



EL MONTE UNION HIGH SCHOOL DISTRICT

REQUEST FOR PROPOSALS

FOR

FACILITIES MASTER PLANNING UPDATE

RFP No. 2024-25(P11)

Request for Proposals Issued: April 3, 2025

Proposals due: **May 15, 2025 at 10:00 AM**

El Monte Union High School District
3537 Johnson Ave.
El Monte, CA 91731

Contact Person: Margarita Sanchez, Director of Purchasing

Email: Purchasing@emuhsd.org

EXECUTIVE SUMMARY

A. District Objectives

Owner	El Monte Union High School District
RFP Documents	Current Master Plan Exhibit A
Scope of Project	The purpose of this RFP is to obtain proposals from qualified Architectural Firms to update the Districts Facilities Master Plan. Proposing firms should be ready and capable to provide staff immediately to meet an aggressive schedule for Master Planning.
Sites	Six (6) school sites and District Office/Corp Yard: Arroyo High School; El Monte High School; Fernando R. Ledesma High School; Mountain View High School; Rosemead High School; South El Monte High School, Maintenance, Warehouse, and District Office.

B. Project Milestones

Project Milestone	Estimated Date
RFP Released	April 3, 2025
Final Day to Submit Questions to District	May 1, 2025
Final Addenda from District	May 9, 2025
Response Packages due to District	May15, 2025 10:00 AM
Shortlist Interviews	May 19 – 23, 2025
Award of Contract	June 11, 2025
Start Date	June 16, 2025

Table of Contents

1.0	INTRODUCTION	4
3.0	SCOPE OF PROJECT	5
4.0	SUBMITTAL FORMAT AND CONTENT	6
5.0	SUBMITTAL EVALUATION CRITERIA	8
6.0	METHOD OF SELECTION	9
7.0	GENERAL INFORMATION	9
8.0	SPECIAL CONDITIONS	9
9.0	CONTACT PERSON	10
10.0	RFP TERMS & DEFINITIONS	10
	Non Collusion Affidavit	11
	EXHIBIT A – 2018 Master Plan	12

1.0 INTRODUCTION

Located in the heart of the San Gabriel Valley, the El Monte Union High School District (“EMUHSD”) was established in 1901. Its high schools include Arroyo, El Monte, Mountain View, Rosemead, South El Monte and Fernando R. Ledesma High School. EMUHSD also features the El Monte-Rosemead Adult School, one of California’s largest and most respected adult programs.

The District is currently addressing needs identified in the current master plan as part of their Measure I-1 Bond Program. As the program has progressed it has become evident the current Master Plan, last updated in 2018, needs to be updated to address the ever changing needs of the District. The District is seeking proposals from qualified Architectural Firms to update their Master Plan and provide an updated needs assessment for the Districts Facilities.

2.0 SCOPE OF PROJECT

A. Meet with Facilities Master Planning Committee ("FMPC")

- i. This task involves meeting with appropriate team members on the FMPC to obtain critical information on the existing facilities and conditions assessment. The FMPC shall meet throughout the Facilities Master Plan process.

Participants in the FMPC may include members from the following groups:

1. District Staff
2. Parent Advisory Committee
3. Students
4. Board of Trustees
5. Various Other Stakeholders

B. Community Outreach

- i. El Monte Union School District has a very involved and active community. With that in mind the selected firm will be required to assist the district and its representatives with community outreach events and meetings.

C. Development of the Needs Assessment

- i. The selected firm shall evaluate each site based upon the curriculum needs, Education Specifications and facilities needs. Sites should be evaluated for the following items:
 1. Growth/Expansion/Consolidation based on boundaries and demographic projections
 2. Proposed Modernization Projects at Arroyo, El Monte, and Rosemead High Schools.
 3. Visual Definition of the Campus
 4. Indoor and Outdoor Space Functions
 5. Current Status of Infrastructure (paying special attention to electrical services, water and sewer distribution systems on campus)
 6. Building/facility modernization versus replacement based on life cycle analysis.
 7. Pick up and drop off improvements
- ii. At the completion of the assessment the successful firm will begin to develop the update to the Master Plan using the information gathered in conjunction with

demographic reports, surplus property information and any other statistical information requested.

- D. **The District will Provide all demographic information from their Demographics Consultant. Information will be based on five and ten year projections.**
- E. **The successful firm will provide capacity information and work with the District State Funding Consultant to assist with site development based potential state funding opportunities.**
- F. **The successful firm will provide, as part of the Master Plan, an evaluation of the equity of the district's facilities between sites.**
- G. **Final Needs and Alternatives will be prepared by the successful firm that provide the following information**
 - i. Short and Long Term Facilities Needs of the School District prioritized by project
 - ii. Exploring Community and Joint use needs
 - iii. Preparing Individual Site Master Plan updates with cost estimates
 - iv. Providing recommendations for energy savings
 - v. Providing Recommendations for Deferred Maintenance needs at each campus
 - vi. Facilitating and documenting the Master Plan Committee input and assembling all material for this committee
- H. **Provide Cost Estimates for all proposed work in the Facilities Master Plan Update by a qualified cost estimator.**
- I. **At the conclusion of the scope of work mentioned above the Successful Firm will provide the district with a digital copy of the updated Master Plan and assist the district with the presentation of the Master Plan to the Board of Trustees and the Master Planning Committee.**

3.0 SUBMITTAL FORMAT AND CONTENT

- 1. **Response Format and Detail.** The District is seeking responses, in digital format, to this RFP (each an “RFP Response Package”) that are organized, comprehensive and tailored to this RFP. The District may choose to not interview Respondents. Response shall be formatted as stated below:
 - a. Table of Contents
 - b. Firm History and Experience
 - c. Project Approach
 - i. Schedule Showing Final Board Presentation no Later than January 14, 2026
 - ii. Proposed Meeting Cadence and Schedule
 - iii. Outline of Process
 - d. Relevant K-12 Experience
 - e. References for Similar Work
 - f. Fee Proposal
 - i. Showing Lump Sum Fee for the Project
 - ii. Hourly Rates of Team Members
 - iii. Fee Breakdown by Scope of Service
 - g. Project Team

- i. Organization Chart that shows how the team will interface with the district and its representatives
 - ii. Project Team Resumes
 - iii. Proposed Consultants and their Qualifications
- h. Litigation History (If Applicable)
- i. Insurance Certificate

2. **Submittal Context.**

- A. **Costs:** All costs associated with the preparation and/or delivery of an RFP Response Package in response to this RFP are solely the responsibility of the Respondent. The District will in no way compensate or reimburse Respondents for any costs associated with the preparation and/or delivery of an RFP Response Package. The RFP Response package should include a cost and fee proposal for the entire scope of the project as well as an hourly rate sheet.
- B. **District Rights:** The District reserves the right to reject or accept any and all proposals for any reason, to withhold consideration of incomplete responses, to waive informalities or minor irregularities, or request additional information from any Respondent at its discretion. The District reserves the right to terminate the solicitation and/or evaluation process, and to cancel the award of the Contract before the full execution of the Contract with the successful Respondent.

Acceptance of a proposal does not create a contract and does not obligate the District to take any further action. The District reserves the right to direct the Contractor to install systems of different quantities than those proposed by Contractor, to reject any or all responses without penalty, and to act in the District's best interests as required, in the District's sole discretion.

- C. **Legal Requirements:** Architect shall comply with all applicable laws, including but not limited to those provisions of law identified in the attached Construction Agreement, and the following:
- **Licensing.** Architect shall either (a) employ the services of or (b) shall be, a licensed architect pursuant to the California Business and Professions Code and shall be licensed in the following appropriate classification(s) of license(s), for the Project, and must maintain the license(s) throughout the duration of the Project. By submitting a proposal, Respondents certify that they are authorized to do business in the State of California and attest that they are in good tax standing with the California Franchise Tax Board. Architect shall obtain and maintain the required licenses and all other appropriate legal authorizations for all applicable federal, state and local jurisdictions and pay all applicable fees associated therewith. Architect shall immediately notify the District in writing of any change in its licensing status during the term of its Agreement with the District.
 - **Conflict of Interest.** Respondents shall execute the "Non-Collusion Declaration" and deliver to the Contact Person listed on the cover page of this RFP with their RFP Response Package before the deadline listed in the Executive Summary of this RFP.

D. Public Record: All proposals and attachments submitted to District in response to this RFP shall remain the property of the District and may be subject to disclosure under the California Public Records Act.

E. Response Withdrawal: Any Respondent who has submitted an RFP Response Package shall not, after the RFP Response Deadline in the Executive Summary of this RFP, withdraw or cancel its RFP response for at least **90 days** thereafter.

3. **Submitting a Response.**

A. RFP Response Package. Five originals of each Respondent's RFP Response Package, as instructed in the RFP Response Form and Questionnaire, shall be submitted to the District's Purchasing Department located at 1003 Durfee Ave., South El Monte, CA 91733, before the RFP Response Deadline of May 15, 2025 at 10:00 AM. In addition, an electronic copy of the RFP Response Package must be submitted to Purchasing@emuhsd.org. Respondents must include a table of contents with the RFP Response Package, clearly label each section, and separate with tabs. In the electronic copy, each section shall be in separate tabs with a table of contents.

4. **Contracting; Contract Award Protest.**

A. Contract Award Protest. A Respondent may protest a contract award if the Respondent believes that the award was inconsistent with District policy or that this RFP was not in compliance with the law. A protest must be filed in writing with the District within five (5) working days after receipt of notification of the contract award. The Respondent shall submit all documents supporting or justifying the protest. A Respondent's failure to timely file a protest shall constitute a waiver of its right to protest the award of the contract. Any Respondent submitting a RFP Response Package may file a protest of the District's intent to award the contract provided that each and all of the following conditions are met:

- (1) The protest must be submitted in writing to the District (e-mail is not acceptable), before 10:00 AM of the fifth business day following notification of the proposed contract award.
- (2) The initial protest document must contain a complete statement of any and all basis for the protest, including without limitation all facts, supporting documentation, legal authorities, and argument in support of the grounds for the protest; any matters not set forth in the written protest shall be deemed waived.
- (3) All factual contentions must be supported by competent, admissible, and credible evidence.
- (4) The protest must refer to the specific portions of all documents which form the basis for the protest.

- (5) The protest must include the name, address, email, and telephone number of the person representing the protesting party.

Any protest not conforming to the preceding shall be rejected by the District as invalid. Provided that a protest is filed in strict conformity with the foregoing, the District shall review and evaluate the basis of the protest. The District shall provide the Respondent submitting the protest with a written statement concurring with or denying the protest. The District's Board of Trustees will render a final determination and disposition of a protest by taking action to adopt, modify or reject the disposition of a contract award. Action by the District's Board of Trustees relative to a contract award shall be final and not subject to appeal or reconsideration. The action by the District's Board of Trustees to adopt, modify or reject the disposition of the contract award reflected in such written statement shall be an express condition precedent to the institution of any legal or equitable proceedings relative to the Proposal process, the District's intent to award the contract, the District's Board of Trustees' disposition of any protest, or the District's decision to reject all proposals. The procedure and time limits set forth in this paragraph are mandatory and are the Respondent's sole and exclusive remedy in the event of protest. Failure to comply with these procedures shall constitute a waiver of any right to further pursue the protest, including filing a Government Code claim or legal proceedings.

4.0 SUBMITTAL EVALUATION CRITERIA

The District will evaluate the RFP Response Package from each Respondent based on the following criteria:

- A. Clarity and Completeness – RFP Response Packages shall be clear, concise, and complete (10 points)
- B. Conformance – to the specified RFP format (10 points)
- C. Suitability – proposal of solutions to meet Project objectives as well as all requirements set forth in this RFP; most importantly the ability to deploy resources on time to meet the schedule. (10 points)
- D. Experience – the comprehensive qualifications and experience of both the Respondent and the proposed team (including use of local subconsultants) in completing projects with similar scope and complexity (10 points)
- E. Financial Wherewithal – general financial strength of the Respondent and ability to uphold all obligations and promises for the respective stated durations of the Agreement (10 points)
- F. Cost (10 points)
- G. Insurance – ability of Respondent to meet insurance requirements (10 points)
- H. Client References – performance on previous projects and responsiveness in solving problems (10 points)
- I. Knowledge and understanding of the local environment and a local presence for interfacing with the District (10 points)
- J. Quantity of available in-house professionals (10 points)

5.0 METHOD OF SELECTION

The District will evaluate Respondents based on their demonstrated competence and on their professional qualifications necessary for the satisfactory performance of the services required, as evident in their RFP

Response Packages, interviews (if applicable), and other information as the District determines to be appropriate. The District will negotiate and enter into a contract that is in the best interest of the District, at compensation which the District determines is fair and reasonable. Should the District be unable to negotiate a satisfactory Contract with the Respondent considered to be the most qualified at a price the District deems reasonable, the District may terminate negotiations with that Respondent. The District may then undertake negotiations with the next most qualified Respondent for the Project. The District reserves the right to waive immaterial irregularities in any RFP submittal.

6.0 GENERAL INFORMATION

Amendments: The District reserves the right to cancel or revise this RFP in part or in its entirety at any point in time during the RFP process. If the District cancels or revises this RFP, all Respondents will be notified by addenda. The District also reserves the right to extend the time allotted for responses.

Compliance: Submittals must be in accordance with all of the requirements set forth within this RFP. Any RFP Response Package not submitted in accordance with the requirements of the RFP may not be considered.

Insurance: Respondents must procure, maintain and provide evidence of insurance as required by the Architectural Service Agreement.

Questions: All questions about the meaning or intent of this RFP shall be submitted electronically to Margarita Sanchez, Director of Purchasing at Purchasing@emuhsd.org. Contact with other District personnel regarding this proposal is **strongly discouraged**. Replies will be issued by addenda and emailed to all parties recorded by the District as having received the RFP documents. Questions received after the Final Day to Submit Questions to the District may not be answered. Only questions answered by formal written addenda will be binding.

7.0 SPECIAL CONDITIONS

Non-Discrimination: The District does not discriminate on the basis of race, color, national origin, religion, age, ancestry, medical condition, disability, gender, or other legally protected status in consideration for an award of the Agreement.

Drug Free Policy and Fingerprinting: The selected Respondent may be subject to the completion of a drug-free workplace certificate in addition to the completion of any and all fingerprinting requirements and criminal background checks required by state law or the District. See the Fingerprinting Notice and Acknowledgement document found attached herein for further detail. Respondents are also hereby notified that smoking is prohibited at all Project Sites and District sites and all personnel will be required to leave the Sites in order to smoke.

District Findings: Pursuant to Public Contract Code Section 3400(c) the District may make a finding designating certain materials, products, things, or services (the “District Proprietary Specifications”) by specific brand or trade name for the statutorily enumerated purposes. In the event of any conflict between

the materials, products, things, or services in the District's Proprietary Specifications and the plans and specifications set forth in this RFP, the District's Proprietary Specifications shall prevail.

Limitations: This RFP does not commit the District to award a contract, to defray any costs incurred in the preparation of an RFP Response Package pursuant to this RFP, or to produce a contract for work. In any contract entered into by the District and a Respondent, the District shall retain the right to terminate the contract for inadequate performance or for convenience.

8.0 CONTACT PERSON

Respondents shall direct any questions regarding this RFP via email to:

El Monte Union High School District
Margarita Sanchez, Director of Purchasing
Purchasing@emuhsd.org
1003 Durfee Ave., South El Monte, CA 91731

9.0 RFP TERMS & DEFINITIONS

Architect – An individual in possession of a valid architectural license issued by the California Architects Board, who is competent at creating, revising, and completing design and/or construction documents as well as obtaining DSA approval for the aforementioned documents.

Agreement or Contract – Refers to the Construction Agreement.

Contractor – The successful Respondent; the individual or entity with which the District chooses to execute a contract.

Project – All activities at all Sites as set forth in this RFP

Respondent – Any individual or entity that provides an RFP Response Package in response to this RFP.

RFP – Refers to this document and all attachments referenced on the Executive Summary page.

RFP Response Package – The set of required documents to be completed and submitted by an individual or entity in response to this RFP; See the RFP Response Form and Questionnaire document for the RFP Response Package contents.

Scope of Project – The objectives, services, and activities which the Contractor will be expected to fulfill.

NON-COLLUSION DECLARATION

The undersigned declares:

I am the _____ [Title] of _____ [Name of Company],
the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____ [Date], at _____ [City], _____ [State].

Signed: _____

Typed Name: _____

EXHIBIT A

FEBRUARY 2018 FACILITIES MASTER PLAN



TABLE OF CONTENTS

1	Arroyo High School
2	El Monte High School
3	El Monte-Rosemead Adult School
4	Fernando Ledesma High School
5	Granada Center Adult School
6	Granada Transition Center
7	Mountain View High School
8	Rosemead High School
9	South El Monte High School
10	DISTRICT SUMMARY
11	FUNDING

Introduction

This section presents the existing conditions of each of the District's 9 sites. For each site, there is a section on facility goals as well as a facility survey, and an updated campus site plan. The sites are organized alphabetically within each grade level for this report.

The following headings are featured in each campus report:

1. General Information

Grades Served:	Grades served at the site
Schedule Type:	Operational Calendar
Site:	Site acreage of the entire campus
Site, including City Property:	Site acreage including joint use facilities
Existing Play Field Area:	Square footage of all field and play court areas on campus
Available Play Field Area:	Square footage of all field and play court areas on campus with portable classrooms removed
Hardscape:	Square footage of all pavement on campus
Parking:	Square footage of all parking & dropoffs
Landscape:	Square footage of all planters, turf and hillside landscaping
Permanent Building Area:	Square footage of all permanent buildings on site
Portable Area:	Square footage of portable classrooms
Total Area:	Sum of square footage of all building areas on campus

2. Enrollment History

Enrollment history for the academic years 2006 – 2007 to 2011 – 2012 is taken from the latest California Basic Education Systems (CBEDS) data that was available in October 2011 through the Education Data Partnership.

3. Permanent Construction

The section lists dates of construction completion, DSA application numbers, and building area.

Bldg/Use:	Refers to the building name and its programmatic use
Date Constructed:	Refers to the date the building was completed
Date Modernized:	Refers to date the building was modernized

DSA Number:	Refers to the official Division of State Architect's application and approval date
Number of Classrooms:	Refers to the number and grade level of each building classroom
Area of Unit:	Refers to the area of the building in square feet

Dates of construction completion and modernization are extremely important since the State of California currently has a program that allows for funding to modernize permanent buildings over 25 years of age, again at over 50 years of age.

4. Portable Area

This section lists all portables; including leased units and District-owned units, DSA application numbers, and building area.

Unit:	Number identifying portable unit on school site
Serial Number:	Number identifying portable unit within Pre-Approved stockpile
Manufacturer:	Refers to manufacturer of portable unit
Mfg. Date:	Refers to date of portable unit construction
DSA Number:	Refers to the official Division of State Architect's application and approval date of unit construction.
Owner:	Identifies unit as owned by LEUSD or Leasing Company
Lease Number:	Refers to portable unit leasing contract identification
Lease Payment:	Refers to monthly cost of portable unit
PO/Contract:	Refers to portable unit purchase order/contract number
Building Area:	Refers to the area of the unit in square feet
Status with State:	A portable owned by the District is assumed by the State of California to be a permanent teaching station, therefore chargeable.

Dates of construction completion and modernization are extremely important since the State of California currently has a program that allows for funding to modernize portable buildings over 20 years of age.

5. Core Facilities**Restroom Capacity**

Student restroom capacity is evaluated based upon the current Uniform Building Code's requirements as interpreted and enforced by the California Department of Education.

These requirements, based on current code, are as follows:

Elementary Girls: 1 toilet per 35 girls (alt. 1 per 25)
Elementary Boys: 1 toilet per 100 boys, 1 urinal per 30 boys (1/30)
Secondary Girls: 1 toilet per 45 girls (alt. 1 per 30)
Secondary Boys: 1 toilet per 100 boys, 1 urinal per 30 boys (1/40)
One sink is required for every two fixtures
Boys alt. - Urinals replace water closets numerically like for like.

The recommended fixture count is based upon existing Permanent Construction Capacity and does not take into account existing Portable Construction Capacity. Enrollment is assumed to be divided equally between girls and boys. Kindergarten restrooms are credited to boys and girls equally.

Staff Restrooms: Staff restrooms are evaluated based upon the current Uniform Building Code's requirements as interpreted and enforced by the California Department of Education. It is assumed that separate restrooms will be provided for each sex. Staffing levels are based upon the latest District information provided to the Education Data Partnership.

The California Code of Regulations adopted the Uniform Plumbing Code that requires additional fixtures for students. If the District experiences capacity shortages at existing sites, it may be necessary to increase the amount of restroom facilities.

Parking Capacity

Parking capacity is based on a count of existing parking stalls. Accessible parking refers to parking stalls available to the disabled, either for parking of vans or regular automobiles. If the District experiences capacity shortages at existing sites, it may be necessary to increase the amount of parking facilities, including accessible stalls.

Multi-Purpose Room Capacity (Assembly Hall & Faculty Dining)

The Code allows 7 square feet per person for assembly, and 15 square feet per person for dining.

6. Space and Loading Analysis

Facility Capacity Goals

A facility loading analysis was conducted with the following stated assumptions:

Actual use factors will greatly affect the total loading for each school site. The site loading totals are presented to give the District several reference points.

The following procedures were used in calculating the loading:

- A. All permanent and portable classrooms were loaded based upon the following two criteria:

	District Loading	State Loading
Grades 9 – 12:	39 pupils	27 pupils
Non-Severe	17 pupils	0 pupils
- B. Loading is based upon current State of California loading standards as developed by the Office of Public School Construction and the Department of Education as of September of 2011. Current funding standards do not take into account reduced classroom loading for grades K-3. These loading standards were modified based upon current District classroom loading policy.
- C. Non-Severe classrooms are provided at a ratio of one classroom for every 12 classrooms.
- D. Full size classrooms will not be used to accommodate resource specialists.
- E. Space and loading analyses are based upon teaching stations available at each campus, and are based upon 2016-2017 use.
- F. All permanent classrooms and portables were loaded according to the standard above. Separate capacity is shown for permanent and portable classrooms which are summed to determine a total site capacity.
- G. Classrooms are based on a minimum average size of 960 square feet. Non- standard classrooms are rooms less than the average size of 960 square feet. Classrooms which are less than 700 square feet are not loaded according to State of California regulations.

Site Capacity

The Space and Loading Analysis determines the student capacity of both permanent and portable classrooms. To establish the suggested capacity of a particular school site, the Space and Loading Analysis needs to be adjusted in order to determine a reasonable site capacity. The site capacity is based upon evaluation of the total site size and the usable acreage available as open space for students' outdoor activities.

In order to determine recommended site capacity for each school we have looked at two criteria; the site size recommended by the California Department of Education and the historical site size standards within the District. Each site within the District has been evaluated according to the same standard to determine its recommended capacity. Where we have found the building capacity in excess of the site capacity we have recommended the removal of specific portables/buildings. Where we have found the building capacity to be less than the site capacity we have recommended specific building additions.

Site configuration and playground layout has also been taken into account, where we have found placement of existing portables severely limiting the use of playgrounds or causing serious security concerns we have suggested either the removal or relocation of portable classrooms.

Existing School Building Capacity

In order to determine the capacity of each site a determination of the minimum type and number of support facilities for each school was determined. Spaces are divided into 3 categories; Required, Available, and Optional.

- Required spaces are not loaded as classrooms
- Available spaces would not be provided in a new school but if they are available in an existing facility will not be loaded as classroom space.
- Optional spaces will not be loaded as classroom space their inclusion will be up to the discretion of the site to determine.

Typical spaces provided at each school type are as follows:

○ High School, or K-12, or 6-12

▪ Required

- Library
- Computer Lab
- Staff Lounge
- Staff Workroom
- Multi-purpose Room—Cafeteria
- Serving Kitchen
- Gym
- Shower and Locker

▪ Available

- Auditorium
- Shaded Lunch area
- Shared Lecture Rooms

▪ Optional, Flexible Spaces *(Each school will be allowed to include optional space based on the student capacity of the school)* –*

- **1200 Student Capacity:** 10 optional spaces
- **1600 Student Capacity:** 12 optional spaces
- **2000 Student Capacity:** 16 optional spaces

○ Examples of Possible Optional spaces

- Band
- Choral
- Dance
- Weight Room
- Science Labs
- Technology Center
- Art
- Ceramics
- Traditional Photo Lab and Digital Photo Lab
- Business
- Shops, Vocational Technology
- Consumer Science
- Drama
- Parent Center
- ROTC
- Health Clinic and other shared community resources
- Campus based CSR program beyond the District's/State CSR program
- Etc.

FACILITIES OVERVIEW: ARROYO HIGH SCHOOL



BOND IMPROVEMENTS:

- Gymnasium Roof Replacement
- Exterior Building Painting
- Painting Stadium
- Safety Improvements - emergency egress
- Asphalt Repair at parking lot
- Floorin Replacement
- Interior Building Painting
- Computer Lab Furniture & Equipment



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

Arroyo High School



ARROYO HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served: 9-12
 Schedule Type: Traditional
 Site: 41.9 Acres
 Site, including City property: Acres
 Existing Play Field Area: 16.5 Acres 718,740 SF
 Available Play Field Area: 16.6 Acres
 (Portable Buildings removed)
 Hardscape 702,595.0 SF
 Parking 230,597.0 SF
 Landscape 141,351.0 SF
 Permanent Building Area: 223,287 SF
 Portable Building Area: 6,230 SF
 Total Area: 229,517 SF

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2017-2018	515	508	569	553		2,145
2016-2017	535	608	578	484		2,205
2015-2016	605	601	507	515		2,228
2014-2015	593	563	577	567		2,300

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligible	# of CRs	SDC	Building Area
A - Administration	1955	A12231 A68779 A03-107693	1997 2007	2026	0		7,600 SF
B - Classrooms	1955	A12231 A14662 A51005 A03-107693	1995 2007		9		12,000 SF
C - Classrooms	1955	A12231 A51005 A03-107693	1995 2007		6		7,100 SF
D - Classrooms	1955	A12231 A51005 A03-107693	1995 2007		6		7,100 SF
E - Classrooms	1955	A12231 A51005 A03-107693 A03-108334*	1995 2007 2,012		7		12,800 SF

ARROYO HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

F - Home Ec & Graphic Arts	1955	A12231 A15051 A51005 A03-107693 A03-112915*	1995 2007 2013		5		8,600 SF
G - Weight & Industrial Arts	1957	A16527 A55592* A03-107693 A03-112915*	1992 2007 2013		3		5,130 SF
G1 - Classrooms	1955	A12231 A13542 A51105 A03-107693 A03-112915*	1995 2007 2013		3		9,718 SF
G2 - Classrooms	3033	A15051 A51105 A03-107693	1995 2007		4		5,500 SF
G3 - Storage	2013	A03-112915*			0		1,700 SF
H - Girls Lockers	1955	A12231 A14662 A03-107693	2007		0		10,791 SF
I - Speech Arts		A30377 A03-107693	2007		1		5,400 SF
J - Boys Lockers	1955	A12231 A14662 A03-107693	2007		0		10,400 SF
K - Cafeteria & Maintenance	1955	A12231 A51105 A03-107693	1995 2007		0		16,500 SF
L - Student Center		A13542 A03-107693	2007		0		7,774 SF
M - Music		A13542 A30377 A51105 A03-107693	1995 2007		3		9,800 SF
N - Classrooms		A13542 A51005 A03-107693	1995 2007		4		4,040 SF
O - Media Center		A13542 A68779 A03-107693 A03-108334*	1997 2007 2,012		0		7,249 SF
P - Classrooms		A15051 A51005 A03-107693	1995 2007		10		11,040 SF
R - Gymnasium	1957	A16527 A03-107693	2007		0		19,600 SF
S - Classrooms		A13912 A03-107693 A03-108334*	2007 2,012		3		4,511 SF
T - Team room / Field	1957	A13912 A16527 A03-107693	2007		0		3,325 SF

ARROYO HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

U- Visitor Team Room		A13912 A03-107693	2007		0		620 SF
W - IDK		A28579			1		960 SF
Y - Classrooms	2012	A03-108334*	2,012		21		34,029 SF
TOTAL					86		223,287 SF

* Project currently uncertified

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A#	Owner	# of CRs	Building Area
V						1	475 SF
V						1	475 SF
??				03-115131		1	960 SF
??				03-115131		1	960 SF
??				03-115131		1	960 SF
??				03-115131		1	960 SF
W						1	1,440 SF
TOTAL						7	6,230 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	29	48	-19
	Sinks	23	24	-1
Boys:	Toilets	21	17	4
	Urinals	23	56	-33
	Sinks	19	37	-18
Women:	Toilets	1	9	-8
	Sinks	1	5	-4
Men:	Toilets	1	3	-2
	Urinals	0	1	-1
	Sinks	1	2	-1
Unisex	Toilets	3		3
	Sinks	3		3
Drinking Fountains:	Number of heads	0		

ARROYO HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Parking Capacity

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Visitor Parking	225	8	7	1
Staff Parking	117	7	5	2
Band Parking	128	5	5	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	#REF!

Maximum adult users of core facilities:

Men	44
Women	130
Total	174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Grades 9-12	39	27	86	7	3,627	2,511
Special Education/Severe	9	9	0	0	0	0
Special Education/Non Severe	13	13	0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			86		3,354	2,322
Portable Construction				7	273	189
TOTAL EXISTING CAPACITY					3,627	2,511

ARROYO HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center		SF	
Computer Lab		SF	
Science Lab		SF	
Art		SF	
Band		SF	
Choral		SF	
Wrestling/Dance		SF	
Weight Room		SF	
Gymnasium		SF	
Locker/Shower		SF	

CDE Recommended Play Field Area	
Based on Total Existing Capacity	Acres

CDE Recommended Play Field Area	
Based on Permanent Construction Capacity	Acres

ARROYO HIGH SCHOOL

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Works but not well used. Parents require significant training			
Main drop off is within the campus, a 3 lane zone			
small % of student driver			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
School has developed a significant gardening program, currently small but getting bigger as more staff and students are involved. The available space for expansion is significant. Garden improvements could include: greenhouse, power, lighting, and gates	43,000	SF	\$178,450.00
Landscaping adjacent to circulation receives significant damage due to foot traffic. Replacing turf with drought tolerant ground cover and bushes could reduce damage and improve campus aesthetics.			
Replacing turf with permeable hardscape could improve campus aesthetics and reduce maintenance and irrigation costs			
Repair/Reconfigure/Replace Playgrounds			
Basketball - recently done 6 years ago			
Tennis courts should be modernized, including ADA access, resurfacing, and wind screen for the full perimeter of the courts	30,000	SF	\$285,000.00
Provide all weather track & football field per 2015 Facility Master Plan	1	LS	\$ 3,500,000.00
Repair/Reconfigure/Replace Site Drainage			
Site drains back to the softball field and there is significant ponding	50,000	SF	\$50,000.00
Repair/Reconfigure/Replace Fencing			
Minor repair to front fence where damaged	10	LF	\$900.00
Higher fence along housing units and band parking	350	LF	\$14,000.00
Enclosed back area between portables M95-M98 require exit gate	1	Allow	\$8,500.00
Repair/Reconfigure/Replace Parking			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Replace roofing throughout campus	223,287	SF	\$6,687,445.65
Campus breezeways are made of wood, requiring significant maintenance. Termites and asbestos are a problem, district is looking to replace all breezeways with metal decking			
Repair/Replace Exterior Finish			
Replace wood siding at Bldg A & M, included in Bldg Mods Below			
Patch & Paint All Campus Buildings, included in Bldg Mods below			

Facility Needs

MODERNIZATION

Building and Use	Mod Level	Cost
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A - Administration**M3**

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Replace single paned windows with insulated aluminum operable systems (assumed 10% bldg exterior walls)	570	SF	\$39,187.50
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Notes:

Roofing requires repair
 Brick façade in good condition, but the T&G sections requires significant repair/replacement
 Recently received new carpeting 08/16
 Significant wood trim and wainscot throughout could be refinished
 Hall of champions - redo and move awards
 Restrooms walls don't have appropriate acoustic protection, flushing and other noises can be heard from hallway and adjacent offices
 Windows are functioning, but single paned and where facing south significant heat gain
 Attendance is accessed from back of building, perhaps this is a security concern and entry should be re-routed through front door?
 Nurse area has significant unusable circulation space, could be reconfigured to include 2 additional offices
 Existing meeting room serves approximately 10 people; large all staff meetings occur in cafeteria/ music room
 Needs a better vault for secure filing
 Wants to enlarge admin building towards parking lot, but there is an existing tree at the preferred location

B - Classrooms**M3**

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Facility Needs

Specialty Improvements:**Notes:**

B wing, paving at corner servers exteriors
 B Psych off - IEPs, testing, located near special ed., Lockable files, RRs same
 Servers currently sit outside the building enclosure. They are loud, and have ventilation but no cooling

C - Classrooms**M3**

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Same B Type class storage via learn wall

D - Classrooms**M3**

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Same B Type class storage via learn wall

E - Classrooms**N/A****Specialty Improvements:**

Provide concrete landing at building exit doors.

350

SF

\$3,675.00**Notes:**

Building renovated recently, but missing concrete landings are rear exits.
 Roofing recently completed
 E1 - use to be office - recently renovated and converted to prep room

Facility Needs

F - Home Ec & Graphic Arts

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Room 52 - counter / cab/ equipment. New flooring is scheduled - better equipment desired
 Desire to go fresh food / garden
 Rm 51 - used as science, converted to graphic arts classroom, computer, photo studio, 3D printer, plotters. Locker cubbies, knight
 Rm 53 - Special Education - Take out counter turn into classroom
 Rm 54 ART and 55 more light-windows more shelving
 New lighting between building F and H
 Wing F - Home - Locker cubbies knights, 51 used as science, convert to graphic arts classroom, computer, photo studio 3D printer, plotters.

G - Weight & Industrial Arts

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Rm 60 - Special Education, 60A + B
 Rm 61 CAD
 Rm 62 - used as science make graphic arts and convert other classroom to science
 Rm 63 - computer lab recently done, title 1 office
 Title 1 Office - Woodstop - new machinery, graphic arts, bookroom moveable shelves, weight room - teams AB,BB

Facility Needs

G1 - Classrooms**M1**

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:****G2 - Classrooms****N/A****Specialty Improvements:****Notes:****G3 - Storage****N/A****Specialty Improvements:****Notes:****H - Girls Lockers****M3**

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existng hub upgraded, numerous additonal equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

new flooring finish in progress
 roof leaks occuring in coaches office, to be included in upcoming roofing project.
 coach dressing and restroom is non-ADA compliant
 showers seldom used by students and piping require repair/replacement due to age
 PTA serves from the snack bar. The door requires repair/replacement. Cabinetry should be replaced with additional storage and ADA compliant workstations and serving windows should be installed.

Facility Needs

I - Speech Arts**M4**

Extensive repair of exterior building finishes
 Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Extensive structural repair
 Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
 Extensive HVAC Upgrade (new equipment and distribution)
 Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
 Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
 Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)
 Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Brick façade in good condition, but the T&G siding requires significant repair/replacement
 Exterior thresholds do not meet current DSA acceptable conditions, if building is modernized the thresholds will all require updating
 Front quad is fenced for use by performing arts, but area could receive an upgrade in paving, landscaping, seating, and privacy fencing for classroom use.
 Accessible access is from the fenced off front quad, not readily accessible to public, staff, and students.
 bike access and storage is fenced adjacent to the speecharts front quad
 Small theater requires updated booth and rigging upgrade
 small theater requires HVAC
 small theater stage needs accessible lift
 bike access is from behind
 faculty wants performing arts facility

J - Boys Lockers**M2**

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Roof leaks occur where connected to gymnasium walkway
 Roof leaks occur in locker room, to be accommodated in upcoming roofing project
 coach dressing and restroom is non-ADA compliant
 weight room has broken windows, requires HVAC and mirrors

Facility Needs

K - Cafeteria & Maintenance**M2**

Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair
Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

The existing staff lounge is used by special education lunch /instruction. Campus wants to convert it into a conference center with workstations, meeting tables, whiteboards, tackboards, AV system, and snackbar with sink and small appliances.
The existing staff dining room could use updated finishes and furniture. The campus has a small culinary program, but they are not yet serving the faculty. The space could be converted into a cafe/resturant environment for student training.
Serving area includes 2 lanes with choice of up to 6 stations, point of sales at end of each lane.

Serving area kitchen ceiling in poor condition due to recent district technology upgrades, should be repaired/replaced
The campus currently has 1 lunch period, with more than 1/2 of the student population served in 25 minutes. There are 2 lunch serving areas and campus is considering a third location
Kitchen is in very good condition, flooring recently replaced 5 years ago, and equipment is well maintained
Maintenance needs more room for equipment and materials storage. Currently housing all campus shipping and receiving, extra furniture and PE equipment, as well as book storage due to lack of book room area

L - Student Center**N/A****Specialty Improvements:****Notes:**

Career center - new bulding
Round table - new drapes, data / power at tables
Storage and assist principal - good to keep in center with kids
Student Store - open during lunch and passing. Clothes / books / snacks
needs pizazz - safe and take out TV

Facility Needs

M -Music**M3**

Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Brick façade in good condition, but the T&G siding requires significant repair/replacement
Exterior thresholds do not meet current DSA acceptable conditions, if building is modernized the thresholds will all require updating
Music requires storage, piano room is unusable as it currently stores equipment
Band expands to Classroom
Band cabinetry in extremely poor condition and requires replacement

N - Classrooms**M3**

Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Same B type class storage via learn wall

O - Media Center**N/A****Specialty Improvements:****Notes:**

modification recent, more charging in lounge, 20K books, security doesn't work
teacher conference
IT off - campus MDF
Bookroom - behind career take over and give to office

Facility Needs

P - Classrooms

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

ceilings lowered projectors #19,18,17,16,15,14,13
 Pwing math book room and office
 #1 - Convert to lab with teach wall
 #2 Labs, partition, workroom, relocate screen.
 #3 + 4 - Keep as regular classrooms
 #5 Journalism -storage
 #6A - Parent Center needs separate HVAC from classroom #6
 Pull community liason to admin and convert to special education
 #6 Special Education
 #7 Lab - Keep flex lab for check out
 #8 Special education, IEP meeting, AC unit, need secured store

R - Gymnasium

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Floor done last year used to have better wax
 Bleachers - no hand rails. Motor needs redone
 replace scoreboards
 1 hoop - motor needs replaced all hoops near end, new curtains
 Small Gym - Score board - don't use, hoops use and are okay, stay down

Facility Needs

S - Classrooms

NA

Specialty Improvements:

Students have damaged sinks and piping by placing their feet on the waste line, sinks shall be repaired and privacy panels installed	20	LF		\$3,000.00
Exterior pockets where lockers have been removed can be converted into seating, display cases, outdoor AV learning environments.	1	LS	\$	3,000.00

Notes:

Science classrooms have been just recently modernized, vct flooring shows wear quickly
 learning wall storage is well liked by faculty but extra desks installed adjacent to demonstration tables to allow for enlarged workspace
 Lockers have been removed from exterior, concrete curb remains

T - Team room / Field

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Field House - good - Stadium good, rodents, showers capped, grass - artificial track and field at stadium allowing practice there. Misc fields would be in better shape.
 Bleachers -visitors asph. In bad shape, scoreboard.

U- Visitor Team Room

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

W - IDK

N/A

Specialty Improvements:**Notes:**

W is a portable, replace with new construction below

ARROYO HIGH SCHOOL

October 4, 2017

Facility Needs

Y - Classrooms

N/A

Specialty Improvements:

Notes:

Bldg Y is newly construction, minor repairs needed for exterior floor finish

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Expand Administration towards parking lot	1,000	SF	\$350,000.00
Classrooms			
Construct 5 classrooms and storage to replace (4) existing math portables and provide 1 additional teaching station	5,500	SF	\$2,062,500.00
Expand bldg M to include additional equipment storage, practice rooms, and performing arts classrooms	3,000	SF	\$1,185,000.00
Auditorium			
Student Center / Cafeteria			
Media Center / Library			
Gymnasium			
Site Structures			

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Replace locks with keyless system	100	EA	\$112,500.00
District is completing a Security Camera survey, report is pending	1	LS	\$45,000.00

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
Wifi capacity is weak at front of campus, provide new wireless relays in Bldgs A & B	15	EA	\$34,125.00
Institute District Technology Standards			
Campus requests smartboards for each classroom	86	EA	\$823,020.00

ARROYO HIGH SCHOOL

October 4, 2017

Facility Needs

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
District is completing an HVAC survey, report is pending			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Most Restrooms are recently upgraded			
Misc.			
There is no water in the Speech Arts Bldgs			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Capacity is in fair working condition			
Sub-Panels/Transformers			
Expand panel in Student Store to accommodate dedicated equipment circuits	1	LS	\$24,500.00
Fire Alarm System			
Existing system has ongoing errors, needs review and repair of entire campus (approximately 100 devices and fire alarm command center	1	LS	\$86,000.00
Clock System			
System is in fair working condition			
Intercom System			
System is in fair working condition			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

ARROYO HIGH SCHOOL

October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ 178,450.00	
Repair/Reconfigure/Replace Playgrounds				\$ 3,785,000.00	
Repair/Reconfigure/Replace Site Drainage				\$ 50,000.00	
Repair/Reconfigure/Replace Fencing				\$ 23,400.00	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ 6,687,445.65	
MODERNIZATION					
	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Administration	SF	7,600	175	\$ 1,369,187.50	
B - Classrooms	SF	12,000	175	\$ 2,100,000.00	
C - Classrooms	SF	7,100	175	\$ 1,242,500.00	
D - Classrooms	SF	7,100	175	\$ 1,242,500.00	
E - Classrooms	SF	12,800	0	\$ 3,675.00	
F - Home Ec & Graphic Arts	SF	8,600	175	\$ 1,505,000.00	
G - Weight & Industrial Arts	SF	5,130	125	\$ 641,250.00	
G1 - Classrooms	SF	9,718	125	\$ 1,214,750.00	
G2 - Classrooms	SF	5,500	0	\$ -	
G3 - Storage	SF	1,700	0	\$ -	
H - Girls Lockers	SF	10,791	175	\$ 1,888,425.00	
I - Speech Arts	SF	5,400	215	\$ 1,161,000.00	
J - Boys Lockers	SF	10,400	150	\$ 1,560,000.00	
K - Cafeteria & Maintenance	SF	16,500	150	\$ 2,475,000.00	
L - Student Center	SF	7,774	0	\$ -	
M -Music	SF	9,800	175	\$ 1,715,000.00	
N - Classrooms	SF	4,040	175	\$ 707,000.00	
O - Media Center	SF	7,249	0	\$ -	
P - Classrooms	SF	11,040	175	\$ 1,932,000.00	
R - Gymnasium	SF	19,600	125	\$ 2,450,000.00	
S - Classrooms	SF	4,511	0	\$ 6,000.00	
T - Team room / Field	SF	3,325	125	\$ 415,625.00	
U- Visitor Team Room	SF	620	125	\$ 77,500.00	
W - IDK	SF	960	0	\$ -	
Y - Classrooms	SF	34,029	0	\$ -	

ARROYO HIGH SCHOOL

October 4, 2017

Cost Model					
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ 350,000.00	
Classrooms				\$ 3,247,500.00	
Auditorium				\$ -	
Student Center / Cafeteria				\$ -	
Media Center / Library				\$ -	
Gymnasium				\$ -	
Site Structures				\$ -	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ 157,500.00	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 34,125.00	
Institute District Technology Standards				\$ 823,020.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	

ARROYO HIGH SCHOOL

October 4, 2017

Cost Model					
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ 24,500.00	
Fire Alarm System				\$ 86,000.00	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
















SUB-TOTAL \$ 39,153,353.15

CONTINGENCY	10%	\$ 3,915,335.32
FEES	9%	\$ 3,523,801.78
ESCALATION	10%	\$ 3,915,335.32
INSPECTION AND TESTING	5%	\$ 1,957,667.66
FURNITURE & EQUIPMENT	10%	\$ 3,915,335.32
ADA ESCALATION RATE	3%	\$ 1,174,600.59
TOTAL		\$ 57,555,429.13

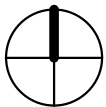
3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

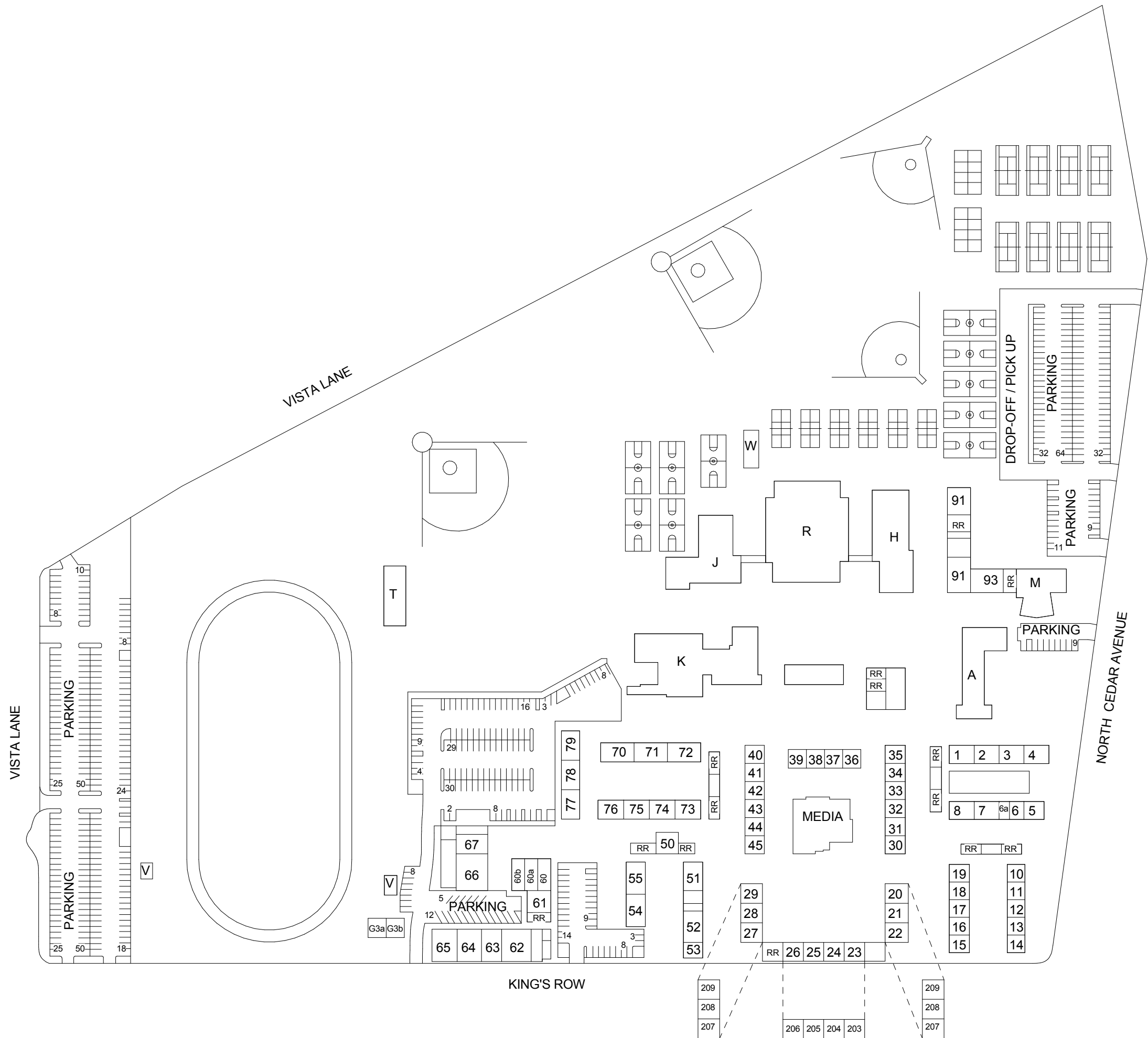
4921 Cedar Ave.
El Monte, CA 91732
TEL: 626-444-9201



- | | |
|---|--------------------------------|
|  | LANDSCAPING |
|  | PERMANENT |
|  | PERMANENT
MODULARS |
|  | PORTABLES |
|  | ELECTRICAL
SHUT-OFF |
|  | GAS SHUT-OFF |
|  | MAIN FIRE WATER |
|  | WATER SHUT-OFF |
|  | LANDSCAPING WATER
SHUT-OFF |
|  | HVAC WATER
SHUT-OFF |
|  | PIV FIRE SPRINKLER
SHUT-OFF |
|  | FIRE RISER CLOSETS |
|  | HYDRANT |
|  | CHEMICAL SHUT-OFF |
|  | POTABLE
WATER SHUT-OFF |

SCALE: 1" = 160'-0"





EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

ARROYO HIGH
SCHOOL

4921 Cedar Ave.
El Monte, CA 91732
TEL: 626-444-9201

SCALE: 1" = 160'-0"



FACILITIES OVERVIEW: EL MONTE HIGH SCHOOL



BOND IMPROVEMENTS:

- Guidance Office Interior Remodel
- Creation of additional offices for counseling (storage room)
- Remodel of home economics
- Auditorium
- Flooring
- Painting
- HVAC Replacement



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

El Monte High School



EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served:	9-12		
Schedule Type:	Traditional		
Site:	22.4 Acres		
Site, including City property:	Acres		
Existing Play Field Area:	8.0 Acres	350,222	SF
Available Play Field Area:	8.0 Acres		
(Portable Buildings removed)			
Hardscape	329,234.0 SF		
Parking	73,374.0 SF		
Landscape	30,121.0 SF		
Permanent Building Area:	183,099 SF		
Portable Building Area:	0 SF		
Total Area:	183,099 SF		

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2017-2018	445	501	399	438		1,783
2016-2017	521	460	466	419		1,866
2015-2016	470	491	431	438		1,830
2014-2015	497	466	438	468		1,869

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligibl	Class Rms	SES / STNS	Building Area Modernized
A - Auditorium / Music		A2823 A51135 A66803 A03-107686 A03-113839	1992 1997 2007 2014		3		18,100 SF
B - Classrooms		A51135 A03-107686	1992 2007		4		4,760 SF
C - Classrooms		A51135 A03-107686	1992 2007		6		6,900 SF
D - Cafeteria / Comp Ed.		A51135 A03-107686	1992 2007		0		7,098 SF
E - Administration / Classrooms		A51135 A03-107686	1992 2007		16		25,748 SF
F - Classrooms		A03-107686	2007		0		10,700 SF
G - Classrooms		A51135 A03-107686	1992 2007		10		12,690 SF

EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

H - Classrooms		A51135 A03-107686	1992 2007		4		3,700 SF
T - Maintenance / Classrooms		A51135 A03-107686	1992 2007		4		4,308 SF
J - Administration / Classrooms		A51135 A03-107686	1992 2007		4		7,460 SF
K - Small Gym		A03-107686	2007		0		5,631 SF
L - Boys Lockers		A51135 A03-107686	1992 2007		0		8,175 SF
M - Girls Lockers		A51135 A03-107686	1992 2007		0		7,264 SF
N - Large Gym		A03-107686	2007		0		11,788 SF
O - Media Center / Library	2012	A03-109061*			0		12,387 SF
P - Classrooms	2012	A03-109061*			24		36,390 SF
TOTAL					75		183,099 SF

* Uncertified Project

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A:	Owner	# of CRs	Building Area
N/A	-	-	-	-	-	-	0 SF
TOTAL						0	0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	42	-42	
	Sinks	21	-21	
Boys:	Toilets	15	-15	
	Urinals	49	-49	
	Sinks	32	-32	
Women:	Toilets	9	-9	
	Sinks	5	-5	

EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Men:	Toilets	3	-3
	Urinals	1	-1
	Sinks	2	-2
Unisex	Toilets		0
	Sinks		0
Drinking Fountains:	Number of heads	0	

Parking Capacity

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	136	6	5	1

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	#REF!

Maximum adult users of core facilities:

Men	44
Women	130
Total	174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Grades 9-12	39	27	75	0	2,925	2,025
Special Education/Severe	9	9				
Special Education/Non Severe	13	13	0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			75		2,925	2,025
Portable Construction				0	0	0
TOTAL EXISTING CAPACITY					2,925	2,025

EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center		SF	
Auditorium		SF	
Boys Locker Room		SF	
Small Gymnasium		SF	
Large Gymnasium		SF	
Girls Locker Room		SF	

CDE Recommended Play Field Area	
Based on Total Existing Capacity	Acres

CDE Recommended Play Field Area	
Based on Permanent Construction Capacity	Acres

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
<p>Reasonable condition based on age and amount of wear and tear by constant student and community use.</p> <p>Some of the public spaces, such as the theatre and gym are in need of major improvements in order to accommodate existing and future programs.</p> <p>Some areas of educational need were outlined whereby additional environments need to be added or modernized to incorporate new or expanded educational environments.</p> <p>Patch and repair. Significant water damage is evident in many locations. Look can be improved by repainting with lighter or brighter colors.</p> <p>Replacement of existing lighting with LED fixtures.</p> <p>Repair/Reconfigure/Replace Entrance</p> <p>Repair/Reconfigure/Replace Drop-off & Pick-up</p> <p>Repair/Reconfigure/Replace Hardscape</p> <p>Paving between buildings is in good repair and set a nice ambiance and character for the campus</p> <p>improve courtyard at auditorium with seating, planting, lighting for student use and after hour events</p>	41,000	SF	\$553,500.00
<p>Repair/Reconfigure/Replace Landscape</p> <p>Campus environment has a number of upgrades in seeding and landscaping, which in most areas of the campus provides a comfortable and inviting setting.</p> <p>Landscaping between buildings is in good repair and set a nice ambiance and character for the campus</p> <p>Repair/Reconfigure/Replace Playgrounds</p> <p>Athletic facilities are used 360 days of the year by athletic programs and the community. Utilization of the facilities and athletic programs could benefit from the use of artificial surfaces which would allow the surfaces and facilities to be used throughout the year without requiring time necessary to replant and regrow natural surfaces at certain points in time in the year.</p> <p>All existing physical education facilities are natural turf and natural surfaces.</p> <p>replace track and fields with all weather surfacing</p>	120,000	SF	\$1,482,000.00
<p>Repair/Reconfigure/Replace Site Drainage</p> <p>Repair/Reconfigure/Replace Fencing</p> <p>Repair/Reconfigure/Replace Parking</p>			

Facility Needs

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
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Repair/Replace Exterior Finish

Development of a color scheme reflective of school spirit or building identification.

Buildings have a nice character on the exterior and are in very good condition. Most of the building are constructed out of masonry or concrete and have stood up to the test of time well.

Some of the improvements that were discussed for the interior would also improve the exterior look. Specifically replacing some of the obscure solid panels with glass panels and also changing the color scheme to add color accents for the building or for the campus

Repair/Reconfigure/Replace Roofing

Exterior covered walkways between buildings providing rain shelter between existing buildings

MODERNIZATION

Building and Use	Mod Level	Cost
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A - Auditorium / Music

M4

Extensive repair of exterior building finishes

Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)

Extensive structural repair

Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)

Extensive HVAC Upgrade (new equipment and distribution)

Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)

Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)

Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)

Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Theatre is in need of major improvements.

The flyloft and the seam drop needs to be upgraded and replaced

Seating in the theatre is in good conditions.

The lower wings needs to be replaced or added to an acoustic vent wall similar to the system at Rosemead high school.

Wood improved acoustics and also add a much more aesthetically pleasing appearance to the theatre.

All classrooms within the theatre complex and building need to be upgraded modernized and renovated with replacement of all lighting, floor, surfaces, and

Acoustics should also be tuned to the specific activities that occur within the spaces

All exposed electrical should be concealed within the walls or ceiling.

This building includes a number of dark and confusing hall ways which should be upgraded with new lighting, color schemes, and materials.

Both the band and choir rooms include wood flooring, which appear to be in reasonable condition and looks like it could be repaired and refinished.

Storage systems within both areas need to be replaced. Existing cabinetry should be replaced with suitable cabinetry for band, costumes, and other equipment. Wenger or

Some murals and other school spirit items are included in this building. They could be added to upgrade the aesthetic of this building.

Facility Needs

Upper levels- There are a number of spaces in the upper levels that are used for storage only. These areas could be used for educational or student service spaces. Care will need be taken in opening new windows and providing new lighting and color schemes to allow these spaces to be more functional and aesthetically more pleasing.

Theatre – the preceian opening of the theater could be improved in appearance and functionality by changing the color scheme and changing some of the material. A curtain, which will reflect campus spirit and history could also be added. Which will be a major improvement to the look of this facility

The replacement of the lighting with LED lights will also improve the look of the facility. The addition of display space and area for trophies would also improve the reflection of school spirit within space.

In this and other buildings, there are some title murals at drinking fountains and other locations. These graphics could be used to apply to color schemes for each of the buildings that would reinforce the existing beauty of these elements but also reinforce the history and character of the building.

B - Classrooms**M3**

Moderate repair of exterior building finishes

Moderate structural repair

Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)

Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)

Moderate Tech Upgrades (Add Cable and projection capabilities)

Moderate Fire Alarm Upgrades (exisitng hub upgraded, numerous additonal equipment added)

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Includes a number of large classrooms that have been updated and are in need of few improvements

Lighting could be changed to LED to improve energy efficiency and lower heat gain in these classrooms.

Conceal existing electrical outlets that are surface mounted within the wall.

Open up more of the existing windows for natural lighting.

These classrooms give a great opportunity to develop specialized programs due to their larger size and could be an area of expansion of career technical education programs.

Facility Needs

C - Classrooms

M3

Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Constructed as original school and is a two story classroom building.

Interior hallways are dark and in need of lighting and material upgrades. They also include metal lockers that are no longer utilized.

The locker areas throughout the campus could be redesigned to provide additional storage and display space throughout the hallways.

The inclusion of the display and storage space could encourage students to higher educational achievement by focusing on quality

Air conditioning – Balance needs to be improved in this building as it appears that the air conditioners have not been upgraded in size based upon building orientation and /or exposure.

Issue can be addressed by providing exterior sun protection on the windows or upgrading the existing air conditioner equipment and rebalancing based upon orientation and configuration.

Classrooms being modernized in the past could benefit from additional improvements. Some items for consideration;

Addition of LED pendant lighting which would provide improved energy efficiency, lower heat gain and better quality of light.

Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the provisions of interior blinds not necessary.

Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections.

While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projects with ENO boards or large touch screen televisions

Facility Needs

Interior Hallways Notes:

Repaint the hallways with brighter colors for building or campus school spirit designation.

Replace existing lighting with LED Can lights and or wall lights.

Replace flooring with geometric design and additional color

Remove existing lockers and replace with display and storage systems

Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.

Building is in need of modernization level 2 to 3.
career center notes Open up existing windows to provide more natural daylight.

Replace existing ceiling.

Adding new pendant lights. LED to improve energy efficiency and overall ambiance in the room.

Install tackable wall boards at a constant height at the window seal to allow for the posting of colleges and professions.

Brighten the color scheme to reflect school spirit or color designation for the building.

Provide carpeting and soft seating for half of the area to make the space more appealing and comfortable.

D - Cafeteria / Comp Ed.

M2

Minor repair/replacement of interior building finishes and fixtures

Minor repair of exterior building finishes

Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)

Minor HVAC layout adjustments (new registers and ducting)

Minor Data Drops added (main data service existing, provide numerous additional drops)

Minor Tech Upgrades (Add projectors, monitors)

Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)

Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Cafeteria and snack bar have a nice theme celebrating the school's history and a rock and roll diner when the school was constructed. It is well done with some nice graphics and murals.

The look and atmosphere could be further enhanced by opening up some of the existing windows to allow more natural daylight.

Replacement of the light fixtures with LED pendant lights

Replacement of the swamp coolers with air conditioning where they occur.

Facility Needs

Faculty Lounge Notes:

- Opening up existing exterior windows.
- Replacement of lighting with LED fixtures
- Changing tables to round tables and more comfortable seating. Brighter school spirit color scheme.

E - Administration / Classrooms**M3**

- Moderate repair of exterior building finishes
- Moderate structural repair
- Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

- Constructed as original school and is a two story classroom building.
- Interior hallways are dark and in need of lighting and material upgrades. They also include metal lockers that are no longer utilized.
- The locker areas throughout the campus could be redesigned to provide additional storage and display space throughout the hallways.
- The inclusion of the display and storage space could encourage students to higher educational achievement by focusing on quality student work projects.
- Air conditioning – Balance needs to be improved in this building as it appears that the air conditioners have not been upgraded in size based upon building orientation and /or exposure.
- Issue can be addressed by providing exterior sun protection on the windows or upgrading the existing air conditioner equipment and rebalancing based upon orientation and configuration.
- Classrooms being modernized in the past could benefit from additional improvements. Some items for consideration;
- Addition of LED pendant lighting which would provide improved energy efficiency, lower heat gain and better quality of light.
- Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the provisions of interior blinds not necessary.
- Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections.
- While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projects with ENO boards or large touch screen televisions.

Facility Needs

Interior Hallway Notes:

- Replace existing lighting with LED Can lights and or wall lights.
- Repaint the hallways with brighter colors for building or campus school spirit designation.
- Replace flooring with geometric design and additional color
- Remove existing lockers and replace with display and storage systems
- Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.
- Building is in need of modernization level 2 to 3.

Counseling Offices Notes:

- Located in one of the older buildings on the campus in need of complete upgrade of interior finishes, color schemes, opening of existing windows, replacement of existing lighting.
- Area used to be district office for El Monte Union High School District.
- The school does a good job of celebrating its history in this area, however, additional exhibitory and artifacts could be added to reinforce this as a central hub for the school and the district.

F - Classrooms

M3

- Moderate repair of exterior building finishes
- Moderate structural repair
- Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
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Specialty Improvements:

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- Classrooms being modernized in the past could benefit from additional improvements. Some items for consideration;

Facility Needs

Addition of LED pendant lighting which would provide improved energy efficiency, lower heat gain and better quality of light.

Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the provisions of interior blinds not necessary.

Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections.

While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projects with ENO boards or large touch screen televisions.

Interior Hallways Notes

Replace existing lighting with LED Can lights and or wall lights.

Repaint the hallways with brighter colors for building or campus school spirit designation.

Replace flooring with geometric design and additional color

Remove existing lockers and replace with display and storage systems

Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.

Building is in need of modernization level 2 to 3.

Science Classrooms within Building F

In need of upgrade

When replacing science cabinetry, the district should consider the possibility of going with permanent sinks only and moveable and flexible tables which would allow much more flexibility in the science classroom and the subject matter taught.

G - Classrooms

M3

Moderate repair of exterior building finishes

Moderate structural repair

Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)

Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)

Moderate Tech Upgrades (Add Cable and projection capabilities)

Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Facility Needs

Notes:

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Air conditioning – Balance needs to be improved in this building as it appears that the air conditioners have not been upgraded in size based upon building orientation and /or exposure.

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Classrooms being modernized in the past could benefit from additional improvements. Some items for consideration;

Addition of LED pendant lighting which would provide improved energy efficiency, lower heat gain and better quality of light.

Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections.

While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projectors with ENO boards or large touch screen televisions.

Interior Hallways Notes:

- Replace existing lighting with LED Can lights and or wall lights

- Repaint the hallways with brighter colors for building or campus school

- Replace flooring with geometric design and additional color

- Remove existing lockers and replace with display and storage systems

- Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.

- Building is in need of modernization level 2 to 3.

Science Labs and Building G Notes;

- Sciences labs have been upgraded in recent years. Configurations are with lab peninsulas. It appears that the use of these science labs is fairly functional and does not warrant major renovation of existing cabinetry.

- Electrical and data provisions are through raceways above the science counters and appear to be done fairly aesthetically and do not warrant work.

Facility Needs

H - Classrooms

M3

Moderate repair of exterior building finishes
Moderate structural repair
Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
Moderate ADA compliance items (reconfiguration, new fixtures)
Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
Moderate Data Upgrade (main data service provided, provide data to new locations)
Moderate Tech Upgrades (Add Cable and projection capabilities)
Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Constructed as original school and is a two story classroom building.
Interior hallways are dark and in need of lighting and material upgrades. They also include metal lockers that are no longer utilized.
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Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the provisions of interior blinds not necessary.
Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections.

While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projects with ENO boards or large touch screen televisions.

Facility Needs

Interior Hallways

Replace existing lighting with LED Can lights and or wall lights.
 Repaint the hallways with brighter colors for building or campus school
 Replace flooring with geometric design and additional color
 Remove existing lockers and replace with display and storage systems
 Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.

Building is in need of modernization level 2 to 3.

I - Maintenance / Classrooms

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Constructed as original school and is a two story classroom building.
 Interior hallways are dark and in need of lighting and material upgrades. They also include metal lockers that are no longer utilized.
 The locker areas throughout the campus could be redesigned to provide additional storage and display space throughout the hallways.
 The inclusion of the display and storage space could encourage students to higher educational achievement by focusing on quality student work projects.
 Air conditioning – Balance needs to be improved in this building as it appears that the air conditioners have not been upgraded in size based upon building orientation and /or exposure.
 Issue can be addressed by providing exterior sun protection on the windows or upgrading the existing air conditioner equipment and rebalancing based upon orientation and configuration.
 Classrooms being modernized in the past could benefit from additional improvements. Some items for consideration;
 Addition of LED pendant lighting which would provide improved energy efficiency, lower heat gain and better quality of light.
 Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the provisions of interior blinds not necessary.

Facility Needs

Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections

While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projectors with ENO boards or large touch screen televisions.

Interior Hallway Notes:

Replace existing lighting with LED Can lights and or wall lights.

Repaint the hallways with brighter colors for building or campus school spirit designation.

Replace flooring with geometric design and additional color

Remove existing lockers and replace with display and storage systems

Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.

Building is in need of modernization level 2 to 3.

J - Administration / Classrooms

M3

Moderate repair of exterior building finishes

Moderate structural repair

Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)

Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)

Moderate Tech Upgrades (Add Cable and projection capabilities)

Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Constructed as original school and is a two story classroom building.

Interior hallways are dark and in need of lighting and material upgrades. They also include metal lockers that are no longer utilized.

The locker areas throughout the campus could be redesigned to provide additional storage and display space throughout the hallways.

The inclusion of the display and storage space could encourage students to higher educational achievement by focusing on quality student work projects.

Air conditioning – Balance needs to be improved in this building as it appears that the air conditioners have not been upgraded in size based upon building orientation and /or exposure.

Issue can be addressed by providing exterior sun protection on the windows or upgrading the existing air conditioner equipment and rebalancing based upon orientation and configuration.

Classrooms being modernized in the past could benefit from additional improvements. Some items for consideration;

Addition of LED pendant lighting which would provide improved energy efficiency, lower heat gain and better quality of light.

Facility Needs

Reopening some of the closed windows to provide more natural lighting and better ventilation. Use of the windows could be enhanced especially on the south exposure through the use of exterior screening and over hangs. This would make the provisions of interior blinds not necessary.
Removal of exposed technology and power systems and replacement with concealed conduit and wireless data connections

While most classrooms have ceiling mounted computer projectors and screens or whiteboards. The district should consider upgrading the systems to short throw projects with ENO boards or large touch screen televisions.

Interior Hallways Notes

- Replace existing lighting with LED Can lights and or wall lights.
- Repaint the hallways with brighter colors for building or campus school spirit designation.
- Replace flooring with geometric design and additional color
- Remove existing lockers and replace with display and storage systems
- Consider adding windows to the classrooms and narrow workstations for students to use for small groups while class is in session and the hallways are not being used.
- Building is in need of modernization level 2 to 3.

K - Small Gym

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Wrestling room could be improved by addition of new lighting and potentially opening windows to the exterior. New color schemes could also be considered

L - Boys Lockers

M3

- Moderate repair of exterior building finishes
- Moderate structural repair
- Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Facility Needs

Notes:

Plastic toilet partitions are not a good solution since they are constantly scratched or carved. Porcelain or stainless steel. Toilet partitions should be considered.

P.E. and Locker Facilities Notes:

Lockers within existing locker rooms are in good condition.

Wall and ceiling systems need to be repaired and/or replaced.

Benches need to be refinished and / or replaced.

Soft fits or lower ceilings could be installed to eliminate the need to have exposed plumbing and electrical.

Additional ventilation should be provided.

There are numerous areas within this area that show rust due to water damage as well as ceiling damage due to rain and water infiltration.

M - Girls Lockers

M2

Minor repair/replacement of interior building finishes and fixtures

Minor repair of exterior building finishes

Minor structural repair

Minor ADA compliance items (minor reconfiguration, partition layout)

Minor HVAC layout adjustments (new registers and ducting)

Minor Data Drops added (main data service existing, provide numerous additional drops)

Minor Tech Upgrades (Add projectors, monitors)

Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)

Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Plastic toilet partitions are not a good solution since they are constantly scratched or carved. Porcelain or stainless steel. Toilet partitions should be considered.

N - Large Gym

M1

Minimal repair/replacement of interior building finishes and fixtures

Minimal structural repair

Minimal ADA compliance items (i.e. signage, restriping, hardware)

Minimal HVAC layout adjustments (relocating registers)

Minimal Data Drops added (main data service existing, additional drop within existing capacity)

Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)

Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Replace Bleachers with updated school spirit color

1

LS

\$405,000.00

Notes:

The gymnasium is in good condition; roll out bleacher system should be replaced and updated with color coordinated school spirit seating.

Facility Needs

O - Media Center / Library

M1

- Minimal repair/replacement of interior building finishes and fixtures
- Minimal structural repair
- Minimal ADA compliance items (i.e. signage, restriping, hardware)
- Minimal HVAC layout adjustments (relocating registers)
- Minimal Data Drops added (main data service existng, additional drop within existing capacity)
- Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
- Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Library was added on the last phase of construction. Interior improvements could be considered, which would allow the library to be more of contemporary multi-media center with comfortable seating and areas for students to relax, study and read and work in study groups.

P - Classrooms

M1

- Minimal repair/replacement of interior building finishes and fixtures
- Minimal structural repair
- Minimal ADA compliance items (i.e. signage, restriping, hardware)
- Minimal HVAC layout adjustments (relocating registers)
- Minimal Data Drops added (main data service existng, additional drop within existing capacity)
- Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
- Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Well equipment including a new automotive center
 District could consider changing the lighting to LED lighting.
 Otherwise, this building requires no major improvements.
 Interior hallways could be Enlighted with new brighter color scheme and new lighting.

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
Culinary Arts Center	5,000	sf	\$1,975,000.00
Medical Health Center	5,000	sf	\$1,400,000.00
Auditorium			
Student Center / Cafeteria			
Media Center / Library			
Large Gymnasium			
Site Structures			
Steel Shade Structure between bldg F & I	5000	sf	\$325,000.00

EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Security Technology			
Replace locks with keyless system for additional security and lockdown control	80	EA	\$90,000.00

TECHNOLOGY

Description	Quantity	Unit	Cost
Institute District Technology Standards			
upgrade classroom AV to new district standards	75	Rooms	\$769,500.00

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
District is completing an HVAC survey, report is pending			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Fire Alarm System			
Clock System			
Intercom System			
Misc.			

EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

STRUCTURAL			
Description	Quantity	Unit	Cost

Seismic upgrades

Structural Integrity

Misc.

EL MONTE HIGH SCHOOL

October 4, 2017

Cost Model

SITE IMPROVEMENTS					
				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ 553,500.00	
Repair/Reconfigure/Replace Landscape				\$ -	
Repair/Reconfigure/Replace Playgrounds				\$ 1,482,000.00	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR					
				TOTAL	REMARKS
Repair/Replace Exterior Finish				\$ -	
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION					
	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Auditorium / Music	SF	18,100	215	\$ 3,891,500.00	
B - Classrooms	SF	4,760	175	\$ 833,000.00	
C - Classrooms	SF	6,900	175	\$ 1,207,500.00	
D - Cafeteria / Comp Ed.	SF	7,098	150	\$ 1,064,700.00	
E - Administration / Classrooms	SF	25,748	175	\$ 4,505,900.00	
F - Classrooms	SF	10,700	175	\$ 1,872,500.00	
G - Classrooms	SF	12,690	175	\$ 2,220,750.00	
H - Classrooms	SF	3,700	175	\$ 647,500.00	
I - Maintenance / Classrooms	SF	4,308	175	\$ 753,900.00	
J - Administration / Classrooms	SF	7,460	175	\$ 1,305,500.00	
K - Small Gym	SF	5,631	150	\$ 844,650.00	
L - Boys Lockers	SF	8,175	175	\$ 1,430,625.00	
M - Girls Lockers	SF	7,264	150	\$ 1,089,600.00	
N - Large Gym	SF	11,788	125	\$ 1,878,500.00	
O - Media Center / Library	SF	12,387	125	\$ 1,548,375.00	
P - Classrooms	SF	36,390	125	\$ 4,548,750.00	

EL MONTE HIGH SCHOOL

October 4, 2017

Cost Model

NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ -	
Classrooms				\$ 3,375,000.00	
Auditorium				\$ -	
Student Center / Cafeteria				\$ -	
Media Center / Library				\$ -	
Large Gymnasium				\$ -	
Site Structures				\$ 325,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ 90,000.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ -	
Institute District Technology Standards				\$ 769,500.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	

EL MONTE HIGH SCHOOL

October 4, 2017

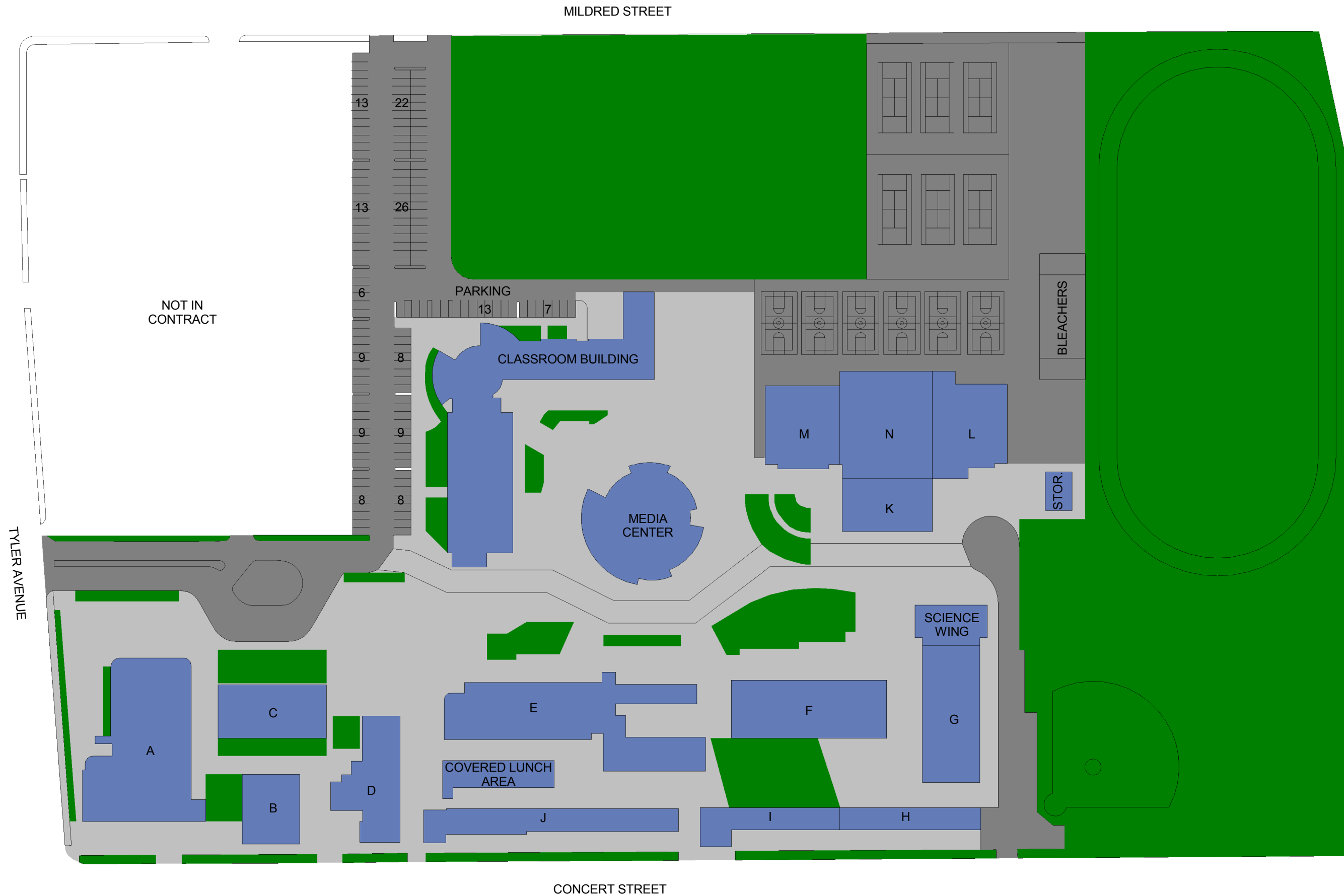
Cost Model

ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	

SUB-TOTAL \$ 36,238,250.00

CONTINGENCY	10%	\$ 3,623,825.00
FEES	9%	\$ 3,261,442.50
ESCALATION	10%	\$ 3,623,825.00
INSPECTION AND TESTING	5%	\$ 1,811,912.50
FURNITURE & EQUIPMENT	10%	\$ 3,623,825.00
ADA ESCALATION RATE	3%	\$ 1,087,147.50

TOTAL \$ 53,270,227.50



EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

EL MONTE HIGH
SCHOOL

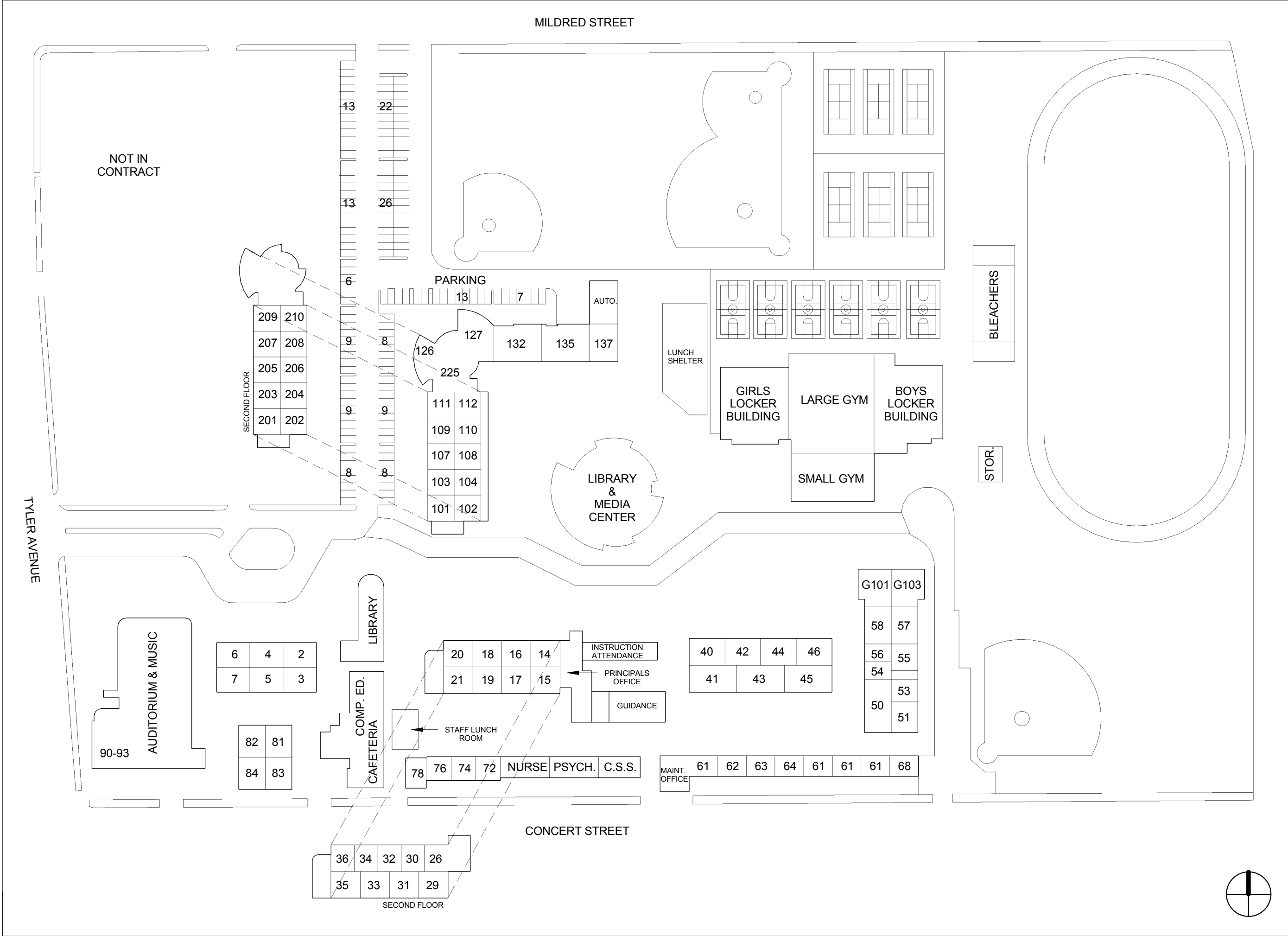
3048 North Tyler Ave,
El Monte, CA 91731
TEL: 626-444-7701

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 100'-0"

A4E
ARCHITECTURE FOR EDUCATION INCORPORATED

41 NORTH FAIR OAKS AVENUE
PASADENA, CALIFORNIA 91103
626-356-4080
626-356-3080 F
www.architecture4e.com



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EL MONTE HIGH
SCHOOL

3048 North Tyler Ave,
El Monte, CA 91731
TEL: 626-444-7701

SCALE: 1/8" = 100'-0"

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ARCHITECTURE FOR EDUCATION INCORPORATED

FACILITIES OVERVIEW: EI MONTE-ROSEMEAD ADULT SCHOOL



BOND IMPROVEMENTS:

- Parking lot resurfacing
- ADA Access Site Improvements
- Exterior Seating
- Ventilation Improvement in ESL Wing
- Flooring
- Painting



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

El Monte-Rosemead Adult School



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ARCHITECTURE FOR EDUCATION INCORPORATED



El Monte-Rosemead Adult School

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served: 9-12
 Schedule Type: Traditional
 Site: 1.9 Acres
 Site, including City property: Acres
 Existing Play Field Area: 0.0 Acres 0 SF
 Available Play Field Area: 0.0 Acres
 (Portable Buildings removed)
 Hardscape 14,152.0 SF
 Parking 18,632.0 SF
 Landscape 10,503.0 SF
 Permanent Building Area: 62,619 SF
 Portable Building Area: 0 SF
 Total Area: 62,619 SF

2. Enrollment History

Academic school year	TOTALS
2017-2018	0
2016-2017	0
2015-2016	0
2014-2015	0

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligibl	Class Rms	SES / SENS	BuidlingArea
Romona Center 1st Floor	1992	A51378			12		25,288 SF
Romona Center 2nd Floor	1992	A51378			14		25,288 SF
ESL Wing	1998	A64326*			13		12,043 SF
TOTAL					39		62,619 SF

* Uncertified Project

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A#	Owner	# of CRs	Building Area
N/A	-	-	-	-	-	-	0 SF
TOTAL							0 SF

El Monte-Rosemead Adult School

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	19		19
	Sinks	16		16
Boys:	Toilets	6		6
	Urinals	8		8
	Sinks	12		12
Women:	Toilets	2		2
	Sinks	2		2
Men:	Toilets	2		2
	Urinals	0		0
	Sinks	2		2
Unisex	Toilets	1		1
	Sinks	1		1
Drinking Fountains:	Number of heads	2		

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Romona Parking	23	6	1	5
Lexington Parking	166	3		

Multi-Purpose Room Capacity

Assembly Hall

Eating	0
Assembly	0

Staff - Faculty Dining

Eating	#REF!
--------	-------

El Monte-Rosemead Adult School

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Maximum adult users of core facilities:

Men	44
Women	130
Total	174

6. Space and Loading analysis

Classroom Areas	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Grade Level/Space						
Adult School	0	0	39	0	0	0
SES / SENS			0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			39		0	0
Portable Construction				0	0	0
TOTAL EXISTING CAPACITY					0	0

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
		SF	
		SF	
		SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 0.0 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 0.0 Acres

El Monte-Rosemead Adult School

October 4, 2017

Facility Needs

*Full Time construction teacher - 10K to 14K students

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			

MODERNIZATION

Building and Use	Mod Level	Cost
Romona Center 1st Floor	M2	

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

- RM 150 - dividing walls - replace but they do like them
- RM 149 - Lounge - power probs
- Counselors - don't have a PA, maybe phone, but they can't get it to work
- GED - need sound barrier from hall - 144 - top classroom, air balancing probs with other
- M+O - need book room
- Machine Shop - Upgrade lighting - clearer white light and change fixture took out tile
- RM 120 - Registration - windows not used - cover and bulletin
- RM 118 - ESL Testing
- Internet replaced 1 yr ago and is in good shape
- Needs Full time construction teacher 10K to 14K Students

Facility Needs

*Full Time construction teacher - 10K to 14K students

Romona Center 2nd Floor

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

- Stairs Redone
- 201 - Parenting
- 202 - Computer Lab
- 203-208 Business - windows leaking on this side, just noticed this year
- 208 - Termites in back corner
- career center - typing test
- 211 - Graphics
- 223 - nursing - beds, office needs privacy
- 213 - nursing, no carpet here cleaning
- 212 - lecture used by all
- 221 - medical math, ekg, blood tests with restroom, and meeting room - convert to pharmacy class and storage /office
- 219 - medical class - new
- 218- classroom
- 217 - ESL
- Medical office - wants windows closed noise at unit
- Internet replaced 1 yr ago and is in good shape

ESL Wing

M3

- Moderate repair of exterior building finishes
- Moderate structural repair
- Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

El Monte-Rosemead Adult School

October 4, 2017

Facility Needs

*Full Time construction teacher - 10K to 14K students

Notes:

Has electrical issues - needs more capacity and outlets
111-with store
108 - without store
Restrooms weird orientation and more load
105 - Distance learning / independent study
113 Server
114-115-116 Offices
117- Resource room - airflow room 100 - 104 - balancing prob
need café / outdoor seating
Internet replaced 1 yr ago and is in good shape

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
Auditorium			
Student Center / Shower			
Media Center / Library			
Gymnasium			
Site Structures			

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Provide new rolling gate at parking lot, repair fencing as required	100	LF	\$4,000.00
Security Technology			
Replace locks with keyless entry system	50	EA	\$56,250.00
Add/Repair/Reconfigure/Replace Fire Alarm			
Upgrade building fire alarm panel - cost included in Mod Level above			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
Institute District Technology Standards			

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

El Monte-Rosemead Adult School

October 4, 2017

Facility Needs

*Full Time construction teacher - 10K to 14K students

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Fire Alarm System			
Clock System			
Intercom System			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

El Monte-Rosemead Adult School

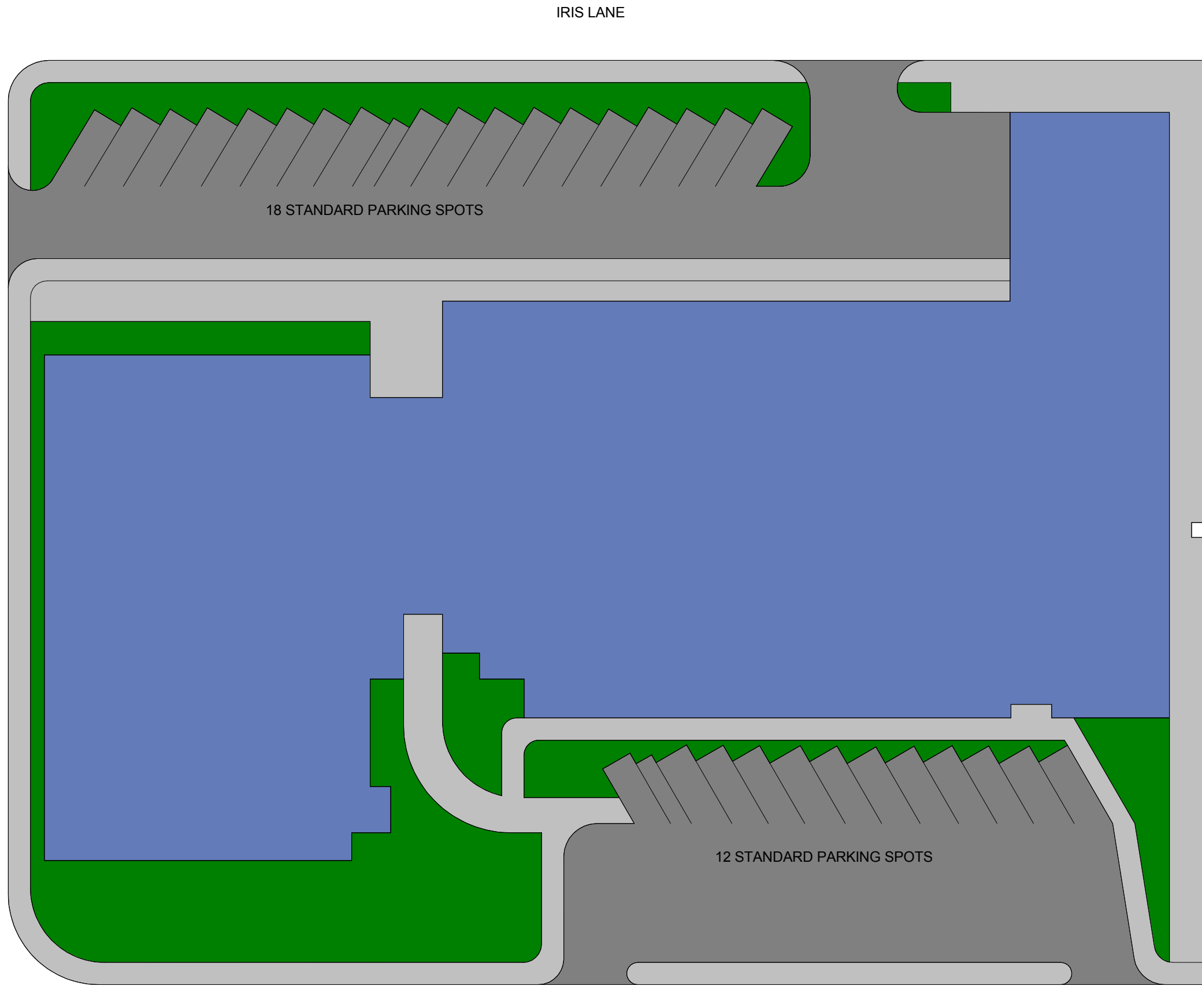
October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ -	
Repair/Reconfigure/Replace Playgrounds				\$ -	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION				TOTAL	REMARKS
	UNIT	QTY.	UNIT COST		
Romona Center 1st Floor	SF	25,288	150	\$ 3,793,200.00	
Romona Center 2nd Floor	SF	25,288	150	\$ 3,793,200.00	
ESL Wing	SF	12,043	175	\$ 2,107,525.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ -	
Auditorium				\$ -	
Student Center / Shower				\$ -	
Media Center / Library				\$ -	
Site Structures				\$ -	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ 4,000.00	
Security Technology				\$ 56,250.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ -	
Institute District Technology Standards				\$ -	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	

El Monte-Rosemead Adult School

October 4, 2017

Cost Model					
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
SUB-TOTAL				\$ 9,754,175.00	
CONTINGENCY	10%	\$	975,417.50		
FEES	9%	\$	877,875.75		
ESCALATION	10%	\$	975,417.50		
INSPECTION AND TESTING	5%	\$	487,708.75		
FURNITURE & EQUIPMENT	10%	\$	975,417.50		
ADA ESCALATION RATE	3%	\$	292,625.25		
TOTAL				\$ 14,338,637.25	



LEXINGTON AVENUE

IRIS LANE

ROMONA BOULEVARD

18 STANDARD PARKING SPOTS

12 STANDARD PARKING SPOTS

EL MONTE UNION
HIGH SCHOOL DISTRICT

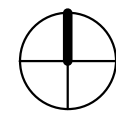
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TEL: 626-444-9005

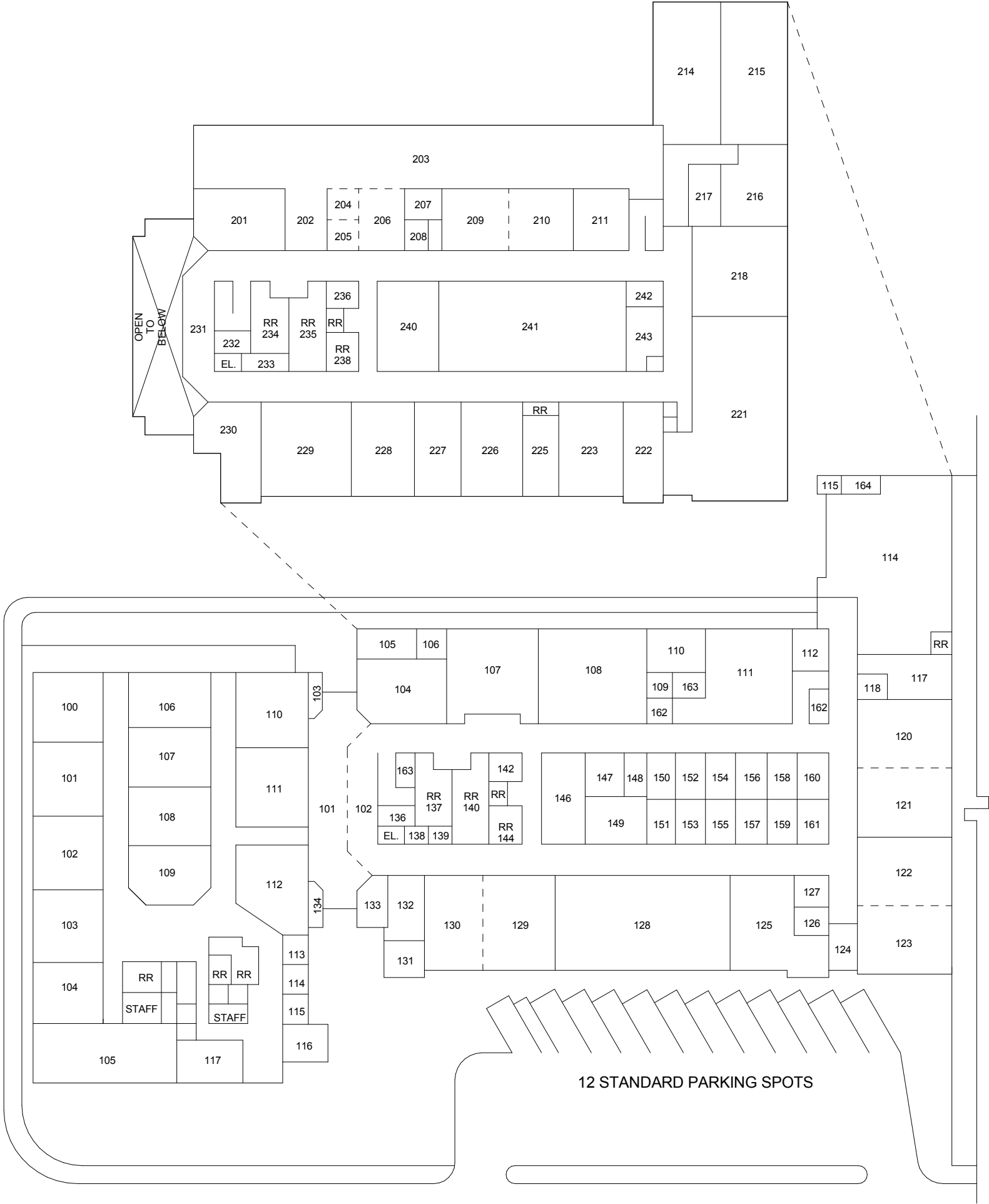
EL MONTE -
ROSEMEAD ADULT
SCHOOL

4113 Rosemead Blvd.
Rosemead, CA 91770

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAC WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 30'





EL MONTE UNION
HIGH SCHOOL DISTRICT

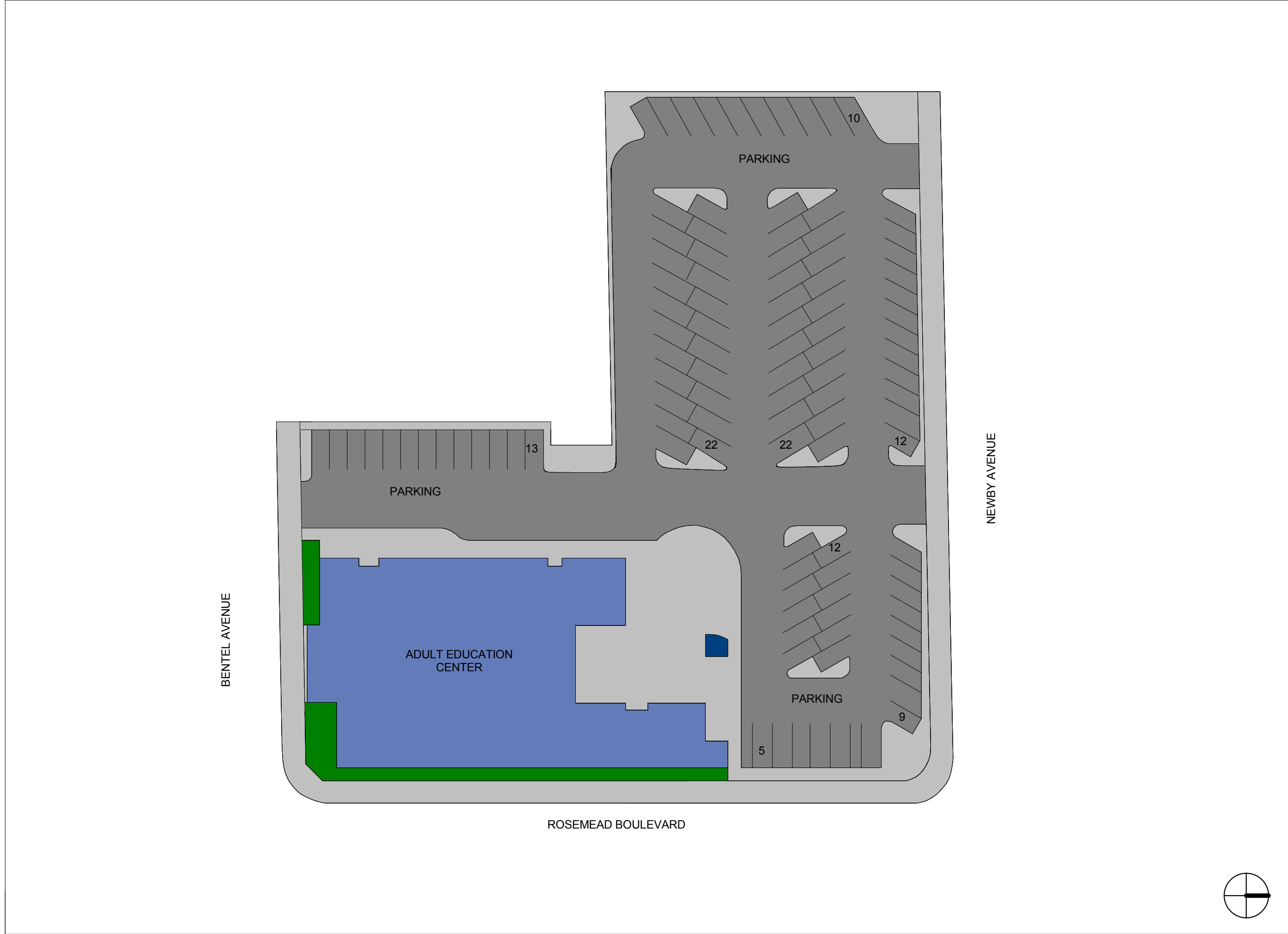
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EL MONTE -
ROSEMEAD ADULT
SCHOOL

4113 Rosemead Blvd.
Rosemead, CA 91770

SCALE: 1" - 40'





EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

EL MONTE -
ROSEMEAD ADULT
SCHOOL

4113 Rosemead Blvd.
Rosemead, CA 91770

LANDSCAPING

PERMANENT

PERMANENT
MODULARS

PORTABLES

ELECTRICAL
SHUT-OFF

GAS SHUT-OFF

MAIN FIRE WATER

WATER SHUT-OFF

LANDSCAPING WATER
SHUT-OFF

HVAV WATER
SHUT-OFF

PIV FIRE SPRINKLER
SHUT-OFF

FIRE RISER CLOSETS

HYDRANT

CHEMICAL SHUT-OFF

POTABLE
WATER SHUT-OFF

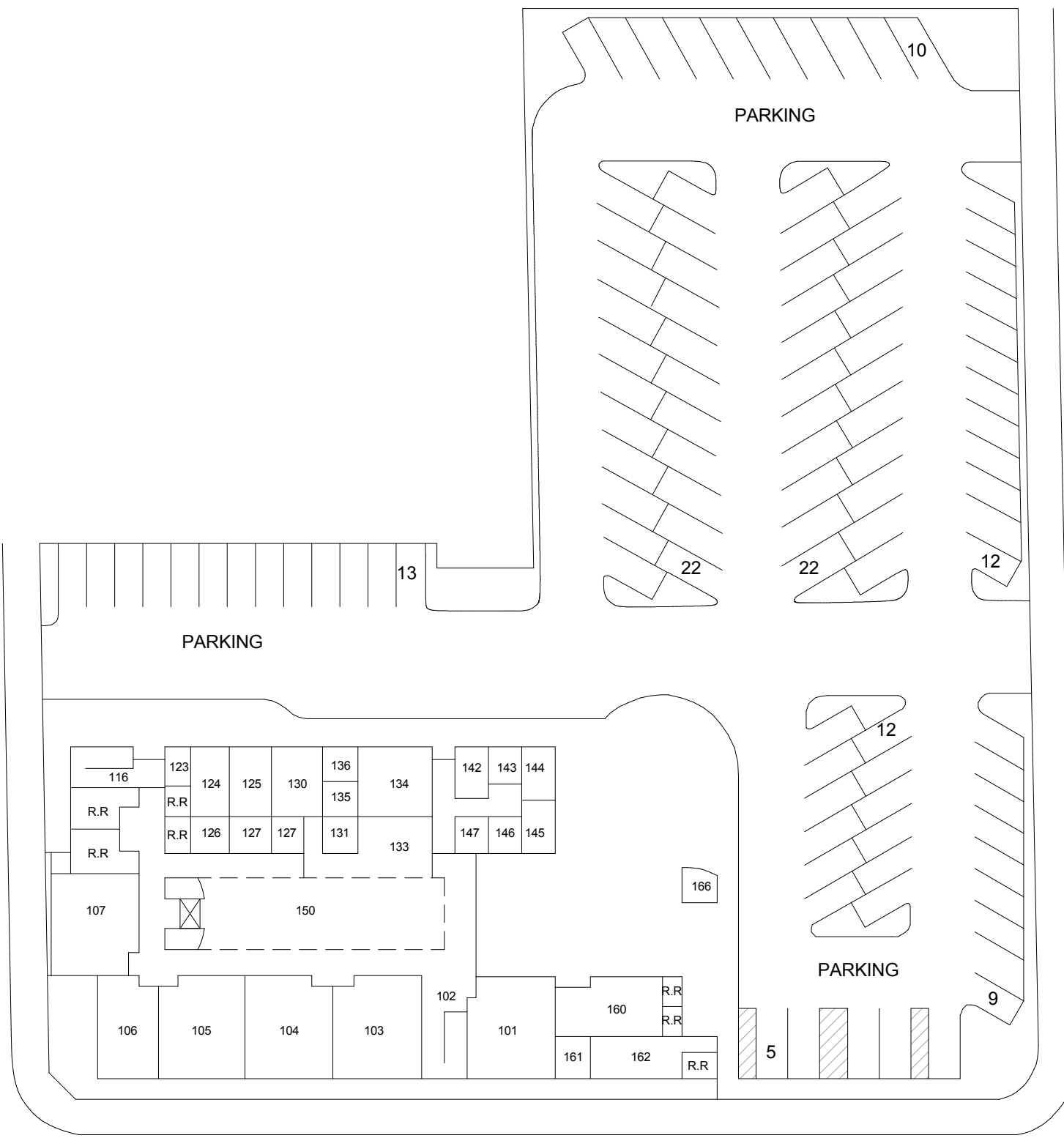
SCALE: 1" = 40'-0"

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BENTEL AVENUE



ROSEMEAD BOULEVARD

NEWBY AVENUE

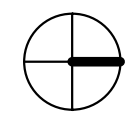
EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

EL MONTE -
ROSEMEAD ADULT
SCHOOL

4113 Rosemead Blvd.
Rosemead, CA 91770

SCALE: 1" = 40'-0"



FACILITIES OVERVIEW: FERNANDO LEDESMA HIGH SCHOOL



BOND IMPROVEMENTS:

- Athletic Amenities
- Flooring
- Painting
- Roof Repairs



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

Fernando Ledesma High School



FERNANDO LEDESMA HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served: 9-12
 Schedule Type: Traditional
 Site: 3.6 Acres
 Site, including City property: Acres
 Existing Play Field Area: 0.0 Acres 0 SF
 Available Play Field Area: 0.0 Acres
 (Portable Buildings removed)
 Hardscape 48,876.0 SF
 Parking 41,979.0 SF
 Landscape 39,446.0 SF
 Permanent Building Area: 34,176 SF
 Portable Building Area: 0 SF
 Total Area: 34,176 SF

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2017-2018	0	0	125	183	0	308
2016-2017	0	3	113	243	0	359
2015-2016	0	1	128	242	0	371
2014-2015	0	7	123	266	0	396

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligible	Class Rms	SES / SENS	Building Area
A - Administration Bldg	2008	A03-103529		2033	0		2,304 SF
B - Classroom-Science Lab	2008	A03-103529		2033	1		2,304 SF
C - Library Building	2008	A03-103529		2033	1		2,304 SF
D - Classroom- Technology Lab	2008	A03-103529		2033	1		2,304 SF
E - Classroom Building	2008	A03-103529		2033	1		2,304 SF
F - Classroom Building	2008	A03-103529		2033	4		11,520 SF
G - Classroom- Ind. Studies	2008	A03-103529		2033	1		1,152 SF
H - Business / Career Center	2008	A03-103529		2033	1		1,728 SF
J - Classroom - Math	2008	A03-103529		2033	1		1,728 SF
K - Classrooms - Social Studies	2008	A03-103529		2033	2		2,304 SF
L - Classroom - Computer Lab	2008	A03-103529		2033	1		2,304 SF
M - Classroom Building	2008	A03-103529		2033	2		1,920 SF
TOTAL					16		34,176 SF

FERNANDO LEDESMA HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA #:	Owner	# of CRs	Building Area
TOTAL							0 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	5	9	-4
	Sinks	3	5	-2
Boys:	Toilets	2	4	-2
	Urinals	4	11	-7
	Sinks	3	8	-5
Women:	Toilets	1	9	-8
	Sinks	1	5	-4
Men:	Toilets	1	3	-2
	Urinals		1	-1
	Sinks	1	2	-1
Unisex	Toilets	10		10
	Sinks	9		9
Drinking Fountains:	Number of heads	0		

Parking Capacity

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Parking Lot #1	14	2	1	1
Parking Lot #2	83	5		
Parking Lot #3	17			

FERNANDO LEDESMA HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Multi-Purpose Room Capacity

Assembly Hall

Eating 0

Assembly 0

Staff - Faculty Dining

Eating #REF!

Maximum adult users of core facilities:

Men 44

Women 130

Total 174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Grades 9-12	39	27	16	0	624	432
Special Education/Severe	9	9				
Special Education/Non Severe	13	13	0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			16		624	432
Portable Construction				0	0	0
TOTAL EXISTING CAPACITY					624	432

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library	2	SF	
Kitchen	1	SF	
Administration	1	SF	

CDE Recommended Play Field Area

Based on Total Existing Capacity 0.0 Acres

CDE Recommended Play Field Area

Based on Permanent Construction Capacity 0.0 Acres

FERNANDO LEDESMA HIGH SCHOOL

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
redo landscape with xeriscape and/or synthetic turf on perimeter	40,000	SF	\$86,000.00
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repainting fence and covers	50,000	SF	\$75,000.00
Repair/Reconfigure/Replace Parking			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Repair/Replace Exterior Finish			

MODERNIZATION

Building and Use	Mod Level	Cost
------------------	-----------	------

A - Administration Bldg

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)
 ***Hide this Row

Specialty Improvements:

Notes:

B - Classroom-Science Lab

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existng hub upgraded, numerous additonal equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Facility Needs

C - Library Building

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

D - Classroom- Technology Lab

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Kitchen - warming - from South El Monte. Need Freezer.
 Computer Lab

E - Classroom Building

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

F - Classroom Building

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Facility Needs

Notes:

Room 7 weight room, Elev- missing items
 6: opportunity 9 grade
 #5 - independent study
 Administration - counsel, back office. #8 - Social
 Studies. #9 - English. #10 Teachers lounges
 Also drain problems
 No vibration - seal all doors

G - Classroom- Ind. Studies

M1

Specialty Improvements:

Notes:

H - Business / Career Center

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

J - Classroom - Math

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

K - Classrooms - Social Studies

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Facility Needs

L - Classroom - Computer Lab

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

***Hide this Row

Specialty Improvements:

Notes:

M - Classroom Building

M4

Extensive repair of exterior building finishes
 Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Extensive structural repair
 Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
 Extensive HVAC Upgrade (new equipment and distribution)
 Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
 Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
 Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)
 Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
New Science Lab and workroom	1,500	SF	\$ 750,000.00
Student Center / Cafeteria			
Library			
Gymnasium			
New Gymnasium and fitness testing classrooms with site retaining wall, fencing, and paved quad.	14,500	SF	\$4,350,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Security System is in fair condition			
Replace locks with keyless entry system	20	EA	\$22,500.00
Add/Repair/Reconfigure/Replace Fire Alarm			
Existing system has ongoing errors, needs review and repair of entire campus (approximately 50 devices and fire alarm command center)			

FERNANDO LEDESMA HIGH SCHOOL

October 4, 2017

Facility Needs

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
Wifi in quad	3	EA	\$6,000.00
Institute District Technology Standards			

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
District is completing an HVAC survey, report is pending			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Power Is usually good			
Lighting - Sensors in classrooms but vibrations turn on			
Lighting - replaced 3 years ago ballast and bulbs			
Sub-Panels/Transformers			
Fire Alarm System			
Clock System			
Intercom System			
Campus PA system require repair/replacement	16	EA	\$34,720.00
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

FERNANDO LEDESMA HIGH SCHOOL

October 4, 2017

Cost Model					
				TOTAL	REMARKS
SITE IMPROVEMENTS					
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ 86,000	
Repair/Reconfigure/Replace Playgrounds				\$ -	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ 75,000	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION					
	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Administration Bldg	SF	2,304	125	\$ 288,000	
B - Classroom-Science Lab	SF	2,304	175	\$ 403,200	
C - Library Building	SF	2,304	175	\$ 403,200	
D - Classroom- Technology Lab	SF	2,304	175	\$ 403,200	
E - Classroom Building	SF	2,304	125	\$ 288,000	
F - Classroom Building	SF	11,520	125	\$ 1,440,000	
G - Classroom- Ind. Studies	SF	1,152	125	\$ 144,000	
H - Business / Career Center	SF	1,728	125	\$ 216,000	
J - Classroom - Math	SF	1,728	125	\$ 216,000	
K - Classrooms - Social Studies	SF	2,304	125	\$ 288,000	
L - Classroom - Computer Lab	SF	2,304	125	\$ 288,000	
M - Classroom Building	SF	1,920	215	\$ 412,800	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ -	
Classrooms				\$ 750,000	
Student Center / Cafeteria				\$ -	
Library				\$ -	
Gymnasium				\$ 4,350,000	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ 22,500.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 6,000	
Institute District Technology Standards				\$ -	

FERNANDO LEDESMA HIGH SCHOOL

October 4, 2017

Cost Model					
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.	Misc.			\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ 34,720	
Misc.	Misc.			\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	
SUB-TOTAL				\$ 10,114,620	
CONTINGENCY				10% \$ 1,011,462	
FEES				9% \$ 910,316	
ESCALATION				10% \$ 1,011,462	
INSPECTION AND TESTING				5% \$ 505,731	
FURNITURE & EQUIPMENT				10% \$ 1,011,462	
ADA ESCALATION RATE				3% \$ 303,439	
TOTAL				\$ 14,868,491	

EL MONTE UNION
HIGH SCHOOL DISTRICT

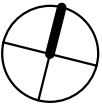
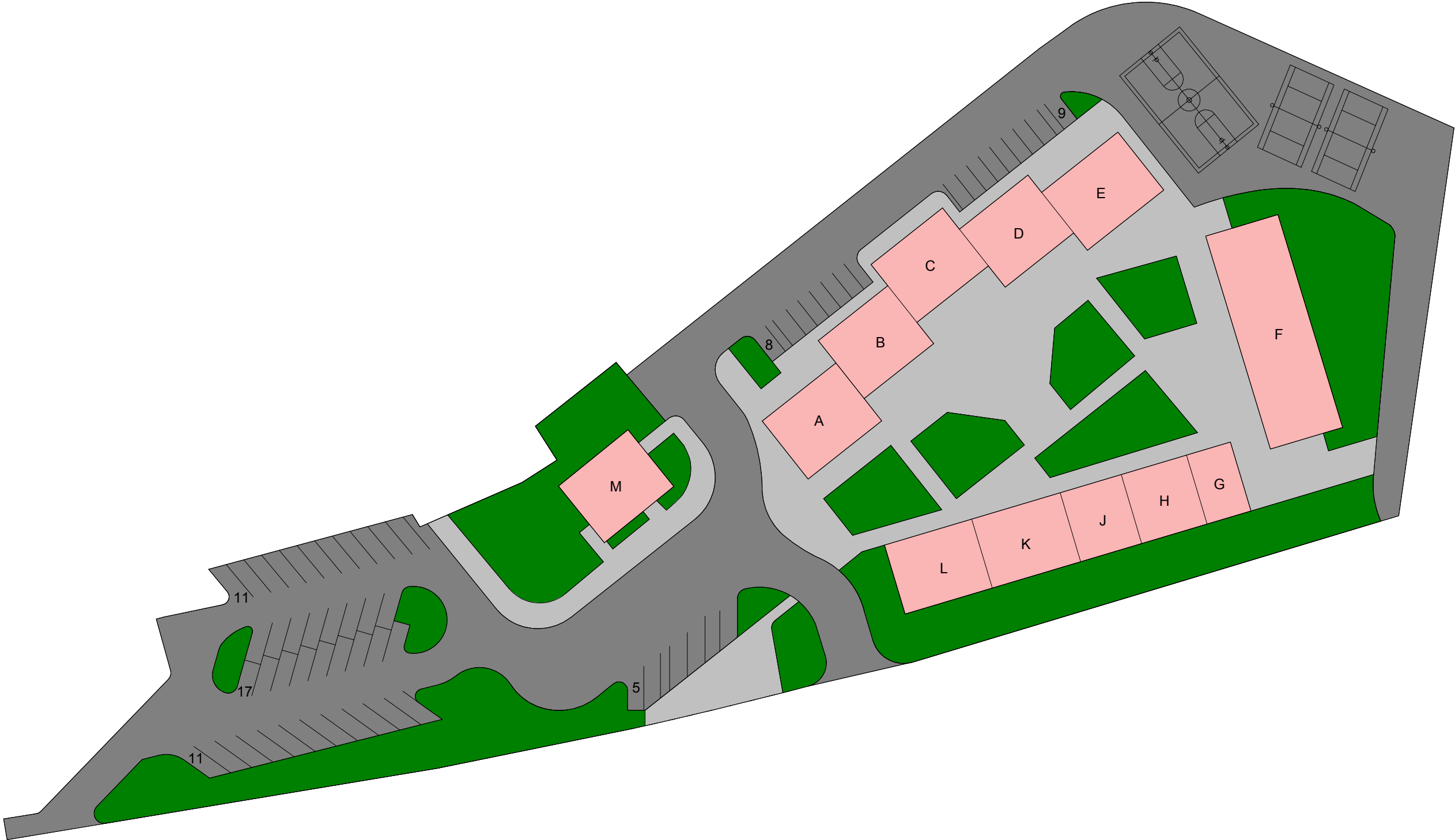
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FERNANDO R.
LEDESMA
CONTINUATION HIGH
SCHOOL

12347 Ramona Blvd
El Monte, CA 91732
TEL: 626-442-0481

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 60'-0"

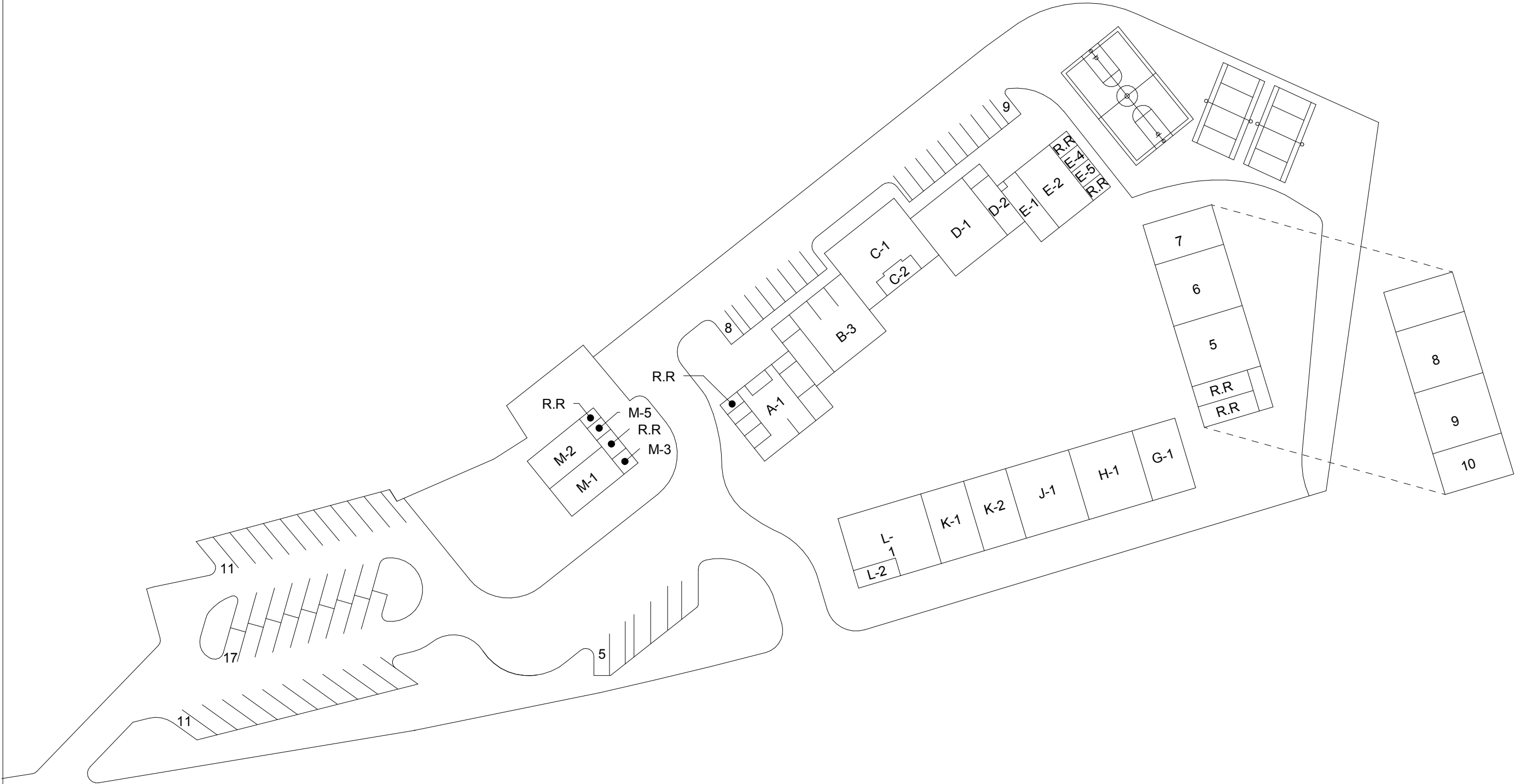


EL MONTE UNION
HIGH SCHOOL DISTRICT

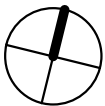
3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

FERNANDO R.
LEDESMA
CONTINUATION HIGH
SCHOOL

12347 Ramona Blvd
El Monte, CA 91732
TEL: 626-442-0481



SCALE: 1" = 60'-0"



FACILITIES OVERVIEW: GRANADA CENTER ADULT SCHOOL



BOND IMPROVEMENTS:

- Site Improvements (including drainage)
- Replacement of 2 Modular Bldgs that no longer comply
- Safety improvements (emergency exit)
- Painting
- Flooring Replacement (Various)



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

Granada Center Adult School



A4E

ARCHITECTURE FOR EDUCATION INCORPORATED



Granada Center Adult School

FACILITIES SURVEY - CAMPUS REPORT

10/4/2017

1. General Information

Grades Served: 9-12
 Schedule Type: Traditional
 Site: 1.6 Acres
 Site, including City property: Acres
 Existing Play Field Area: 0.1 Acres 6,098 SF
 Available Play Field Area: 0.1 Acres
 (Portable Buildings removed)
 Hardscape 14,016.0 SF
 Parking 29,557.0 SF
 Landscape 4,306.0 SF
 Permanent Building Area: 15,300 SF
 Portable Building Area: 0 SF
 Total Area: 15,300 SF

2. Enrollment History

Academic school year	ESL	TOTALS
2016-2017		0
2015-2016		0
2014-2015		0
2013-2014		0

3. Modular Construction

Bldg./Use	Date Constructed	DSA A#	PC #	Date Modernized	Date Eligible	Class Rms	SDC	Building Area
Room 1: ESL Classroom	1997	#65326	#260	2016		1		1,075 SF
Room 2: ESL Classroom	1997	#65326	#260	2016		1		1,075 SF
Room 3: ESL Classroom	1997	#65326	#260	2016		1		1,075 SF
Room 4: ESL Classroom	1997	#65326	#260	2016		1		1,075 SF
Room 5: Daycare	1997	#65326	#260	216		1		1,075 SF
Room 6: Daycare	1997	#65326	#260	2016		1		1,075 SF
Room 7: Trades Classroom	1997	#65326	#260	2016		1		1,065 SF
Room 8: Cafeteria	1997	#65326	#260	2016		0		1,056 SF
Restrooms	1997	#65326	#235	2016		0		229 SF
Maintenance/Carpentry Shop								6,500 SF
TOTAL						7		15,300 SF

Granada Center Adult School

FACILITIES SURVEY - CAMPUS REPORT

10/4/2017

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA #:	Owner	# of CRs	Building Area
N/A	-	-	-	-	-	0	SF -
TOTAL						0	SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	5		5
	Sinks	5		5
Boys:	Toilets	5		5
	Urinals			0
	Sinks	5		5
Women:	Toilets	2		2
	Sinks	2		2
Men:	Toilets	2		2
	Urinals			0
	Sinks	2		2
Unisex	Toilets	1		1
	Sinks	1		1
Drinking Fountains:	Number of heads			

Parking Capacity

	Existing Standard	Existing Accessible	Required Accessible	Variance
Parking	65	5	3	2

Granada Center Adult School

FACILITIES SURVEY - CAMPUS REPORT

10/4/2017

Multi-Purpose Room Capacity

Assembly Hall

Eating	0
Assembly	0

Staff - Faculty Dining

Eating	#REF!
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Maximum adult users of core facilities:

Men	44
Women	130
Total	174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Adult School	0	0	7	0	0	0
SES / SENS			0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			7		0	0
Portable Construction				0	0	0
TOTAL EXISTING CAPACITY					0	0

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
---	----------	--------------	----------

CDE Recommended Play Field Area Based on Total Existing Capacity	0.0 Acres
---	-----------

CDE Recommended Play Field Area Based on Permanent Construction Capacity	0.0 Acres
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Granada Center Adult School

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Replace 1 area of sand into a paved patio with café seating	1,500	SF	\$20,250.00
Repair/Reconfigure/Replace Landscape			
Repair/Reconfigure/Replace Playgrounds			
Upgrade existing courtyard playground with new sand, turf, pavement, and equipment	1,500	SF	\$20,250.00
Repair/Reconfigure/Replace Site Drainage			
Repair ponding occur within parking area	25,000	SF	\$16,250.00
Repair/Reconfigure/Replace Fencing			
Replace courtyard fencing with 4' decorative fencing	160	LF	\$104.00
Reconfigure campus fencing to accommodate expanded parking	500	LF	\$20,000.00
Repair/Reconfigure/Replace Parking			
Convert existing playground behind district warehouse with new asphalt parking, provide access from existing parking lot	7,000	SF	\$12,950.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			

MODERNIZATION

Building and Use	Mod Level	Cost
Room 1: ESL Classroom	M1	

- Minimal repair/replacement of interior building finishes and fixtures
- Minimal structural repair
- Minimal ADA compliance items (i.e. signage, restriping, hardware)
- Minimal HVAC layout adjustments (relocating registers)
- Minimal Data Drops added (main data service existing, additional drop within existing capacity)
- Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

- Currently being converted - serving area into custodial material and equipment storage & dining into breakroom
- Baldwin Park - Performing arts in adult school program. How did they pay? Adult school funding.
- Business Departments - 204A and 204B prefer to close or divide to ceiling.
- Medical needs - Room 202 need 28 computer chairs
- Room 213 and 213 - 7 manekins KERI (moveable with ulcers / moles)
- 4 multi position electrical bed packages

Facility Needs

Room 2: ESL Classroom

M1

Minimal repair/replacement of interior building finishes and fixtures
Minimal structural repair
Minimal ADA compliance items (i.e. signage, restriping, hardware)
Minimal HVAC layout adjustments (relocating registers)
Minimal Data Drops added (main data service existng, additional drop within existing capacity)
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Currently being converted - Offices to remain, use for small conference and testing

Room 3: ESL Classroom

M1

Minimal repair/replacement of interior building finishes and fixtures
Minimal structural repair
Minimal ADA compliance items (i.e. signage, restriping, hardware)
Minimal HVAC layout adjustments (relocating registers)
Minimal Data Drops added (main data service existng, additional drop within existing capacity)
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Provide classroom AV system 1 Is \$2,000.00

Notes:

Room 4: ESL Classroom

M1

Minimal repair/replacement of interior building finishes and fixtures
Minimal structural repair
Minimal ADA compliance items (i.e. signage, restriping, hardware)
Minimal HVAC layout adjustments (relocating registers)
Minimal Data Drops added (main data service existng, additional drop within existing capacity)
Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Provide classroom AV system 1 Is \$2,000.00

Notes:

Facility Needs

Room 5: Daycare**M1**

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:****Room 6: Daycare****M1**

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:****Room 7: Trades Classroom****M1**

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Provide classroom AV system 1 Is \$2,000.00

Notes:

Currently being converted into the Energy Jobs Program

Room 8: Cafeteria**M1**

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Granada Center Adult School

October 4, 2017

Facility Needs

Specialty Improvements:

Provide classroom AV system

1 EA

\$2,000.00

Notes:

Restrooms

M1

Minimal repair/replacement of interior building finishes and fixtures

Minimal structural repair

Minimal ADA compliance items (i.e. signage, restriping, hardware)

Minimal HVAC layout adjustments (relocating registers)

Minimal Data Drops added (main data service existing, additional drop within existing capacity)

Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)

Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Maintenance/Carpentry Shop

M3

Moderate repair of exterior building finishes

Moderate structural repair

Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)

Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)

Moderate Tech Upgrades (Add Cable and projection capabilities)

Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

HVAC needs replacement

Carpentry Ventilation

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
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Administration

CAMPUS SECURITY

Description	Quantity	Unit	Cost
-------------	----------	------	------

Repair/Reconfigure/Replace Security Fencing

Security Technology

Provide additional security cameras

1 LS

\$45,000.00

Replace locks with keyless entry system

10 EA

\$11,250.00

Add/Repair/Reconfigure/Replace Fire Alarm

TECHNOLOGY

Description	Quantity	Unit	Cost
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Repair/Reconfigure/Replace IT Network

Institute District Technology Standards

Granada Center Adult School

October 4, 2017

Facility Needs

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Fire Alarm System			
Clock System			
Intercom System			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

Granada Center Adult School

October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ 20,250.00	
Repair/Reconfigure/Replace Landscape				\$ -	
Repair/Reconfigure/Replace Playgrounds				\$ 20,250.00	
Repair/Reconfigure/Replace Site Drainage				\$ 16,250.00	
Repair/Reconfigure/Replace Fencing				\$ 20,104.00	
Repair/Reconfigure/Replace Parking				\$ 12,950.00	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION				TOTAL	REMARKS
	UNIT	QTY.	UNIT COST		
Room 1: ESL Classroom	SF	1075	125	\$ 134,375.00	
Room 2: ESL Classroom	SF	1,075	125	\$ 134,375.00	
Room 3: ESL Classroom	SF	1,075	125	\$ 136,375.00	
Room 4: ESL Classroom	SF	1,075	125	\$ 136,375.00	
Room 5: Daycare	SF	1,075	125	\$ 134,375.00	
Room 6: Daycare	SF	1,075	125	\$ 134,375.00	
Room 7: Trades Classroom	SF	1,065	125	\$ 135,125.00	
Room 8: Cafeteria	SF	1,056	125	\$ 134,000.00	
Restrooms	SF	229	0	\$ -	
Maintenance/Carpentry Shop	SF	6,500	0	\$ -	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ 56,250.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ -	
Institute District Technology Standards				\$ -	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	

Granada Center Adult School

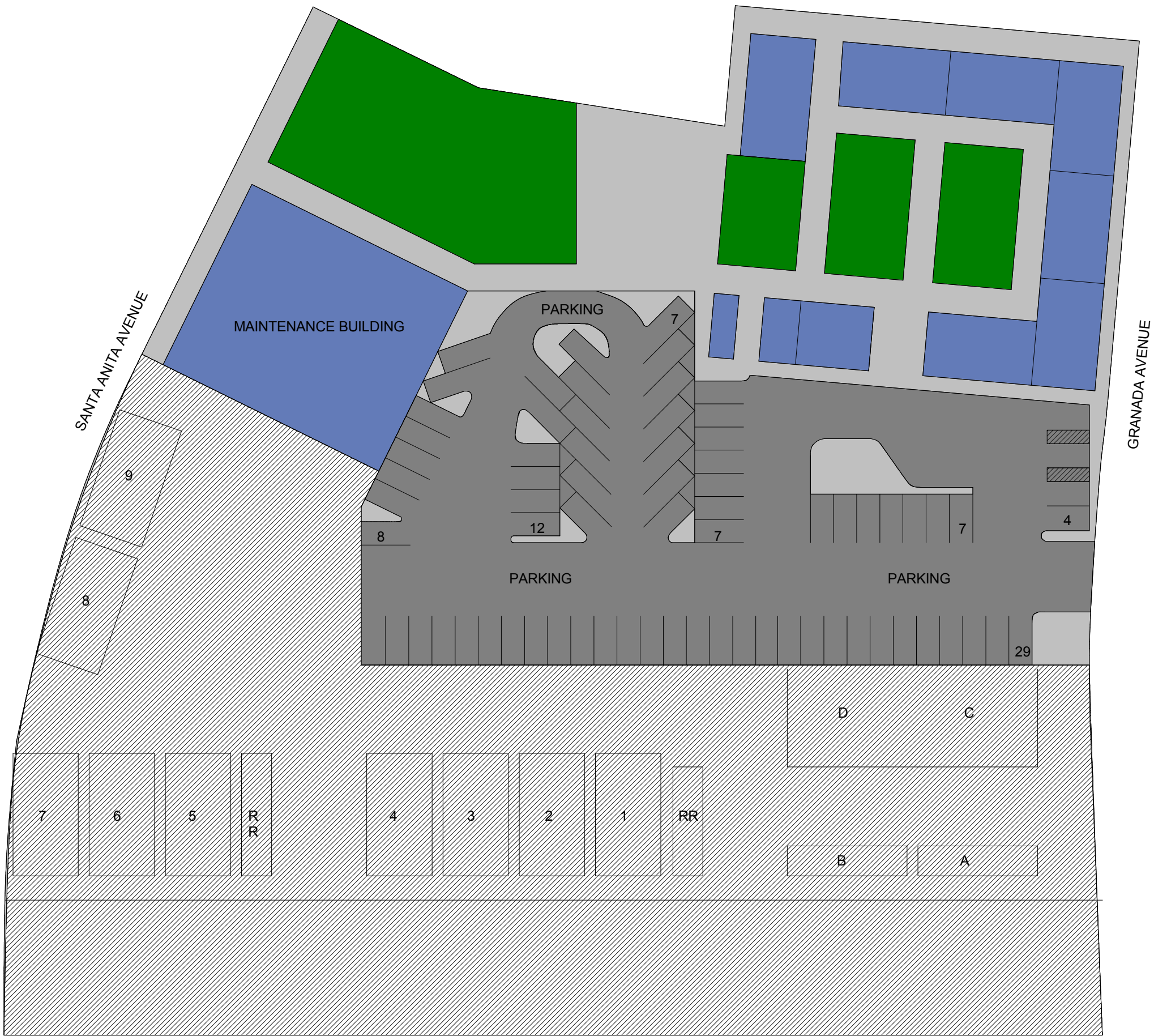
October 4, 2017

Cost Model					
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	

SUB-TOTAL \$ 1,225,429.00

CONTINGENCY	10%	\$	122,542.90
FEES	9%	\$	110,288.61
ESCALATION	10%	\$	122,542.90
INSPECTION AND TESTING	5%	\$	61,271.45
FURNITURE & EQUIPMENT	10%	\$	122,542.90
ADA ESCALATION RATE	3%	\$	36,762.87

TOTAL \$ 1,801,380.63



EL MONTE UNION
HIGH SCHOOL DISTRICT

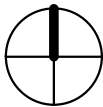
3537 Johnson Ave.
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TEL: 626-444-9005

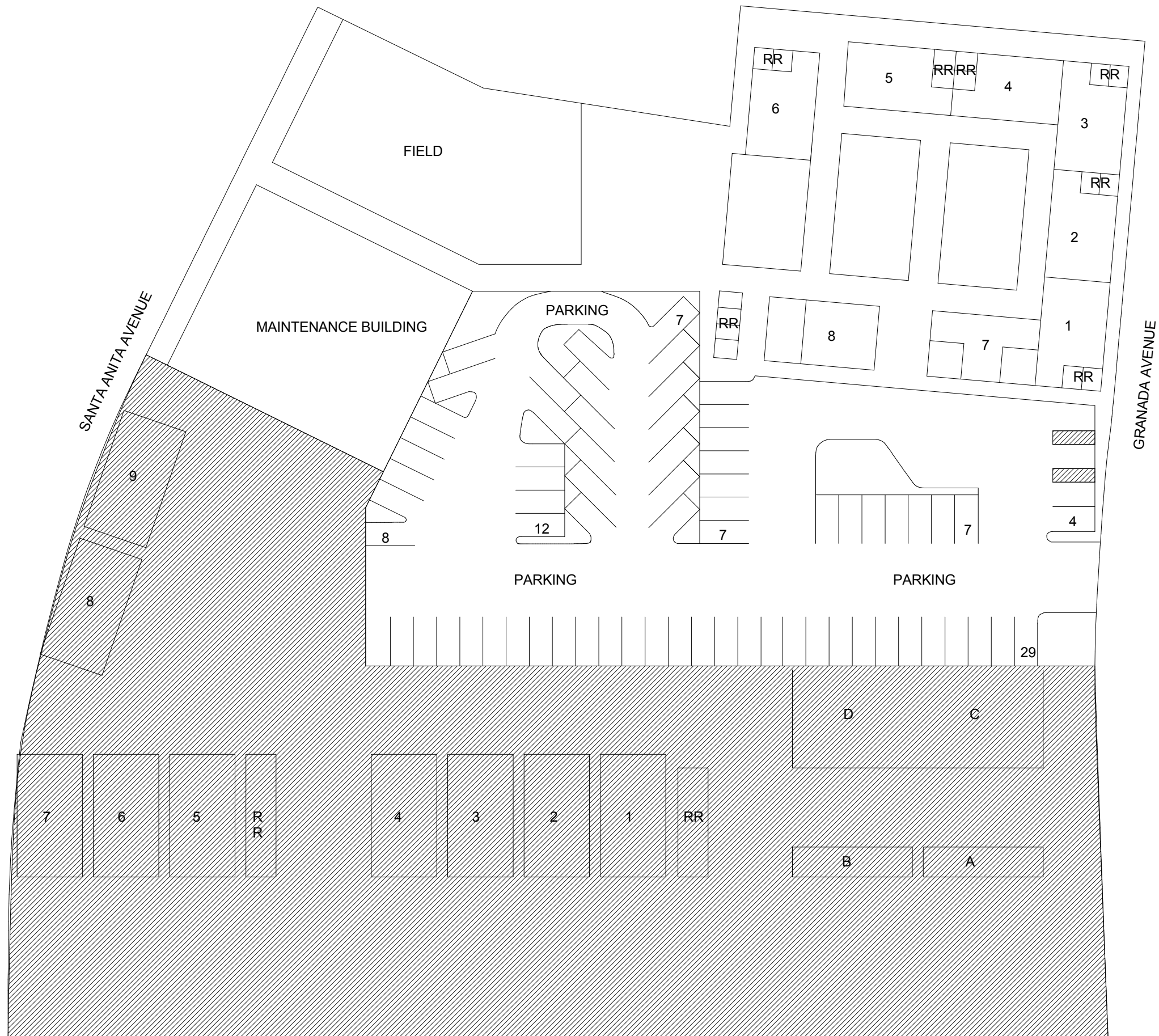
GRANADA ADULT
SCHOOL

3513 Granada Ave.
El Monte, CA 91731
TEL: 626-350-6179

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 40'-0"





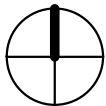
EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

GRANADA ADULT
SCHOOL

3513 Granada Ave.
El Monte, CA 91731
TEL: 626-350-6179

SCALE: 1" = 40'-0"



FACILITIES OVERVIEW: GRANADA TRANSITION CENTER



BOND IMPROVEMENTS:

- Replacement of Toilet Fixtures
- Flooring Replacement (various)
- Courtyard Enhancements
- Painting various



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

Granada Transition Center



Granada Transition Center

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served:	9-12	
Schedule Type:	Traditional	
Site:	1.1 Acres	
Site, including City property:	Acres	
Existing Play Field Area:	0.0 Acres	0 SF
Available Play Field Area:	0.3 Acres	
(Portable Buildings removed)		
Hardscape	32,923.0 SF	
Parking	0.0 SF	
Landscape	0.0 SF	
Permanent Building Area:	0 SF	
Portable Building Area:	14,360 SF	
Total Area:	14,360 SF	

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2016-2017	0	10	13	10		33
2015-2016	2	8	12	23		45
2014-2015	0	5	16	21		42
2013-2014	1	3	14	19		37

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligibl	Class Rms	SDC	Building Area
TOTAL							

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A#:	Owner	# CRs	Building Area
A - Administration		-	-	-	District		460 SF
B - Psychology Office					District		960 SF
C - Cafeteria					District		1,440 SF
D - Resource & Recycling					District	1	1,440 SF
P1 - Classroom						1	1,440 SF
P2 - Classroom						1	1,440 SF
P3 - Classroom					Leased	1	960 SF
P4 - Classroom						1	960 SF

Granada Transition Center

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

PRR - Restrooms						460 SF
P5 - Classroom					1	960 SF
P6 - Classroom					1	960 SF
P7 - Classroom					1	960 SF
P8 - Classroom				District	1	960 SF
P9 - Classroom				District	1	960 SF
TOTAL					10	14,360 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets		0	
	Sinks		0	
Boys:	Toilets		0	
	Urinals		0	
	Sinks		0	
Women:	Toilets	3	3	
	Sinks	2	2	
Men:	Toilets	2	2	
	Urinals	1	1	
	Sinks	2	2	
Unisex	Toilets	2	2	
	Sinks	2	2	
Drinking Fountains:	Number of heads	2		

Parking Capacity

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Parking	31	2	2	0

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0

Granada Transition Center

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Staff - Faculty Dining

Eating

#REF!

Maximum adult users of core facilities:

Men	44
Women	130
Total	174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Special Education Non-severe	13	13	0	9	117	117
Special Education Severe	9	9	0	1	9	9
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			0		0	0
Portable Construction				10	126	126
TOTAL EXISTING CAPACITY					126	126

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
CDE Recommended Play Field Area Based on Total Existing Capacity		0.0 Acres	
CDE Recommended Play Field Area Based on Permanent Construction Capacity		0.0 Acres	

Granada Transition Center

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			

MODERNIZATION

Building and Use	Mod Level	Cost
------------------	-----------	------

A - Administration

N/A

Specialty Improvements:

Notes:

Portable is schedule to be removed

B - Psychology Office

N/A

Specialty Improvements:

Notes:

Portable is schedule to be removed

Custodial space is exterior only, with no protection from the elements

C - Cafeteria

M4

Extensive repair of exterior building finishes

Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)

Extensive structural repair

Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)

Extensive HVAC Upgrade (new equipment and distribution)

Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)

Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)

Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)

Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Kitchen both serves and acts as teaching station

Replace ramp

Facility Needs

D - Resource & Recycling

M4

- Extensive repair of exterior building finishes
- Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Extensive structural repair
- Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
- Extensive HVAC Upgrade (new equipment and distribution)
- Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
- Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
- Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)
- Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

- Space used for storing campus resources
- Classroom used for teaching recycling

P1 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

P2 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Facility Needs

P3 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

P4 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

PRR - Restrooms

M1

- Moderate structural repair
- Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)
- Modernization Cost

Specialty Improvements:

Notes:

- Restrooms are recently placed and in good condition
- No HVAC in RRs, District had to purchase and install

Facility Needs

P5 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

P6 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

P7 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Granada Transition Center

October 4, 2017

Facility Needs

P8 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

- Owned by the district
- Flooring recently replaced

P9 - Classroom

M2

- Minor repair/replacement of interior building finishes and fixtures
- Minor repair of exterior building finishes
- Minor structural repair
- Minor ADA compliance items (minor reconfiguration, partition layout)
- Minor HVAC layout adjustments (new registers and ducting)
- Minor Data Drops added (main data service existing, provide numerous additional drops)
- Minor Tech Upgrades (Add projectors, monitors)
- Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
- Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

- Owned by the district

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Trailers A and B are to be Replaced with new relocatables	1920	SF	\$399,360.00
Replacement Campus			
Provide new building to replace all existing buildings. Construct new exterior lunch area, break area, and provide additional activity spaces	20000	SF	\$9,000,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Add/Repair/Reconfigure/Replace Fire Alarm			

Granada Transition Center

October 4, 2017

Facility Needs

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network Institute District Technology Standards			

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Sub-Panels/Transformers			
Fire Alarm System			
Clock System			
Intercom System			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

Granada Transition Center

October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ -	
Repair/Reconfigure/Replace Playgrounds				\$ -	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION					
	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Administration	SF	460	0	\$ 460.00	
B - Psychology Office	SF	960	0	\$ 960.00	
C - Cafeteria	SF	1,440	215	\$ 309,600.00	
D - Resource & Recycling	SF	1,440	215	\$ 309,600.00	
P1 - Classroom	SF	1,440	150	\$ 216,000.00	
P2 - Classroom	SF	1,440	150	\$ 216,000.00	
P3 - Classroom	SF	960	150	\$ 144,000.00	
P4 - Classroom	SF	960	150	\$ 144,000.00	
P5 - Classroom	SF	460	150	\$ 69,000.00	
P6 - Classroom	SF	960	150	\$ 144,000.00	
P7 - Classroom	SF	960	150	\$ 144,000.00	
P8 - Classroom	SF	960	150	\$ 144,000.00	
P9 - Classroom	SF	960	150	\$ 144,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ 399,360.00	
Replacement Campus				\$ 9,000,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ -	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ -	
Institute District Technology Standards				\$ -	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	

Granada Transition Center

October 4, 2017

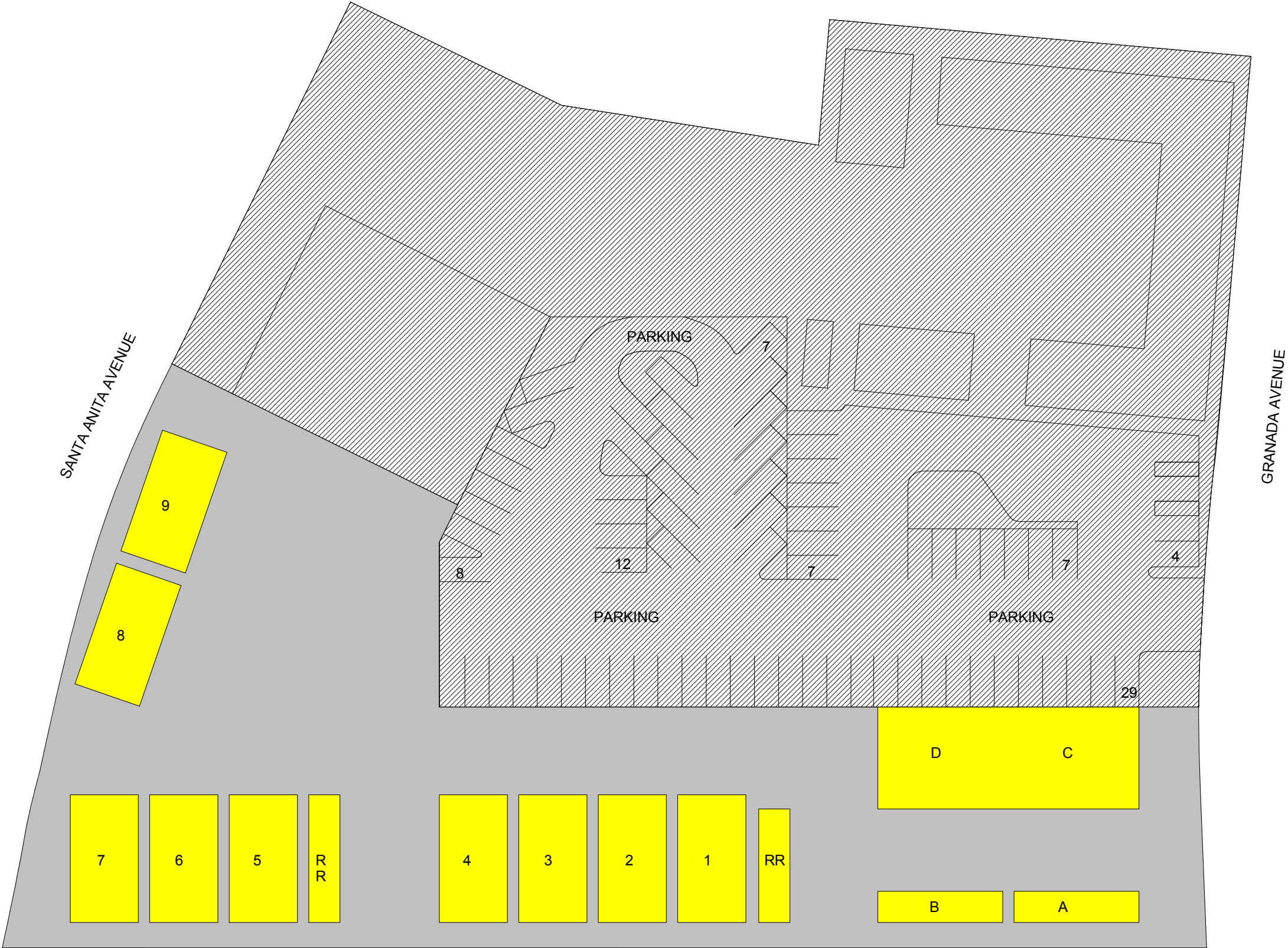
Cost Model					
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES			TOTAL		REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL			TOTAL		REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING			TOTAL		REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
ELECTRICAL			TOTAL		REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL			TOTAL		REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	

Granada Transition Center

October 4, 2017

Cost Model					

SUB-TOTAL		\$	11,384,980.00
CONTINGENCY	10%	\$	1,138,498.00
FEES	9%	\$	1,024,648.20
ESCALATION	10%	\$	1,138,498.00
INSPECTION AND TESTING	5%	\$	569,249.00
FURNITURE & EQUIPMENT	10%	\$	1,138,498.00
ADA ESCALATION RATE	3%	\$	341,549.40
TOTAL		\$	16,735,920.60



EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

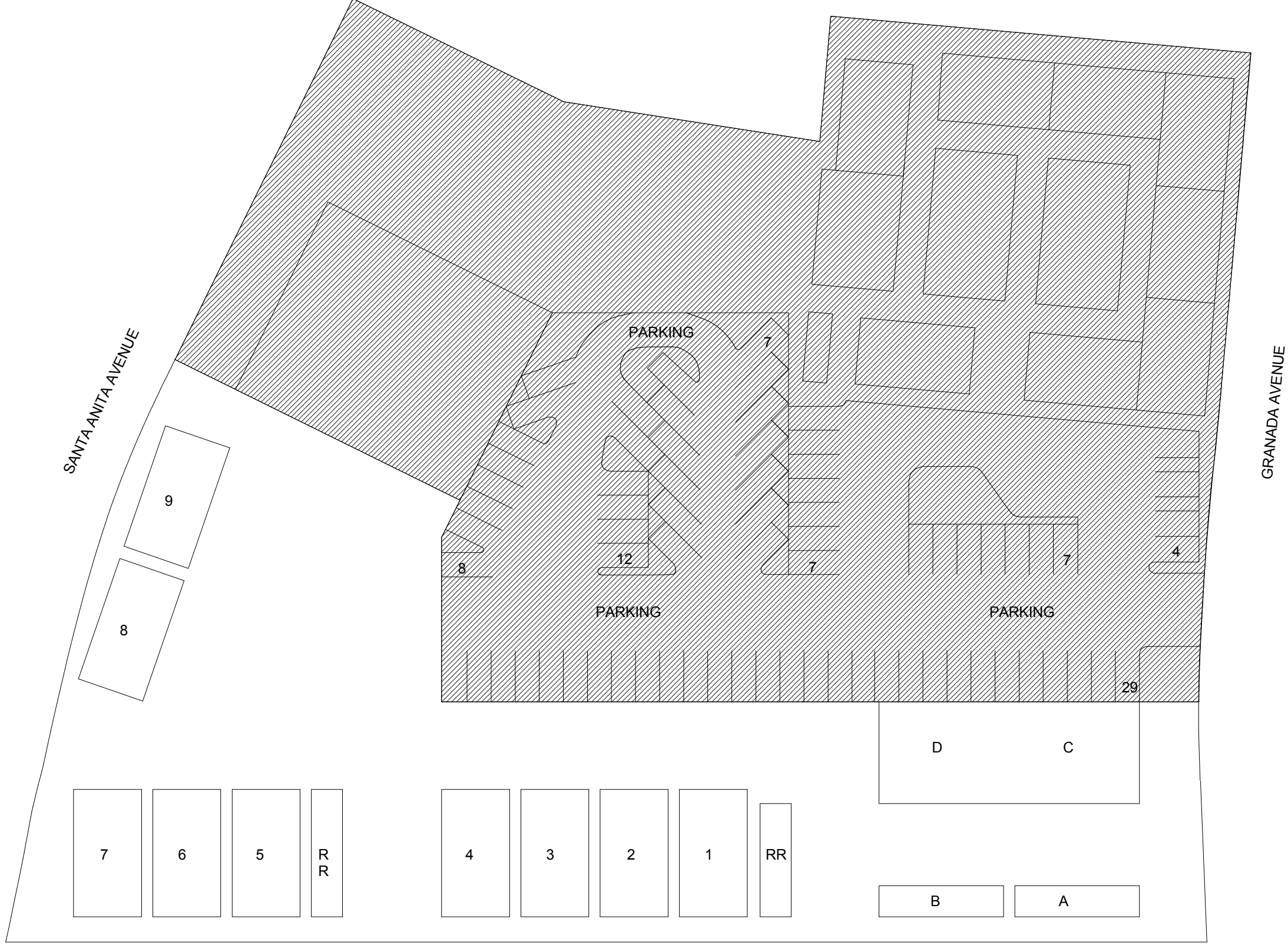
GRANADA
TRANSITION CENTER
SCHOOL

3513 Granada Ave.
El Monte, CA 91731
TEL: 626-350-617

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 40'-0"





EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
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GRANADA
TRANSITION CENTER
SCHOOL

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TEL: 626-350-617

SCALE: 1" = 40'-0"



FACILITIES OVERVIEW: MOUNTAIN VIEW HIGH SCHOOL



BOND IMPROVEMENTS:

- HVAC replacements
- Roof Repair
- Exterior Painting
- Basketball and Tennis Court Resurfacing
- Science Labs
- Emergency Exits
- Flooring
- Painting



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

Mountain View High School



MOUNTAIN VIEW HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served:	9-12	
Schedule Type:	Traditional	
Site:	20.8 Acres	
Site, including City property:	Acres	
Existing Play Field Area:	8.7 Acres	378,536 SF
Available Play Field Area:	9.0 Acres	
(Portable Buildings removed)		
Hardscape	232,904.0 SF	
Parking	105,653.0 SF	
Landscape	85,258.0 SF	
Permanent Building Area:	90,403 SF	
Portable Building Area:	13,440 SF	
Total Area:	103,843 SF	

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2017-2018	345	308	329	314		1,296
2016-2017	327	387	345	296		1,355
2015-2016	378	368	322	336		1,404
2014-2015	388	364	355	370		1,477

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligibl	Class Rms	SDC	Building Area
A - Administration		A32222			0		3,630 SF
		03-103293	2007				
		03-107694	2007				
B - Classrooms		A32222			23		9,623 SF
		03-103293	2007				
		03-107694	2007				
C - Library		A32222			6		4,511 SF
		03-103293	2007				
		03-107694	2007				
E - Classrooms		A32222			6		4,448 SF
		03-103293	2007				
		03-107694	2007				
		03-112945	2016				
F - Classrooms		A32222			4		6,354 SF
		03-103293	2007				
		03-107694	2007				
G - Student Center / Cafeteria		A32222			0		16,693 SF
		03-107694	2007				
H - Gymnasium		A32222			0		18,382 SF
		A34588					
		03-103293	2007				
		03-107694	2007				
		03-117460	2017				

MOUNTAIN VIEW HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

J - Career Center		A40431 03-107694 03-116060	2007 2016		5		3,002 SF
K - Classrooms		A32222 03-103293 03-107694	2007 2007		18		8,133 SF
L - Classrooms		A32222 03-107694	2007		20		9,663 SF
M - Classrooms	2007	03-103293			14		5,964 SF
TOTAL					96		90,403 SF

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A#:	Owner	# of CRs	Building Area
321						1	960 SF
322						2	960 SF
383						1	960 SF
384						1	960 SF
395						1	960 SF
396						1	960 SF
397						1	960 SF
398						1	960 SF
399						1	960 SF
400						1	960 SF
404						1	960 SF
405						1	960 SF
406						1	960 SF
407						1	960 SF
TOTAL						15	13,440 SF

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	40	54	-14
	Sinks	17	27	-10
Boys:	Toilets	19	19	0
	Urinals	34	63	-29
	Sinks	18	41	-23
Women:	Toilets	8	9	-1
	Sinks	5	5	0
Men:	Toilets	4	3	1
	Urinals	8	1	7
	Sinks	5	2	3

MOUNTAIN VIEW HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Unisex	Toilets	2	2
	Sinks	2	2
Drinking Fountains:	Number of heads	0	

Parking Capacity

15

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces	525	22	11	12

Multi-Purpose Room Capacity

Assembly Hall	
Eating	0
Assembly	0
Staff - Faculty Dining	
Eating	#REF!

Maximum adult users of core facilities:

Men	44
Women	130
Total	174

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Grades 9-12	39	27	96	15	4,329	2,997
Special Education/Severe	9	9				
Special Education/Non Severe	13	13	0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			96		3,744	2,592
Portable Construction				15	585	405
TOTAL EXISTING CAPACITY					4,329	2,997

MOUNTAIN VIEW HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center		SF	
Computer Lab		SF	
Science Lab		SF	
Art		SF	
Band		SF	
Choral		SF	
Wrestling/Dance		SF	
Weight Room		SF	
Gymnasium		SF	
Locker/Shower		SF	

CDE Recommended Play Field Area Based on Total Existing Capacity	0.0 Acres
---	-----------

CDE Recommended Play Field Area Based on Permanent Construction Capacity	0.0 Acres
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MOUNTAIN VIEW HIGH SCHOOL

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Modify interior quad: level turf, improve drainage, provide paving and seating but maintain quaint nature	38,378	SF	\$518,103.00
Repair/Reconfigure/Replace Landscape			
Needs visual concept			
Competition between saving water and maintaining the playfields			
Sprinkler controls upgraded recently			
Repair/Reconfigure/Replace Playgrounds			
Keep the 2 baseball fields - barrier with fruit orchard			
Move tennis courts - light up	15,000	SF	\$142,500.00
Replace football with all weather track & field	1	LS	\$ 3,500,000.00
Repair/Reconfigure/Replace Site Drainage			
Repair/Reconfigure/Replace Fencing			
Access to skatepark in vacant lot, then access behind stadium to bike complex connecting to bike path like at West Covina			
Repair/Reconfigure/Replace Parking			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			

MODERNIZATION

Building and Use	Mod Level	Cost
------------------	-----------	------

A - Administration

M3

- Moderate repair of exterior building finishes
- Moderate structural repair
- Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
- Moderate ADA compliance items (reconfiguration, new fixtures)
- Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
- Moderate Data Upgrade (main data service provided, provide data to new locations)
- Moderate Tech Upgrades (Add Cable and projection capabilities)
- Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
- Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

- Parent Teacher - used as MP Room
- Lobby - Adequate space
- Breakroom - Enough storage more power for micro, toast, etc.
- Principal, assistant Principal, secretary, delegate round campus
- Main phones - MDF, AC not working, Loud and hot
- Guidance - Counsel (5), assistant principal, flexible room
- Attendance & Health - access from front and camp

Facility Needs

B - Classrooms

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

247 - Flex computer lab - operable wall - no light motion sensor cabinetry
 246 Computer lab - afterschool program
 245- computer lab - no lights
 244 - CR - New everything
 Hall - Paint light, and display
 WRR- No motion
 242 - book room, server
 241-CR, 259-CR, 257-CR, 256-CR, 258-CR, 260-Bookroom

C - Library

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

very old
 395-CR, 396-CR, 397-SPeD, 398-SPeD, 399-SPeD, 400-SPeD, 404 to
 407 -SPeD. With RR and shower
 library - conference room, student store - moving to cafeteria , breakroom.
 277- meeting room, 274-Instructional aid, used to be in PTA
 275 - Old audio room
 Projectors- Installing last ones
 Bell overdue
 clocks abandoned, batteries
 Ethernet from projector to panel @ teacher station - Older ones had
 HDMI / VGS (10-12)
 Computers 2 years old - usually replace 5 years
 Wifi not in all rooms - VOIP

Facility Needs

E - Classrooms

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

290/91 A SB , moving to new cafeteria
 291 - Kitchen
 292 - culinary arts
 304 - ART

F - Classrooms

M2

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

H - Gymnasium

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Facility Needs

J - Career Center

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existng, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existng hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

K - Classrooms

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existng hub upgraded, numerous additonal equipment added)

Specialty Improvements:

Notes:

365 & 366-Science lab chem
 367 - math classroom
 371- Math Classroom - fixed operable wall with data
 369 & 368 - Math classrooms
 375 - Prep / IDF
 377- Computer lab - for wood shop teacher

L - Classrooms

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existng hub upgraded, numerous additonal equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

MOUNTAIN VIEW HIGH SCHOOL

October 4, 2017

Facility Needs

Notes:

386/401 - wrestling room, new pads recent
384 - Café prep room
387 - Ceramics
388 - wood shop - use 3 days a week, currently in 377 want to bring over and covert space
390- Being abated
391- Temp café
392 - Computer lab / not flex - graphic arts
402 - Audio record - Vista video production academy
403 - CR / Yearbook

M - Classrooms

M2

Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair
Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Notes:

Adequate now, needs more supply sotrage, used book room - ReDO
510 - Science
511 - Preproom
512 Science
513 - classroom - in good shape
245 -6-7: Joined to career center - needs refresh
348 - Computer lab
349 - Bank
503 - Schedule for new floor

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Community Sports Center			
9.2 acre of misc fields with restrooms and parking access form alt side with mini soccer fields, beach volleyball, all weather track & field, tennis courts. Joint use agreement paid for by Grants and City Partnership			
	1	LS	\$20,000,000.00

MOUNTAIN VIEW HIGH SCHOOL

October 4, 2017

Facility Needs

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Fence is old, easy to cut - proposal for wrought iron.	1500	LF	\$60,000.00
Security Technology			
Need Upgrade - new system, more efficient, having to bypass sensors, more cameras	1	LS	\$45,000.00
Replace locks with keyless entry system	110	EA	\$123,750.00
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
Institute District Technology Standards			

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
This is a significant problem throughout the campus, district is completing HVAC review; report pending			
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Campus has galvanized piping and has experienced clogging periodically - cost included in Modernization Levels above			
Misc.			

MOUNTAIN VIEW HIGH SCHOOL

October 4, 2017

Facility Needs

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Adding Equipment pulling circuits to supply, don't know if new building project increases power.			
Sub-Panels/Transformers			
Fire Alarm System			
Ok, except beam detectors in gym otherwise cleaning from dust			
Clock System			
Intercom System			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

Mountain View High School

October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ 518,103.00	
Repair/Reconfigure/Replace Landscape				\$ -	
Repair/Reconfigure/Replace Playgrounds				\$ 3,642,500.00	
Repair/Reconfigure/Replace Site Drainage				\$ -	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION				UNIT COST	REMARKS
	UNIT	QTY.			
A - Administration	SF	3,630	175	\$ 635,250.00	
B - Classrooms	SF	9,623	175	\$ 1,684,025.00	
C - Library	SF	4,511	175	\$ 789,425.00	
E - Classrooms	SF	4,448	175	\$ 778,400.00	
F - Classrooms	SF	6,354	150	\$ 953,100.00	
G - Student Center / Cafeteria	SF	16,693	0	\$ -	
H - Gymnasium	SF	18,382	175	\$ 3,216,850.00	
J - Career Center	SF	3,002	125	\$ 375,250.00	
K - Classrooms	SF	8,133	175	\$ 1,423,275.00	
L - Classrooms	SF	9,663	175	\$ 1,691,025.00	
M - Classrooms	SF	5,964	150	\$ 894,600.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ -	
Community Sports Center				\$ 20,000,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ 60,000.00	
Security Technology				\$ 168,750.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ -	
Institute District Technology Standards				\$ -	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	

Mountain View High School

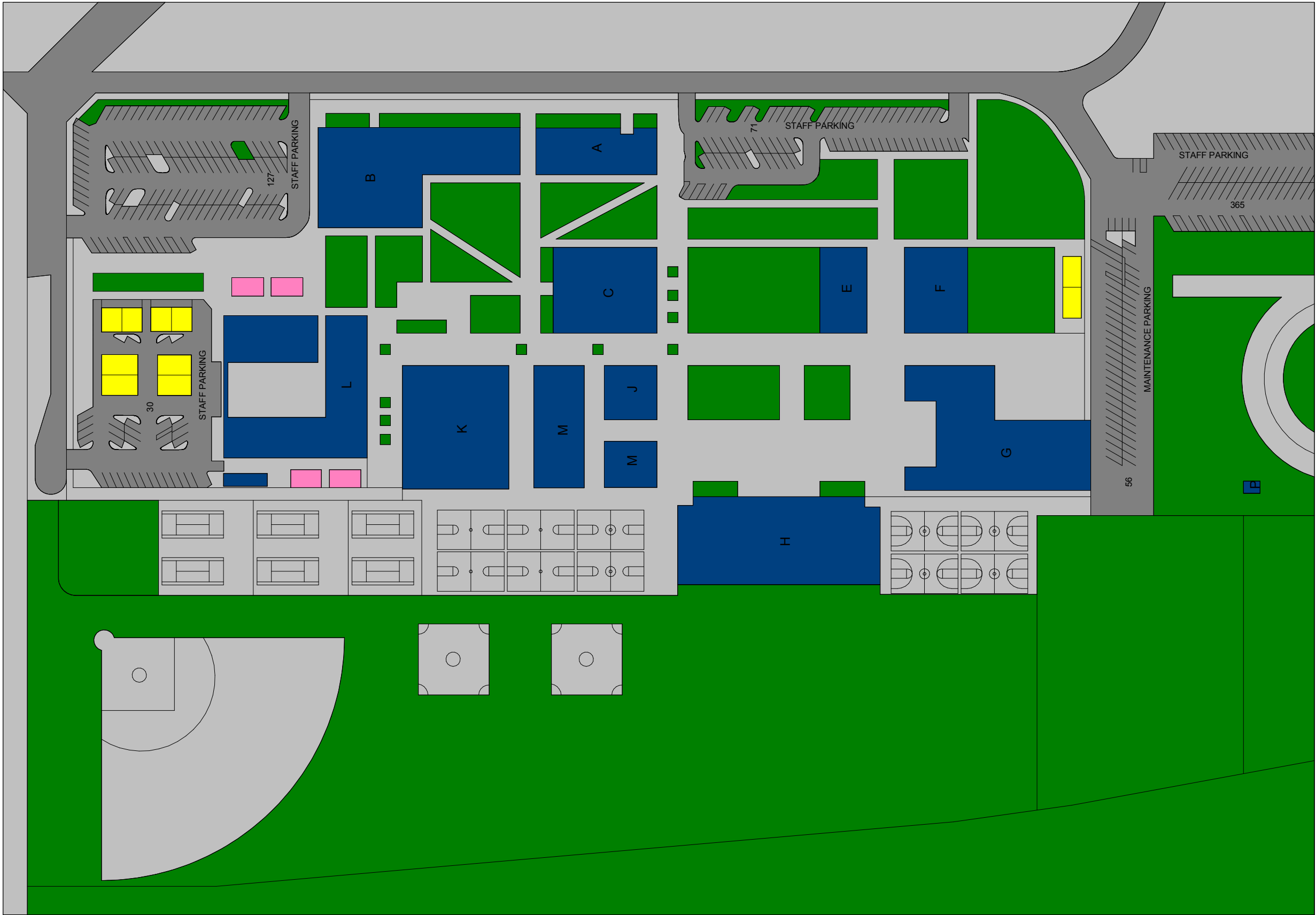
October 4, 2017

Cost Model					
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	

SUB-TOTAL \$ 36,830,553.00

CONTINGENCY	10%	\$ 3,683,055.30
FEES	9%	\$ 3,314,749.77
ESCALATION	10%	\$ 3,683,055.30
INSPECTION AND TESTING	5%	\$ 1,841,527.65
FURNITURE & EQUIPMENT	10%	\$ 3,683,055.30
ADA ESCALATION RATE	3%	\$ 1,104,916.59

TOTAL \$ 54,140,912.91



EL MONTE UNION
HIGH SCHOOL DISTRICT

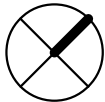
3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

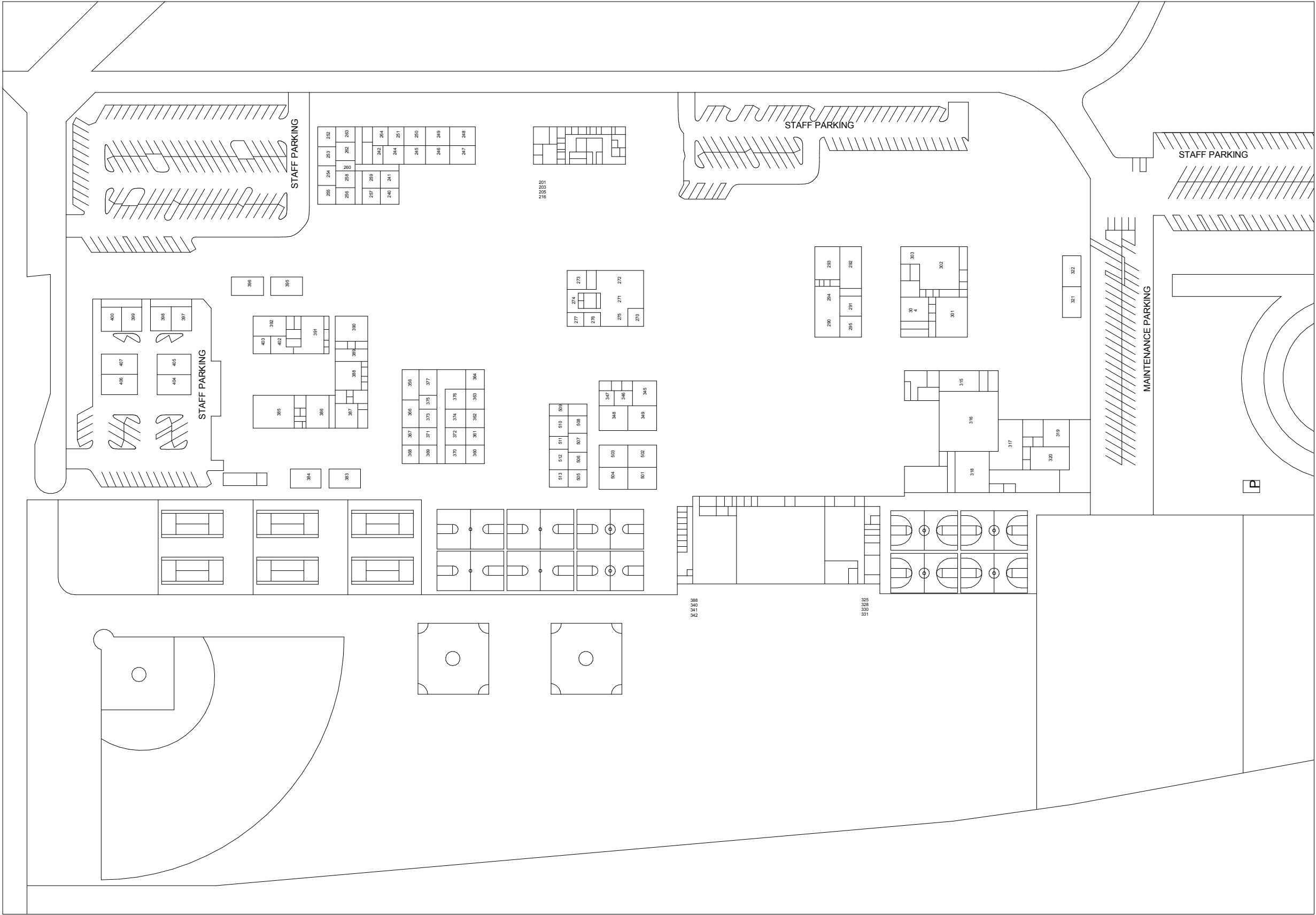
MOUNTAIN VIEW
HIGH SCHOOL

2900 Parkway Dr.
El Monte, CA 91732
TEL: 626-443-6181

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 100'-0"





EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

MOUNTAIN VIEW
HIGH SCHOOL

2900 Parkway Dr.
El Monte, CA 91732
TEL: 626-443-6181

SCALE: 1" = 100'-0"



FACILITIES OVERVIEW: ROSEMEAD HIGH SCHOOL



BOND IMPROVEMENTS:

- Replacement of glass in main building at stairwells (safety issue)
- Emergency Exits
- Auditorium ADA compliance
- Breezway repairs
- Flooring
- Painting
- HVAC Cafeteria
- Cafeteria (new flooring in kitchen)
- HVAC Replacement



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

Rosemead High School



ROSEMEAD HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served:	9-12
Schedule Type:	Traditional
Site:	26.4 Acres
Site, including City property:	Acres
Existing Play Field Area:	9.4 Acres 409,900 SF
Available Play Field Area:	9.5 Acres
(Portable Buildings removed)	
Hardscape	473,862.8 SF
Parking	143,025.0 SF
Landscape	106,323.0 SF
Permanent Building Area:	202,648 SF
Portable Building Area:	4,800 SF
Total Area:	207,448 SF

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2017-2018	471	427	411	433	93	1,835
2016-2017	438	433	455	396	91	1,813
2015-2016	423	472	392	421	97	1,805
2014-2015	463	397	421	448	98	1,827

3. Permanent Construction

Bldg./Use	Date Constructed	DSA A#	Date Modernized	Date Eligible	Class Rms	SDC	Building Area
A - Classrooms	19??	#6633 #51004 A03-107685	1989 2007		11		13,742 SF
B - Classrooms		#6633 #51004 A03-107685 #03-112924	1989 2007 2010		9		17,605 SF
C - Classrooms		#11213 #51004	1989		3		2,922 SF
D - Classrooms		#11213 #51004 A03-107685	1989 2007		3		3,431 SF
E - Classrooms		#6633 #51004	1989		4		3,980 SF
F - Classrooms		#6633 #51004 A03-107685 #03-112924	1989 2007 2010		1		6,346 SF

ROSEMEAD HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

G - Classrooms		#5985 #51004 A03-107685	1989 2007		2		7,007 SF
H - Classrooms		#5985 #51004 A03-107685	1989 2007		1		7,026 SF
T - Administration / Classrooms		#5441 #51004 A03-107685	1989 2007		17		47,000 SF
J - Cafeteria		#6744 #51004 #11213 A03-107685 A03-110567*	1989 2007 2012		0		8,088 SF
J - Library					0		6,650 SF
J2 - Panther's Lair		#6633 #51004	1989		0		3,994 SF
K - Staff Lounge		#28578 A03-107685	2007		0		1,068 SF
L - Theatre		#30497 A03-113838	2013		0		15,136 SF
M - Choir/Band		#7274 #51004 A03-107685	1989 2007		4		10,155 SF
N - Classrooms					18		12,578 SF
P - Field Restrooms (Home)		A03-107685	2007				560 SF
R - Girls Locker room		#5895 A03-107685	2007		0		7,465 SF
S - Gymnasium		#11231 A03-107685	2007		0		19,375 SF
T - Boys Locker Room		#5895 A03-107685	2007		0		7,995 SF
U - Field Restrooms (Visitor)		A03-107685 A03-113293	2007 2010		0		525 SF
TOTAL					73		202,648 SF

* Uncertified Project

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A#	Owner	# of C	Area
111						1	960 SF
112						1	960 SF
113						1	960 SF
114						1	960 SF
115						1	960 SF
TOTAL						5	4,800 SF

ROSEMEAD HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	37	33	4
	Sinks	28	17	11
Boys:	Toilets	29	12	17
	Urinals	34	39	-5
	Sinks	34	26	8
Women:	Toilets	10	#VALUE!	#VALUE!
	Sinks	10	#VALUE!	#VALUE!
Men:	Toilets	11	#VALUE!	#VALUE!
	Urinals	2	#VALUE!	#VALUE!
	Sinks	11	#VALUE!	#VALUE!
Unisex	Toilets	4		4
	Sinks	4		4
Drinking Fountains:	Number of heads	0		

Parking Capacity

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Lot A	93	4	4	0
Lot B	29	2		
Lot C	26	2		
Lot D	30	2		
Lot E	19	2		
Student Parking	70	4		

Multi-Purpose Room Capacity

Assembly Hall

Eating 0

Assembly 0

Staff - Faculty Dining

Eating #REF!

ROSEMEAD HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

Maximum adult users of core facilities:

Men	??
Women	??
Total	??

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. District # capacity	State Capacity
Grades 9-12	31.5	27	73	5 2,457	2,106
SDC			0	0 0	0
RSP			0	0 0	0
RSP, undersized			0	0 0	0
Permanent Construction Capacity			73	2,300	1,971
Portable Construction				5 158	135
TOTAL EXISTING CAPACITY				2,457	2,106

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Library/Media Center		SF	
Theatre		SF	
Boys Locker Room		SF	
Weight Room		SF	
Gymnasium		SF	
Girls Locker Room		SF	
Bldg B Culinary Classrooms	2		

CDE Recommended Play Field Area
Based on Total Existing Capacity 0.0 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 0.0 Acres

ROSEMEAD HIGH SCHOOL

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Repair/Reconfigure/Replace Landscape			
Hump in field, has swamp spot & doesn't cut evenly. Turf needs to be replaced (open to artificial turf).	104,214	SF	\$1,287,042.90
Quad/ outdoor stage at Gym - power hook up for lighting & audio needed (site lighting already improved)	4,000	SF	\$54,000.00
Repair/Reconfigure/Replace Playgrounds			
Repair/Reconfigure/Replace Site Drainage			
M+O parking floods - drains poorly through site.	8,000	SF	\$8,800.00
Repair/Reconfigure/Replace Fencing			
Repair/Reconfigure/Replace Parking			

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
New roofing at Buildings C & D & E & J, J2, M, R, S, T	62,240	SF	\$1,864,088.00

MODERNIZATION

Building and Use	Mod Level		Cost
A - Classrooms	M2		
Painting, new flooring, replace or paint ceiling tiles			
Minor repair/replacement of interior building finishes and fixtures			
Minor repair of exterior building finishes			
Minor structural repair			
Minor ADA compliance items (minor reconfiguration, partition layout)			
Minor HVAC layout adjustments (new registers and ducting)			
Minor Data Drops added (main data service existing, provide numerous additional drops)			
Minor Tech Upgrades (Add projectors, monitors)			
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)			
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)			
Specialty Improvements:			
Hallways shall receive a M3 level of modernization	2200	SF	\$9,900.00
Notes:			
Change out lighting to LED at outdoor canopies			

Facility Needs

B - Classrooms**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Hallways shall receive a M3 level of modernization	3150	SF	\$14,175.00
Culinary Arts shall receive a M1 level of modernization	3700	SF	\$240,500.00

Notes:

Culinary Arts (room 65) is the most popular program
 (2) Art, (2) Math (1) Health Classroom, room 68 + 66 (ceramics and still life) - new lighting, ceiling tiles, technology (ask teachers)

C - Classrooms**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Roofs, flooring, and lighting. Possibly technology - ask teachers

D - Classrooms**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Facility Needs

Notes:

Roofs, flooring, and lighting. Possibly technology - ask teachers

E - Classrooms**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Roofs, flooring, and lighting. Possibly technology - ask teachers
 History & Government Classrooms

F - Classrooms**N/A****Specialty Improvements:****Notes:**

Graphic Arts - Recently upgraded, 70" monitors, used for print shop
 and fabrication

G - Classrooms**M3**

Painting, new flooring, replace or paint ceiling tiles
 Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

CAD / Drafting - upgrade, remove outlet poles
 Convert building to STEM Center

Facility Needs

H - Classrooms**M3**

Painting, new flooring, replace or paint ceiling tiles
 Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Wrestling (room 41)- short term: new lighting, ceiling, new mats, bring windows back. Long term: new scope convert to STEM center
 Woodshop (room 40) - Convert to STEM Center

I - Administration / Classrooms**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Hallways shall receive a M3 level of modernization	6200	SF	\$279,000.00
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Notes:

Nurse restrooms have already been modernized
 Windows are blocked so can't see HVAC
 All paint is the same color throughout campus, and much of it very old.
 Reglaze existing windows with translucent panels to improve daylight

J - Cafeteria**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Facility Needs

Specialty Improvements:

Hallways & covered lunch/activity area shall receive a M3 level of modernization

9800

SF

\$441,000.00

Notes:

Roof replacement

Outdoor serving line - desire to remove chain link fence and replace with low railing

Kitchen flooring has already been updated (epoxy). School is getting new shelving for kitchen and walk-in, as well as new ovens and appliances

Reglaze existing windows with translucent panels to improve daylight

J- Library**M1**

Painting, new flooring

Minimal repair/replacement of interior building finishes and fixtures

Minimal structural repair

Minimal ADA compliance items (i.e. signage, restriping, hardware)

Minimal HVAC layout adjustments (relocating registers)

Minimal Data Drops added (main data service existing, additional drop within existing capacity)

Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)

Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Desire to transform into media center

Green room - takeout stacks so that there is more reading spaces (similar to starbucks)

J2 - Panther's Lair**M3**

Painting, new flooring, replace or paint ceiling tiles

Minimal repair/replacement of interior building finishes and fixtures

Minimal structural repair

Minimal ADA compliance items (i.e. signage, restriping, hardware)

Minimal HVAC layout adjustments (relocating registers)

Minimal Data Drops added (main data service existing, additional drop within existing capacity)

Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)

Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

New roofing needed

New carpet or Linoleum, casework, ceiling tiles

New carpet tiles in Office

New windows

Technology is sufficient

Repurpose space (adjacent to Panther's Lair one level down) for Counselor

Facility Needs

K - Staff Lounge**N/A****Specialty Improvements:****Notes:**

Recently upgraded with casework and new flooring

L - Theatre**M3**

Painting, new flooring, replace or paint ceiling tiles

Moderate repair of exterior building finishes

Moderate structural repair

Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)

Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)

Moderate Tech Upgrades (Add Cable and projection capabilities)

Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Rigging and Audio replacement

Re-design stage for ADA access

Re-design seating/aisles for ADA access

Restrooms not ADA compliant

Ramps not compliant, would like wheelchair front row access

Aisle lighting does not work / existing is too dark. Need dimable lighting.

Lobby echos because it is all concrete

Wireless is only in Theatre.

No wheelchair access to stage, no lift, ramp too steep. (Option discussed to set up chairs in center aisle)

Audio needs to be replaced

Lighting was just upgraded

Dressing room to be upgraded. Single occupant restroom is not ADA

Hand brakes on rigging need to be changed out

Stage is extended over orchestra pit (6'-0" drop). Needs to be more secure.

Get rid of wood panelling finish and install new panelling to match rear wood slats

964 seats - all original and can still get parts from American Seating.

M - Choir/Band**M3**

Painting, new flooring, replace or paint ceiling tiles

Moderate repair of exterior building finishes

Moderate structural repair

Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)

Moderate ADA compliance items (reconfiguration, new fixtures)

Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)

Moderate Data Upgrade (main data service provided, provide data to new locations)

Moderate Tech Upgrades (Add Cable and projection capabilities)

Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)

Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Facility Needs

Notes:

New Choir shells (2 years old in storage)
 Piano room needs to be upgraded
 Choir room - remove steps
 Overall technology is good. School is happy with projectors.
 Instrument Storage - need new casework
 Hall access to changing rooms, restrooms, and practice rooms
 Practice Rooms - new acoustics desired
 Band Room - New floor (Linoleum like in Teacher Lounge desired),

N - Classrooms**M1**

Painting, new flooring
 Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Increase science lab sink size and protect piping from student access	1100	LS	\$71,500.00
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Notes:

Science - students rest their feet on the plumbing chases
 Science sinks are too small
 This is a new building and is only 7 years old.
 Flooring issues - bubbling VCT
 Outdoor flooring is staining. Requires repainting, and recoat with topping.

P - Field Restrooms (Home)**M4**

Extensive repair/replacement of interior building finishes and fixtures
 Extensive repair of exterior building finishes
 Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Extensive structural repair
 Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
 Extensive HVAC Upgrade (new equipment and distribution)
 Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
 Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
 Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)
 Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

In poor condition and non ADA compliant

Facility Needs

R - Girls Locker room**M3**

Painting, new flooring, replace or paint ceiling tiles
 Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Roofing
 Girls Locker Building - new counter, ceiling, & Linoleum or VCT.
 Dance - new flooring
 Lockers - new shower heads, lighting. New flooring needed in wash room

S - Gymnasium**M2**

Painting, new flooring, replace or paint ceiling tiles
 Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Repair or replace bleachers	1	LS	\$30,000.00
Install dividing curtain, repair (e) track as needed	1	LS	\$30,000.00
Upgrade Audio system and audio room	1	LS	\$56,000.00

Notes:

Bleachers are 8 years old and having problems; when maintained they are over-greased and then are messy to clean up, bleachers are difficult to open and close in a straight line
 Used to have curtain to divide gym. Space has an (e) track, desire is to bring back curtain
 Sound system needs upgrading. (Needs to be angled downwards)
 Audio room needs upgrade, with a window into the gym (was converted to Audio Rm from a Ticket Office)

Facility Needs

T - Boys Locker Room**M3**

Painting, new flooring, replace or paint ceiling tiles
 Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Roofing
 Girls Locker Building - new counter, ceiling, & Linoleum or VCT.
 Dance - new flooring
 Lockers - new shower heads, lighting. New flooring needed in wash room

U - Field Restrooms (Visitor)**M4**

Extensive repair/replacement of interior building finishes and fixtures
 Extensive repair of exterior building finishes
 Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Extensive structural repair
 Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
 Extensive HVAC Upgrade (new equipment and distribution)
 Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
 Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
 Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)
 Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

In poor condition and non ADA compliant

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
New Special Education Center to replace portable	6,000	SF	\$2,250,000.00
New STEM center classrooms to augment existing CTE	7,500	SF	\$2,812,500.00
Student Center / Cafeteria			
Library			
Performing Arts Center			
Between Bldgs M&L - clean up / increase storage - needs to be more secure and should connect to band / choir	3,600	SF	\$918,000.00
Gymnasium			
Create new/ better outdoor entry into gym with trophy display, lighting	1,000	SF	\$300,000.00
New Wrestling Center	2,500	SF	\$750,000.00
New Small Gym	14,000	SF	\$4,200,000.00

ROSEMEAD HIGH SCHOOL

October 4, 2017

Facility Needs

Choir Band		SF	
Field		SF	
Portables		SF	
Site Structures			
Elect / data servers (Outdoor area adjacent to room 95) - need permanent cover	1,000	SF	\$255,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Fencing			
Security Technology			
Replace locks with keyless entry system for improved security and	100	LS	\$112,500.00
Change out lighting to LED at canopies - included in modernization level			
Add/Repair/Reconfigure/Replace Fire Alarm			

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
Currently putting up TVs all over campus to advertise pathways/STEM			
Institute District Technology Standards			
Upgrade all classroom AV equipment to district standard	73	Rooms	\$698,610.00

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Repair exterior Ramp at Building N with slope and handrails	2000	SF	\$100,000.00
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
Exhaust Fans			
Ventilation			
Misc.			

ROSEMEAD HIGH SCHOOL

October 4, 2017

Facility Needs

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing is sufficient			
Plumbing Fixtures			
Misc.			

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Power on campus is sufficient			
Sub-Panels/Transformers			
Fire Alarm System			
Clock System			
Intercom System			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

ROSEMEAD HIGH SCHOOL

October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ -	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ -	
Repair/Reconfigure/Replace Landscape				\$ 1,341,042.90	
Repair/Reconfigure/Replace Playgrounds				\$ -	
Repair/Reconfigure/Replace Site Drainage				\$ 8,800.00	
Repair/Reconfigure/Replace Fencing				\$ -	
Repair/Reconfigure/Replace Parking				\$ -	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ 1,864,088.00	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Classrooms	SF	13,742	150	\$ 2,071,200.00	
B - Classrooms	SF	17,605	150	\$ 2,895,425.00	
C - Classrooms	SF	2,922	150	\$ 438,300.00	
D - Classrooms	SF	3,431	150	\$ 514,650.00	
E - Classrooms	SF	13,742	150	\$ 2,061,300.00	
F - Classrooms	SF	6,346	0	\$ -	
G - Classrooms	SF	7,007	175	\$ 1,226,225.00	
H - Classrooms	SF	7,026	175	\$ 1,229,550.00	
I - Administration / Classrooms	SF	47,000	150	\$ 7,329,000.00	
J - Cafeteria	SF	8,088	150	\$ 1,654,200.00	
J- Library	SF	6,650	125	\$ 831,250.00	
J2 - Panther's Lair	SF	3,994	175	\$ 698,950.00	
K - Staff Lounge	SF	1,068	0	\$ 1,068.00	
L - Theatre	SF	15,136	175	\$ 2,648,800.00	
M - Choir/Band	SF	10,155	175	\$ 1,777,125.00	
N - Classrooms	SF	12,578	125	\$ 1,643,750.00	
P - Field Restrooms (Home)	SF	560	215	\$ 120,400.00	
R - Girls Locker room	SF	7,465	175	\$ 1,306,375.00	
S - Gymnasium	SF	19,375	150	\$ 3,022,250.00	
T - Boys Locker Room	SF	7,995	175	\$ 1,399,125.00	
U - Field Restrooms (Visitor)	SF	525	215	\$ 112,875.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ -	
Classrooms				\$ 5,062,500.00	
Student Center / Cafeteria				\$ -	
Library				\$ -	
Performing Arts Center				\$ 918,000.00	

ROSEMEAD HIGH SCHOOL

October 4, 2017

Cost Model					
Gymnasium				\$ 5,250,000.00	
Choir Band				\$ -	
Field				\$ -	
Portables				\$ -	
Site Structures				\$ 255,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Fencing				\$ -	
Security Technology				\$ 112,500.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ -	
Institute District Technology Standards				\$ 698,610.00	
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ 100,000.00	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ -	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ -	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	

ROSEMEAD HIGH SCHOOL

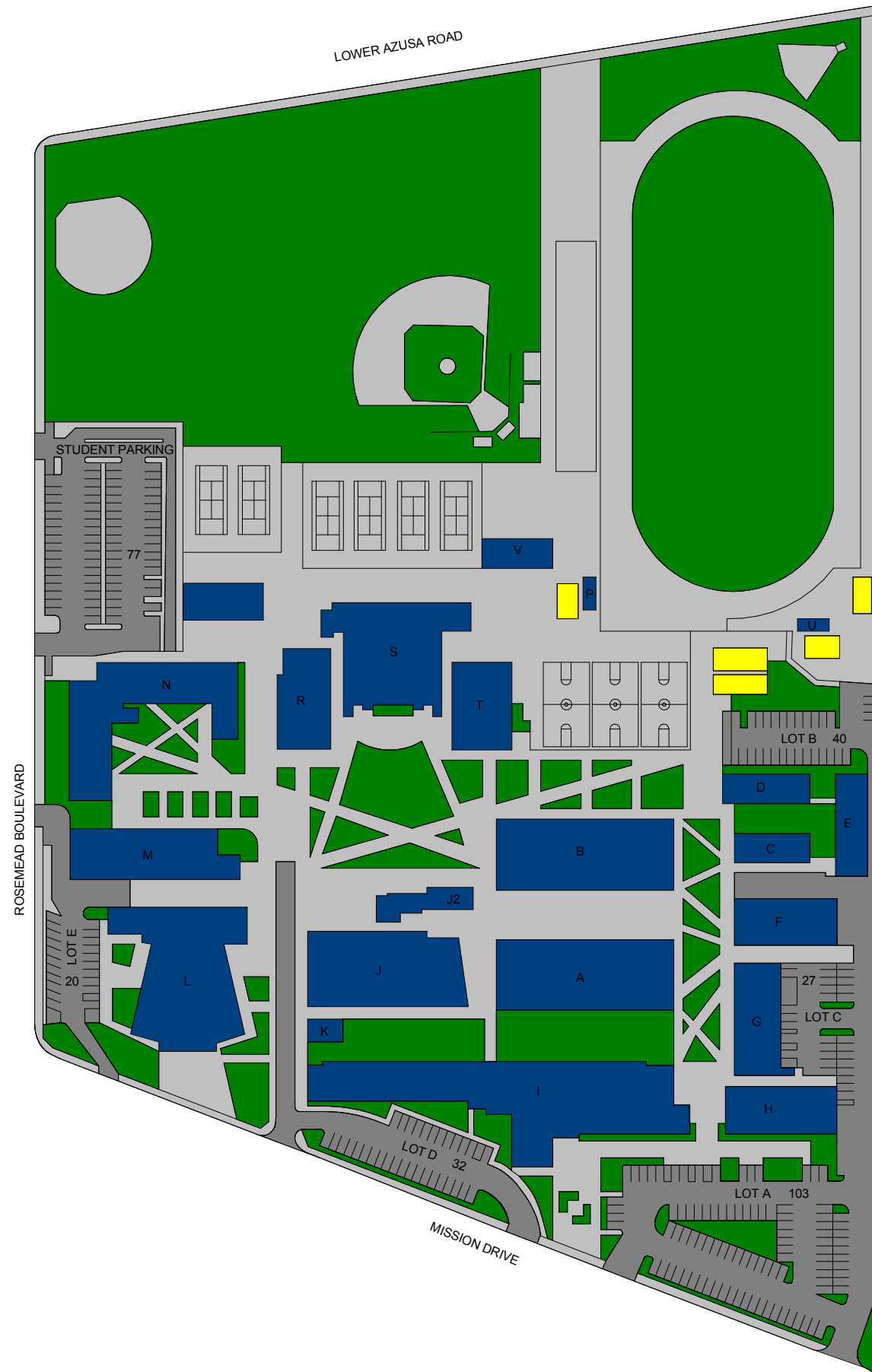
October 4, 2017

Cost Model					
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	

SUB-TOTAL \$ 48,592,358.90

CONTINGENCY	10%	\$ 4,859,235.89
FEES	9%	\$ 4,373,312.30
ESCALATION	10%	\$ 4,859,235.89
INSPECTION AND TESTING	5%	\$ 2,429,617.95
FURNITURE & EQUIPMENT	10%	\$ 4,859,235.89
ADA ESCALATION RATE	3%	\$ 1,457,770.77

TOTAL \$ 71,430,767.58



EL MONTE UNION
HIGH SCHOOL DISTRICT

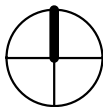
3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

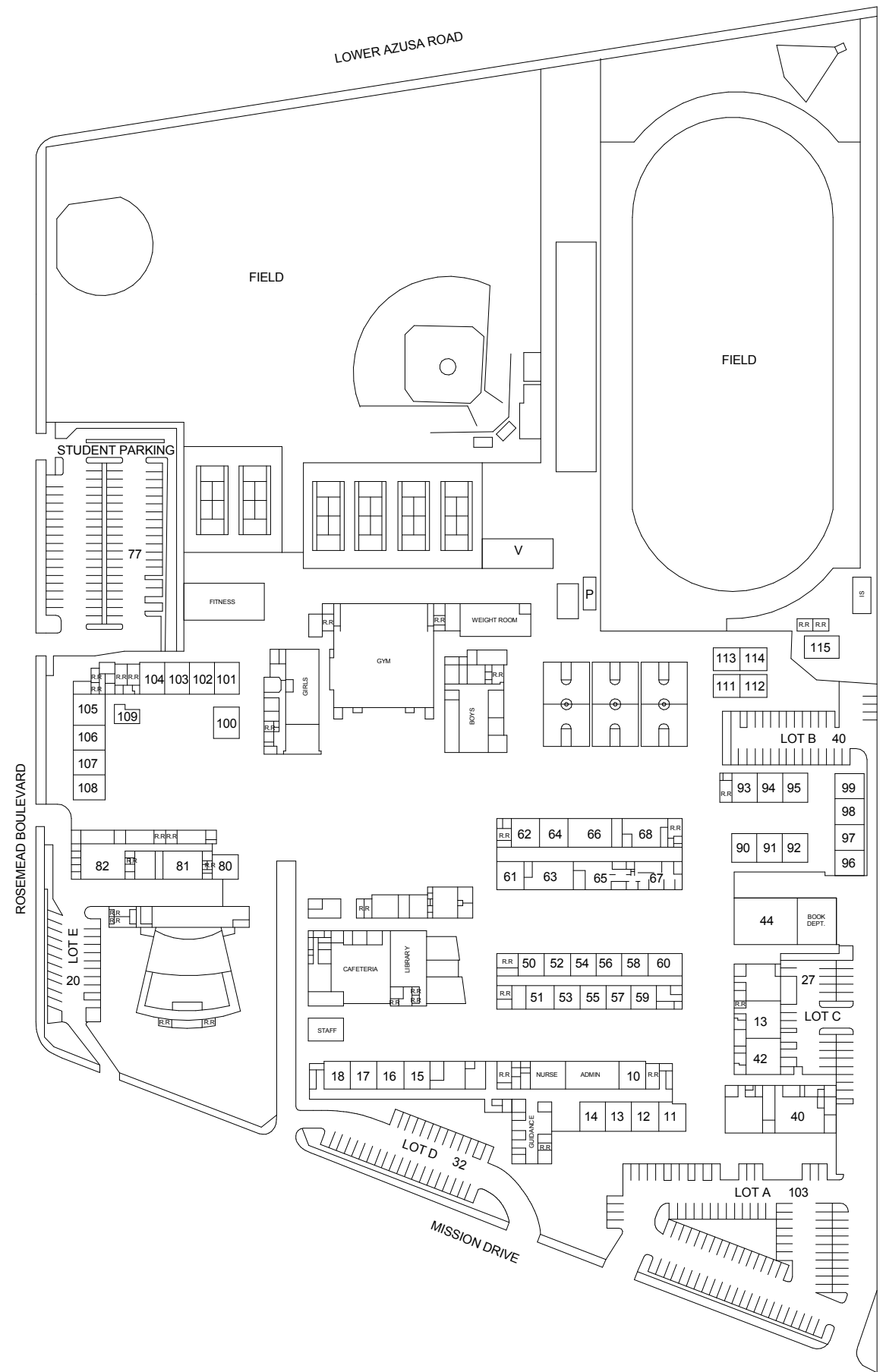
ROSEMEAD HIGH
SCHOOL

9063 Mission Dr.
Rosemead, CA 91770
TEL: 626-286-3141

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE: 1" = 160'-0"





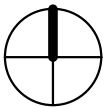
EL MONTE UNION
HIGH SCHOOL DISTRICT

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ROSEMEAD HIGH
SCHOOL

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SCALE: 1" = 160'-0"



FACILITIES OVERVIEW: SOUTH EL MONTE HIGH SCHOOL



BOND IMPROVEMENTS:

- Science Labs
- Band Room
- Asphalt Resurfacing
- Emergency Exits
- Flooring
- Painting
- HVAC Replacement
- Exterior Painting
- Roof Repairs



IMPROVEMENTS DEPENDENT UPON FUTURE FUNDING:

South El Monte High School



A4E

ARCHITECTURE FOR EDUCATION INCORPORATED



SOUTH EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

1. General Information

Grades Served:	9-12	
Schedule Type:	Traditional	
Site:	29.4 Acres	
Site, including City property:	Acres	
Existing Play Field Area:	11.0 Acres	479,160 SF
Available Play Field Area:	12.1 Acres	
(Portable Buildings removed)		
Hardscape	358,794.0 SF	
Parking	155,645.0 SF	
Landscape	134,233.0 SF	
Permanent Building Area:	106,136 SF	
Portable Building Area:	47,727 SF	
Total Area:	153,863 SF	

2. Enrollment History

Academic school year	9	10	11	12	SDC	TOTALS
2017-2018	338	352	290	303		1,283
2016-2017	371	332	330	322		1,355
2015-2016	351	359	347	330		1,387
2014-2015	378	374	356	317		1,425

3. Permanent Construction

Bldg./Use	Date Constructed	DSA #	Date Modernized	Date Eligible	Class Rms	SDC	Building Area
A - Administration	1999	A50649			0		7,500 SF
B - Library Media	1999	A50649			0		6,000 SF
C - Classrooms	1999	A50649			16		9,660 SF
D - Classrooms	1999	A50649			15		9,660 SF
E - Classrooms	1999	A50649			20		9,660 SF
F- Activities and Student Store	1999	A50649			0		2,480 SF
G - Student Government	1999	A50649			1		1,600 SF
K - Science Labs	1999	A50649			0		12,839 SF
		A03-112959	2,011				
L - Cafeteria	1999	A50649			0		25,381 SF
		A03-112959	2,011				
M - Gymnasium	1999	A50649			0		20,056 SF
O - Field & Snack Bar	1999	A50649			0		1,300 SF
TOTAL					52	0	106,136 SF

SOUTH EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

4. Portable Area

Unit	Serial Number	Manuf.	Mfg. Date	DSA A#	Owner	# of CRs	Building Area
210						1	960 SF
211						1	960 SF
212						1	960 SF
213						1	960 SF
214						1	960 SF
215						1	960 SF
215				A50649		1	960 SF
216				A50649		1	960 SF
217				A50649		1	960 SF
218				A50649		1	960 SF
219				A50649		1	960 SF
220				A50649		1	960 SF
221				A50649		1	960 SF
222				A50649		1	960 SF
223				A50649		1	960 SF
224				A50649		1	960 SF
225				A50649		1	960 SF
226				A50649		1	960 SF
227				A50649		1	960 SF
228				A50649		1	960 SF
229				A50649		1	960 SF
230				A50649		1	960 SF
231				A50649		1	960 SF
232				A50649		1	960 SF
233				A50649		1	960 SF
234				A50649		1	960 SF
235				A50649		1	960 SF
236				A50649		1	960 SF
237						1	960 SF
238						1	960 SF
239						1	960 SF
240						1	960 SF
241						1	960 SF
242						0	9,182 SF
243						0	6,865 SF
TOTAL						33	47,727 SF

SOUTH EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

5. Core Facilities

Restroom Capacity

User	Fixtures	Existing	Recommended	Variance
Girls:	Toilets	35	29	6
	Sinks	25	15	10
Boys:	Toilets	26	11	15
	Urinals	39	34	5
	Sinks	35	23	12
Women:	Toilets	9	9	0
	Sinks	9	5	4
Men:	Toilets	8	3	5
	Urinals	1	1	0
	Sinks	9	2	7
Unisex	Toilets	1		1
	Sinks	1		1
Drinking Fountains:	Number of heads	7		

Parking Capacity

Parking Type	Existing Standard	Existing Accessible	Required Accessible	Variance
Spaces			1	-1
Staff Parking	120	6		
Visitor Parking	15	2		
Student Parking	230	11		

Multi-Purpose Room Capacity

Assembly Hall

Eating	0
Assembly	0

Staff - Faculty Dining

Eating	#REF!
--------	-------

Maximum adult users of core facilities:

Men	44
Women	130
Total	174

SOUTH EL MONTE HIGH SCHOOL

FACILITIES SURVEY - CAMPUS REPORT

October 4, 2017

6. Space and Loading analysis

Classroom Areas Grade Level/Space	District Loading	State Loading	Perm. #	Port. #	District Capacity	State Capacity
Grades 9-12	39	27	52	33	3,315	2,295
Special Education/Severe	9	9	0	0	0	0
Special Education/Non Severe	13	13	0	0	0	0
RSP			0	0	0	0
RSP, undersized			0	0	0	0
Permanent Construction Capacity			52		2,028	1,404
Portable Construction				33	1,287	891
TOTAL EXISTING CAPACITY					3,315	2,295

Support Spaces/ Specialized Classrooms	Quantity	Room Area	Capacity
Building M			
Boys Locker Room (Bldg M)	1	SF	
Weight Room (Bldg M)	1	SF	
Gymnasium (Bldg M)	1	SF	
Cafetorium			
Girls Locker Room (Bldg L)	1	SF	
Band Room (Bldg L)	1	SF	
Choir Room (Bldg L)	1	SF	
Piano Room (Bldg L)	1	SF	
Cafeteria (Bldg L)	1	SF	
Teacher Lounge (Bldg L)	1	SF	
Student Space (Bldg L)	1	SF	
Little Theatre (Bldg L)	1	SF	
Administration (Bldg A)	3		
Building K			
Robotics Lab (Bldg K)	1	SF	
Graphics Arts Room (Bldg K)	1	SF	
Drafting Room (Bldg K)	1	SF	
Drafting Work Room (Bldg K)	1	SF	
Library / Media Center (Bldg B)	5	SF	
Activities & Student Store	2	SF	
Field & Snack Bar	2	SF	

CDE Recommended Play Field Area
Based on Total Existing Capacity 0.0 Acres

CDE Recommended Play Field Area
Based on Permanent Construction Capacity 0.0 Acres

SOUTH EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

SITE IMPROVEMENTS

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Entrance			
Building signage and wayfinding from street access	11	Bldg	\$58,300.00
Access from street to fields (student use) - ponding and mosquito problem.			
Repair/Reconfigure/Replace Drop-off & Pick-up			
Repair/Reconfigure/Replace Hardscape			
Basketball courts - asphalt cracked, new striping paint needed	90,000	SF	\$787,500.00
Need more outdoor seating areas			
Replace quad with new landscaping, shade trees, lighting, seating and student group areas	56,000	SF	\$229,600.00
Shade structures and benches (permanent or removable) are desired by Activities & courtyard. See cost in new construction			
Tables with umbrellas are desired by Activities & courtyard. Cost included in FFE			
Teacher's Lounge outdoor eating area requires shade in order to be used. See cost in new construction			
Add concrete under bleachers to use for storage	2000	SF	\$21,000.00
Repair/Reconfigure/Replace Landscape			
Repair/Reconfigure/Replace Playgrounds			
Provide all weather track and artificial turf is desired	1	LS	\$3,500,000.00
Repair/Reconfigure/Replace Site Drainage			
Flooding at Student Outreach, and between Gym and Cafeteria Bldg	1	LS	\$50,000.00
Drains clog between Bldgs D & C, and between C & B			
Repair/Reconfigure/Replace Fencing			
Fencing keeps getting vandalized. Currently only a 6' fence. Iron fencing is desired. Other areas need replacing.	5000	LF	\$200,000.00
Automatic gate keeps breaking so it is left open and unsecured	1	LS	\$2,400.00
Repair/Reconfigure/Replace Parking			
Replace broken planter light	1	EA	\$2,500.00

BUILDING EXTERIOR

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Roofing			
Gym, Administration, Cafe & Kitchen, Library, and some Classrooms.			
Guidance / Student Services: Roof leaks (interior ceiling tiles need to be replaced)			
General exterior repair and paint are required at Buildings E, J, H			
Canopies - kids in rain due to trells (not protected/ covered). Not all canopy lighting has been replaced to be consistent.			

SOUTH EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

MODERNIZATION

Building and Use	Mod Level	Cost
------------------	-----------	------

A - Administration

M3

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:

Notes:

Nurse Office - Need separate boys and girls rooms
 Nurse Office - Need exam room, casework, lighting (LED currently being retrofitted),
 ceiling tile upgrade, & more storage for supplies.
 Office spaces are sufficient
 Mailroom - New floor and casework desired
 Transaction windows at Admin do not open
 Admin is a maze and hard to supervise. Needs better wayfinding and/or to reorganize
 spaces

B - Library Media

M1

Minimal repair/replacement of interior building finishes and fixtures
 Minimal structural repair
 Minimal ADA compliance items (i.e. signage, restriping, hardware)
 Minimal HVAC layout adjustments (relocating registers)
 Minimal Data Drops added (main data service existing, additional drop within existing capacity)
 Minimal Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minimal Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Tech support is needed including projector and electronic projection
 screen

1

EA

\$12,000.00

Notes:

Staff currently holds meetings in the Library.
 Upstairs used for special events (e.g. breakfasts, presentations). Bookshelves were
 removed to make more space.

C - Classrooms

M2

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Facility Needs

Specialty Improvements:**Notes:**

Rooms 151 & 156 Art Classrooms - there is only 1 sink, new casework needed
 Room 152 Culinary/ Homemaking
 Restrooms need finishes upgraded
 Stairs - students slip on stairs as they have been painted over

D - Classrooms**M3**

Moderate repair of exterior building finishes
 Moderate structural repair
 Moderate interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Moderate ADA compliance items (reconfiguration, new fixtures)
 Moderate HVAC Renovation (new branches, registers and ducting, some new equipment)
 Moderate Data Upgrade (main data service provided, provide data to new locations)
 Moderate Tech Upgrades (Add Cable and projection capabilities)
 Moderate Fire Alarm Upgrades (existing hub upgraded, numerous additional equipment added)
 Moderate Teledata Equipment added (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Room 173 AP Earth Science & Bio - workroom needs more storage. Finishes need upgrading.
 Room 175 Chemistry - Storage for chemicals, sinks, & casework need upgrading.
 Lockable storage desired. Fume hood is broken
 Room 176 Science - faucets & gas need to be repaired/ replaced. Finishes need upgrading.
 Room 177 ASB - recently upgraded

E - Classrooms**M2**

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Room 197 Drama Classrom - similar to typical classrooms. Casework, ceiling tiles
 General exterior repair and paint are required

Facility Needs**F- Activities and Student Store****M2**

Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair
Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

County Classrooms
Room 210 - Home Economics needs updating into Culinary Classroom (very popular program)
General door hardware, handles, locks, closer, grab bars need replacing

G - Student Government**M2**

Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair
Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

Room 221 ASB - Casework, sink, ceiling tiles, lighting, tile is difficult to clean, wrong floor for type of room
Exterior Finishes & Paint required

K - Science Labs**M2**

Minor repair/replacement of interior building finishes and fixtures
Minor repair of exterior building finishes
Minor structural repair
Minor ADA compliance items (minor reconfiguration, partition layout)
Minor HVAC layout adjustments (new registers and ducting)
Minor Data Drops added (main data service existing, provide numerous additional drops)
Minor Tech Upgrades (Add projectors, monitors)
Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Facility Needs

Notes:

Portables - desks and furniture are inconsistent. Casework needs updating. (Rooms 233 & 234 were visited as examples)
 Windows need repair/ replacement. They are not insulated and are noisy as they are right next to the Freeway
 Room 226 - Career Center
 Room 230 - Yearbook
 Exterior Finish & paint required

K - Science Labs

M2

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:**Notes:**

K-253 - Drafting lights, ceiling tiles, new tables, casework, flooring are needed
 K-252 - Graphic Arts CR and Workshop
 K-251 Woodshop - no keys, doors are missing locks, inconsistent paint colors
 K-250 Robotics Lab and Solar Lab. Project lead the way CR's.
 Updating Labs, business classroom, graphic arts classroom

L - Cafeteria

M2

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

Projector & projection screen are needed	1	EA	\$	12,000.00
Little Theatre - needs new projector (currently on cart)	1	EA	\$	12,000.00
Loading dock does not work - currently too high for deliveries. Provide ramp	144	SF		\$7,200.00
Kitchen - drains clog and back up producing sewer smell. When floor is wet, it gets slippery - need slip resistance.	1900	SF		\$9,500.00

Facility Needs

Notes:

Little Theatre - has new ceiling tiles and lighting
 Teacher lounge - Restroom are directly adjacent to the eating area. Replace HVAC diffusers, ceiling tiles and lighting. Casework needed for microwave, fridge / kitchenette. Outdoor area - no shade so teachers can't eat outside.
 Cafeteria - Doors have different hardware and don't close properly. At the skylights, lights are falling off, and the glazing is yellowing
 Student store - Casework, need sink, new copy machine, computers outside transaction window, not in shade
 Room 267 Piano Room - New ceiling tiles, electrical, casework for storage needed
 Band Room - tack surface on walls and acoustic panels, ceiling replacement and lighting throughout are needed

M - Gymnasium

M4

Extensive repair of exterior building finishes
 Extensive interior renovation/reconfiguration/enlargement (cost for additional space not included)
 Extensive structural repair
 Extensive ADA compliance items (reconfiguration, new fixtures, removal of walls)
 Extensive HVAC Upgrade (new equipment and distribution)
 Extensive Data Upgrade (new main data service, provide data to new locations and connect all areas)
 Extensive Tech Upgrades (Provide Cable and interconnectivity, Smart boards, Projection and Monitors)
 Extensive Fire Alarm Upgrade (New annunciator panel, new equipment throughout)
 Extensive Teledata Equipment Upgrade (existing hub modified, new equipment added throughout)

Specialty Improvements:**Notes:**

Limited storage
 Lockers need to be replaced especially in boys locker room
 Projector & projection screen are needed
 Weight Room - Very popular class - currently too small for 40 kids and difficult to supervise. Scheduled 2000 SF new Weight Room. Need new equipment.
 Aerobic Room - used for adaptive PE room, replace mats, ceiling tiles, lighting, HVAC and AV Controls. Need Tech / Projectors and laptops. Drinking Fountain is broken.
 Girls Locker Room - Drains have air pressure problems that produce a bad smell.
 Girls Team Room - currently used as storage. School would like this space back.
 Drinking Fountains need to be replaced.
 Boys Locker - new lockers are needed
 Varsity Team Room - new lockers flooring, and ceiling tiles are needed
 Mats needed to protect gym flooring
 Backboards and bleachers are in need of annual maintenance
 Bleachers - wood is starting to crack
 Need lighting under bleachers - too dark when bleachers are pulled out

SOUTH EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

O - Field & Snack Bar

M2

Minor repair/replacement of interior building finishes and fixtures
 Minor repair of exterior building finishes
 Minor structural repair
 Minor ADA compliance items (minor reconfiguration, partition layout)
 Minor HVAC layout adjustments (new registers and ducting)
 Minor Data Drops added (main data service existing, provide numerous additional drops)
 Minor Tech Upgrades (Add projectors, monitors)
 Minor Fire Alarm Horns/Strobes/Sensors added (existing hub untouched, compatible with existing system)
 Minor Teledata Equipment added (existing hub untouched, compatible with existing system)

Specialty Improvements:

At outside transaction window people need shaded area/ shade structure to wait in line	200	SF	\$13,000.00
Student Store - casework, new sink, new copy machine & computers.	20	LF	\$5,000.00

Notes:

Principal interested in adding culinary program
 New press box is in the works
 Field - Scoreboard and controls (to be installed this Fall 2016, similar to the once at Rosemead HS)
 Will be getting a new field house and snack bar

NEW CONSTRUCTION / ADDITIONS

Description	Quantity	Unit	Cost
Administration			
Classrooms			
Auditorium			
Student Center/Cafeteria			
Media Center/Library			
Large Gymnasium			
Small Gymnasium			
Career Center			
Site Structures			
New shelter at entry from street to fields	1,000	SF	\$65,000.00
New shelter at courtyard	1,000	SF	\$65,000.00
New shelter at activities area	1,000	SF	\$65,000.00

CAMPUS SECURITY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace Security Cameras			
Security Technology			
Have cameras, but they are not monitored by a security company	1	LS	\$45,000.00
Keyless Security desired. School feels this would be good campus to test keyless sytem	75	EA	\$84,375.00
Add/Repair/Reconfigure/Replace Fire Alarm			

SOUTH EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

TECHNOLOGY

Description	Quantity	Unit	Cost
Repair/Reconfigure/Replace IT Network			
Improve wireless system throughout campus, increase number of relays	50	each	\$100,000.00
Would like to upgrade technology to short throws in each classroom - currently using CLG Projectors.	85	each	\$9,570.00
Institute District Technology Standards			

ACCESSIBILITY UPGRADES

Description	Quantity	Unit	Cost
Add/Repair/Reconfigure/Replace Site Ramps			
Add/Repair/Reconfigure/Replace Drinking Fountains			
Repair/Reconfigure/Replace Sidewalks			

ABATEMENT UPGRADES

Description	Quantity	Unit	Cost
Remove/Replace Hazardous Materials			

MECHANICAL

Description	Quantity	Unit	Cost
HVAC			
All classrooms and spaces have HVAC, but all need upgrading . District report pending		SF	\$ -
Gym:			
Provide HVAC unit and ducting	2	EA	\$30,751.44
Exhaust Fans			
Ventilation			
Misc.			

PLUMBING

Description	Quantity	Unit	Cost
Sewer Lines			
Fire Sprinklers			
Main Service			
Plumbing Fixtures			
Misc.			

SOUTH EL MONTE HIGH SCHOOL

October 4, 2017

Facility Needs

ELECTRICAL

Description	Quantity	Unit	Cost
Main Electrical Service			
Power needs are sufficient			
Sub-Panels/Transformers			
Fire Alarm System			
Replace and provide additional annunciation fire alarm devices	100	EA	\$40,000.00
Replace Fire Alarm Control Panel with new addressible fire alarm panel and connect to central monitoring	1	EA	\$18,500.00
Clock System			
Intercom System			
Misc.			

STRUCTURAL

Description	Quantity	Unit	Cost
Seismic upgrades			
Structural Integrity			
Misc.			

SOUTH EL MONTE HIGH SCHOOL

October 4, 2017

Cost Model					
SITE IMPROVEMENTS				TOTAL	REMARKS
Repair/Reconfigure/Replace Entrance				\$ 58,300.00	
Repair/Reconfigure/Replace Drop-off & Pick-up				\$ -	
Repair/Reconfigure/Replace Hardscape				\$ 1,038,100.00	
Repair/Reconfigure/Replace Landscape				\$ -	
Repair/Reconfigure/Replace Playgrounds				\$ 3,500,000.00	
Repair/Reconfigure/Replace Site Drainage				\$ 50,000.00	
Repair/Reconfigure/Replace Fencing				\$ 202,400.00	
Repair/Reconfigure/Replace Parking				\$ 2,500.00	
BUILDING EXTERIOR				TOTAL	REMARKS
Repair/Reconfigure/Replace Roofing				\$ -	
MODERNIZATION	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
A - Administration	SF	7,500	175	\$ 1,312,500.00	
B - Library Media	SF	6,000	125	\$ 762,000.00	
C - Classrooms	SF	9,660	150	\$ 1,449,000.00	
D - Classrooms	SF	9,660	175	\$ 1,690,500.00	
E - Classrooms	SF	9,660	150	\$ 1,449,000.00	
F- Activities and Student Store	SF	2,480	150	\$ 372,000.00	
G - Student Government	SF	1,600	150	\$ 240,000.00	
K - Science Labs	SF	12,839	150	\$ 1,925,850.00	
K - Science Labs	SF	12,839	150	\$ 1,925,850.00	
L - Cafeteria	SF	25,381	150	\$ 3,847,850.00	
M - Gymnasium	SF	20,056	215	\$ 4,312,040.00	
O - Field & Snack Bar	SF	1,300	150	\$ 213,000.00	
NEW CONSTRUCTION/ADDITIONS				TOTAL	REMARKS
Administration				\$ -	
Classrooms				\$ -	
Auditorium				\$ -	
Student Center/Cafeteria				\$ -	
Media Center/Library				\$ -	
Large Gymnasium				\$ -	
Small Gymnasium				\$ -	
Career Center				\$ -	
Site Structures				\$ 195,000.00	
CAMPUS SECURITY				TOTAL	REMARKS
Repair/Reconfigure/Replace Security Cameras				\$ -	
Security Technology				\$ 129,375.00	
Add/Repair/Reconfigure/Replace Fire Alarm				\$ -	
TECHNOLOGY				TOTAL	REMARKS
Repair/Reconfigure/Replace IT Network				\$ 109,570.00	
Institute District Technology Standards				\$ -	

SOUTH EL MONTE HIGH SCHOOL

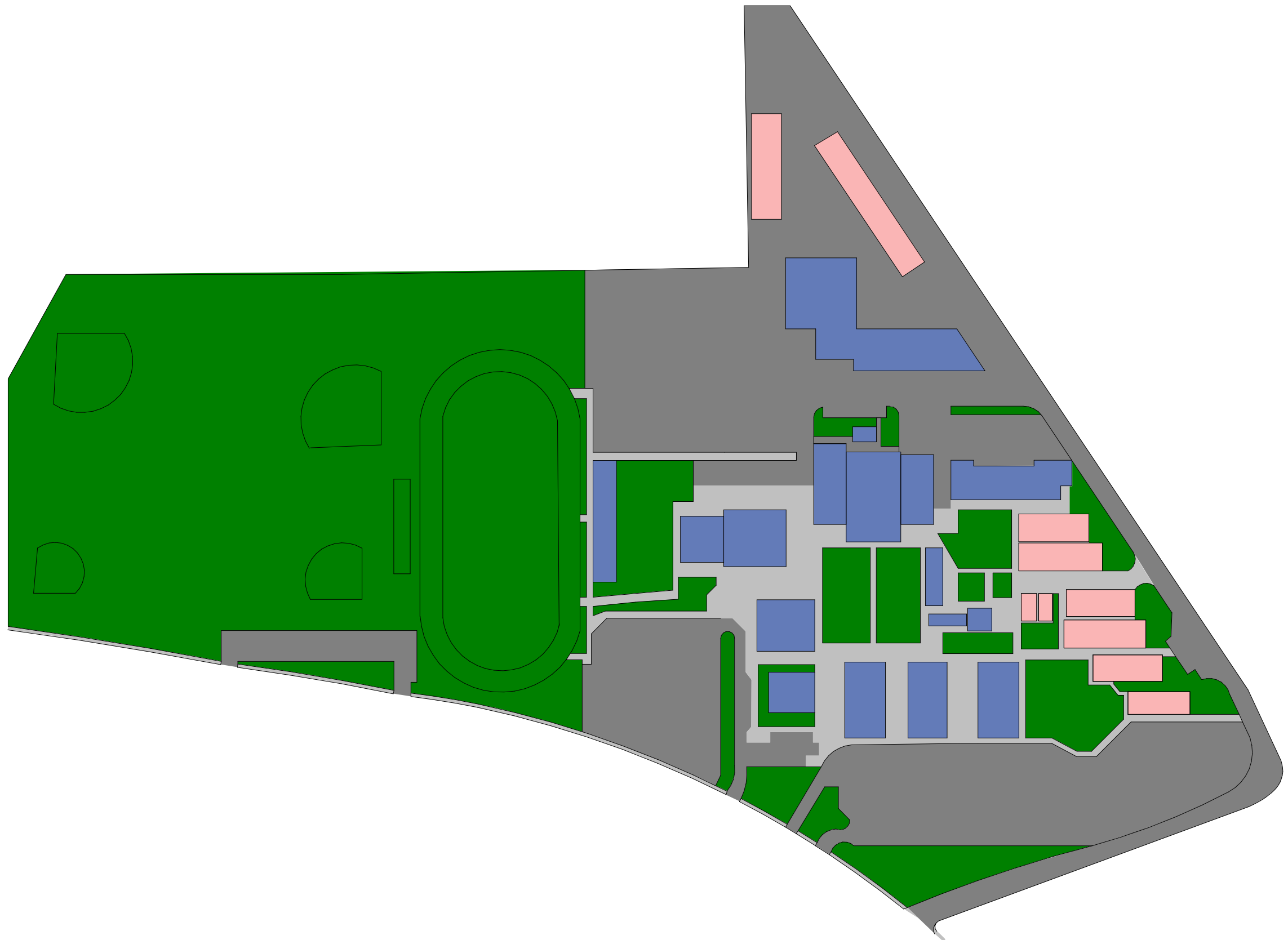
October 4, 2017

Cost Model					
ACCESSIBILITY UPGRADES				TOTAL	REMARKS
Add/Repair/Reconfigure/Replace Site Ramps				\$ -	
Add/Repair/Reconfigure/Replace Drinking Fountains				\$ -	
Repair/Reconfigure/Replace Sidewalks				\$ -	
ABATEMENT UPGRADES				TOTAL	REMARKS
Remove/Replace Hazardous Materials				\$ -	
MECHANICAL				TOTAL	REMARKS
HVAC				\$ 30,751.44	
Exhaust Fans				\$ -	
Ventilation				\$ -	
Misc.				\$ -	
PLUMBING				TOTAL	REMARKS
Sewer Lines				\$ -	
Fire Sprinklers				\$ -	
Main Service				\$ -	
Plumbing Fixtures				\$ -	
Misc.				\$ -	
ELECTRICAL				TOTAL	REMARKS
Main Electrical Service				\$ -	
Sub-Panels/Transformers				\$ -	
Fire Alarm System				\$ 58,500.00	
Clock System				\$ -	
Intercom System				\$ -	
Misc.				\$ -	
STRUCTURAL				TOTAL	REMARKS
Seismic upgrades				\$ -	
Structural Integrity				\$ -	
Misc.				\$ -	

SUB-TOTAL \$ 24,874,086.44

CONTINGENCY	10%	\$ 2,487,408.64
FEES	9%	\$ 2,238,667.78
ESCALATION	10%	\$ 2,487,408.64
INSPECTION AND TESTING	5%	\$ 1,243,704.32
FURNITURE & EQUIPMENT	10%	\$ 2,487,408.64
ADA ESCALATION RATE	3%	\$ 746,222.59

TOTAL \$ 36,564,907.07



EL MONTE UNION
HIGH SCHOOL DISTRICT

3537 Johnson Ave.
El Monte, CA 91731
TEL: 626-444-9005

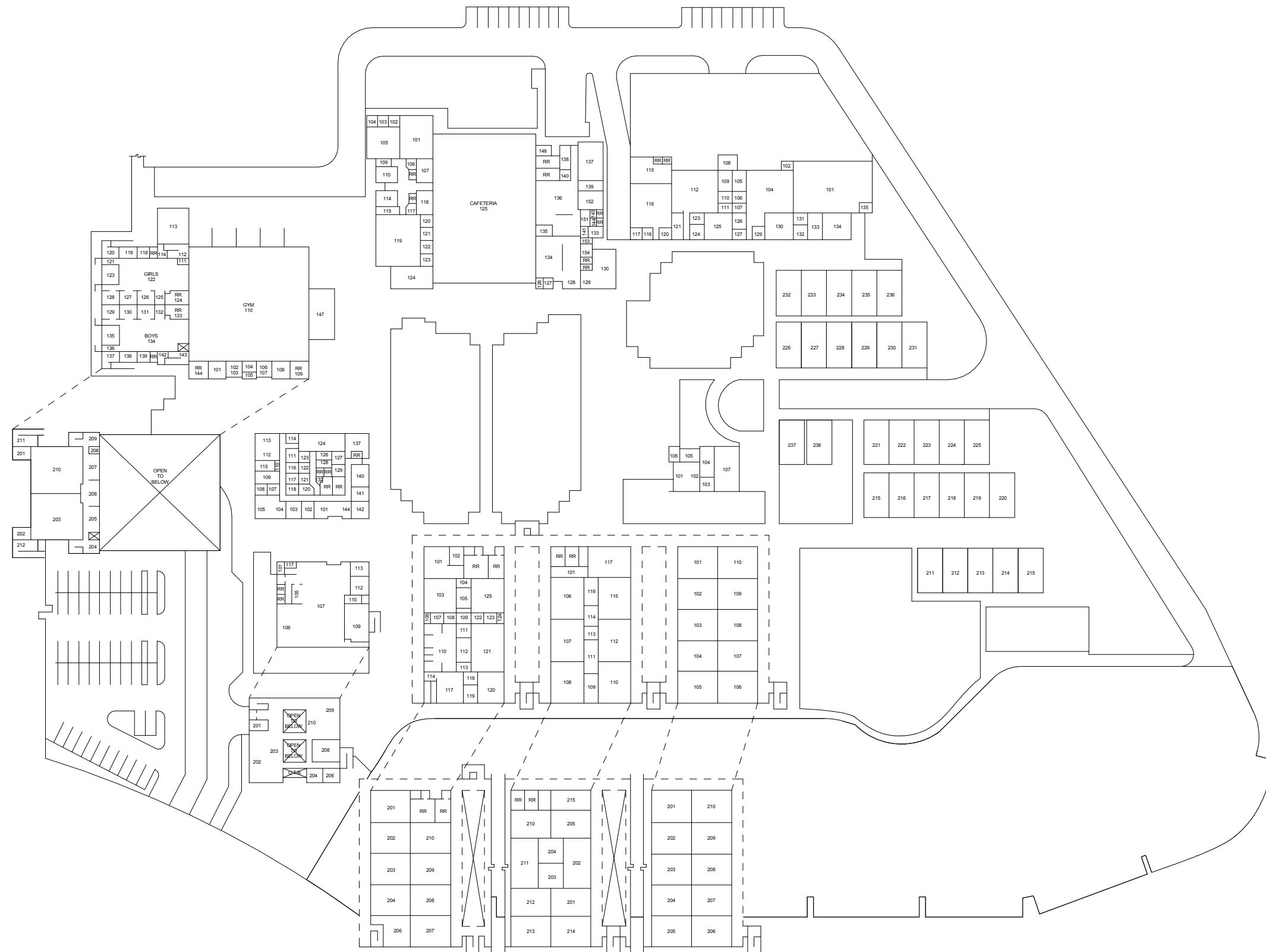
SOUTH EL MONTE
HIGH SCHOOL

1001 Durfee Ave
South El Monte, CA 91733
TEL: 626-258-5600

- LANDSCAPING
- PERMANENT
- PERMANENT MODULARS
- PORTABLES
- ELECTRICAL SHUT-OFF
- GAS SHUT-OFF
- MAIN FIRE WATER
- WATER SHUT-OFF
- LANDSCAPING WATER SHUT-OFF
- HVAV WATER SHUT-OFF
- PIV FIRE SPRINKLER SHUT-OFF
- FIRE RISER CLOSETS
- HYDRANT
- CHEMICAL SHUT-OFF
- POTABLE WATER SHUT-OFF

SCALE 1" = 160'-0"





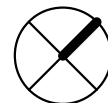
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SOUTH EL MONTE
HIGH SCHOOL

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SCALE: 1" = 100'



District Cost Estimate Summary

FINANCIAL ANALYSIS - SUMMARY

Name	Site Improvements Subtotal	Building Exterior Subtotal	Modernization Subtotal	New Construction/ Additions Subtotal	Campus Security Subtotal	Technology Subtotal	ADA Upgrades Subtotal	Abatement Subtotal	Mechanical Subtotal	Plumbing Subtotal	Electrical Subtotal	Structural Subtotal	Campus Soft Costs ¹	Construction Cost Estimate
High School Campuses														
Arroyo High School	\$ 4,036,850	\$6,687,445.65	\$ 23,706,412.50	\$ 3,597,500.00	\$ 157,500	\$ 857,145	\$ -	\$ -	\$ -	\$ -	\$ 110,500	\$ -	\$ 18,402,076	\$ 57,555,429
El Monte High School	\$ 2,035,500	\$ -	\$ 29,643,250.00	\$ 3,700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,416,938	\$ 53,270,228
Fernando Ledesma High School	\$ 161,000	\$ -	\$ 4,790,400.00	\$ 5,100,000.00	\$ 22,500	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 34,720	\$ -	\$ 4,753,871	\$ 14,868,491
Mountain View High School	\$ 4,160,603	\$ -	\$ 12,441,200.00	\$ 20,000,000.00	\$ 228,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,310,360	\$ 54,140,913
Rosemead High School	\$ 1,349,843	\$ 1,864,088	\$ 32,981,818.00	\$ 11,485,500.00	\$ 112,500	\$ 698,610	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,838,409	\$ 71,430,768
South El Monte High School	\$ 4,851,300	\$ -	\$ 19,499,590.00	\$ 195,000.00	\$ 129,375	\$109,570.00	\$ -	\$ -	\$ 30,751	\$ -	\$ 58,500	\$ -	\$ 11,690,821	\$ 36,564,907
Sub-total	\$ 16,595,096	\$ 8,551,534	\$ 123,062,670.50	\$ 44,078,000.00	\$ 650,625	\$ 1,671,325	\$ 100,000		\$ 30,751	\$ -	\$ 203,720	\$ -	\$ 138,412,474.10	\$ 287,830,736
Special Education Campuses														
Granada Transition Center	\$ -	\$ -	\$ 1,985,620.00	\$ 9,399,360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,350,940.60	\$ 16,735,921
Sub-total	\$ -			\$ 9,399,360.00									\$ 5,350,940.60	\$ 16,735,921
Adult Education Campuses														
Granada Center Adult School	\$ 89,804	\$ -	\$ 1,079,375.00	\$ -	\$ 56,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575,951.63	\$ 1,801,381
El Monte/Rosemead Adult School	\$ -	\$ -	\$ 9,693,925.00	\$ -	\$ 56,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,609,044.75	\$ 14,338,637
Sub-total	\$ 89,804	\$ -	\$ 10,773,300.00	\$ -	\$ 112,500	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 4,184,996.38	\$ 16,140,018
Subtotal Costs														
	\$ 16,684,900	\$ 8,551,534	\$ 133,835,970.50	\$ 53,477,360.00	\$ 763,125	\$ 1,671,325	\$ 100,000		\$ 30,751	\$ -	\$ 203,720	\$ -	\$ 147,948,411	\$ 320,706,674

Footnotes

¹ Campus Soft costs include Contingency, Fees, Escalation and Testing & Inspection, Furniture & Equipment



MEMORANDUM

TO: El Monte Union High School District
FROM: Joel Kirschenstein, Sage Institute, Inc.
Lisa M. Kaplan, Esq. (*Kaplan Law Group*)
Architecture of Education Incorporated
DATE: November 6, 2017
RE: El Monte Union HSD: Modernization Eligibility Review

Below is a summary of the status of state matching funds available as a result of the passage of Proposition 51 in November 2016. Thereafter, this memo discusses the potential available state funding for El Monte Union High School District (District).

State School Facility Program

The State maintains a School Facility Program (SFP) administered by the Office of Public School Construction (OPSC) that distributes funds for costs relating to the modernization or new construction of school facilities. Funding is based on a per-pupil grant amount established by the State Allocation Board (SAB), assuming a general loading standard of 27 high school students per eligible classroom to be modernized or constructed. Eligibility for modernization funding is established separately for each school site, while eligibility for new construction is determined by the gap between a district's projected enrollment and its existing permanent classroom capacity. For purposes of State new construction grant eligibility, student housing capacity does not include relocatable classrooms.

Historically, project funding by the State has been supported through the periodic approval of State bonds for school improvements by California voters. The last State bond on the ballot was Proposition 51, which passed in November 2016. Of the \$9 billion in Proposition 51, \$3 Billion is for K-12 New Construction and \$3 billion for K-12 Modernization.

Current State of Waiting List for State School Construction Funding:

In the January 2017 Budget Proposal, the Governor indicated that if the SAB and legislature passed the required legislation and regulations to put into place a Grant Agreement, the Governor would sell bonds for school construction in the Fall of 2017. A Grant Agreement was passed through the budget and signed into law by the Governor during the summer 2017. An update of the Governor's position on School Construction funding will occur with the release of his January 2018 budget proposal.

The first sale of Proposition 51 bonds, occurred on August 29, 2017. The bond sale covered the districts that had been sitting on the unfunded list since 2012, and had recently submitted an application under the latest Priority In Funding (PIF) round. There were 136 requests for funding from 73 districts for a total request of approximately \$443.6 million. The applications approved for funding have been on the unfunded list for approximately 5-6 years awaiting funding to be available and were the last projects approved by the SAB before the official declaration that all matching funds were exhausted.

For future bond sales, the only projects that are eligible are those which have received approval by the SAB. Thereafter, the districts will have 90 days to submit a 50-05 to request a fund release, or they will forfeit their funding. The next Priority in Funding round will open in November 2017, with a deadline of December 7, 2017¹.

¹ Currently, the SAB is slated to meet on December 6, 2017 to process and approve approximately \$150 million in funding. The Districts who are approved at the December 6th SAB meeting, then have 1 day to turn-around and submit their application to be included in the Priority in Funding.

The only way to submit a request to be on the PIF list is for your application for funding to have been approved by the SAB. The OPSC indicated that it takes between 90-120 days to process an application and bring it before the SAB for approval.

OPSC Workload *(As of August 2017 SAB meeting, will be updated at December 2017 meeting):*

- **New Construction (\$3 Billion)** ~ Total Amount on Unfunded List = \$1.628b
 - Approximately \$1.10 b still available (minus administrative costs)
- **Modernization (\$3 Billion)** ~ Total Amount on Unfunded List = \$974m
 - Approximately \$1.85 still available (minus administrative costs)

Estimation of Exhaustion of Bond Funds:

Based on the above information and the same rate of applications coming in to OPSC: (Estimate ONLY):

- New Construction Funding maybe exhausted in approximately 9 months to 1.5 years.
- Modernization Funding may be exhausted in approximately 2 - 3 years.

Updating Eligibility:

At its June 5, 2017 meeting, the State Allocation Board (SAB) took action to address the funding applications on the Applications Received Beyond Bond Authority List and all future funding applications, regarding whether those applications continue to have eligibility for matching state funds.

Those actions taken at the SAB meeting included the following conditions:

- The funding applications from the Applications Received Beyond Bond Authority List and those Approved Applications requesting funding received on or after April 1, 2017 would be moved to the standard OPSC workload list and Staff would begin to process those funding applications with available bond authority.
- The funding applications on the OPSC workload list will be processed in the order prescribed in SFP Regulation Sections 1859.93 and 1859.93.1, and
- Districts requesting new construction funding will be required to submit new construction eligibility updates for the enrollment year in which the application is processed by OPSC (Form 50-01 document).

At this time, it appears that most of the changes will affect New Construction applications and not applications for modernization funding. However, the policies are continuously changing, so we will monitor the SAB diligently and inform the District of any changes that may affect future funding applications.

Current / Future Bond Sales:

For Districts submitting applications in 2017 for funding, they will more than likely have to wait approximately 2+ years for funding to come through, as the current Governor only authorizes the selling of bonds twice a year.

The next SAB meeting is scheduled to convene on December 6, 2017. However, the past two SAB meetings have been cancelled because the OPSC staff has not completed processing applications on the wait list to bring to the SAB for approval. There is a general understanding that at the December SAB meeting the Board will be presented with applications to approve for the unfunded list, and thereafter, eligible to go onto the PIF list. While the amount of applications that will be approved is unknown, it is estimated that it will be close to \$150 million, which is the amount left over from the August 2017 Fall bond sale that was not allocated.

Currently, the School Construction coalition and California School Board Association are increasing the political pressure on the Governor to sell a larger amount of bonds in the Spring of 2018, as over \$2.5 billion in projects are waiting to be processed and put on the unfunded list by the SAB.

The thought process is by the coalition is, if enough Districts and statewide electeds pressure the Governor, a larger amount of bonds will be sold in the Spring of 2018 with an expedited process of approving applications on the Unfunded List. Unfortunately, the Governor did not put funding in the budget for the OPSC to hire additional staff to assist with the processing of application and it is not anticipated that the processing timeline will be expedited to get more projects approved by the SAB and available for bond funding. However, as we all know in politics and state government, nothing is certain until it happens...

Modernization Eligibility Summary:

The SFP modernization program provides funds on a 60/40 State and local sharing basis for improvements that modernize or upgrade existing school facilities that are 25 years or older since original construction or last modernization. Eligibility for modernization funding is established separately for each school site. Factors affecting eligibility for modernization funding include the age of the facilities on the site and the total pupil enrollment. Eligibility translates directly into pupil grants.

While modernization eligibility is site specific funding triggered by a 25-year-old permanent and 20-year-old portable buildings on a campus, it should be noted that the funding received generally does not equate to 60% of the cost of the modernization and most of the time the money received is inadequate to provide comprehensive campus modernizations.

While schools are eligible for modernization funding when permanent buildings are 25 years old, the regulations state that if the project received new construction funding from the Lease Purchase Program (LPP), the 25-year time clock begins the last date the District received a disbursement for the project.

For example, this regulation and ensuing date, is extremely relevant for the District, as So. El Monte High School was constructed and opened in 1992, thus appears eligible for modernization funding. However, in reviewing OPSC records, the District received a disbursement of LLP funds in 1995. Therefore, the school is eligible to submit an application for Modernization funding in 2020.

For all other projects that did not receive any LPP funding, the modernization clock begins 1 year after the project receives Department of State Architect (DSA) approval.

Summary of El Monte Modernization Eligibility

The Table below provides a summary of estimated modernization eligibility over time from the District's existing permanent and portable classrooms over time. As set forth in the table, future permanent classroom modernization eligibility is estimated at approximately \$13.4 million in 2020, cumulatively increasing to approximately \$37.2 million by 2033. For **portable classrooms**², the District has approximately ____ portable classrooms as of fiscal year 2017 that are eligible for modernization grant funding of approximately \$____ million, increasing cumulatively to \$____ million by 20____. All modernization projects require a local match to be provided by the District.

In the next two years, the District will qualify for at least \$13 million and may receive up to \$16.4 million for modernization of Rosemead Adult High School, Rosemead High School and So. El Monte High School. The precise amount of eligibility will be determined after completed plans are submitted to the California Division of State Architect (DSA), based on established criteria. Although termed "modernization" funds, this money may be used to replace as well as renovate old facilities, provided that the new construction replaces the old facilities "in kind." Although eligible to receive these funds, the District may not actually receive the funds until years after the projects are completed.

Below are graphs summarizing the status of potential eligibility for state matching funds for the District from 2018 until 2033.

Districtwide Permanent Classroom Modernization Eligibility*

Site	Total CR	CRs.	FY 2018-2020	CRs.	FY 2021-26	CRs.	FY 2027-33	TOTAL**
ARROYO HIGH SCHOOL (1955)	86				42	\$6,639,570 ('31)		\$6,639,570
EL MONTE HIGH SCHOOL (1901)	75				48	\$7,588,080 ('31)		\$7,588,080
EL MONTE - ROSEMEAD ADULT HIGH SCHOOL (1992 & 98)	26 ('92) 13 ('98)	26	\$4,110,210 ('20)	13	\$2,055,105 ('24)			\$6,165,315
FERNANDO R. LEDESMA CONTINUATION HIGH (2008)	16				16	\$2,529,360 ('33)		\$2,529,360
MOUNTAIN VIEW HIGH SCHOOL (1971)	96				85	\$13,437,225 ('31)		\$13,437,225
ROSEMEAD HIGH SCHOOL (Re-opened in 1949)	73	7	\$1,106,595 ('18)		38	\$6,007,230 ('31)		\$7,113,825
SO. EL MONTE HIGH SCHOOL (opened 1992)	52	52	\$8,220,420 ('20)					\$8,220,420
TOTAL per FY column			\$13,437,225		\$2,055,105		\$35,201,465	\$51,693,795

*Estimates are based on OPSC's calculation of 27 students per classroom, and that each classroom is at capacity.

**Current OPSC Modernization Grants in 2017 are \$5855 per student; and amounts do not reflect escalation of the grant

***Year of modernization eligibility does not reflect potential changes in regulations which may effect when a project is eligible for modernization funding

Districtwide Portable Classroom Modernization Eligibility*

Site	Total Port.	PTs.	FY 2018-2020	PTs.	FY 2021-26	PTs.	FY 2027-33	TOTAL**
ARROYO HIGH SCHOOL (1955)	7							
MOUNTAIN VIEW HIGH SCHOOL (1971)	15							
ROSEMEAD HIGH SCHOOL (Re-opened in 1949)	5							
SO. EL MONTE HIGH SCHOOL (opened 1992)	33							
TOTAL per FY column								

*Estimates are based on OPSC's calculation of 27 students per classroom, and that each classroom is at capacity.

**Current OPSC Modernization Grants in 2017 are \$5855 per student; and amounts do not reflect escalation of the grant

***Year of modernization eligibility does not reflect potential changes in regulations which may effect when a project is eligible for modernization funding

Upon the receipt of information on the ages of the portables, the amount of potential state funding will be calculated.

² Still awaiting information from the District regarding the ages of the portable. When that information is received a table calculating the estimate amount of eligible funding for portables will be inserted.

Next Steps

As the District qualifies for modernization funding in the next couple of years, it is incumbent upon the District to review the list of potential projects at each school, develop a budget and put forth a potential design into DSA in order to get in line for these grant funds before they are depleted. In January or February 2018, the SAB will update the pupil grant amount available, and the estimate amount of fund will be adjusted accordingly.

Other Sources of Potential State Funds.

Developer Fees:

The District should review their Developer Fees and update them as relevant.

Special Education Eligibility (New Construction):

A further analysis will need to be conducted to determine if there is any new construction grants available for the district under severe handicap eligibility.

Career Technical Education Facilities:

The District may be eligible for State grants to build facilities to support Career Technical Education (CTE) in fields approved by the District's Board of Education. This CTE grant program, authorized by California voters in November 2016, will provide \$500 million to Districts through a competitive grant process.

At the August 23rd SAB meeting the Board was presented with regulatory changes to establish additional funding cycles for the CTE Facilities Program and make other changes, since the passage of Prop 51 authorized \$500m in bond authority for the CTE program. Regulatory changes are required because statute was enacted 2 years ago preventing future funding rounds because bond funds were depleted. Included in the Governor's budget was authorization to open another funding round for CTE. The proposed regulatory changes presented to the SAB authorize additional funding rounds. The SAB approved the regulations to open up the first round of CTE grants.

In order to be eligible for funding under this program, statute requires that CTE projects must first be evaluated for approval by CDE. In order to be approved for funding, first, district must submit a grant application to CDE and receive a score. If a minimum passing score is achieved, the district is eligible to submit a funding application to OPSC. This program also requires matching funds.

The first round of CTE grants, totaling \$125 million, will be awarded in early 2018. Applications documenting the CTE courses and pathways will be due to the California Department of Education (CDE) in November 2017, and a schematic plan for the proposed CTE facilities will be due to the Office of Public School Construction (OPSC) in February 2018. The CDE portion -- outlining the career technical academic program and educational opportunities for students -- will be critical.

As noted above, eligibility for modernization funds is established based on set criteria. In contrast, CTE funds will be granted (or not) based on a competitive grant process. There is no guarantee that the District will receive a grant. If the District does receive a CTE facilities grant, however, the funds would be received more quickly than modernization funds.

AB 300 Funding. *See attached FAQ.* A further analysis and discussion with OPSC is required to determine potential eligibility for the District as seismic safety construction funding is almost depleted.

AB 300 Inventory Information for

<div> <div>19-H10</div> <div> <div>El Monte Union High School District</div> <div> <div>3537 Johnson Ave. El Monte</div> <div>CA 91731-3290</div> <div>(626) 444-9005</div> </div> </div> </div>													
<i>appid</i>	<i>Fileid</i>	<i>School Name Building Use</i>	<i>bldg #</i>	<i>AppDate</i>	<i>Struct Sys</i>	<i>Stories</i>	<i>SqFt</i>	<i>Seismic Region</i>	<i>Building Reviewed? Upgraded?</i>	<i>Building Is WOOD or NOT In Use</i>	<i>Building Has Been SOLD - DEMO'D - NOT BUILT</i>		
16527	19-H10	Arroyo	1	1/1/1957	S1A	1	14000	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16527	19-H10	Arroyo	2	1/1/1957	C2A	2	20500	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	1	1/1/1969	RM1	1	8880	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	2	1/1/1969	RM1	1	24336	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	3	1/1/1969	RM1	1	10854	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	4	1/1/1969	RM1	1	6600	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	5	1/1/1969	RM1	1	8800	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	6	1/1/1969	RM1	1	28173	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	7	1/1/1969	M	1	28690	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	8	1/1/1969	RM1	1	20368	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	9	1/1/1969	RM1	1	32400	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32222	19-H10	Mountain View	10	1/1/1969	RM1	1	490	ZONE 4	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AB 300 Inventory Information for

19-H10										El Monte Union High School District										3537 Johnson Ave. El Monte										CA 91731-3290										(626) 444-9005									
40431	19-H10	Mountain View	1	1/1/1977	RM1	1	3835	ZONE 4	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>																					
38785	19-H10	Rosemead	1	1/1/1975	RM1	1	470	ZONE 4	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>																						