.18	\$ 279,725	
Domestic and fire water service	1,520,244	sf	\$ 0.17	\$ 262,242	
Electrical mains and distribution	1,520,244	sf	\$ 0.23	\$ 351,404	
Storm drain service	1,520,244	sf	\$ 0.12	\$ 174,828	
Electrical capacity upgrades	1	ls	\$ 474,375.00	\$ 474,375	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ 33,306,000	\$ 44,297,000
Demolish existing buildings	15,520	sf	\$ 28.75	\$ 446,200	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Science and CTE labs					
Moderate modernization	15,095	sf	\$ 207.00	\$ 3,124,665	
Reconfigure	360	sf	\$ 345.00	\$ 124,200	
Lab classrooms, two story building	11,172	sf	\$ 649.75	\$ 7,259,007	
Site improvements surrounding building pad	5,586	sf	\$ 48.30	\$ 269,804	
Elective classrooms					
Moderate modernization	17,805	sf	\$ 172.50	\$ 3,071,363	
Reconfigure	1,365	sf	\$ 310.50	\$ 423,833	
Classrooms, two story building	31,202	sf	\$ 571.55	\$ 17,833,389	
Site improvements surrounding building pad	15,601	sf	\$ 48.30	\$ 753,523	
<b>6. Performing Arts Improvements</b>				\$ 7,567,000	\$ 10,065,000
Music lab classroom					
Moderate modernization	4,600	sf	\$ 207.00	\$ 952,200	
Dance and drama classrooms					
Classrooms, one story building	4,163	sf	\$ 540.50	\$ 2,249,831	
Site improvements surrounding building pad	4,163	sf	\$ 48.30	\$ 201,049	
Theatre					
Moderate modernization	13,925	sf	\$ 178.25	\$ 2,482,131	
Theatre, one story building	2,775	sf	\$ 557.75	\$ 1,547,756	black box
Site improvements surrounding building pad	2,775	sf	\$ 48.30	\$ 134,033	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 9,858,000	\$ 13,112,000
Demolish existing buildings					
Multi purpose room	11,325	sf	\$ 28.75	\$ 325,594	
MPR, two story building	6,544	sf	\$ 695.75	\$ 4,552,710	
Site improvements surrounding building pad	3,272	sf	\$ 48.30	\$ 158,028	
Food service					
Food service, two story building	5,586	sf	\$ 828.58	\$ 4,628,420	
Site improvements surrounding building pad	2,793	sf	\$ 48.30	\$ 134,902	
New trash enclosure	1	ea	\$ 57,500.00	\$ 57,500	
<b>8. Interior Physical Education Improvements</b>				\$ 26,666,000	\$ 35,466,000
Remove portable classrooms					
PE / fitness rooms	20	ea	\$ 13,800.00	\$ 276,000	
Classrooms, one story building					
Site improvements surrounding building pad	7,659	sf	\$ 518.65	\$ 3,972,340	
Gymnasium					
Moderate modernization	10,000	sf	\$ 178.25	\$ 1,782,500	
Gymnasium, one story building	22,200	sf	\$ 511.75	\$ 11,360,850	
Site improvements surrounding building pad	22,200	sf	\$ 48.30	\$ 1,072,260	
Locker rooms					
Reconfigure	20,800	sf	\$ 345.00	\$ 7,176,000	
Weight room					
Moderate modernization	3,800	sf	\$ 172.50	\$ 655,500	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 6,083,000	\$ 8,091,000
Administration					
Moderate modernization	860	sf	\$ 155.25	\$ 133,515	
Admin, two story building	10,094	sf	\$ 552.00	\$ 5,571,888	
Site improvements surrounding building pad	5,047	sf	\$ 48.30	\$ 243,770	

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APPENDIX  
DETAILED COST ESTIMATE

ANAHEIM HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Family resource center					
Moderate modernization	860	sf	\$ 155.25	\$ 133,515	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 12,377,000</b>	<b>\$ 16,462,000</b>
Library / student union					
Library / student union, two story building	12,130	sf	\$ 569.25	\$ 6,904,775	
Site improvements surrounding building pad	6,065	sf	\$ 48.30	\$ 292,930	
Student support (ASB, counseling and pledge center)					
Moderate modernization	17,130	sf	\$ 161.00	\$ 2,757,930	
Reconfigure	5,060	sf	\$ 303.60	\$ 1,536,216	
Wellness center					
Reconfigure	2,915	sf	\$ 303.60	\$ 884,994	
<b>11. Safety and Security</b>				<b>\$ 5,803,000</b>	<b>\$ 7,718,000</b>
New concrete pedestrian paving	3,500	sf	\$ 20.70	\$ 72,450	
New stair including handrailing and walls	1	ea	\$ 41,400.00	\$ 41,400	
New parking lot	78,600	sf	\$ 20.70	\$ 1,627,020	
Decorative metal fencing and gates	1,270	lf	\$ 322.00	\$ 408,940	
Rolling decorative metal gate	4	ea	\$ 51,750.00	\$ 207,000	
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	150	ea	\$ 1,667.50	\$ 250,125	
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
New marquee sign	1	ea	\$ 23,000.00	\$ 23,000	
Low voltage upgrades					
Fire alarm system	176,810	sf	\$ 8.63	\$ 1,524,986	
Emergency lighting	176,810	sf	\$ 1.84	\$ 325,330	
PA / emergency communication systems	176,810	sf	\$ 4.60	\$ 813,326	
Intrusion alarms	176,810	sf	\$ 2.30	\$ 406,663	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 2,333,000</b>	<b>\$ 3,103,000</b>
Demolish existing buildings		sf	\$ 28.75	\$ -	
New student quad	52,000	sf	\$ 27.60	\$ 1,435,200	includes plaza
New learning courts	30,000	sf	\$ 29.90	\$ 897,000	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 661,000</b>	<b>\$ 880,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 660,451.00	\$ 660,451	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 1,208,000</b>	<b>\$ 1,208,000</b>
Furniture per classroom (direct cost)	42	ea	\$ 28,750.00	\$ 1,207,500	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 2,939,000</b>	<b>\$ 2,939,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	84	ea	\$ 13,800.00	\$ 1,159,200	
Upgrade backbone, wireless access points, and switches (direct cost)	176,810	sf	\$ 10.06	\$ 1,779,151	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 524,000</b>	<b>\$ 697,000</b>
Community resource center					
Reconfigure	1,725	sf	\$ 303.60	\$ 523,710	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 125,838,000</b>	<b>\$ 166,001,000</b>



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APPENDIX  
DETAILED COST ESTIMATE

CYPRESS HIGH SCHOOL



Cypress HS  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 10,146,000	\$ 13,495,000
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections	1,185	sf	\$ 17.25	\$ 20,441	
Walls					
Replace existing walls	1,185	sf	\$ 23.00	\$ 27,255	
Repair existing walls	51,840	sf	\$ 5.75	\$ 298,080	
Windows					
Replace existing windows	53,025	sf	\$ 25.88	\$ 1,372,022	
Doors					
Replace existing doors	53,025	sf	\$ 11.50	\$ 609,788	
Floors					
Replace existing floors	53,025	sf	\$ 16.10	\$ 853,703	
Ceilings					
Replace existing ceilings	53,025	sf	\$ 23.00	\$ 1,219,575	
Casework					
Replace existing casework	53,025	sf	\$ 12.65	\$ 670,766	
Exteriors					
Patch, repair and paint	175,100	sf	\$ 5.75	\$ 1,006,825	
Roofing					
Replace roofing	175,100	sf	\$ 23.22	\$ 4,066,566	
<b>2. Existing Building Systems and Toilets</b>				\$ 6,837,000	\$ 9,094,000
Restroom upgrades					
Reconfigure	7,235	sf	\$ 287.50	\$ 2,080,063	
Building systems					
HVAC upgrades	53,025	sf	\$ 36.80	\$ 1,951,320	
Plumbing upgrades	53,025	sf	\$ 13.80	\$ 731,745	
EMS systems upgrades	53,025	sf	\$ 8.63	\$ 457,341	
Lighting and controls upgrades	53,025	sf	\$ 23.00	\$ 1,219,575	
Convenience power upgrades	53,025	sf	\$ 7.48	\$ 396,362	
<b>3. Site Utilities</b>				\$ 1,246,000	\$ 1,658,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,616,076	sf	\$ 0.05	\$ 74,339	
Sanitary sewer service	1,616,076	sf	\$ 0.18	\$ 297,358	
Domestic and fire water service	1,616,076	sf	\$ 0.20	\$ 325,235	
Storm drain service	1,616,076	sf	\$ 0.14	\$ 232,311	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ 30,928,000	\$ 41,135,000
Science and CTE labs					
Lab classrooms, three story building	33,180	sf	\$ 701.50	\$ 23,275,770	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Site improvements surrounding building pad	11,060	sf	\$ 48.30	\$ 534,198	
Elective classrooms					
Moderate modernization	17,045	sf	\$ 172.50	\$ 2,940,263	
Reconfigure	9,175	sf	\$ 310.50	\$ 2,848,838	
Classrooms, three story building	2,100	sf	\$ 616.40	\$ 1,294,440	
Site improvements surrounding building pad	700	sf	\$ 48.30	\$ 33,810	
<b>6. Performing Arts Improvements</b>				\$ 9,879,000	\$ 13,140,000
Music lab classroom					
Lab classrooms, one story building	7,237	sf	\$ 575.00	\$ 4,161,390	
Site improvements surrounding building pad	7,237	sf	\$ 48.30	\$ 349,557	
Dance and drama classrooms					
Reconfigure	1,275	sf	\$ 322.00	\$ 410,550	
Classrooms, one story building	3,996	sf	\$ 540.50	\$ 2,159,838	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
Theatre					
Moderate modernization	5,550	sf	\$ 178.25	\$ 989,288	
Theatre, one story building	2,664	sf	\$ 557.75	\$ 1,485,846	
Site improvements surrounding building pad	2,664	sf	\$ 48.30	\$ 128,671	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 2,703,000	\$ 3,595,000
Food service					
Moderate modernization	830	sf	\$ 224.25	\$ 186,128	
Reconfigure	4,550	sf	\$ 454.25	\$ 2,066,838	
New kitchen equipment, allowance	4,550	sf	\$ 86.25	\$ 392,438	
New trash enclosure	1	ea	\$ 57,500.00	\$ 57,500	
<b>8. Interior Physical Education Improvements</b>				\$ 10,349,000	\$ 13,765,000
Demolish existing buildings					
PE / fitness rooms	2,950	sf	\$ 28.75	\$ 84,813	
Moderate modernization	7,740	sf	\$ 172.50	\$ 1,335,150	
Gymnasium					
Moderate modernization	18,400	sf	\$ 178.25	\$ 3,279,800	
Locker rooms					
Reconfigure	8,330	sf	\$ 345.00	\$ 2,873,850	
Weight room					
Weight room, one story building	4,895	sf	\$ 518.65	\$ 2,538,844	
Site improvements surrounding building pad	4,895	sf	\$ 48.30	\$ 236,433	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 2,668,000	\$ 3,549,000
Administration					
Reconfigure	6,000	sf	\$ 293.25	\$ 1,759,500	
Staff support					
Moderate modernization	1,625	sf	\$ 155.25	\$ 252,281	
Family resource center					
Reconfigure	2,235	sf	\$ 293.25	\$ 655,414	
<b>10. Library, Student Union and Student Support Services</b>				\$ 9,669,000	\$ 12,860,000
Library / student union					
Reconfigure	12,500	sf	\$ 310.50	\$ 3,881,250	
New entry canopy	6,300	sf	\$ 150.00	\$ 945,000	

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APPENDIX  
DETAILED COST ESTIMATE

CYPRESS HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Student support (ASB, counseling and pledge center)					
Moderate modernization	11,200	sf	\$ 161.00	\$ 1,803,200	
Reconfigure	6,910	sf	\$ 303.60	\$ 2,097,876	
Wellness center					
Reconfigure	3,100	sf	\$ 303.60	\$ 941,160	
<b>11. Safety and Security</b>				<b>\$ 4,586,000</b>	<b>\$ 6,100,000</b>
New concrete pedestrian paving	15,500	sf	\$ 20.70	\$ 320,850	
New parking lot	15,300	sf	\$ 20.70	\$ 316,710	
Decorative metal fencing and gates	1,512	lf	\$ 322.00	\$ 486,864	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	160	ea	\$ 1,667.50	\$ 266,800	
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
Low voltage upgrades					
Fire alarm system	175,100	sf	\$ 8.63	\$ 1,510,238	
Emergency lighting	175,100	sf	\$ 1.84	\$ 322,184	
PA / emergency communication systems	175,100	sf	\$ 4.60	\$ 805,460	
Intrusion alarms	175,100	sf	\$ 2.30	\$ 402,730	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 450,000</b>	<b>\$ 599,000</b>
New learning courts	15,050	sf	\$ 29.90	\$ 449,995	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 12,924,000</b>	<b>\$ 17,189,000</b>
New hardcourts	42,000	sf	\$ 13.80	\$ 579,600	
New basketball courts and hoops	6	ea	\$ 6,325.00	\$ 37,950	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,360,389.00	\$ 1,360,389	
Repair playfields (sod)	515,850	sf	\$ 3.45	\$ 1,779,683	
Baseball and softball fields					
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	4	ea	\$ 103,500.00	\$ 414,000	
Track, field and stadium					
New synthetic turf, football field including drainage	87,000	sf	\$ 26.45	\$ 2,301,150	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
New scoreboard	1	ea	\$ 276,000.00	\$ 276,000	
New tennis courts	8	ea	\$ 419,750.00	\$ 3,358,000	
New concessions building	1,066	sf	\$ 669.30	\$ 713,206	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 1,208,000</b>	<b>\$ 1,208,000</b>
Furniture per classroom (direct cost)	42	ea	\$ 28,750.00	\$ 1,207,500	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 2,908,000</b>	<b>\$ 3,868,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	83	ea	\$ 13,800.00	\$ 1,145,400	
Upgrade backbone, wireless access points, and switches (direct cost)	175,100	sf	\$ 10.06	\$ 1,761,944	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ -</b>	<b>\$ -</b>

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 106,501,000</b>	<b>\$ 141,255,000</b>

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APPENDIX  
DETAILED COST ESTIMATE

JOHN F. KENNEDY HIGH SCHOOL



John F Kennedy HS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 7,077,000</b>	<b>\$ 9,413,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	35,520	sf	\$ 5.75	\$ 204,240	
Windows					
Replace existing windows	35,520	sf	\$ 25.88	\$ 919,080	
Doors					
Replace existing doors	35,520	sf	\$ 11.50	\$ 408,480	
Floors					
Replace existing floors	35,520	sf	\$ 16.10	\$ 571,872	
Ceilings					
Replace existing ceilings	35,520	sf	\$ 23.00	\$ 816,960	
Casework					
Replace existing casework	35,520	sf	\$ 12.65	\$ 449,328	
Exteriors					
Patch, repair and paint	127,910	sf	\$ 5.75	\$ 735,483	
Roofing					
Replace roofing	127,910	sf	\$ 23.22	\$ 2,970,614	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 4,539,000</b>	<b>\$ 6,037,000</b>
Restroom upgrades					
Reconfigure	4,705	sf	\$ 287.50	\$ 1,352,688	
Building systems					
HVAC upgrades	35,520	sf	\$ 36.80	\$ 1,307,136	
Plumbing upgrades	35,520	sf	\$ 13.80	\$ 490,176	
EMS systems upgrades	35,520	sf	\$ 8.63	\$ 306,360	
Lighting and controls upgrades	35,520	sf	\$ 23.00	\$ 816,960	
Convenience power upgrades	35,520	sf	\$ 7.48	\$ 265,512	
<b>3. Site Utilities</b>				<b>\$ 2,111,000</b>	<b>\$ 2,808,000</b>
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,960,200	sf	\$ 0.05	\$ 90,169	
Sanitary sewer service	1,960,200	sf	\$ 0.18	\$ 360,677	
Domestic and fire water service	1,960,200	sf	\$ 0.17	\$ 338,135	
Electrical mains and distribution	1,960,200	sf	\$ 0.23	\$ 453,100	
Storm drain service	1,960,200	sf	\$ 0.20	\$ 394,490	
Electrical capacity upgrades	1	ls	\$ 474,375.00	\$ 474,375	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ 7,276,000</b>	<b>\$ 9,678,000</b>
High school					
Remove portable classrooms	7	ea	\$ 13,800.00	\$ 96,600	
Demolish existing buildings	6,715	sf	\$ 28.75	\$ 193,056	
Classrooms, one story building	3,330	sf	\$ 518.65	\$ 1,727,105	
Classrooms, two story building	8,559	sf	\$ 571.55	\$ 4,891,639	
Site improvements surrounding building pad	7,609	sf	\$ 48.30	\$ 367,528	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 34,705,000</b>	<b>\$ 46,158,000</b>
Demolish existing buildings					
Science and CTE labs	29,890	sf	\$ 28.75	\$ 859,338	
Lab classrooms, two story building					
Site improvements surrounding building pad	22,344	sf	\$ 649.75	\$ 14,518,014	
Elective classrooms	11,172	sf	\$ 48.30	\$ 539,608	
Moderate modernization					
Reconfigure	8,600	sf	\$ 172.50	\$ 1,483,500	
Classrooms, one story building	3,490	sf	\$ 310.50	\$ 1,083,645	
Classrooms, two story building	1,332	sf	\$ 518.65	\$ 690,842	
Site improvements surrounding building pad	25,962	sf	\$ 571.55	\$ 14,838,352	
Classrooms, two story building	14,313	sf	\$ 48.30	\$ 691,308	
<b>6. Performing Arts Improvements</b>				<b>\$ 6,908,000</b>	<b>\$ 9,188,000</b>
Music lab classroom					
Moderate modernization	11,150	sf	\$ 207.00	\$ 2,308,050	
Reconfigure	3,360	sf	\$ 345.00	\$ 1,159,200	
Theatre					
Moderate modernization	19,300	sf	\$ 178.25	\$ 3,440,225	
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 10,069,000</b>	<b>\$ 13,392,000</b>
Demolish existing buildings					
Multi purpose room	3,425	sf	\$ 28.75	\$ 98,469	
Moderate modernization					
MPR, one story building	2,650	sf	\$ 201.25	\$ 533,313	
Site improvements surrounding building pad	5,550	sf	\$ 632.50	\$ 3,510,375	
Food service					
Site improvements surrounding building pad	5,550	sf	\$ 48.30	\$ 268,065	
Food service, one story building					
New trash enclosure	6,161	sf	\$ 753.25	\$ 4,640,397	
New lunch shelter	6,161	sf	\$ 48.30	\$ 297,552	
New lunch shelter	1	ea	\$ 57,500.00	\$ 57,500	
New lunch shelter	4,800	sf	\$ 138.00	\$ 662,400	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 14,747,000</b>	<b>\$ 19,614,000</b>
PE / fitness rooms					
Moderate modernization	2,850	sf	\$ 172.50	\$ 491,625	
Classrooms, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
Gymnasium					
Moderate modernization	18,375	sf	\$ 178.25	\$ 3,275,344	
Gymnasium, one story building	7,548	sf	\$ 511.75	\$ 3,862,689	
Site improvements surrounding building pad	7,548	sf	\$ 48.30	\$ 364,568	
Locker rooms					
Moderate modernization	11,035	sf	\$ 201.25	\$ 2,220,794	
Weight room					
Weight room, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 5,368,000</b>	<b>\$ 7,140,000</b>
Administration					
Moderate modernization	1,525	sf	\$ 155.25	\$ 238,756	
Reconfigure	2,560	sf	\$ 293.25	\$ 750,720	
Admin, one story building	4,225	sf	\$ 500.25	\$ 2,113,556	

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APPENDIX  
DETAILED COST ESTIMATE

JOHN F. KENNEDY HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Site improvements surrounding building pad	4,225	sf	\$ 48.30	\$ 204,068	
Staff support					
Reconfigure	2,650	sf	\$ 293.25	\$ 777,113	
Admin, two story building	945	sf	\$ 552.00	\$ 521,640	
Site improvements surrounding building pad	473	sf	\$ 48.30	\$ 22,822	
Family resource center					
Admin, one story building	1,350	sf	\$ 500.25	\$ 675,338	
Site improvements surrounding building pad	1,350	sf	\$ 48.30	\$ 65,205	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 8,337,000</b>	<b>\$ 11,089,000</b>
Library / student union					
Reconfigure	7,600	sf	\$ 310.50	\$ 2,359,800	
Student support (ASB, counseling and pledge center)					
Moderate modernization	2,880	sf	\$ 161.00	\$ 463,680	
Reconfigure	5,800	sf	\$ 303.60	\$ 1,760,880	
Classrooms, two story building	4,800	sf	\$ 557.75	\$ 2,677,200	
Site improvements surrounding building pad	2,400	sf	\$ 48.30	\$ 115,920	
Wellness center					
Reconfigure	3,160	sf	\$ 303.60	\$ 959,376	
<b>11. Safety and Security</b>				<b>\$ 4,156,000</b>	<b>\$ 5,528,000</b>
Repair concrete pedestrian paving	119,720	sf	\$ 12.65	\$ 1,514,458	
Decorative metal fencing and gates	245	lf	\$ 322.00	\$ 78,890	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	102	ea	\$ 1,667.50	\$ 170,085	
New electronic locks to high asset areas	10	ea	\$ 5,002.50	\$ 50,025	
Low voltage upgrades					
Fire alarm system	127,910	sf	\$ 8.63	\$ 1,103,224	
Emergency lighting	127,910	sf	\$ 1.84	\$ 235,354	
PA / emergency communication systems	127,910	sf	\$ 4.60	\$ 588,386	
Intrusion alarms	127,910	sf	\$ 2.30	\$ 294,193	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 4,075,000</b>	<b>\$ 5,420,000</b>
New student quad	45,000	sf	\$ 34.50	\$ 1,552,500	
New learning courts	84,350	sf	\$ 29.90	\$ 2,522,065	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 19,243,000</b>	<b>\$ 25,594,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,278,719.00	\$ 1,278,719	
New playfields	748,590	sf	\$ 11.50	\$ 8,608,785	
Baseball and softball fields					
New field equipment including bases and mounds	2	ea	\$ 27,600.00	\$ 55,200	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	4	ea	\$ 103,500.00	\$ 414,000	
New scoreboards	2	ea	\$ 80,500.00	\$ 161,000	
Track, field and stadium					
New synthetic turf, football field including drainage	87,000	sf	\$ 26.45	\$ 2,301,150	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
New scoreboard	1	ea	\$ 276,000.00	\$ 276,000	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
New tennis courts	8	ea	\$ 419,750.00	\$ 3,358,000	
New concessions building	1,066	sf	\$ 669.30	\$ 713,206	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 719,000</b>	<b>\$ 719,000</b>
Furniture per classroom (direct cost)	25	ea	\$ 28,750.00	\$ 718,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,964,000</b>	<b>\$ 1,964,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	49	ea	\$ 13,800.00	\$ 676,200	
Upgrade backbone, wireless access points, and switches (direct cost)	127,910	sf	\$ 10.06	\$ 1,287,094	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 1,600,000</b>	<b>\$ 2,128,000</b>
Community resource center					
Classrooms, one story building	2,886	sf	\$ 506.00	\$ 1,460,316	
Site improvements surrounding building pad	2,886	sf	\$ 48.30	\$ 139,394	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 132,894,000</b>	<b>\$ 175,870,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

KATELLA HIGH SCHOOL



Katella HS  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 9,587,000</b>	<b>\$ 12,751,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections	1,600	sf	\$ 17.25	\$ 27,600	
Walls					
Replace existing walls	1,600	sf	\$ 23.00	\$ 36,800	
Repair existing walls	48,000	sf	\$ 5.75	\$ 276,000	
Windows					
Replace existing windows	49,600	sf	\$ 25.88	\$ 1,283,400	
Doors					
Replace existing doors	49,600	sf	\$ 11.50	\$ 570,400	
Floors					
Replace existing floors	49,600	sf	\$ 16.10	\$ 798,560	
Ceilings					
Replace existing ceilings	49,600	sf	\$ 23.00	\$ 1,140,800	
Casework					
Replace existing casework	49,600	sf	\$ 12.65	\$ 627,440	
Exteriors					
Patch, repair and paint	166,535	sf	\$ 5.75	\$ 957,576	
Roofing					
Replace roofing	166,535	sf	\$ 23.22	\$ 3,867,650	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 6,317,000</b>	<b>\$ 8,402,000</b>
Restroom upgrades					
Reconfigure	6,495	sf	\$ 287.50	\$ 1,867,313	
Building systems					
HVAC upgrades	49,600	sf	\$ 36.80	\$ 1,825,280	
Plumbing upgrades	49,600	sf	\$ 13.80	\$ 684,480	
EMS systems upgrades	49,600	sf	\$ 8.63	\$ 427,800	
Lighting and controls upgrades	49,600	sf	\$ 23.00	\$ 1,140,800	
Convenience power upgrades	49,600	sf	\$ 7.48	\$ 370,760	
<b>3. Site Utilities</b>				<b>\$ 706,000</b>	<b>\$ 939,000</b>
Based on entire campus area, upgrade existing utilities:					
Electrical mains and distribution	1,685,772	sf	\$ 0.23	\$ 389,666	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ 761,000</b>	<b>\$ 1,013,000</b>
High school					
Classrooms, two story building	1,277	sf	\$ 571.55	\$ 729,755	
Site improvements surrounding building pad	638	sf	\$ 48.30	\$ 30,835	
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 34,470,000</b>	<b>\$ 45,846,000</b>
Demolish existing buildings					
Science and CTE labs	11,200	sf	\$ 28.75	\$ 322,000	
Moderate modernization					
	1,615	sf	\$ 207.00	\$ 334,305	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Reconfigure	5,740	sf	\$ 345.00	\$ 1,980,300	
Lab classrooms, three story building	18,480	sf	\$ 701.50	\$ 12,963,720	
Site improvements surrounding building pad	6,160	sf	\$ 48.30	\$ 297,528	
Elective classrooms					
Moderate modernization	17,005	sf	\$ 172.50	\$ 2,933,363	
Classrooms, three story building	24,724	sf	\$ 616.40	\$ 15,239,874	
Site improvements surrounding building pad	8,241	sf	\$ 48.30	\$ 398,056	
<b>6. Performing Arts Improvements</b>				<b>\$ 7,656,000</b>	<b>\$ 10,183,000</b>
Music lab classroom					
Reconfigure	1,425	sf	\$ 345.00	\$ 491,625	
Lab classrooms, one story building	5,239	sf	\$ 575.00	\$ 3,012,540	
Site improvements surrounding building pad	5,239	sf	\$ 48.30	\$ 253,053	
Dance and drama classrooms					
Moderate modernization	3,635	sf	\$ 161.00	\$ 585,235	
Reconfigure	1,050	sf	\$ 322.00	\$ 338,100	
Theatre					
Moderate modernization	6,590	sf	\$ 178.25	\$ 1,174,668	
Reconfigure	250	sf	\$ 339.25	\$ 84,813	
Theatre, one story building	2,831	sf	\$ 557.75	\$ 1,578,711	
Site improvements surrounding building pad	2,831	sf	\$ 48.30	\$ 136,713	
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 2,198,000</b>	<b>\$ 2,924,000</b>
Multi purpose room					
Moderate modernization	4,880	sf	\$ 201.25	\$ 982,100	
Food service					
Moderate modernization	4,210	sf	\$ 224.25	\$ 944,093	
New kitchen equipment, allowance	3,150	sf	\$ 86.25	\$ 271,688	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 9,840,000</b>	<b>\$ 13,088,000</b>
PE / fitness rooms					
Moderate modernization	6,140	sf	\$ 172.50	\$ 1,059,150	
Classrooms, one story building	2,220	sf	\$ 518.65	\$ 1,151,403	
Site improvements surrounding building pad	2,220	sf	\$ 48.30	\$ 107,226	
Gymnasium					
Minor modernization	11,025	sf	\$ 126.50	\$ 1,394,663	
Moderate modernization	8,750	sf	\$ 178.25	\$ 1,559,688	
Locker rooms					
Moderate modernization	11,440	sf	\$ 201.25	\$ 2,302,300	
Weight room					
Weight room, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 1,748,000</b>	<b>\$ 2,325,000</b>
Administration					
Moderate modernization	8,530	sf	\$ 155.25	\$ 1,324,283	
Staff support					
Moderate modernization	910	sf	\$ 155.25	\$ 141,278	
Family resource center					
Reconfigure	960	sf	\$ 293.25	\$ 281,520	

8.1

APPENDIX  
DETAILED COST ESTIMATE

KATELLA HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 7,986,000</b>	<b>\$ 10,622,000</b>
Library / student union					
Moderate modernization	5,400	sf	\$ 172.50	\$ 931,500	
Reconfigure	3,900	sf	\$ 310.50	\$ 1,210,950	
Student support (ASB, counseling and pledge center)					
Moderate modernization	4,095	sf	\$ 161.00	\$ 659,295	
Reconfigure	10,510	sf	\$ 303.60	\$ 3,190,836	
Classrooms, three story building	1,344	sf	\$ 603.75	\$ 811,440	
Site improvements surrounding building pad	448	sf	\$ 48.30	\$ 21,638	
Wellness center					
Reconfigure	3,820	sf	\$ 303.60	\$ 1,159,752	
<b>11. Safety and Security</b>				<b>\$ 3,486,000</b>	<b>\$ 4,637,000</b>
New access road	12,000	sf	\$ 20.82	\$ 249,780	
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	145	ea	\$ 1,667.50	\$ 241,788	
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
Low voltage upgrades					
Fire alarm system	166,535	sf	\$ 8.63	\$ 1,436,364	
Emergency lighting	166,535	sf	\$ 1.84	\$ 306,424	
PA / emergency communication systems	166,535	sf	\$ 4.60	\$ 766,061	
Intrusion alarms	166,535	sf	\$ 2.30	\$ 383,031	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 576,000</b>	<b>\$ 767,000</b>
New learning courts	19,250	sf	\$ 29.90	\$ 575,775	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 19,179,000</b>	<b>\$ 25,509,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 3,045,267.00	\$ 3,045,267	
New playfields	623,840	sf	\$ 11.50	\$ 7,174,160	
Baseball and softball fields					
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	2	ea	\$ 103,500.00	\$ 207,000	
Track, field and stadium					
New synthetic turf, football field including drainage	87,000	sf	\$ 26.45	\$ 2,301,150	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
New scoreboard	1	ea	\$ 276,000.00	\$ 276,000	
New tennis courts	8	ea	\$ 419,750.00	\$ 3,358,000	
New concessions building	1,066	sf	\$ 669.30	\$ 713,206	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 1,122,000</b>	<b>\$ 1,122,000</b>
Furniture per classroom (direct cost)	39	ea	\$ 28,750.00	\$ 1,121,250	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 2,739,000</b>	<b>\$ 2,739,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	77	ea	\$ 13,800.00	\$ 1,062,600	
Upgrade backbone, wireless access points, and switches (direct cost)	166,535	sf	\$ 10.06	\$ 1,675,758	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 1,048,000</b>	<b>\$ 1,394,000</b>
Community resource center					
Reconfigure	3,450	sf	\$ 303.60	\$ 1,047,420	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 109,419,000</b>	<b>\$ 144,261,000</b>





8.1

APPENDIX  
DETAILED COST ESTIMATE

LOARA HIGH SCHOOL



Loara HS  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 8,462,000</b>	<b>\$ 11,255,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections	960	sf	\$ 17.25	\$ 16,560	
Walls					
Replace existing walls	960	sf	\$ 23.00	\$ 22,080	
Repair existing walls	36,270	sf	\$ 5.75	\$ 208,553	
Windows					
Replace existing windows	37,230	sf	\$ 25.88	\$ 963,326	
Doors					
Replace existing doors	37,230	sf	\$ 11.50	\$ 428,145	
Floors					
Replace existing floors	37,230	sf	\$ 16.10	\$ 599,403	
Ceilings					
Replace existing ceilings	37,230	sf	\$ 23.00	\$ 856,290	
Casework					
Replace existing casework	37,230	sf	\$ 12.65	\$ 470,960	
Exteriors					
Patch, repair and paint	168,995	sf	\$ 5.75	\$ 971,721	
Roofing					
Replace roofing	168,995	sf	\$ 23.22	\$ 3,924,782	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 4,964,000</b>	<b>\$ 6,603,000</b>
Restroom upgrades					
Reconfigure	5,650	sf	\$ 287.50	\$ 1,624,375	
Building systems					
HVAC upgrades	37,230	sf	\$ 36.80	\$ 1,370,064	
Plumbing upgrades	37,230	sf	\$ 13.80	\$ 513,774	
EMS systems upgrades	37,230	sf	\$ 8.63	\$ 321,109	
Lighting and controls upgrades	37,230	sf	\$ 23.00	\$ 856,290	
Convenience power upgrades	37,230	sf	\$ 7.48	\$ 278,294	
<b>3. Site Utilities</b>				<b>\$ 1,126,000</b>	<b>\$ 1,498,000</b>
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,711,908	sf	\$ 0.02	\$ 39,374	
Sanitary sewer service	1,711,908	sf	\$ 0.05	\$ 78,748	
Domestic and fire water service	1,711,908	sf	\$ 0.06	\$ 98,435	
Electrical mains and distribution	1,711,908	sf	\$ 0.23	\$ 395,708	
Storm drain service	1,711,908	sf	\$ 0.12	\$ 196,869	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 24,509,000</b>	<b>\$ 32,597,000</b>
Science and CTE labs					

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Lab classrooms, two story building	22,344	sf	\$ 649.75	\$ 14,516,014	
Site improvements surrounding building pad	11,172	sf	\$ 48.30	\$ 539,608	
Elective classrooms					
Moderate modernization	26,360	sf	\$ 172.50	\$ 4,547,100	
Reconfigure	9,670	sf	\$ 310.50	\$ 3,002,535	
Classrooms, two story building	3,192	sf	\$ 571.55	\$ 1,824,388	
Site improvements surrounding building pad	1,596	sf	\$ 48.30	\$ 77,087	
<b>6. Performing Arts Improvements</b>				<b>\$ 9,233,000</b>	<b>\$ 12,280,000</b>
Music lab classroom					
Moderate modernization	1,335	sf	\$ 207.00	\$ 276,345	
Lab classrooms, one story building	10,268	sf	\$ 575.00	\$ 5,903,813	
Site improvements surrounding building pad	10,268	sf	\$ 48.30	\$ 496,920	
Dance and drama classrooms					
Moderate modernization	3,115	sf	\$ 161.00	\$ 501,515	
Theatre					
Moderate modernization	8,350	sf	\$ 178.25	\$ 1,488,388	
Reconfigure	1,670	sf	\$ 339.25	\$ 566,548	
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 1,997,000</b>	<b>\$ 2,657,000</b>
Multi purpose room					
Moderate modernization	2,670	sf	\$ 201.25	\$ 537,338	
Food service					
Moderate modernization	3,150	sf	\$ 224.25	\$ 706,388	
New kitchen equipment, allowance	1,050	sf	\$ 86.25	\$ 90,563	
New lunch shelter	4,800	sf	\$ 138.00	\$ 662,400	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 15,581,000</b>	<b>\$ 20,723,000</b>
PE / fitness rooms					
Moderate modernization	2,575	sf	\$ 172.50	\$ 444,188	
Classrooms, one story building	6,216	sf	\$ 518.65	\$ 3,223,928	
Site improvements surrounding building pad	6,216	sf	\$ 48.30	\$ 300,233	
Gymnasium					
Moderate modernization	20,165	sf	\$ 178.25	\$ 3,594,411	
Gymnasium, one story building	3,885	sf	\$ 511.75	\$ 1,988,149	hall of champions
Site improvements surrounding building pad	3,885	sf	\$ 48.30	\$ 187,646	
Locker rooms					
Reconfigure	10,365	sf	\$ 345.00	\$ 3,575,925	
Weight room					
Weight room, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 6,117,000</b>	<b>\$ 8,136,000</b>
Demolish existing buildings					
Administration	5,585	sf	\$ 28.75	\$ 160,569	
Admin, one story building	8,106	sf	\$ 500.25	\$ 4,056,152	
Site improvements surrounding building pad	8,106	sf	\$ 48.30	\$ 391,532	
Staff support					
Moderate modernization	2,260	sf	\$ 155.25	\$ 350,865	
Admin, two story building	868	sf	\$ 552.00	\$ 479,136	
Site improvements surrounding building pad	434	sf	\$ 48.30	\$ 20,962	

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# APPENDIX DETAILED COST ESTIMATE

## LOARA HIGH SCHOOL



	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>Family resource center</b>					
Admin, one story building	1,200	sf	\$ 500.25	\$ 600,300	
Site improvements surrounding building pad	1,200	sf	\$ 48.30	\$ 57,960	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 8,589,000</b>	<b>\$ 11,424,000</b>
<b>Demolish existing buildings</b>					
Library / student union	6,080	sf	\$ 28.75	\$ 174,800	
Reconfigure	8,125	sf	\$ 310.50	\$ 2,522,813	
<b>Student support (ASB, counseling and pledge center)</b>					
Moderate modernization	14,695	sf	\$ 161.00	\$ 2,365,895	
Reconfigure	7,660	sf	\$ 303.60	\$ 2,325,576	
<b>Wellness center</b>					
Reconfigure	3,950	sf	\$ 303.60	\$ 1,199,220	
<b>11. Safety and Security</b>				<b>\$ 6,485,000</b>	<b>\$ 8,626,000</b>
<b>Repair concrete pedestrian paving</b>					
Repair concrete pedestrian paving	100,725	sf	\$ 12.65	\$ 1,274,171	
<b>Entry plaza upgrades</b>					
Entry plaza upgrades	13,350	sf	\$ 34.50	\$ 460,575	
<b>New parking lot</b>					
New parking lot	55,850	sf	\$ 20.70	\$ 1,156,095	
<b>Decorative metal fencing and gates</b>					
Decorative metal fencing and gates	790	lf	\$ 322.00	\$ 254,380	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
<b>New exterior lighting for student safety</b>					
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
<b>New safety locks to existing classroom doors</b>					
New safety locks to existing classroom doors	150	ea	\$ 1,667.50	\$ 250,125	
<b>New electronic locks to high asset areas</b>					
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
<b>Low voltage upgrades</b>					
Fire alarm system	168,995	sf	\$ 8.63	\$ 1,457,582	
New fire alarm head end equipment, allowance		ls	\$ 28,750.00	\$ -	
Emergency lighting	168,995	sf	\$ 1.84	\$ 310,951	
PA / emergency communication systems	168,995	sf	\$ 4.60	\$ 777,377	
Intrusion alarms	168,995	sf	\$ 2.30	\$ 388,689	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 3,068,000</b>	<b>\$ 4,081,000</b>
<b>New student quad</b>					
New student quad	68,500	sf	\$ 27.60	\$ 1,890,600	
<b>New learning courts</b>					
New learning courts	39,350	sf	\$ 29.90	\$ 1,176,565	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 16,383,000</b>	<b>\$ 21,790,000</b>
<b>Pre-school and kindergarten play yard</b>					
New rubber surfacing	1,200	sf	\$ 25.30	\$ 30,360	
Play apparatus	1	ea	\$ 88,550.00	\$ 88,550	
Shade structure	1,200	sf	\$ 138.00	\$ 165,600	
New hardcourts	2,600	sf	\$ 13.80	\$ 35,880	
Perimeter CMU wall	1,400	sf	\$ 63.25	\$ 88,550	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,108,420.00	\$ 1,108,420	
<b>New playfields</b>					
New playfields	627,540	sf	\$ 11.50	\$ 7,216,710	
<b>Baseball and softball fields</b>					
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	4	ea	\$ 103,500.00	\$ 414,000	
New scoreboards	2	ea	\$ 80,500.00	\$ 161,000	
Track, field and stadium			\$ -	\$ -	
New synthetic turf, football field including drainage	87,000	sf	\$ 26.45	\$ 2,301,150	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>New synthetic track</b>					
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
<b>New track and field event specialties</b>					
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
<b>New scoreboard</b>					
New scoreboard	1	ea	\$ 276,000.00	\$ 276,000	
<b>New tennis courts</b>					
New tennis courts	4	ea	\$ 419,750.00	\$ 1,679,000	
<b>New concessions building</b>					
New concessions building	1,066	sf	\$ 669.30	\$ 713,206	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 949,000</b>	<b>\$ 949,000</b>
<b>Furniture per classroom (direct cost)</b>					
Furniture per classroom (direct cost)	33	ea	\$ 28,750.00	\$ 948,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 2,612,000</b>	<b>\$ 2,612,000</b>
<b>Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)</b>					
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	66	ea	\$ 13,800.00	\$ 910,800	
<b>Upgrade backbone, wireless access points, and switches (direct cost)</b>					
Upgrade backbone, wireless access points, and switches (direct cost)	168,995	sf	\$ 10.06	\$ 1,700,512	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 33,000</b>	<b>\$ 44,000</b>
<b>Infrastructure for portable</b>					
Infrastructure for portable	2	ea	\$ 16,500.00	\$ 33,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 110,108,000</b>	<b>\$ 145,275,000</b>

8.1

APPENDIX  
DETAILED COST ESTIMATE

MAGNOLIA HIGH SCHOOL



Magnolia HS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 3,978,000</b>	<b>\$ 5,291,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	27,235	sf	\$ 5.75	\$ 156,601	
Windows					
Replace existing windows	27,235	sf	\$ 25.88	\$ 704,706	
Doors					
Replace existing doors	27,235	sf	\$ 11.50	\$ 313,203	
Floors					
Replace existing floors	27,235	sf	\$ 16.10	\$ 438,484	
Ceilings					
Replace existing ceilings	27,235	sf	\$ 23.00	\$ 626,405	
Casework					
Replace existing casework	27,235	sf	\$ 12.65	\$ 344,523	
Exteriors					
Patch, repair and paint	109,210	sf	\$ 5.75	\$ 627,958	
Roofing					
Patch and repair leaks, etc.	109,210	sf	\$ 5.75	\$ 627,958	
Remove portable classrooms	10	ea	\$ 13,800.00	\$ 138,000	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 3,375,000</b>	<b>\$ 4,489,000</b>
Restroom upgrades					
Reconfigure	3,240	sf	\$ 287.50	\$ 931,500	
Building systems					
HVAC upgrades	27,235	sf	\$ 36.80	\$ 1,002,248	
Plumbing upgrades	27,235	sf	\$ 13.80	\$ 375,843	
EMS systems upgrades	27,235	sf	\$ 8.63	\$ 234,902	
Lighting and controls upgrades	27,235	sf	\$ 23.00	\$ 626,405	
Convenience power upgrades	27,235	sf	\$ 7.48	\$ 203,582	
<b>3. Site Utilities</b>				<b>\$ 1,201,000</b>	<b>\$ 1,598,000</b>
Based on entire campus area, upgrade existing utilities;					
Electrical mains and distribution	1,916,640	sf	\$ 0.23	\$ 443,031	
Storm drain service	1,916,640	sf	\$ 0.23	\$ 440,827	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 8,164,000</b>	<b>\$ 10,859,000</b>
Science and CTE labs					
Moderate modernization	10,600	sf	\$ 207.00	\$ 2,194,200	
Elective classrooms					
Moderate modernization	10,060	sf	\$ 172.50	\$ 1,735,350	
Reconfigure	6,390	sf	\$ 310.50	\$ 1,984,095	
Classrooms, two story building	3,777	sf	\$ 571.55	\$ 2,158,859	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Site improvements surrounding building pad	1,889	sf	\$ 48.30	\$ 91,219	
<b>6. Performing Arts Improvements</b>				<b>\$ 20,823,000</b>	<b>\$ 27,695,000</b>
Dance and drama classrooms					
Reconfigure	2,700	sf	\$ 322.00	\$ 869,400	
Classrooms, one story building	2,220	sf	\$ 540.50	\$ 1,199,910	
Site improvements surrounding building pad	2,220	sf	\$ 48.30	\$ 107,226	
Theatre					
Theatre, two story building	29,240	sf	\$ 613.53	\$ 17,939,502	
Site improvements surrounding building pad	14,620	sf	\$ 48.30	\$ 706,147	
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 742,000</b>	<b>\$ 987,000</b>
Food service					
Moderate modernization	2,510	sf	\$ 224.25	\$ 562,868	
New kitchen equipment, allowance	1,400	sf	\$ 86.25	\$ 120,750	
New trash enclosure	1	ea	\$ 57,500.00	\$ 57,500	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 13,057,000</b>	<b>\$ 17,366,000</b>
PE / fitness rooms					
Classrooms, one story building	7,382	sf	\$ 518.65	\$ 3,828,415	
Site improvements surrounding building pad	7,382	sf	\$ 48.30	\$ 356,526	
Gymnasium					
Moderate modernization	11,950	sf	\$ 178.25	\$ 2,130,088	
Gymnasium, one story building	7,992	sf	\$ 511.75	\$ 4,089,906	
Site improvements surrounding building pad	7,992	sf	\$ 48.30	\$ 386,014	
Weight room					
Weight room, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 871,000</b>	<b>\$ 1,159,000</b>
Administration					
Moderate modernization	1,050	sf	\$ 155.25	\$ 163,013	
Staff support					
Moderate modernization	1,065	sf	\$ 155.25	\$ 165,341	
Family resource center					
Reconfigure	1,850	sf	\$ 293.25	\$ 542,513	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 6,756,000</b>	<b>\$ 8,986,000</b>
Library / student union					
Reconfigure	3,325	sf	\$ 310.50	\$ 1,032,413	
Student support (ASB, counseling and pledge center)					
Moderate modernization	11,500	sf	\$ 161.00	\$ 1,851,500	
Reconfigure	7,560	sf	\$ 303.60	\$ 2,295,216	
Classrooms, one story building	1,332	sf	\$ 506.00	\$ 673,992	
Site improvements surrounding building pad	1,332	sf	\$ 48.30	\$ 64,336	
Wellness center					
Reconfigure	2,760	sf	\$ 303.60	\$ 837,936	
<b>11. Safety and Security</b>				<b>\$ 4,171,000</b>	<b>\$ 5,548,000</b>
New parking lot					
New parking lot	71,000	sf	\$ 20.70	\$ 1,469,700	
Decorative metal fencing and gates					
Decorative metal fencing and gates	1,475	lf	\$ 322.00	\$ 474,950	

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APPENDIX  
DETAILED COST ESTIMATE

MAGNOLIA HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Rolling decorative metal gate	1	ea	\$	51,750.00	\$ 51,750
New exterior lighting for student safety	1	ls	\$	69,000.00	\$ 69,000
New safety locks to existing classroom doors	105	ea	\$	1,667.50	\$ 175,088
New electronic locks to high asset areas	10	ea	\$	3,335.00	\$ 33,350
Low voltage upgrades					
Fire alarm system	109,210	sf	\$	8.63	\$ 941,936
Emergency lighting	109,210	sf	\$	1.84	\$ 200,946
PA / emergency communication systems	109,210	sf	\$	4.60	\$ 502,366
Intrusion alarms	109,210	sf	\$	2.30	\$ 251,183
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 2,025,000</b>	<b>\$ 2,694,000</b>
New learning courts	50,650	sf	\$	29.90	\$ 1,514,435
Promenade	19,725	sf	\$	25.88	\$ 510,384
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 30,482,000</b>	<b>\$ 40,542,000</b>
New hardcourts	51,000	sf	\$	13.80	\$ 703,800
New basketball courts and hoops	8	ea	\$	6,325.00	\$ 50,600
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$	1,510,058.00	\$ 1,510,058
New playfields	692,990	sf	\$	11.50	\$ 7,969,385
Baseball and softball fields					
New field equipment including bases and mounds	4	ea	\$	27,600.00	\$ 110,400
New backstop	4	ea	\$	86,250.00	\$ 345,000
New dugouts	8	ea	\$	103,500.00	\$ 828,000
New scoreboards	2	ea	\$	80,500.00	\$ 161,000
Track, field and stadium					
New synthetic turf, football field including drainage	87,000	sf	\$	26.45	\$ 2,301,150
New synthetic track	72,660	sf	\$	21.85	\$ 1,587,621
New track and field event specialties	1	ls	\$	402,500.00	\$ 402,500
New field lighting	6	ea	\$	143,750.00	\$ 862,500
New bleachers	8,400	seat	\$	805.00	\$ 6,762,000
New press box	298	sf	\$	507.15	\$ 146,059
New scoreboard	1	ea	\$	276,000.00	\$ 276,000
Chain link fencing and gates	1,100	lf	\$	155.25	\$ 170,775
New field house building	4,107	sf	\$	634.80	\$ 2,607,124
New concessions building	1,066	sf	\$	669.30	\$ 713,206
New storage building	6,000	sf	\$	495.65	\$ 2,973,900
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 777,000</b>	<b>\$ 777,000</b>
Furniture per classroom (direct cost)	27	ea	\$	28,750.00	\$ 776,250
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,845,000</b>	<b>\$ 1,845,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	54	ea	\$	13,800.00	\$ 745,200
Upgrade backbone, wireless access points, and switches (direct cost)	109,210	sf	\$	10.06	\$ 1,098,926
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 1,677,000</b>	<b>\$ 2,231,000</b>
Infrastructure for portable	2	ea	\$	16,500.00	\$ 33,000
Community AG center					
Reconfigure	5,415	sf	\$	303.60	\$ 1,643,994
					Magnolia AG Community C

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 99,944,000</b>	<b>\$ 132,067,000</b>

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8.1

APPENDIX  
DETAILED COST ESTIMATE

SAVANNA HIGH SCHOOL



Savanna HS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 4,656,000	\$ 6,193,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	21,970	sf	\$ 5.75	\$ 126,328	
Windows					
Replace existing windows	21,970	sf	\$ 25.88	\$ 568,474	
Doors					
Replace existing doors	21,970	sf	\$ 11.50	\$ 252,655	
Floors					
Replace existing floors	21,970	sf	\$ 16.10	\$ 353,717	
Ceilings					
Replace existing ceilings	21,970	sf	\$ 23.00	\$ 505,310	
Casework					
Replace existing casework	21,970	sf	\$ 12.65	\$ 277,921	
Exteriors					
Patch, repair and paint	88,750	sf	\$ 5.75	\$ 510,313	
Roofing					
Replace roofing	88,750	sf	\$ 23.22	\$ 2,061,152	
<b>2. Existing Building Systems and Toilets</b>				\$ 2,845,000	\$ 3,784,000
Restroom upgrades					
Reconfigure	3,040	sf	\$ 287.50	\$ 874,000	
Building systems					
HVAC upgrades	21,970	sf	\$ 36.80	\$ 808,496	
Plumbing upgrades	21,970	sf	\$ 13.80	\$ 303,186	
EMS systems upgrades	21,970	sf	\$ 8.63	\$ 189,491	
Lighting and controls upgrades	21,970	sf	\$ 23.00	\$ 505,310	
Convenience power upgrades	21,970	sf	\$ 7.48	\$ 164,226	
<b>3. Site Utilities</b>				\$ 526,000	\$ 700,000
Based on entire campus area, upgrade existing utilities:					
Electrical mains and distribution	1,807,740	sf	\$ 0.12	\$ 208,930	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				\$ 10,545,000	\$ 14,025,000
High school					
Demolish existing buildings	11,940	sf	\$ 28.75	\$ 343,275	
Classrooms, three story building	16,128	sf	\$ 616.40	\$ 9,941,299	
Site improvements surrounding building pad	5,376	sf	\$ 48.30	\$ 259,661	
<b>5. Electives, Science Labs and CTE</b>				\$ 25,503,000	\$ 33,919,000
Demolish existing buildings					
Science and CTE labs	17,800	sf	\$ 28.75	\$ 511,750	
Lab classrooms, three story building	18,480	sf	\$ 701.50	\$ 12,963,720	
Site improvements surrounding building pad	6,160	sf	\$ 48.30	\$ 297,528	
Elective classrooms					

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Moderate modernization	13,815	sf	\$ 172.50	\$ 2,383,088	
Classrooms, one story building	13,986	sf	\$ 518.65	\$ 7,253,839	
Classrooms, three story building	2,240	sf	\$ 616.40	\$ 1,380,736	
Site improvements surrounding building pad	14,733	sf	\$ 48.30	\$ 711,588	
<b>6. Performing Arts Improvements</b>				\$ 6,599,000	\$ 8,777,000
Music lab classroom					
Moderate modernization	1,650	sf	\$ 207.00	\$ 341,550	
Lab classrooms, one story building	5,461	sf	\$ 575.00	\$ 3,140,190	
Site improvements surrounding building pad	5,461	sf	\$ 48.30	\$ 263,776	
Dance and drama classrooms					
Reconfigure	2,800	sf	\$ 322.00	\$ 901,600	
Classrooms, one story building	1,998	sf	\$ 540.50	\$ 1,079,919	
Site improvements surrounding building pad	1,998	sf	\$ 48.30	\$ 96,503	
Theatre					
Moderate modernization	4,350	sf	\$ 178.25	\$ 775,388	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 709,000	\$ 943,000
Food service					
Moderate modernization	2,700	sf	\$ 224.25	\$ 605,475	
New kitchen equipment, allowance	1,200	sf	\$ 86.25	\$ 103,500	
<b>8. Interior Physical Education Improvements</b>				\$ 16,307,000	\$ 21,689,000
PE / fitness rooms					
Moderate modernization	2,550	sf	\$ 172.50	\$ 439,875	
Classrooms, one story building	5,550	sf	\$ 518.65	\$ 2,878,508	
Site improvements surrounding building pad	5,550	sf	\$ 48.30	\$ 268,065	
Gymnasium					
Moderate modernization	11,920	sf	\$ 178.25	\$ 2,124,740	
Gymnasium, one story building	14,874	sf	\$ 511.75	\$ 7,611,770	
Site improvements surrounding building pad	14,874	sf	\$ 48.30	\$ 718,414	
Weight room					
Weight room, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 1,828,000	\$ 2,432,000
Administration					
Moderate modernization	1,065	sf	\$ 155.25	\$ 165,341	
Reconfigure	4,600	sf	\$ 293.25	\$ 1,348,950	
Staff support					
Moderate modernization	1,060	sf	\$ 155.25	\$ 164,565	
Family resource center					
Moderate modernization	960	sf	\$ 155.25	\$ 149,040	
<b>10. Library, Student Union and Student Support Services</b>				\$ 9,554,000	\$ 12,707,000
Remove portable classrooms					
Library / student union	1	ea	\$ 13,800.00	\$ 13,800	
Reconfigure					
Student support (ASB, counseling and pledge center)	3,325	sf	\$ 310.50	\$ 1,032,413	
Moderate modernization					
Moderate modernization	4,055	sf	\$ 161.00	\$ 652,855	
Reconfigure	6,970	sf	\$ 303.60	\$ 2,116,092	

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APPENDIX  
DETAILED COST ESTIMATE

SAVANNA HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Classrooms, one story building	3,996	sf	\$ 506.00	\$ 2,021,976	
Classrooms, three story building	1,344	sf	\$ 603.75	\$ 811,440	
Site improvements surrounding building pad	4,444	sf	\$ 48.30	\$ 214,645	
Wellness center					
Classrooms, three story building	4,340	sf	\$ 603.75	\$ 2,620,275	
Site improvements surrounding building pad	1,447	sf	\$ 48.30	\$ 69,874	
<b>11. Safety and Security</b>				<b>\$ 2,724,000</b>	<b>\$ 3,623,000</b>
New parking lot	32,000	sf	\$ 20.70	\$ 662,400	
Decorative metal fencing and gates	510	lf	\$ 322.00	\$ 164,220	
Rolling decorative metal gate	2	ea	\$ 51,750.00	\$ 103,500	
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	90	ea	\$ 1,667.50	\$ 150,075	
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
Low voltage upgrades					
Fire alarm system	88,750	sf	\$ 8.63	\$ 765,469	
Emergency lighting	88,750	sf	\$ 1.84	\$ 163,300	
PA / emergency communication systems	88,750	sf	\$ 4.60	\$ 408,250	
Intrusion alarms	88,750	sf	\$ 2.30	\$ 204,125	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 1,730,000</b>	<b>\$ 2,301,000</b>
New learning courts	57,850	sf	\$ 29.90	\$ 1,729,715	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 18,695,000</b>	<b>\$ 24,865,000</b>
New hardcourts	11,000	sf	\$ 13.80	\$ 151,800	
New basketball courts and hoops	2	ea	\$ 6,325.00	\$ 12,650	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,406,343.00	\$ 1,406,343	
New playfields	665,640	sf	\$ 11.50	\$ 7,654,860	
Baseball and softball fields					
New field equipment including bases and mounds	1	ea	\$ 27,600.00	\$ 27,600	
New backstop	1	ea	\$ 86,250.00	\$ 86,250	
New dugouts	4	ea	\$ 103,500.00	\$ 414,000	
New scoreboards	2	ea	\$ 80,500.00	\$ 161,000	
Track, field and stadium					
New synthetic turf, football field including drainage	87,000	sf	\$ 26.45	\$ 2,301,150	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
New scoreboard	1	ea	\$ 276,000.00	\$ 276,000	
New concessions building	1,066	sf	\$ 669.30	\$ 713,206	
Aquatic complex modernization, allowance	1	ls	\$ 3,500,000.00	\$ 3,500,000	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 460,000</b>	<b>\$ 460,000</b>
Furniture per classroom (direct cost)	16	ea	\$ 28,750.00	\$ 460,000	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,335,000</b>	<b>\$ 1,335,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	32	ea	\$ 13,800.00	\$ 441,600	
Upgrade backbone, wireless access points, and switches (direct cost)	88,750	sf	\$ 10.06	\$ 893,047	

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 310,000</b>	<b>\$ 413,000</b>
Community resource center					
Moderate modernization	1,920	sf	\$ 161.00	\$ 309,120	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 104,326,000</b>	<b>\$ 138,166,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

WESTERN HIGH SCHOOL



Western HS  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 4,243,000	\$ 5,644,000
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	18,420	sf	\$ 5.75	\$ 106,915	
Windows					
Replace existing windows	18,420	sf	\$ 25.88	\$ 476,618	
Doors					
Replace existing doors	18,420	sf	\$ 11.50	\$ 211,830	
Floors					
Replace existing floors	18,420	sf	\$ 16.10	\$ 296,562	
Ceilings					
Replace existing ceilings	18,420	sf	\$ 23.00	\$ 423,660	
Casework					
Replace existing casework	18,420	sf	\$ 12.65	\$ 233,013	
Exteriors					
Patch, repair and paint	86,110	sf	\$ 5.75	\$ 495,133	
Roofing					
Replace roofing	86,110	sf	\$ 23.22	\$ 1,999,840	
<b>2. Existing Building Systems and Toilets</b>				\$ 2,298,000	\$ 3,057,000
Restroom upgrades					
Reconfigure	2,245	sf	\$ 287.50	\$ 645,438	
Building systems					
HVAC upgrades	18,420	sf	\$ 36.80	\$ 677,856	
Plumbing upgrades	18,420	sf	\$ 13.80	\$ 254,196	
EMS systems upgrades	18,420	sf	\$ 8.63	\$ 158,873	
Lighting and controls upgrades	18,420	sf	\$ 23.00	\$ 423,660	
Convenience power upgrades	18,420	sf	\$ 7.48	\$ 137,890	
<b>3. Site Utilities</b>				\$ 2,053,000	\$ 2,731,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,441,840	sf	\$ 0.05	\$ 66,325	
Sanitary sewer service	1,441,840	sf	\$ 0.18	\$ 265,299	
Domestic and fire water service	1,441,840	sf	\$ 0.17	\$ 248,717	
Electrical mains and distribution	1,441,840	sf	\$ 0.46	\$ 666,563	
Storm drain service	1,441,840	sf	\$ 0.23	\$ 331,623	
Electrical capacity upgrades	1	ls	\$ 474,375.00	\$ 474,375	
<b>4. New Construction - Classrooms and Colabs</b>				\$ 12,538,000	\$ 16,676,000
High school					
Classrooms, two story building	21,047	sf	\$ 571.55	\$ 12,029,556	
Site improvements surrounding building pad	10,524	sf	\$ 48.30	\$ 508,291	
<b>5. Electives, Science Labs and CTE</b>				\$ 25,554,000	\$ 33,987,000
Demolish existing buildings					
Science and CTE labs	19,995	sf	\$ 28.75	\$ 574,856	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Lab classrooms, two story building	19,950	sf	\$ 649.75	\$ 12,962,513	
Site improvements surrounding building pad	9,975	sf	\$ 48.30	\$ 481,793	
Elective classrooms					
Moderate modernization	10,340	sf	\$ 172.50	\$ 1,783,650	
Reconfigure	7,520	sf	\$ 310.50	\$ 2,334,960	
Classrooms, two story building	12,449	sf	\$ 571.55	\$ 7,115,112	
Site improvements surrounding building pad	6,224	sf	\$ 48.30	\$ 300,639	
<b>6. Performing Arts Improvements</b>				\$ 5,038,000	\$ 6,701,000
Music lab classroom					
Moderate modernization	5,220	sf	\$ 207.00	\$ 1,080,540	
Reconfigure	5,400	sf	\$ 345.00	\$ 1,863,000	
Dance and drama classrooms					
Reconfigure	2,950	sf	\$ 322.00	\$ 949,900	
Theatre					
Moderate modernization	6,420	sf	\$ 178.25	\$ 1,144,365	
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 1,895,000	\$ 2,521,000
Multi purpose room					
Moderate modernization	2,400	sf	\$ 201.25	\$ 483,000	
Food service					
Moderate modernization	2,315	sf	\$ 224.25	\$ 519,139	
New kitchen equipment, allowance	2,000	sf	\$ 86.25	\$ 172,500	
New trash enclosure	1	ea	\$ 57,500.00	\$ 57,500	
New lunch shelter	4,800	sf	\$ 138.00	\$ 662,400	
<b>8. Interior Physical Education Improvements</b>				\$ 22,222,000	\$ 29,556,000
Demolish existing buildings					
PE / fitness rooms	17,350	sf	\$ 28.75	\$ 498,813	
Classrooms, one story building					
Site improvements surrounding building pad	12,765	sf	\$ 48.30	\$ 616,550	
Gymnasium					
Gymnasium, one story building	7,104	sf	\$ 511.75	\$ 3,635,472	Includes hall of champions
Site improvements surrounding building pad	7,104	sf	\$ 48.30	\$ 343,123	
Locker rooms					
Locker rooms, one story building	11,711	sf	\$ 655.50	\$ 7,676,233	
Site improvements surrounding building pad	11,711	sf	\$ 48.30	\$ 565,617	
Weight room					
Weight room, one story building	3,996	sf	\$ 518.65	\$ 2,072,525	
Site improvements surrounding building pad	3,996	sf	\$ 48.30	\$ 193,007	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 3,923,000	\$ 5,218,000
Administration					
Moderate modernization	2,125	sf	\$ 155.25	\$ 329,906	
Reconfigure	5,975	sf	\$ 293.25	\$ 1,752,169	
Admin, one story building	1,375	sf	\$ 500.25	\$ 687,844	
Admin, two story building	420	sf	\$ 552.00	\$ 231,840	
Site improvements surrounding building pad	1,585	sf	\$ 48.30	\$ 76,556	
Staff support					
Moderate modernization	1,200	sf	\$ 155.25	\$ 186,300	
Family resource center					

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APPENDIX  
DETAILED COST ESTIMATE

WESTERN HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Admin, one story building	1,200	sf	\$ 500.25	\$ 600,300	
Site improvements surrounding building pad	1,200	sf	\$ 48.30	\$ 57,960	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 5,865,000</b>	<b>\$ 7,801,000</b>
Library / student union					
Moderate modernization	2,200	sf	\$ 172.50	\$ 379,500	
Student support (ASB, counseling and pledge center)					
Moderate modernization	5,760	sf	\$ 161.00	\$ 927,360	
Reconfigure	2,525	sf	\$ 303.60	\$ 766,590	
Classrooms, one story building	5,145	sf	\$ 506.00	\$ 2,603,294	
Site improvements surrounding building pad	5,145	sf	\$ 48.30	\$ 248,496	
Wellness center					
Reconfigure	3,095	sf	\$ 303.60	\$ 939,642	
<b>11. Safety and Security</b>				<b>\$ 2,821,000</b>	<b>\$ 3,752,000</b>
Repair concrete pedestrian paving	11,300	sf	\$ 12.65	\$ 142,945	
New parking lot	20,000	sf	\$ 20.70	\$ 414,000	
New drop-off area	9,520	sf	\$ 23.00	\$ 218,960	
Decorative metal fencing and gates	710	lf	\$ 322.00	\$ 228,620	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
New exterior lighting for student safety	1	ls	\$ 69,000.00	\$ 69,000	
New safety locks to existing classroom doors	100	ea	\$ 1,667.50	\$ 166,750	
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
Low voltage upgrades					
Fire alarm system	86,110	sf	\$ 8.63	\$ 742,699	
Emergency lighting	86,110	sf	\$ 1.84	\$ 158,442	
PA / emergency communication systems	86,110	sf	\$ 4.60	\$ 396,106	
Intrusion alarms	86,110	sf	\$ 2.30	\$ 198,053	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 1,277,000</b>	<b>\$ 1,699,000</b>
New student quad	37,000	sf	\$ 34.50	\$ 1,276,500	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 23,207,000</b>	<b>\$ 30,866,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,293,503.00	\$ 1,293,503	
New playfields	447,400	sf	\$ 11.50	\$ 5,145,100	
Baseball and softball fields					
New field equipment including bases and mounds	4	ea	\$ 27,600.00	\$ 110,400	
New backstop	4	ea	\$ 86,250.00	\$ 345,000	
New dugouts	4	ea	\$ 103,500.00	\$ 414,000	
New scoreboards	2	ea	\$ 80,500.00	\$ 161,000	
Aquatic complex, allowance	1	ls	\$ 15,000,000.00	\$ 15,000,000	
Athletic promenade	28,500	sf	\$ 25.88	\$ 737,438	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 575,000</b>	<b>\$ 575,000</b>
Furniture per classroom (direct cost)	20	ea	\$ 28,750.00	\$ 575,000	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,419,000</b>	<b>\$ 1,419,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	40	ea	\$ 13,800.00	\$ 552,000	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Upgrade backbone, wireless access points, and switches (direct cost)	86,110	sf	\$ 10.06	\$ 866,482	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 33,000</b>	<b>\$ 44,000</b>
Infrastructure for portable	2	ea	\$ 16,500.00	\$ 33,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 114,961,000</b>	<b>\$ 152,247,000</b>

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# APPENDIX DETAILED COST ESTIMATE

## HANDEL STADIUM (AT WESTERN HIGH SCHOOL)

Handel Stadium  
Masterplan Estimate

6/9/22

### Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ -	\$ -
No scope in this category					
<b>2. Existing Building Systems and Toilets</b>				\$ -	\$ -
No scope in this category					
<b>3. Site Utilities</b>				\$ 282,000	\$ 376,000
Based on entire campus area, upgrade existing utilities:					
Natural gas service	257,000	sf	\$ 0.05	\$ 11,822	
Sanitary sewer service	257,000	sf	\$ 0.18	\$ 47,288	
Domestic and fire water service	257,000	sf	\$ 0.17	\$ 44,333	
Electrical mains and distribution	257,000	sf	\$ 0.46	\$ 118,811	
Storm drain service	257,000	sf	\$ 0.23	\$ 59,110	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ -	\$ -
No scope in this category					
<b>6. Performing Arts Improvements</b>				\$ -	\$ -
No scope in this category					
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ -	\$ -
No scope in this category					
<b>8. Interior Physical Education Improvements</b>				\$ -	\$ -
No scope in this category					
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ -	\$ -
No scope in this category					
<b>10. Library, Student Union and Student Support Services</b>				\$ -	\$ -
No scope in this category					
<b>11. Safety and Security</b>				\$ -	\$ -
No scope in this category					
<b>12. Outdoor Learning and Quad Improvements</b>				\$ -	\$ -
No scope in this category					
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				\$ 10,554,000	\$ 14,037,000
Track, field and stadium					
New synthetic turf, football field including drainage	87,000	sf	\$ 26.45	\$ 2,301,150	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
New field lighting	6	ea	\$ 143,750.00	\$ 862,500	
Bleacher renovation including structural	4,500	seat	\$ 483.00	\$ 2,173,500	
Press box modernization	480	sf	\$ 304.29	\$ 146,059	
New scoreboard	1	ea	\$ 276,000.00	\$ 276,000	
Chain link fencing and gates	1,315	lf	\$ 155.25	\$ 204,154	
Modernize existing team room, lockers and restrooms under home bleacher	8,000	sf	\$ 325.00	\$ 2,600,000	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				\$ -	\$ -
No scope in this category					
<b>15. Technology Infrastructure and Equipment</b>				\$ -	\$ -
No scope in this category					
<b>16. Community School Resource Centers (CSRC)</b>				\$ -	\$ -
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				\$ 10,836,000	\$ 14,413,000

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APPENDIX  
DETAILED COST ESTIMATE

GILBERT HIGH SCHOOL



Gilbert HS (Continuation)  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 3,454,000</b>	<b>\$ 4,594,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Walls					
Repair existing walls	17,280	sf	\$ 5.75	\$ 99,360	
Windows					
Replace existing windows	17,280	sf	\$ 25.88	\$ 447,120	
Doors					
Replace existing doors	17,280	sf	\$ 11.50	\$ 198,720	
Floors					
Replace existing floors	17,280	sf	\$ 16.10	\$ 278,208	
Ceilings					
Replace existing ceilings	17,280	sf	\$ 23.00	\$ 397,440	
Casework					
Replace existing casework	17,280	sf	\$ 12.65	\$ 218,592	
Exteriors					
Patch, repair and paint	62,600	sf	\$ 5.75	\$ 359,950	
Roofing					
Replace roofing	62,600	sf	\$ 23.22	\$ 1,453,838	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 1,993,000</b>	<b>\$ 2,651,000</b>
Restroom upgrades					
Reconfigure	1,540	sf	\$ 287.50	\$ 442,750	
Building systems					
HVAC upgrades	17,280	sf	\$ 36.80	\$ 635,904	
Plumbing upgrades	17,280	sf	\$ 13.80	\$ 238,464	
EMS systems upgrades	17,280	sf	\$ 8.63	\$ 149,040	
Lighting and controls upgrades	17,280	sf	\$ 23.00	\$ 397,440	
Convenience power upgrades	17,280	sf	\$ 7.48	\$ 129,168	
<b>3. Site Utilities</b>				<b>\$ 1,382,000</b>	<b>\$ 1,839,000</b>
Based on entire campus area, upgrade existing utilities:					
Natural gas service	1,045,440	sf	\$ 0.07	\$ 72,135	
Sanitary sewer service	1,045,440	sf	\$ 0.23	\$ 240,451	
Domestic and fire water service	1,045,440	sf	\$ 0.23	\$ 240,451	
Electrical mains and distribution	1,045,440	sf	\$ 0.23	\$ 241,653	
Storm drain service	1,045,440	sf	\$ 0.26	\$ 270,508	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ 4,083,000</b>	<b>\$ 5,431,000</b>
Child care center					
Demolish existing buildings	8,600	sf	\$ 28.75	\$ 247,250	
Classrooms, two story building	5,885	sf	\$ 558.90	\$ 3,289,266	
Site improvements surrounding building pad	2,943	sf	\$ 48.30	\$ 142,129	
Perimeter CMU wall	1,400	sf	\$ 63.25	\$ 88,550	
New rubber surfacing	1,200	sf	\$ 25.30	\$ 30,360	
Play apparatus	1	ea	\$ 88,550.00	\$ 88,550	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Shade structure	1,200	sf	\$ 138.00	\$ 165,600	
New hardcourts	2,200	sf	\$ 13.80	\$ 30,360	
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 9,529,000</b>	<b>\$ 12,674,000</b>
Demolish existing buildings					
Science and CTE labs	5,900	sf	\$ 28.75	\$ 169,625	
Lab classrooms, two story building	8,778	sf	\$ 649.75	\$ 5,703,506	
Site improvements surrounding building pad	4,389	sf	\$ 48.30	\$ 211,989	
Elective classrooms					
Moderate modernization	10,195	sf	\$ 172.50	\$ 1,758,638	
Reconfigure	5,425	sf	\$ 310.50	\$ 1,684,463	
<b>6. Performing Arts Improvements</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 1,631,000</b>	<b>\$ 2,170,000</b>
Multi purpose room					
Moderate modernization	5,825	sf	\$ 201.25	\$ 1,172,281	
Food service					
Moderate modernization	1,475	sf	\$ 224.25	\$ 330,769	
New kitchen equipment, allowance	1,475	sf	\$ 86.25	\$ 127,219	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 957,000</b>	<b>\$ 1,273,000</b>
PE / fitness rooms					
Reconfigure	3,080	sf	\$ 310.50	\$ 956,340	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 6,339,000</b>	<b>\$ 8,431,000</b>
Administration					
Admin, two story building	7,798	sf	\$ 552.00	\$ 4,304,496	
Site improvements surrounding building pad	3,899	sf	\$ 48.30	\$ 188,322	
Staff support					
Reconfigure	1,440	sf	\$ 293.25	\$ 422,280	
Admin, two story building	490	sf	\$ 552.00	\$ 270,480	
Site improvements surrounding building pad	245	sf	\$ 48.30	\$ 11,834	
Family resource center					
Admin, two story building	1,981	sf	\$ 552.00	\$ 1,093,512	
Site improvements surrounding building pad	991	sf	\$ 48.30	\$ 47,841	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 3,304,000</b>	<b>\$ 4,395,000</b>
Infrastructure for restroom portable					
Demolish existing buildings	1	ea	\$ 20,000.00	\$ 20,000	
Library / student union	2,500	sf	\$ 28.75	\$ 71,875	
Moderate modernization					
Student support (ASB, counseling and pledge center)	2,900	sf	\$ 172.50	\$ 500,250	
Wellness center	9,600	sf	\$ 161.00	\$ 1,545,600	includes Adult transition ce
Reconfigure	3,840	sf	\$ 303.60	\$ 1,165,824	
<b>11. Safety and Security</b>				<b>\$ 2,214,000</b>	<b>\$ 2,945,000</b>
Repair concrete pedestrian paving					
Entry plaza upgrades	24,000	sf	\$ 12.65	\$ 303,600	
	16,500	sf	\$ 34.50	\$ 569,250	

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APPENDIX  
DETAILED COST ESTIMATE

GILBERT HIGH SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Decorative metal fencing and gates	95	lf	\$ 322.00	\$ 30,590	
New safety locks to existing classroom doors	90	ea	\$ 1,667.50	\$ 150,075	
New electronic locks to high asset areas	10	ea	\$ 5,002.50	\$ 50,025	
New marquee sign	1	ea	\$ 23,000.00	\$ 23,000	
Low voltage upgrades					
Fire alarm system	62,600	sf	\$ 8.63	\$ 539,925	
New fire alarm head and equipment, allowance		ls	\$ 28,750.00	\$ -	
Emergency lighting	62,600	sf	\$ 1.84	\$ 115,184	
PA / emergency communication systems	62,600	sf	\$ 4.60	\$ 287,960	
Intrusion alarms	62,600	sf	\$ 2.30	\$ 143,980	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 442,000</b>	<b>\$ 588,000</b>
New student quad	12,800	sf	\$ 34.50	\$ 441,600	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 3,616,000</b>	<b>\$ 4,810,000</b>
New hardcourts	34,000	sf	\$ 13.80	\$ 469,200	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 1,025,783.00	\$ 1,025,783	
New playfields	184,350	sf	\$ 11.50	\$ 2,120,025	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 489,000</b>	<b>\$ 489,000</b>
Furniture per classroom (direct cost)	17	ea	\$ 28,750.00	\$ 488,750	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,100,000</b>	<b>\$ 1,100,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	34	ea	\$ 13,800.00	\$ 469,200	
Upgrade backbone, wireless access points, and switches (direct cost)	62,600	sf	\$ 10.06	\$ 629,913	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ 33,000</b>	<b>\$ 44,000</b>
Infrastructure for portable	2	ea	\$ 16,500.00	\$ 33,000	
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 40,566,000</b>	<b>\$ 53,434,000</b>



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APPENDIX  
DETAILED COST ESTIMATE

OXFORD ACADEMY



Oxford Academy  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 4,930,000</b>	<b>\$ 6,557,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections	4,875	sf	\$ 17.25	\$ 84,094	
Walls					
Replace existing walls	4,875	sf	\$ 23.00	\$ 112,125	
Repair existing walls	23,590	sf	\$ 5.75	\$ 136,643	
Windows					
Replace existing windows	28,465	sf	\$ 25.88	\$ 736,532	
Doors					
Replace existing doors	28,465	sf	\$ 11.50	\$ 327,348	
Floors					
Replace existing floors	28,465	sf	\$ 16.10	\$ 458,287	
Ceilings					
Replace existing ceilings	28,465	sf	\$ 23.00	\$ 654,695	
Casework					
Replace existing casework	28,465	sf	\$ 12.65	\$ 360,082	
Exteriors					
Patch, repair and paint	71,115	sf	\$ 5.75	\$ 408,911	
Roofing					
Replace roofing	71,115	sf	\$ 23.22	\$ 1,651,593	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 3,063,000</b>	<b>\$ 4,074,000</b>
Restroom upgrades					
Moderate modernization	1,820	sf	\$ 143.75	\$ 261,625	
Reconfigure	860	sf	\$ 287.50	\$ 247,250	
Building systems					
HVAC upgrades	28,465	sf	\$ 36.80	\$ 1,047,512	
Plumbing upgrades	28,465	sf	\$ 13.80	\$ 392,817	
EMS systems upgrades	28,465	sf	\$ 8.63	\$ 245,511	
Lighting and controls upgrades	28,465	sf	\$ 23.00	\$ 654,695	
Convenience power upgrades	28,465	sf	\$ 7.48	\$ 212,776	
<b>3. Site Utilities</b>				<b>\$ 770,000</b>	<b>\$ 1,025,000</b>
Based on entire campus area, upgrade existing utilities:					
Natural gas service	958,320	sf	\$ 0.02	\$ 22,041	
Sanitary sewer service	958,320	sf	\$ 0.05	\$ 44,083	
Domestic and fire water service	958,320	sf	\$ 0.06	\$ 55,103	
Electrical mains and distribution	958,320	sf	\$ 0.23	\$ 221,516	
Storm drain service	958,320	sf	\$ 0.12	\$ 110,207	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ 17,000</b>	<b>\$ 23,000</b>
Infrastructure for portable	1	ea	\$ 16,500.00	\$ 16,500	cypress college
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 19,147,000</b>	<b>\$ 25,466,000</b>

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Demolish existing buildings	10,510	sf	\$ 28.75	\$ 302,163	
Science and CTE labs					
Lab classrooms, two story building	21,945	sf	\$ 649.75	\$ 14,258,764	
Site improvements surrounding building pad	10,973	sf	\$ 48.30	\$ 529,972	
Elective classrooms					
Moderate modernization	4,565	sf	\$ 172.50	\$ 787,463	
Reconfigure	3,510	sf	\$ 310.50	\$ 1,089,855	
Classrooms, two story building	3,658	sf	\$ 571.55	\$ 2,090,444	
Site improvements surrounding building pad	1,829	sf	\$ 48.30	\$ 88,329	
<b>6. Performing Arts Improvements</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 2,022,000</b>	<b>\$ 2,690,000</b>
Multi purpose room					
Moderate modernization	3,300	sf	\$ 201.25	\$ 664,125	
Food service					
Moderate modernization	2,770	sf	\$ 224.25	\$ 621,173	
New kitchen equipment, allowance	2,770	sf	\$ 86.25	\$ 238,913	
New lunch shelter	3,600	sf	\$ 138.00	\$ 496,800	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 5,967,000</b>	<b>\$ 7,937,000</b>
PE / fitness rooms					
Classrooms, one story building	1,332	sf	\$ 518.65	\$ 690,842	
Site improvements surrounding building pad	1,332	sf	\$ 48.30	\$ 64,336	
Gymnasium					
Moderate modernization	12,250	sf	\$ 178.25	\$ 2,183,563	
Gymnasium, one story building	2,065	sf	\$ 511.75	\$ 1,056,559	
Site improvements surrounding building pad	2,065	sf	\$ 48.30	\$ 99,720	
Locker rooms					
Moderate modernization	5,545	sf	\$ 201.25	\$ 1,115,931	
Weight room					
Weight room, one story building	1,332	sf	\$ 518.65	\$ 690,842	
Site improvements surrounding building pad	1,332	sf	\$ 48.30	\$ 64,336	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 2,498,000</b>	<b>\$ 3,323,000</b>
Administration					
Reconfigure	3,390	sf	\$ 293.25	\$ 994,118	
Admin, one story building	971	sf	\$ 500.25	\$ 486,693	
Site improvements surrounding building pad	971	sf	\$ 48.30	\$ 46,894	
Staff support					
Admin, two story building	805	sf	\$ 552.00	\$ 444,360	
Site improvements surrounding building pad	403	sf	\$ 48.30	\$ 19,441	
Family resource center					
Reconfigure	1,730	sf	\$ 293.25	\$ 507,323	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 5,819,000</b>	<b>\$ 7,740,000</b>
Library / student union					
Library / student union, one story building	5,828	sf	\$ 523.25	\$ 3,049,239	
Library / student union, two story building	2,993	sf	\$ 569.25	\$ 1,703,481	
Site improvements surrounding building pad	7,324	sf	\$ 48.30	\$ 353,737	

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APPENDIX  
DETAILED COST ESTIMATE

OXFORD ACADEMY

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Student support (ASB, counseling and pledge center)					
Moderate modernization	1,200	sf	\$ 161.00	\$ 193,200	
Wellness center					
Reconfigure	1,710	sf	\$ 303.60	\$ 519,156	
<b>11. Safety and Security</b>				<b>\$ 2,802,000</b>	<b>\$ 3,727,000</b>
Entry plaza upgrades	2,000	sf	\$ 34.50	\$ 69,000	
New parking lot	44,000	sf	\$ 20.70	\$ 910,800	
Decorative metal fencing and gates	478	lf	\$ 322.00	\$ 153,916	
Rolling decorative metal gate	1	ea	\$ 51,750.00	\$ 51,750	
New site lighting (parking and pedestrian)	958,320	sf	\$ 0.30	\$ 287,496	
New safety locks to existing classroom doors	36	ea	\$ 1,667.50	\$ 60,030	
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
Low voltage upgrades					
Fire alarm system	71,115	sf	\$ 8.63	\$ 613,367	
Emergency lighting	71,115	sf	\$ 1.84	\$ 130,852	
PA / emergency communication systems	71,115	sf	\$ 4.60	\$ 327,129	
Intrusion alarms	71,115	sf	\$ 2.30	\$ 163,565	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 1,001,000</b>	<b>\$ 1,332,000</b>
New student quad	29,000	sf	\$ 34.50	\$ 1,000,500	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 25,840,000</b>	<b>\$ 34,368,000</b>
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022					
	1	ls	\$ 1,589,225.00	\$ 1,589,225	
New playfields	412,340	sf	\$ 11.50	\$ 4,741,910	
Track, field and stadium					
			\$ -	\$ -	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
New tennis courts	6	ea	\$ 419,750.00	\$ 2,518,500	
Aquatic complex, allowance	1	ls	\$ 15,000,000.00	\$ 15,000,000	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 432,000</b>	<b>\$ 432,000</b>
Furniture per classroom (direct cost)	15	ea	\$ 28,750.00	\$ 431,250	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 1,116,000</b>	<b>\$ 1,116,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)					
	29	ea	\$ 13,800.00	\$ 400,200	
Upgrade backbone, wireless access points, and switches (direct cost)					
	71,115	sf	\$ 10.06	\$ 715,595	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 75,424,000</b>	<b>\$ 99,810,000</b>



8.1

APPENDIX  
DETAILED COST ESTIMATE

HOPE SCHOOL



Hope School  
Masterplan Estimate 6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				<b>\$ 3,829,000</b>	<b>\$ 5,093,000</b>
Existing classrooms (MEP scope covered in Section 2)					
Structural upgrades					
Roof / wall connections	1,920	sf	\$ 17.25	\$ 33,120	
Walls					
Replace existing walls	1,920	sf	\$ 23.00	\$ 44,160	
Repair existing walls	21,080	sf	\$ 5.75	\$ 121,210	
Windows					
Replace existing windows	23,000	sf	\$ 25.88	\$ 595,125	
Doors					
Replace existing doors	23,000	sf	\$ 11.50	\$ 264,500	
Floors					
Replace existing floors	23,000	sf	\$ 16.10	\$ 370,300	
Ceilings					
Replace existing ceilings	23,000	sf	\$ 23.00	\$ 529,000	
Casework					
Replace existing casework	23,000	sf	\$ 12.65	\$ 290,950	
Exteriors					
Patch, repair and paint	54,525	sf	\$ 5.75	\$ 313,519	
Roofing					
Replace roofing	54,525	sf	\$ 23.22	\$ 1,266,302	
<b>2. Existing Building Systems and Toilets</b>				<b>\$ 4,304,000</b>	<b>\$ 5,725,000</b>
Restroom upgrades					
Moderate modernization	270	sf	\$ 143.75	\$ 38,813	
Reconfigure	3,215	sf	\$ 287.50	\$ 924,313	
Restroom, one story building	1,665	sf	\$ 718.75	\$ 1,196,719	
Site improvements surrounding building pad	1,665	sf	\$ 48.30	\$ 80,420	
Building systems					
HVAC upgrades	23,000	sf	\$ 36.80	\$ 846,400	
Plumbing upgrades	23,000	sf	\$ 13.80	\$ 317,400	
EMS systems upgrades	23,000	sf	\$ 8.63	\$ 198,375	
Lighting and controls upgrades	23,000	sf	\$ 23.00	\$ 529,000	
Convenience power upgrades	23,000	sf	\$ 7.48	\$ 171,925	
<b>3. Site Utilities</b>				<b>\$ 918,000</b>	<b>\$ 1,221,000</b>
Based on entire campus area, upgrade existing utilities:					
Natural gas service	871,200	sf	\$ 0.07	\$ 60,113	
Sanitary sewer service	871,200	sf	\$ 0.21	\$ 180,336	
Domestic and fire water service	871,200	sf	\$ 0.26	\$ 225,423	
Electrical mains and distribution	871,200	sf	\$ 0.29	\$ 251,722	
Storm drain service	871,200	sf	\$ 0.23	\$ 200,376	
<b>4. New Construction - Classrooms and Colabs</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>5. Electives, Science Labs and CTE</b>				<b>\$ 563,000</b>	<b>\$ 749,000</b>
Elective classrooms					
Moderate modernization	3,260	sf	\$ 172.50	\$ 562,350	Includes living skills lab
<b>6. Performing Arts Improvements</b>				<b>\$ 1,481,000</b>	<b>\$ 1,970,000</b>
Music lab classroom					
Moderate modernization	1,470	sf	\$ 207.00	\$ 304,290	
Dance and drama classrooms					
Classrooms, one story building	1,998	sf	\$ 540.50	\$ 1,079,919	
Site improvements surrounding building pad	1,998	sf	\$ 48.30	\$ 96,503	
<b>7. Multipurpose Room / Food Service Improvements</b>				<b>\$ 1,996,000</b>	<b>\$ 2,655,000</b>
Multi purpose room					
Moderate modernization	4,785	sf	\$ 201.25	\$ 962,981	
Food service					
Moderate modernization	1,725	sf	\$ 224.25	\$ 386,831	
New kitchen equipment, allowance	1,725	sf	\$ 86.25	\$ 148,781	
New lunch shelter	3,600	sf	\$ 138.00	\$ 496,800	
<b>8. Interior Physical Education Improvements</b>				<b>\$ 9,501,000</b>	<b>\$ 12,637,000</b>
PE / fitness rooms					
Classrooms, one story building	1,998	sf	\$ 518.65	\$ 1,036,263	
Site improvements surrounding building pad	1,998	sf	\$ 48.30	\$ 96,503	
Gymnasium					
Gymnasium, one story building	9,552	sf	\$ 511.75	\$ 4,888,006	
Site improvements surrounding building pad	9,552	sf	\$ 48.30	\$ 461,340	
Locker rooms					
Reconfigure	8,750	sf	\$ 345.00	\$ 3,018,750	
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				<b>\$ 1,435,000</b>	<b>\$ 1,909,000</b>
Administration					
Moderate modernization	2,650	sf	\$ 155.25	\$ 411,413	
Reconfigure	2,980	sf	\$ 293.25	\$ 873,885	Includes nurse
Staff support					
Moderate modernization	960	sf	\$ 155.25	\$ 149,040	
<b>10. Library, Student Union and Student Support Services</b>				<b>\$ 444,000</b>	<b>\$ 591,000</b>
Wellness center					
Reconfigure	1,460	sf	\$ 303.60	\$ 443,256	
<b>11. Safety and Security</b>				<b>\$ 5,107,000</b>	<b>\$ 6,793,000</b>
New concrete pedestrian paving					
Entry plaza upgrades	7,750	sf	\$ 20.70	\$ 160,425	
New parking lot	2,700	sf	\$ 34.50	\$ 93,150	
New parking lot	91,000	sf	\$ 20.70	\$ 1,883,700	
New drop-off area	18,600	sf	\$ 23.00	\$ 427,800	
Chain link fencing and gates	18,600	sf	\$ 23.00	\$ 427,800	
Perimeter CMU wall	2,420	lf	\$ 155.25	\$ 375,705	
Decorative metal fencing and gates	5,520	sf	\$ 63.25	\$ 349,140	
Rolling decorative metal gate	1,040	lf	\$ 322.00	\$ 334,880	
New site lighting (parking and pedestrian)	2	ea	\$ 51,750.00	\$ 103,500	
New safety locks to existing classroom doors	871,200	sf	\$ 0.30	\$ 261,360	
	65	ea	\$ 1,667.50	\$ 108,388	

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APPENDIX  
DETAILED COST ESTIMATE

HOPE SCHOOL

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
New electronic locks to high asset areas	10	ea	\$ 3,335.00	\$ 33,350	
Low voltage upgrades					
Fire alarm system	54,525	sf	\$ 8.63	\$ 470,278	
New fire alarm head end equipment, allowance	1	ls	\$ 28,750.00	\$ 28,750	
Emergency lighting	54,525	sf	\$ 1.84	\$ 100,326	
PA / emergency communication systems	54,525	sf	\$ 4.60	\$ 250,815	
Intrusion alarms	54,525	sf	\$ 2.30	\$ 125,408	
<b>12. Outdoor Learning and Quad Improvements</b>				<b>\$ 1,832,000</b>	<b>\$ 2,437,000</b>
New student quad	28,400	sf	\$ 34.50	\$ 979,800	
New learning courts	28,500	sf	\$ 29.90	\$ 852,150	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				<b>\$ 8,946,000</b>	<b>\$ 11,899,000</b>
New hardcourts	23,000	sf	\$ 13.80	\$ 317,400	
New basketball courts and hoops	2	ea	\$ 6,325.00	\$ 12,650	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 3,137,323.00	\$ 3,137,323	
New playfields	303,340	sf	\$ 11.50	\$ 3,488,410	
Track, field and stadium				\$ -	
New synthetic track	72,660	sf	\$ 21.85	\$ 1,587,621	
New track and field event specialties	1	ls	\$ 402,500.00	\$ 402,500	
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				<b>\$ 547,000</b>	<b>\$ 547,000</b>
Furniture per classroom (direct cost)	19	ea	\$ 28,750.00	\$ 546,250	
<b>15. Technology Infrastructure and Equipment</b>				<b>\$ 894,000</b>	<b>\$ 894,000</b>
Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system, etc. (direct cost)	25	ea	\$ 13,800.00	\$ 345,000	
Upgrade backbone, wireless access points, and switches (direct cost)	54,525	sf	\$ 10.06	\$ 548,658	
<b>16. Community School Resource Centers (CSRC)</b>				<b>\$ -</b>	<b>\$ -</b>
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				<b>\$ 41,797,000</b>	<b>\$ 55,120,000</b>



# APPENDIX DETAILED COST ESTIMATE

## DISTRICT CAMPUS



District Campus  
Masterplan Estimate

6/9/22

Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ 1,734,000	\$ 2,307,000
Roofing					
Replace roofing	74,657	sf	\$ 23.22	\$ 1,733,853	
<b>2. Existing Building Systems and Toilets</b>				\$ 11,256,000	\$ 14,971,000
Restroom upgrades					
Reconfigure	3,410	sf	\$ 267.50	\$ 900,375	
Building systems					
HVAC upgrades	114,549	sf	\$ 36.80	\$ 4,215,403	
Plumbing upgrades	114,549	sf	\$ 13.80	\$ 1,580,776	
EMS systems upgrades	114,549	sf	\$ 8.63	\$ 987,985	
Lighting and controls upgrades	114,549	sf	\$ 23.00	\$ 2,634,627	
Convenience power upgrades	114,549	sf	\$ 7.48	\$ 856,254	
<b>3. Site Utilities</b>				\$ 2,459,000	\$ 3,271,000
Based on entire campus area, upgrade existing utilities;					
Natural gas service	637,065	sf	\$ 0.14	\$ 87,915	
Sanitary sewer service	637,065	sf	\$ 0.58	\$ 366,312	
Domestic and fire water service	637,065	sf	\$ 0.69	\$ 439,575	
Electrical mains and distribution	637,065	sf	\$ 0.92	\$ 589,030	
Storm drain service	637,065	sf	\$ 1.04	\$ 659,362	
Electrical capacity upgrades	1	ls	\$ 316,250.00	\$ 316,250	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ -	\$ -
No scope in this category					
<b>6. Performing Arts Improvements</b>				\$ -	\$ -
No scope in this category					
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ -	\$ -
No scope in this category					
<b>8. Interior Physical Education Improvements</b>				\$ -	\$ -
No scope in this category					
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ 23,173,000	\$ 30,821,000
Demolish existing buildings	13,880	sf	\$ 28.75	\$ 399,050	
Administration					
Moderate modernization	74,093	sf	\$ 93.15	\$ 6,901,763	
Reconfigure	37,046	sf	\$ 205.28	\$ 7,604,618	
Transportation bus barn					
Bus barn, one story building	20,000	sf	\$ 337.67	\$ 6,753,375	
Site improvements surrounding building pad	20,000	sf	\$ 48.30	\$ 966,000	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
Propane tank	1	ea	\$ 150,000.00	\$ 150,000	
Fuel canopy	2,400	sf	\$ 165.60	\$ 397,440	
<b>10. Library, Student Union and Student Support Services</b>				\$ -	\$ -
No scope in this category					
<b>11. Safety and Security</b>				\$ 11,932,000	\$ 15,870,000
Entry plaza upgrades	15,000	sf	\$ 34.50	\$ 517,500	
Landscape enhancement	10,000	sf	\$ 25.88	\$ 258,750	
AC paving rehab, per Pavement Engineering Inc. dated 05/04/2022	1	ls	\$ 3,739,472.00	\$ 3,739,472	
New parking lot	222,880	sf	\$ 20.70	\$ 4,609,476	
Chain link fencing and gates	3,300	lf	\$ 155.25	\$ 512,325	
Rolling chain link gate	6	ea	\$ 31,625.00	\$ 189,750	
New exterior lighting for student safety	1	ls	\$ 46,000.00	\$ 46,000	
Signage for emergency response and wayfinding	1	ls	\$ 40,000.00	\$ 40,000	
Low voltage upgrades					
Fire alarm system	114,549	sf	\$ 8.63	\$ 987,985	
New fire alarm head end equipment, allowance	1	ls	\$ 28,750.00	\$ 28,750	
Emergency lighting	114,549	sf	\$ 1.84	\$ 210,770	
PA / emergency communication systems	114,549	sf	\$ 4.60	\$ 526,925	
Intrusion alarms	114,549	sf	\$ 2.30	\$ 263,463	
<b>12. Outdoor Learning and Quad Improvements</b>				\$ 4,174,000	\$ 5,552,000
Demolish existing buildings	90,000	sf	\$ 28.75	\$ 2,587,500	
New quad	30,000	sf	\$ 24.15	\$ 724,500	
New learning courts	28,800	sf	\$ 29.90	\$ 861,120	
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				\$ -	\$ -
No scope in this category					
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				\$ -	\$ -
No scope in this category					
<b>15. Technology Infrastructure and Equipment</b>				\$ 1,199,000	\$ 1,199,000
Upgrade backbone, wireless access points, and switches (direct cost)	114,549	sf	\$ 10.06	\$ 1,152,649	
MDF / IDF data rooms with environmental control (direct cost)	1	ea	\$ 46,000.00	\$ 46,000	
<b>16. Community School Resource Centers (CSRC)</b>				\$ -	\$ -
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				\$ 55,927,000	\$ 73,991,000

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# APPENDIX DETAILED COST ESTIMATE

## DISTRICT CENTRAL KITCHEN

District Central Kitchen  
Masterplan Estimate

6/9/22

### Construction Cost Summary

	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>1. Modernize and Reconfigure Existing Classrooms &amp; Colabs</b>				\$ -	\$ -
No scope in this category					
<b>2. Existing Building Systems and Toilets</b>				\$ -	\$ -
No scope in this category					
<b>3. Site Utilities</b>				\$ 903,000	\$ 1,201,000
Based on entire campus area, upgrade existing utilities;					
Natural gas service	140,000	sf	\$ 0.46	\$ 64,400	
Sanitary sewer service	140,000	sf	\$ 1.38	\$ 193,200	
Domestic and fire water service	140,000	sf	\$ 1.15	\$ 161,000	
Electrical mains and distribution	140,000	sf	\$ 1.73	\$ 242,708	
Storm drain service	140,000	sf	\$ 1.73	\$ 241,500	
<b>4. New Construction - Classrooms and Colabs</b>				\$ -	\$ -
No scope in this category					
<b>5. Electives, Science Labs and CTE</b>				\$ -	\$ -
No scope in this category					
<b>6. Performing Arts Improvements</b>				\$ -	\$ -
No scope in this category					
<b>7. Multipurpose Room / Food Service Improvements</b>				\$ 24,425,000	\$ 32,486,000
Food service					
Food service, one story building	30,400	sf	\$ 753.25	\$ 22,898,800	
Site improvements surrounding building pad	30,400	sf	\$ 48.30	\$ 1,468,320	
New trash enclosure	1	ea	\$ 57,500.00	\$ 57,500	
<b>8. Interior Physical Education Improvements</b>				\$ -	\$ -
No scope in this category					
<b>9. Administration, Staff Support &amp; Family Resource Centers</b>				\$ -	\$ -
No scope in this category					
<b>10. Library, Student Union and Student Support Services</b>				\$ -	\$ -
No scope in this category					
<b>11. Safety and Security</b>				\$ 2,928,000	\$ 3,895,000
Landscape enhancement	28,360	sf	\$ 25.88	\$ 733,815	
New parking lot	81,240	sf	\$ 20.70	\$ 1,681,668	
Chain link fencing and gates	1,100	lf	\$ 155.25	\$ 170,775	
Rolling chain link gate	2	ea	\$ 31,625.00	\$ 63,250	
Decorative metal fencing and gates	400	lf	\$ 322.00	\$ 128,800	
Rolling decorative metal gate	2	ea	\$ 51,750.00	\$ 103,500	
Signage for emergency response and wayfinding	1	ls	\$ 46,000.00	\$ 46,000	

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	Area	Unit	Unit Cost	Construction Cost Sub-Total	Total Project Cost 25% (x 1.33)
<b>12. Outdoor Learning and Quad Improvements</b>				\$ -	\$ -
No scope in this category					
<b>13. Exterior Playfields and Hardcourts &amp; Aquatic Centers</b>				\$ -	\$ -
No scope in this category					
<b>14. Next Generation Classroom Flexibility (Furniture)</b>				\$ -	\$ -
No scope in this category					
<b>15. Technology Infrastructure and Equipment</b>				\$ 46,000	\$ 46,000
MDF / IDF data rooms with environmental control (direct cost)	1	ea	\$ 46,000.00	\$ 46,000	
<b>16. Community School Resource Centers (CSRC)</b>				\$ -	\$ -
No scope in this category					
<b>TOTAL PROJECT COSTS (2022\$)</b>				\$ 28,302,000	\$ 37,628,000

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