

PROGRAM NEEDS ASSESSMENT REPORT
AMENDMENT 2017
FOR
SAN MARINO UNIFIED SCHOOL DISTRICT

December 21, 2017

gkkworks

Amendment to Original Document Prepared by
CARMICHAEL - KEMP ARCHITECTS

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Project #5: New Aquatics Complex
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2015 Deferred Maintenance Report - Prepared by Carmichael Kemp Architects

SAN MARINO UNIFIED SCHOOL DISTRICT PROGRAM NEEDS ASSESSMENT: EXECUTIVE SUMMARY

A. BACKGROUND

A Facilities Master Plan (FMP) was last completed for the San Marino Unified School District in 1996. The FMP was utilized as a planning tool prior to the passage of a local bond measure to fund building improvements throughout the District. The community passed two local bond measures in 1996 and 2000. The local bond proceeds were augmented with state funding under the State Schools Facilities Program. The District completed an estimated \$70 million in new construction and modernization at its four school sites during this time. Although the building projects were substantial, not all of the needs identified in the 1996 FMP and bond program were addressed, with more needs developing through the passage of time.

In 2015, Carmichael-Kemp Architects was commissioned to develop a Facilities Needs Assessment. In 2017, gkkworks was enlisted to provide an update to the 2015 Program Needs Assessment Report. The updated "Facility Needs Assessment - Amendment 2017" that follows, identifies prioritized projects developed by the District along with school site administrators. Priorities were reviewed and assessed for proposed project replacement and modernization based on safety, security, student achievement, and deferred maintenance needs. Meetings with each principal were conducted to review current and future school programs, as well as to verify and update those projects depicted in the Program Needs Assessment 2015. It is the purpose of this report to provide alignment of program needs to represent current estimates. In addition, this report includes updated cost estimating data designed to assist the District in preparing capital outlay projections to align with current needs and funding requirements.

Safety and Security: Identify facility upgrade areas related to the safety and security for students and staff on a school-by-school basis.

Program Needs & Student Achievement: Identify facility upgrade areas related to growth of each school's academic programs. The report addresses the program needs on a campus-by-campus basis.

Deferred Maintenance The improvements and upgrades required to maintain and extend the life of the existing school facilities. Examples of deferred maintenance needs include the replacement of roofing, upgrading of mechanical equipment, painting interior and exterior finishes, paving projects, etc. Deferred maintenance items are addressed in a

separate report. The condition of all school facilities were assessed by conducting site walks over a period of several weeks.

In 2014, a feasibility study was prepared to investigate options to expand the High School pool in its current location as well as construct a new and larger pool in a different location. As part of the review process, a meeting was held to review the feasibility study and to discuss the aquatic program needs at the High School.

SAN MARINO UNIFIED SCHOOL DISTRICT PROGRAM NEEDS ASSESSMENT: EXECUTIVE SUMMARY

B. ORGANIZATION OF SITE SPECIFIC REPORTS

For each school site the following reports are included as part of the Program Needs Assessment - Amendment 2017:

1. Site Overview:

Basic information about the school, along with a description of defined usage of buildings and site areas.

2. Site Map of Proposed Projects:

Proposed projects with a brief description of each

3. Project Specific Information:

Detailed overview of each proposed project

4. Project Cost Estimates:

Rough order of magnitude, estimated construction and project costs

5. OVERVIEW OF PROJECTS BY SCHOOL SITE

Projects Prioritized by Safety, Security and Student Achievement

Carver Elementary School:

Project #1: Asphalt Replacement at Play Field

Project #2: New Emergency Back-Up Generator

Project #3: New Permanent Modular Classroom Building

Project #4: Enlarge Lunch Shelter

Project #5: New Sports Court & Shade Structure

Valentine Elementary School:

Project #1: Air Conditioning Upgrades

Project #2: Reconfigured Campus Drop-Off & Shade Structure

Project #3: New Emergency Back-Up Generator

Project #4: New Permanent Classroom Building &
New Multipurpose Building with Full Service Cafeteria &
Kitchen

Project #5: New Enlarged Library

Huntington Middle School:

Project #1: Barth Athletics Complex

Project #2: Air Conditioning Upgrades

Project #3: New Emergency Back-Up Generator

Project #4: Secure Internal Campus Access Pathway

Project #5: New Modular Classroom Building

San Marino High School:

Project #1: New Fitness Center and Air Conditioned Gymnasiums

Project #2: New Emergency Back-Up Generator

Project #3: New West Wing Classroom Building

Project #4: New Visual and Performing Arts Center

Project #5: New Aquatics Complex

Project #6: Tennis Court Expansion & Upper Field Restroom

C. CONCLUSION

This Facilities Needs Assessment Report - Amendment 2017 includes proposed projects based on the identified campus program deficiencies and future needs. The proposed projects are based on the information obtained during site walks, along with information gathered from meetings with the school principals and District staff. This report is designed to be reviewed concurrently with the Deferred Maintenance Needs Report in order to develop a preliminary, holistic view of the District's facilities needs. The reports are not intended to take the place of a Facilities Master Plan, which would identify all District-wide upgrades and phasing within a designated time frame – i.e., a ten-year Facilities Master Plan.

The completion of a Facilities Master Plan represents the next step in the District's facilities improvement planning process. This process will involve additional meetings, more in-depth analysis, and increased dialogue with the District, staff, administration, parents, city partners, and community representatives. As part of the facilities master planning process, additional work will be required to develop the project lists and estimated costs with priorities for each school and District site. This report, along with the Deferred Maintenance Needs Report, represent a "first look" at establishing capital funding goals and program scope in preparation for the development of a Facilities Master Plan.

SAN MARINO UNIFIED SCHOOL DISTRICT PROGRAM NEEDS ASSESSMENT: EXECUTIVE SUMMARY

SUMMARY OF ESTIMATED PROJECT COSTS

An estimate of probable cost for proposed upgrades and improvements is included in this report for the purpose of establishing a preliminary budget. Estimated project cost have increased since 2015 due to escalation and the recent demand of the construction industry.

Cost Estimating Parameters

- Some assumptions relative to the scope of work and quality of construction have been made when developing recommendations and opinions of probable cost.
- Opinions of probable cost are based on cost estimates for construction in today's bid market. Cost estimates are taken from historical data of recent and similar projects.
- No amount of mark-up is included for cost escalation.**
- Due to the very preliminary nature of the cost estimates, contingencies have been included for construction and an overall 10% project cost contingency has been included. Soft costs (architect, engineer, plan check, testing, inspection and legal fees) have been estimated at 30% of construction cost.
- The estimate assumes a General Contract delivery method. If a CM-Multi-Prime delivery method is utilized then 30% soft cost allocation may not be adequate.
- If the Needs Assessment scope of work is broken down into many smaller construction projects or phases, the 30% soft costs allocation may not be adequate.

CARVER ELEMENTARY SCHOOL

Project #1 - (Safety & Security) Asphalt Replacement at Play Field	\$2,153,781
Project #2 - (Safety & Security) New Emergency Back Up Generator	\$300,000
Project #3 - (Student Achievement) New Permanent Modular Classroom Building	\$1,741,783
Project #4 - (Student Achievement) Enlarged Lunch Shelter	\$2,429,341
Project #5 - (Student Achievement) New Sport Court & Shade Structure	\$1,046,242
TOTAL ESTIMATED PROJECT COST - Project 1 thru 5	\$7,671,147

VALENTINE ELEMENTARY SCHOOL

Project #1 - (Safety & Security) New Air Conditioning Upgrades	\$935,935
Project #2 - (Safety & Security) Reconfigure Campus Drop Off and Provide New Shade Structure	\$2,419,239
Project #3 - (Safety & Security) New Emergency Back Up Generator	\$375,000
Project #4 - (Student Achievement) New Permanent Classroom Building & 5th Grade Wing Addition	\$15,030,990
Project #4 - (Student Achievement) MPR Building W/ Full Service Cafeteria Kitchen & Lunch Shelter	\$6,900,043
Project #5 - (Student Achievement) Construct New Library + Remodel (e) Library to STEM Center	\$5,464,209
TOTAL ESTIMATED PROJECT COST - OPTION A - Projects 1 thru 5	\$31,125,416

HUNTINGTON MIDDLE SCHOOL

Project #1 - (Student Achievement) Barth Athletics Complex	\$12,000,000
Project #2 - (Safety & Security) Air Conditioning Upgrades	\$1,228,150
Project #3 - (Safety & Security) New Emergency Back Up Generator	\$375,000
Project #4 - (Student Achievement) Secure Internal Campus Access Pathway	\$386,494
Project #5 - (Student Achievement) New Classroom Building	\$4,661,039
TOTAL ESTIMATED PROJECT COST - Projects 1 thru 5	\$18,650,683

SAN MARINO HIGH SCHOOL

Project #1 - (Safety & Security) New Fitness Center & Air Conditioned Gymnasiums	\$13,191,178
Project #2 - (Safety & Security) New Emergency Back Up Generator	\$750,000
Project #3 - (Student Achievement) New West Wing Classroom Building	\$23,880,500
Project #4 - (Student Achievement) New Visual Performing Arts Center	\$62,328,872
Project #5 - (Student Achievement) New Aquatic Complex	\$7,298,720
Project #6 - (Student Achievement) Expand Tennis Courts, Concessions & Restroom Building	\$1,377,948
TOTAL ESTIMATED PROJECT COST - OPTION #1 - Projects 1 thru 6	\$108,827,218

TOTAL ESTIMATED COST - ALL PROJECTS, ALL SITES* \$166,274,463
***Does not include additional deferred maintenance projects

INTRODUCTION & PROCESS: *PURPOSE & OBJECTIVES*

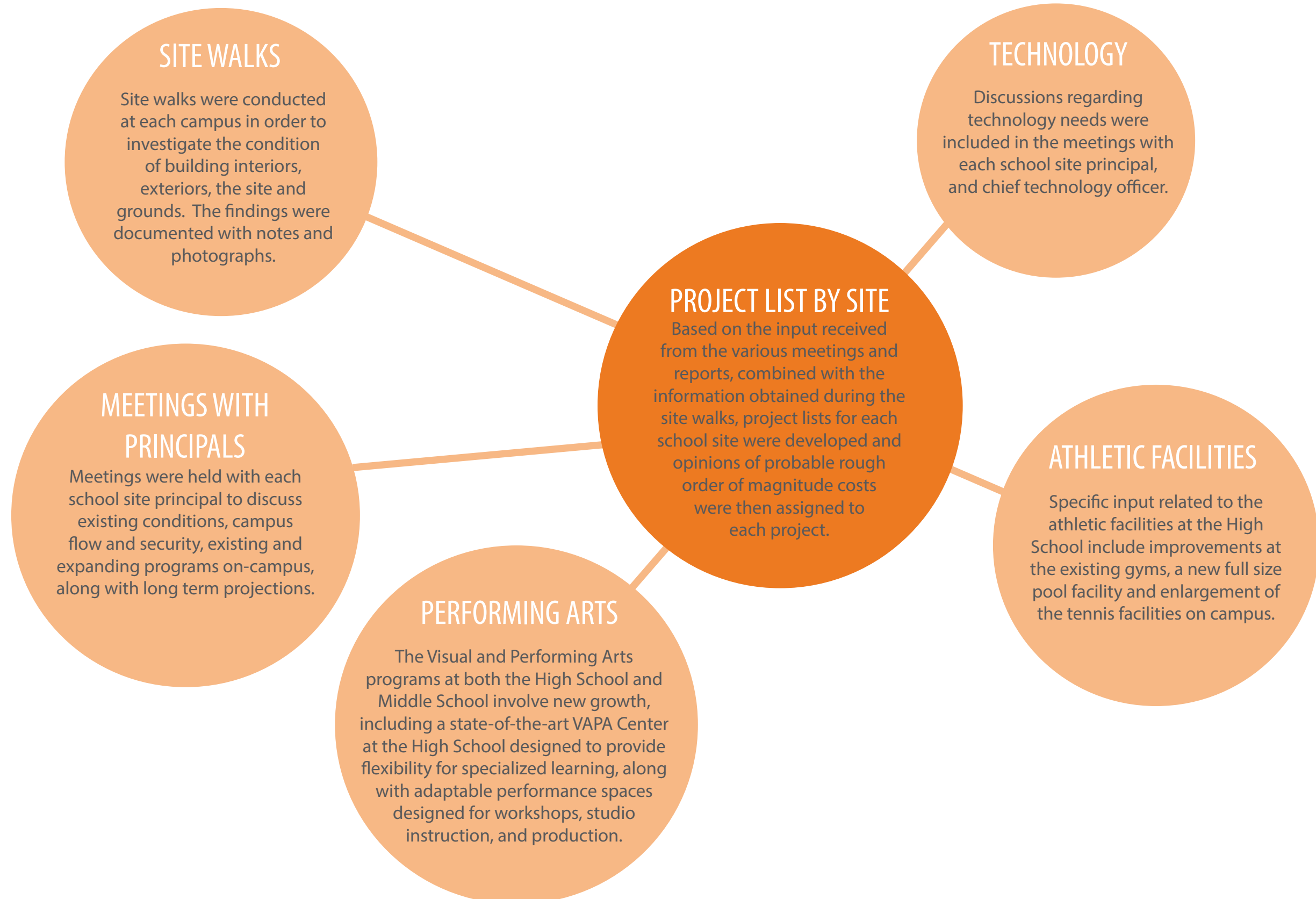


The San Marino Unified School District authorized gkkworks to develop this Program Needs Assessment - Amendment 2017. This report includes a 2017 update of programming and facilities needs. The deferred maintenance needs are included in a separate report as prepared by Carmichael Kemp in 2015.

The Program Needs Assessment - Amendment 2017 includes a review of the District's buildings, grounds and facilities relative to the overall condition of each, with respect to short-term and long-term needs.

From this assessment, project lists for each school site have been developed along with estimated project costs. The cost estimates are intended to be used in the planning and development for future projects. They are subject to change due to various factors. Estimated soft costs, including architectural and engineering design, as well as project management costs, are included in the cost detail for each school site.

INTRODUCTION & PROCESS: *CONDITION ASSESSMENT PROCESS*



INTRODUCTION & PROCESS: *PLANNING PARTICIPANTS*



NEEDS ASSESSMENT REPORT 2017:

Dr. Alex Cherniss, Superintendent, SMUSD
Julie Boucher, Assistant Superintendent, Business Services
Michael Lin, Principal, Carver Elementary School
Colleen Shields, Principal, Valentine Elementary School
Jason Kurtenbach, Principal, Huntington Middle School
Dr. Isaac Gates, Principal, San Marino High School
Doug Berry, Assistant Principal San Marino High School
Dr. Eric Bergmann Assistant Principal/ Athletics Director San Marino High School
Gerald Schober, SCMC, Inc.
Jim Fahey, Director Maintenance & Operations
Gil Cardenas, Operations & Maintenance Manager

NEEDS ASSESSMENT REPORT Prior Contributors (2015):

Liz Hollingsworth, Principal, Carver Elementary School
Mary Johnson, Principal, San Marino High School
Jason Kurtenbach, Principal, Huntington Middle School
Colleen Shields, Principal, Valentine Elementary School
Scott Barton, Science Chair, San Marino High School
Margarita Cobos, World Languages Chair, San Marino High School
Tammy Garcia, Special Education Chair, San Marino High School
Andrew Gayl, Health and Physical Education Chair, San Marino High School
Casey Holcomb, Social Science Chair, San Marino High School
Kara Huang, Special Education Chair, San Marino High School
Kim Johns, English Co-Chair, San Marino High School
Cecile Keeton, English Co-Chair, San Marino High School
Jamie Linton, Math Chair, San Marino High School

SMHS Pool Feasibility Study:* (2014)

Mollie Beckler, Counselor, SMHS
Casey Holcomb, Swim Coach, SMHS
Doug Jones, Jones & Madhavan, Pool Consultants
D.R. Moreland, Asst. Principal, Activities, Discipline, and Athletics SMHS
Bill Szief, Sea Clear Pools

San Marino High School Auditorium Facilities Master Plan:* (2015)

Shane Fitzgerald, John A. Martin & Associates, Inc., Structural Engineer
Cirilo Gatilao, CEDG, Mechanical Engineer
Bonnie Hanson, Visual & Performing Arts Chair, San Marino High School
Mary Johnson, Principal, San Marino High School
Ken & Jeff Kraut, Turpin & Rattan, Electrical Engineer
D.R. Moreland, Asst. Principal, San Marino High School
Roger Noppe, Purcell + Noppe + Associates, Inc, Acoustical Consultant
Tom Ruzika, The Rusika Company, Theatrical Engineering Consultant
Ben Ubovich, Visual & Performing Arts, San Marino High School
Blake Williams, Drama Director, San Marino High School

OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*



The San Marino Unified School District schools are located in the City of San Marino. The San Marino Unified School District was formed in 1951, when the community voted to form a unified kindergarten through 12th grade school district and subsequently built its own high school.

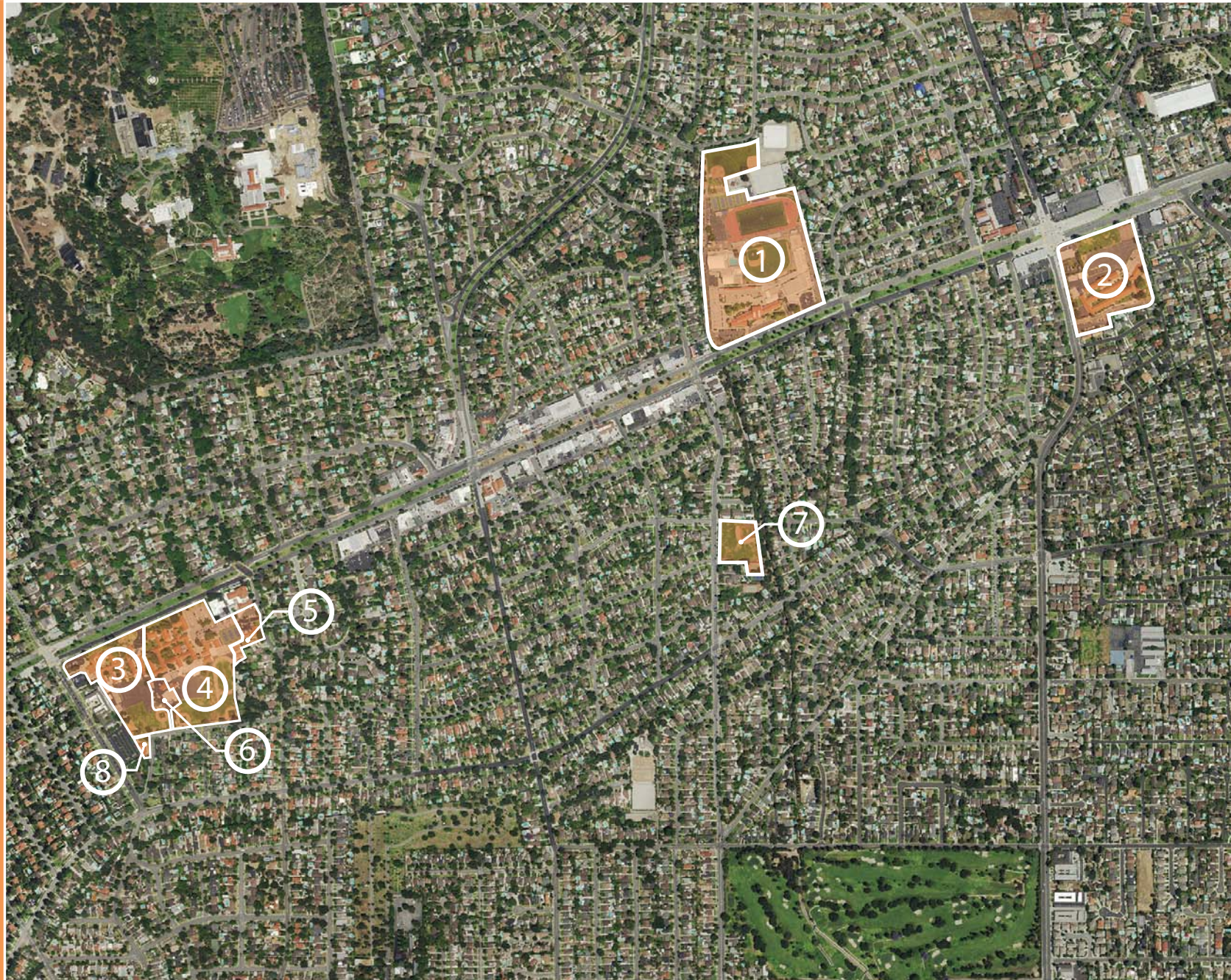
The City of San Marino has a population of approximately 13,000 residents and encompasses an estimated four square miles of area within the San Gabriel Valley of Southern California. San Marino is the home of The Huntington Library, Art Collection, Botanical Gardens and is well-known for its cohesive and affluent community.

According to the 2010 United States Census, the San Marino population had the following distribution:

- Under the age of 18: 26.0%
- Age 18 to 24: 5.4%
- Age 25 to 44: 17.9%
- Age 45 to 64: 33.1%
- Age 65 years or older: 17.6%



OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*



The San Marino Unified School District includes the following school sites and properties:

- ① San Marino High School:
2701 Huntington Drive
- ② Carver Elementary School:
3100 Huntington Drive
- ③ Valentine Elementary School:
1650 Huntington Drive
- ④ Huntington Middle School:
1700 Huntington Drive
- ⑤ San Marino Unified School District Administrative Offices:
1665 West Drive
- ⑥ San Marino Maintenance, Operations & Warehouse Facility:
1645 Sherwood Road
- ⑦ Del Mar Field:
1700 Del Mar Avenue
- ⑧ Hill-Harbison House:
1841 Alhambra Road

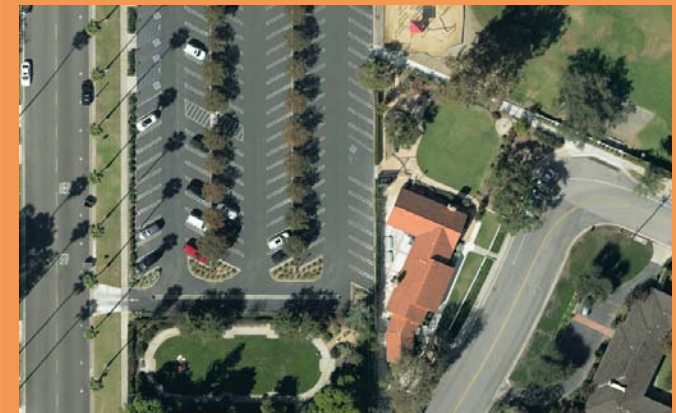
OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*



Valentine Elementary School, Huntington Middle School, District Administrative Offices, District Maintenance, Food Services and Purchasing/Warehouse Facilities are located within one block bound by Virginia Road to the west, West Drive to the east, Huntington Drive to the north and Sherwood Road to the south.

The District owns two additional parcels:

- Hill-Harbison House, a building located South of Valentine Elementary School leased by the Girl Scouts and referred to as the "Girl Scout House".



- A field located south of San Marino High School on Del Mar Avenue, known as the "Del Mar Field", and utilized for High School athletics as well as community athletics.



OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*

The elementary schools, middle school, and District Office have a consistent mission-style architectural design, with stucco exteriors and red tile roofs. Their original construction dates back as far as the early 1900's.



OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*

The architectural style of the High School is a mix of contemporary architecture and California spanish style architecture of the original school, dating back to the mid-1950's.

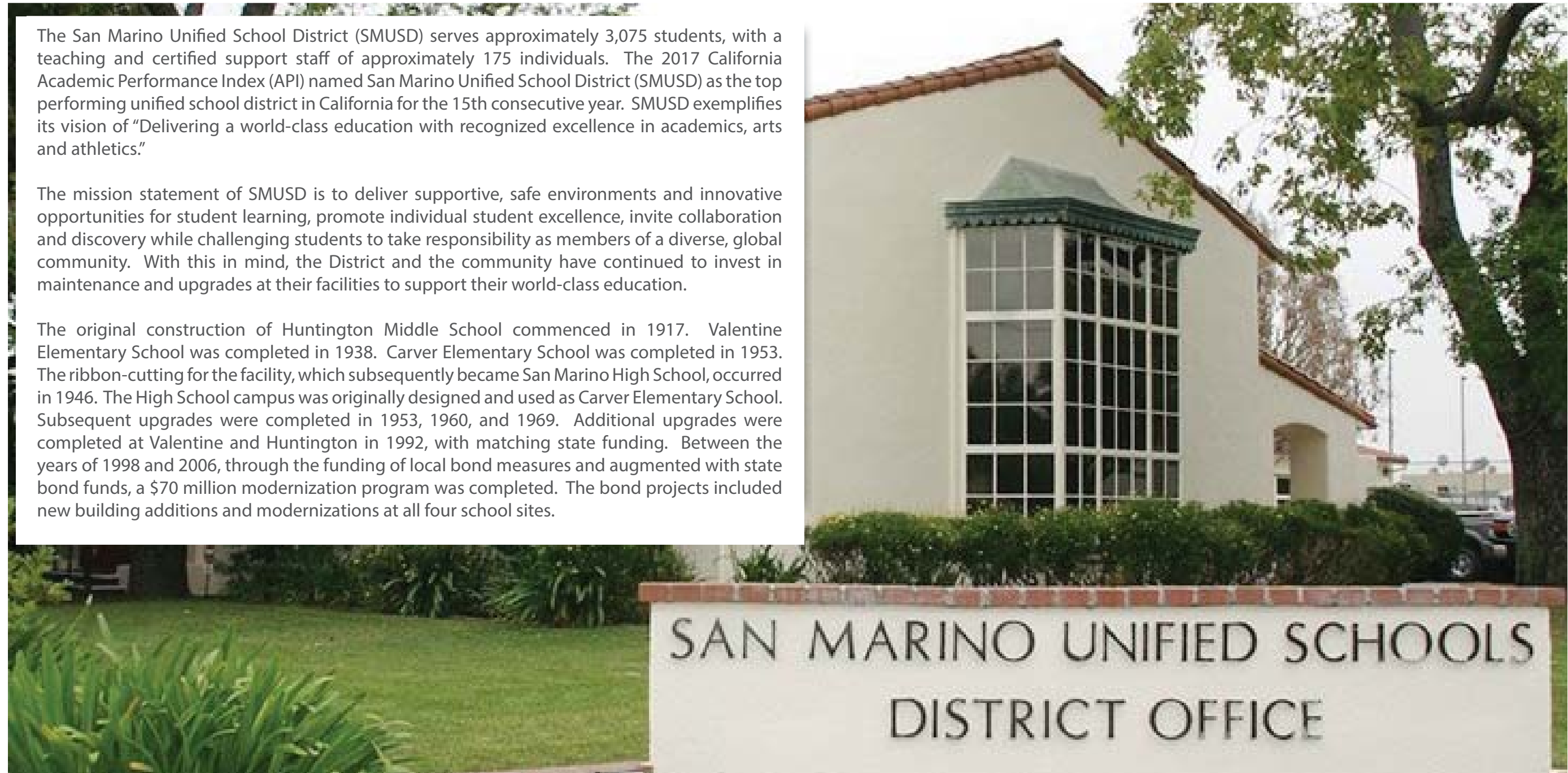


OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*

The San Marino Unified School District (SMUSD) serves approximately 3,075 students, with a teaching and certified support staff of approximately 175 individuals. The 2017 California Academic Performance Index (API) named San Marino Unified School District (SMUSD) as the top performing unified school district in California for the 15th consecutive year. SMUSD exemplifies its vision of “Delivering a world-class education with recognized excellence in academics, arts and athletics.”

The mission statement of SMUSD is to deliver supportive, safe environments and innovative opportunities for student learning, promote individual student excellence, invite collaboration and discovery while challenging students to take responsibility as members of a diverse, global community. With this in mind, the District and the community have continued to invest in maintenance and upgrades at their facilities to support their world-class education.

The original construction of Huntington Middle School commenced in 1917. Valentine Elementary School was completed in 1938. Carver Elementary School was completed in 1953. The ribbon-cutting for the facility, which subsequently became San Marino High School, occurred in 1946. The High School campus was originally designed and used as Carver Elementary School. Subsequent upgrades were completed in 1953, 1960, and 1969. Additional upgrades were completed at Valentine and Huntington in 1992, with matching state funding. Between the years of 1998 and 2006, through the funding of local bond measures and augmented with state bond funds, a \$70 million modernization program was completed. The bond projects included new building additions and modernizations at all four school sites.



OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*

SINCE THE TIME OF THE BOND PROJECTS, THE DISTRICT HAS CONTINUED TO MAINTAIN AND IMPROVE ITS BUILDINGS, GROUNDS AND FACILITIES TO THE EXTENT POSSIBLE BASED ON AVAILABLE DISTRICT FUNDING AND DONATIONS.

MAJOR PROJECTS COMPLETED SINCE THAT TIME INCLUDE:

CARVER ELEMENTARY

1. Playground Paving Project
2. Kindergarten Yard Improvements
3. Classroom Modular Building Replacement
4. HVAC Chiller Replacement
5. Installation of Overhead Projectors, Voice Amplification Sound System & Controls
6. Security Upgrades – Fencing, Door Hardware, Security Cameras
7. Conversion of Exterior Lighting and Interior Classroom Lighting to LED
8. Replacement of all Urinals with Water-less Urinals for Reduced Water Consumption
9. Parking Lot & Driveway Replacement
10. Driveway Lighting

VALENTINE ELEMENTARY

1. Hardscape and Landscape Improvements
2. Parking Lot Improvements
3. Installation of Overhead Projectors, Voice Amplification Sound System & Controls
4. Security Upgrades – Fencing, Door Hardware, Security Cameras
5. Conversion of Exterior Lighting and Interior Classroom Lighting to LED
6. Expansion of Kindergarten Play Area
7. Replacement of all Urinals with Water-less Urinals for Reduced Water Consumption
8. Playground Upgrades
9. Parking Lot Lighting
10. Paint Classroom Interiors

HUNTINGTON MIDDLE SCHOOL

1. Parking Lot Improvements
2. Installation of Overhead Projectors, Voice Amplification Sound System & Controls
3. Security Upgrades – Fencing, Door Hardware, Security Cameras
4. Conversion of Exterior Lighting and Interior Classroom Lighting to LED
5. Lighting Added at Tennis Courts
6. Replacement of all Urinals with Water-less Urinals for Reduced Water Consumption
7. Lunch Shelters

SAN MARINO HIGH SCHOOL

1. Installation of Overhead Projectors, Voice Amplification Sound System & Controls
2. Security Upgrades – Fencing, Door Hardware, Security Cameras
3. Re-paving of East and West Drives and Parking Areas
4. Parking Restored at Southwest Corner of Site (Rotary Park)
5. HVAC Chiller Replacement
6. Pool Mechanical Equipment Upgrades
7. Improvements at Shower/Locker Facilities
8. Installation of Artificial Turf Field & Synthetic Track
9. Softball/Baseball Field Improvements
10. Conversion of Exterior Lighting and Interior Classroom Lighting to LED
11. Dimmer System Upgrades of Electrical Lighting at the Auditorium Building
12. Replacement of all Urinals with Water-less Urinals for Reduced Water Consumption
13. Renovation of the Upper Field
14. Chain Link Fence Along the East Property Line

District Administrative and Operational Facilities

1. Maintenance Office Repairs
2. Upgrade of Main District Office Interiors
3. Added Relocatable Office Buildings to House Accounting, Curriculum Lab, Food Services, Special Education Services & Technology Services

OVERVIEW: *HISTORICAL CONTEXT & BACKGROUND*

NEEDS IDENTIFIED IN THE 1996 FACILITIES MASTER PLAN NOT YET COMPLETED

Carver Elementary School:

1. Repair Outdated Irrigation Systems
2. Rebuild Lunch Shelter

Valentine Elementary School

1. Replace Relocatable Buildings with Permanent Construction
2. Increase Size of Lunch Shelter
3. Regrade and Renovate Playground Field Areas

Huntington Middle School

1. Replace Relocatable Buildings with Permanent Construction
2. Regrade and Renovate Play Fields and Irrigation System
3. Enlarge Band Room
4. Renovate Auditorium

San Marino High School

1. Renovate Large and Small Gymnasiums and Shower/Locker Facilities
2. Renovate Webb Theater and Neher Auditorium and Stages
3. Construct Sixth Tennis Court
4. Remove Constricted Height Corridors Between 600's Classrooms and Auditorium

Maintenance and Operations Facility

1. Build New Facilities in Less Obtrusive Location

District Office Facility

1. Expand to Create a Centralized Facility to Accommodate all District Administrative Offices, including Food Services and Purchasing Offices in One Location



Carver Elementary School Lunch Shelter



San Marino High School Large Gymnasium



Valentine Elementary School Relocatables



Huntington Middle School Auditorium

CARVER ELEMENTARY SCHOOL

K.L. Carver Elementary School was founded in 1947, at the site where San Marino High School stands today. Carver School opened its doors in 1948 as a K-3 school with two classes at each grade level. It is named after Kaufman Lowell Carver, who served as a San Marino School Board member for 19 years, 13 years of which he was president (1932-1945). He supervised rehabilitation of the schools after the 1933 earthquake. Carver's interest in the community went beyond the schools as he helped establish the Public Library and the Woman's Club.

Starting in 1997, Carver School underwent a major expansion and modernization, funded by two bond measures approved by the voters of SMUSD. During Phase I of this effort, an additional wing was added to house the school library with its landmark tower, a computer center, an art and science room, and three new classrooms. During Phase II of construction, which occurred a few years later, all existing classrooms were refurbished, air-conditioning was installed, and three additional permanent classrooms were added. In 2005, Carver School finished its last and final construction phase. This phase renovated all the administrative offices, the auditorium, and the lunch courtyard area. Carver Elementary School is now a K-5 school with 600 students in 32 classrooms. In 2004, Carver Elementary School received its second California Distinguished School Award for its students consistently scoring in the top 10% of California schools. In 2005, the school was awarded the prestigious National Blue Ribbon Award under the No Child Left Behind Act, which honors K-12 public and private schools that are academically superior or have demonstrated dramatic gains in student achievements. With the state's implementation to the Common Core State Standards, student achievements continue to reflect the exceptional education the Carver students enjoy.



CARVER ELEMENTARY SCHOOL

SITE OVERVIEW

3100 Huntington Drive
 San Marino, CA 91108
 Year Constructed: 1953
 Year Modernized: 1998-2005, 2016

Grade Levels: K-5
 Enrollment (2014-2015): 621
 Building Square Footage: 57,183 s.f.
 Hardcourt Square Footage: 103,200 s.f.
 Turf Square Footage: 69,700 s.f.
 Site Acreage: 10 acres
 Parking Spaces: 78



KEY	
 CLASSROOMS	 RELOCATABLES
 LABS	 ADMINISTRATION FACILITIES
 SUPPORT	 LIBRARY
 HARDCOURT	 MULTIPURPOSE/AUDITORIUM
 PERMANENT MODULAR	 CAFETERIA & FOOD SERVICE
	 TURF

CAMPUS DESCRIPTION

Carver Elementary School is located at Huntington Drive and San Gabriel Boulevard yet the school does not front either street. The play fields have the most exposed frontage along Huntington Drive. The school site borders the separation between county and city jurisdictions, with the site itself falling within city jurisdiction. Residential neighborhoods border the school site along the east and south sides.

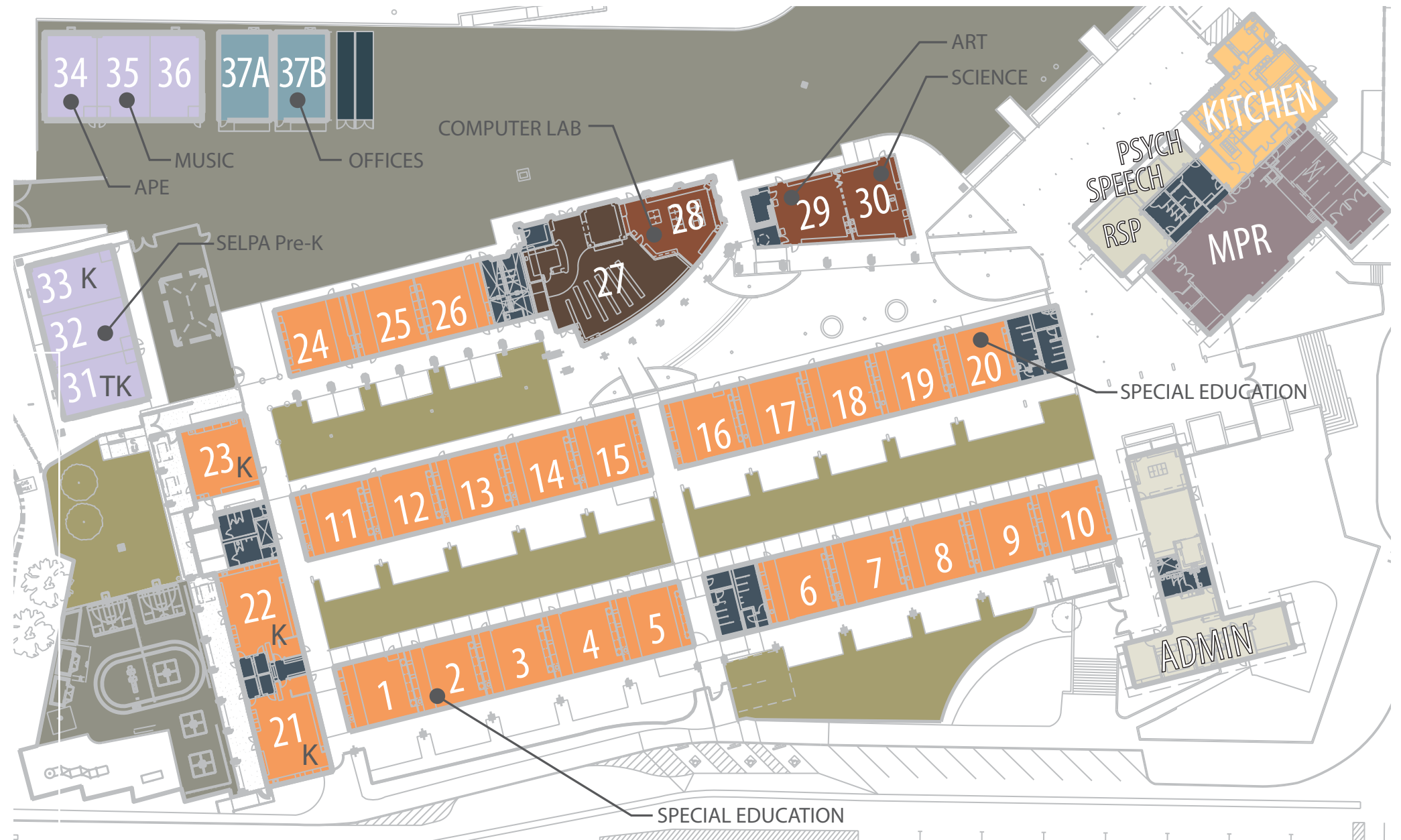
The original school was constructed in 1953. Additions and modernizations were completed under bond projects between 1998 through 2005.

CARVER ELEMENTARY SCHOOL

ROOM NUMBER DIAGRAM

 CLASSROOMS	 RELOCATABLES
 LABS	 ADMINISTRATION FACILITIES
 SUPPORT	 LIBRARY
 HARDCOURT	 MULTIPURPOSE/AUDITORIUM
 PERMANENT MODULAR	 CAFETERIA & FOOD SERVICE
	 TURF

Total # Relocatables:	2
Total # Permanent Classrooms:	28
Kindergarten Classrooms:	5
Grade 1-5 Classrooms:	23
Total # Special Needs Classrooms:	4
APE:	1
SELPA Pre-K:	1
Special Education:	2
EL (ELD):	1
Total # Labs:	4
Music:	1
Art:	1
Science:	1
Computer Lab:	1



CARVER ELEMENTARY SCHOOL

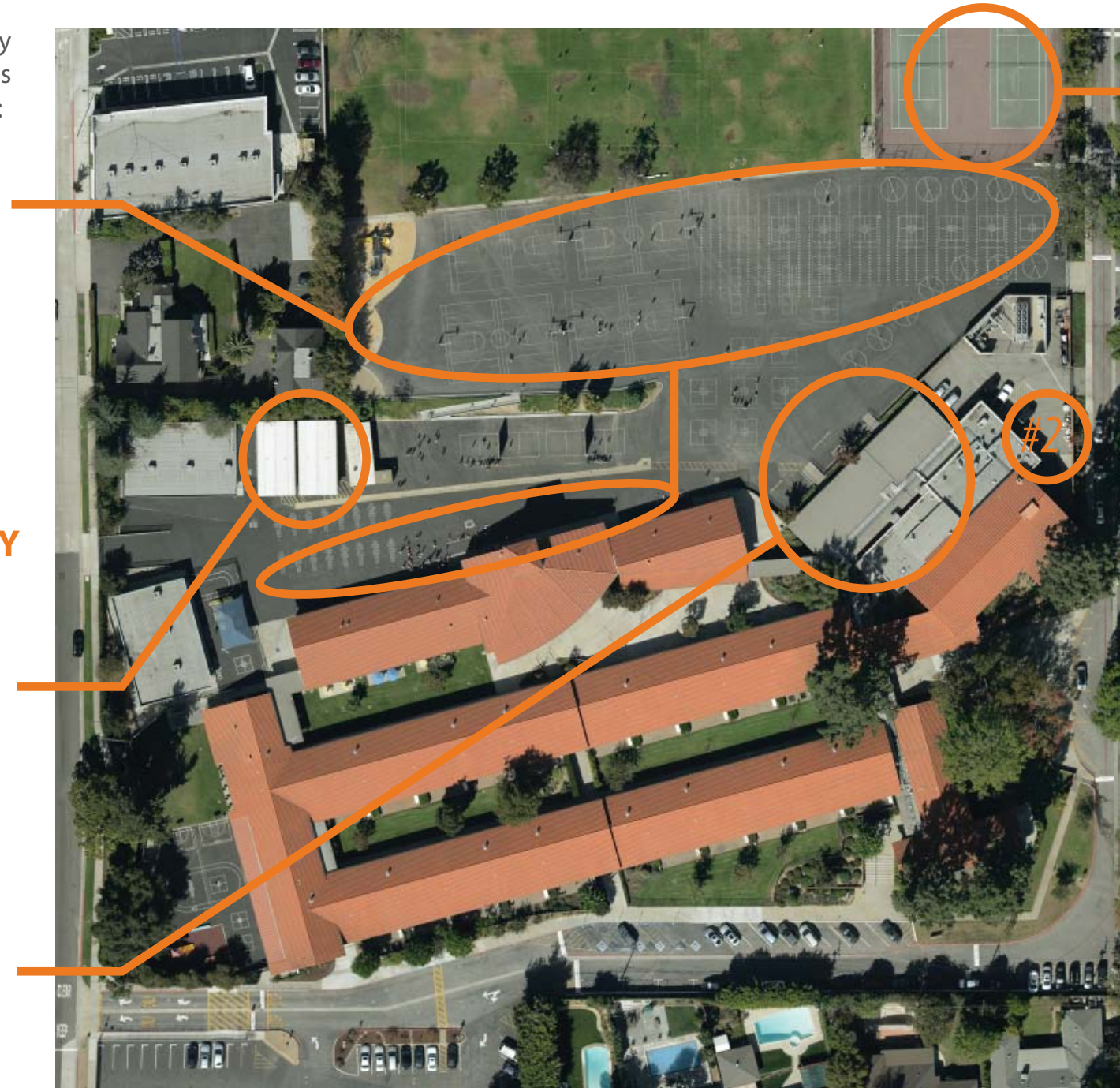
Review of the existing Carver Elementary School resulted in five major projects highlighted in the following section:

PROJECT #1:
SAFETY & SECURITY
ASPHALT REPLACEMENT
AT PLAY FIELD

PROJECT #2:
SAFETY & SECURITY
PROVIDE NEW EMERGENCY
BACK-UP GENERATOR

PROJECT #3:
STUDENT ACHIEVEMENT
NEW PERMANENT
MODULAR CLASSROOM
BUILDING

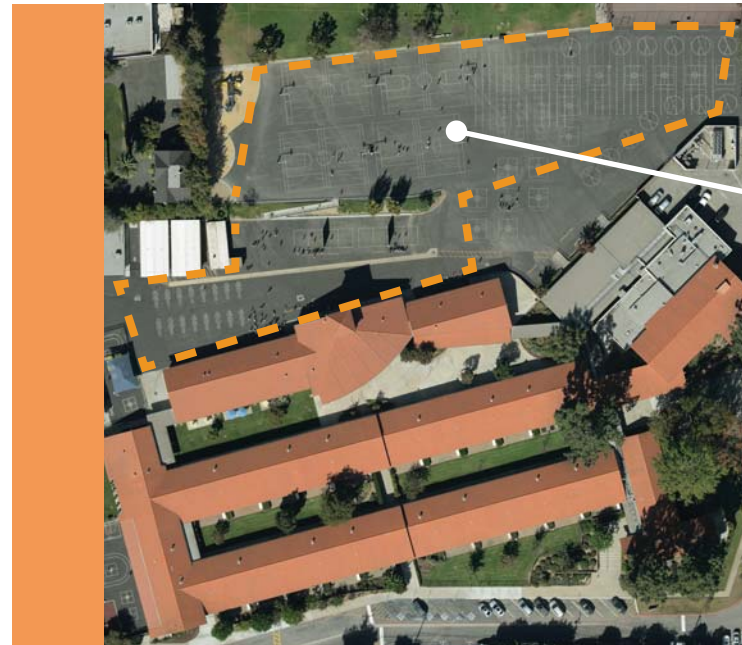
PROJECT #4:
STUDENT ACHIEVEMENT
ENLARGE LUNCH SHELTER



PROJECT #5:
STUDENT ACHIEVEMENT
NEW SPORT COURT & SHADE
STRUCTURE

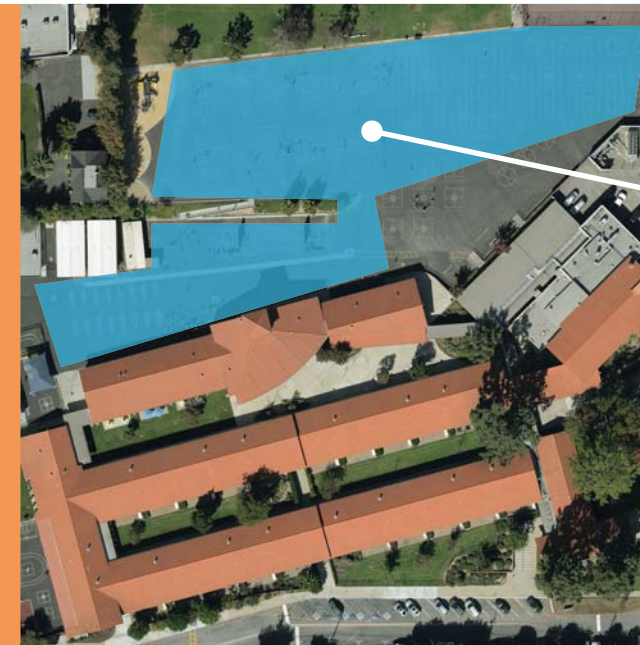
SAFETY & SECURITY

CARVER ELEMENTARY SCHOOL: PROJECT #1 - ASPHALT REPLACEMENT AT PLAY FIELD



EXISTING SITE PLAN

DEMOLISH EXISTING
DAMAGED ASPHALT AREA



NEW SITE PLAN

NEW ASPHALT AREA
WITH PLAYGROUND STRIPING

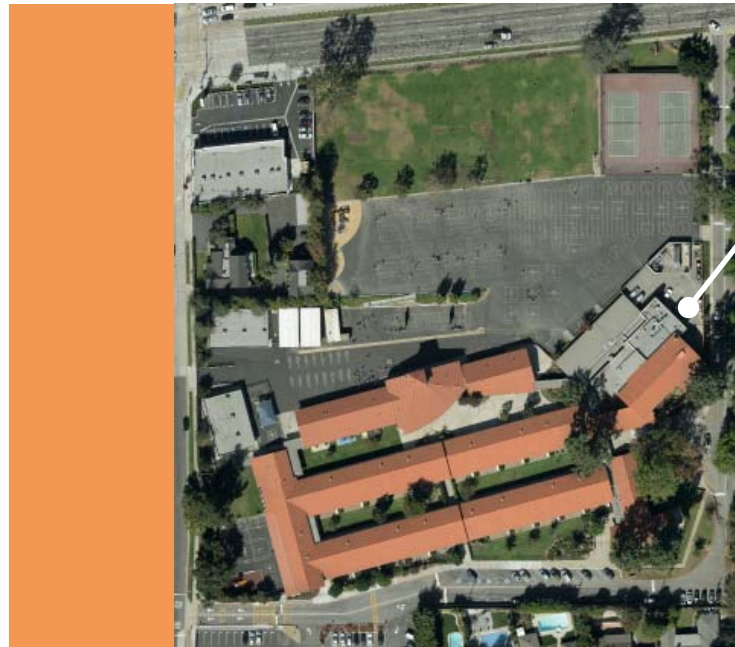
DESCRIPTION

PROPOSED PROJECT #1: \$2,153,781 (Estimated Project Cost, Refer to Page 27 for Details)

The goal of proposed project #1 is to replace the asphalt play surface area (62,500 sf) that is approximately 14 years old, which has had numerous repairs over the years. It is recommended to replace the existing damaged asphalt with new sealed asphalt that includes playground striping.

SAFETY & SECURITY

CARVER ELEMENTARY SCHOOL: PROJECT #2 - NEW EMERGENCY BACK-UP GENERATOR



PROPOSED LOCATION

PROPOSED GENERATOR LOCATION ON CAMPUS



PROPOSED LOCATION

PROPOSED GENERATOR LOCATION AT MAINTENANCE YARD

DESCRIPTION

PROPOSED PROJECT #1: \$300,000 (Estimated Project Cost, Refer to Page 27 for Details)

The proposed project #2 is to place a 10KVA emergency back up generator to support essential facilities such as the Multi-Purpose Room and Kitchen.

STUDENT ACHIEVEMENT

CARVER ELEMENTARY SCHOOL: PROJECT #3- NEW PERMANENT MODULAR CLASSROOM BUILDING

	<h2>EXISTING SITE PLAN</h2> <ul style="list-style-type: none">EXISTING CARGO CONTAINERS TO BE RELOCATED(2) EXISTING RELOCATABLES TO BE REMOVED		<h2>NEW SITE PLAN</h2> <p>NEW MODULAR CLASSROOM BUILDING TO INCLUDE:</p> <ul style="list-style-type: none">(2) 1,350 s.f. CLASSROOMS WITH SINKS & PARTITION WALL BETWEEN UNITS(1) 960 s.f. GENERAL CLASSROOM WITH SINK
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DESCRIPTION

PROPOSED PROJECT #3: \$1,741,783 (Estimated Project Cost, Refer to Page 27 for Details)

Proposed project #3 is to replace two existing relocatable classroom buildings with one new permanent modular classroom building, which will consist of three classrooms in total. The permanent modular classroom building will contain (2) 1,350 s.f. classrooms with sinks and an operable partition wall between them for flexibility as well as (1) 960 s.f. general classroom with sink. The intent of the new 1,350 s.f. classrooms are to designate one as a music classroom, meeting the appropriate storage requirements for the music program while designating the additional space for the special education program. The new classrooms will occupy the same building footprint as the existing relocatables, requiring the existing adjacent cargo containers to be relocated. The new permanent modular building will match the two existing and adjacent modular buildings in style and construction type. The new permanent modular classroom building will be equipped with rooftop HVAC units.

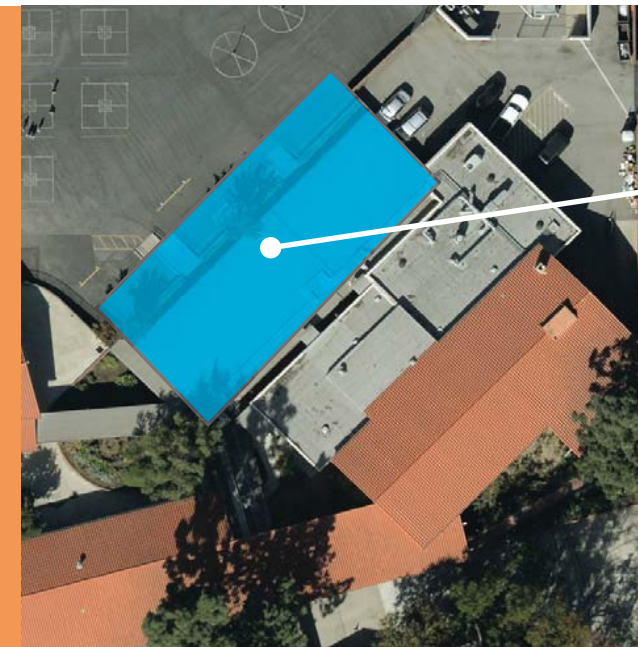
STUDENT ACHIEVEMENT

CARVER ELEMENTARY SCHOOL: PROJECT #4 - ENLARGE LUNCH SHELTER



EXISTING SITE PLAN

DEMOLISH EXISTING LUNCH SHELTER (5,312 s.f.)



NEW SITE PLAN

NEW LUNCH SHELTER (5,500 s.f. 350 OCCUPANTS) - DINING AT TABLES

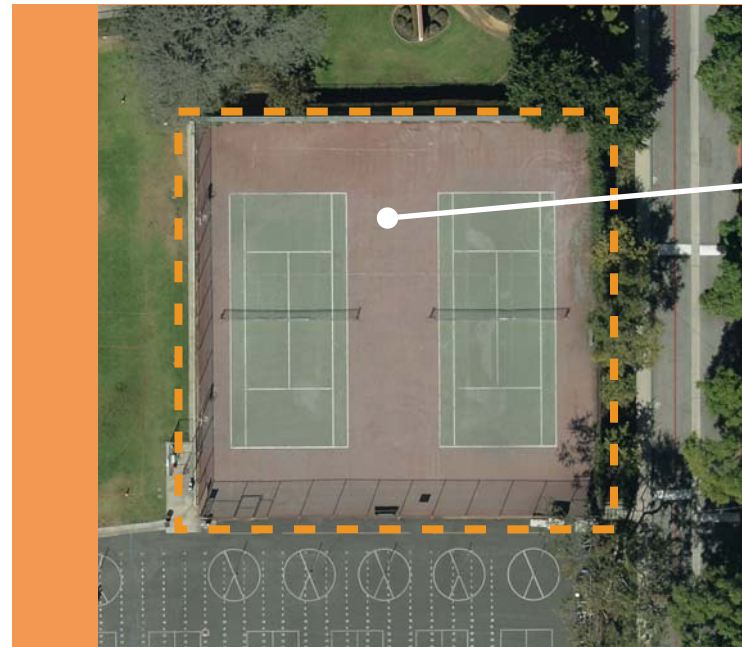
DESCRIPTION

PROPOSED PROJECT #4: \$2,429,341 (Estimated Project Cost, Refer to Page 27 for Details)

Proposed project #4 replaces an existing lunch shelter with a new lunch shelter of slightly larger size, but in the same location. The existing lunch shelter is very old and was constructed at the time of the original school. In addition, the current shelter has a low roof structure that traps in heat. The new shelter will be designed to provide good ventilation, create an inviting outdoor assembly space for students, while maximizing the amount of shaded area.

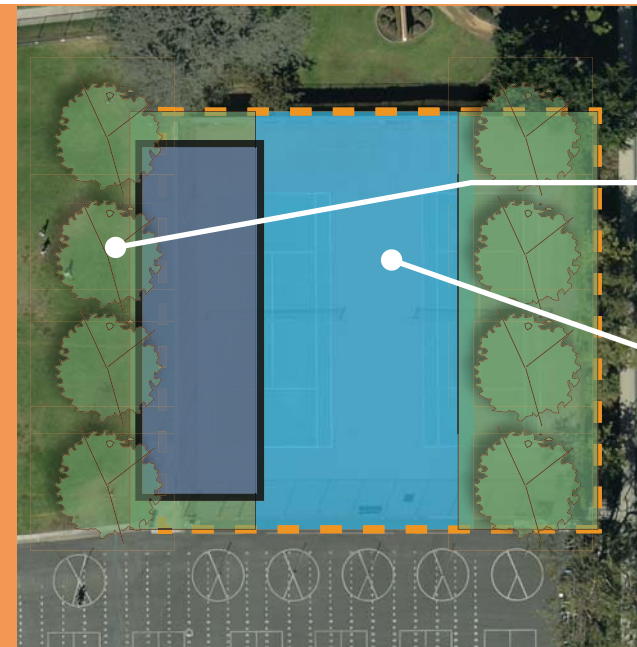
STUDENT ACHIEVEMENT

CARVER ELEMENTARY SCHOOL: PROJECT #5 -NEW SPORT COURT & SHADE STRUCTURE



EXISTING SITE PLAN

DEMOLISH EXISTING
TENNIS COURTS (7,500 s.f.)



NEW SITE PLAN

OPTION #1
PLANT NEW TREES TO REDUCE
DIRECT SUNLIGHT

NEW 7,500 s.f. SPORT COURT
WITH 2,000 s.f. METAL SHADE
STRUCTURE

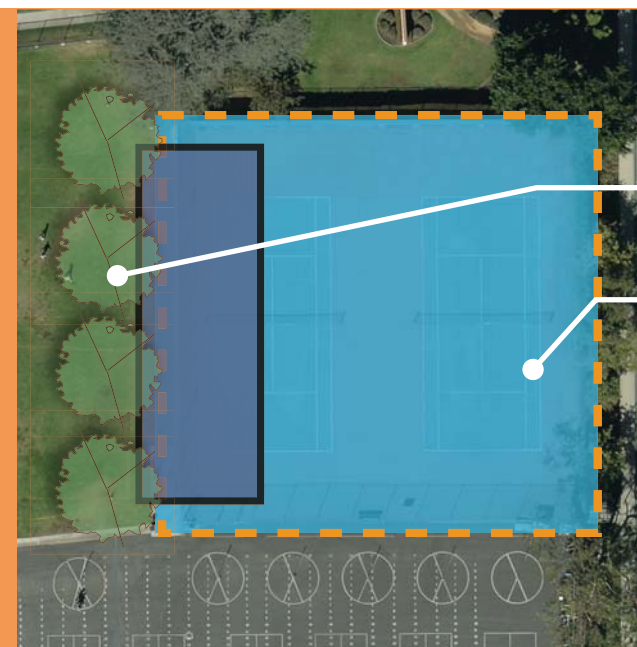
DESCRIPTION

PROPOSED PROJECT #5 OPTION #1: \$1,297,244 (Estimated Project Cost, Refer to Page 27 for Details)

Proposed Project #5 - Option #1 is to replace the existing tennis courts with a new sport court and shade structure. The existing tennis courts are under utilized and the school can re-purpose the courts to be a new shaded assembly space. The new 2,000 s.f. metal shade structure would be designed to provide an outdoor assembly space for students, while maximizing the area for hardscape play (sports court) 7,500 s.f. The proposed hardscape play area would be enclosed by a fence and striped for multiple game configurations. Additionally, 48" box trees would be planted to reduce direct sunlight during seasons when the shade structure does not directly align with the sun for optimal coverage.

PROPOSED PROJECT #5 OPTION #2: \$1,855,059

The goal of proposed project #5 Option #2 is similar to option #1, however, the proposed hardscape play area is increased to 15,000 s.f.



NEW SITE PLAN

OPTION #2
PLANT NEW TREES TO REDUCE
DIRECT SUNLIGHT

NEW 15,000 s.f. SPORT COURT WITH
2,000 s.f. METAL SHADE STRUCTURE

CARVER ELEMENTARY SCHOOL: PROJECT COST DETAILS

	Qty.	Unit	Cost Per	Total
Project #1 - (Safety & Security) Asphalt Replacement at Play Field				
1. Demolish Asphalt	62,500	sf	\$1.78	\$111,406
2. Construct New Asphalt	62,500	sf	\$17.25	\$1,078,125
3. Striping	62,500	sf	\$2.88	\$179,688
			Subtotal	\$1,369,219
			Construction Contingency @ 10%	\$136,922
			Total Estimated Construction Cost - Project #1	\$1,506,141
			30% Soft Costs	\$451,842
			Subtotal	\$1,957,983
			10% Overall Contingency	\$195,798
			Total Estimated Project Cost - Project #1	\$2,153,781
Project #2 - (Safety & Security) New Emergency Back-Up Generator				
1. Install New Electric Emergency Back Up Generator	1	1	\$ 300,000.00	\$300,000
			Total Estimated Project Cost - Project #2	\$300,000
Project #3 - (Student Achievement) New Permanent Modular Classroom Building				
1. Demolish (2) Relocatables	2	ea	\$16,500.00	\$33,000
2. Relocate Cargo Storage Containers & Upgrade Doors/Hardware	3	ea	\$16,500.00	\$49,500
3. Construct (n) Modular Classroom (CR) Bldg. - (2)1,350 sf w/ sink (1) 960 sf w/ sink	3,660	sf	\$280.00	\$1,024,800
			Subtotal	\$1,107,300
			Construction Contingency @ 10%	\$110,730
			Total Estimated Construction Cost - Project #3	\$1,218,030
			30% Soft Costs	\$365,409
			Subtotal	\$1,583,439
			10% Overall Contingency	\$158,344
			Total Estimated Project Cost - Project #3	\$1,741,783
Project #4 - (Student Achievement) Enlarge Lunch Shelter				
1. Demolish (e) Lunch Shelter	5,500	sf	\$12.00	\$66,000
2. Construct (n) Lunch Shelter	8,800	sf	\$168.00	\$1,478,400
			Subtotal	\$1,544,400
			Construction Contingency @ 10%	\$154,440
			Total Estimated Construction Cost - Project #4	\$1,698,840
			30% Soft Costs	\$509,652
			Subtotal	\$2,208,492
			10% Overall Contingency	\$220,849
			Total Estimated Project Cost - Project #4	\$2,429,341
Project #5 - (Student Achievement) New Sport Court & Shade Structure				
Option 1				
1. Demolish Tennis Courts & Fencing	7,500	sf	\$2.30	\$17,250
2. Construction New 7,500 sf Sport Court and 7,500 sf of Landscape	15,000	sf	\$20.13	\$301,875
3. Construct New Metal Shade Structure 2,000 sf	2,000	sf	\$168.00	\$336,000
4. Plant 48" Box Trees w/ irrigation	4	ea	\$2,500.00	\$10,000
			Subtotal	\$665,125
			Construction Contingency @ 10%	\$66,513
			Total Estimated Construction Cost - Project #5	\$731,638
			30% Soft Costs	\$219,491
			Subtotal	\$951,129
			10% Overall Contingency	\$95,113
			Total Estimated Project Cost - Project #5 Option 1	\$1,046,242

Project #5 - (Student Achievement) New Sport Court & Shade Structure
Option 2

1. Demolish Tennis Courts & Fencing	7,500	sf	\$2.30	\$17,250
2. Construction New 15,000 sf Sport Court	15,000	sf	\$20.13	\$301,875
3. Construct New Metal Shade Structure 2,000 sf	2,000	sf	\$168.00	\$336,000
4. Plant 48" Box Trees w/irrigation	4	ea	\$2,500.00	\$10,000
			Subtotal	\$665,125
			Construction Contingency @ 10%	\$66,513
			Total Estimated Construction Cost - Project #5	\$731,638
			30% Soft Costs	\$219,491
			Subtotal	\$951,129
			10% Overall Contingency	\$95,113
			Total Estimated Project Cost - Project #5 Option 2	\$1,046,242

CARVER ELEMENTARY SCHOOL TOTAL PROJECT COSTS OPTION #1 **\$7,671,147**
CARVER ELEMENTARY SCHOOL TOTAL PROJECT COSTS OPTION #2 **\$7,671,147**
**NO AMOUNT OF MARK-UP IS INCLUDED FOR COST ESCALATION*

VALENTINE ELEMENTARY SCHOOL

In 1917, a small school was opened and named San Marino School. After growing and adding a kindergarten in 1929, the name was changed to Henry E. Huntington School. The covered archway, which joins the campuses of what are now Valentine School and Huntington Middle School was once a bridge across a culvert that ran through the property. Valentine School, named for San Marino's second mayor, William L. Valentine, opened in 1938 with 380 students in kindergarten through fourth grade. It was the second primary school to be built in the District, the first being Stoneman in 1930.

The original Valentine rooms are those on the street side of the long corridor, and all except one room of the four westerly fingers which extend out toward the playground. All were constructed as part of the Work Projects Administration plan at a local taxpayer cost of less than \$150,000. The lower kindergarten room, the fourth grade rooms (fourth grade was added to Valentine in 1960), the multipurpose room, and one classroom (the science lab) nearest the San Marino Community Church have been added since.

In 1987, Valentine School was declared a historic landmark. In 1993, the original building went through a state-funded modernization. Twelve of the classrooms, teachers' lounge and workroom, main office, and hallways were made handicap accessible. The twelve classrooms, office, and lounge were painted, carpeted, and air-conditioned, with heaters installed. During the summer of 1996, six relocatable classrooms were added to Valentine school, to enable a reduction in class size at the primary grade level. Shortly after, Valentine was designated a California Distinguished School validating the excellent instructional program provided at the school. From 1998 through 2003, the entire school underwent modernization. All classrooms were updated and a completely new building was added. The new building included science and art labs, several new classrooms and office facilities.



VALENTINE ELEMENTARY SCHOOL

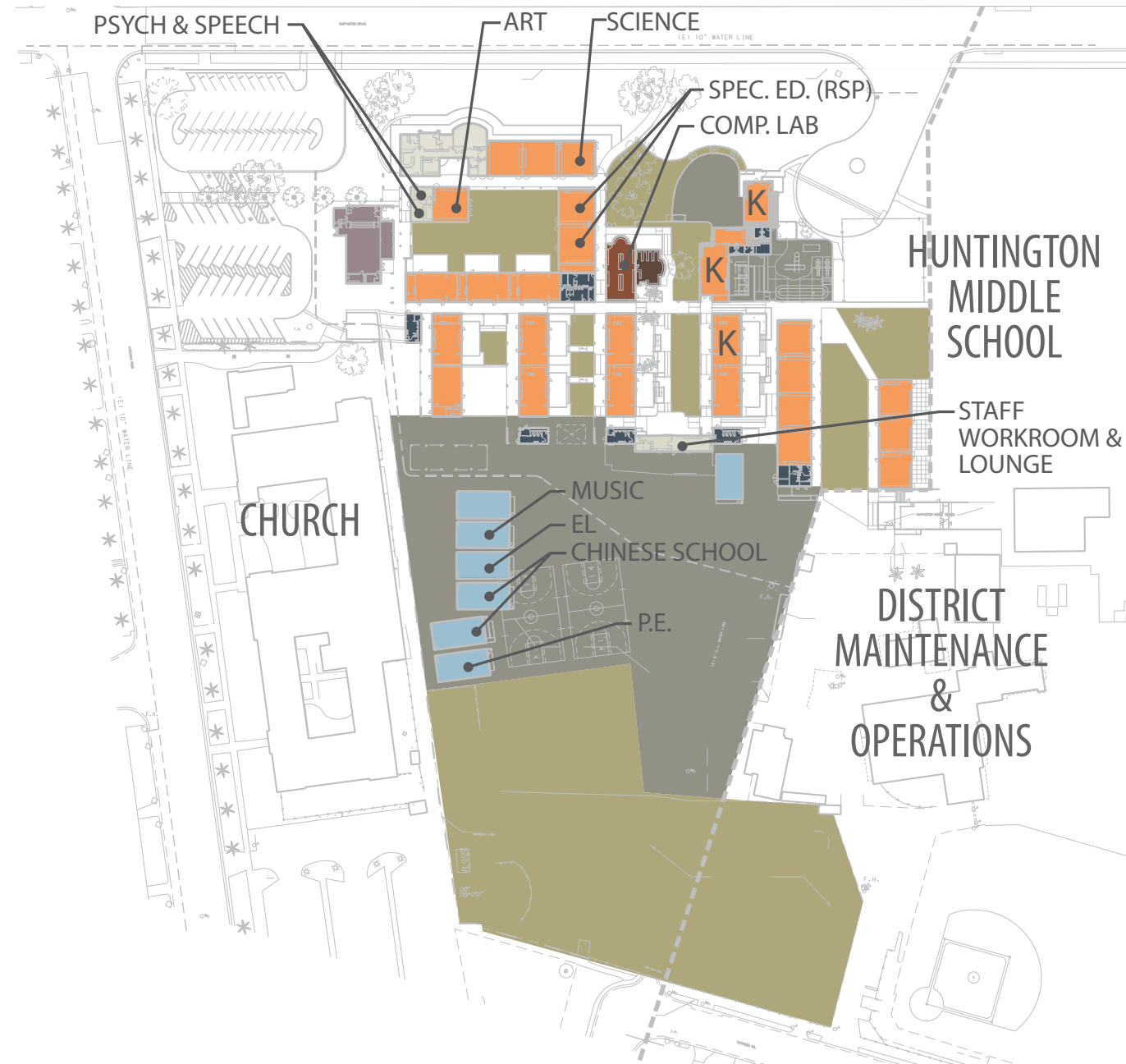
SITE OVERVIEW

1650 Huntington Drive
 San Marino, CA 91108

Year Constructed: 1938
 Year Modernized: 1993, 1998-2003

Grade Levels: K-5
 Enrollment (2014-2015): 637

Building Square Footage: 48,557 s.f.
 Hard Court Square Footage: 65,300 s.f.
 Turf Square Footage: 102,343 s.f.
 Site Acreage: 7.8 acres
 Parking Spaces: 66



KEY

- CLASSROOMS
- LABS
- SUPPORT
- HARDCOURT
- RELOCATABLES
- ADMIN. FACILITIES
- LIBRARY
- MPR/AUDITORIUM
- TURF

CAMPUS DESCRIPTION

Valentine Elementary School is located at the southeast corner of Huntington Drive and Virginia Road. The play fields toward the back of the site front onto Sherwood Road. Valentine Elementary is contiguous with Huntington Middle School with the District Maintenance and Operations Facility along the east side, and San Marino Community Church along the west side.

The original school construction dates back to 1938. The Multipurpose (Little Theater) building was added in 1953. A Library addition occurred in 1998. Additions and modernization were completed in 1998 (Phase 1) and 2003 (Phase 2), funded by the bond building program.

VALENTINE ELEMENTARY SCHOOL

ROOM NUMBER DIAGRAM



KEY

 CLASSROOMS	 RELOCATABLES
 LABS	 ADMINISTRATION
 SUPPORT	 LIBRARY
 HARDCOURT	 MULTIPURPOSE/AUDITORIUM
	 TURF

Total # Relocatables:	7
Total # Permanent Classrooms:	28
Kindergarten Classrooms:	3
Grade 1-5 Classrooms:	25
Total # Special Needs Classrooms:	2
RSP:	2
Special Education:	2
EL (ELD):	1
Total # Labs:	3
Music:	1
Art:	1
Science:	1
Computer Lab:	1

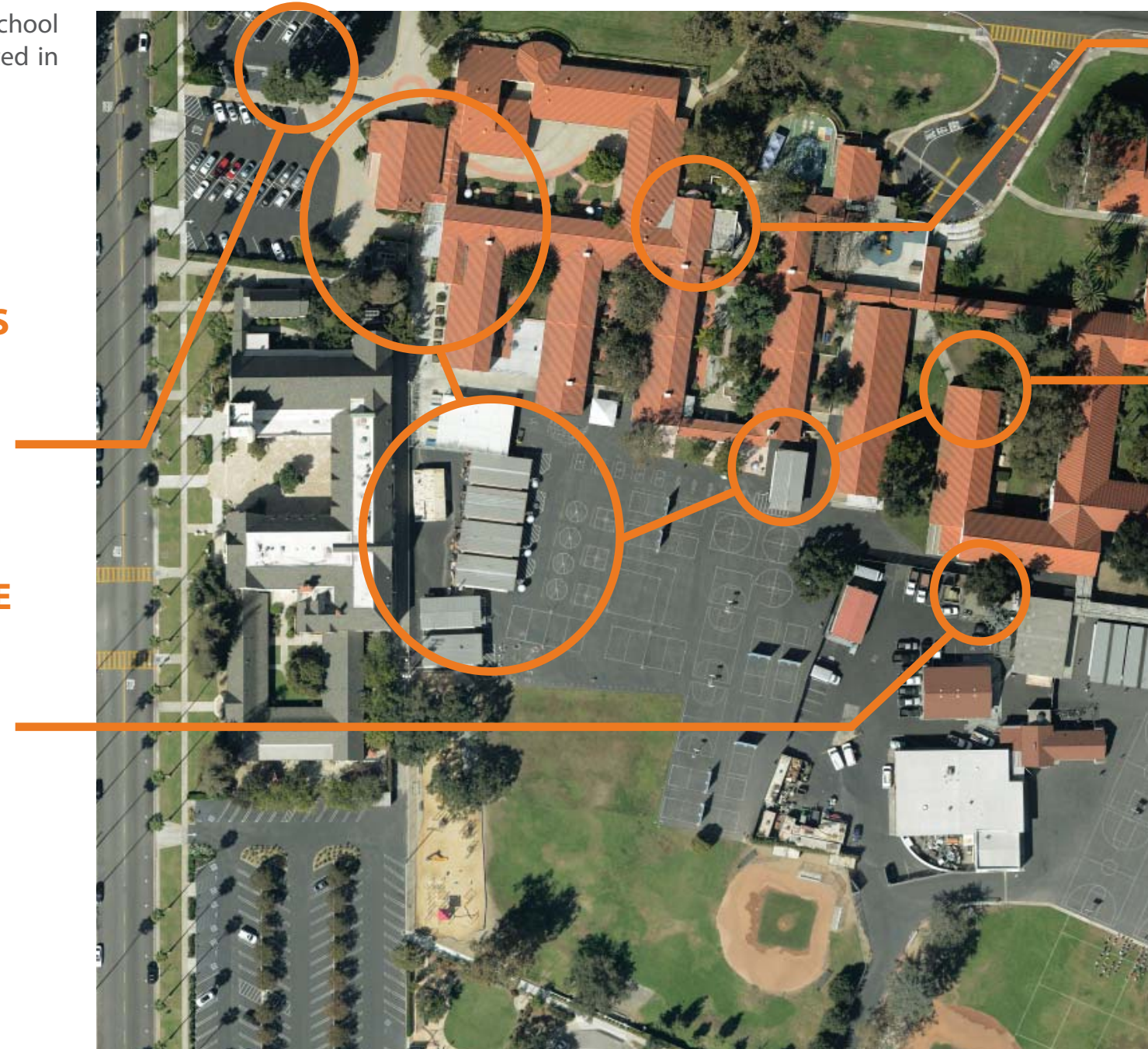
VALENTINE ELEMENTARY SCHOOL

Review of the existing Valentine Elementary School site resulted in five major projects highlighted in the following section.

PROJECT #1:
SAFETY & SECURITY
AIR CONDITIONING UPGRADES

PROJECT #2:
SAFETY & SECURITY
RECONFIGURE CAMPUS DROP OFF & NEW SHADE STRUCTURE

PROJECT #3:
SAFETY & SECURITY
NEW EMERGENCY BACK-UP GENERATOR

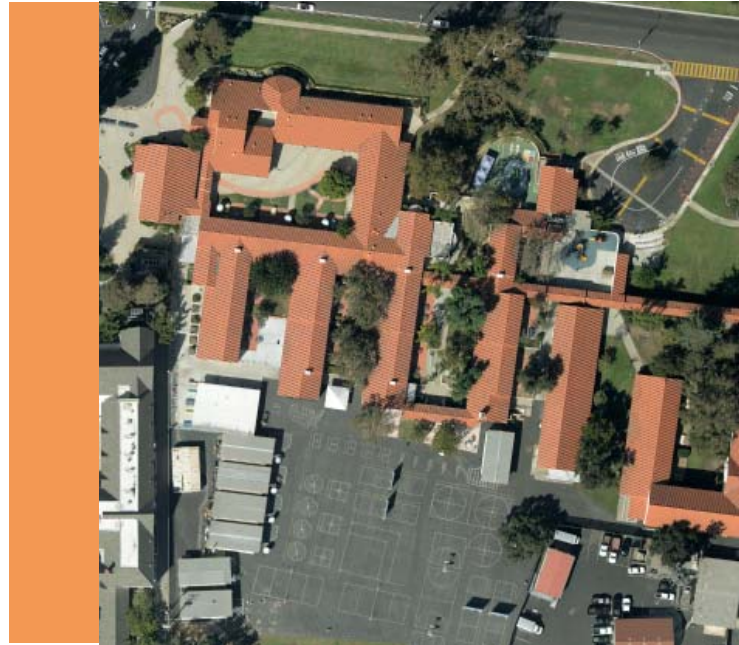


PROJECT #5:
STUDENT ACHIEVEMENT
NEW ENLARGED
LIBRARY & REMODEL EXISTING
LIBRARY TO STEM CENTER

PROJECT #4:
STUDENT ACHIEVEMENT
NEW PERMANENT
CLASSROOM BUILDING & NEW
MULTIPURPOSE BUILDING WITH
FULL SERVICE CAFETERIA &
KITCHEN

SAFETY & SECURITY

VALENTINE ELEMENTARY SCHOOL: PROJECT #1- AIR CONDITIONING UPGRADES



DESCRIPTION

PROPOSED PROJECT #1: \$935,935 (Estimated Project Cost, Refer to Page 43 for Details)

The proposed project is to replace existing air conditioning systems in classrooms with a split unit system. A total of 17 classrooms, rooms 10-33 with the exception of the kindergarten classrooms will be upgraded with the new air conditioning system.

SAFETY & SECURITY

VALENTINE ELEMENTARY SCHOOL: PROJECT #2 - NEW DROP-OFF AND SHADE STRUCTURE

EXISTING SITE PLAN

- EXISTING VISITOR AND STAFF PARKING LOT

NEW SITE PLAN

- NEW DROP OFF PATH
- RECONFIGURE STAFF AND VISITOR PARKING LOT TO ACCOMMODATE NEW DROP OFF AREA
- SHADE STRUCTURE TO ACCOMMODATE 300 STUDENTS

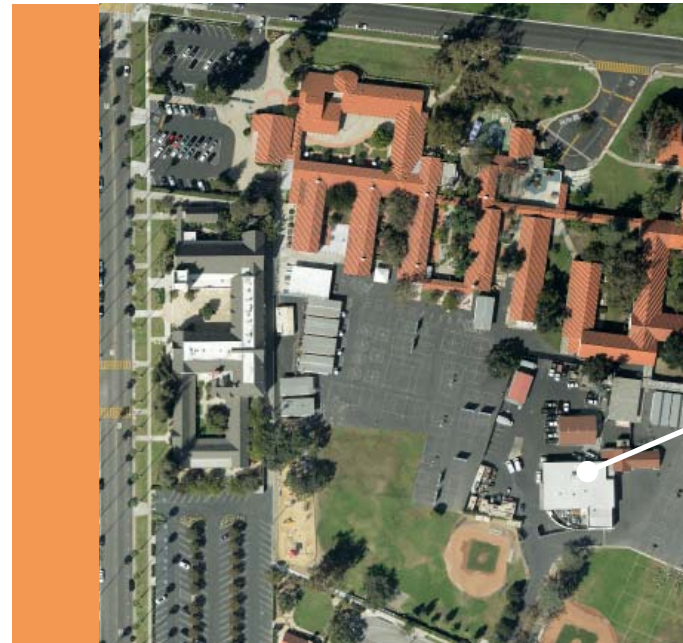
DESCRIPTION
PROPOSED PROJECT #2 Option A : \$2,419,239 / Option B: \$1,626,447 (Estimated Project Cost, Refer to Page 43 for Details)

The goal of proposed Project #2 is to remove the portion of the parking lot separating staff and visitor parking in order to allow for a new drop off pathway. The existing drop off pathway is undersized for the school. The new drop off area would also include a shade structure that can accommodate approximately 300 students to the west of the existing Little Theater building.

OPTION A & B

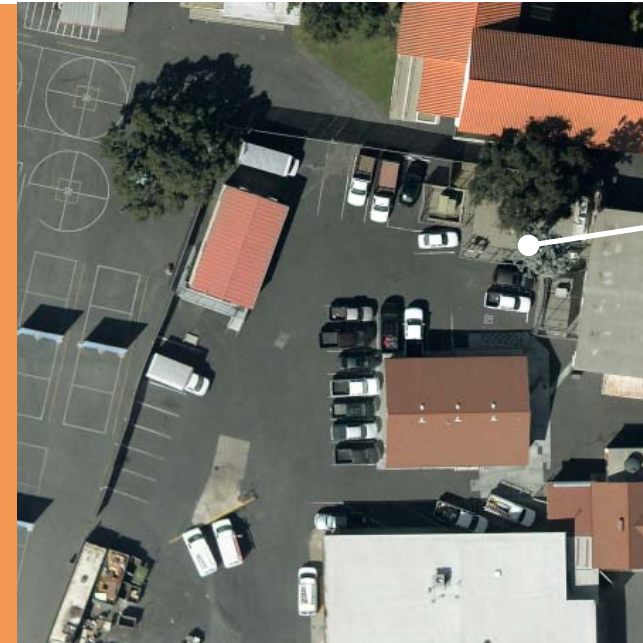
SAFETY & SECURITY

VALENTINE ELEMENTARY SCHOOL: PROJECT #3- NEW EMERGENCY BACK-UP GENERATOR



PROPOSED LOCATION

PROPOSED LOCATION IN
MAINTENANCE YARD



PROPOSED LOCATION

PROPOSED LOCATION IN
MAINTENANCE YARD

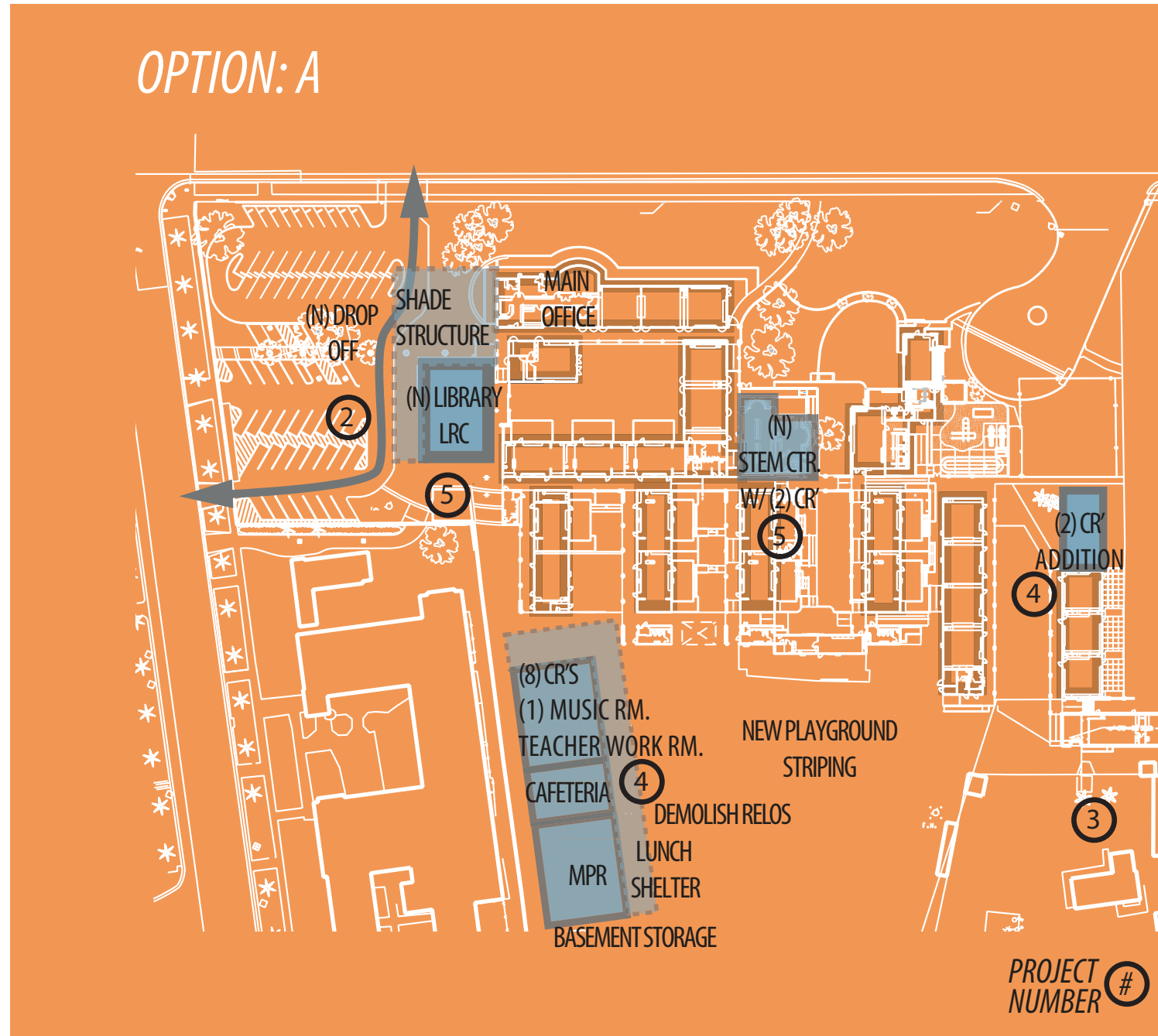
DESCRIPTION

PROPOSED PROJECT #3: OPTION A&B \$375,000 (Estimated Project Cost, Refer to Page 43 for Detail)

The proposed project is to place a 10KVA emergency back up generator to support essential facilities such as the multi-purpose room and kitchen.

STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: OPTION A PROJECTS #4 & #5



STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: PROJECT #4- NEW PERMANENT CLASSROOM BUILDING & 5TH GRADE WING

EXISTING SITE PLAN

(7) EXISTING RELOCATABLES TO BE RELOCATED FOR INTERIM HOUSING

NEW SITE PLAN

(2) NEW 5TH GRADE CLASSROOMS

CONSTRUCT NEW TWO-STORY CLASSROOM BUILDING:

(8) GENERAL CLASSROOMS, 960 SF EA
(1) MUSIC CLASSROOM 1,300 SF
(1) TEACHERS' WORKROOM/LOUNGE, RESTROOMS BASEMENT STORAGE

RELOCATE PORTABLES FOR INTERIM HOUSING

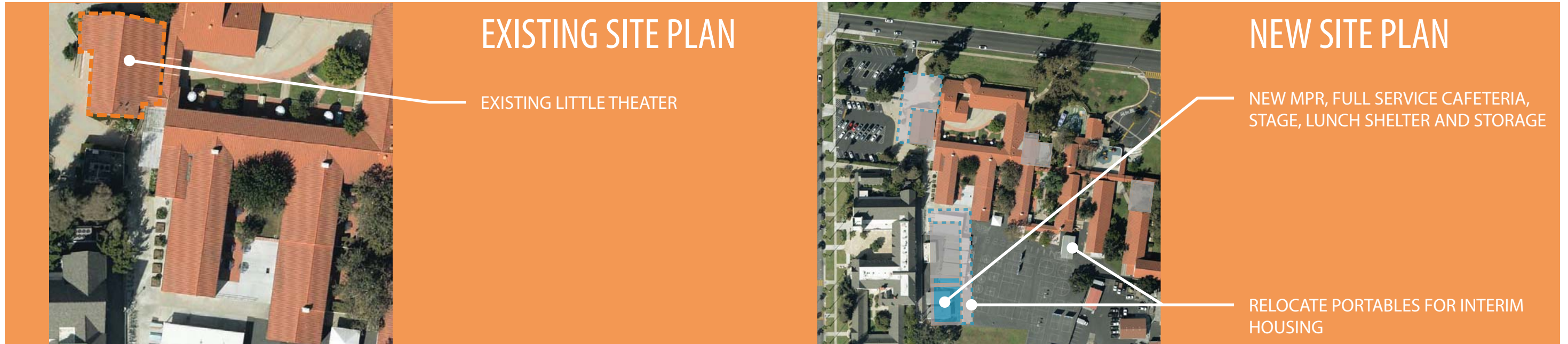
DESCRIPTION
PROPOSED PROJECT #4, OPTION A: \$14,889,420 (Estimated Project Cost, Refer to Page 43 for Detail)

This option replaces the existing MPR with a new library and STEM center. The multipurpose room will be relocated further south on campus near the outdoor play area adjacent to the new classroom building. The new classroom and multipurpose building will provide eight general classrooms, a music classroom, teachers' workroom, a basement for storage, multipurpose room, full service kitchen and cafeteria facilities. In this option, the location of the building utilizes the existing electrical service that is currently located adjacent to the relocatables.

OPTION A

STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: PROJECT #4 CONT. - NEW MULTIPURPOSE BLDG. & FULL SERVICE CAFETERIA/KITCHEN



DESCRIPTION
PROPOSED PROJECT #4, OPTION A: \$6,900,043 (Estimated Project Cost, Refer to Page 43 for Details)

In proposed Project #4 Option #A, the new multipurpose building is proposed in the location near the existing relocatables. The new multipurpose building will be co-located where the new classroom building is proposed. This creates opportunities to keep student activities centralized within the campus. In this scheme, the play areas will be least affected by the proposed buildings.

OPTION A

STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: PROJECT #5 - NEW LARGER LIBRARY & REMODEL EXISTING LIBRARY TO STEM LAB

EXISTING SITE PLAN

- EXISTING LIBRARY/ COMPUTER LAB BUILDING

NEW SITE PLAN

- REMODEL EXISTING LIBRARY INTO STEM CENTER WITH (2) STEM CLASSROOMS
- NEW DROP OFF AND SHADE STRUCTURE
- NEW LARGER LIBRARY

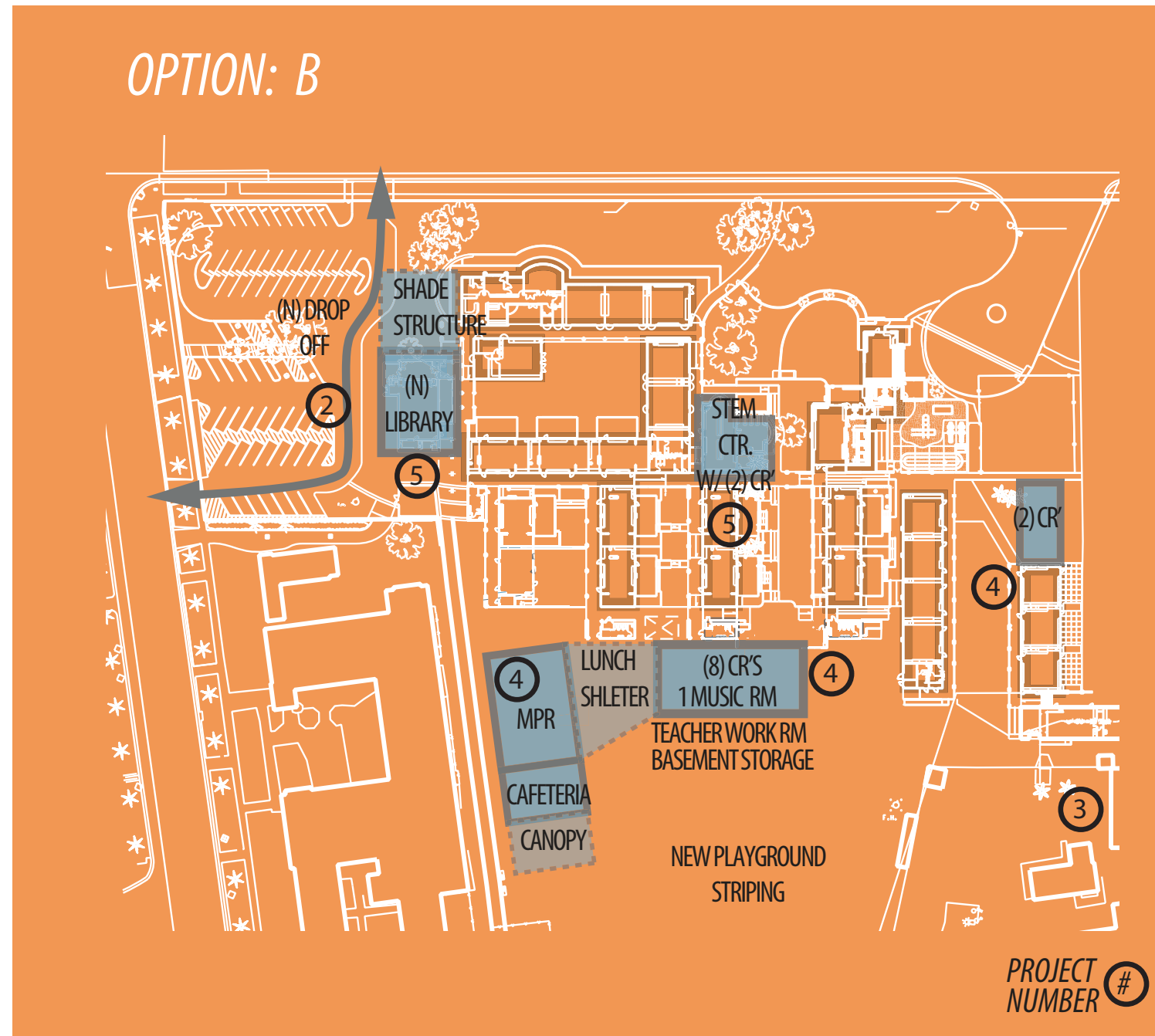
DESCRIPTION
PROPOSED PROJECT #5, OPTION A: \$5,464,209 (Estimated Project Cost, Refer to Page 43 for Details)

Option #A consists of a new library to be constructed where the existing Little Theater is located. This option allows for the opportunity to create a library facade which could include a large storefront system and shade canopy for students to wait comfortably inside or under the canopy while maintaining visibility of the new drop off and pick up area. The existing library would be modernized to include (2) STEM classrooms. The building would then function as the new campus STEM Center.

OPTION A

STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: OPTION B PROJECTS #4 & #5



STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: PROJECT #4- NEW PERMANENT CLASSROOM BUILDING & 5TH GRADE WING

EXISTING SITE PLAN

(7) EXISTING RELOCATABLES TO BE RELOCATED FOR INTERIM HOUSING

NEW SITE PLAN:

- (2) NEW 5TH GRADE CLASSROOMS
- CONSTRUCT NEW TWO-STORY CLASSROOM BUILDING:
- (8) GENERAL CLASSROOMS, 960 SF EA
- (1) MUSIC CLASSROOM 1,300 SF
- (1) TEACHERS' WORKROOM/LOUNGE, RESTROOMS, BASEMENT STORAGE

RELOCATE PORTABLES FOR INTERIM HOUSING

DESCRIPTION
PROPOSED PROJECT #4 OPTION B: \$6,900,043 (Estimated Project Cost, Refer to Page 43 for Details)

This option centralizes the new classroom and multipurpose buildings. The new classroom building would provide for eight classrooms to replace the current seven relocatable classrooms. It also includes a new teachers' workroom and a basement for storage. The east side of the new classroom building would include a shade canopy along the east side and a lunch shelter canopy along the western side of the building.

OPTION B

STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: PROJECT #4 CONT. -NEW MULTIPURPOSE BUILD. & FULL SERVICE CAFETERIA / KITCHEN

EXISTING SITE PLAN

EXISTING LITTLE THEATER

NEW SITE PLAN

- CONSTRUCT NEW MULTIPURPOSE BUILDING, INCLUDING:
 - STAGE
 - MULTIPURPOSE ROOM
 - FULL SERVICE KITCHEN CAFETERIA
 - STORAGE
 - LUNCH SHELTER
 - (8) NEW CLASSROOMS
- RELOCATE PORTABLES FOR INTERIM HOUSING

DESCRIPTION
PROPOSED PROJECT #4, OPTION B: \$6,900,043 (Estimated Project Cost, Refer to Page 42 for Details)

In Option #B, a new multipurpose and cafeteria building is proposed in the footprint of the existing classroom relocatables and lunch shelter, which will optimize the utilities that currently exist in this zone. This option also creates the opportunity to keep the program centralized with a large canopy connecting the multipurpose and classroom buildings. Similar to Option A, this scheme will require the re-striping of the hard court playground areas.

OPTION B

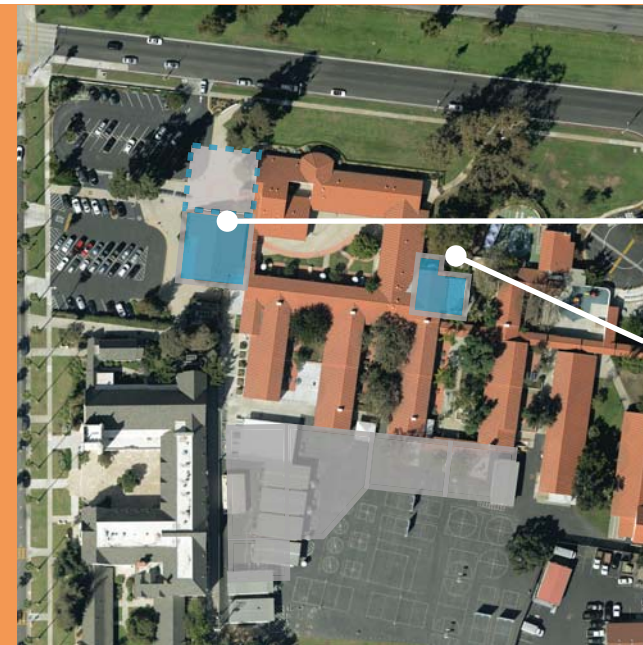
STUDENT ACHIEVEMENT

VALENTINE ELEMENTARY SCHOOL: PROJECT #5 - NEW LARGER LIBRARY & REMODEL EXISTING LIBRARY TO STEM LAB



EXISTING SITE PLAN

EXISTING LIBRARY/
COMPUTER LAB BUILDING



NEW SITE PLAN

TEAR DOWN EXISTING LITTLE
THEATER. CONSTRUCT NEW LIBRARY

REMODEL EXISTING LIBRARY INTO
STEM CENTER WITH (2) STEM
CLASSROOMS

DESCRIPTION

PROPOSED PROJECT #5 OPTION B: \$5,464,209 (Estimated Project Cost, Refer to Page 43 for Details)

Option B aligns with the previous Option A plans, which would include the modernization of the existing computer lab/library and re-purposing it as the new STEM Center to include 2 STEM classrooms.

OPTION B

VALENTINE ELEMENTARY SCHOOL: PROJECT COST DETAILS

	Qty.	Unit	Cost Per	Total
SITE PLAN OPTION A				
Project #1 - (Safety & Security) New Air Conditioning Upgrades				
1. Install New Split System Air Conditioning Unit in Each Classroom	17	1	35000	\$595,000
			Subtotal	\$595,000
			Construction Contingency @ 10%	\$59,500
Total Estimated Construction Cost - Project #1				\$654,500
			30% Soft Costs	\$196,350
			Subtotal	\$850,850
			10% Overall Contingency	\$85,085
Total Estimated Project Cost - Project #1				\$935,935
Project #2 - (Safety & Security) Reconfigured Campus Drop-Off & Shade Structure				
1. Demolish Concrete Hardscape and AC Paving OPT A	7,000	sf	\$1.78	\$12,478
2. Reconfigure Parking Lot with New striping, Curb and Gutter	30,000	sf	\$17.25	\$517,500
3. Construct New Metal Shade Structure	6,000	sf	\$168.00	\$1,008,000
			Subtotal	\$1,537,978
			Construction Contingency @ 10%	\$153,798
Total Estimated Construction Cost - Project #2				\$1,691,775
			30% Soft Costs	\$507,533
			Subtotal	\$2,199,308
			10% Overall Contingency	\$219,931
Total Estimated Project Cost - Project #2				\$2,419,239
Project #3 - (Safety & Security) New Emergency Back-Up Generator				
1. Install New Electric Emergency Back Up Generator	1	1	375000	\$375,000
Total Estimated Project Cost - Project #3				\$375,000
Project #4 - (Student Achievement) New Permanent Classroom Building & 5th Grade Wing Addition				
1. Relocate (7) Relocatable Classroom Buildings for Interim housing	7	ea	\$42,857.14	\$300,000
2. Site Work & Restripe Play Area	28,000	sf	\$25.00	\$700,000
3. Construct (n) 9 Classroom Building with Teachers' Workroom (2 Story)	10,617	sf	\$660.00	\$7,007,220
4. New 5th Grade Wing Classroom Addition (2) classrooms	1,975	sf	\$784.00	\$1,548,400
			Subtotal	\$9,555,620
			Construction Contingency @ 10%	\$955,562
Total Estimated Construction Cost - Project #4				\$10,511,182
			30% Soft Costs	\$3,153,355
			Subtotal	\$13,664,537
			10% Overall Contingency	\$1,366,454
Total Estimated Project Cost - Project #4				\$15,030,990
Project #4 - (Student Achievement) New Multipurpose Building with Full Service Cafeteria & Kitchen				
1. Construct (n) Multi Purpose Building	4,270	sf	\$665.00	\$2,839,550
2. Construct (n) Full Service Cafeteria & Kitchen	1,820	sf	\$850.00	\$1,547,000
			Subtotal	\$4,386,550
			Construction Contingency @ 10%	\$438,655
Total Estimated Construction Cost - Project #4				\$4,825,205
			30% Soft Costs	\$1,447,562
			Subtotal	\$6,272,767
			10% Overall Contingency	\$627,277
Total Estimated Project Cost - Project #4				\$6,900,043
Project #5 - (Student Achievement) New Library Building & Remodel (E) To STEM Center				
1. Demolish (e) "Little Theater"	2,800	sf	\$350.00	\$980,000
2. Remodel Existing Library into STEM Center	2,250	sf	\$375.00	\$843,750
3. Construct New Library	2,500	sf	\$660.00	\$1,650,000
			Subtotal	\$3,473,750
			Construction Contingency @ 10%	\$347,375
Total Estimated Construction Cost - Project #5				\$3,821,125
			30% Soft Costs	\$1,146,338
			Subtotal	\$4,967,463
			10% Overall Contingency	\$496,746
Total Estimated Project Cost - Project #5				\$5,464,209

	Qty.	Unit	Cost Per	Total
SITE PLAN OPTION B				
Project #1 - (Safety & Security) New Air Conditioning Upgrades				
1. Install New Split System Air Conditioning Unit in Each Classroom	17	1	35000	\$595,000
			Subtotal	\$595,000
			Construction Contingency @ 10%	\$59,500
Total Estimated Construction Cost - Project #1				\$654,500
			30% Soft Costs	\$196,350
			Subtotal	\$850,850
			10% Overall Contingency	\$85,085
Total Estimated Project Cost - Project #1				\$935,935
Project #2 - (Safety & Security) Reconfigured Campus Drop-Off & Shade Structure				
Option B				
1. Demolish Concrete Hardscape and Ac Paving	7,000	sf	\$1.78	\$12,478
2. Reconfigure Parking Lot with New striping, Curb and Gutter	30,000	sf	\$17.25	\$517,500
3. Construct New Metal Shade Structure	6,000	sf	\$168.00	\$1,008,000
			Subtotal	\$1,537,978
			Construction Contingency @ 10%	\$153,798
Total Estimated Construction Cost - Project #2				\$1,691,775
			30% Soft Costs	\$507,533
			Subtotal	\$2,199,308
			10% Overall Contingency	\$219,931
Total Estimated Project Cost - Project #2				\$2,419,239
Project #3 - (Safety & Security) New Emergency Back-Up Generator				
1. Install New Electric Emergency Back Up Generator	1	1	375000	\$375,000
Total Estimated Project Cost - Project #3				\$375,000
Project #4 - (Student Achievement) New Permanent Classroom Building & 5th Grade Wing Addition				
1. Relocate (7) Relocatable Classroom Buildings for Interim housing	7	ea	\$42,857.14	\$300,000
2. Site Work & Restripe Play Area	28,000	sf	\$25.00	\$700,000
3. Construct (n) 9 Classroom Building with Teachers' Workroom (2 Story)	10,617	sf	\$660.00	\$7,007,220
4. New 5th Grade Wing Classroom Addition (2) classrooms	1,975	sf	\$784.00	\$1,548,400
			Subtotal	\$9,555,620
			Construction Contingency @ 10%	\$955,562
Total Estimated Construction Cost - Project #4				\$10,511,182
			30% Soft Costs	\$3,153,355
			Subtotal	\$13,664,537
			10% Overall Contingency	\$1,366,454
Total Estimated Project Cost - Project #4				\$15,030,990
Project #4 - (Student Achievement) New Multipurpose Building with Full Service Cafeteria & Kitchen				
2. Construct (n) Multi Purpose Building	4,270	sf	\$665.00	\$2,839,550
3. Construct (n) Full Service Cafeteria & Kitchen	1,820	sf	\$850.00	\$1,547,000
			Subtotal	\$4,386,550
			Construction Contingency @ 10%	\$438,655
Total Estimated Construction Cost - Project #4				\$4,825,205
			30% Soft Costs	\$1,447,562
			Subtotal	\$6,272,767
			10% Overall Contingency	\$627,277
Total Estimated Project Cost - Project #4				\$6,900,043
Project #5 - (Student Achievement) New Library Building				
1. Demolish (e) "Little Theater"	2,800	sf	\$350.00	\$980,000
2. Remodel Existing Library into STEM Center	2,250	sf	\$375.00	\$843,750
3. Construct (n) larger Library	2,500	sf	\$660.00	\$1,650,000
			Subtotal	\$3,473,750
			Construction Contingency @ 10%	\$347,375
Total Estimated Construction Cost - Project #5				\$3,821,125
			30% Soft Costs	\$1,146,338
			Subtotal	\$4,967,463
			10% Overall Contingency	\$496,746
Total Estimated Project Cost - Project #5				\$5,464,209

VALENTINE ELEMENTARY SCHOOL TOTAL PROJECT COSTS OPTION A \$31,125,416
 VALENTINE ELEMENTARY SCHOOL TOTAL PROJECT COSTS OPTION B \$31,125,416
 *NO AMOUNT OF MARK-UP IS INCLUDED FOR COST ESCALATION

HUNTINGTON MIDDLE SCHOOL

The San Marino School District acquired a five acre portion of Cooper Ranch to build the City's first grammar school. Located on the south side of Huntington Drive, the San Marino Grammar School cost \$39,258 to build. In February of 1918, the school opened with four classrooms, a library, rooms for sewing, manual arts and an auditorium. In the first year, 41 students attended. The school was later named Henry E. Huntington Middle School after San Marino's first citizen.

Huntington Middle School fronts Huntington Drive and is located between Valentine Elementary School on the west side, and the District Office and City Library on the east side. The playground area and field areas back onto Sherwood Road. The District Maintenance and Operations Facility is accessed via the southwest corner of the school.

The last additions and modernization of the existing buildings were completed in 1999 (Phase 1) and 2003 (Phase 2).



HUNTINGTON MIDDLE SCHOOL

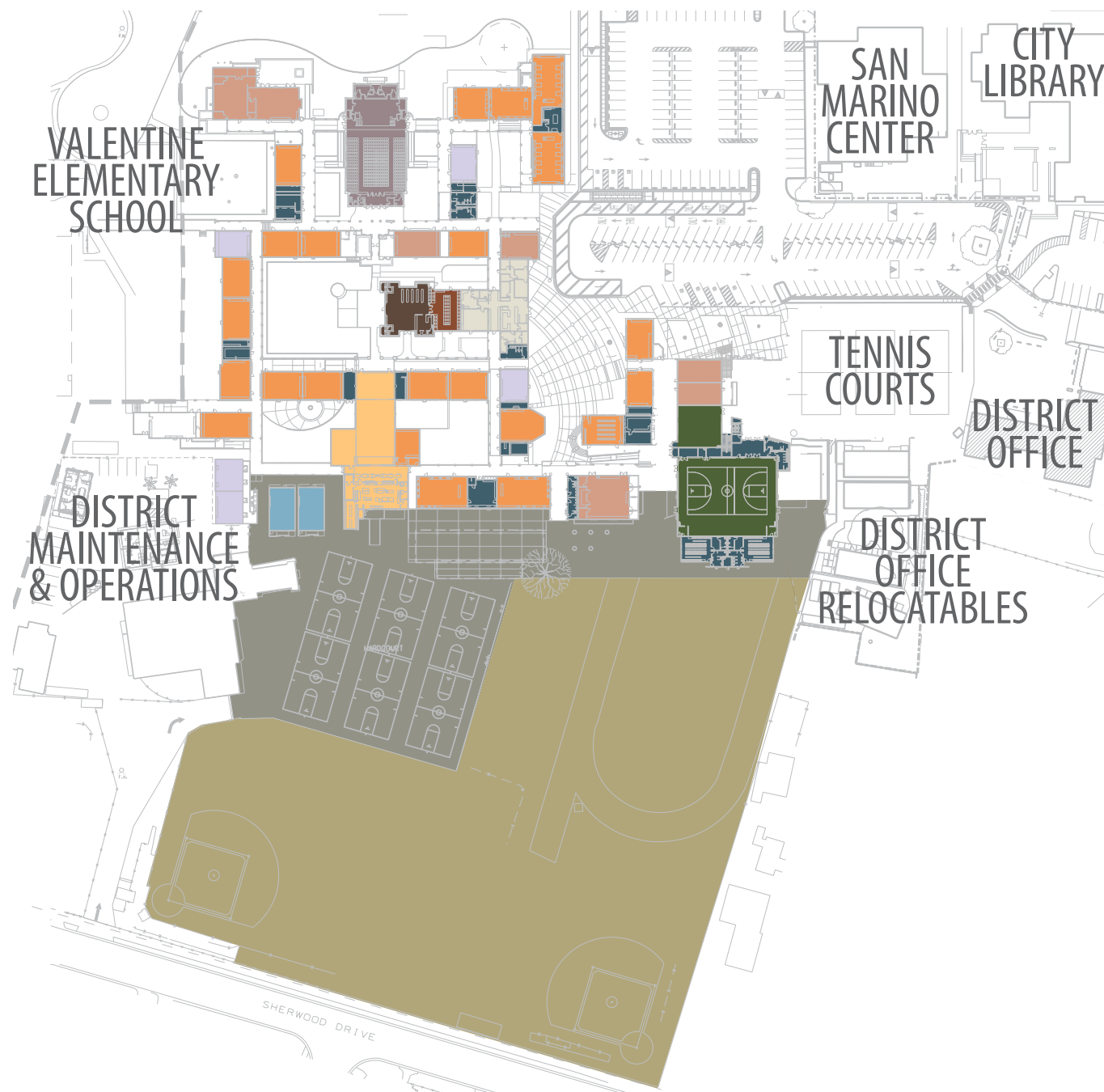
SITE OVERVIEW

1650 Huntington Drive
 San Marino, CA 91108

Year Constructed: 1927
 Year Modernized: 1969, 1990, 1999,-2003

Grade Levels: 6-8
 Enrollment (2014-2015): 792

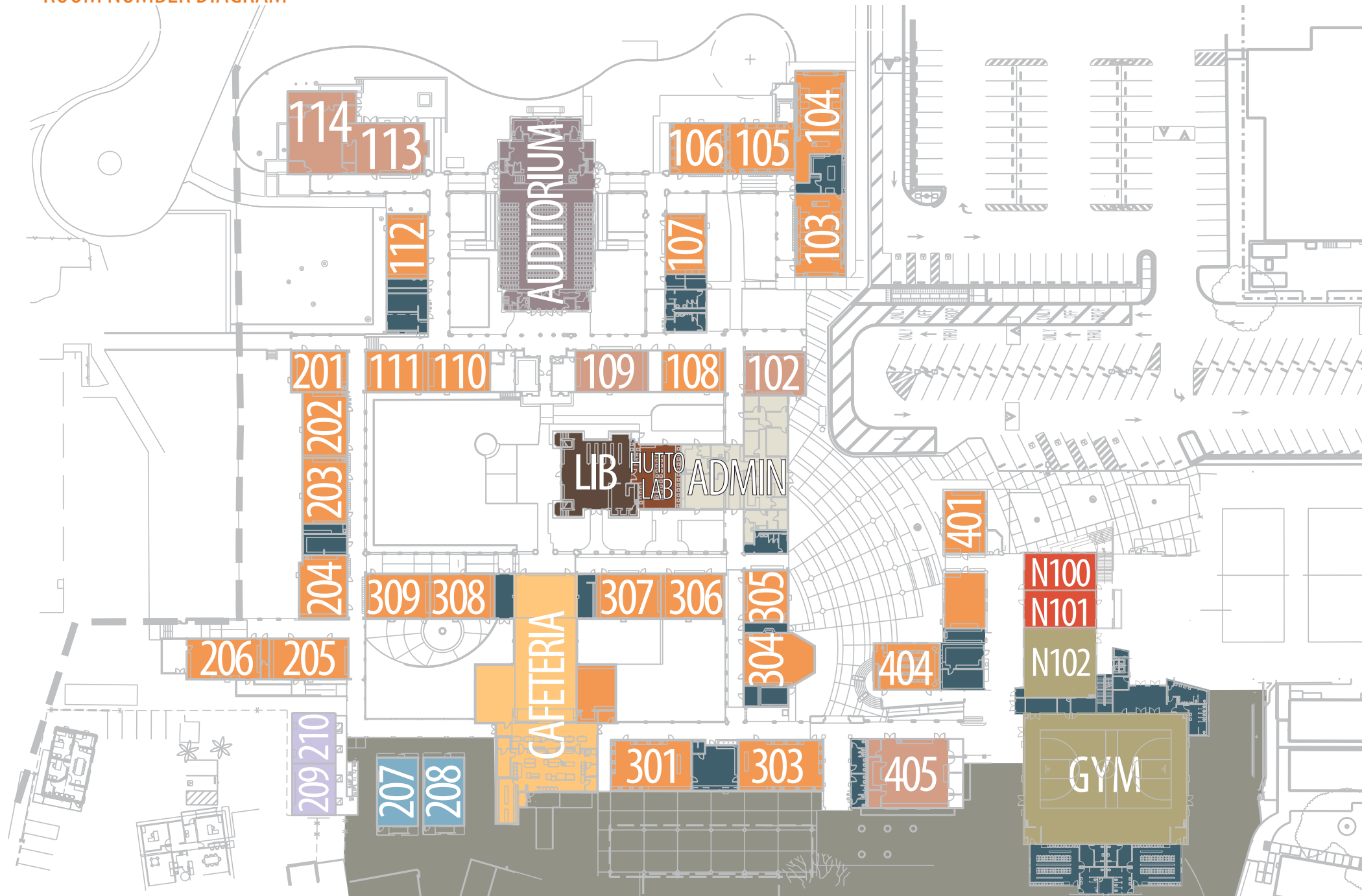
Building Square Footage: 81,358 s.f.
 Hard Court Square Footage: 57,500 s.f.
 Turf Square Footage: 110,550 s.f.
 Site Acreage: 14.5 acres
 Parking Spaces: 170



KEY	
 CLASSROOMS	 RELOCATABLES
 LABS	 ADMINISTRATION
 SUPPORT	 LIBRARY
 GYM/ATHLETICS	 MPR/AUDITORIUM
 HARDCOURT	 CAFETERIA
 SPECIAL NEEDS	 TURF
 ELECTIVES	

HUNTINGTON MIDDLE SCHOOL

ROOM NUMBER DIAGRAM



KEY

 CLASSROOMS	 RELOCATABLES
 LABS	 ADMINISTRATION
 SUPPORT	 LIBRARY
 GYM/ATHLETICS	 MPR/AUDITORIUM
 HARDCOURT	 MEDIA LAB
 SPECIAL NEEDS	 CAFETERIA
 ELECTIVES	 TURF

Total # Relocatables:	4
Total # Permanent Classrooms:	17
Total # Special Needs Classrooms:	7
SELPA I:	1
SELPA II:	1
SAI:	2
APE:	1
Speech/Language	1
EL (ELD):	1
Total # Science Classrooms:	6
Total # Elective Rooms:	5
Special Education:	2
Band:	1
Orchestra:	1
Choir:	1
Art:	1
Spanish:	1

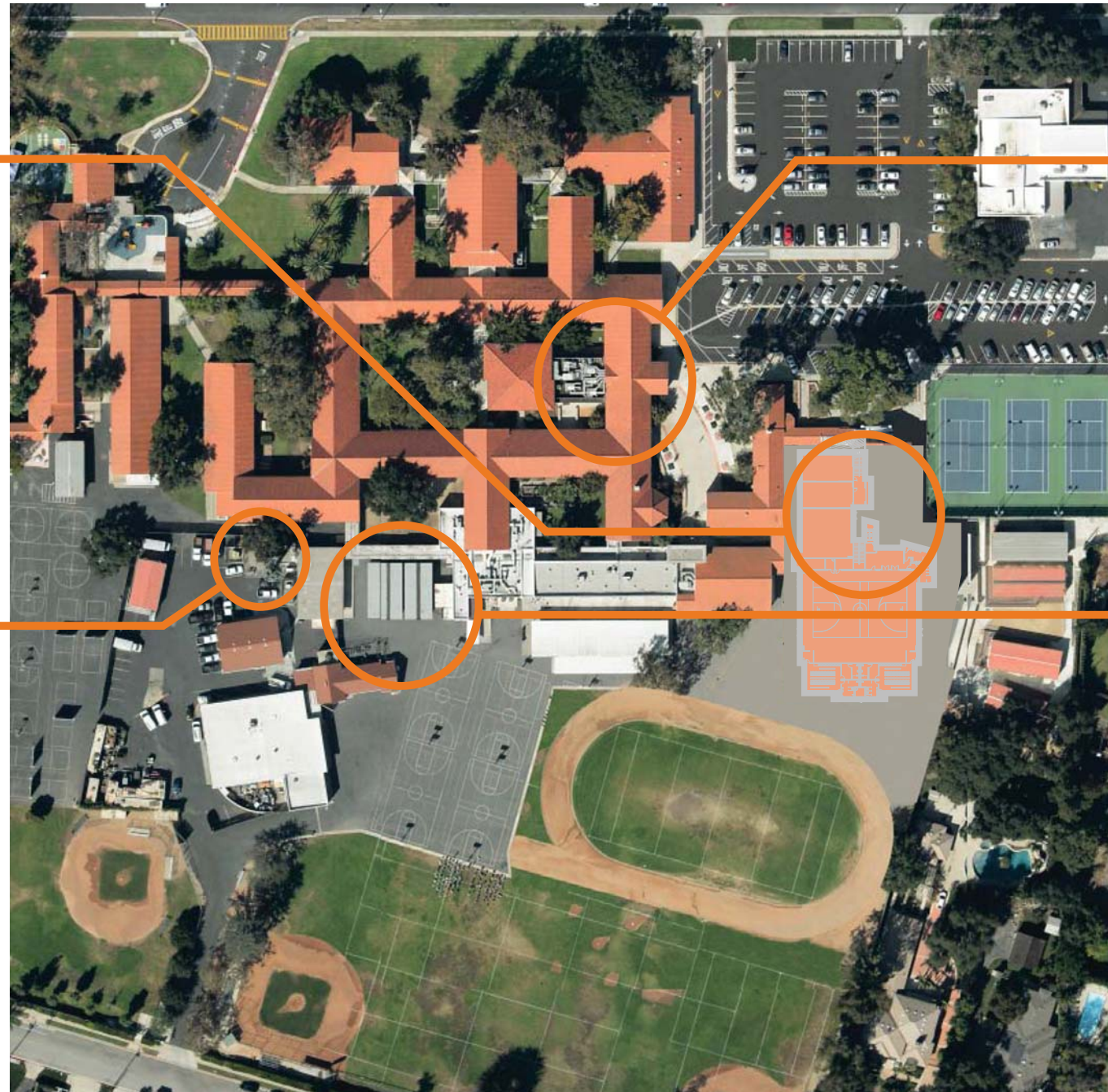
MASTER PLAN: *HUNTINGTON MIDDLE SCHOOL*

Review of the existing Huntington Middle School site resulted in five major projects highlighted in the following section.

PROJECT #1:
STUDENT ACHIEVEMENT
BARTH ATHLETICS COMPLEX

PROJECT #2:
SAFETY & SECURITY
AIR CONDITIONING
UPGRADES

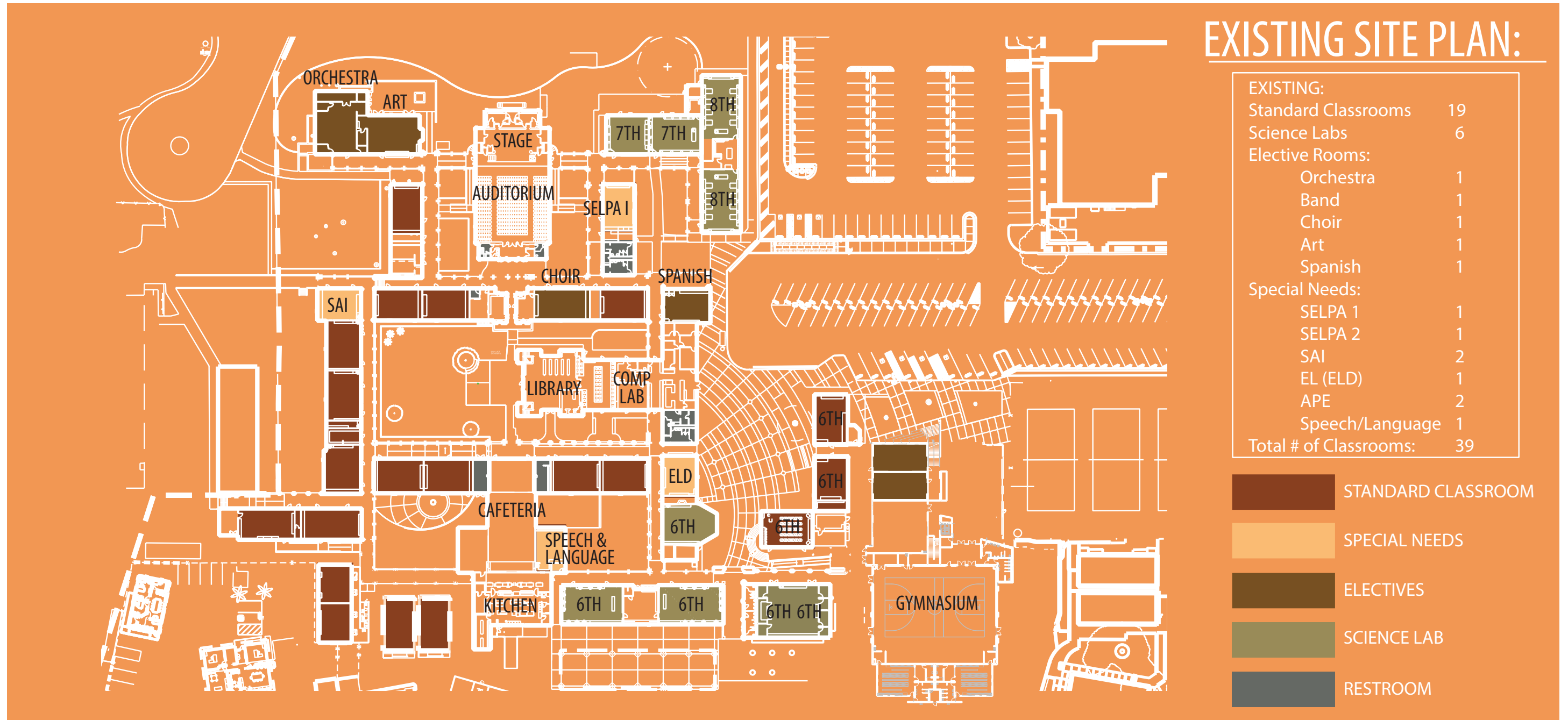
PROJECT #3:
SAFETY & SECURITY
NEW EMERGENCY
BACK-UP GENERATOR



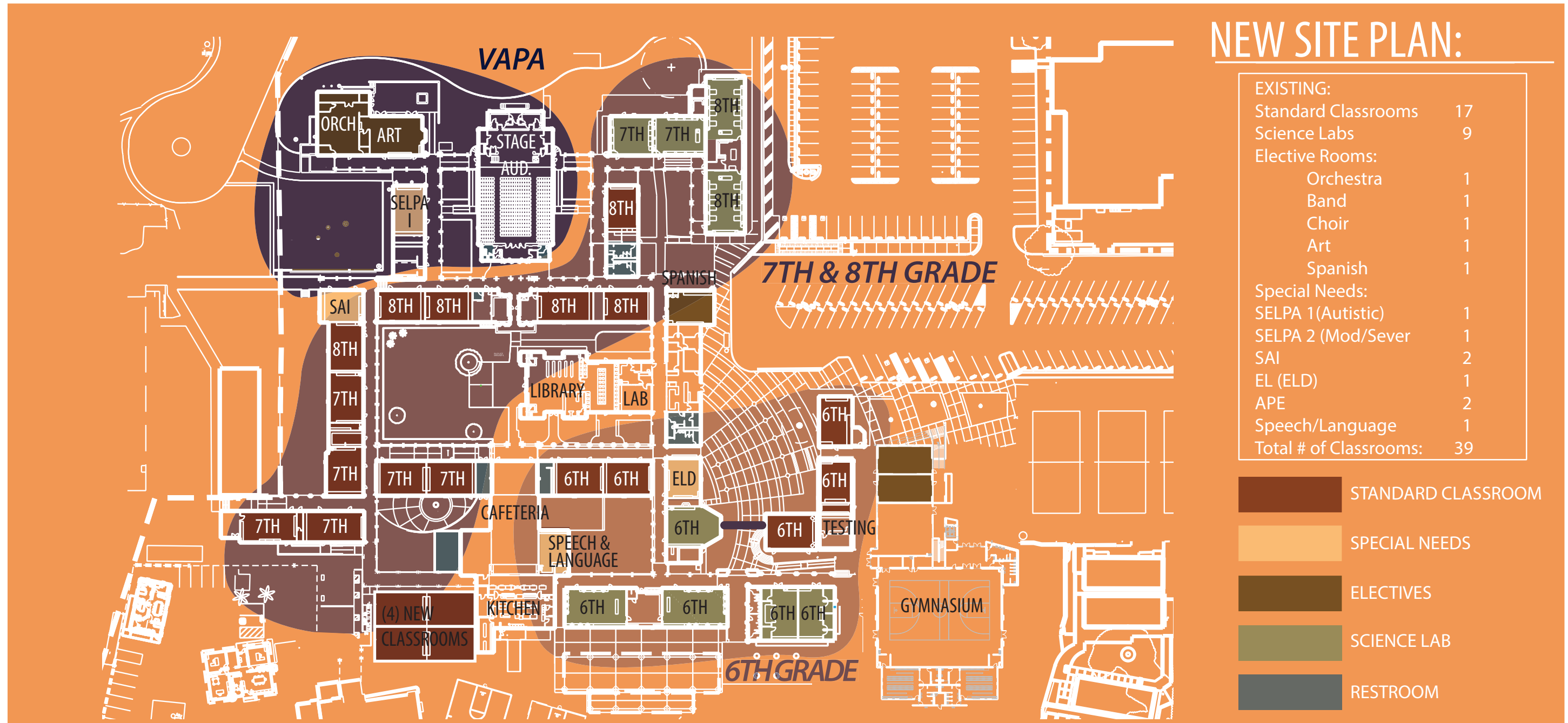
PROJECT #4:
SAFETY & SECURITY
SECURE INTERNAL CAMPUS
ACCESS PATHWAY

PROJECT #5:
STUDENT ACHIEVEMENT
NEW MODULAR
CLASSROOM BUILDING

HUNTINGTON MIDDLE SCHOOL



HUNTINGTON MIDDLE SCHOOL



STUDENT ACHIEVEMENT

HUNTINGTON MIDDLE SCHOOL: PROJECT #1 - BARTH ATHLETICS COMPLEX

	<h2>EXISTING SITE PLAN</h2> <p>EXISTING GYMNASIUM</p>		<h2>NEW SITE PLAN</h2> <p>NEW BARTH ATHLETICS COMPLEX CURRENTLY UNDER CONSTRUCTION</p> <p>NOT IN CURRENT SCOPE OF WORK</p>
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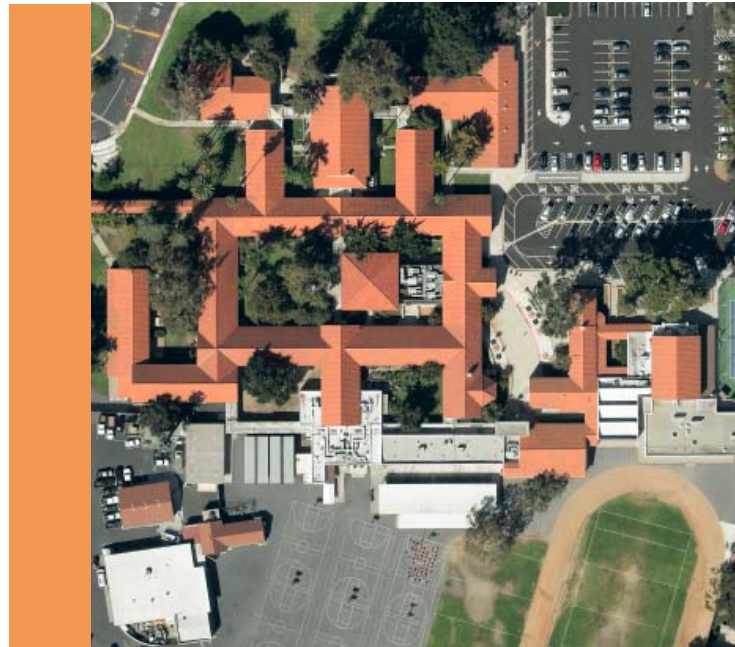
DESCRIPTION

PROJECT #1: Project Under Construction 2017 (New Total Project Cost \$9,000,000.00) *Excludes Donations

Proposed project #1 is currently under construction, which is expected to be completed for the 2019-20 School Year. The new building includes a full size gymnasium with bleachers to seat approximately 850, new locker room facilities with restrooms, coaches' offices, and coaches' showers, as well as a larger fitness center and two new media rooms and second floor multi-purpose/wrestling room.

SAFETY & SECURITY

HUNTINGTON MIDDLE SCHOOL: PROJECT #2 - AIR CONDITIONING UPGRADES



EXISTING SITE PLAN

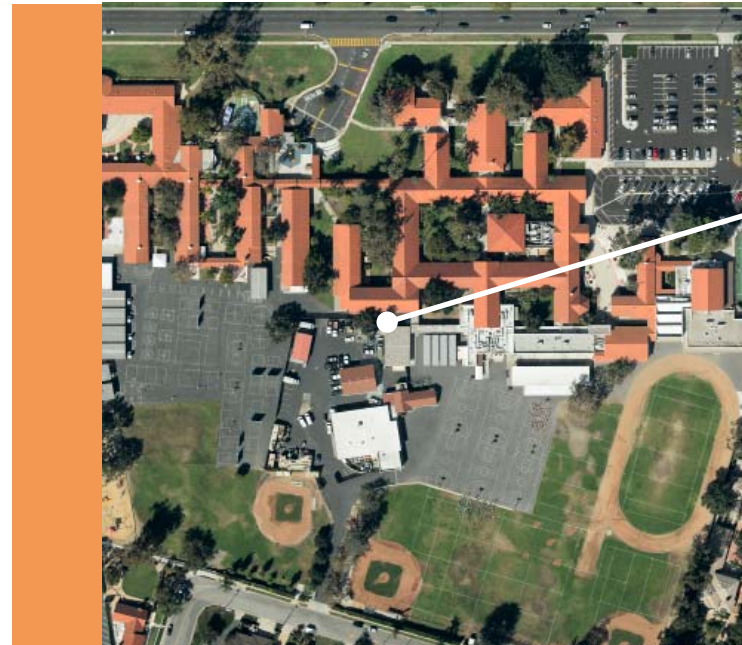
DESCRIPTION

PROPOSED PROJECT #2: \$1,228,150 (Estimated Project Cost, Refer to Page 56 for Details)

The proposed project is to replace the existing air conditioning systems in classrooms with a split system. A total of 29 classrooms, rooms 102-407 with the exception of rooms 300-303, and rooms 404-405 classrooms are proposed to have air conditioning system upgrades.

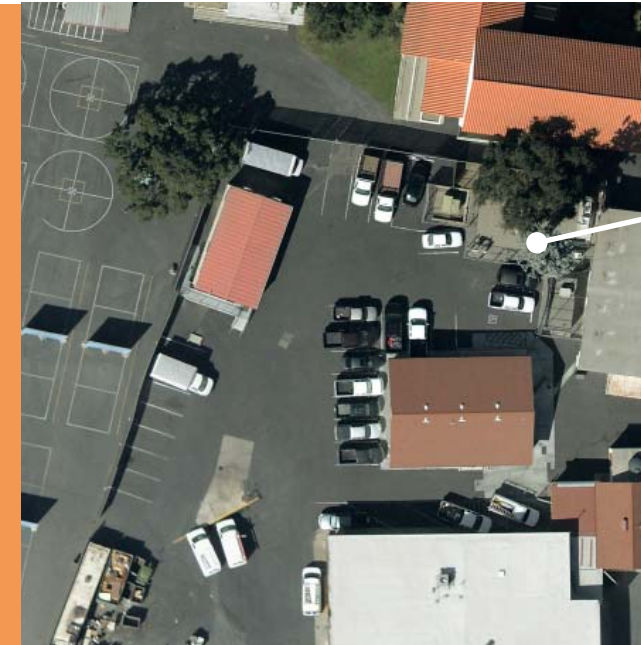
SAFETY & SECURITY

HUNTINGTON MIDDLE SCHOOL: PROJECT #3 - NEW EMERGENCY BACK UP GENERATOR



PROPOSED LOCATION

PROJECT PROPOSED IN
MAINTENANCE YARD



PROPOSED LOCATION

PROJECT PROPOSED IN
MAINTENANCE YARD

DESCRIPTION

PROPOSED PROJECT #3: \$375,000 (Estimated Project Cost, Refer to Page 56 for Details)

Install new 10KVA emergency back up generator to support essential facilities such as the new Barth Athletics Complex.

SAFETY & SECURITY

HUNTINGTON MIDDLE SCHOOL: PROJECT #4 - SECURE INTERNAL CAMPUS ACCESS PATHWAY

EXISTING SITE PLAN

- EXISTING HVAC UNITS TO BE RELOCATED
- STOREFRONT TO BE REMOVED TO ALLOW FOR NEW CORRIDOR
- LOCATION OF NEW GREEN WALL AND GATE

NEW SITE PLAN

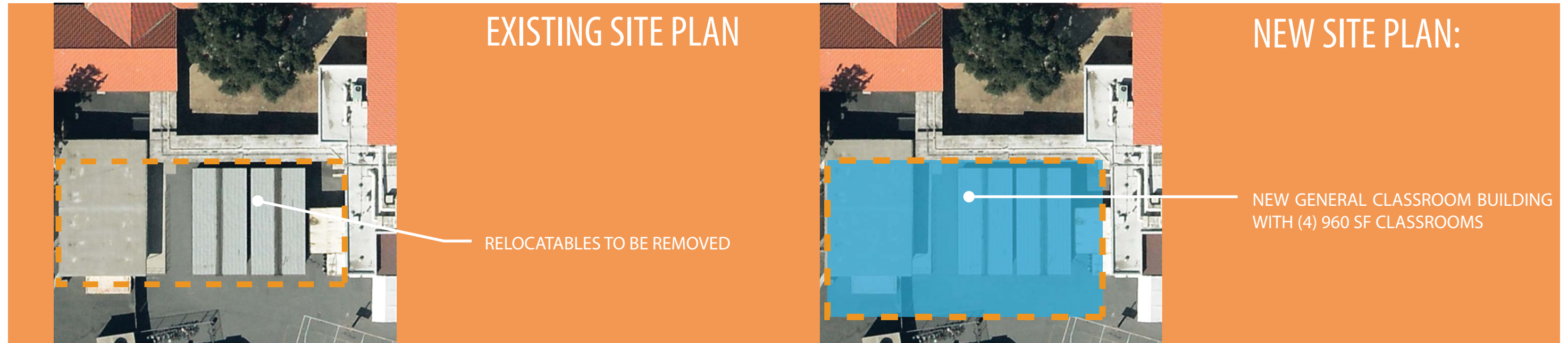
- CONSTRUCT NEW STOREFRONT AT SEMINAR ROOM ENTRY TO MAKE WAY FOR NEW CORRIDOR
- NEW STUDENT PATH OF TRAVEL
- NEW GREEN WALL AND GATE

DESCRIPTION
PROPOSED PROJECT #4: \$386,494 (Estimated Project Cost, Refer to Page 56 for Details)

Proposed project #4 updates Huntington Middle School's student flow through the front of the campus. Currently, the campus does not have the ability to completely lock down the major circulation spine in case of an emergency. The proposed solution is to remove two storefronts at the seminar room entry, which would allow for a clear flow for students to travel from the southeast corner to the northwest corner without having to leave the campus. At the southeast corner of the campus, the intent is to construct an aesthetically pleasing green wall with a gate. As part of the removal of the storefronts, a new storefront will be installed, including windows, new fan coil units and the relocation of the existing HVAC system at the HUTTO Computer Lab.

STUDENT ACHIEVEMENT

HUNTINGTON MIDDLE SCHOOL: PROJECT #5 - REPLACE RELOCATABLES WITH NEW CLASSROOM BUILDING



DESCRIPTION

PROPOSED PROJECT #5: \$4,680,140 (Estimated Project Cost, Refer to Page 56 for Details)

Proposed project #5 includes the removal and replacement of aging relocatables with a new permanent classroom building that includes (4) permanent 960 s.f. classrooms. The location would optimize the use of the existing utilities, which the relocatables currently use. The proposed classroom building would be constructed in a similar architectural style to the existing campus, with materials and details similar to the adjacent buildings at Huntington Middle School.

HUNTINGTON MIDDLE SCHOOL: PROJECT COST DETAILS

	Qty.	Unit	Cost Per	Total
Project #1 - (Student Achievement) Barth Athletics Complex	1	1		\$12,000,000
Project #2 - (Safety & Security) New Air Conditioning Upgrades				
1. Install New Split System Air Conditioning Unit in Each Classroom	29	1	35000	\$1,015,000
			Subtotal	\$1,015,000
			Construction Contingency @ 10%	\$101,500
			Total Estimated Construction Cost - Project #2	\$1,116,500
			30% Soft Costs	
			Subtotal	\$1,116,500
			10% Overall Contingency	\$111,650
			Total Estimated Project Cost - Project #2	\$1,228,150
Project #3 - (Safety & Security) New Emergency Back-Up Generator				
1. Install New Electric Emergency Back Up Generator	1	1	375000	\$375,000
			Total Estimated Project Cost - Project #3	\$375,000
Project #4 - (Safety & Security) Secure Internal Campus Access Pathway				
1. Demolish Existing Corridor Storefront and Windows	780	sf	\$74.75	\$58,305
2. Relocate HVAC System			\$100,000.00	\$100,000
3. Construct New Hardscape Corridor	640	sf	\$86.25	\$55,200
4. Construct New Storefront Door and Windows	140	sf	\$230.00	\$32,200
			Subtotal	\$245,705
			Construction Contingency @ 10%	\$24,571
			Total Estimated Construction Cost - Project #4	\$270,276
			30% Soft Costs	\$81,083
			Subtotal	\$351,358
			10% Overall Contingency	\$35,136
			Total Estimated Project Cost - Project #4	\$386,494
Project #5 - (Student Achievement) New Modular Classroom Building				
1. Relocate Portable Classroom Building		ea	\$42,857.14	\$42,857
2. Construct New Modular Classroom Building	3840	sf	\$660.00	\$2,534,400
3. Site Work	5000	sf	\$51.75	\$258,750
			Subtotal	\$2,836,007
			Construction Contingency @ 10%	\$283,601
			Total Estimated Construction Cost - Project #5	\$3,119,608
			30% Soft Costs	\$935,882
			Subtotal	\$4,055,490
			10% Overall Contingency	\$405,549
			Interim Housing Allowance	\$200,000
			Total Estimated Project Cost - Project #5	\$4,661,039
			HUNTINGTON MIDDLE SCHOOL TOTAL PROJECT COSTS	\$18,650,683
			<i>*NO AMOUNT OF MARK-UP IS INCLUDED FOR COST ESCALATION</i>	

SAN MARINO HIGH SCHOOL

CAMPUS DESCRIPTION

San Marino High School is located on a 24.8 acre site that fronts Huntington Drive and is located between Winston Avenue to the west and Gainsborough Drive to the east. At the back of the site, facing north, the upper field fronts onto Robles Avenue. The site is somewhat small by current standards and appears smaller due to its irregular configuration. The Los Angeles Flood Control (Rubio Wash) channel extends along the west boundary of the school. Southern California Edison, Cal-America Water and San Gabriel Water District all have sites that cut into the irregular shape of the High School site and inhibit expansion. In addition, there is a historic adobe house known as the Michael White Adobe, which predates the school site and is located in a central position that is adjacent to the pool and athletics facilities.

San Marino High School was originally the home of Carver Elementary School with the original buildings constructed in 1946. When the new Carver Elementary School was completed in 1953, the original school was converted to San Marino High School. Significant changes were required to reconfigure the existing elementary school into a high school. In 1955, San Marino High School opened with major additions including a swimming pool, science classrooms, performing and visual arts classrooms, gymnasiums and a large auditorium/theater building. The first commencement ceremony was held in June of 1956.

In the late 1990's and early 2000's, San Marino High School went through a significant modernization, which not only upgraded existing buildings, but added new buildings to replace existing classrooms and facilities. A new two story administration/classroom building and two-story math/science classroom building were constructed, coupled with other site improvements.



SAN MARINO HIGH SCHOOL

SITE OVERVIEW

2701 Huntington Drive
 San Marino, CA 91108

Year Constructed: 1955
 Year Modernized 1998-2000, 2006-07

Grade Levels 9-12
 Enrollment (2014-2015): 1,167

Building Square Footage: 78,441 s.f.
 Hard Court Square Footage: 24.8 acres
 Parking Spaces: 356



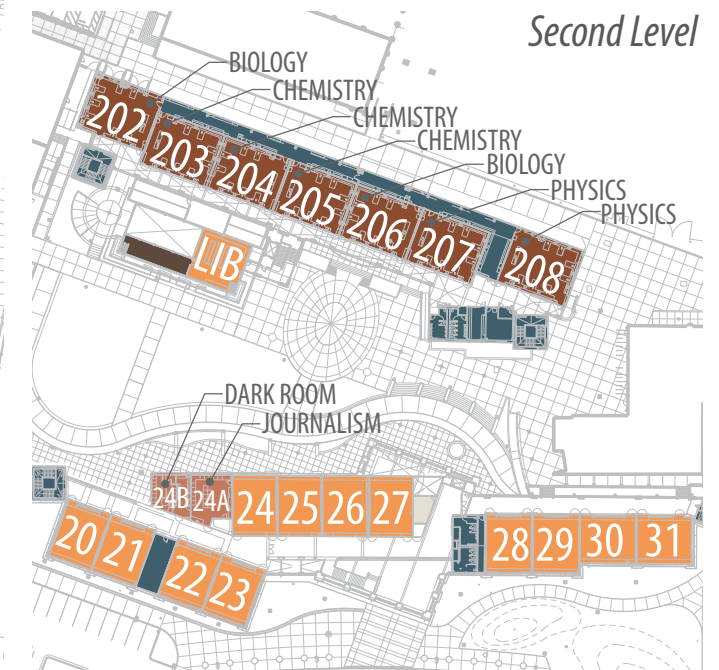
SAN MARINO HIGH SCHOOL

SITE OVERVIEW

Total # Relocatables:	0
Total # Permanent Classrooms:	31
Total # Science Labs:	8
Chemistry:	3
Biology:	3
Physics:	2
Total # Special Needs Classrooms:	5
RSP:	3
Special Education:	2
EL (ELD):	1
Total # Elective Classrooms:	14
Art:	2
Computer Labs:	2
Music (Dance, Band, Choir):	3
Architecture & Digital Art:	1
TV Studio:	1
Journalism:	1
Silk Screening:	1
Robotics:	1
Business & Fashion Design:	1
Speech and Debate:	1



- | | |
|--|--|
| ■ CLASSROOMS | ■ RELOCATABLES |
| ■ SCIENCE LABS | ■ ADMIN. /FACULTY |
| ■ ELECTIVE CLSRM | ■ LIBRARY |
| ■ SUPPORT | ■ MPR/AUDITORIUM |
| ■ GYM /ATHL. | ■ CAFETERIA & FOOD SERV. |
| ■ HARDCOURT | ■ TURF |



MASTER PLAN: *SAN MARINO HIGH SCHOOL*

Review of the existing San Marino High School site resulted in six major projects highlighted in the following section:

PROJECT #1:
SAFETY & SECURITY
NEW FITNESS CENTER & AIR
CONDITIONING GYMNASIUMS

PROJECT #2:
SAFETY & SECURITY
NEW EMERGENCY BACK UP
GENERATOR

PROJECT #3:
STUDENT ACHIEVEMENT
NEW WEST WING CLASSROOM
BUILDING



PROJECT #6:
STUDENT ACHIEVEMENT
TENNIS COURT
EXPANSION & UPPER
FIELD RESTROOM

PROJECT #5:
STUDENT ACHIEVEMENT
NEW AQUATICS COMPLEX

PROJECT #4:
STUDENT ACHIEVEMENT
NEW VISUAL AND
PERFORMING ARTS
CENTER

SAFETY & SECURITY

SAN MARINO HIGH SCHOOL: PROJECT #1- NEW FITNESS CENTER & AIR CONDITIONING GYMNASIUMS

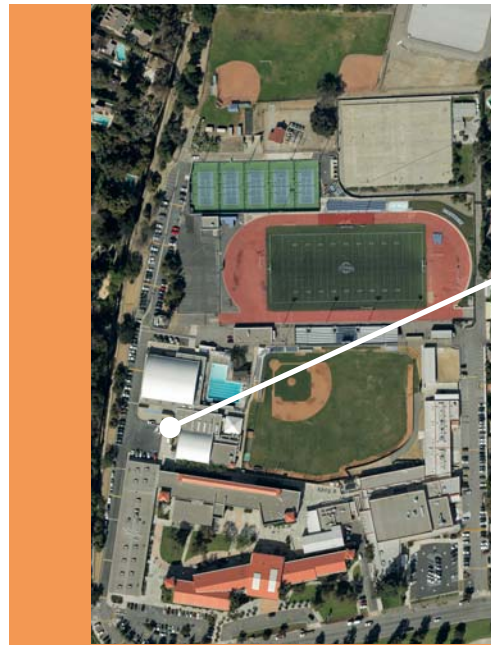


DESCRIPTION
PROPOSED PROJECT #1: \$13,191,178 (Estimated Project Cost, Refer to Page 66 for Details)
 Proposed Project #1 includes construction of a new Fitness Center and installation of HVAC systems at the two existing gymnasiums. Program for the new Fitness Center building would include:

Fitness Center PROGRAM	SQUARE FEET
Specialty Classroom	1,300
Fitness Center & Weight Room	2,500
2 Student & Staff Restrooms	600
Storage	200
Basement	5,200
Circulation/MEP	600
Total 1st Floor & Basement	10,400

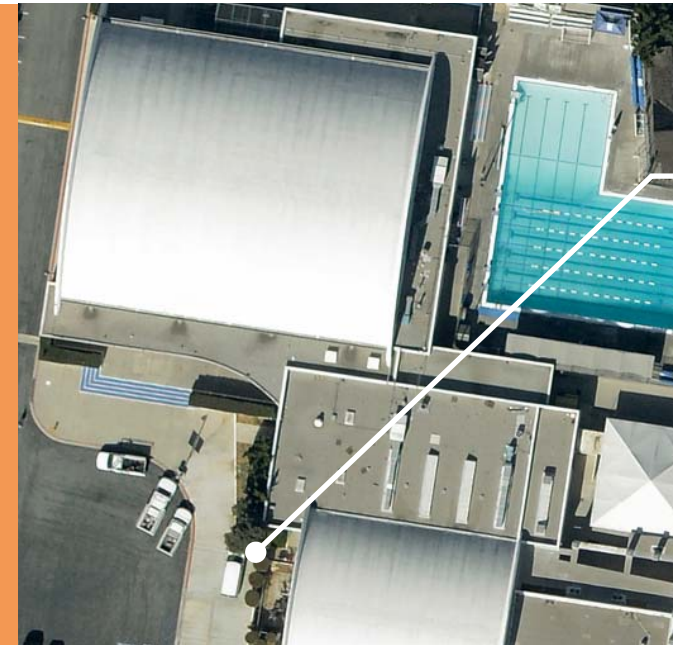
SAFETY & SECURITY

SAN MARINO HIGH SCHOOL: PROJECT #2 - EMERGENCY BACK UP GENERATOR



PROPOSED LOCATION

PROPOSED LOCATION OF EMERGENCY BACK UP GENERATOR



PROPOSED LOCATION

PROPOSED LOCATION OF EMERGENCY BACK UP GENERATOR

DESCRIPTION

PROPOSED PROJECT #2: \$750,000 (Estimated Project Cost, Refer to Page 66 for Details)

Install new 10KVA emergency back up generator to support essential facilities such as the gymnasiums.

STUDENT ACHIEVEMENT

SAN MARINO HIGH SCHOOL: PROJECT #3 - NEW WEST WING CLASSROOM BUILDING



EXISTING SITE PLAN

DEMOLISH EXISTING CLASSROOM BUILDING



NEW SITE PLAN

- SPECIAL EDUCATION WITH OUTDOOR PATIO
- NEW 2 STORY CLASSROOM & LECTURE HALL
- 18 NEW STALLS IN EXPANDED PARKING AREA
- NEW BRIDGE TO EXISTING CLASSROOM BUILDING

DESCRIPTION

PROPOSED PROJECT #3: \$23,880,500 (Estimated Project Cost, Refer to Page 66 for Details)

Proposed Project #3 would include demolition of the existing #300 and #400 classroom buildings and the stairwell. The new West Wing Classroom building would include the latest in 21st century learning environments. The program is composed of a robotics lab, general science classrooms, special education classrooms, architecture classroom, 10 general classrooms, computer labs, and career center. The new two story instructional complex would include a bridge that connects to the existing classroom buildings at the north end of the new building. This project would also require interim housing to replace classrooms in-kind at the south end of the Neher Auditorium during construction. The project will also expand the west parking alongside the building with an additional 18 parking stalls. The location of proposed project will help secure the campus by acting as a barrier into the semi-open campus. Two new fire hydrants will also be installed at the north and south end of the West Wing to meet fire life safety requirements.

INSTRUCTIONAL LEARNING COMPLEX

PROGRAM	SF EACH	SF TOTAL
10 General Classrooms	960	9,600
2 Science Classrooms	1,100	2,200
2 Science Laboratory	1,100	2,200
2 Special Education Clsrn w/ Outdoor Patio	1,300	2,600
2 Flexible Technology Classrooms	1,800	1,800
2 Computer Lab Classrooms	1,100	2,200
1 Architecture Digital Program	1,100	1,100
1 Career & College Center	1,600	1,600
Support Spaces		
4 Student Restrooms 2 Staff Restrooms 60-280		1,240
MEP/Circulation		5,200
TOTAL		29,740

STUDENT ACHIEVEMENT

SAN MARINO HIGH SCHOOL: PROJECT #4 - NEW VISUAL & PERFORMING ARTS COMPLEX



NEW SITE PLAN

NEW VISUAL & PERFORMING ARTS COMPLEX TO REPLACE EXISTING INCLUDING REMOVAL OF 600's WING: (2) LABS AND (2) SPECIAL EDUCATION CLASSROOMS

Visual and Performing Arts

PROGRAM	SQUARE FEET
1,200 Seat State-of-the-Art Performance Auditorium Gridiron & Light Lock	8,000
Stage	3,000
Lobby - Upper & Lower Including Concessions & Ticketing	2,100
Orchestra Pit & Stage Trap Door	1,100
Control Booth	350
Boys & Girls Dressing Rooms with Restrooms & Green Room	2,800
Black Box Theater with Instruction Lighting & Gridiron/Catwalk	2,500
Stage Craft Workshop, Set Storage, Prop Storage	2,400
Drama Classroom	1,600
Costume Shop	1,200
Broadcasting (1,600) & Journalism Classrooms (960) (TV Studio)	1,600
Art Gallery "Claire Crowley Gallery"	300
Art Classroom	2,600
Support Spaces	1,300
4 Student Restrooms, 2 Public Restrooms, 2 Staff Restrooms	2,000
MEP/Circulation	4,800
TOTAL	41,062

DESCRIPTION - PROPOSED PROJECT #4: \$62,328,672 (Est. Project Cost, Refer to Pg. 65 for Detail)

Proposed Project #4 demolishes the existing Neher Auditorium & Webb Theater Building in addition to the existing classrooms 600, 601, 602, and 603. The intent of the project is to build a state-of-the-art performance theater to seat 1,200 and house the visual and performing arts program. The new VAPA Building would have several flexible classrooms to hold CTE programs.

STUDENT ACHIEVEMENT

SAN MARINO HIGH SCHOOL: PROJECT #5 - NEW AQUATICS COMPLEX

EXISTING SITE PLAN

- EXISTING GIRLS' FIELD HOUSE
- EXISTING HARDCOURT WITH BASKETBALL COURTS TO BE DEMOLISHED

NEW SITE PLAN

- (E) GIRLS' FIELD HOUSE, TO REMAIN
- NEW BUILDING TO HOUSE BOYS' AND GIRLS' RESTROOMS, POOL EQUIPMENT AND OFFICE
- NEW FULL SIZE POOL (12 COMPETITIVE LANES AND 2 SHALLOW LANES)
- COVERED BLEACHER AREA & CONCESSIONS

DESCRIPTION

PROPOSED PROJECT #5: \$7,298,720 (Estimated Project Cost, Refer to Page 66 for Details)

The goal of proposed Project #5 is to provide a new, larger pool with a support building. Creating a larger pool in the same location of the existing pool is not feasible while maintaining the historic Michael White Adobe structure. The new location is proposed at the existing basketball courts, where there is sufficient site area to create a large, state of the art aquatic complex. This project would include the demolition of the existing pool and outdoor basketball courts, construction of a new full size pool, as well as a new support building to house boys' and girls' restrooms, pool equipment and an office. Along with the construction of the pool complex will be a shade and bleacher structure with concessions and restrooms. The existing pool would then be demolished and a new fitness center constructed in its place.

STUDENT ACHIEVEMENT

SAN MARINO HIGH SCHOOL: PROJECT #6 - TENNIS COURT EXPANSION AND FIELD CONCESSION STAND & RESTROOMS

The image displays two aerial site plans side-by-side. The left plan, titled 'EXISTING SITE PLAN', shows a dashed orange rectangle highlighting a building area labeled 'EXISTING BATTING CAGE TO BE RELOCATED'. The right plan, titled 'NEW SITE PLAN', shows several new additions: a blue-outlined area for 'WOMENS' FIELD RESTROOMS WITH CONCESSIONS', a blue-outlined area for 'RELOCATED BATTING CAGE', a new green-outlined area for a 'NEW 6TH TENNIS COURT WITH RETAINING WALLS AND RELOCATION OF SOFTBALL BATTING CAGE', and a new green-outlined area for 'NEW GIRLS' FIELD RESTROOM AND CONCESSIONS ROOM'. White lines connect the text labels to their respective locations on the site plans.

DESCRIPTION

PROPOSED PROJECT #5: \$1,377,948 (Estimated Project Cost, Refer to Page 66 for Details)

The goal of Proposed Project #6 is to create a 6th tennis court to provide for additional court space and provide the school with the ability to host CIF tennis tournaments. The scope of the project would include site demolition, construction of site retaining walls, relocation of a 15' x 55' batting cage for softball, miscellaneous site work and a new tennis court with fencing and lights. In addition to the 6th tennis court, a womens' field restroom with concessions will be constructed (location TBD).

SAN MARINO HIGH SCHOOL: PROJECT COST DETAILS

Project #1 - (Safety & Security) New Fitness Center & Air Conditioning of Gymnasiums	Qty.	Unit	Cost Per	Total
1. Replace (e) Gymnasium 32,000 sf HVAC System				\$1,288,000
2. Demolish (e) pool	5200	sf.	\$45.00	\$234,000
4. Construct New Fitness Center with Basement and 2 stop Freight elevator	10400	sf.	\$660.00	\$6,864,000
			Subtotal	\$8,386,000
			Construction Contingency @ 10%	\$838,600
			Total Estimated Construction Cost - Project #1	\$9,224,600
			30% Soft Costs	\$2,767,380
			Subtotal	\$11,991,980
			10% Overall Contingency	\$1,199,198
			Total Estimated Project Cost - Project #1	\$13,191,178

Project #2 - (Safety & Security) New Emergency Back-Up Generator	Qty.	Unit	Cost Per	Total
1. Install New Electric Emergency Back Up Generator	1		750000	\$750,000
			Total Estimated Project Cost - Project #2	\$750,000

Project #3 - (Student Achievement) New West Wing Classroom Building	Qty.	Unit	Cost Per	Total
1. Demolish (e) Classroom Building	19,000	sf	\$35.00	\$665,000
2. Construct & Phase Interim Housing	960			
3. Construct New Instructional Learning Complex (2 Story)	29,740	sf	\$475.00	\$14,126,500
4. Construct New Bridges to (e) Classroom Buildings	650	sf	\$600.00	\$390,000
			Subtotal	\$15,181,500
			Construction Contingency @ 10%	\$1,518,150
			Total Estimated Construction Cost - Project #3	\$16,699,650
			30% Soft Costs	\$5,009,895
			Subtotal	\$21,709,545
			10% Overall Contingency	\$2,170,955
			Total Estimated Project Cost - Project #3	\$23,880,500

Project #4 - (Student Achievement) New Visual & Performing Arts Complex	Qty.	Unit	Cost Per	Total
1. Demolish (e) Neher Auditorium, Webb Theater, 600's Wings, Art Classrooms & Gallery	35,000	sf	\$35.00	\$1,225,000
2. Construct (n) State of The Art Performing Arts Theatre	41,062	sf	\$850.00	\$34,902,700
			Subtotal	\$36,127,700
			Construction Contingency @ 10%	\$3,612,770
			Total Estimated Construction Cost - Project #4	\$39,740,470
			Theatre Equipment	\$5,000,000
			30% Soft Costs	\$11,922,141
			Subtotal	\$56,662,611
			10% Overall Contingency	\$5,666,261
			Total Estimated Project Cost - Project #4	\$62,328,872

Project #5 - (Student Achievement) New Aquatics Complex	Qty.	Unit	Cost Per	Total
1. Demolish Pool / Create New Basketball Courts	5000	sf.	\$55.00	\$275,000
2. New Full Size Pool (14 lanes)	8625	sf.	\$300.00	\$2,587,500
3. New Boys & Girls Restrooms, Mech Equipment, Office	3950	sf.	\$450.00	\$1,777,500
			Subtotal	\$4,640,000
			Construction Contingency @ 10%	\$464,000
			Total Estimated Construction Cost - Project #5	\$5,104,000
			30% Soft Costs	\$1,531,200
			Subtotal	\$6,635,200
			10% Overall Contingency	\$663,520
			Total Estimated Project Cost - Project #5	\$7,298,720

Project #6 - (Student Achievement) Expand Tennis Courts	Qty.	Unit	Cost Per	Total
1. Site Demolition	13,000	sf.	\$6.00	\$78,000
2. Site Retaining Wall & Grading	300	sf.	\$550.00	\$165,000
3. Batting Cage for Softball (15'x55')	1	ls.	\$35,000.00	\$35,000
4. (3) Single Unisex Restrooms	1,080	sf.	\$450.00	\$486,000
5. Concession Room with Sink	200	sf.	\$425.00	\$85,000
6. Misc. Sitework	10,000	sf.	\$9.50	\$95,000
7. New Tennis Court, Fencing & Lights	1	ls.	\$175,000.00	\$175,000
			Subtotal	\$876,000
			Construction Contingency @ 10%	\$87,600
			Total Estimated Construction Cost - Project #6	\$963,600
			30% Soft Costs	\$289,080
			Subtotal	\$1,252,680
			10% Overall Contingency	\$125,268
			Total Estimated Project Cost - Project #6	\$1,377,948

SAN MARINO HIGH SCHOOL TOTAL PROJECT COST **\$108,827,218**
**NO AMOUNT OF MARK-UP IS INCLUDED FOR COST ESCALATION*

NOTES:

