

SANTA ANA
SCHOOL

Facilities Master Plan

Santa Ana Unified School District



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120	WILSON ELEMENTARY SCHOOL

K-8 SCHOOLS

30	ESQUEDA (K-8) ELEMENTARY SCHOOL
44	HENINGER (K-8) ELEMENTARY SCHOOL
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104	SPURGEON ROMERO-CRUZ K-8 SCHOOL

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14	CARR INTERMEDIATE SCHOOL
58	LATHROP INTERMEDIATE SCHOOL
66	MACARTHUR FUNDAMENTAL INTERMEDIATE SCHOOL
72	MCFADDEN INTERMEDIATE SCHOOL
74	MENDEZ FUNDAMENTAL INTERMEDIATE SCHOOL
112	VILLA FUNDAMENTAL INTERMEDIATE SCHOOL
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HIGH SCHOOLS

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OTHER SCHOOLS

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DISTRICT VISION

We will work collaboratively and comprehensively with staff, parents, and the community to strengthen a learning environment focused on raising the achievement of all students and preparing them for success in college and career.

DISTRICT MISSION STATEMENT

We assure well-rounded learning experiences, which prepare our students for success in college and career. We engage, inspire, and challenge all of our students to become productive citizens, ethical leaders, and positive contributors to our community, country and a global society.

DISTRICT GOALS

To ensure that the District is addressing the specific needs of its students, the SAUSD has engaged with its communities to develop a Local Control Accountability Plan (LCAP). Through this wide engagement of stakeholders, the District has established the following goals:

- Our students need the knowledge, skills, and values to become productive citizens in the 21st Century.
- Our students need equitable access to a high-quality curricular and instructional program that is accessible from school and home.
- Our students and staff need healthy, safe, and secure environments in which to learn.

The development of this long-range facilities master plan will provide a reliable roadmap to improve the educational environment of each campus and provide the opportunity to enhance the learning experience for all students.

DISTRICT FACILITIES PROFILE

Founded in 1888, the Santa Ana Unified School District is the largest school district in Orange County and the 7th largest school district in California. The district serves approximately 53,000 students with extensive school facilities:

- 35 Elementary Schools
- 9 Intermediate Schools
- 6 High Schools
- 8 Alternative Education Campuses

STRATEGIC PRIORITIZATION

The development of the District-Wide Facilities Master Plan reflects the identification of several high level strategic priorities that influenced the overall planning of each campus:

- Provide a safe, secure and healthy learning environment for students and staff.
- Create environments that inspire, motivate and engage students.
- Provide facilities that engage and embrace the community.
- Address facility deficiencies to support educational programs.
- Provide cost effective and resource efficient planning solutions that support operations, maintenance and the long-term cost of ownership.
- Provide improvements that result in equity of facilities throughout the District.

In March 2018, District staff provided members of the Board of Education with a description of four areas of focus from which to prioritize projects incorporated in the Facilities Master Plan. The following priorities were also considered as criteria from which to evaluate the Facilities Master Plan, sequence major projects, and begin consideration of a financing strategy that may incorporate State and local funding sources:

- 1. Modernization** – The State Modernization Program provides funding on a 60/40 State and local share basis for improvements that educationally and functionally enhance existing school facilities. Projects eligible under this program include Americans with Disabilities Act (ADA) improvements and modifications such as air conditioning, plumbing, lighting, electrical systems, and interior finishes. Bond funding would provide a local “match” to:
 - Improve age priority-schools which have waited the longest for improvements
 - Assess State leverage
 - Save on maintenance and energy costs
- 2. Portable to Permanent Replacement (P2P)**– Consists of the replacement of antiquated portable classrooms with state-of-the-art learning environments. State Overcrowding Relief Grant (ORG) fund savings and bond funds would be used to:
 - Provide State Overcrowding Relief Grant and District’s “match” for Carver P2P project.
 - Match other campuses (equity) who have already received P2P projects
 - Recapture open space
 - Improve learning environments
 - Save on maintenance and energy costs

- 3. Infrastructure** – Includes replacing or improving building systems such as HVAC, plumbing, electrical, etc. Both General Fund and bond funds would be used to:
 - Reduce General Fund maintenance burden and improve the sustainability of the General Fund
 - Replace antiquated systems
 - Enhance student and staff safety and security
 - Reduce maintenance costs/improves services to clients (students, faculty and staff)
 - Reduce interruptions to education delivery
- 4. Campus Equity** – Add or expand facilities to improve overall safe, effective, well-maintained, learning environments on par with other peer schools. Both General Fund and bond funds would be used to:
 - Provide facilities that maintain and attract student enrollment
 - Provide facilities which support and enhance academic achievement
 - Maximize opportunities for school and community use.
 - Serve all of our District community with convenient neighborhood schools
 - Provide facilities that promote parent involvement and community services.

The ultimate decision on prioritization of individual projects and campus improvements can be influenced by various circumstances affecting individual campuses as well as district-wide issues and concerns.

MASTER PLANNING PROCESS

The development of a long-range master plan for each of the District's campuses is a comprehensive effort of assessment, analysis and design that addresses the programmatic, operational and maintenance needs identified for each school. This analysis and resulting documentation illustrates the renovation, modernization, expansion and reconfiguration of each campus as required to address the long-term needs identified.

The critical initial step in the planning process was the identification of District-wide goals for each campus, project facts influencing the practical planning options for each campus and needs associated with programs and facilities. To confirm these factors, the design team conducted a collaborative process engaging District and site staff for each school. District participants included the following:

- *Orin Williams, Asst. Supt., Facilities & Govt. Relations, Dist. Office*
- *Jeremy Cogan, Director of Facilities, District Office*
- *Kathleen Gil, Facilities Planning Technician, District Office*
- *Yvette Miranda, Facilities Planning Technician, District Office*
- *Don Isbell, Director of Career Technical Education, SAUSD*
- *Ricardo Enz, Dir. Technology Innovation Services, District Office*
- *Bob Chavez, Technology Innovation Services, District Office*
- *Sara Shorey, Principal, Adams Elementary*
- *Eric Merkt, Interim Principal, Adams Elementary*
- *Kim Garcia, Principal, ALA*
- *Jose Pedrosa, Principal, Carr Intermediate*
- *Kimberly Kempa, Principal, Carver Elementary*
- *Melanie Champion, Interim Principal, Carver Elementary*
- *Jonathan Swanson, Principal, Century High School*
- *Ken Lynch, Century High School*
- *Mathew Cruz, Principal, Caesar Chavez High School*
- *Chad Greendale, Asst. Princ., Caesar Chavez High School*
- *Robert Anguiano, Principal, Davis Elementary*
- *Denise Bertrand, Principal, Diamond Elementary*
- *Paul Arroyos, Acting Director of Building Services, SAUSD*
- *John Wysocki, Director of Building Services, SAUSD*
- *Kasper Holger, Director of Logistics, SAUSD*
- *John Schrek, Manager of Publications, SAUSD*
- *Petter Hennem, District Energy Manager, SAUSD*
- *Shelley Humphrey, Director, Transportation Department*
- *Gina Zyburt, Ed.D, Principal, Edison Elementary*
- *Kevin Tonai, Principal, Esqueda K-8 School*
- *Rita Periera, Principal, Franklin Elementary*
- *Sam Perla, Asst. Principal, Franklin Elementary*
- *Marcela Roque, Principal, Fremont Elementary*
- *Frances Byfield, Acting Principal, Fremont Elementary*
- *Manual Martinez, Plant Custodian, Fremont Elementary*
- *Kasey Klappenback, Principal, Garfield Elementary*
- *Jesse Church, Principal, Godinez Fundamental High School*
- *Felisa Gear, Principal, Greenville Elementary*
- *Robert McDonald, Principal, Harvey Elementary*
- *William Skelly, Principal, Heninger K8 School*
- *Diana Torres, Principal, Heroes Elementary*
- *Armando Gutierrez, Principal, Hoover Elementary*
- *Maricela Longacre, Principal, Jackson Elementary*
- *Jose Sanchez, Plant Custodian, Jackson Elementary*
- *Fernando Durán, Ph.D., Principal, Jefferson Elementary*
- *Steven Kotsubo, Principal, Kennedy Elementary*
- *Eleanor Rodriguez, Principal, King Elementary*
- *Julie Infante, Principal, Lathrop Intermediate*
- *Anuar Shalash, Asst. Principal, Lathrop Intermediate*
- *Edna Velado, Principal, Lincoln, Elementary*
- *Michael Parra, Principal, Loren Griset Academy*
- *Miriam Gonzalez-Perez, Principal, Lowell Elementary*
- *Jamie Benavides, Custodian, Lowell Elementary*
- *Lorena Gallegos, Office Manager, Lowell Elementary*
- *David Casper, Principal, MacArthur Fundamental*
- *Lisa Gonzales-Solomon, Principal, Madison Elementary*
- *Carmen Cerda, Madison Elementary*
- *Peter Richardson, Principal, Martin Elementary*
- *Ignacio Muñiz, Principal, McFadden Intermediate*
- *Gabriel Moreno, Principal, Mendez Intermediate*
- *Scott Werner, Mendez Intermediate*
- *Damon Voight, Principal, Middle College High School*
- *Mark Bello, Principal, Mitchell Child Development Center*
- *Betty Tamara-Rios, Principal, Monroe Elementary*
- *Al Alcaraz, Monroe Elementary*
- *Laura Martin, Principal, Muir Fundamental*
- *Lupe Gomez, Principal, Pio Pico Elementary*
- *Racio Reyes, Pio Pico Elementary*
- *Trucker Clark, Principal, REACH Academy*
- *Jamie Ramirez, Principal, Jefferson Elementary*
- *Edward Bustamante, Principal, Saddleback High School*
- *Jeff Bishop, Principal, Santa Ana High School*
- *Daniel Granite, Asst. Principal, Santa Ana High School*
- *Norris Perez Jr., Principal, Santiago K-8*
- *Myrna Acosta, Asst. Principal, Santiago K-8*
- *Gio Aguilar, Head Custodian, Santiago K-8*
- *Duncan McCulloch, Principal, Segerstrom High School*
- *Jamie Bates, Asst. Principal, Segerstrom High School*
- *Ana Gonzales, Principal, Sepulveda Elementary*
- *Elisa Younger, Principal, Sierra Prep. Academy*
- *Erica Graves, Principal, Romero-Cruz Elementary*
- *Stuart Caldwell, Principal, Spurgeon Intermediate*
- *Hermínio Bautista, Principal, Taft Elementary*
- *Cindy Landsiedel, Principal, Thorpe Fundamental*
- *Karen Knecht, Asst. Principal, Thorpe Fundamental*
- *David Richey, Principal, Valley High School*
- *Lewis Bratcher, Principal, Valley High School*
- *Ngoc Tran, Valley High School*
- *Jeff Rozema, Valley High School*
- *Micheal Moss, Valley High School*
- *Manny Guerrero, Valley High School*
- *Annisa Sorley Sequeira, Principal, Villa Intermediate*
- *Alfredo Torres, Villa Intermediate*
- *Mariana Garate, Principal, Walker Elementary*
- *Jose Montano, Principal, Washington Elementary*
- *Amy Scruton, Principal, Willard Intermediate*
- *Ryan Ramirez, Asst. Principal, Willard Intermediate*
- *Ligia Hallstrom, Principal, Wilson Elementary*
- *Karen Knecht, Interim Principal, Wilson Elementary*
- *Mark Van Horn, TOSA, Wilson Elementary*

ASSESSMENT & ANALYSIS

To accomplish this analysis, current on-going projects within the District must be considered so that the resulting master plan is coordinated with current planning efforts. These include coordination of master planning with current on-going campus modernizations, Portable-to-Permanent (P2P) projects and school relocations, consolidations and grade-level reconfigurations.

Additionally, several important District planning documents were reviewed to assure that the priorities identified in each has been incorporated into the final master plans. These reference documents include:

- District-wide Educational Specifications March 2016
- District Facilities Assessment Master Plan 2016
- District-wide Kitchen Facilities Master Plan May 2017
- Campus Safety and Security Review & Plan of Action: 30 Day Report – March 2018
- Crime Prevention through Environmental Design (CPTED): Campus Physical & Security Threat Assessments – February – May 2018

The master planning process was conducted through a multi-step process intended to address critical aspects of educational planning and its impact on facilities the efficient and relevant design of the District’s campuses.

- **Program Confirmation** – Review of the recently completed District-wide educational specifications to confirm critical educational priorities and program information. A review and validation of this criteria was addressed with the District leadership and principal of each campus. This program confirmation meeting with the site principal was valuable in the ultimate planning process to assure that the facilities on each campus can accommodate the District’s program goals.

- **Facility Condition Assessment** – Review and analysis of as-built plans and the recently completed comprehensive assessment of each campus provided excellent data regarding facility needs. A visual assessment was conducted on each campus to review and validate the data provided. Additionally, campus condition assessment meetings were conducted with the site principal and Facilities Planning staff allowing the design team to confirm needs identified in the prior reports and confirm any additional needs.
- **Campus Site Planning** – All relevant data, programming and facility needs identified were compiled into conceptual planning studies for each campus that were vetted with District leadership and site principals. From this iterative process of collaborative planning, a final campus master plan was developed for each campus identifying potential new facilities as well as the need for reconfiguration or modernization of existing facilities as needs suggested.
- **Conceptual Cost Estimating** – The implementation of the Facilities Master Plan requires development of conceptual estimates of probable construction and development costs for each campus. This information includes target value costs for building and site development based on current market costs and escalated to a probable timeframe for construction. Soft costs are in addition to construction costs and cover District project management costs such as State agency approval fees (e.g. DSA), engineering, testing, inspection, furniture and equipment, etc. which are outside of the typical construction contract. These costs are included based on the District’s historical project delivery cost data to provide an overall projected Project Cost Budget for each campus:

School Name	Total Construction Costs	Total Project Cost
Elementary Schools		
Adams Elementary School	\$23,281,710	\$31,663,126
Advanced Learning Academy 1	\$8,102,424	\$11,019,297
Carver Elementary School	\$10,915,050	\$14,517,017
Davis Elementary School	\$16,804,830	\$22,854,569
Diamond Elementary School	\$18,655,424	\$25,371,377
Edison Elementary School	\$12,556,350	\$17,076,636
Franklin Elementary School	\$8,870,670	\$12,064,111
Fremont Elementary School	\$24,360,780	\$33,130,661
Garfield Elementary School	\$21,839,550	\$29,701,788
Greenville Fundamental Elementary School	\$20,106,360	\$27,344,650
Harvey Elementary School	\$19,552,500	\$26,591,400
Heroes Elementary School	\$7,171,980	\$9,753,893
Hoover Elementary School	\$18,126,480	\$24,652,013
Jackson Elementary School	\$26,628,060	\$36,214,162
Jefferson Elementary School	\$36,249,600	\$49,299,456
Kennedy Elementary School	\$14,784,792	\$20,107,317
King Elementary School	\$1,591,140	\$2,163,950
Lincoln Elementary School	\$18,590,106	\$25,282,544
Lowell Elementary School	\$22,918,260	\$31,168,834
Madison Elementary School	\$16,444,020	\$22,363,867
Martin Elementary School	\$21,880,818	\$29,757,912
Monroe Elementary School	\$26,458,590	\$35,983,682
Monte Vista Elementary School	\$20,805,458	\$28,295,423
Muir Fundamental Elementary School	\$37,433,040	\$50,908,934
Pio Pico Elementary School	\$23,666,406	\$32,186,312
Roosevelt Elementary School	\$19,958,250	\$27,143,220
Sepulveda Elementary School	\$19,595,700	\$26,650,152
Taft Elementary School	\$39,104,160	\$53,181,658
Thorpe Fundamental Elementary School	\$11,651,196	\$15,845,627
Walker Elementary School	\$14,904,840	\$20,270,582
Washington Elementary School	\$23,158,028	\$31,494,919
Wilson Elementary School	\$17,688,984	\$24,057,018
Sub-Total	\$623,855,557	\$848,116,106
K-8 Schools		
Esqueda K-8	\$6,206,610	\$8,440,990
Heninger K-8	\$13,313,250	\$18,106,020
Santiago K-8	\$29,549,400	\$40,187,184
Spurgeon / Romero-Cruz K-8	\$68,989,116	\$93,825,198
Sub-Total	\$118,058,376	\$160,559,391
Intermediate Schools		
Advanced Learning Academy 2	\$12,880,350	\$17,517,276
Carr Intermediate	\$64,037,250	\$87,090,660
Lathrop Intermediate	\$54,137,460	\$73,626,946
MacArthur Fundamental Intermediate	\$26,077,860	\$35,465,890
McFadden Intermediate	\$52,719,450	\$71,698,452
Mendez Fundamental Intermediate	\$34,968,978	\$47,557,810
Sierra Prep Academy Intermediate	\$36,248,220	\$49,297,579
Villa Fundamental Intermediate	\$50,300,430	\$68,408,585
Willard Intermediate	\$48,769,500	\$66,326,520
Sub-Total	\$380,139,498	\$516,989,717
High Schools		
Century High School	\$65,405,640	\$88,951,670
Godinez Fundamental High School	\$37,541,730	\$51,056,753
Middle College High School	\$9,881,760	\$13,439,194
Saddleback High School	\$70,942,380	\$96,481,637
Santa Ana High School	\$168,814,912	\$229,588,280
Segerstrom High School	\$53,191,950	\$72,341,052
Valley High School	\$102,107,864	\$138,866,696
Sub-Total	\$507,886,236	\$690,725,281
Alternative Schools		
Cesar E. Chavez High School	\$21,914,970	\$29,804,359
Lorin Grisct Academy	\$17,707,680	\$24,082,445
Mitchell CDC	\$2,471,850	\$3,361,716
REACH Academy	\$9,194,700	\$12,504,792
Future INDA Neighborhood School	\$101,579,400	\$138,147,984
Sub-Total	\$51,289,200	\$69,753,312
District Services		
District Support Services	\$15,802,200	\$21,490,992
Sub-Total	\$15,802,200	\$21,490,992
TOTALS	\$1,697,031,067	\$2,307,634,800

SCOPE OF WORK DESIGNATIONS

The scope of work identified for the renovation/expansion of each campus is categorized and budgeted based on the following descriptions:

New Construction – Scope addresses all construction that increases the building square footage (SF) of the campus. These include the following:

- Construction of stand-alone buildings, shade structures or other major structures not otherwise listed in Site Improvements.
- Expansion of existing buildings.

Minor Modernization – General modernization of existing buildings and spaces is based on the ongoing use of spaces consistent with their current uses and includes the following areas of work:

- Replace interior finishes including floors, walls and ceilings.
- Repair, refinish or replace casework.
- Up-grade building systems including power, lighting, HVAC, plumbing, fire protection, and educational technology.
- Repair or replace communication and emergency notification systems including public address and fire alarm systems.
- Up-grades to site security systems including intrusion alarms, surveillance cameras and security lighting.
- Replace door hardware as needed.
- Minor remodeling of spaces including signage for wayfinding and compliance with ADA.
- Patch and repair exterior wall finishes and roofs.

Major Modernization – More extensive renovation of spaces to include all minor modernization work with additional renovation/reconfiguration or adaptive reuse of spaces to accommodate new/different uses. The additional level of work beyond minor modernization may include the following:

- Demolition of interior spaces, systems, equipment.
- Reconstruction of interior spaces to accommodate new program needs.
- Replacement of doors and windows as necessary.
- Up-grade of building structural systems impacted by the reconfiguration of spaces. (Excluding AB300 reconstruction or building-wide seismic up-grades.
- Reconstruction or replacement of building systems.

Site Improvements – Scope addresses renovation and expansion of playgrounds, fields, parking lots, and site entry enhancements including the following general areas of work:

- Demolition of existing site improvements, surface and subsurface materials.
- Repair/replacement of utility infrastructure.
- Regrading and drainage improvements
- Repair or replacement of landscaping and irrigation
- Repair or replacement of paving, flatwork, and play surfacing.
- Access and path of travel improvements for ADA compliance.
- Exterior lighting where appropriate.
- Playground apparatus and fixed physical education/sports equipment.
- Security fencing and gates.
- New or repair of electronic marquees as needed.

Non-Construction Soft Costs – These are project development costs that are beyond those associated with direct construction. These include the following:

- Architectural/Engineering
- Boundary/topographic site surveys and geotechnical investigations.
- Hazardous materials assessment and mitigation.
- Environmental reporting documents (CEQA compliance)
- Agency review and approval fees such as DSA, CDE, City/County, Dept. of Health, DTSC, Public Utilities, etc.
- Construction period testing and inspection services.
- Legal and accounting services.
- Program management, citizens oversight reporting, and other bond program services
- Movable furniture, fixtures and equipment (FF&E).
- Insurance.
- Phasing allowance for Interim housing.
- Construction contingency for unforeseen conditions.

CAMPUS FACILITIES MASTER PLAN CONCEPTS

This facilities master plan is intended to guide the long-term capital improvement projects throughout the District. The concepts developed for each campus are the result of careful analysis of the GOALS, FACTS and NEEDS of each school and attempts to provide a solution that is directly responsive to those factors. Detailed design of each project will occur at a future date upon establishment of project funding sources and will be addressed by the District, site staff and design team selected for each site. The existing configuration of each site and its proposed transformation concept is illustrated on the following pages:

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Adams Elementary							
A Classroom Building	2	1	3				
Classrooms - Major Mod Conversion				4,133		\$325	\$1,343,225
B MPR / Student Services Building	0	0	0				
MPR - Major Mod				4,986		\$400	\$1,994,400
Student Services - Major Mod				4,169		\$350	\$1,459,150
Parent Center - Major Mod				848		\$350	\$296,800
C Classroom Building	12	0	12				
Classrooms - Minor Mod				9,048		\$250	\$2,262,000
Special Educ. - Major Mod Conversion				3,016		\$325	\$980,200
D Classrooms	12	0	12				
Classrooms - Minor Mod				12,060		\$250	\$3,015,000
Pre-School Restrooms - Major Mod				809		\$350	\$283,150
New Admin / Library Building	0	0	0				
Admin - New Construction					2,600	\$400	\$1,040,000
Library - New Construction					4,300	\$450	\$1,935,000
New Food Services Building	0	0	0				
Food service - New Construction					1,700	\$665	\$1,130,500
Lunch shelter - New Construction					3,900	\$150	\$585,000
Sitework							
Reconfigure Parking				22,600		\$20	\$452,000
Parking Expansion				17,400		\$30	\$522,000
New Service Drive				1,400		\$30	\$42,000
Renovate Fields & Kinder Play				31,500		\$40	\$1,260,000
Renovate/Expand hardcourts				24,700		\$30	\$741,000
Relocate Play Structure				2,000		\$30	\$60,000
CONSTRUCTION SUB-TOTAL							\$19,401,425
ADA Allowance						5%	\$970,071
Budget Contingency						15%	\$2,910,214
CONSTRUCTION TOTAL							\$23,281,710
Non-Construction Soft-Costs						27%	\$6,286,062
Escalation FY 21 (3%/yr)						9%	\$2,095,354
TOTAL PROJECT COST							\$31,663,126

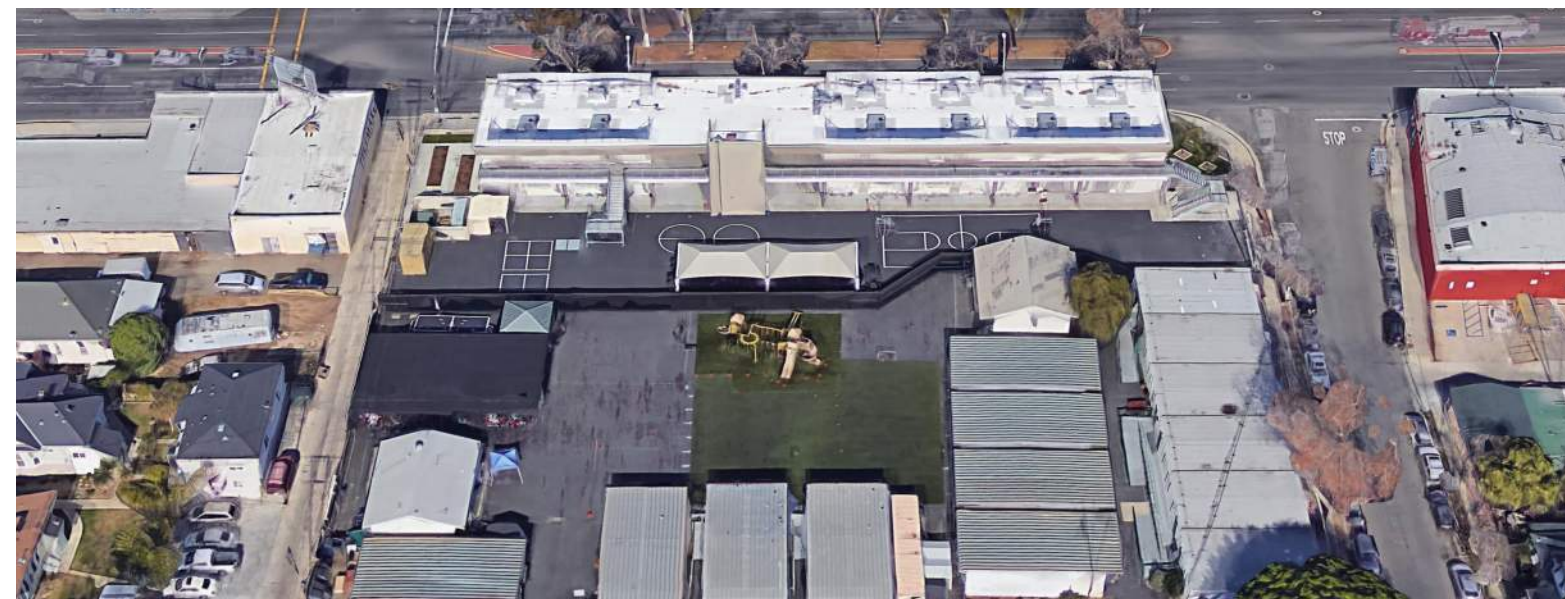
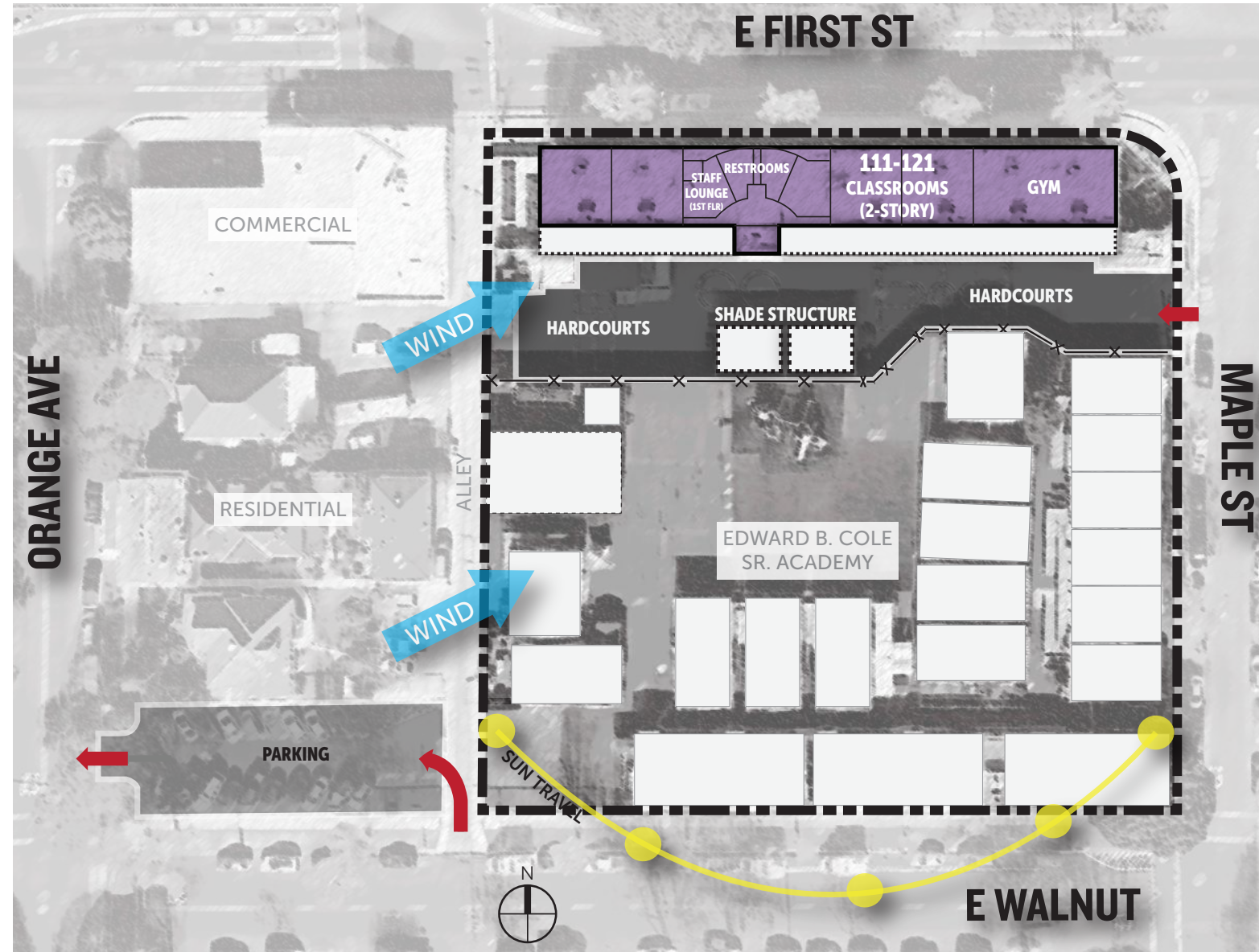


- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

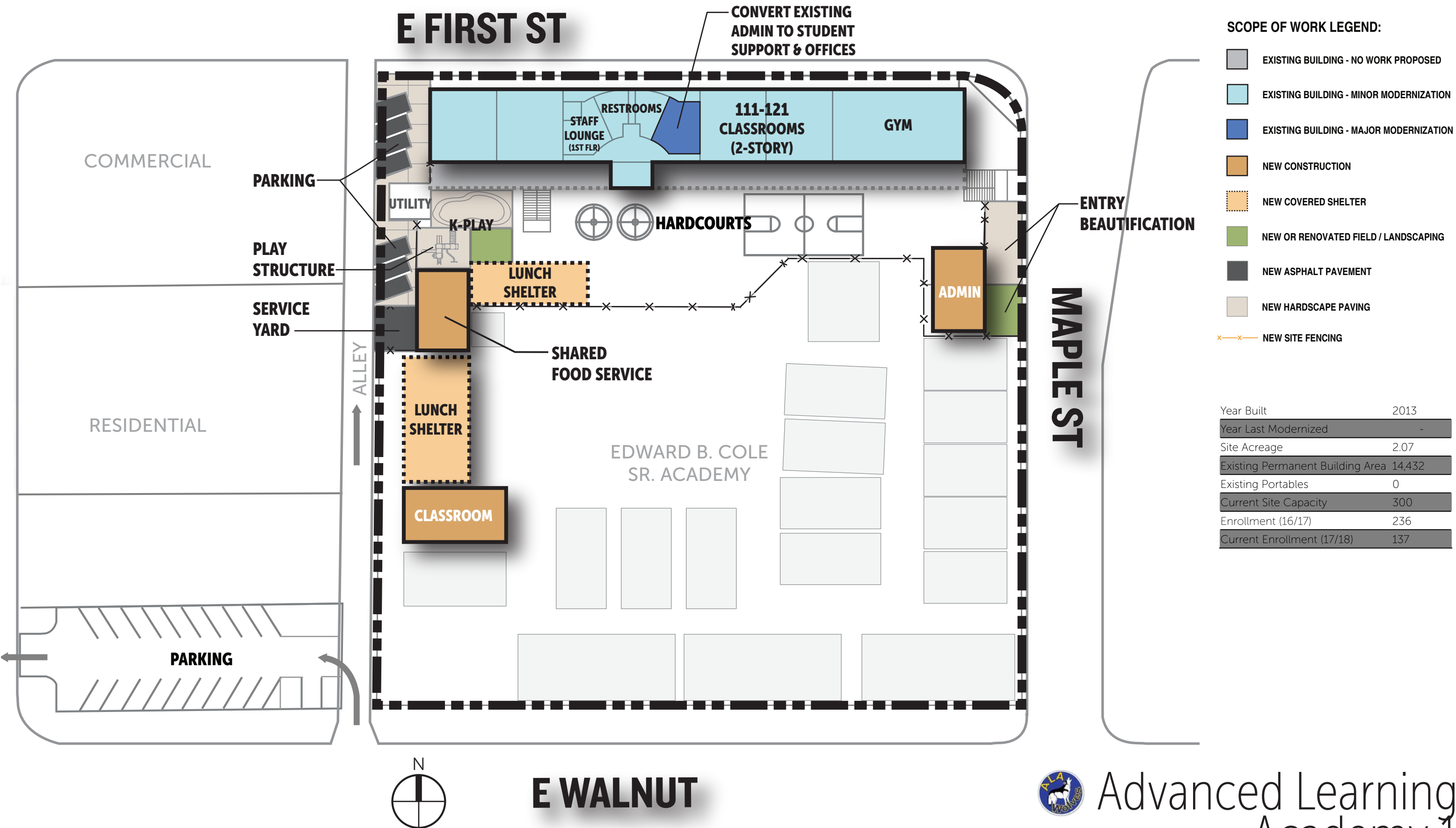
Year Built	1958
Year Last Modernized	2009
Site Acreage	6.74
Existing Permanent Building Area	39,124
Existing Portables	0
Current Site Capacity	650
Enrollment (16/17)	490
Current Enrollment (17/18)	440

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Advanced Learning Academy 1							
Classroom Building 111-121	11	0	11				
Classrooms - Minor Mod				14,685		\$250	\$3,671,250
Gym - Minor Mod				1,920		\$325	\$624,000
Student Services - Major Mod				377		\$350	\$131,950
New Admin Building	0	0	0				
New Construction					1,200	\$400	\$480,000
Shared Food Services Building	0	0	0				
Food Service - New Construction					1,200	\$665	\$798,000
Lunch Shelter - New Construction					1,000	\$150	\$150,000
Classroom / Lunch Shelter - Cole Academy							
Classroom - New Construction					1,000	\$400	\$400,000
Lunch Shelter - New Construction					1,800	\$150	\$270,000
Sitework							
New Parking					2,244	\$30	\$67,320
New Service Yard					450	\$30	\$13,500
New Kinder Playground					1,600	\$30	\$48,000
New Kinder Play Structure					1	\$65,000	\$65,000
New Entry Beautification					1,100	\$30	\$33,000
CONSTRUCTION SUB-TOTAL							\$6,752,020
ADA Allowance						5%	\$337,601
Budget Contingency						15%	\$1,012,803
CONSTRUCTION TOTAL							\$8,102,424
Non-Construction Soft-Costs						27%	\$2,187,654
Escalation FY 21 (3%/yr)						9%	\$729,218
TOTAL PROJECT COST	11	11					\$11,019,297



Advanced Learning Academy 1

335 E Walnut Street Santa Ana, CA 92701

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Advanced Learning Academy 2							
New Admin Building	0	0	0				
New construction					1,300	\$400	\$520,000
New MPR / Science / Classroom Building	0	8	8				
MPR - New Construction					2,700	\$550	\$1,485,000
Science Labs - New Construction					2,000	\$525	\$1,050,000
Classrooms - New Construction					6,000	\$525	\$3,150,000
Toilet Rooms - New Construction					1,200	\$450	\$540,000
Classroom / Food Services Building	9	3	12				
Classrooms - No Work				6,260			
Convert to Classrooms - Minor Mod				1,920		\$250	\$480,000
Convert to Classrooms - Major Mod				960		\$325	\$312,000
Food Service - New Construction					500	\$665	\$332,500
Lunch Shelter - New Construction					1,300	\$150	\$195,000
Gym / PE Locker Building	0	0	0				
New Construction					4,500	\$550	\$2,475,000
Sitework							
Reconfigure Existing Parking				3,100		\$20	\$62,000
New Drop-Off					3,000	\$30	\$90,000
New Service Drive					675	\$30	\$20,250
New Security Fencing & Gates					175	\$125	\$21,875
CONSTRUCTION SUB-TOTAL							\$10,733,625
ADA Allowance						5%	\$536,681
Budget Contingency						15%	\$1,610,044
CONSTRUCTION TOTAL							\$12,880,350
Non-Construction Soft-Costs						27%	\$3,477,695
Escalation FY 21 (3%/yr)						9%	\$1,159,232
TOTAL PROJECT COST							\$17,517,276



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	2009
Year Last Modernized	-
Site Acreage	4.08
Existing Permanent Building Area	11,926
Existing Portables	960
Current Site Capacity	270
Enrollment (16/17)	270
Current Enrollment (17/18)	219

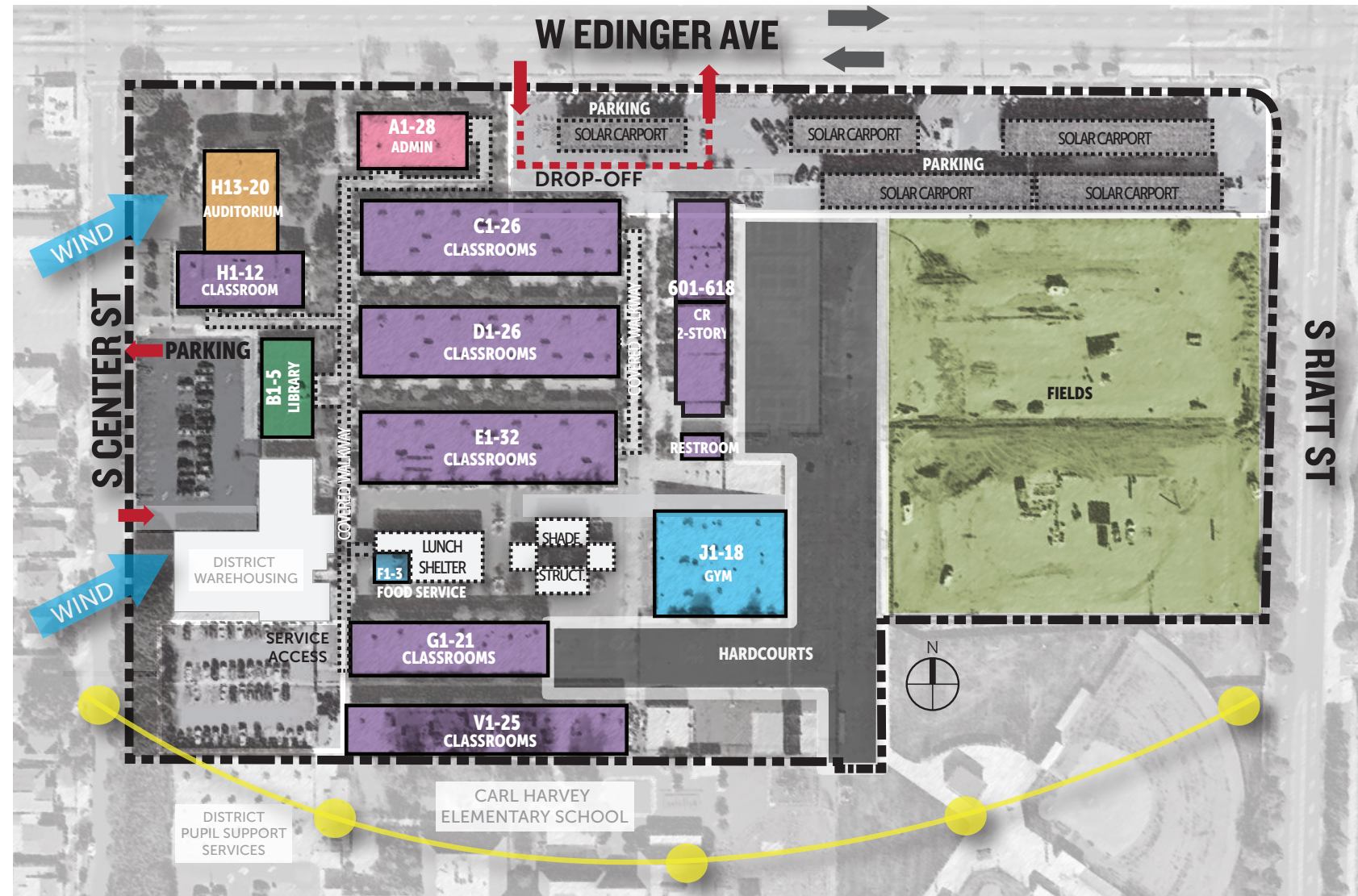


Advanced Learning Academy 2

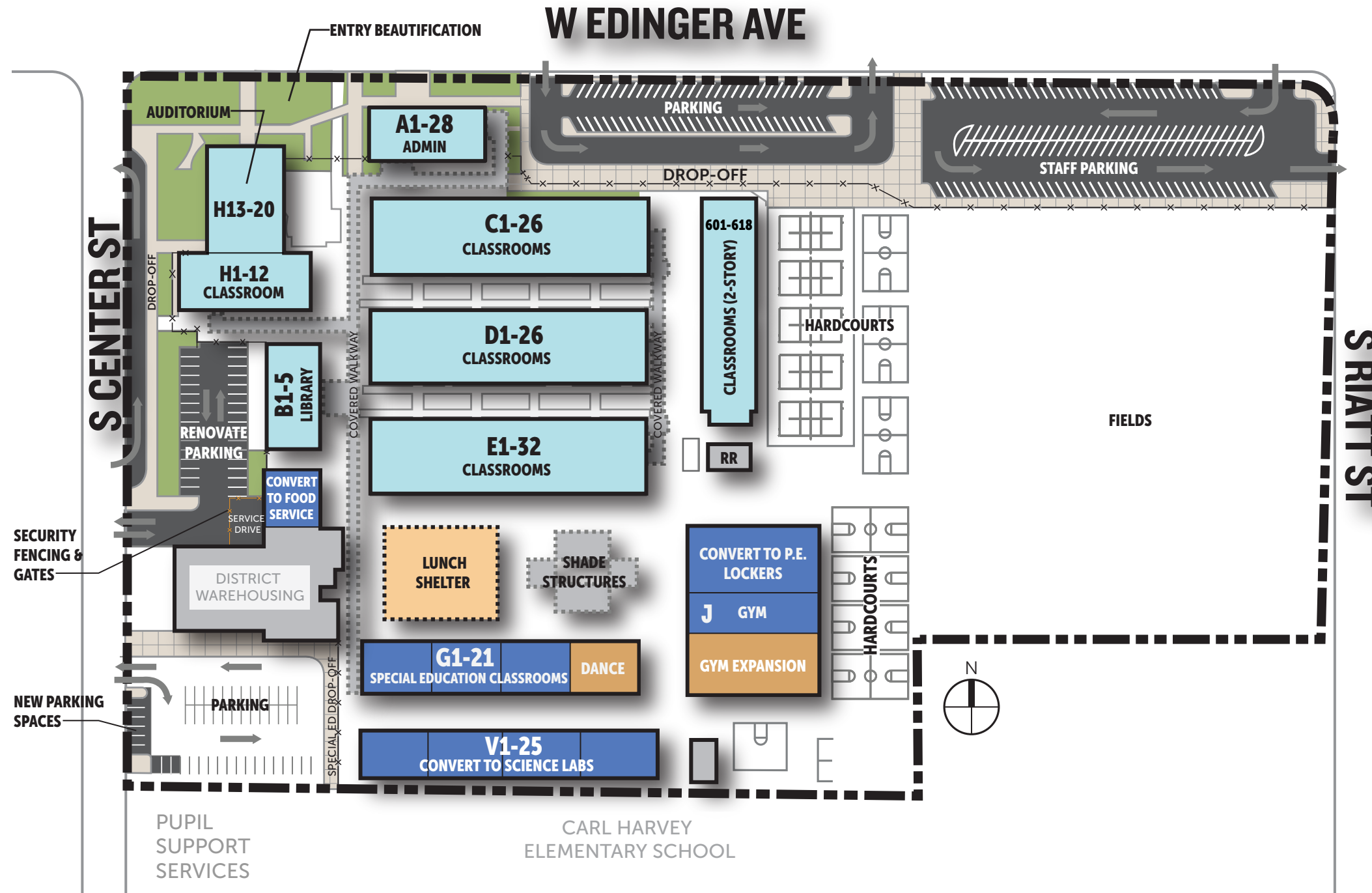
1325 E 4th Street Santa Ana, CA 92701

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Carr Intermediate							
A Admin Building	0	0	0				
Minor Mod				5,076		\$250	\$1,269,000
H Auditorium / Classroom Building	3	0	3				
Auditorium - Minor Mod				10,555		\$325	\$3,430,375
Classrooms - Minor Mod				4,600		\$250	\$1,150,000
C Classroom Building	12	0	12				
Minor Mod				17,360		\$250	\$4,340,000
D Classroom Building	12	0	12				
Minor Mod				17,360		\$250	\$4,340,000
E Classroom Building	10	0	10				
Minor Mod				17,361		\$250	\$4,340,250
Classroom Building 601-618	16	0	16				
Minor Mod				19,632		\$250	\$4,908,000
G Classroom Building	5	0	4		4,000		
Special Educ. - Major Mod Conversion				8,000		\$325	\$2,600,000
Dance Classroom - New construction					4,000	\$550	\$2,200,000
V Classroom Building	4	0	4				
Science Labs - Major Mod Conversion				11,660		\$475	\$5,538,500
Food Service	0	0	0				
Food Service - Major Mod Conversion					3,600	\$575	\$2,070,000
Lunch shelter - New Construction					8,300	\$150	\$1,245,000
J Gym / Locker Rooms	0	0	0				
Locker Rooms - Major Mod				7,335		\$400	\$2,934,000
Gym - Major Mod				4,300		\$400	\$2,800,000
Gym - New Addition					7,000	\$550	\$3,850,000
B Library	0	0	0				
Technology up-upgrades only				5,000		\$100	\$500,000
Sitework							
Campus Site Entry Enhancement					20,200	\$30	\$606,000
New Drop-off Lane					5,300	\$30	\$159,000
New Hardscape					95,500	\$30	\$2,865,000
Re-stripe Existing Parking				17,700		\$15	\$265,500
New Staff & Visitor Parking					64,500	\$30	\$1,935,000
Security Fencing & Gates					150	\$125	\$18,750
CONSTRUCTION SUB-TOTAL							\$53,364,375
ADA Allowance						5%	\$2,668,219
Budget Contingency						15%	\$8,004,656
CONSTRUCTION TOTAL							\$64,037,250
Non-Construction Soft-Costs						27%	\$17,290,058
Escalation FY 21 (3%/yr)						9%	\$5,763,353
TOTAL PROJECT COST							\$87,090,660



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

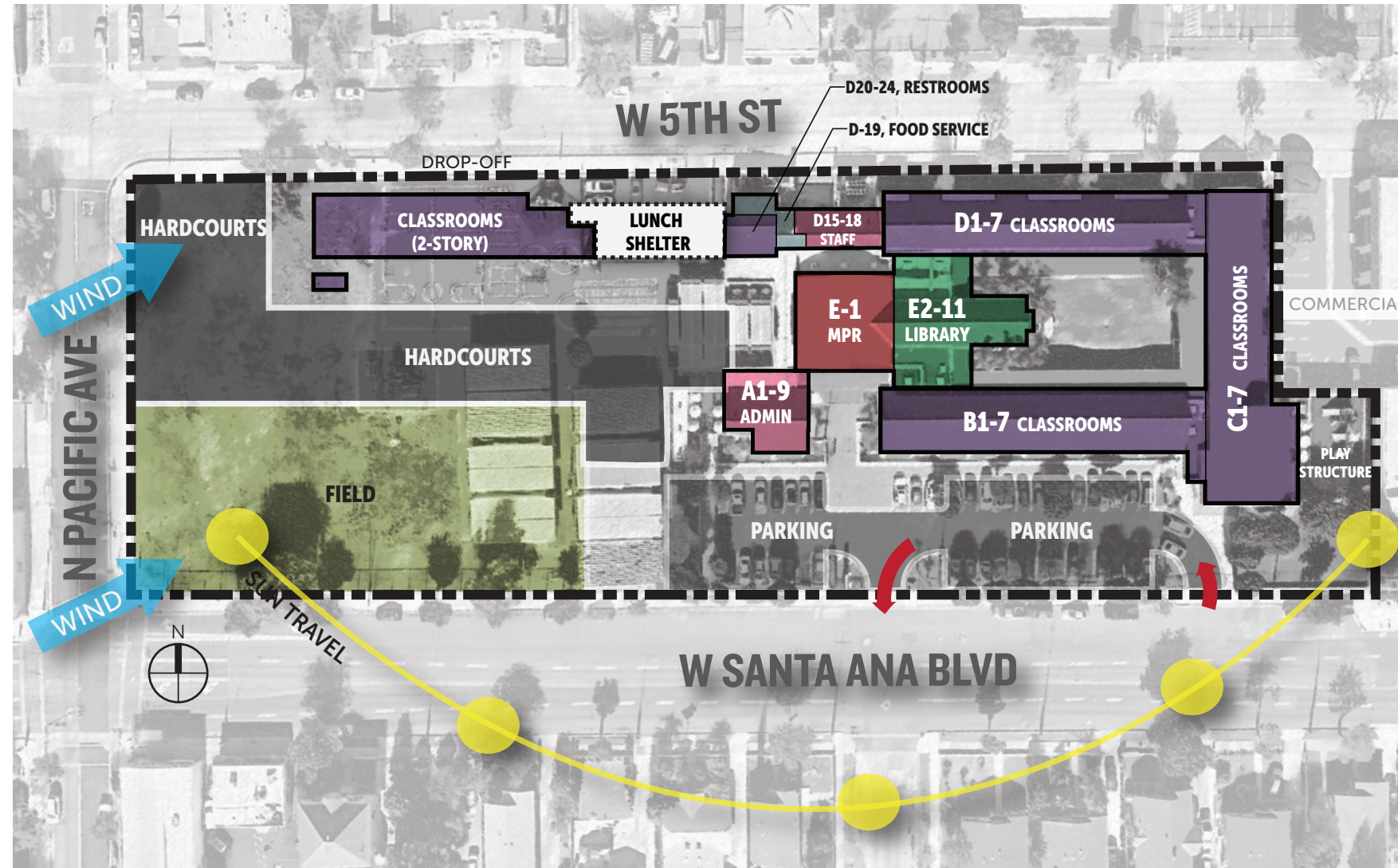
Year Built	1955
Year Last Modernized	2011
Site Acreage	15
Existing Permanent Building Area	139,139
Existing Portables	0
Current Site Capacity	1,797
Enrollment (16/17)	1,430
Current Enrollment (17/18)	1,457



Carr Intermediate School

2120 W Edinger Ave., Santa Ana CA 92704

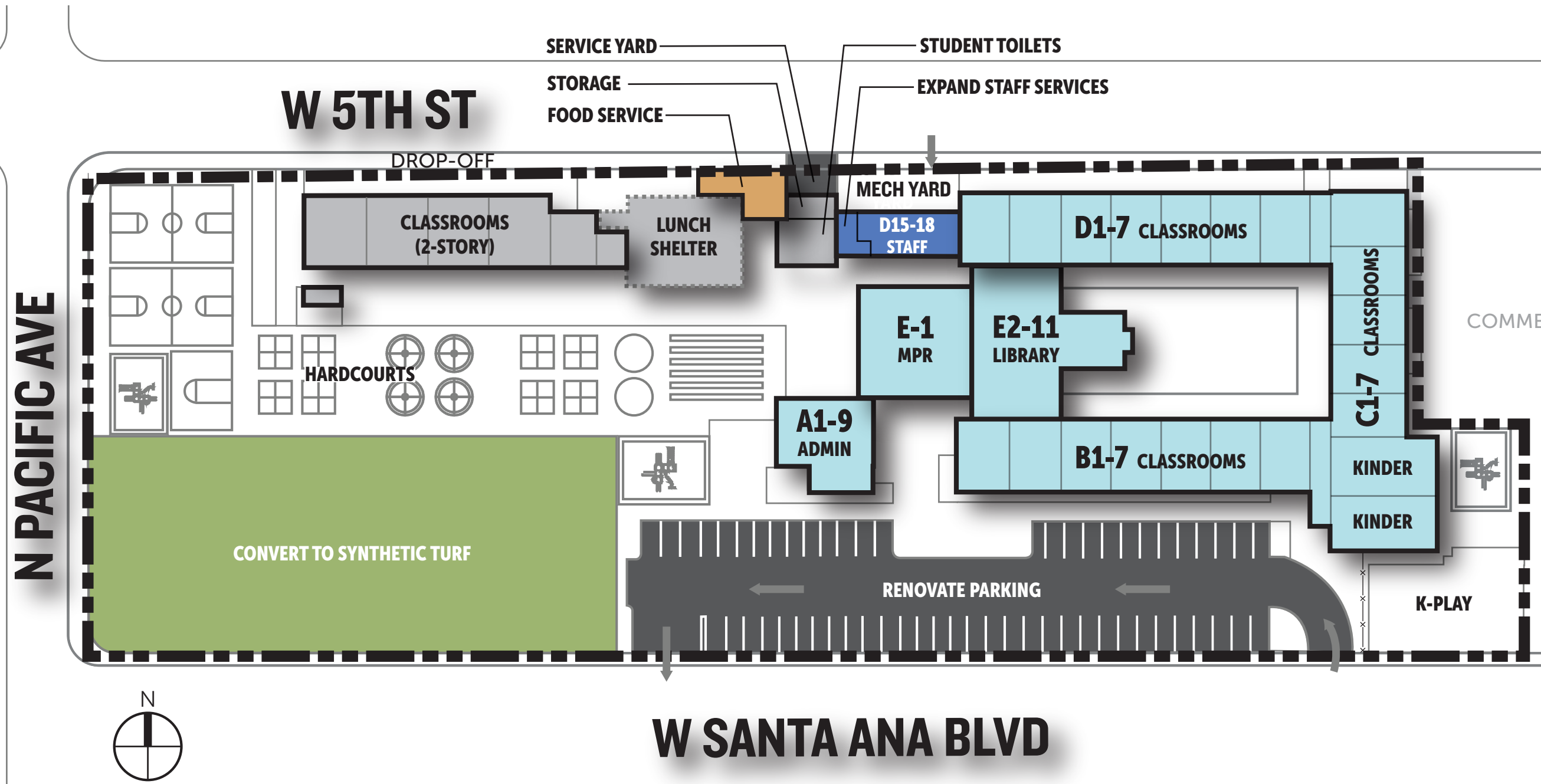
EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Carver Elementary							
A-D Campus Building	21	0	21				
A - Admin - Minor Mod				2,127		\$250	\$531,750
B/D - Classrooms - Minor Mod				18,601		\$250	\$4,650,250
E2 - Library - Minor Mod				2,200		\$275	\$605,000
E1 - MPR - Minor Mod				3,291		\$325	\$1,069,575
D15 - Staff Support - Major Mod				1,188		\$350	\$415,800
Food Services							
Food Service - New Construction						\$665	
Lunch Shelter - No Work				2,830		\$150	
Classroom Building	8	0	8				
Classrooms - No Work							
Sitework							
New service yard					500	\$30	\$15,000
New Synthetic Turf Field					25,300	\$65	\$1,644,500
Renovated Parking Lot				8,200		\$20	\$164,000
CONSTRUCTION SUB-TOTAL							\$9,095,875
ADA Allowance						5%	\$454,794
Budget Contingency						15%	\$1,364,381
CONSTRUCTION TOTAL							\$10,915,050
Non-Construction Soft-Costs						30%	\$3,274,515
Escalation FY 21 (3%/yr)						3%	\$327,452
TOTAL PROJECT COST	29	29					\$14,517,017





SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1992
Year Last Modernized	-
Site Acreage	3.7
Existing Permanent Building Area	26,838
Existing Portables	7,680
Current Site Capacity	725
Enrollment (16/17)	567
Current Enrollment (17/18)	464

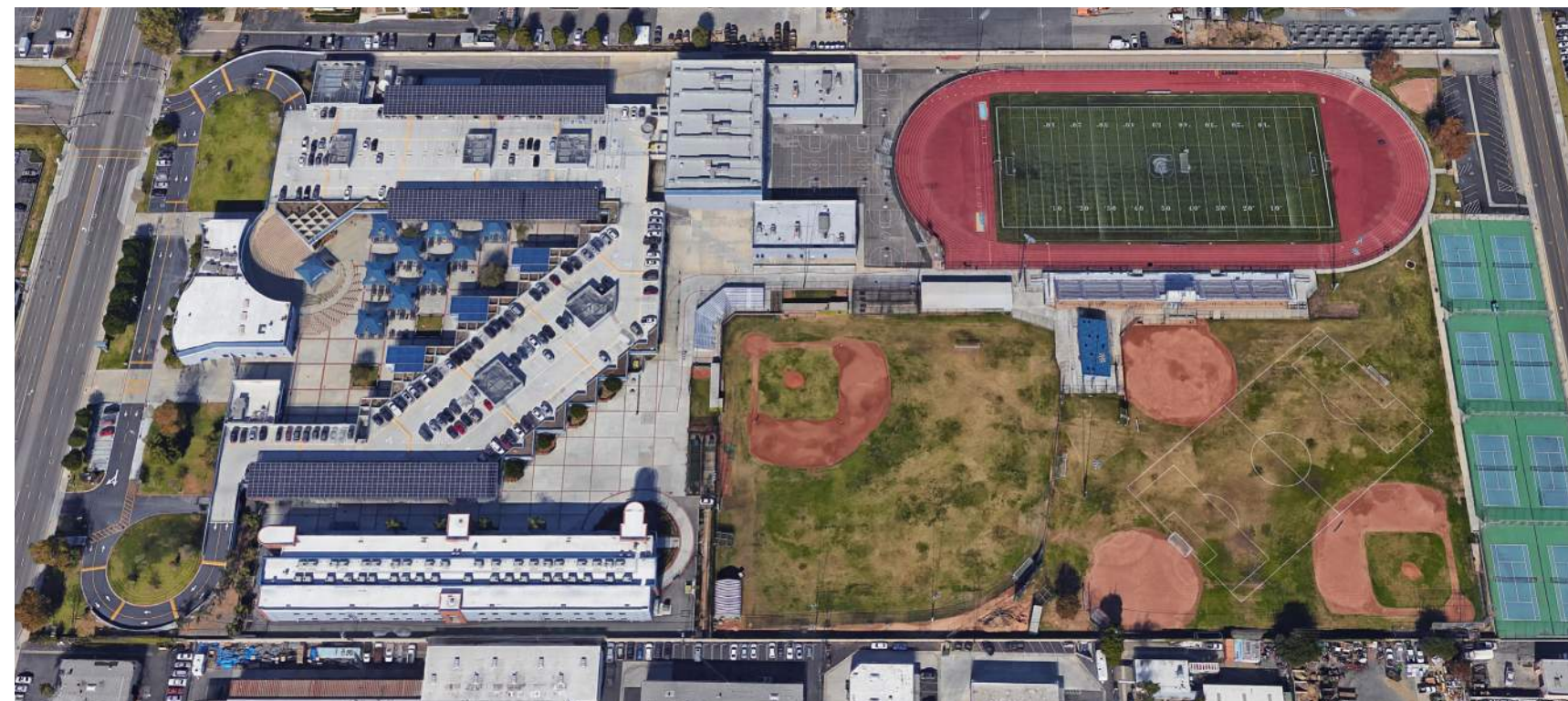
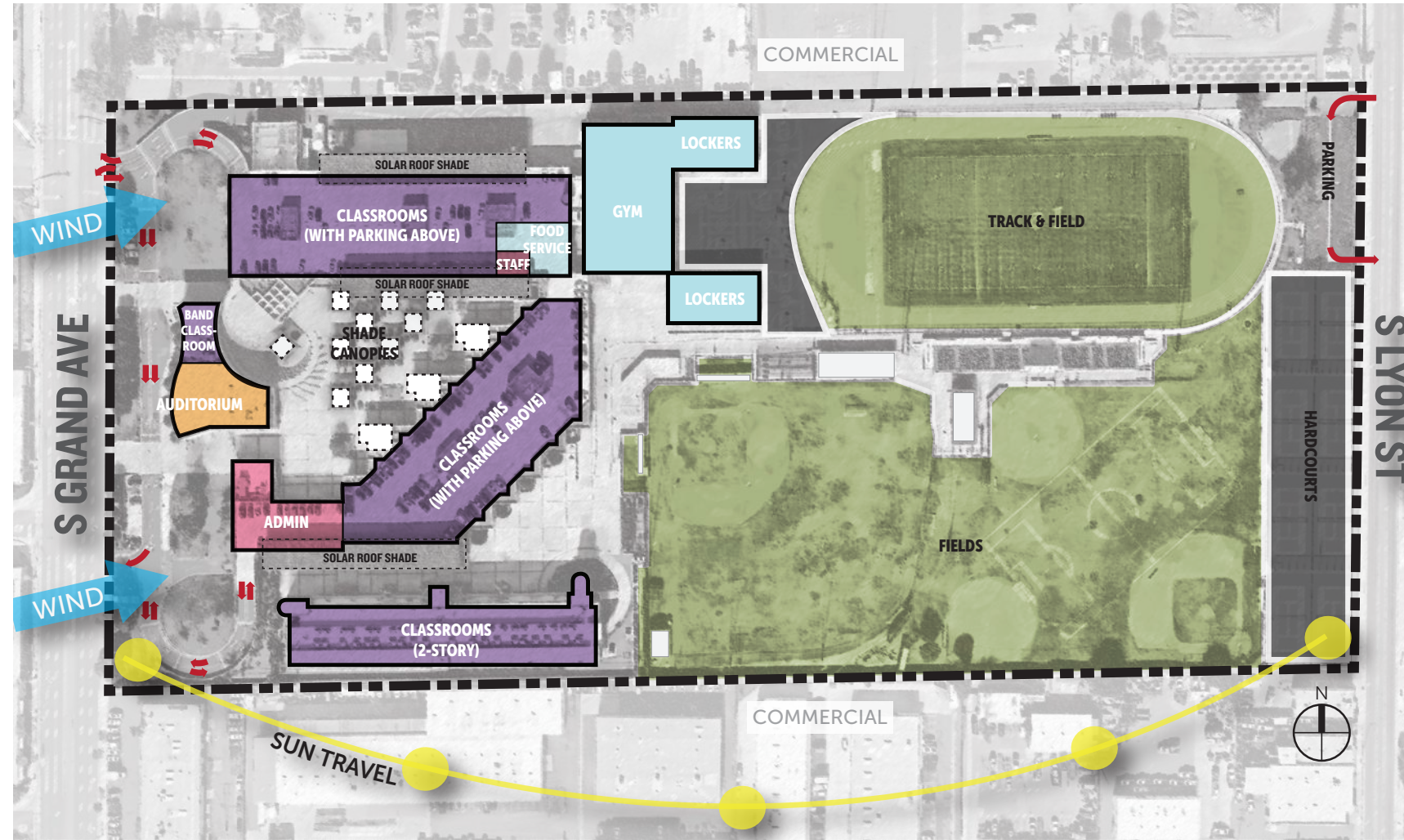


Carver Elementary School

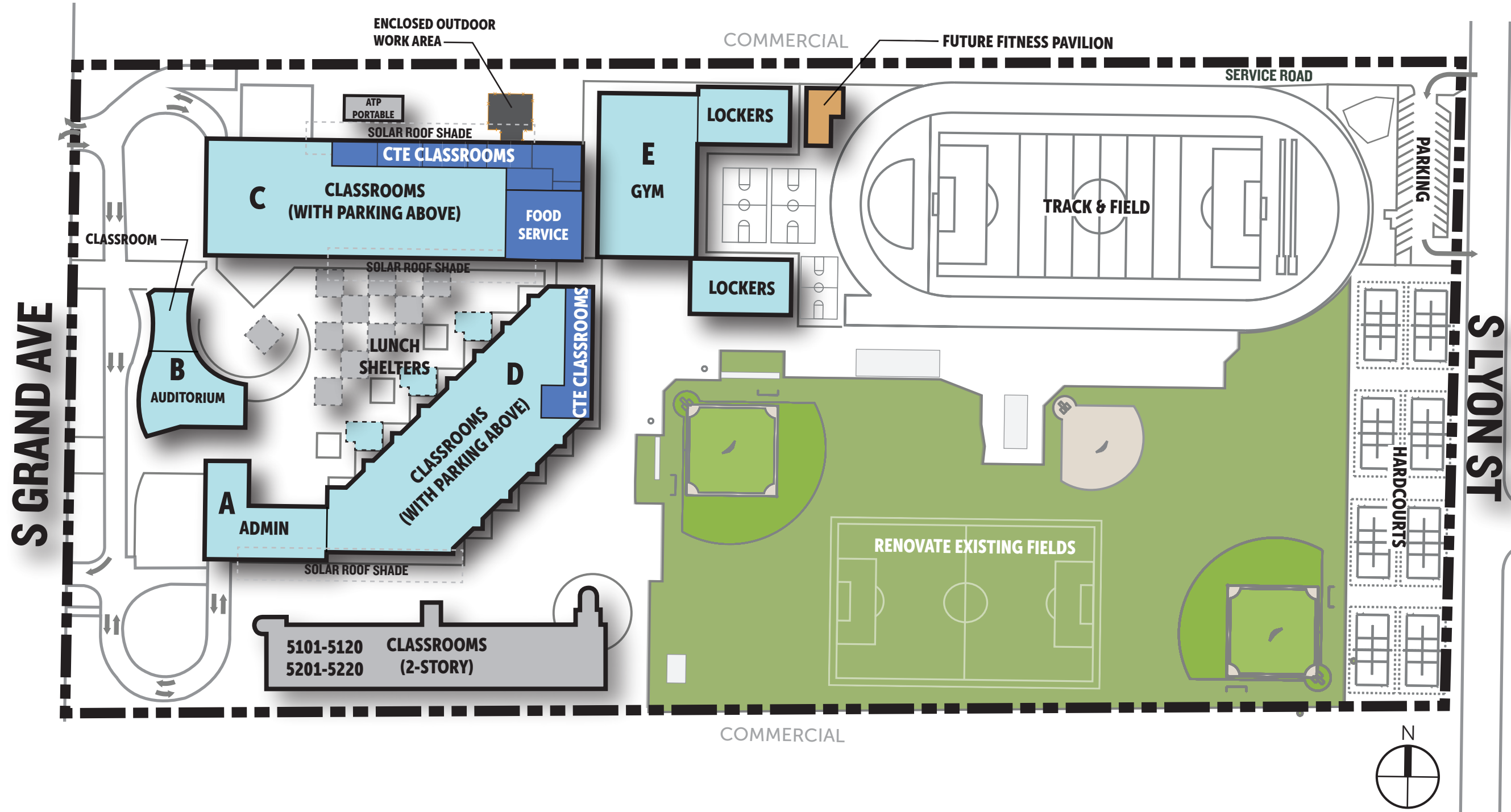
1401 W Santa Ana Blvd., Santa Ana, CA 92703

EXISTING UTILIZATION & SITE ANALYSIS










CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Century High School							
A Admin Building	0	0	0				
Minor Mod				9,287		\$250	\$2,321,750
B Auditorium / Classroom Building	2	0	2				
Auditorium - Minor Mod				6,866		\$400	\$2,746,400
Band Classrooms - Minor Mod				3,875		\$300	\$1,162,500
C Classroom / Food Services Building	34	0	34				
Classrooms - Minor Mod				35,121		\$250	\$8,780,250
CTE Classrooms - Major Mod				8,202		\$475	\$3,895,950
Food Service - Major Mod				5,600		\$575	\$3,220,000
D Classroom Building	30	0	30				
Classrooms - Minor Mod				34,100		\$250	\$8,525,000
CTE Classrooms - Major Mod				7,000		\$475	\$3,325,000
Lunch Shelters - Minor Mod				4,400		\$30	\$132,000
E Gym / PE Locker Building	2	0	2				
Minor Mod				32,688		\$400	\$13,075,200
Classroom Building 5101-5220	40	0	40				
Classrooms - No Work							
Sitework							
CTE Service Yard - Major Mod				2,111		\$20	\$42,220
Weight Training Pavilion - New				3,233		\$150	\$484,950
Renovate Existing Fields				339,674		\$20	\$6,793,480
CONSTRUCTION SUB-TOTAL							\$54,504,700
ADA Allowance						5%	\$2,725,235
Budget Contingency						15%	\$8,175,705
CONSTRUCTION TOTAL							\$65,405,640
Non-Construction Soft-Costs						27%	\$17,659,523
Escalation FY 21 (3%/yr)						9%	\$5,886,508
TOTAL PROJECT COST	108	108					\$88,951,670



SCOPE OF WORK LEGEND:

- | | | | |
|---|---|---|--------------------------------------|
|  | EXISTING BUILDING - NO WORK PROPOSED |  | NEW COVERED SHELTER |
|  | EXISTING BUILDING - MINOR MODERNIZATION |  | NEW OR RENOVATED FIELD / LANDSCAPING |
|  | EXISTING BUILDING - MAJOR MODERNIZATION |  | NEW ASPHALT PAVEMENT |
|  | NEW CONSTRUCTION |  | NEW HARDSCAPE PAVING |
| | |  | NEW SITE FENCING |

Year Built	1989
Year Last Modernized	-
Site Acreage	24.99
Existing Permanent Building Area	202,838
Existing Portables (ATP Toilet)	480
Current Site Capacity	2,646
Enrollment (16/17)	1,838
Current Enrollment (17/18)	1763

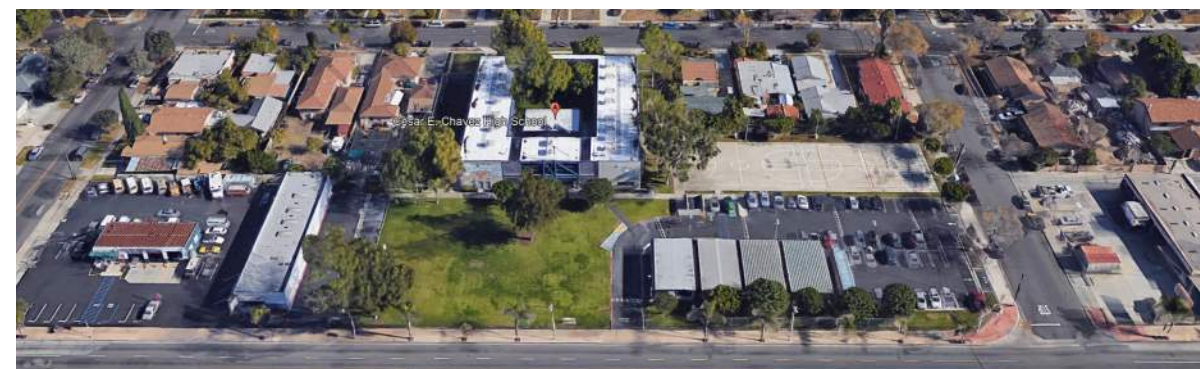


Century High School

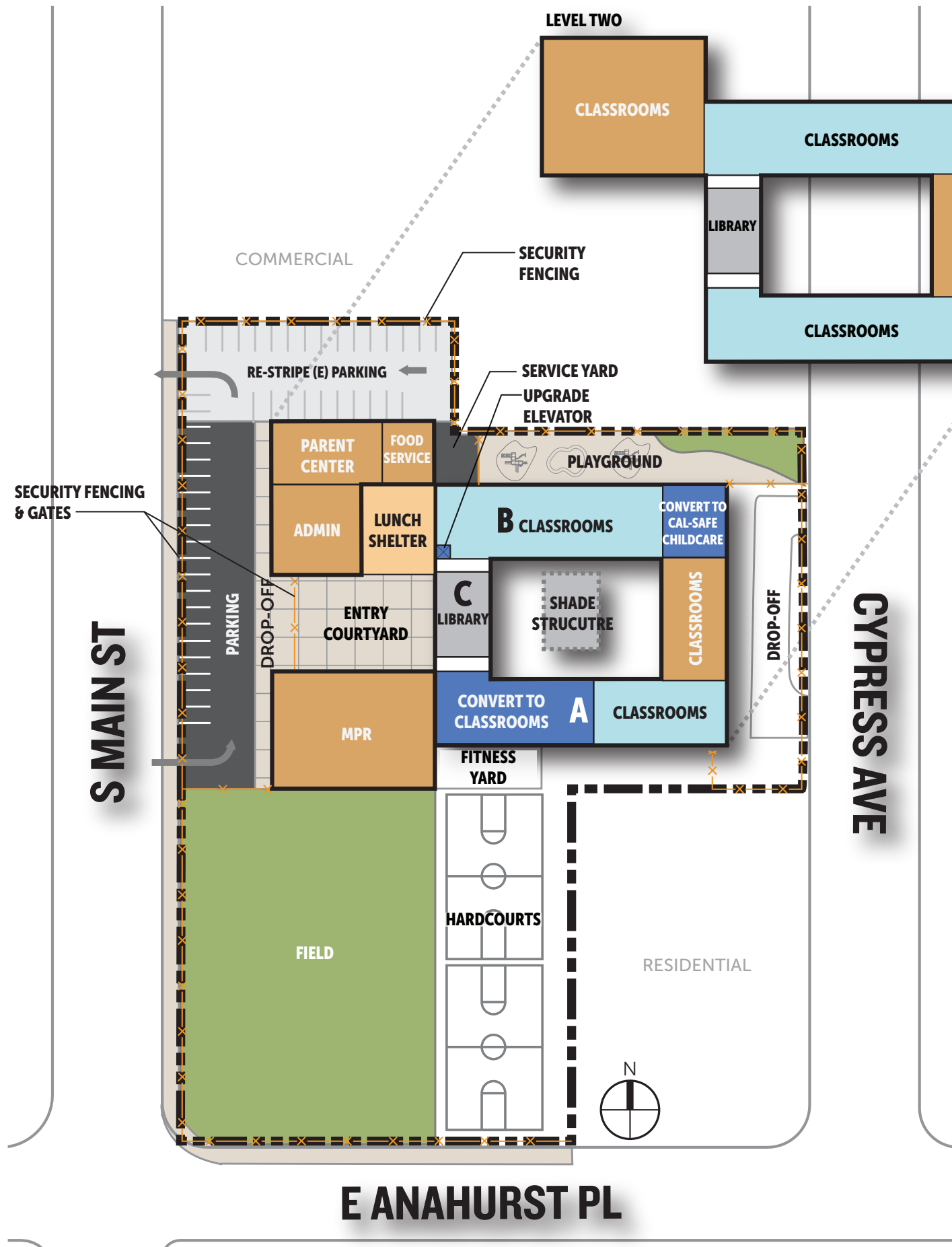
1401 S Grand Ave, Santa ana 92705

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Chavez High School							
A Classroom Building	6	6	12				
Classroom Conversion - Major Mod				1,856		\$325	\$603,200
Classrooms - Minor Mod				5,407		\$250	\$1,351,750
Classroom 2-Story Addition - New					4,000	\$400	\$1,600,000
B Classrooms / Cal-Safe Child Care	6	0	6				
Classrooms - Minor Mod				6,297		\$250	\$1,574,250
Cal-Safe Child Care - Major Mod				957		\$325	\$311,025
C Library	0	0	0				
Library - No Work							
New Admin / Classroom Building	0	6	6				
Admin - New Construction					3,200	\$400	\$1,280,000
Lunch Shelter - New Construction					2,550	\$150	\$382,500
Parent Center - New Construction					2,700	\$400	\$1,080,000
Food Service - New Construction					1,250	\$665	\$831,250
Classrooms - New Construction					9,700	\$400	\$3,880,000
New MPR	0	0	0				
New Construction					7,400	\$550	\$4,070,000
Sitework							
New Parking					10,500	\$30	\$315,000
Restripe Existing Parking				10,300		\$15	\$154,500
New Drop-Off and Entry Courtyard					8,500	\$30	\$255,000
New Field					3,500	\$30	\$105,000
New Pre-School Playground					6,800	\$30	\$204,000
New Play Structure					1	\$65,000	\$65,000
New Security Fencing/Gates					1,600	\$125	\$200,000
CONSTRUCTION SUB-TOTAL							\$18,262,475
ADA Allowance						5%	\$913,124
Budget Contingency						15%	\$2,739,371
CONSTRUCTION TOTAL							\$21,914,970
Non-Construction Soft-Costs						27%	\$5,917,042
Escalation FY 21 (3%/yr)						9%	\$1,972,347
TOTAL PROJECT COST	12	24					\$29,804,359



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1991
Year Last Modernized	-
Site Acreage	2.10
Existing Permanent Buildings	15,840
Existing Portables	3,840
Current Site Capacity	432
Enrollment (16/17)	298
Current Enrollment (17/18)	254

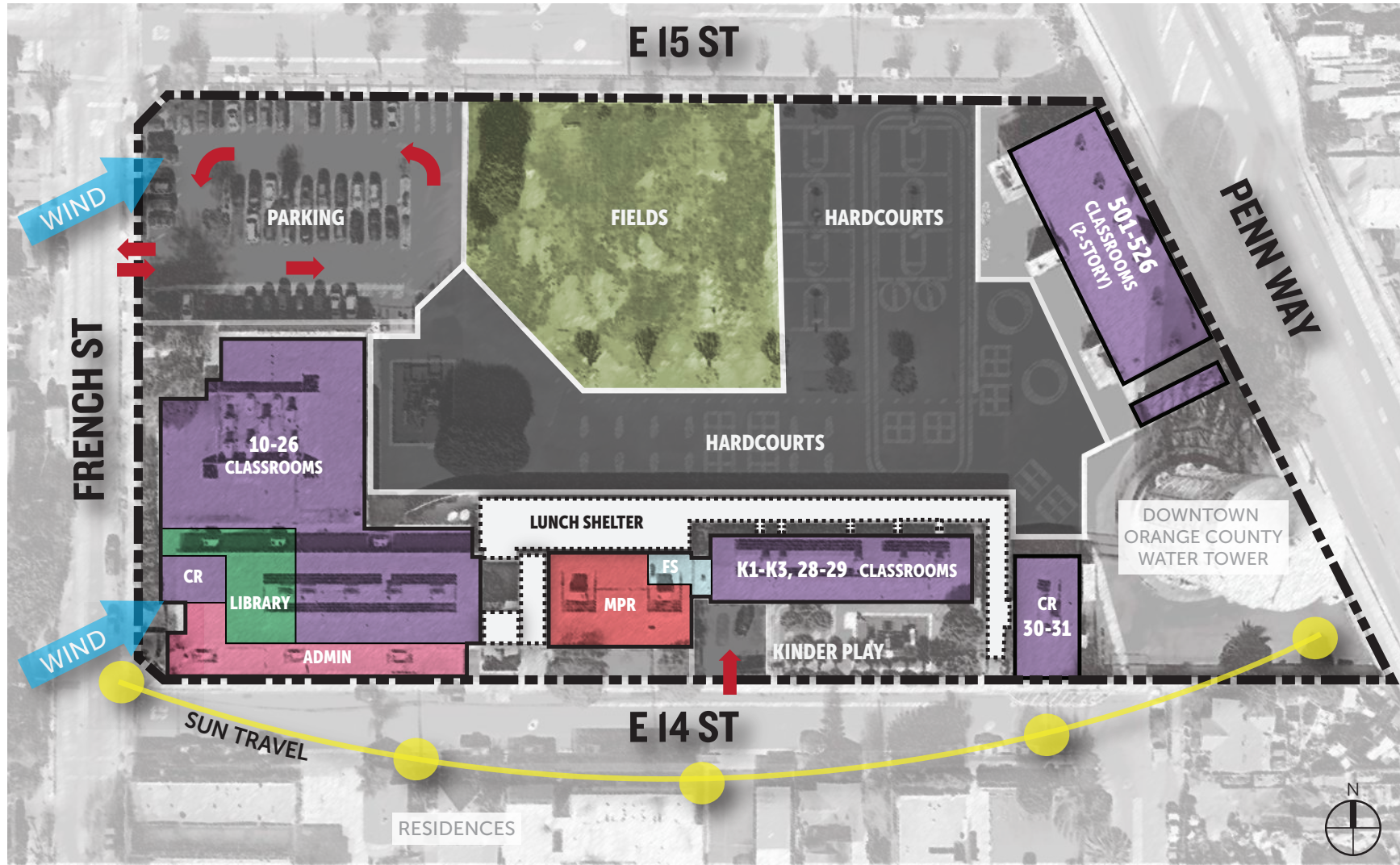


Cesar E Chavez High School

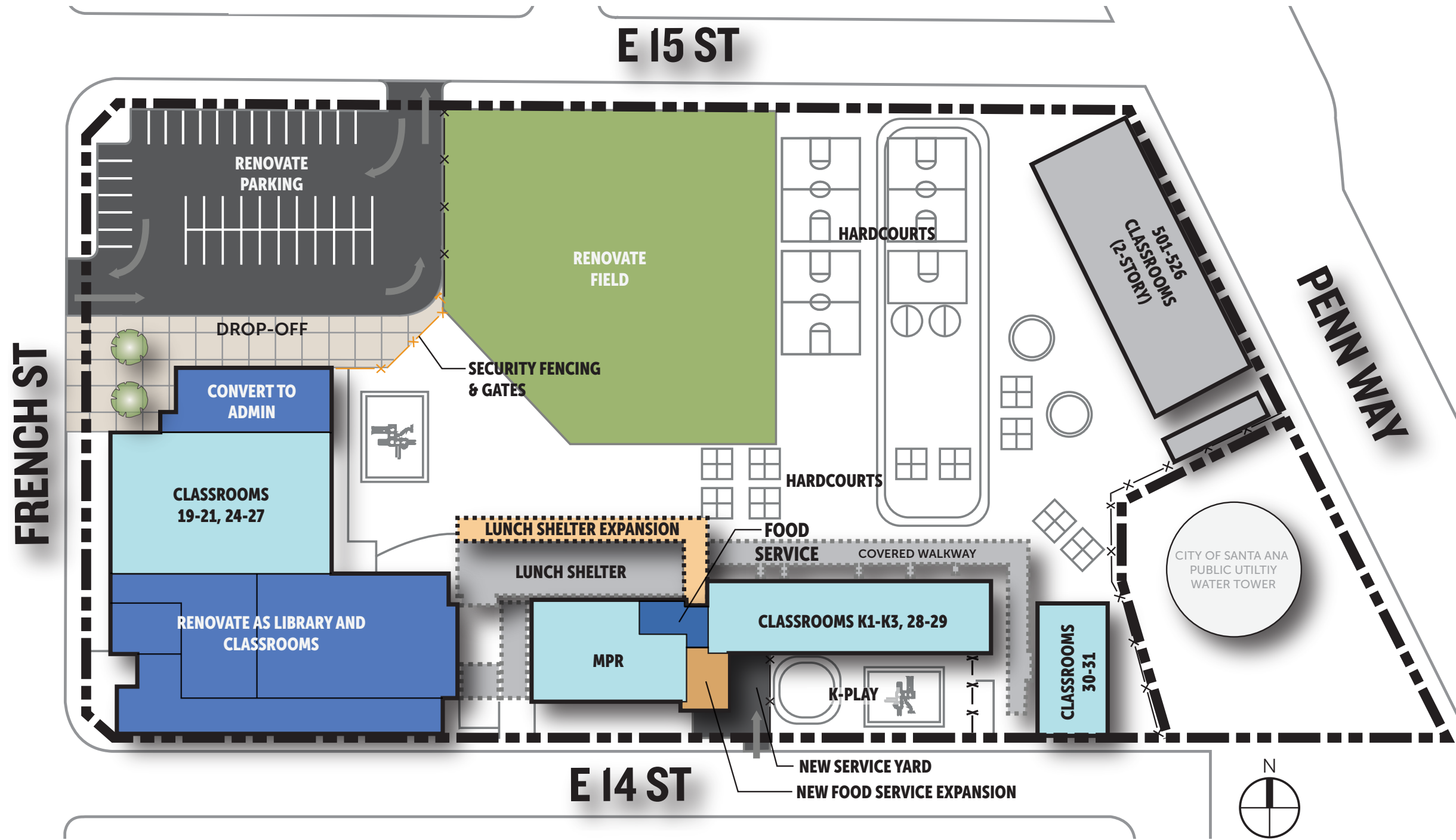
2128 Cypress Ave, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Davis Elementary							
Admin / Library / Classroom Building	14	0	14				
Admin - Major Mod				3,000		\$350	\$1,050,000
Classrooms 19 -27 - Minor Mod				8,435		\$250	\$2,108,750
Library / CR Conversion - Major Mod				15,529		\$350	\$5,435,150
MPR / Food Service / Classroom Building	5	0	5				
Classrooms K1-K3, 28-29 - Minor Mod				5,332		\$250	\$1,333,000
Food service - Major Mod				650		\$575	\$373,750
Food Service Expansion - New					700	\$665	\$465,500
Lunch Shelter Expansion - New					2,000	\$150	\$300,000
MPR - Minor Mod				3,815		\$325	\$1,239,875
Classroom Building 30-31	2	0	2				
Minor Mod				2,452		\$250	\$613,000
Classrooms 501-526	12	0	12				
Classrooms - No Work							
Sitework							
Renovate parking				22,000		\$15	\$330,000
Renovate field				28,000		\$20	\$560,000
New Drop-off				6,500		\$30	\$195,000
CONSTRUCTION SUB-TOTAL							\$14,004,025
ADA Allowance						5%	\$700,201
Budget Contingency						15%	\$2,100,604
CONSTRUCTION TOTAL							\$16,804,830
Non-Construction Soft-Costs						27%	\$4,537,304
Escalation FY 21 (3%/yr)						9%	\$1,512,435
TOTAL PROJECT COST	33	0	33				\$22,854,569



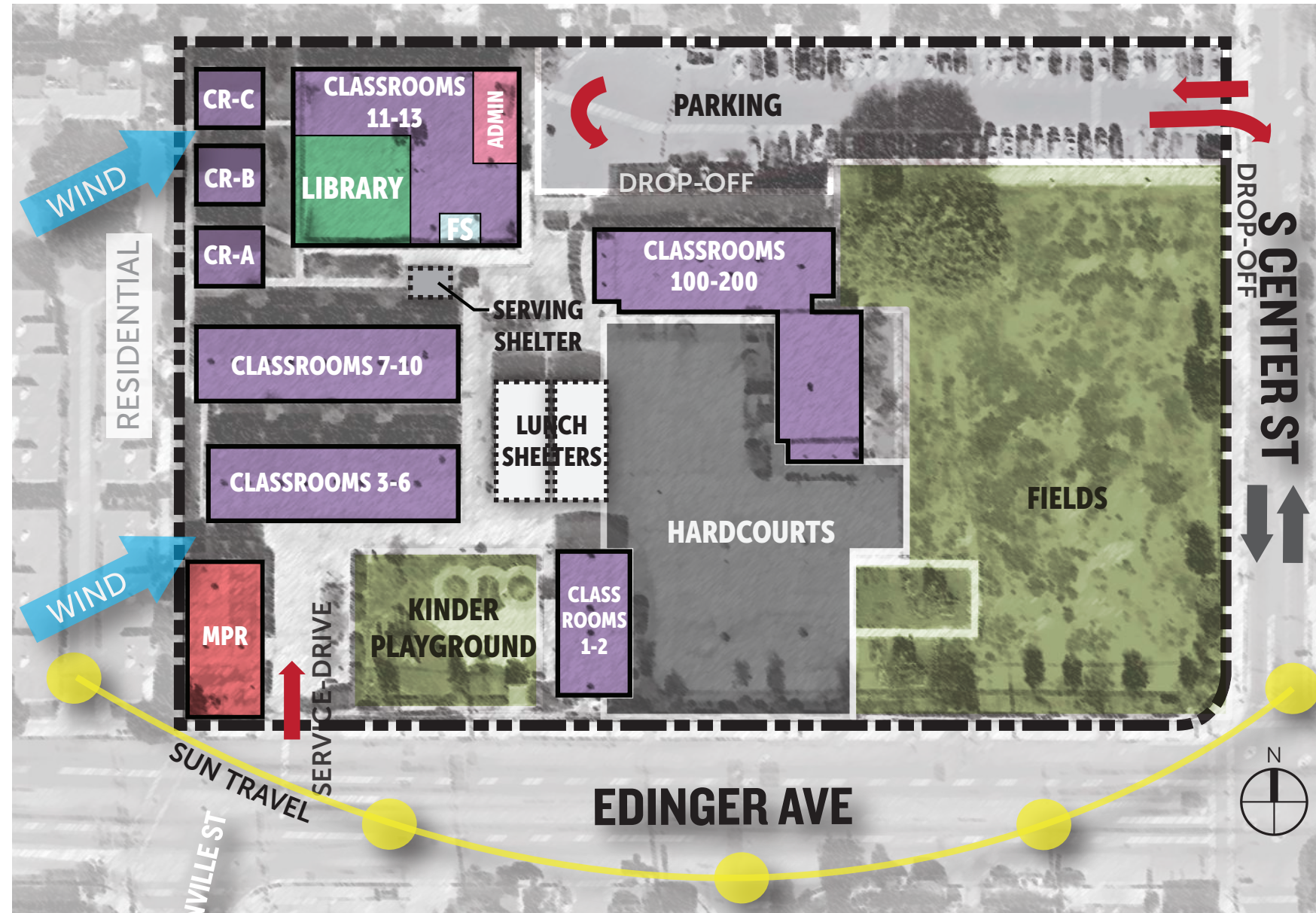
SCOPE OF WORK LEGEND:

- | | | | |
|---|---|---|--------------------------------------|
|  | EXISTING BUILDING - NO WORK PROPOSED |  | NEW COVERED SHELTER |
|  | EXISTING BUILDING - MINOR MODERNIZATION |  | NEW OR RENOVATED FIELD / LANDSCAPING |
|  | EXISTING BUILDING - MAJOR MODERNIZATION |  | NEW ASPHALT PAVEMENT |
|  | NEW CONSTRUCTION |  | NEW HARDSCAPE PAVING |
| | |  | NEW SITE FENCING |

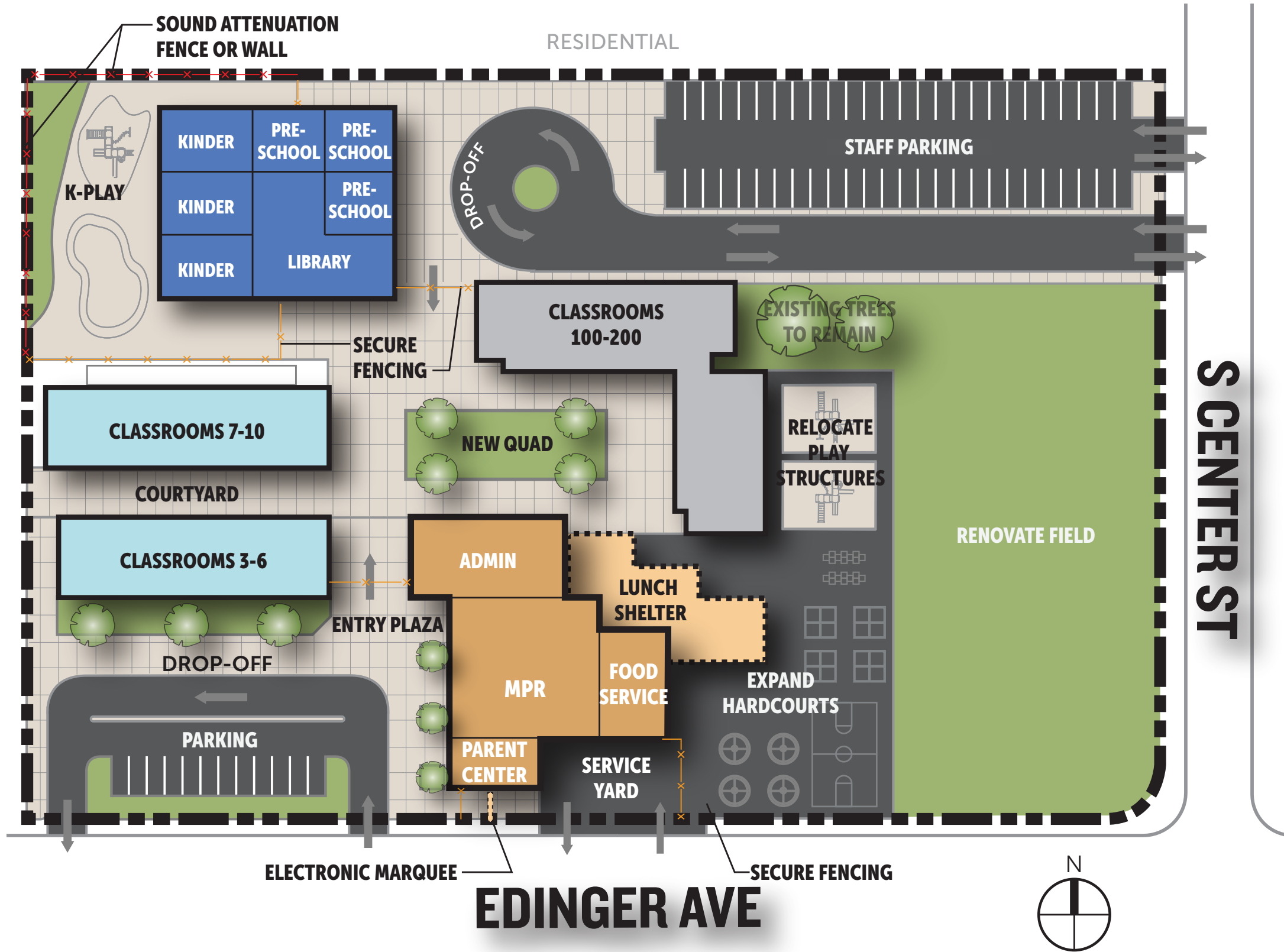
Year Built	1957
Year Last Modernized	-
Site Acreage	4.24
Existing Permanent Building Area	51,052
Existing Portables	0
Current Site Capacity	725
Enrollment (16/17)	720
Current Enrollment (17/18)	609

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Diamond Elementary							
New Admin / MPR / Food Service Building	0	0	0				
Demo Existing MPR Building				2,752		\$8	\$22,016
Admin - New Construction					2,700	\$400	\$1,080,000
MPR - New Construction					4,600	\$550	\$2,530,000
Parent Center - New Construction					1,000	\$400	\$400,000
Food Service - New Construction					1,400	\$665	\$931,000
Lunch Shelter - New Construction					3,000	\$150	\$450,000
Classroom Building 3-6							
Minor Mod	4	0	4	4,230		\$250	\$1,057,500
Classroom Building 7-10							
Minor Mod	4	0	4	4,454		\$250	\$1,113,500
Admin / Classroom / Library Building							
Demo Existing Kinder Buildings 1-2	4	2	6	2,414		\$8	\$19,312
Kinder - Major Mod Conversion				3,750		\$325	\$1,218,750
Pre-School - Major Mod Conversion				3,600		\$325	\$1,170,000
Library - Major Mod				4,650		\$350	\$1,627,500
Classroom Building 100-200							
Classrooms - No Work	16	0	16				
Sitework							
New Visitor Parking					11,700	\$30	\$351,000
New Drop-off / Entry Plaza / Quad					40,000	\$30	\$1,200,000
New Kinder Playstructure					1	\$65,000	\$65,000
New Kinder Playground					11,000	\$30	\$330,000
New Staff Parking & Drop-off Circle					11,600	\$30	\$348,000
New Service Yard					14,700	\$30	\$441,000
Renovate Existing Field				34,000		\$15	\$510,000
New Hardcourt Expansion					20,000	\$30	\$600,000
New Electronic Marquee					1	\$35,000	\$35,000
New Security Fencing/Gates					285	\$125	\$35,625
New Sound Attenuation Fence/Wall					264	\$125	\$33,000
CONSTRUCTION SUB-TOTAL							\$15,546,187
ADA Allowance						5%	\$777,309
Budget Contingency						15%	\$2,331,928
CONSTRUCTION TOTAL							\$18,655,424
Non-Construction Soft-Costs							\$5,036,965
Escalation FY 21 (3%/yr)						9%	\$1,678,988
TOTAL PROJECT COST							\$25,371,377



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

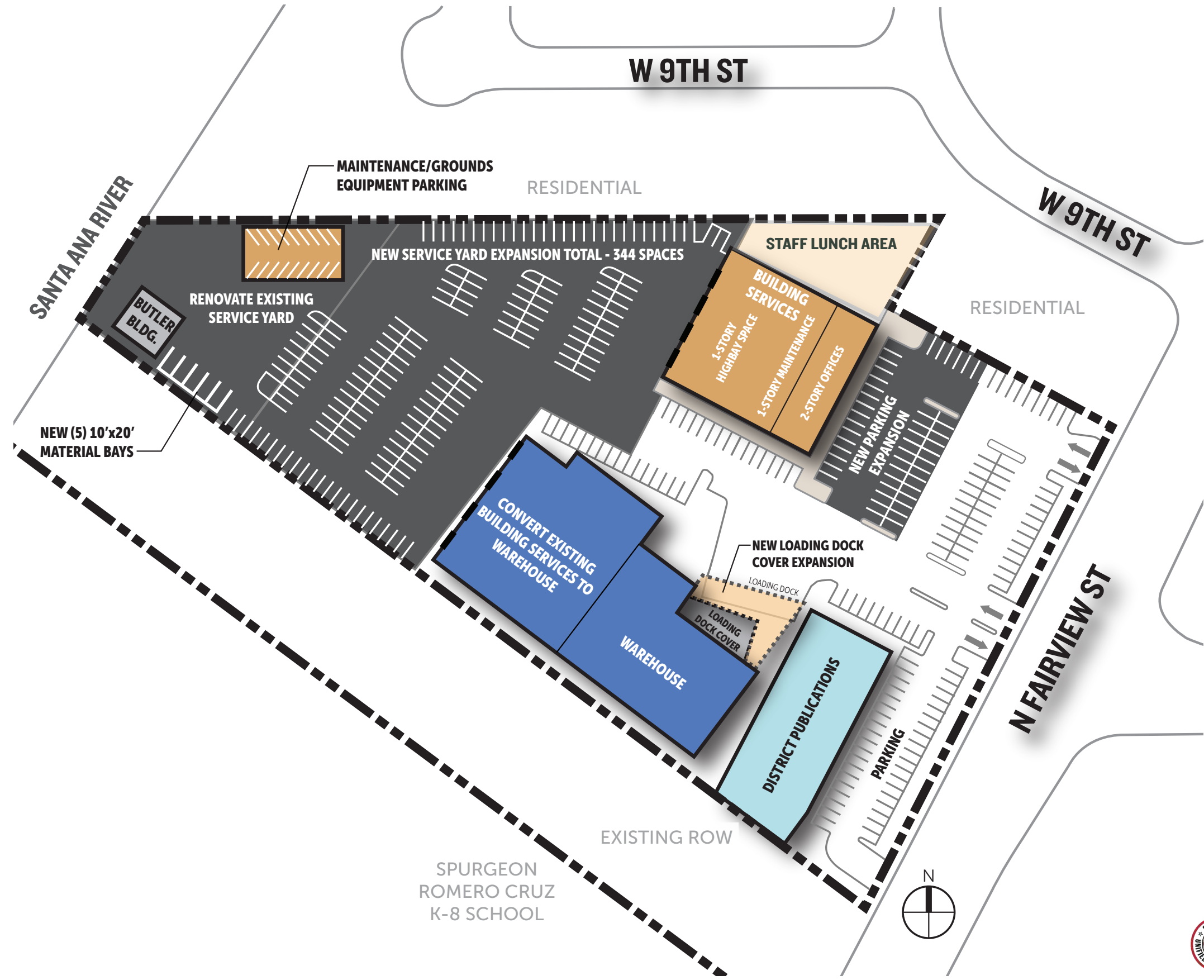
Year Built	1957
Year Last Modernized	-
Site Acreage	4.24
Existing Permanent Building Area	51,052
Existing Portables	0
Current Site Capacity	725
Enrollment (16/17)	720
Current Enrollment (17/18)	521

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
District Support Services							
District Publications Building	0	0	0				
Minor Mod				13,770		\$100	\$1,377,000
Warehouse Building	0	0	0				
Warehouse - Major Mod				14,261		\$150	\$2,139,150
Loading Dock Cover Expansion - New					2,500	\$150	\$375,000
Building Services / Warehouse Conversion	0	0	0				
Major Mod				18,149		\$150	\$2,722,350
Building Services Building	0	0	0				
Offices (2-story) - New Construction					17,000	\$200	\$3,400,000
Highbay Space (1-story) - New					700	\$200	\$140,000
Sitework							
New Service Yard Expansion - New					68,000	\$30	\$2,040,000
Renovate Existing Service Yard					24,000	\$20	\$480,000
New Parking Expansion - New					16,500	\$30	\$495,000
CONSTRUCTION SUB-TOTAL							\$13,168,500
ADA Allowance						5%	\$658,425
Budget Contingency						15%	\$1,975,275
CONSTRUCTION TOTAL							\$15,802,200
Non-Construction Soft-Costs						27%	\$4,266,594
Escalation FY 21 (3%/yr)						9%	\$1,422,198
TOTAL PROJECT COST	0	0	0				\$21,490,992



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	Unknown
Site Acreage	3.9
Existing Area - Warehouse	14,261
Existing Area - Building Services	18,149
Existing Area - Publications	13,770

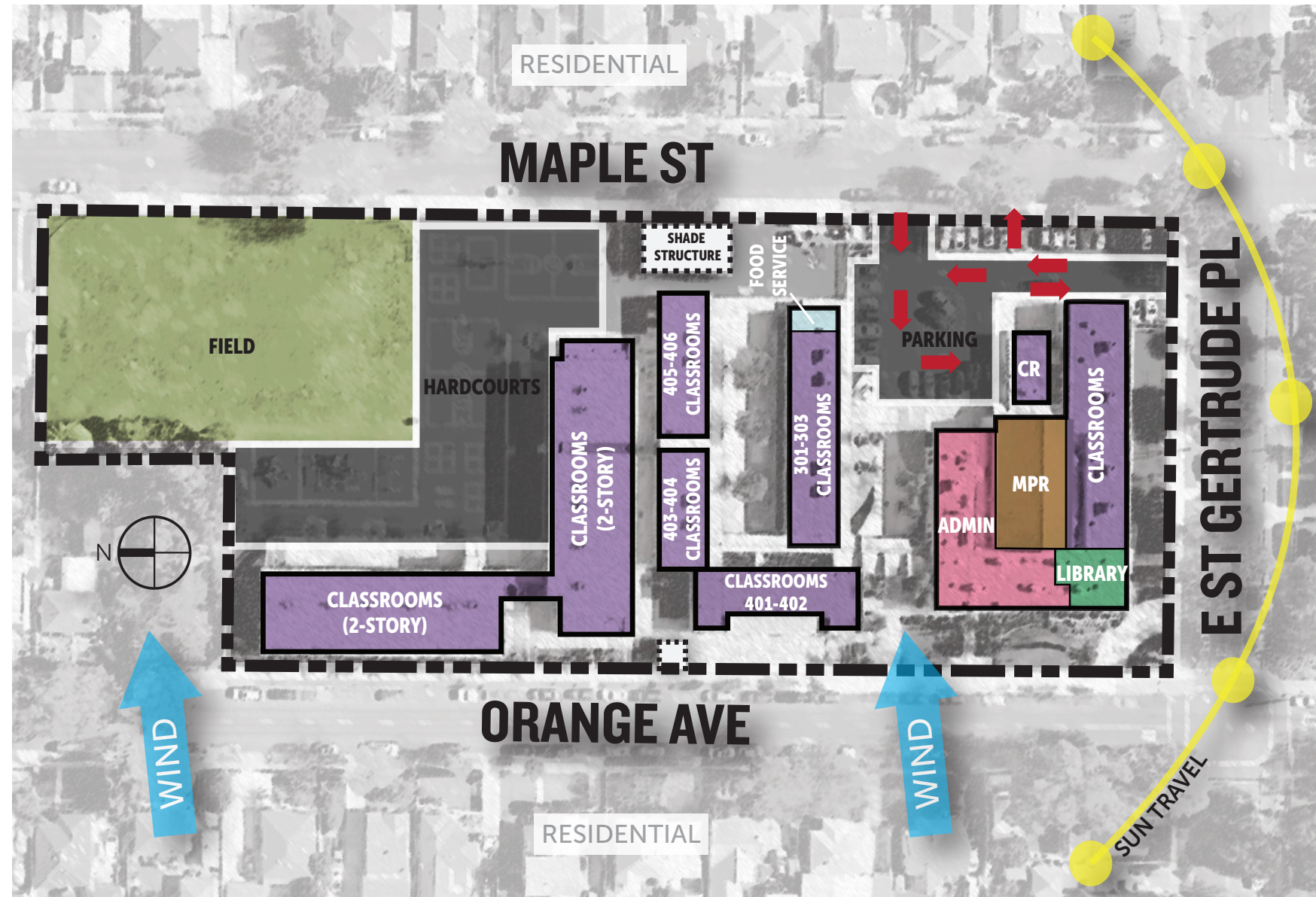


District Support Services

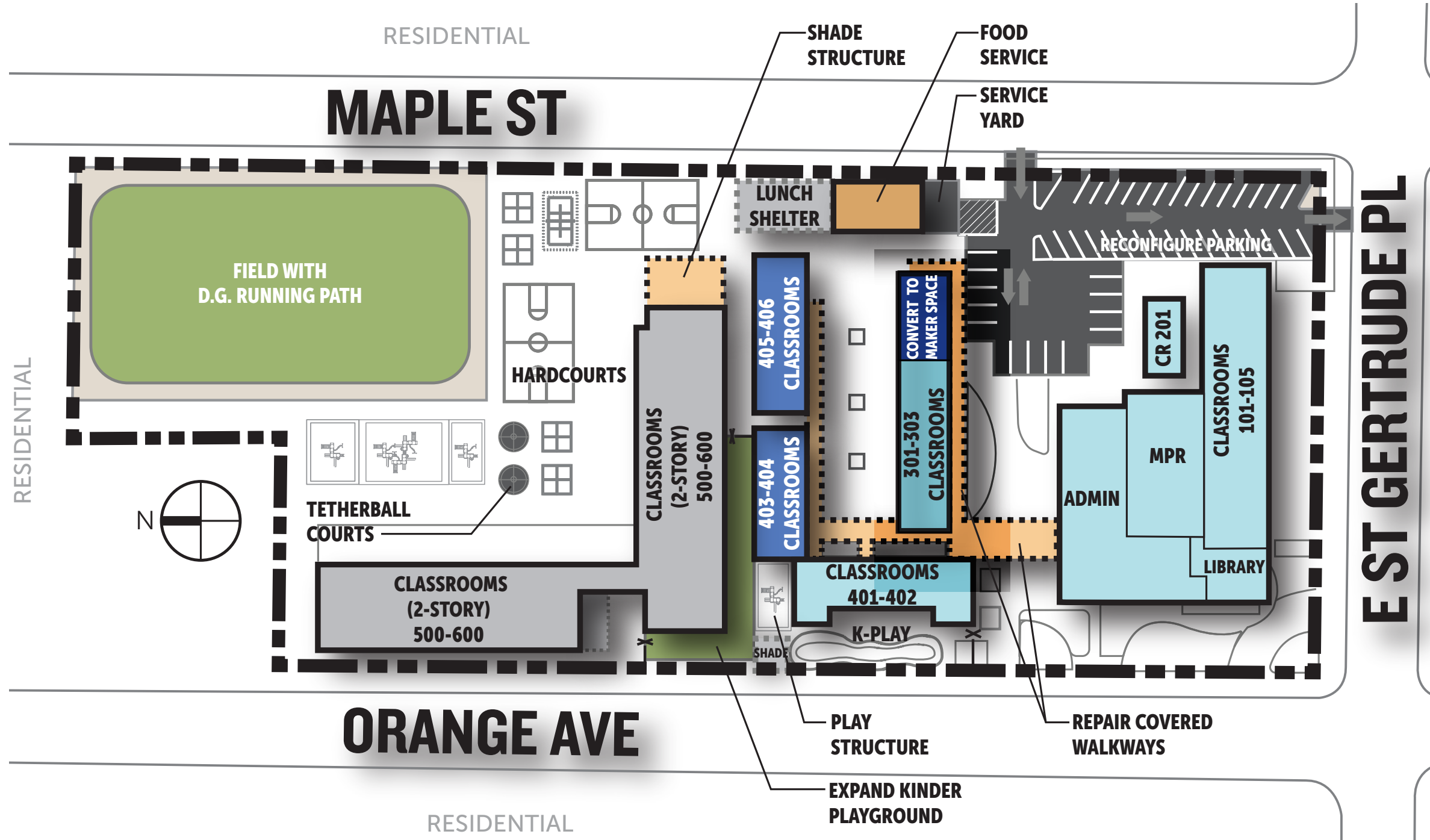
720 North Fairview Street, Santa Ana, CA 92703

EXISTING UTILIZATION & SITE ANALYSIS


CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Edison Elementary							
Admin / Library / MPR / Classroom Building	6	0	6				
Admin - Minor Mod				7,519		\$250	\$1,879,750
Library - Minor Mod				1,000		\$275	\$275,000
MPR - Minor Mod				3,500		\$325	\$1,137,500
Classrooms - Minor Mod				4,600		\$250	\$1,150,000
Classroom Building 301-303	4	0	4				
Classrooms - Minor Mod				2,634		\$250	\$658,500
Makery Conversion - Major Mod				1,106		\$325	\$359,450
Classroom Building 401-402	2	0	2				
Minor Mod				3,800		\$250	\$950,000
Classroom Building 403-406	4	0	4				
Major Mod				5,429		\$325	\$1,764,425
Classroom Building 500-600	24	0	24				
Classrooms - No Work				30,129			
Shade Structure - New Construction					1,200	\$150	\$180,000
Food services	0	0	0				
New Construction					1,400	\$665	\$931,000
Sitework							
Repair of Covered Walkways				4,800		\$65	\$312,000
Renovate Field & New D.G. Running Path					28,000	\$20	\$560,000
Expand Kinder Playground				2,800		\$30	\$84,000
New Service Yard					550	\$30	\$16,500
Reconfigure Parking				13,700		\$15	\$205,500
CONSTRUCTION SUB-TOTAL							\$10,463,625
ADA Allowance						5%	\$523,181
Budget Contingency						15%	\$1,569,544
CONSTRUCTION TOTAL							\$12,556,350
Non-Construction Soft-Costs						27%	\$3,390,215
Escalation FY 21 (3%/yr)						9%	\$1,130,072
TOTAL PROJECT COST	40	40					\$17,076,636



SCOPE OF WORK LEGEND:

- | | |
|---|--|
|  EXISTING BUILDING - NO WORK PROPOSED |  NEW COVERED SHELTER |
|  EXISTING BUILDING - MINOR MODERNIZATION |  NEW OR RENOVATED FIELD / LANDSCAPING |
|  EXISTING BUILDING - MAJOR MODERNIZATION |  NEW ASPHALT PAVEMENT |
|  NEW CONSTRUCTION |  NEW HARDSCAPE PAVING |
| |  NEW SITE FENCING |

Year Built	1951
Year Last Modernized	2012
Site Acreage	3.69
Existing Permanent Building Area	62,117
Existing Portables	0
Current Site Capacity	925
Enrollment (16/17)	572
Current Enrollment (17/18)	544

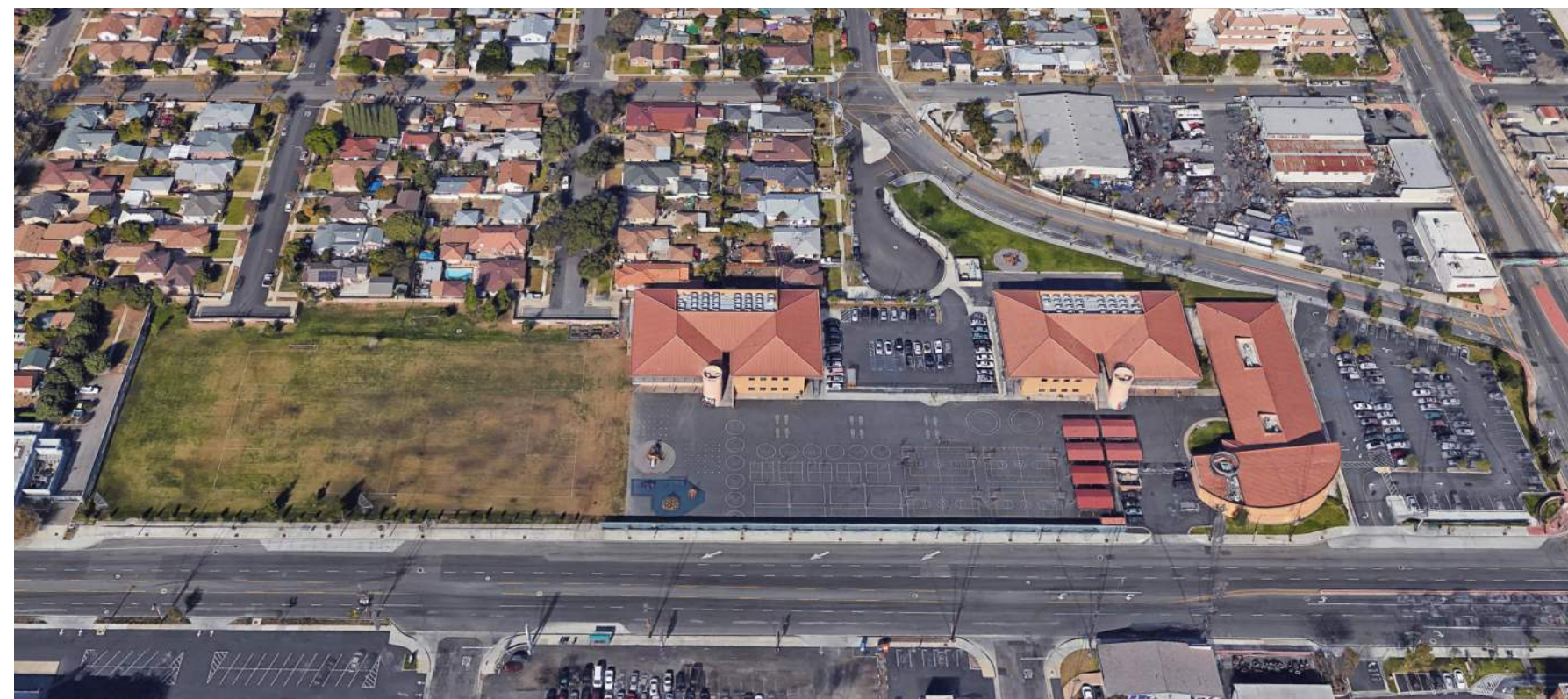


Edison Elementary School

2063 S Orange Ave, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Esqueda K-8							
A Admin / MPR / Library Building	0	0	0				
Admin - No Work				7,299			
Library - No Work				3,100			
MPR - No Work				5,725			
Food Service - Major Mod				1,450		\$575	\$833,750
Food Service Expansion - New					1,350	\$665	\$897,750
B Classroom Building	24	-1	23				
Classrooms - No Work				23,771			
Pre-School - Major Mod				2,263		\$325	\$735,475
Student Support Services - Major Mod				1,132		\$350	\$396,200
C Classrooms Building	24	0	24				
Classrooms - No Work				23,771			
Shade Structures							
Hardcourt Shade Structure - New					2,800	\$150	\$420,000
Lunch Shelter - New					2,400	\$150	\$360,000
Sitework							
Renovate Existing Courtyard Plaza				10,000		\$20	\$200,000
New Kinder Drop-Off Plaza				1,400		\$30	\$42,000
Renovate Existing Service Drive				2,000		\$20	\$40,000
Renovate Field, New D.G. Running Path				62,350		\$20	\$1,247,000
CONSTRUCTION SUB-TOTAL							\$5,172,175
ADA Allowance						5%	\$258,609
Budget Contingency						15%	\$775,826
CONSTRUCTION TOTAL							\$6,206,610
Non-Construction Soft-Costs						27%	\$1,675,785
Escalation FY 21 (3%/yr)						9%	\$558,595
TOTAL PROJECT COST	48	47					\$8,440,990



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING
- NEW COVERED SHELTER

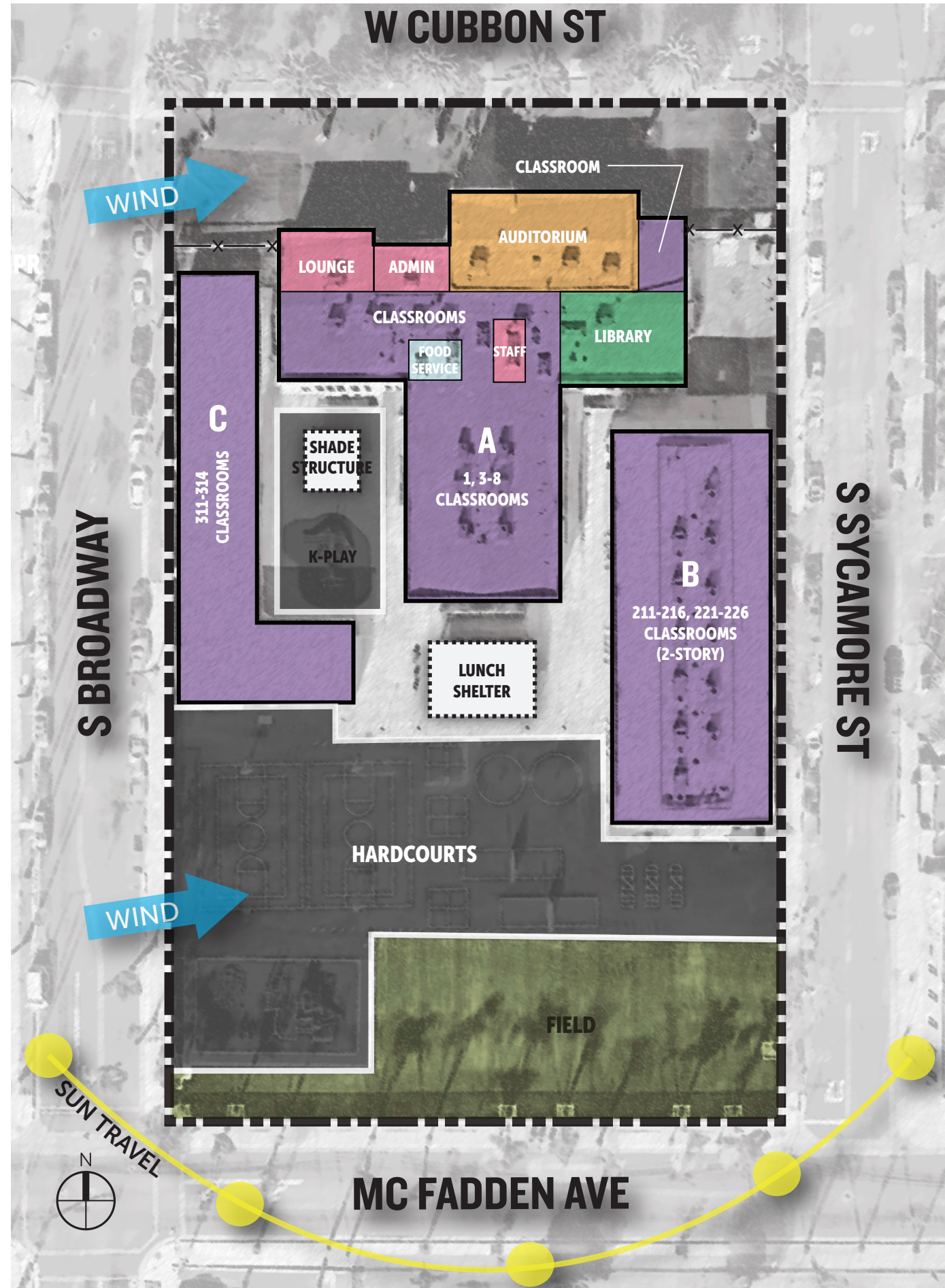
Year Built	2003
Year Last Modernized	-
Site Acreage	8.03
Existing Permanent Building Area	69,057
Existing Portables	0
Current Site Capacity	1,200
Enrollment (16/17)	1,180
Current Enrollment (17/18)	1,160



Esqueda K-8 School

2240 S Main St, Santa Ana, CA 92707

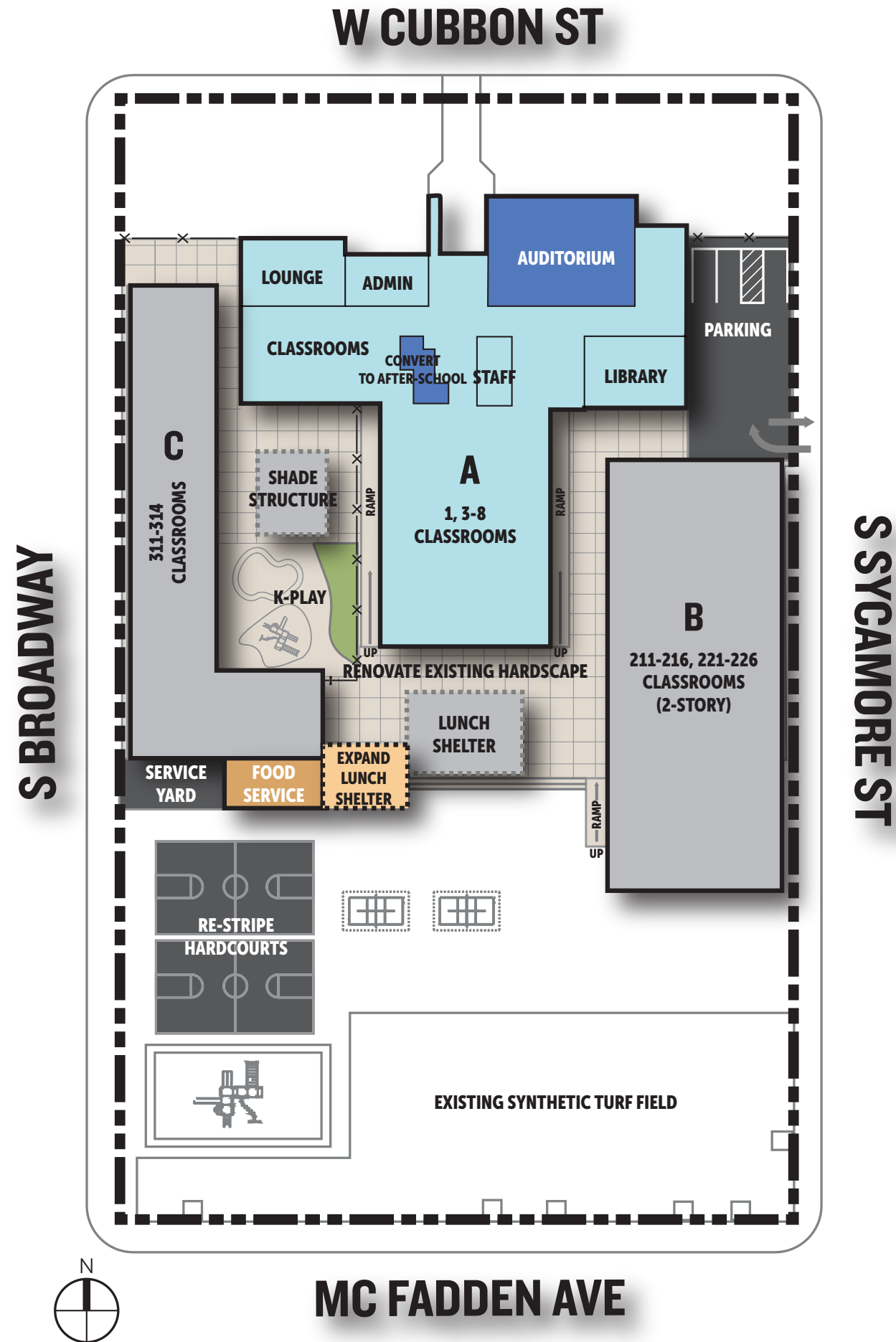
EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Franklin Elementary							
A Admin/Auditorium/ Classroom Building	6	0	6				
Admin - Minor Mod				1,020		\$250	\$255,000
Staff Lounge - Minor Mod				975		\$250	\$243,750
Staff Workroom - Minor Mod				400		\$250	\$100,000
Classrooms - Major Mod				12,296		\$325	\$3,996,200
After School Program - Major Mod				475		\$325	\$154,375
Library - Minor Mod				1,100		\$275	\$302,500
Auditorium - Major Mod				2,700		\$525	\$1,417,500
B Classroom Building 211-226	12	0	12				
Classrooms - No Work							
C Kinder Classroom Building 311-314	4	0	4				
Classrooms - No Work							
Food Services	0	0	0				
Food Service - New Construction					610	\$665	\$405,650
Lunch Shelter - New Construction					600	\$150	\$90,000
Sitework							
Renovate existing hardscape					13,900	\$20	\$278,000
New Parking					2,700	\$30	\$81,000
New service and delivery					550	\$30	\$16,500
Re-stripe Hardcourts					3,450	\$15	\$51,750
CONSTRUCTION SUB-TOTAL							\$7,392,225
ADA Allowance						5%	\$369,611
Budget Contingency						15%	\$1,108,834
CONSTRUCTION TOTAL							\$8,870,670
Non-Construction Soft-Costs						27%	\$2,395,081
Escalation FY 21 (3%/yr)						9%	\$798,360
TOTAL PROJECT COST	22	0	22				\$12,064,111



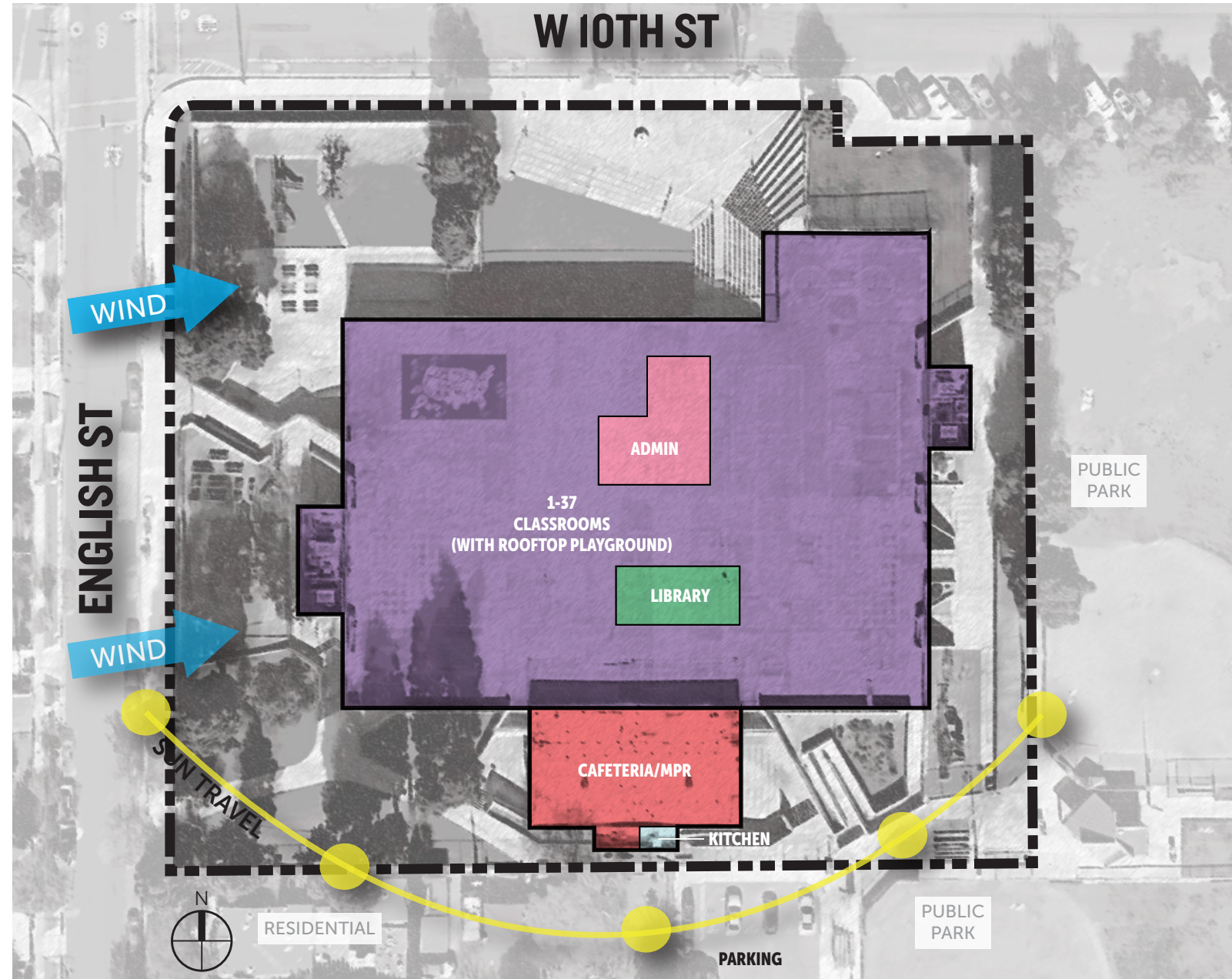


SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1932
Year Last Modernized	2011
Site Acreage	2.57
Existing Permanent Building Area	43,082
Existing Portables	0
Current Site Capacity	550
Enrollment (16/17)	446
Current Enrollment (17/18)	419

EXISTING UTILIZATION & SITE ANALYSIS

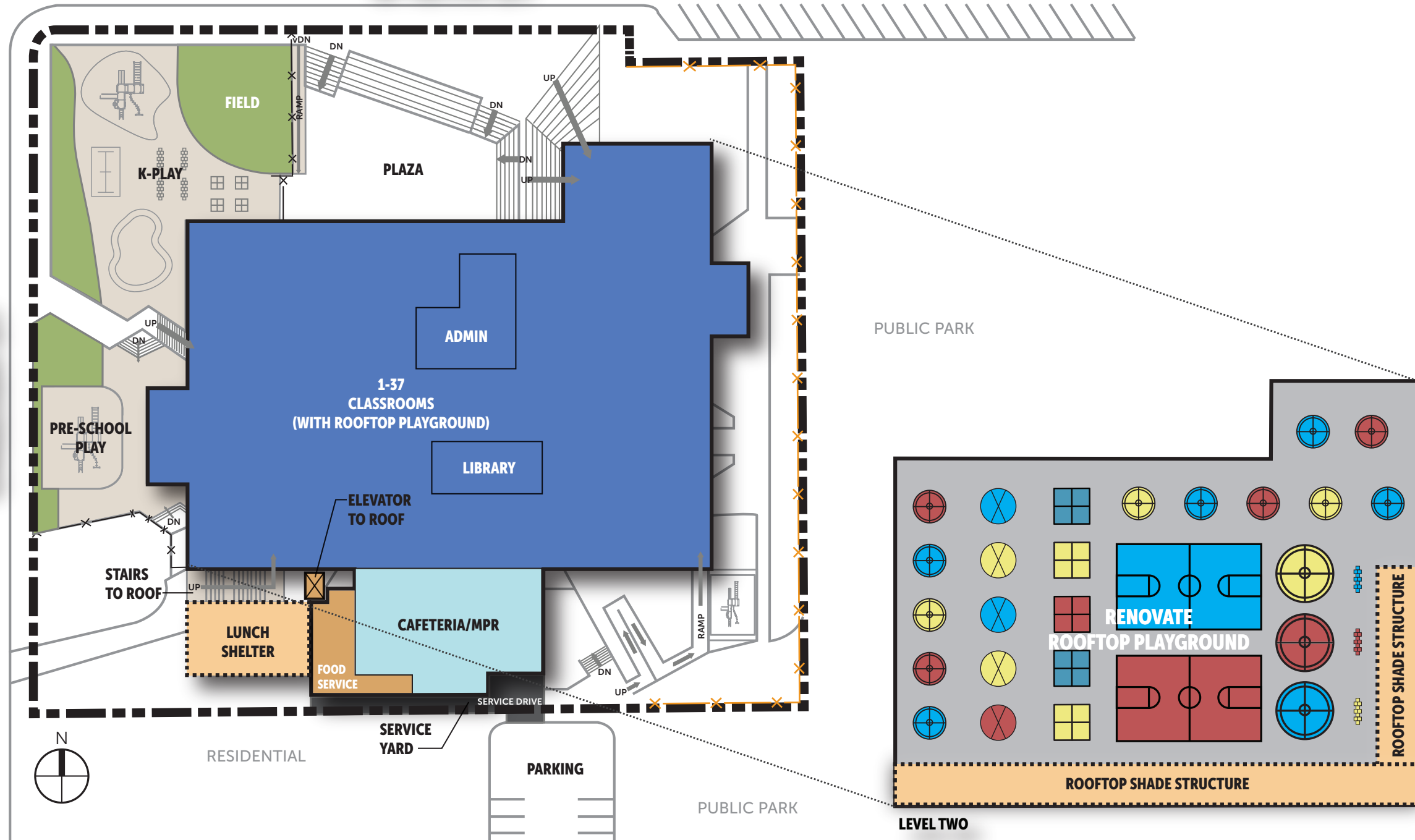


CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Fremont Elementary							
Admin / Classroom Building	27	0	27				
Admin - Major Mod				3,984		\$350	\$1,394,400
Classrooms - Major Mod				41,850		\$325	\$13,601,250
Library - Major Mod				1,000		\$350	\$350,000
Rooftop Shade Structure - New					5,000	\$150	\$750,000
Cafeteria/MPR / Food Service	0	0	0				
Cafeteria / MPR - Minor Mod				3,400		\$400	\$1,360,000
Food Service - New					1,400	\$665	\$931,000
Lunch Shelter - New					2,100	\$150	\$315,000
Elevator to Roof - New					1	\$120,000	\$120,000
Rooftop Playground Coating - New					46,000	\$4	\$184,000
Sitework							
Kinder Playground - New					12,000	\$65	\$780,000
Pre-School Play - New					5,500	\$65	\$357,500
Exterior Stairs to Roof - New					750	\$150	\$112,500
Service Drive - New					1,500	\$30	\$45,000
CONSTRUCTION SUB-TOTAL							\$20,300,650
ADA Allowance						5%	\$1,015,033
Budget Contingency						15%	\$3,045,098
CONSTRUCTION TOTAL							\$24,360,780
Non-Construction Soft-Costs						27%	\$6,577,411
Escalation FY 21 (3%/yr)						9%	\$2,192,470
TOTAL PROJECT COST							\$33,130,661

W 10TH ST

ENGLISH ST



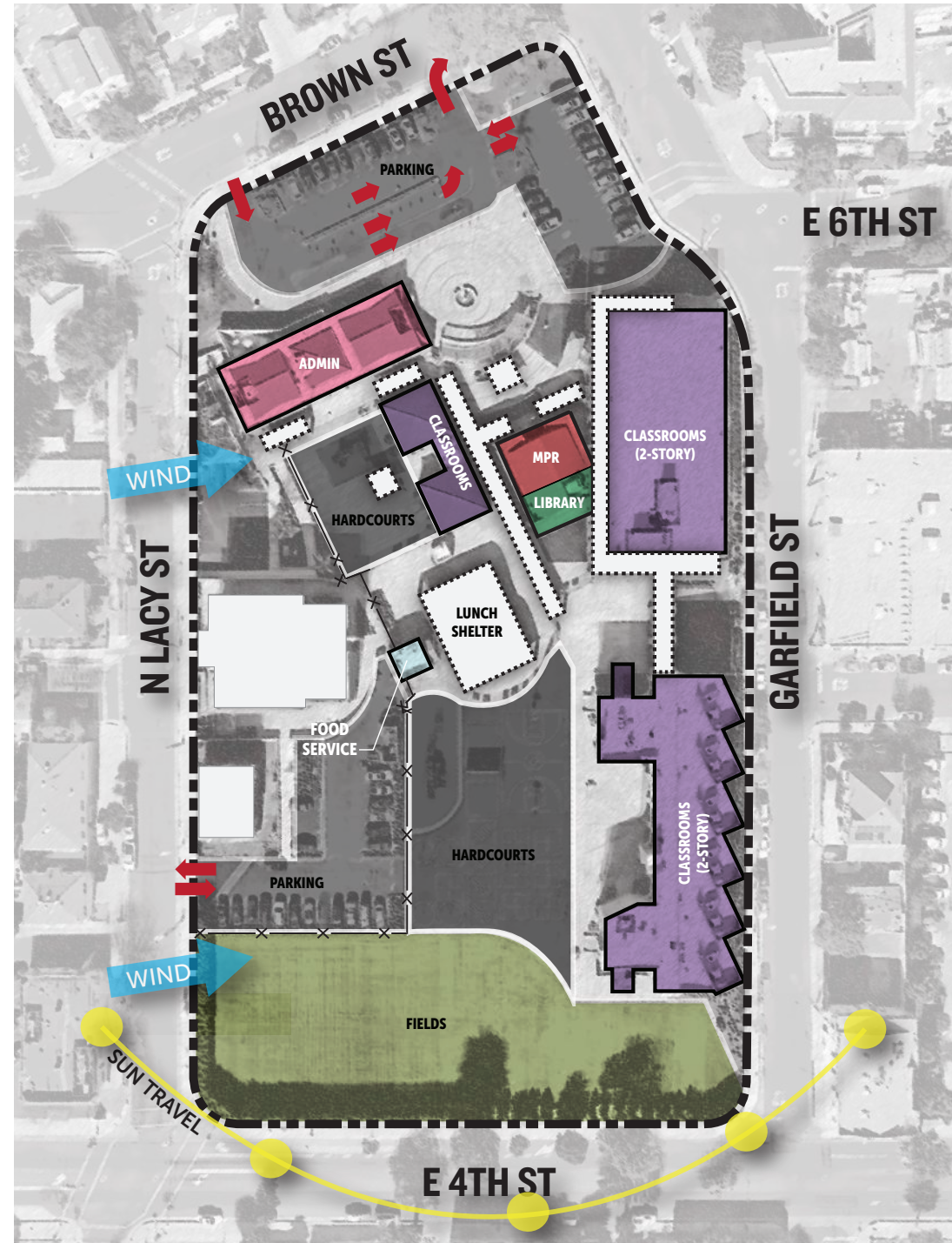
SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW COVERED SHELTER
- NEW SITE FENCING

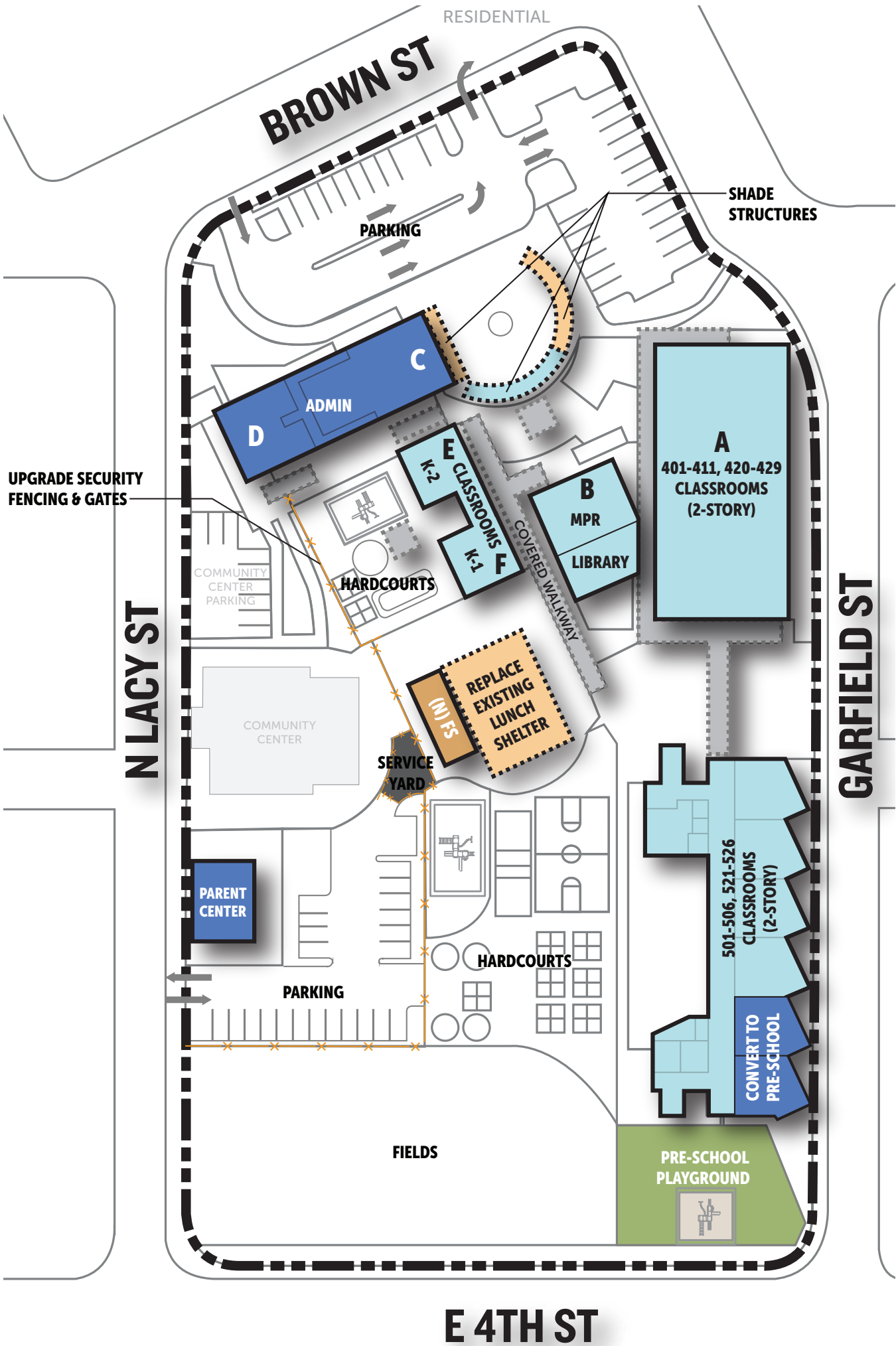
Year Built	1973
Year Last Modernized	2010
Site Acreage	2.88
Existing Permanent Building Area	52,500
Existing Portables	0
Current Site Capacity	650
Enrollment (16/17)	640
Current Enrollment (17/18)	579

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Garfield Elementary							
A Classroom Building 401-429	21	0	21				
Minor Mod				30,840		\$250	\$7,710,000
B MRP / Library Building	0	0	0				
MPR - Minor Mod				1,680		\$325	\$546,000
Library - Minor Mod				1,000		\$275	\$275,000
C-D Admin. Building	0	0	0				
Major Mod				5,220		\$350	\$1,827,000
E-F Kinder Classroom Building	2	0	2				
Classrooms - No Work							
Classroom Building 501-526	12	0	12				
Classrooms - Minor Mod				20,615		\$250	\$5,153,750
Pre School - Major Mod Conversion				2,000		\$325	\$650,000
New Food Service	0	0	0				
Food service - New Construction					900	\$665	\$598,500
Lunch shelter - New Construction					3,000	\$150	\$450,000
Parent Center	0	0	0				
Major Mod - Historic Building Conversion				1,500		\$350	\$525,000
Sitework							
Shade Structure - New Construction					900	\$150	\$135,000
Shade Structure - Minor Mod				500		\$30	\$15,000
New Service Yard				700		\$30	\$21,000
New Pre-School Playground				5,800		\$30	\$174,000
New Pre-School Play Structure					1	\$65,000	\$65,000
New Security Fencing/Gates					435	\$125	\$54,375
CONSTRUCTION SUB-TOTAL							\$18,199,625
ADA Allowance						5%	\$909,981
Budget Contingency						15%	\$2,729,944
CONSTRUCTION TOTAL							\$21,839,550
Non-Construction Soft-Costs						27%	\$5,896,679
Escalation FY 21 (3%/yr)						9%	\$1,965,560
TOTAL PROJECT COST							\$29,701,788

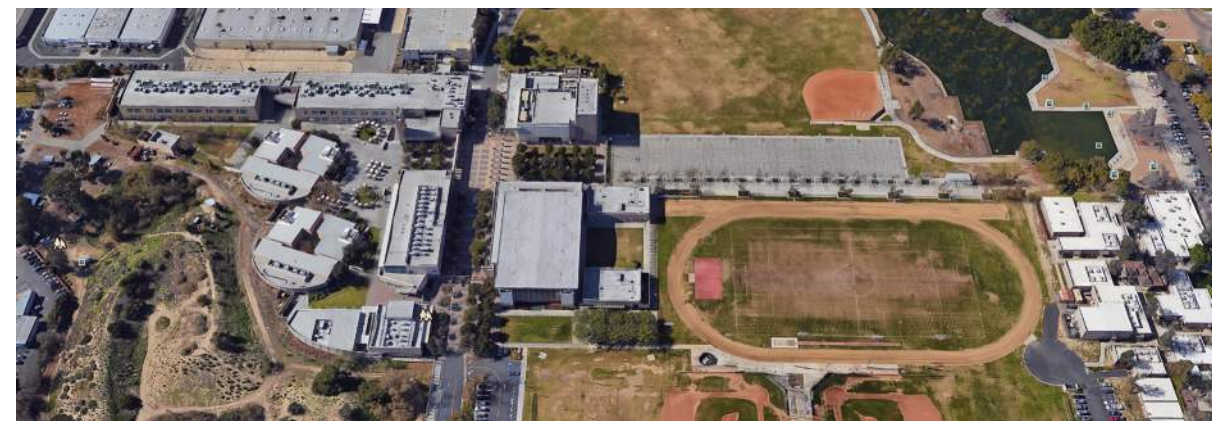


SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

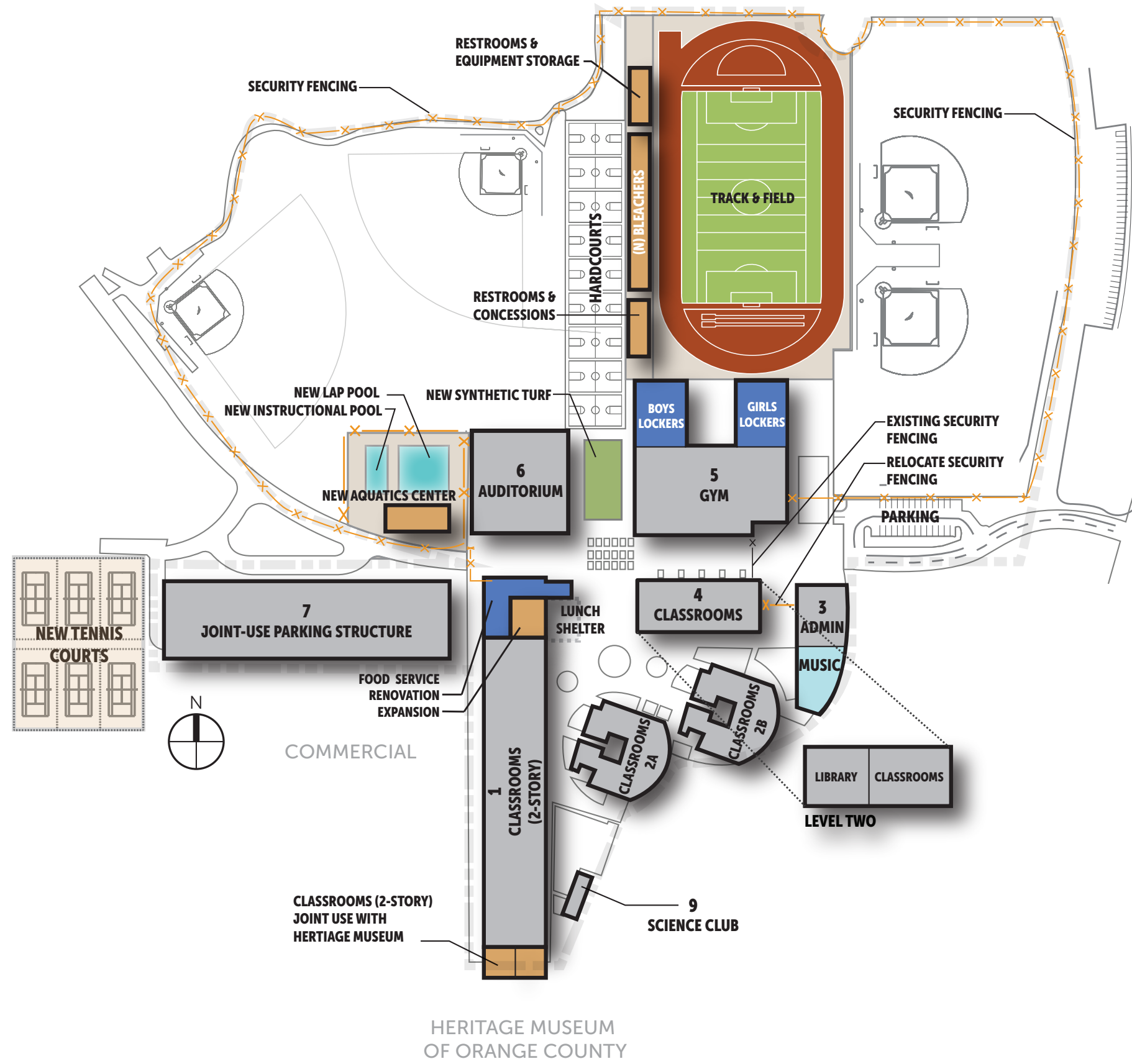
Year Built	1989
Year Last Modernized	-
Site Acreage	6.66
Existing Permanent Building Area	65,684
Existing Portables	0
Current Site Capacity	875
Enrollment (16/17)	847
Current Enrollment (17/18)	773

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Godinez Fundamental School	High						
1 Classrooms / Food Service Building	39	2	41				
Food Service - Major Mod				4,883		\$575	\$2,807,725
Food Service - Expansion					2,500	\$665	\$1,662,500
Classrooms - No Work				95,406			
Classrooms - New Joint Use					4,500	\$400	\$4,900
2A Classroom Building	8	0	8				
No Work							
2B Classrooms Building	8	0	8				
No Work							
3 Admin / Music Building	2	0	2				
Admin - No Work				6,400			
Music - Minor Mod				5,503		\$300	\$1,650,900
4 Classrooms / Library Building	14	0	14				
No Work							
5 Gym / Locker Building	0	0	0				
Gym - No Work				28,048			
Lockers - major mod				11,400		\$400	\$4,560,000
6 Auditorium	2	0	2				
No Work							
7 Parking Structure	0	0	0				
No Work							
9 Science Club Building	2	0	2				
No Work							
Restrooms & Concessions Building	0	0	0				
New construction					2,175	\$450	\$978,750
Restrooms & Equipment Storage Building	0	0	0				
New construction					3,000	\$450	\$1,350,000
New Aquatics Center	0	0	0				
Office / Locker / Toilets - New					8,000	\$550	\$4,400,000
Competition / Lap / Instruction Pools - New					7,000	\$250	\$1,750,000
Pool Deck Hardscape - New					26,000	\$30	\$780,000
Sitework							
New Stadium Bleachers					7,000	\$50	\$350,000
New Track & Field (Synthetic)					85,000	\$80	\$6,800,000
New Courtyard Turf (Synthetic)					10,000	\$65	\$650,000
New Hardscape					47,000	\$30	\$1,410,000
New Tennis Courts					42,000	\$40	\$1,680,000
New Security Fencing/Gates					3,600	\$125	\$450,000
CONSTRUCTION SUB-TOTAL							\$31,284,775
ADA Allowance						5%	\$1,564,239
Budget Contingency						15%	\$4,692,716
CONSTRUCTION TOTAL							\$37,541,730
Non-Construction Soft-Costs						27%	\$10,136,267
Escalation FY 21 (3%/yr)						9%	\$3,378,756
TOTAL PROJECT COST	75	77					\$51,056,753



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	2003
Year Last Modernized	-
Site Acreage	26
Existing Permanent Building Area	261,732
Existing Portables	0
Current Site Capacity	2592
Enrollment (16/17)	2576
Current Enrollment (17/18)	2529

HERITAGE MUSEUM OF ORANGE COUNTY



Godinez Fundamental High School

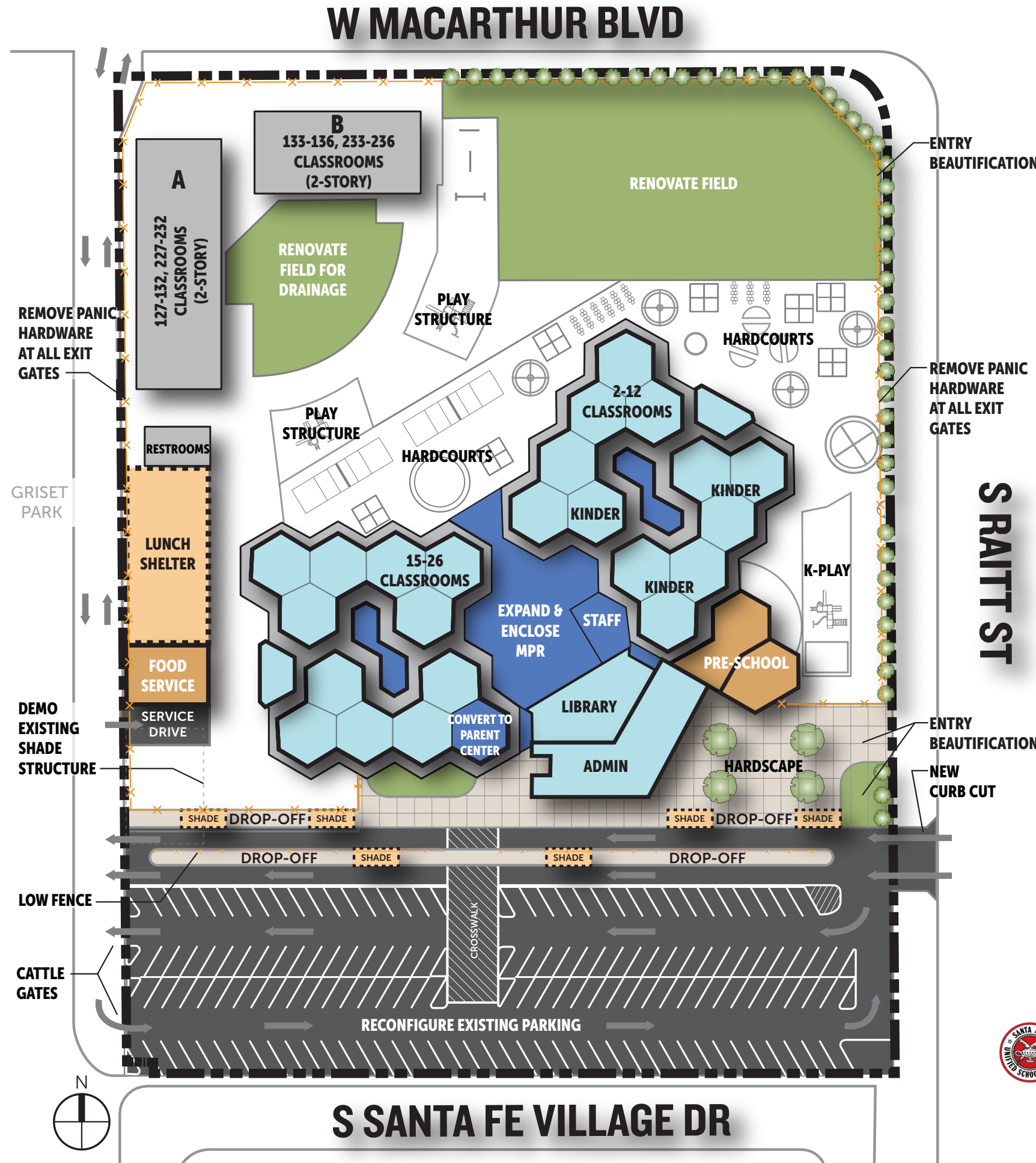
3002 Centennial Rd., Santa Ana CA 92704

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Greenville Elementary							
Classroom / MPR / Library / Admin Building	24	1	25				
Classrooms - Minor Mod				26,367		\$250	\$6,591,750
Kinder - Minor Mod				6,125		\$250	\$1,531,250
Pre-School - New Construction					2,000	\$400	\$800,000
MPR - Major Mod				5,250		\$400	\$2,100,000
Staff - Major Mod				600		\$350	\$210,000
Parent Center - Major Mod				960		\$350	\$336,000
Library - Minor Mod				2,182		\$275	\$600,050
Admin - Minor Mod				2,315		\$250	\$578,750
A Classroom Buildings 127-236	20	0	20				
No Work							
Food Services	0	0	0				
Food Service - New					1,500	\$665	\$997,500
Lunch Shelter - New					4,000	\$150	\$600,000
Sitework							
Reconfigure Existing Parking					55,500	\$15	\$832,500
New Shade Structures					1,650	\$150	\$247,500
New Drop-off / Hardscape					17,500	\$30	\$525,000
New Entry Beautification					5,300	\$30	\$159,000
New Service Drive					1,150	\$20	\$23,000
Renovate Fields					30,200	\$15	\$453,000
New Security Fencing/Gates					1,360	\$125	\$170,000
CONSTRUCTION SUB-TOTAL							\$16,755,300
ADA Allowance						5%	\$837,765
Budget Contingency						15%	\$2,513,295
CONSTRUCTION TOTAL							\$20,106,360
Non-Construction Soft-Costs						27%	\$5,428,717
Escalation FY 21 (3%/yr)						9%	\$1,809,572
TOTAL PROJECT COST	44	1	45				\$27,344,650



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

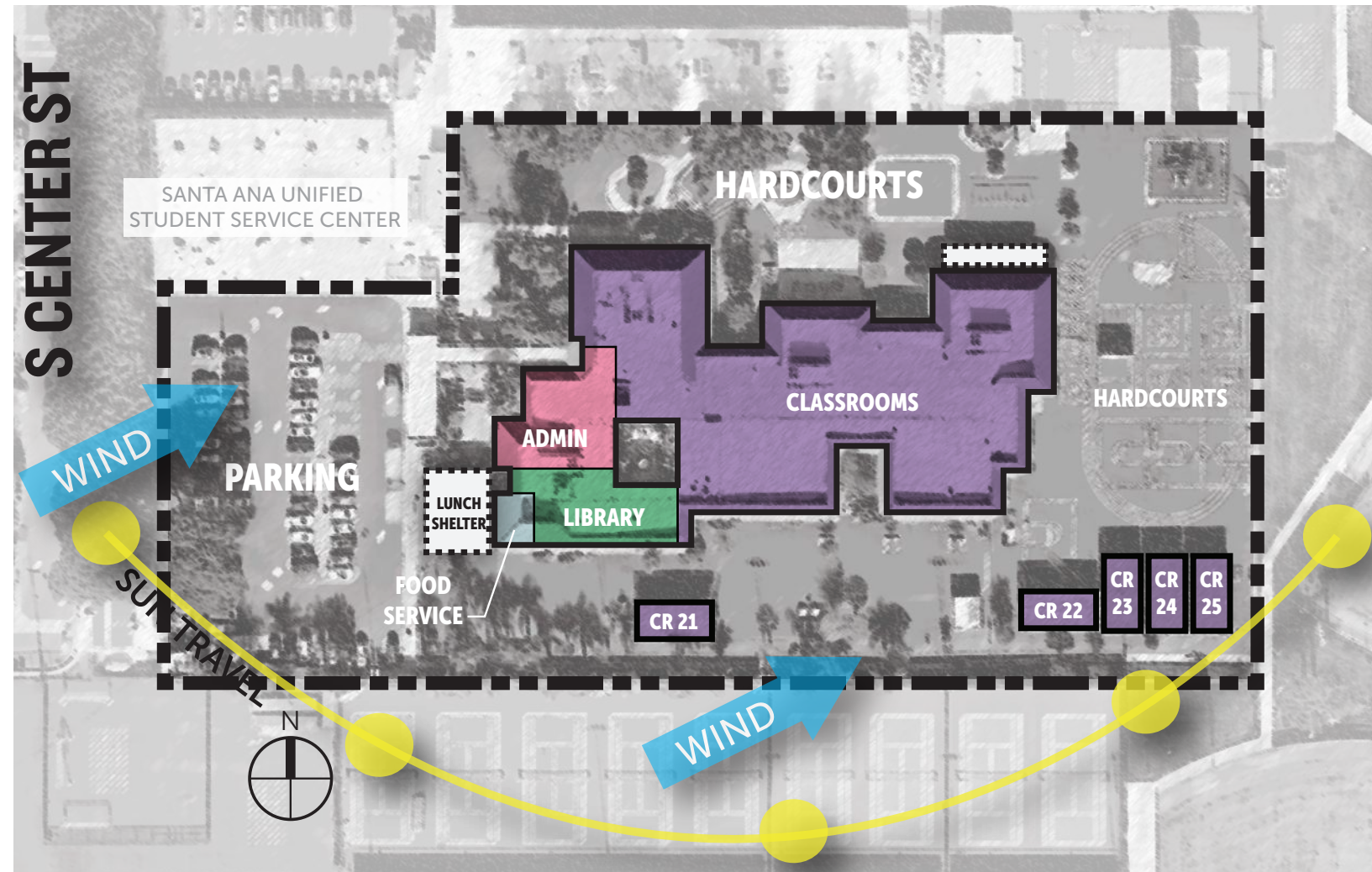
Year Built	1979
Year Last Modernized	2009
Site Acreage	6.50
Existing Permanent Building Area	48,858
Existing Portables	0
Current Site Capacity	1050
Enrollment (16/17)	1046
Current Enrollment (17/18)	1052



Greenville Fundamental Elementary School

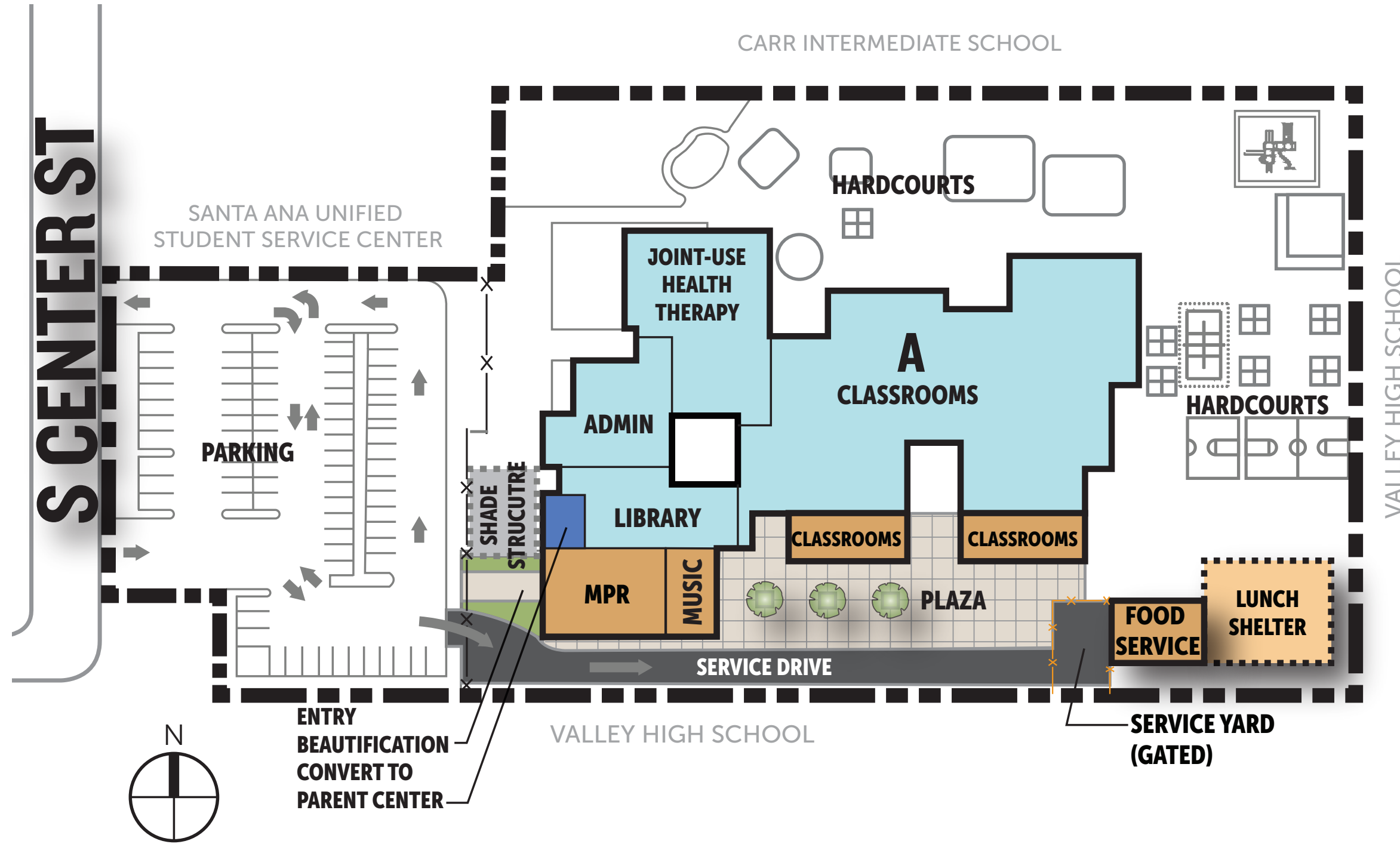
3600 S Raitt St, Santa Ana, CA 92704

EXISTING UTILIZATION & SITE ANALYSIS












CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Harvey Elementary							
A Admin / Library /Classroom Building	22	5	27				
Admin - Minor Mod				4,357		\$250	\$1,089,250
Health Therapy - Minor Mod				7,345		\$250	\$1,836,250
Library - Minor Mod				470		\$275	\$129,250
Parent Center Conversion - Major Mod				500		\$350	175,000
Classrooms - Minor Mod				26,428		\$250	\$6,607,000
Classrooms - New Construction					4,000	\$400	\$1,600,000
MPR - New Construction					3,500	\$550	\$1,925,000
Music - New Construction					1,500	\$425	\$637,500
New Food Services	0	0	0				
Food Service - New					1,700	\$665	\$1,130,500
Lunch Shelter - New Construction					3,500	\$150	\$525,000
Sitework							
Entry Beautification					1,300	\$30	\$39,000
New Service Drive / Service Yard					9,700	\$30	\$291,000
New Plaza					10,300	\$30	\$309,000
CONSTRUCTION SUB-TOTAL							\$16,293,750
ADA Allowance						5%	\$814,688
Budget Contingency						15%	\$2,444,063
CONSTRUCTION TOTAL							\$19,552,500
Non-Construction Soft-Costs						27%	\$5,279,175
Escalation FY 21 (3%/yr)						9%	\$1,759,725
TOTAL PROJECT COST	22	5	27				\$26,591,400



SCOPE OF WORK LEGEND:

- | | | | |
|---|---|---|--------------------------------------|
|  | EXISTING BUILDING - NO WORK PROPOSED |  | NEW COVERED SHELTER |
|  | EXISTING BUILDING - MINOR MODERNIZATION |  | NEW OR RENOVATED FIELD / LANDSCAPING |
|  | EXISTING BUILDING - MAJOR MODERNIZATION |  | NEW ASPHALT PAVEMENT |
|  | NEW CONSTRUCTION |  | NEW HARDSCAPE PAVING |
| | |  | NEW SITE FENCING |

Year Built	1977
Year Last Modernized	2010
Site Acreage	4.64
Existing Permanent Building Area	41,701
Existing Portables	4,800
Current Site Capacity	575
Enrollment (16/17)	461
Current Enrollment (17/18)	421

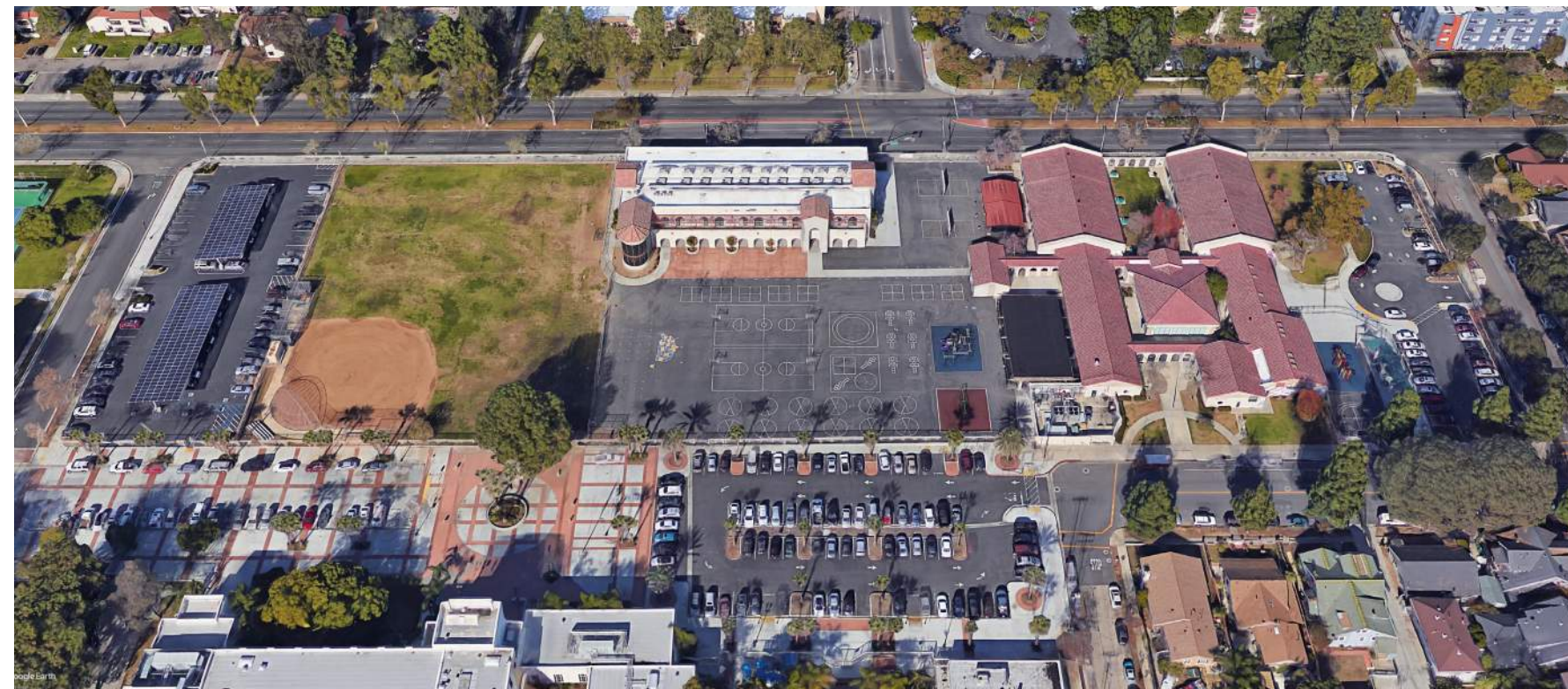


Harvey Elementary School

1635 S Center St., Santa Ana, CA 92704

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Heninger K-8							
A Admin Building	0	0	0				
Major Mod				2,351		\$350	\$822,850
B MPR	0	0	0				
Minor Mod				1,939		\$325	\$630,175
C Classroom Building	4	0	4				
Minor Mod				4,498		\$250	\$1,124,500
Classroom Building (2-story)	20	0	20				
No Work							
D Classroom Building	8	0	8				
Minor Mod				8,531		\$250	\$2,132,750
E Classroom Building	8	0	8				
Minor Mod				8,531		\$250	\$2,132,750
F Restrooms	0	0	0				
Minor Mod				1,791		\$300	\$537,300
G Classrooms / Library / Food Services	1	0	1				
Classrooms - Minor Mod				824		\$250	\$206,000
Library - Minor Mod				1,123		\$275	\$308,825
Staff - Minor Mod				1,098		\$250	\$274,500
Food Service - Major Mod				400		\$575	\$230,000
Food Service Expansion - New					700	\$665	\$465,500
Lunch Shelter -New Construction					3,000	\$150	\$450,000
Sitework							
New Parking				2,270		\$30	68,100
New K-Play				15,000		\$30	\$450,000
New Kinder Play Structures				2		\$65,000	\$130,000
Renovate Plaza				7,400		\$20	\$148,000
Re-stripe Hardcourts				29,000		\$15	\$435,000
New Play Structures					2	\$65,000	\$130,000
Expand Field				12,500		\$30	\$375,000
Security Fencing & Gates					345	\$125	\$43,125
CONSTRUCTION SUB-TOTAL							\$11,094,375
ADA Allowance						5%	\$554,719
Budget Contingency						15%	\$1,664,156
CONSTRUCTION TOTAL							\$13,313,250
Non-Construction Soft-Costs						27%	\$3,594,578
Escalation FY 21 (3%/yr)						9%	\$1,198,193
TOTAL PROJECT COST							\$18,106,020



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1992
Year Last Modernized	-
Site Acreage	6.98
Existing Permanent Building Area	60,072
Existing Portables	0
Current Site Capacity	1,128
Enrollment (16/17)	1,195
Current Enrollment (17/18)	1,196

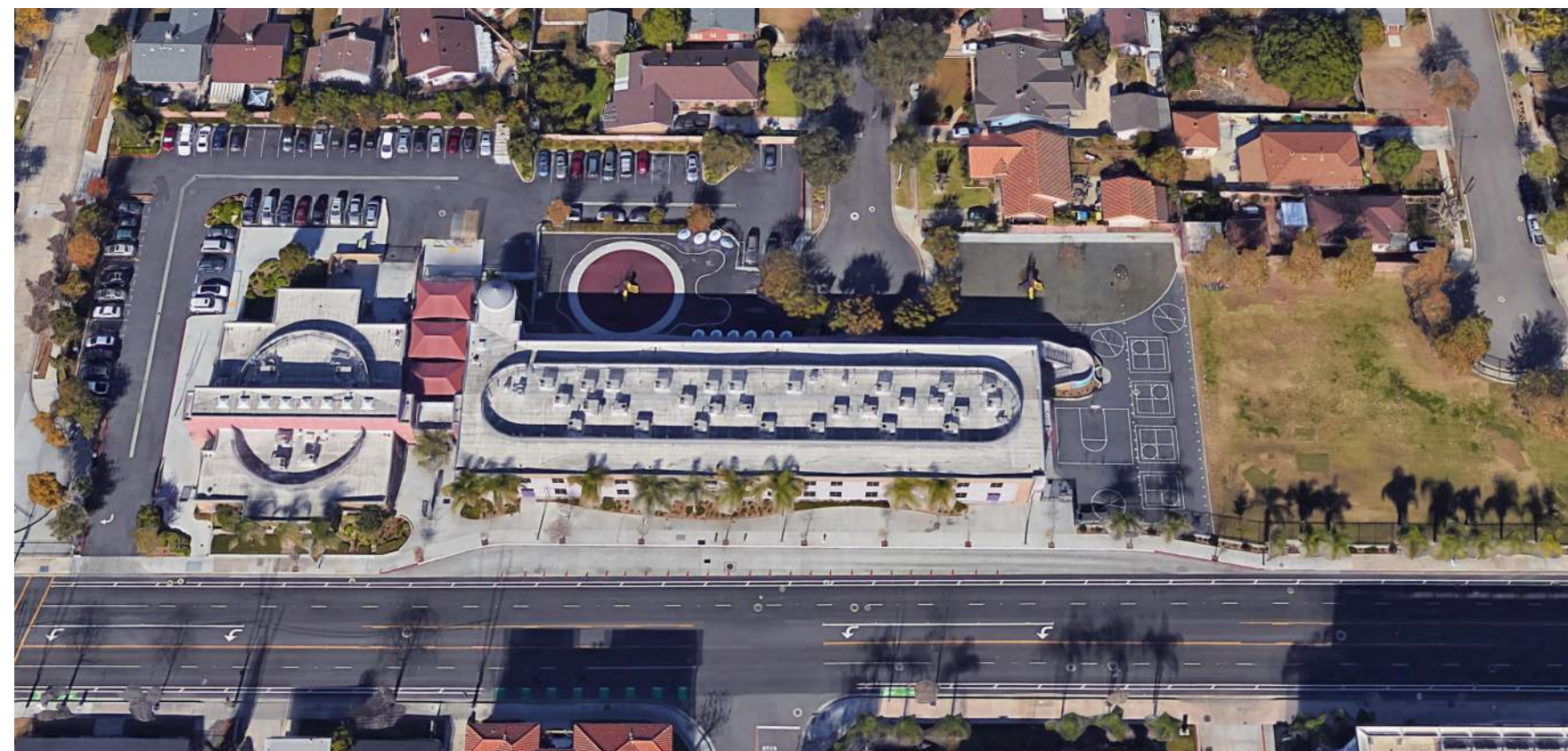
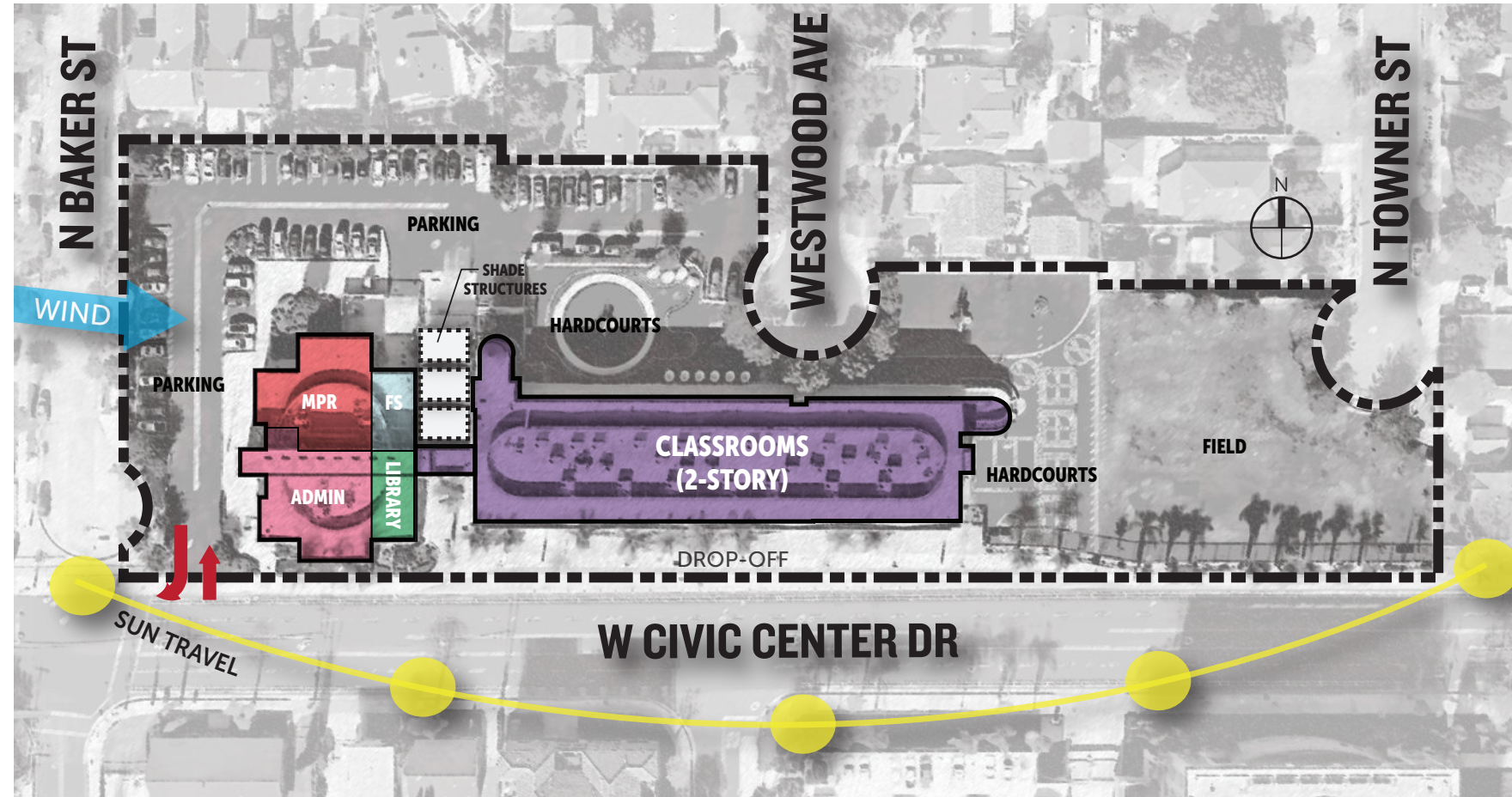


Heninger K-8 School

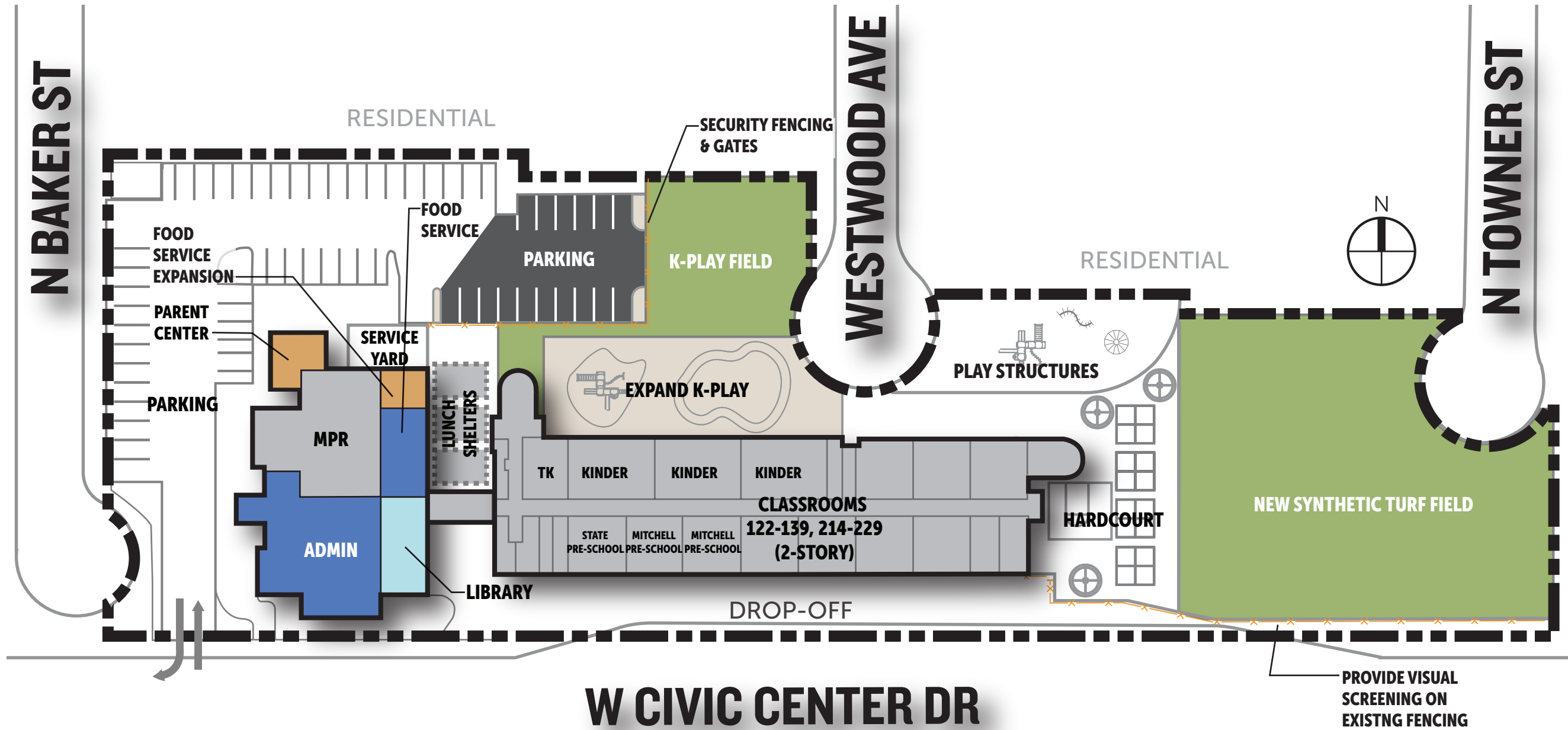
417 W Walnut St, Santa Ana, CA

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Heroes Elementary							
Admin / MPR / Food Service Building	0	0	0				
Admin - Major Mod				4,157		\$350	\$1,454,950
MPR - No Work				3,711			
Parent Center - New Construction					530	\$400	\$212,000
Library - Minor Mod				1,023		\$275	\$281,325
Food service - Major Mod				1,150		\$575	\$661,250
Food service Expansion - New					525	\$665	\$349,125
Classroom Building (2-story)	29	0	29				
No Work							
Sitework							
New Parking					6,100	\$30	\$183,000
New K-Play Field					8,000	\$65	\$520,000
New K-Play					8,000	\$65	\$520,000
New Synthetic Turf Field					27,000	\$65	\$1,755,000
Security Fencing/Gates - New					200	\$125	\$25,000
Fence Visual Screening Fabric - New					300	\$50	\$15,000
CONSTRUCTION SUB-TOTAL							\$5,976,650
ADA Allowance						5%	\$298,833
Budget Contingency						15%	\$896,498
CONSTRUCTION TOTAL							\$7,171,980
Non-Construction Soft-Costs						27%	\$1,936,435
Escalation FY 21 (3%/yr)						9%	\$645,478
TOTAL PROJECT COST							\$9,753,893



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

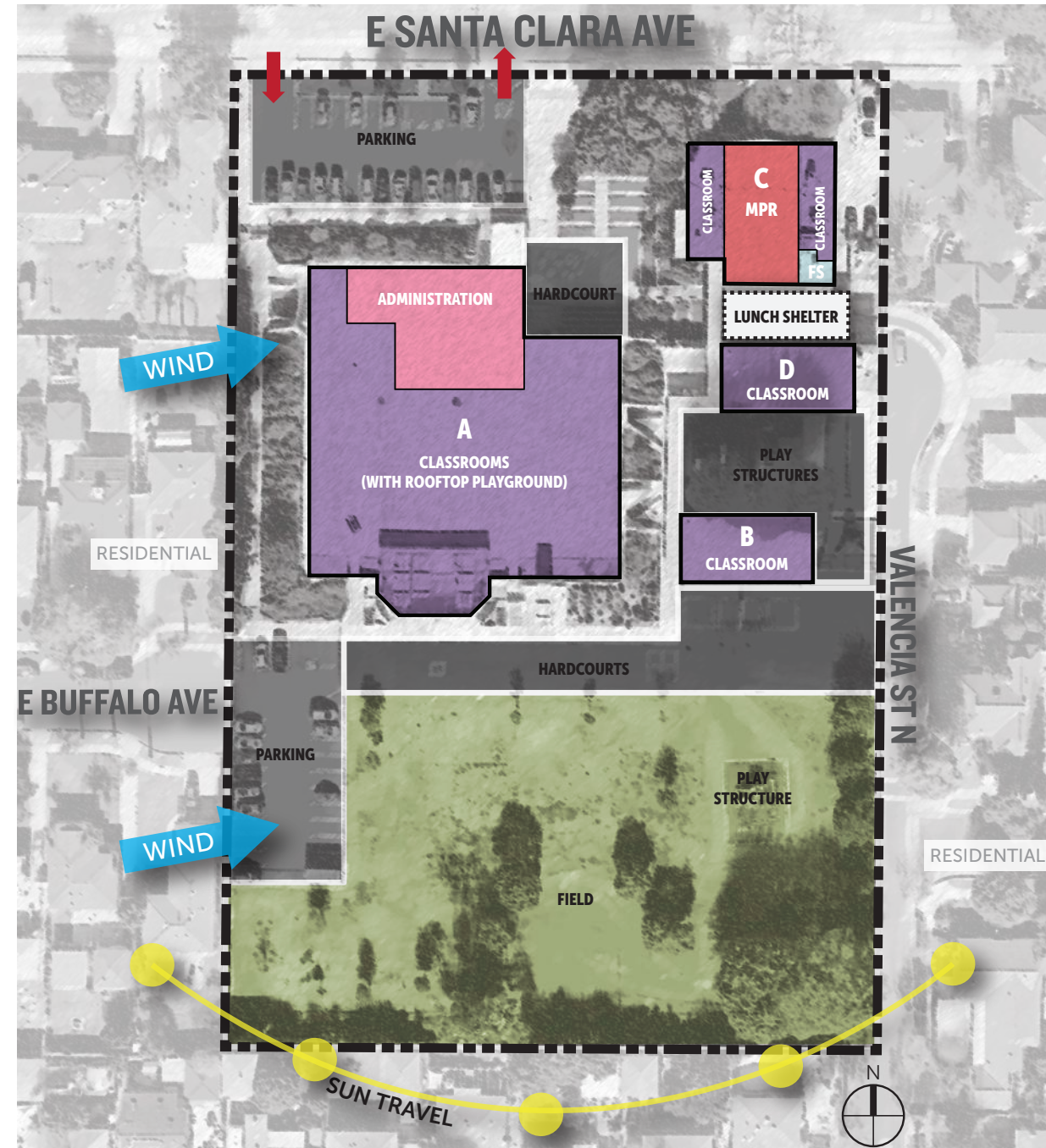
Year Built	2007
Year Last Modernized	-
Site Acreage	3.45
Existing Permanent Building Area	51,961
Existing Portables	0
Current Site Capacity	700
Enrollment (16/17)	572
Current Enrollment (17/18)	599



Heroes Elementary School

1111 W Civic Center Dr, Santa Ana, CA 92703

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

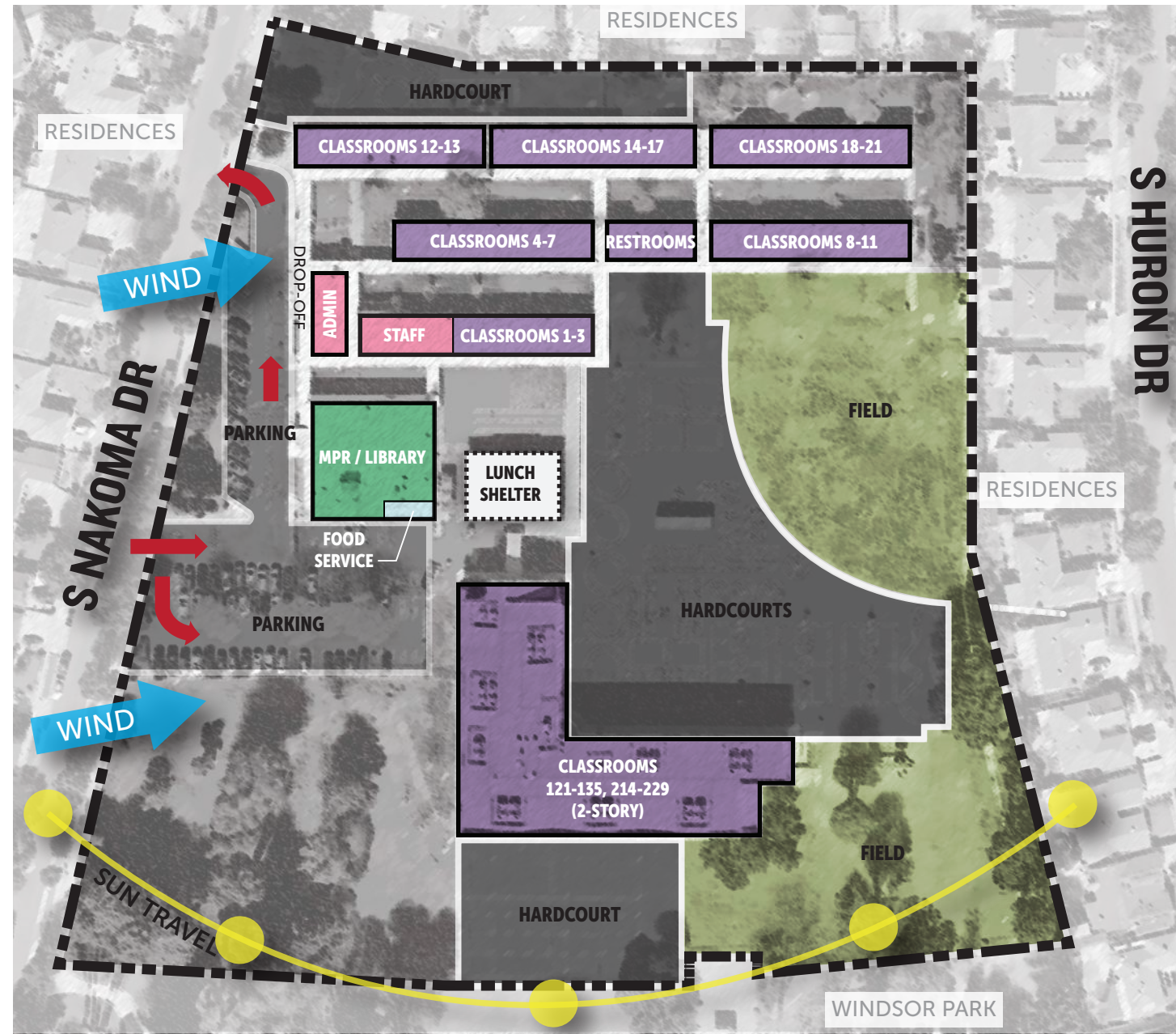
CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Hoover Elementary							
A Admin / Classroom / Library Building	20	0	20				
Admin - Major Mod				5,600		\$350	\$1,960,000
Classrooms - Major Mod				21,032		\$325	\$6,835,400
Library - Major Mod				1,550		\$350	\$542,500
Entry Cover - New Construction					2,500	\$150	\$375,000
Rooftop Playground Coating - New				26,500		\$4	\$106,000
B Classroom Building	2	0	2				
Minor Mod				1,885		\$250	\$471,250
C Classrooms / MPR Building	1	0	1				
Classrooms - Major Mod				940		\$325	\$305,500
MPR - Major Mod				3,035		\$400	\$1,214,000
Office - Major Mod				460		\$350	\$161,000
Parent Center - No Work				630			
Food Service - Major Mod				320		\$575	\$184,000
Food Service Expansion - New					700	\$665	\$465,500
Lunch shelter - New Construction					2,000	\$150	\$300,000
D Classroom Building	2	0	2				
Minor Mod				1,885		\$250	\$471,250
Sitework							
Renovate Courtyard				8,500		\$20	\$170,000
Expand Hard Courts				6,000		\$30	\$180,000
New Play Structure					1	\$65,000	\$65,000
Renovate Field				52,500		\$20	\$1,050,000
Expand Field - Replace Asphalt				8,300		\$30	\$249,000
CONSTRUCTION SUB-TOTAL							\$15,105,400
ADA Allowance						5%	\$755,270
Budget Contingency						15%	\$2,265,810
CONSTRUCTION TOTAL							\$18,126,480
Non-Construction Soft-Costs						27%	\$4,894,150
Escalation FY 21 (3%/yr)						9%	\$1,631,383
TOTAL PROJECT COST							\$24,652,013



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1940
Year Last Modernized	2009
Site Acreage	4.47
Existing Permanent Building Area	54,836
Existing Portables	0
Current Site Capacity	575
Enrollment (16/17)	405
Current Enrollment (17/18)	397

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Jackson Elementary							
A Admin. Building	0	0	0				
Admin - Major Mod				1,680		\$350	\$588,000
Admin Expansion - New Construction					1,000	\$400	\$400,000
B MPR / Food Service Building	0	0	0				
MPR - Major Mod				5,458		\$400	\$2,183,200
Food Service - Minor Mod				1,022		\$450	\$459,900
Food Service Expansion - New					1,200	\$665	\$798,000
Lunch Shelter - New Construction					5,000	\$150	\$750,000
C Classroom Building	3	0	3				
Staff Support - Minor Mod				943		\$250	\$235,750
Classrooms - Minor Mod				2,815		\$250	\$703,750
D Classroom Building	4	0	4				
Minor Mod				3,757		\$250	\$939,250
E Restrooms	0	0	0				
Minor Mod				1,690		\$250	\$422,500
F Classroom Building	4	0	4				
Minor Mod				3,757		\$250	\$939,250
G Classroom Building	2	0	2				
Minor Mod				3,536		\$250	\$884,000
H Classroom Building	4	0	4				
Minor Mod				3,757		\$250	\$939,250
I Classroom Building	4	0	4				
Minor Mod				3,757		\$250	\$939,250
New Library	0	0	0				
New construction					3,000	\$450	\$1,350,000
J Classroom Building	31	0	31				
Minor Mod - Minor up-grades to newer building				45,933		\$150	\$6,889,950
Sitework							
Expand Kinder playground				8,500		\$30	\$255,000
Renovate Field				34,000		\$20	\$680,000
Entry Beautification				9,800		\$30	\$294,000
New Service Yard					2,300	\$30	\$69,000
Expand & Renovate Parking Lot				26,000		\$30	\$780,000
New Field with Running Path					23,000	\$30	\$690,000
CONSTRUCTION SUB-TOTAL							\$22,190,050
ADA Allowance						5%	\$1,109,503
Budget Contingency						15%	\$3,328,508
CONSTRUCTION TOTAL							\$26,628,060
Non-Construction Soft-Costs						27%	\$7,189,576
Escalation FY 21 (3%/yr)						9%	\$2,396,525
TOTAL PROJECT COST	52	52					\$36,214,162

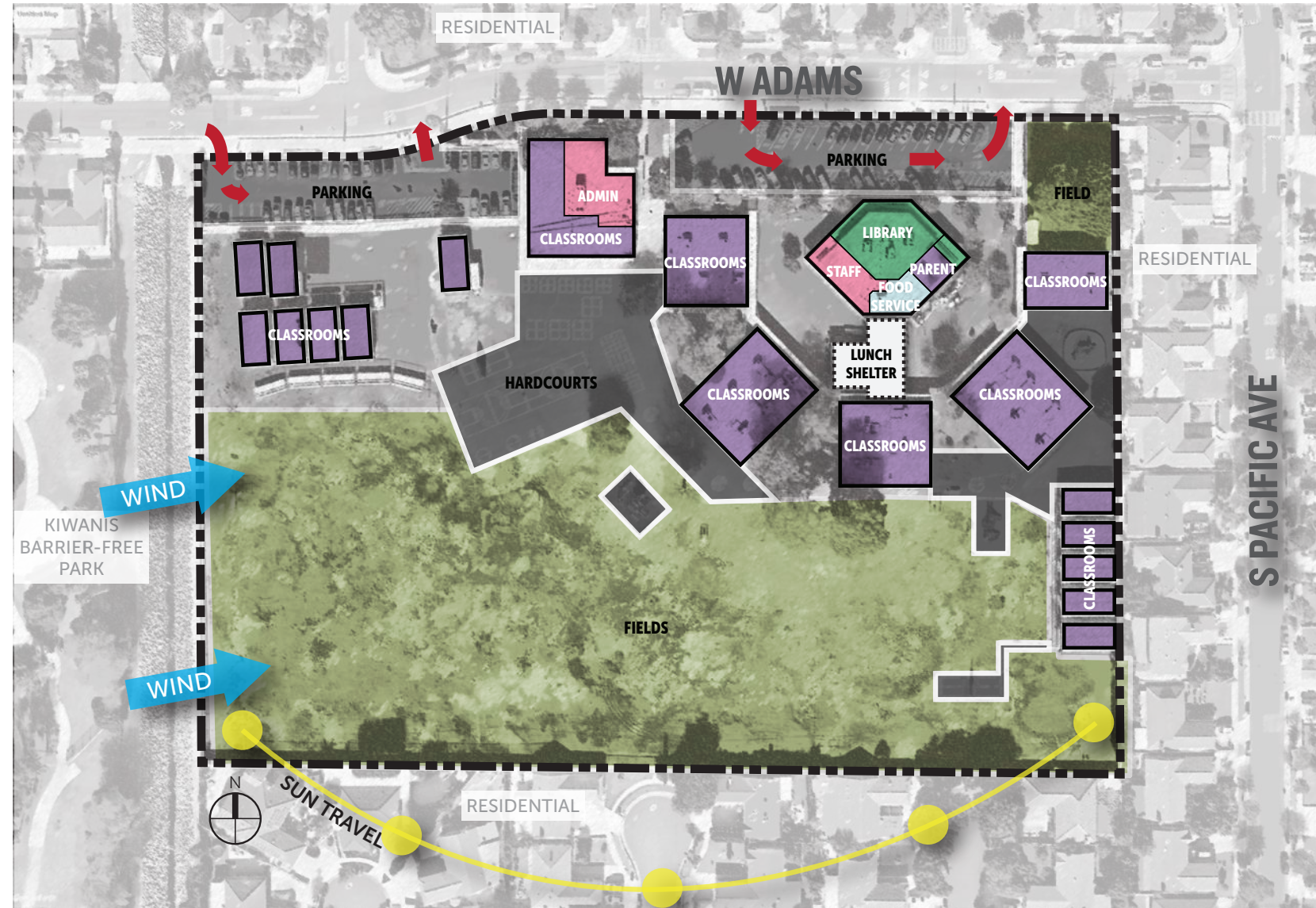


- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1962
Year Last Modernized	2009
Site Acreage	9.52
Existing Permanent Building Area	79,188
Existing Portables	
Current Site Capacity	1300
Enrollment (16/17)	911
Current Enrollment (17/18)	818

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Jefferson Elementary							
A Admin / Classroom Building	5	0	5				
Admin - Minor Mod				3,631		\$250	\$907,750
Classrooms - Minor Mod				4,732		\$250	\$1,183,000
B Library / Food Service Building	0	0	0				
Library - Minor Mod				3,269		\$275	\$898,975
Staff Support - Minor Mod				1,122		\$250	\$280,500
Food service - Major Mod				1,687		\$575	\$970,025
C Classroom Building	6	0	6				
Minor Mod				5,668		\$250	\$1,417,000
D Classroom Building	4	0	4				
Minor Mod				4,442		\$250	\$1,110,500
E Classroom Building	4	0	4				
Minor Mod				4,655		\$250	\$1,163,750
F Pre-school Classroom Building	2	0	2				
Minor Mod				2,346		\$250	\$586,500
G Classroom Building	6	0	6				
Minor Mod				5,668		\$250	\$1,417,000
Kinder / MPR Building	0	2	2				
Kinder Classrooms - New Construction					2,400	\$400	\$960,000
MPR - New Construction					4,200	\$550	\$2,310,000
Kinder / Classroom Building (2-story)	0	12	12				
Classrooms - New Construction					13,560	\$400	\$5,424,000
Restrooms - New Construction					1,800	\$450	\$810,000
Sitework							
Campus Entry Enhancement				11,500		\$30	\$345,000
New Electronic Marquee					1	\$35,000	\$35,000
New Pre-School Playground					11,800	\$30	\$354,000
New Pre-School Play Structure					1	\$65,000	\$65,000
Courtyard / Quad Renovation					115,000	\$30	\$3,450,000
New Service Yard					1,750	\$30	\$52,500
New Kinder Playground					25,000	\$30	\$750,000
New Kinder Play Structure					1	\$65,000	\$65,000
New Hardcourts					90,000	\$30	\$2,700,000
Renovate Field				130,500		\$20	\$2,610,000
New Security Fencing / Gates					2,740	\$125	\$342,500
CONSTRUCTION SUB-TOTAL							\$30,208,000
ADA Allowance						5%	\$1,510,400
Budget Contingency						15%	\$4,531,200
CONSTRUCTION TOTAL							\$36,249,600
Non-Construction Soft-Costs						27%	\$9,787,392
Escalation FY 21 (3%/yr)						9%	\$3,262,464
TOTAL PROJECT COST							\$49,299,456

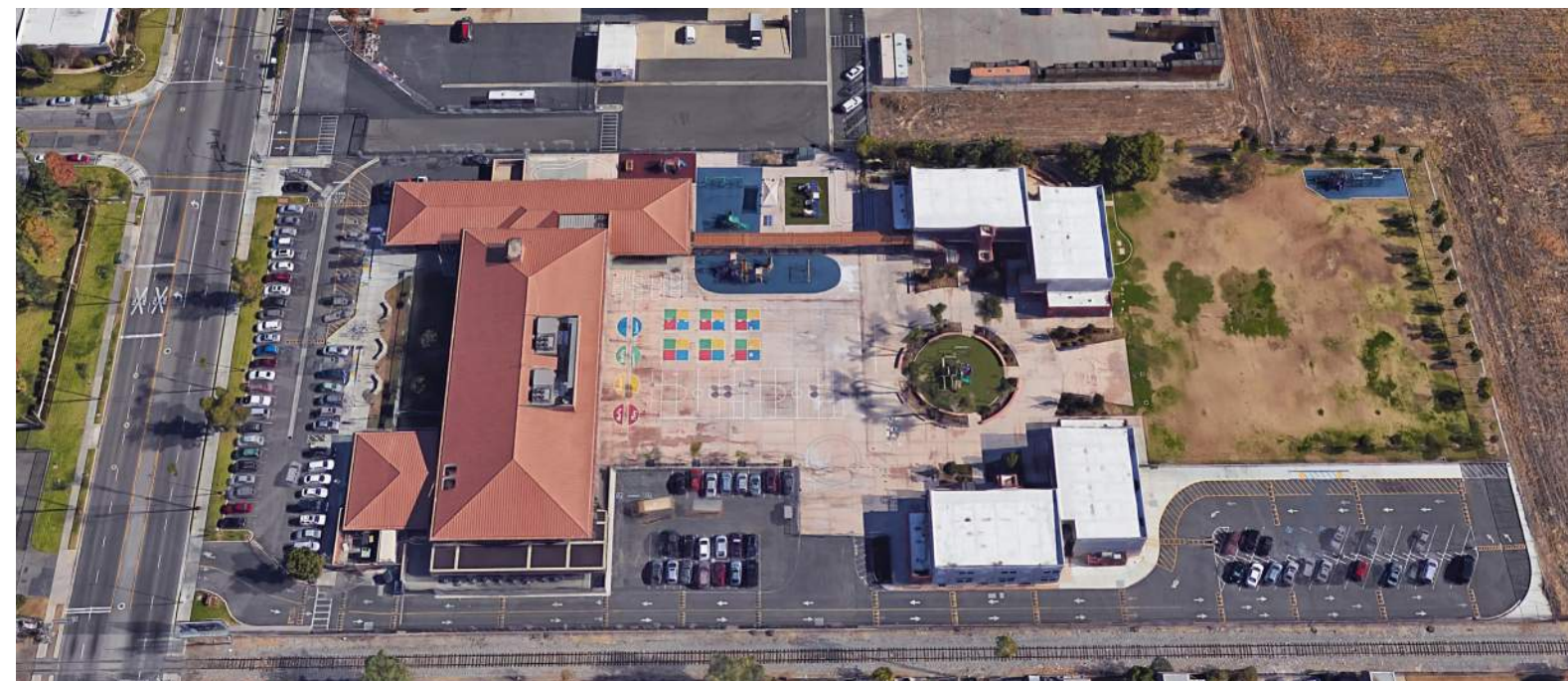


- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

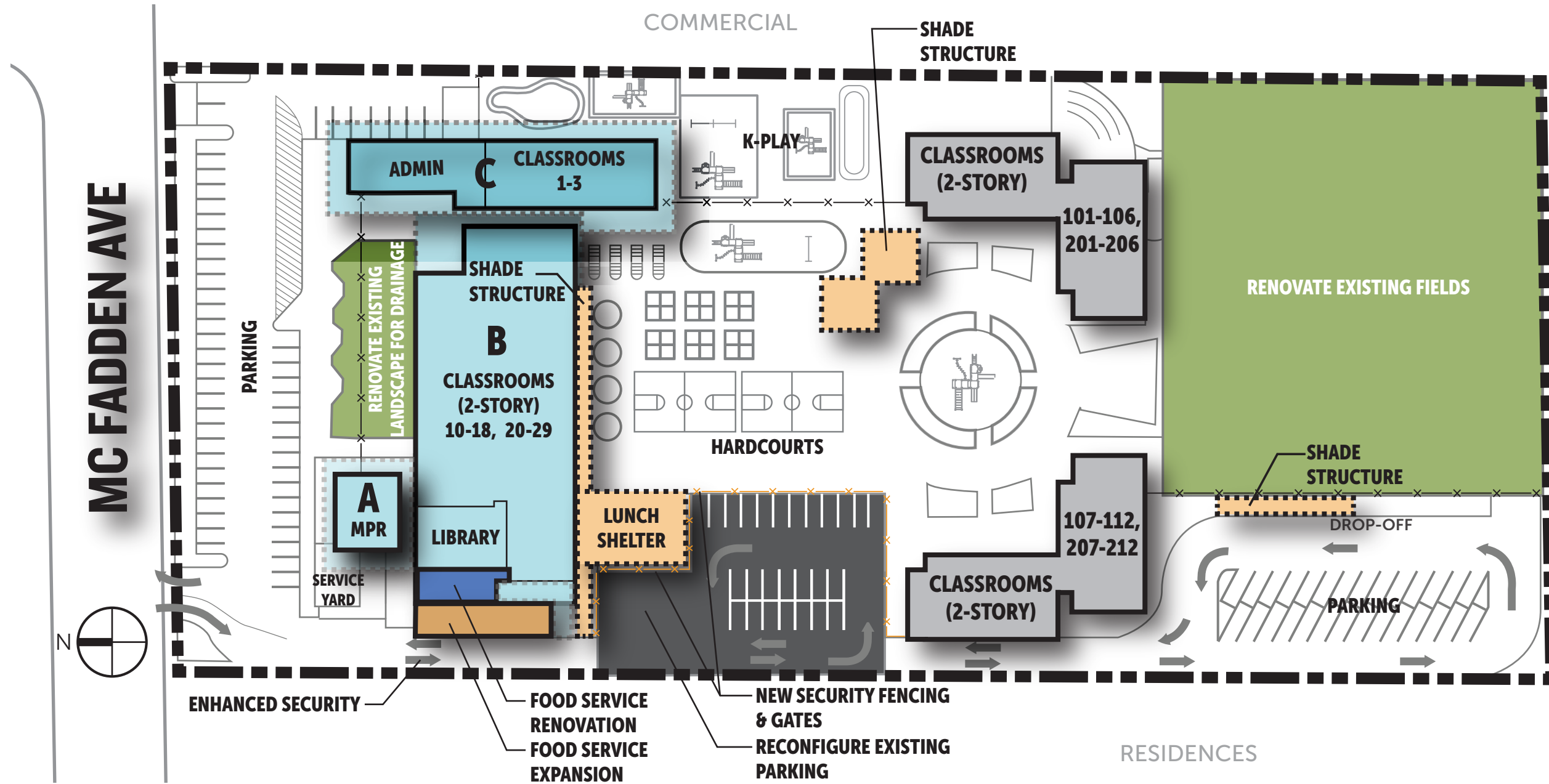
Year Built	1965
Year Last Modernized	2010
Site Acreage	9.64
Existing Permanent Building Area	45,843
Existing Portables	11,520
Current Site Capacity	975
Enrollment (16/17)	753
Current Enrollment (17/18)	716

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Kennedy Elementary							
A MPR	0	0	0				
Minor Mod				2,055		\$325	\$667,875
B Classrooms / Food service / Library	19	0	19				
Classrooms - Minor Mod				20,652		\$250	\$5,163,000
Food Service - Major Mod				575		\$450	\$258,750
Food Service Expansion - New					1,700	\$665	\$1,130,500
Library - Minor Mod				1,153		\$275	\$317,075
Lunch Shelter - New Construction					4,700	\$150	\$705,000
C Admin / Classroom Building	3	0	3				
Admin - Minor Mod				2,446		\$250	\$611,500
Classrooms - Minor Mod				3,489		\$250	\$872,250
Roof Overhang Repair - Minor Mod				8,857		\$30	\$265,710
Classroom Building 107-212	12	0	12				
No Work							
Classroom Building 101-206	12	0	12				
No Work							
Shade Structures	0	0	0				
Playground Shade Structure - New					2,500	\$150	\$375,000
Drop-Off Shade Structure - New					1,200	\$150	\$180,000
Sitework							
Renovate Existing Landscape				6,300		\$20	\$126,000
Reconfigure Existing Parking				18,600		\$20	\$372,000
Renovate Existing Fields				63,800		\$20	\$1,276,000
CONSTRUCTION SUB-TOTAL							\$12,320,660
ADA Allowance						5%	\$616,033
Budget Contingency						15%	\$1,848,099
CONSTRUCTION TOTAL							\$14,784,792
Non-Construction Soft-Costs						27%	\$3,991,894
Escalation FY 21 (3%/yr)						9%	\$1,330,631
TOTAL PROJECT COST							\$20,107,317

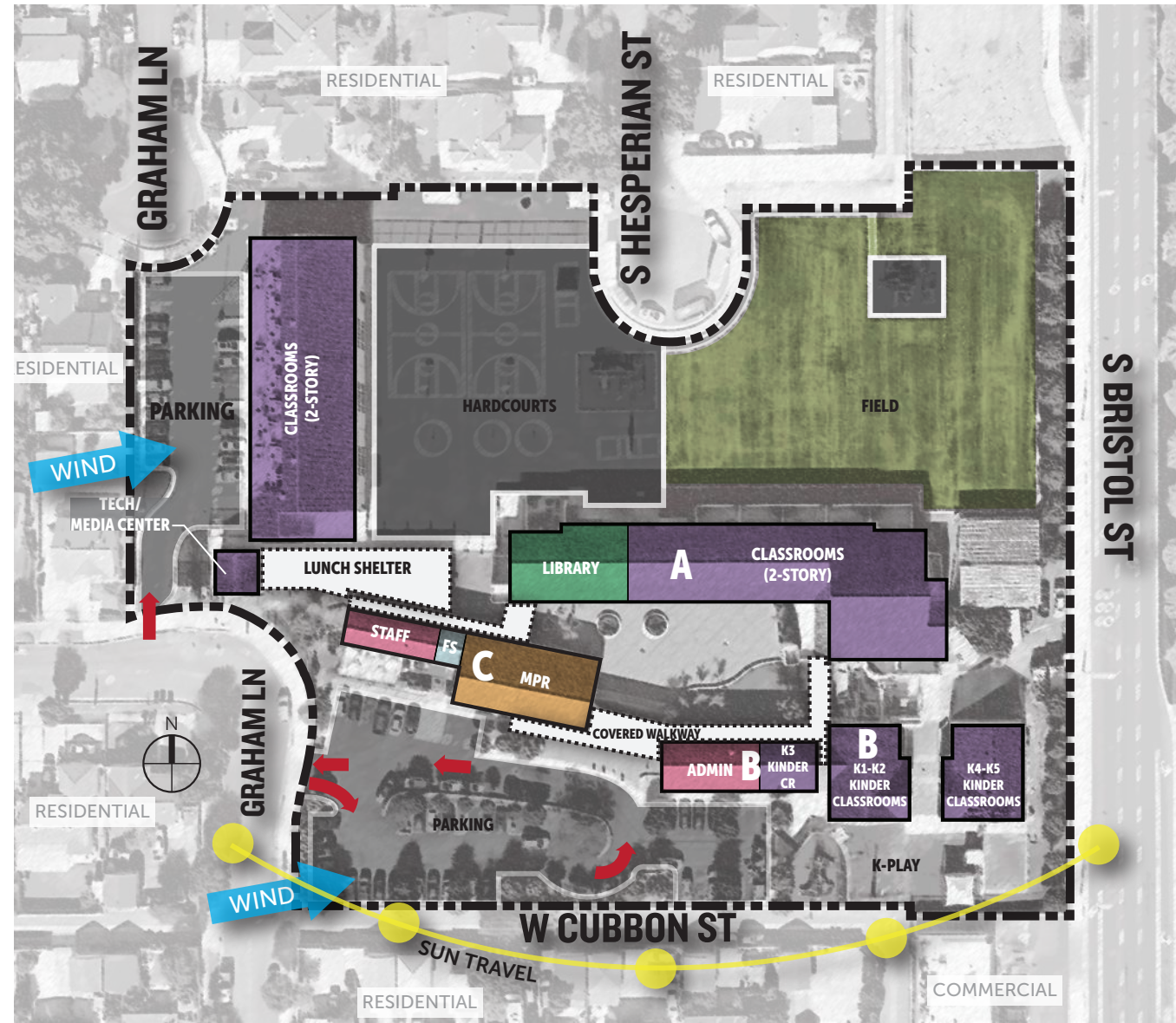


SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW COVERED SHELTER
- NEW SITE FENCING

Year Built	1990
Year Last Modernized	-
Site Acreage	6.00
Existing Permanent Building Area	55,452
Existing Portables	0
Current Site Capacity	1,150
Enrollment (16/17)	756
Current Enrollment (17/18)	697

EXISTING UTILIZATION & SITE ANALYSIS



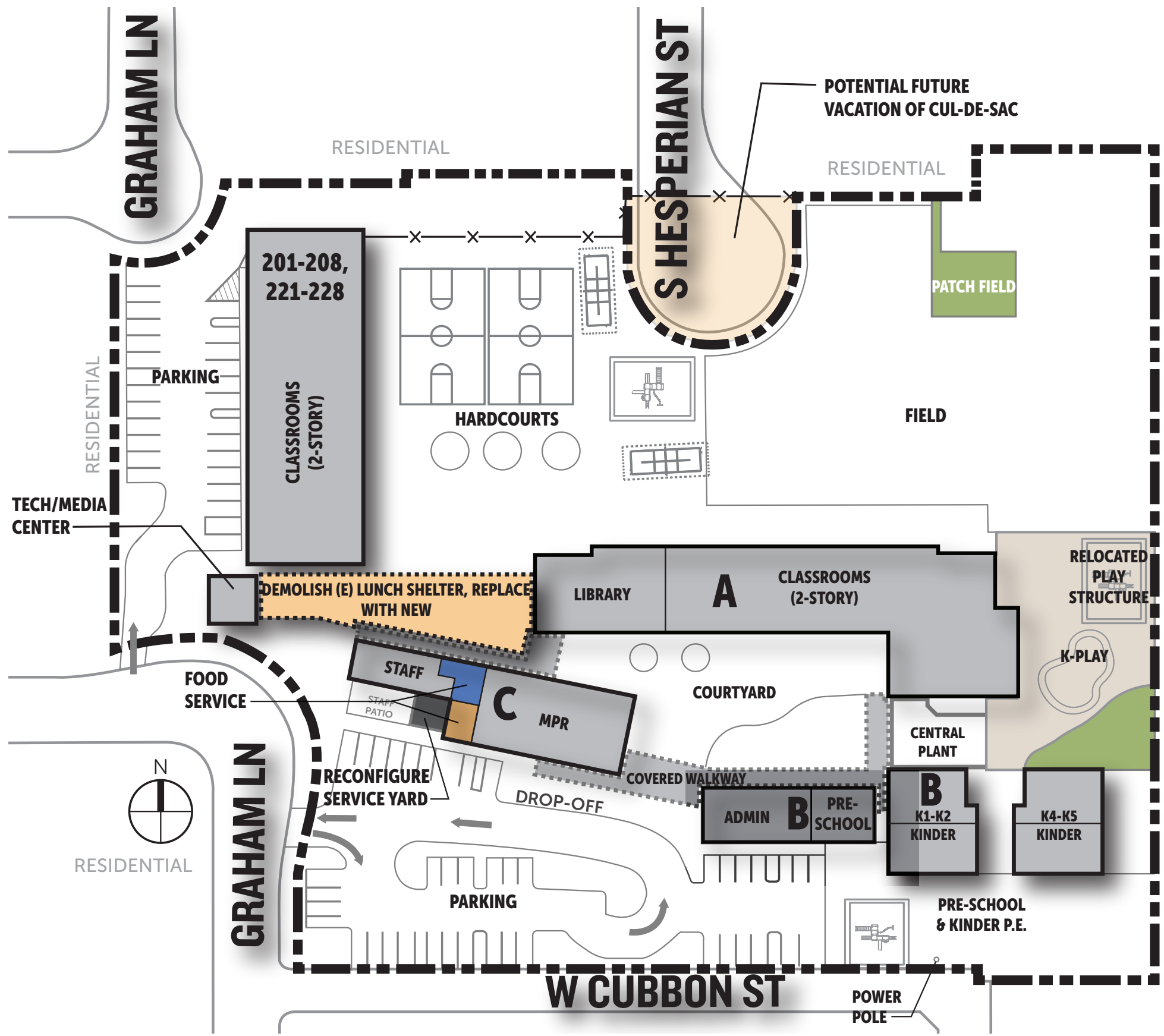
CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
King Elementary							
A Classroom / Library Building	18	0	18				
No Work							
B Admin / Pre-School Building	5	0	5				
No Work							
C MPR / Food Service Building	0	0	0				
MPR - No Work				3,200			
Food Service - Major Mod				350		\$575	\$201,250
Food Service Expansion - New					330	\$665	\$219,450
Lunch Shelter - New construction					2,535	\$150	\$380,250
Staff Support - No Work							
Classroom Building 201- 228	16	0	16				
No Work							
Tech/Media Center Building	0	0	0				
No Work							
Sitework							
Reconfigure Service Yard				500		\$15	\$7,500
Relocate Play Structure & Repair Field					2,500	\$15	\$37,500
New Kinder Playground					16,000	\$30	\$480,000
CONSTRUCTION SUB-TOTAL							\$1,325,950
ADA Allowance						5%	\$66,298
Budget Contingency						15%	\$198,893
CONSTRUCTION TOTAL							\$1,591,140
Non-Construction Soft-Costs						27%	\$429,608
Escalation FY 21 (3%/yr)						9%	\$143,203
TOTAL PROJECT COST	39	39					\$2,163,950

SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1991
Year Last Modernized	-
Site Acreage	5.38
Existing Permanent Building Area	55,113
Existing Portables	1,920
Current Site Capacity	925
Enrollment (16/17)	744
Current Enrollment (17/18)	690

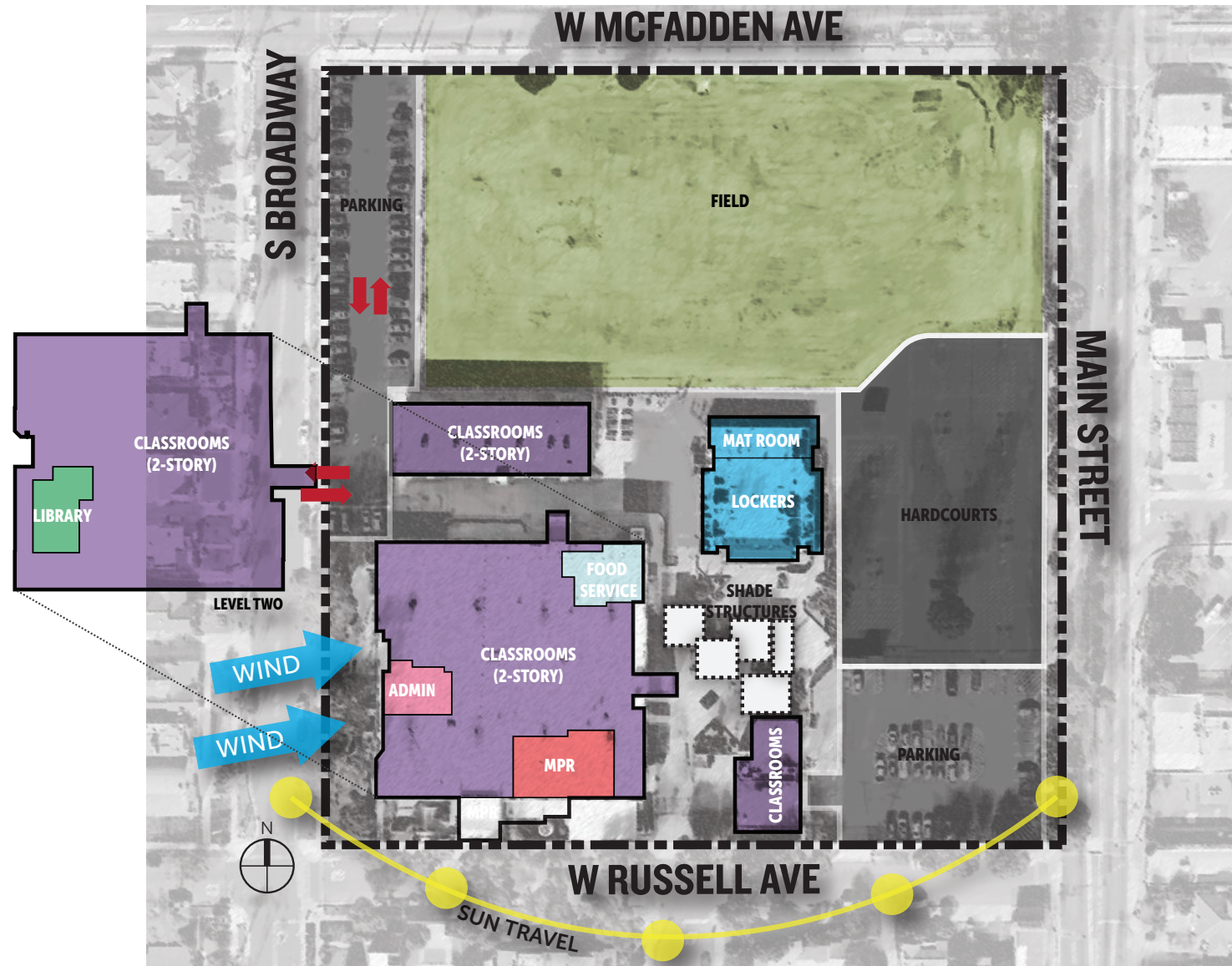


King Elementary School

1001 Graham Lane, Santa Ana, CA 92703

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Lathrop Intermediate							
A Admin / Classroom Building	37	-2	35				
Admin - Major Mod				3,000		\$350	\$1,050,000
Classrooms - Major Mod				62,524		\$325	\$20,320,300
Parent Center - Major Mod				6,000		\$350	\$2,100,000
Library - Major Mod				3,600		\$350	\$1,260,000
MPR - Major Mod				5,500		\$400	\$2,200,000
B PE Locker / Fitness Building	0	0	0				
Locker's - Major Mod				2,500		\$400	\$1,000,000
Fitness Room - Major Mod				7,600		\$400	\$3,040,000
C Music Classroom Building	2	0	2				
Music Classrooms - Minor Mod				3,375		\$300	\$1,012,500
D Classroom Building	12	0	12				
No Work				12,083			
Gym Building	0	0	0				
Gym - New Construction					8,500	\$550	\$4,675,000
Food Service / Lunch Shelter	0	0	0				
Food Service - New Construction					2,300	\$665	\$1,529,500
Lunch Shelter - New Construction					3,000	\$150	\$450,000
Sitework							
New Parking Expansion and Fire Lane					58,800	\$30	\$1,764,000
New Entry Beautification					17,600	\$30	\$528,000
New Hardcourts					51,000	\$30	\$1,530,000
New Service Yard / Service Drive					4,300	\$30	\$129,000
Field Renovation				97,500		\$15	\$1,462,500
New Field with D. G. Running Path					32,750	\$30	\$982,500
New Security Fencing & Gates					650	\$125	\$81,250
CONSTRUCTION SUB-TOTAL							\$45,114,550
ADA Allowance						5%	\$2,255,728
Budget Contingency						15%	\$6,767,183
CONSTRUCTION TOTAL							\$54,137,460
Non-Construction Soft-Costs						27%	\$14,617,114
Escalation FY 21 (3%/yr)						9%	\$4,872,371
TOTAL PROJECT COST	51	49					\$73,626,946



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1967
Year Last Modernized	2010
Site Acreage	7.65
Existing Permanent Building Area	98,380
Existing Portables	0
Current Site Capacity	1431
Enrollment (16/17)	967
Current Enrollment (17/18)	971

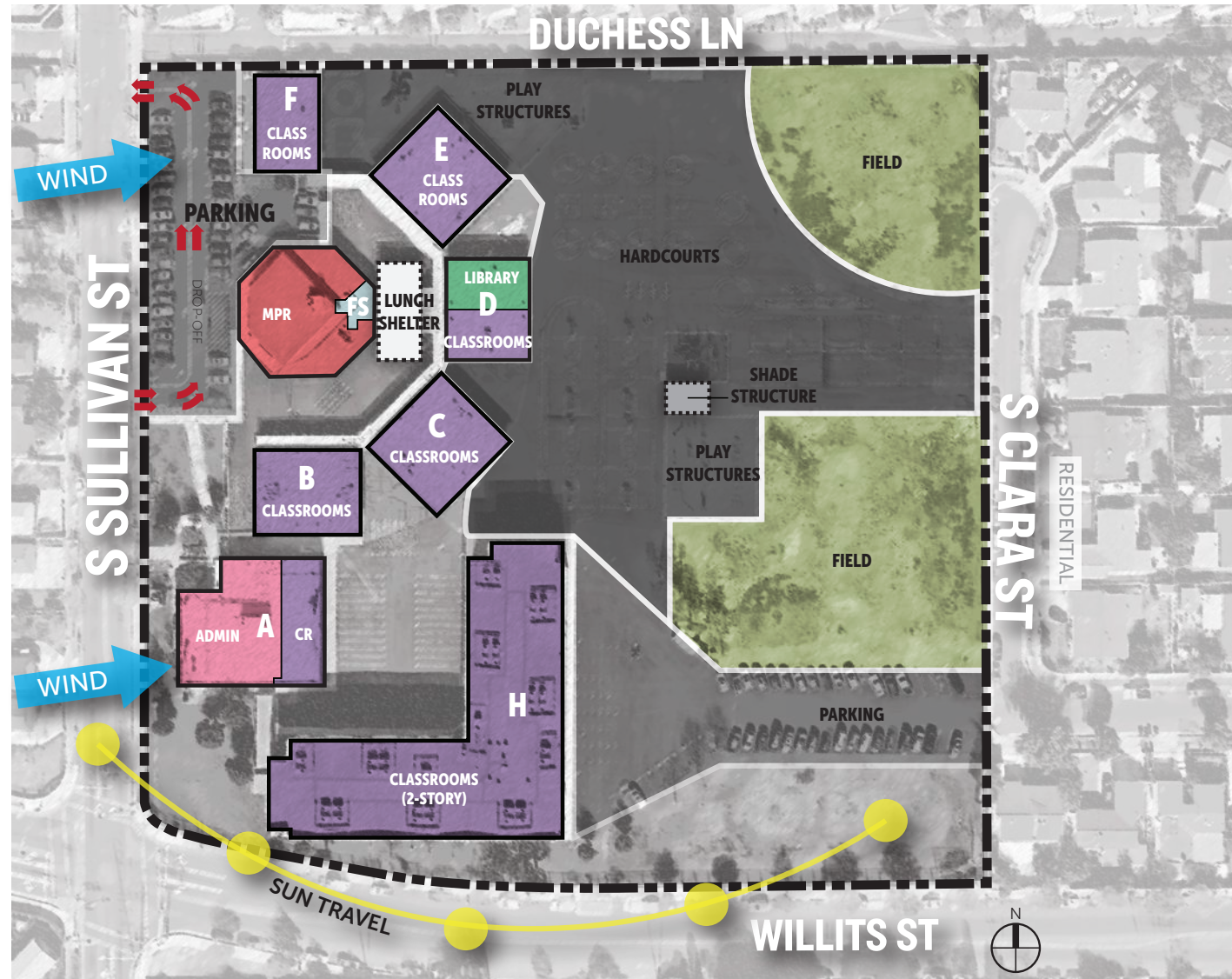


Lathrop Intermediate School

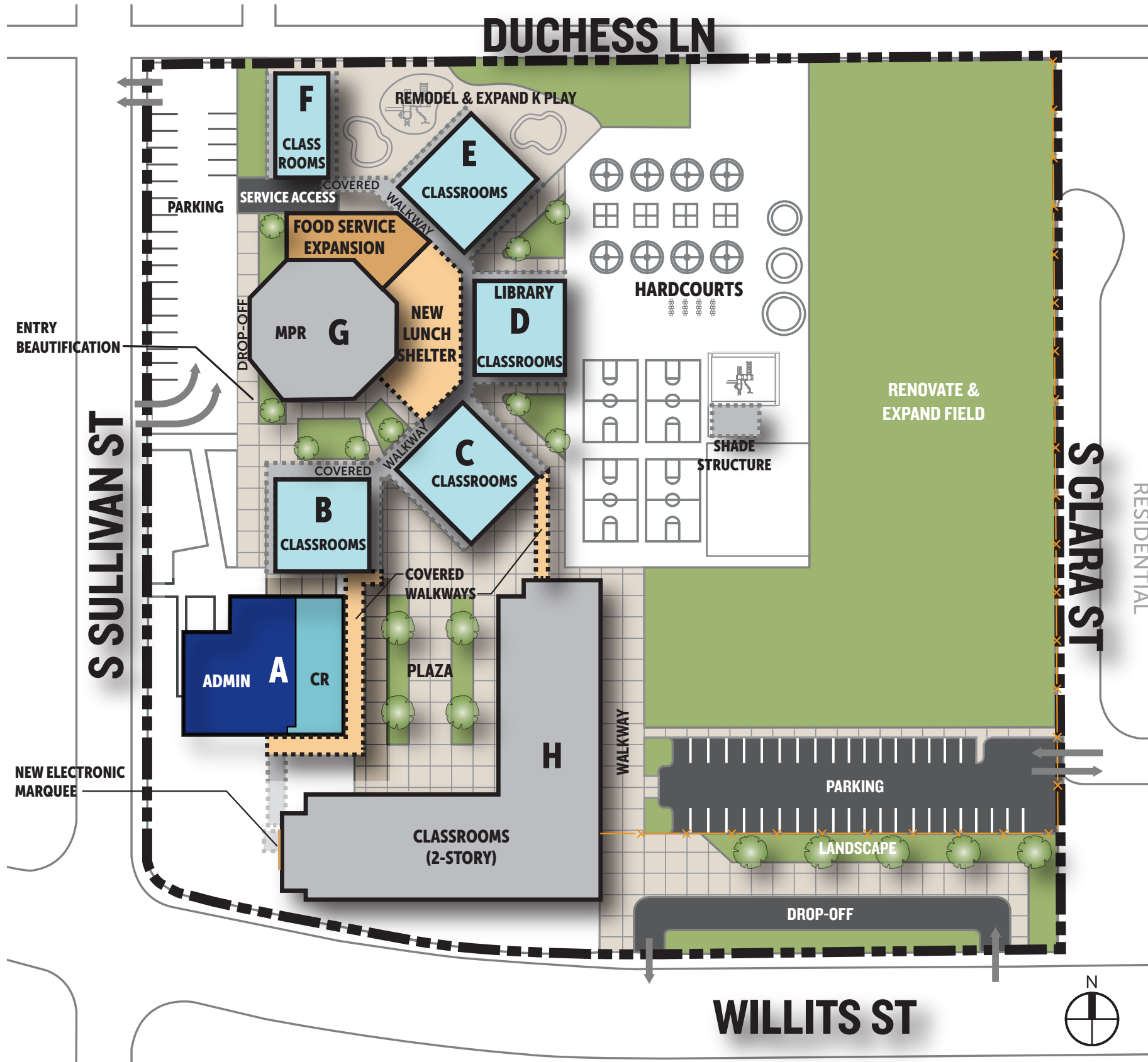
1111 S Broadway, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Lincoln Elementary							
A Admin / Classroom Building	3	0	3				
Admin - Major Mod				5,754		\$350	\$2,013,900
Classrooms - Minor Mod				2,801		\$250	\$700,250
B Classroom Building	4	0	4				
Minor Mod				3,887		\$250	\$971,750
C Classroom Building	4	0	4				
Minor Mod				4,577		\$250	\$1,144,250
D Classroom / Library Building	2	0	2				
Classrooms - Minor Mod				1,943		\$250	\$485,750
Library - Minor Mod				1,943		\$275	\$534,325
E Classroom Building	4	0	4				
Minor Mod				4,577		\$250	\$1,144,250
F Classroom Building	2	0	2				
Minor Mod				2,500		\$250	\$625,000
G Food Service / MPR Building	0	0	0				
MPR - No Work							
Food Service Expansion - New					2,700	\$665	\$1,795,500
Lunch shelter - New Construction					4,000	\$150	\$600,000
H Classroom Building (2-story)	33	0	33				
No Work							
Sitework							
Entry Beautification					4,500	\$30	\$135,000
New landscape & hardscape					48,642	\$30	\$1,459,260
New turf fields					100,412	\$30	\$3,012,360
Renovate & Expand Staff Parking					15,600	\$20	\$312,000
New Drop-Off					8,500	\$30	\$255,000
Remodel Kinder Playground					15,158	\$20	\$303,160
CONSTRUCTION SUB-TOTAL							\$15,491,755
ADA Allowance						5%	\$774,588
Budget Contingency						15%	\$2,323,763
CONSTRUCTION TOTAL							\$18,590,106
Non-Construction Soft-Costs						27%	\$5,019,329
Escalation FY 21 (3%/yr)						9%	\$1,673,110
TOTAL PROJECT COST	52	0	52				\$25,282,544



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1963
Year Last Modernized	2009
Site Acreage	9.53
Existing Permanent Building Area	83,022
Existing Portables	0
Current Site Capacity	1,300
Enrollment (16/17)	874
Current Enrollment (17/18)	854



Lincoln Elementary School

425 S Sullivan St., Santa Ana, CA 92704

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Lorin Grisette Academy							
Admin / Classrooms / Library Building	18	1	19				
Admin - Minor Mod				3,050		\$250	\$762,500
Classrooms - Minor Mod				28,600		\$250	\$7,150,000
Library - Minor Mod				2,000		\$275	\$550,000
CAL-SAFE expansion - New					1,700	\$400	\$680,000
Food Service / MPR Building	0	0	0				
Food service - Minor Mod				1,709		\$450	\$769,050
MPR - Minor Mod				5,208		\$325	\$1,692,600
Lunch shelter - New Construction					2,500	\$150	\$375,000
PE Lockers / Classroom Building	0	1	1				
PE Lockers					2,200	\$550	\$1,210,000
PE Classroom					1,250	\$550	\$687,500
PE Storage					400	\$400	\$160,000
Sitework							
New Lunch Shelter Expansion					2,400	\$150	\$360,000
Renovate Field				22,700		\$15	\$340,500
Fence Visual Screening Fabric - New					385	\$50	\$19,250
CONSTRUCTION SUB-TOTAL							\$14,756,400
ADA Allowance						5%	\$737,820
Budget Contingency						15%	\$2,213,460
CONSTRUCTION TOTAL							\$17,707,680
Non-Construction Soft-Costs						27%	\$4,781,074
Escalation FY 21 (3%/yr)						9%	\$1,593,691
TOTAL PROJECT COST	18	20					\$24,082,445



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	2003
Year Last Modernized	-
Site Acreage	2.50
Existing Permanent Building Area	63,654
Existing Portables	0
Current Site Capacity	486
Enrollment (16/17)	326
Current Enrollment (17/18)	335



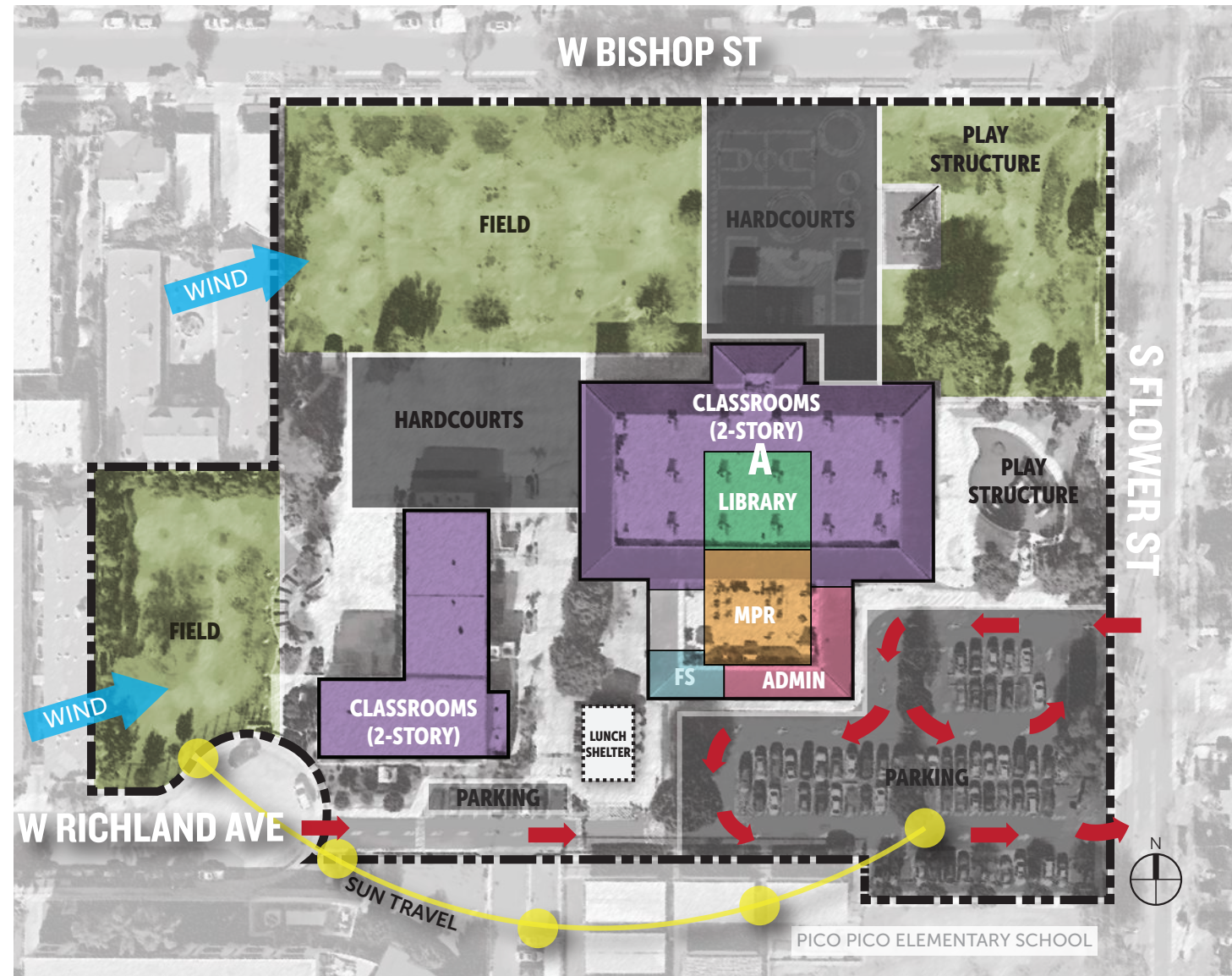
W MCFADDEN AVE



Lorin Grisette Academy

1915 W McFadden Ave, Santa Ana, CA 92704

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Lowell Elementary							
A Admin / Classrooms / Library Building	25	0	25				
Admin - Minor Mod				2,549		\$250	\$637,250
Classrooms - Major Mod				34,403		\$325	\$11,180,975
Food Service - Major Mod				1,200		\$575	\$690,000
Food Service Expansion/Infill - Major Mod				1,000		\$665	\$665,000
Library - Major Mod				3,256		\$350	\$1,139,600
MPR - Minor Mod				3,213		\$325	\$1,044,225
B Classroom Building	16	0	16				
No Work							
New Pre-School	0	0	0				
New construction					3,500	\$400	\$1,400,000
Lunch Shelter Expansion	0	0	0				
New construction					900	\$150	\$135,000
Shade Structure	0	0	0				
New construction					2,000	\$150	\$300,000
Sitework							
New Drop-Off					8,500	\$30	255,000
Renovate Plaza				8,000		\$20	\$160,000
Expand kinder Playground				5,350		\$30	\$160,500
Renovate Field				14,250		\$20	\$285,000
New D.G. Running Track / Field Renovation				30,600		\$20	\$612,000
New Pre-School Playground					9,500	\$30	\$285,000
New Pre-School Play Structure					1	\$65,000	\$65,000
New Pre-School Parking					2,800	\$30	\$84,000
Security Fencing & Gates					345	\$125	\$43,125
CONSTRUCTION SUB-TOTAL							\$19,098,550
ADA Allowance						5%	\$954,928
Budget Contingency						15%	\$2,864,783
CONSTRUCTION TOTAL							\$22,918,260
Non-Construction Soft-Costs						27%	\$6,187,930
Escalation FY 21 (3%/yr)						9%	\$2,062,643
TOTAL PROJECT COST	41	41					\$31,168,834

SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1972
Year Last Modernized	2010
Site Acreage	5.12
Existing Permanent Building Area	78,484
Existing Portables	0
Current Site Capacity	1025
Enrollment (16/17)	847
Current Enrollment (17/18)	781

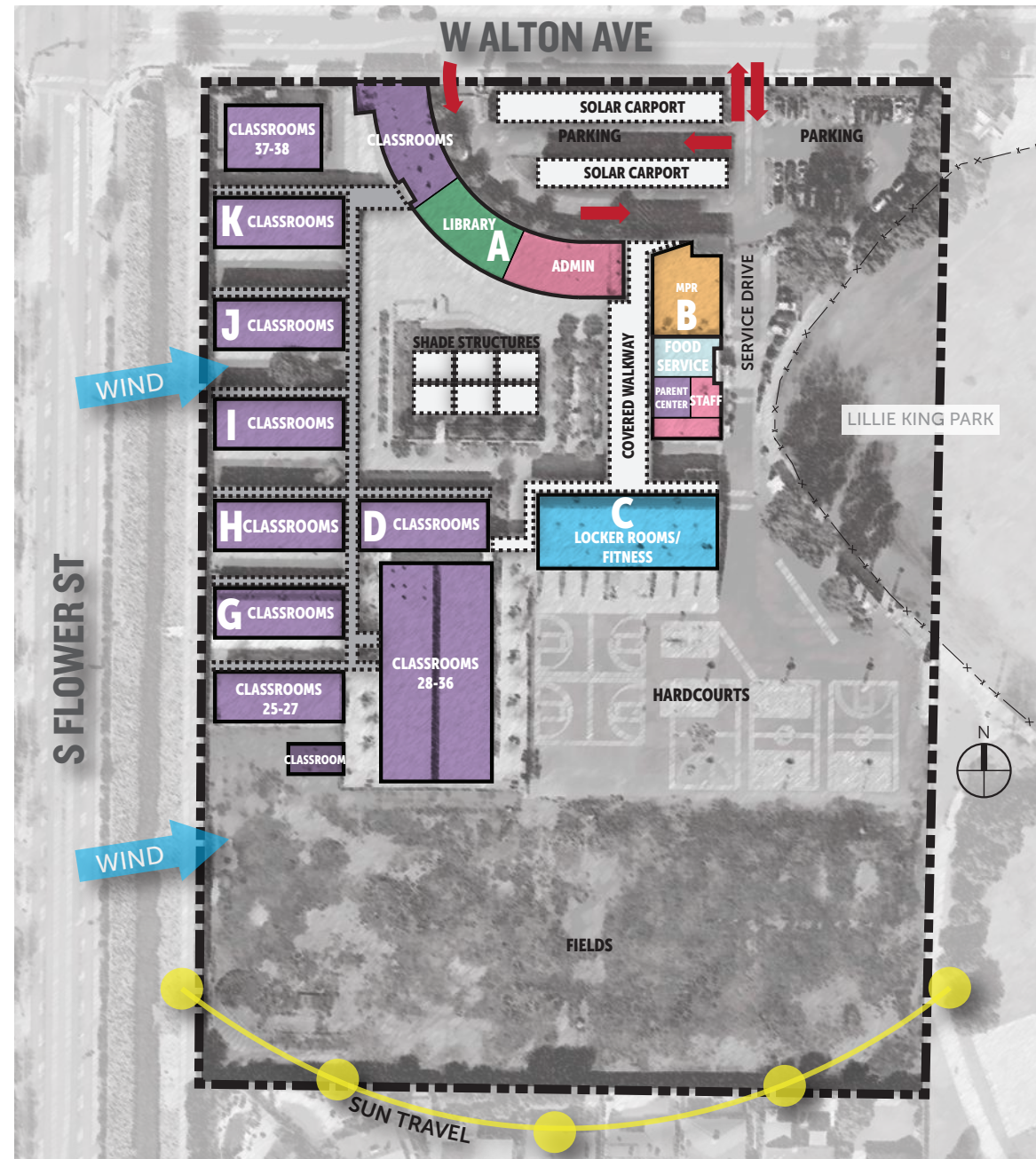


Lowell Elementary School

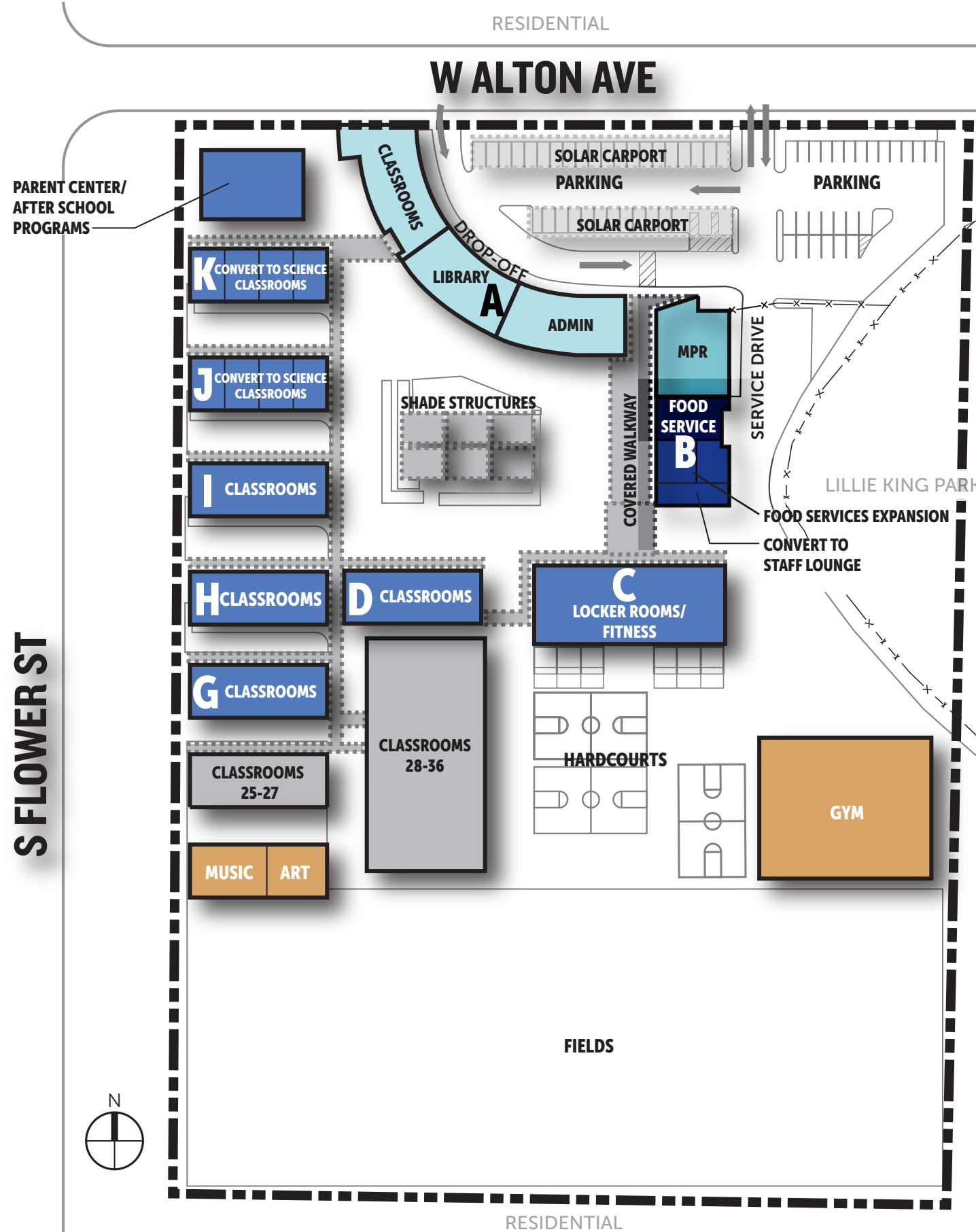
700 S Flower St, Santa Ana, CA 92703

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
MacArthur Fundamental Intermediate							
A Admin / Classroom / Library Building	2	0	2				
Admin - Minor Mod				3,439		\$250	\$859,750
Science Classrooms - Minor Mod				3,654		\$350	\$1,278,900
Library - Minor Mod				3,067		\$275	\$843,425
B MPR / Food Services Building	1	-1	0				
MPR - Minor Mod				3,035		\$325	\$986,375
Food Service - Major Mod				1,115		\$575	\$641,125
Staff Support - Major Mod Conversion				2,200		\$350	\$770,000
C PE Locker/ Fitness Building	0	0	0				
Major Mod				7,950		\$400	\$3,180,000
D Classroom Building	4	0	4				
Major Mod				3,456		\$325	\$1,123,200
G Classroom Building	4	0	4				
Major Mod				3,456		\$325	\$1,123,200
H Classroom Building	4	0	4				
Major Mod				3,456		\$325	\$1,123,200
I Classroom Building	4	0	4				
Major Mod				3,456		\$325	\$1,123,200
J Classroom Building	4	0	4				
Major Mod				3,456		\$325	\$1,123,200
K Classroom Building	4	0	4				
Major Mod				3,456		\$325	\$1,123,200
Classroom Building 25-27	3	0	3				
No Work							
Classroom Building 28-36	9	0	9				
No Work							
New Music / Art Building	0	2	2				
Music - New Construction					1,600	\$425	\$680,000
Art - New Construction					1,280	\$400	\$512,000
Parent Center / After School Programs	2	-1	1				
Major Mod				2,587		\$325	\$840,775
Gym	0	0	0				
New construction					8,000	\$550	\$4,400,000
Sitework							
No Work							
CONSTRUCTION SUB-TOTAL							\$21,731,550
ADA Allowance						5%	\$1,086,578
Budget Contingency						15%	\$3,259,733
CONSTRUCTION TOTAL							\$26,077,860
Non-Construction Soft-Costs						27%	\$7,041,022
Escalation FY 21 (3%/yr)						9%	\$2,347,007
TOTAL PROJECT COST							\$35,465,890



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1982
Year Last Modernized	2009
Site Acreage	10
Existing Permanent Building Area	58,276
Existing Portables	0
Current Site Capacity	1,053
Enrollment (16/17)	1,221
Current Enrollment (17/18)	1,210

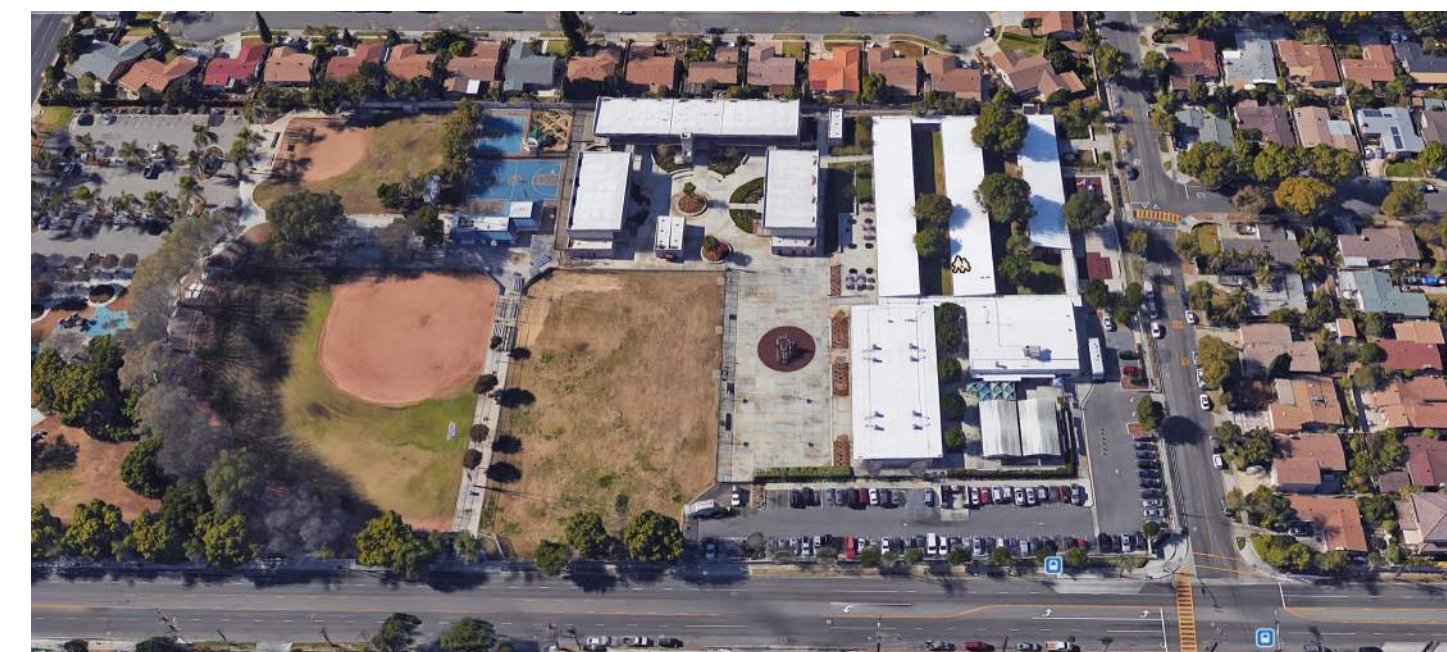
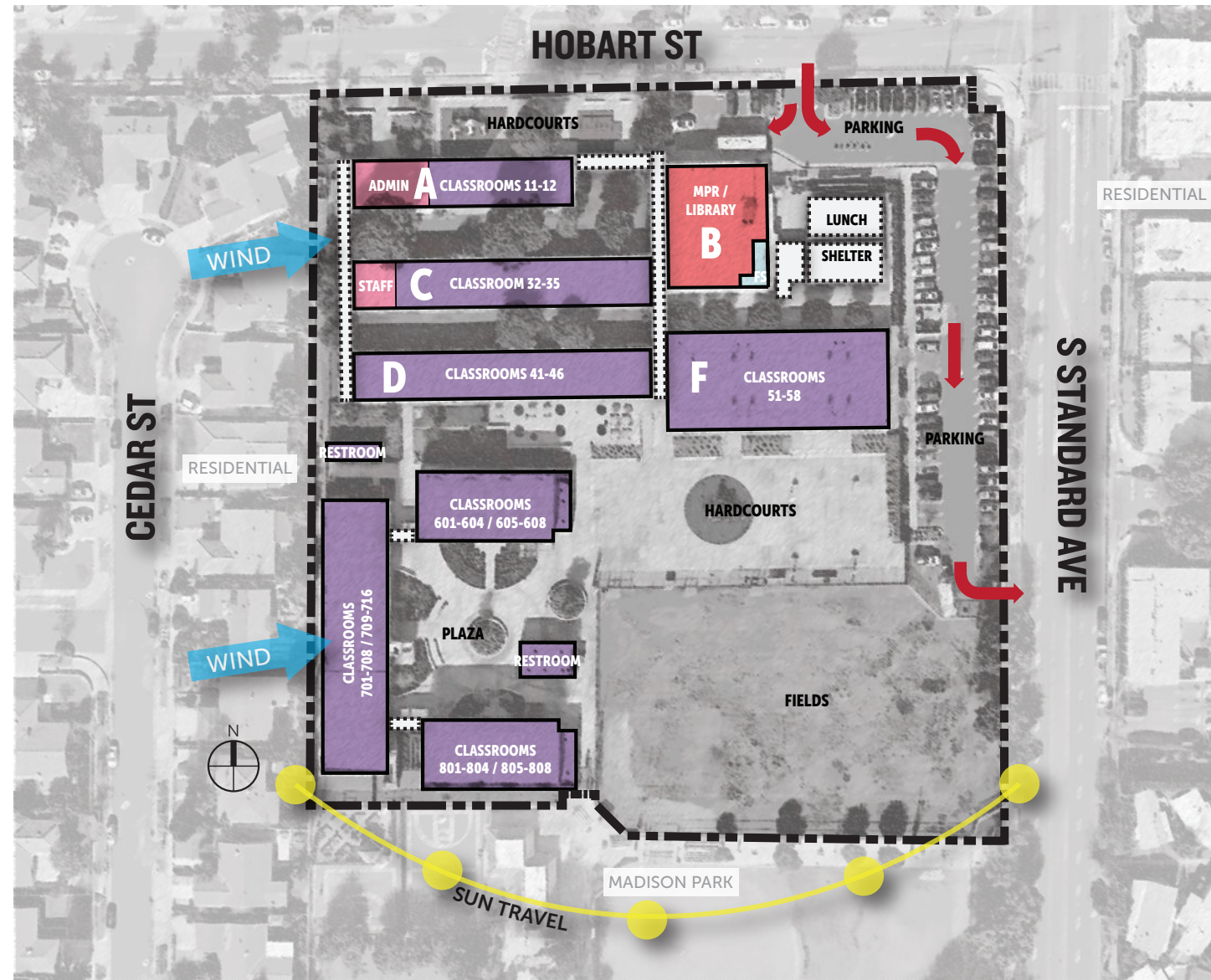


MacArthur Fundamental Intermediate School

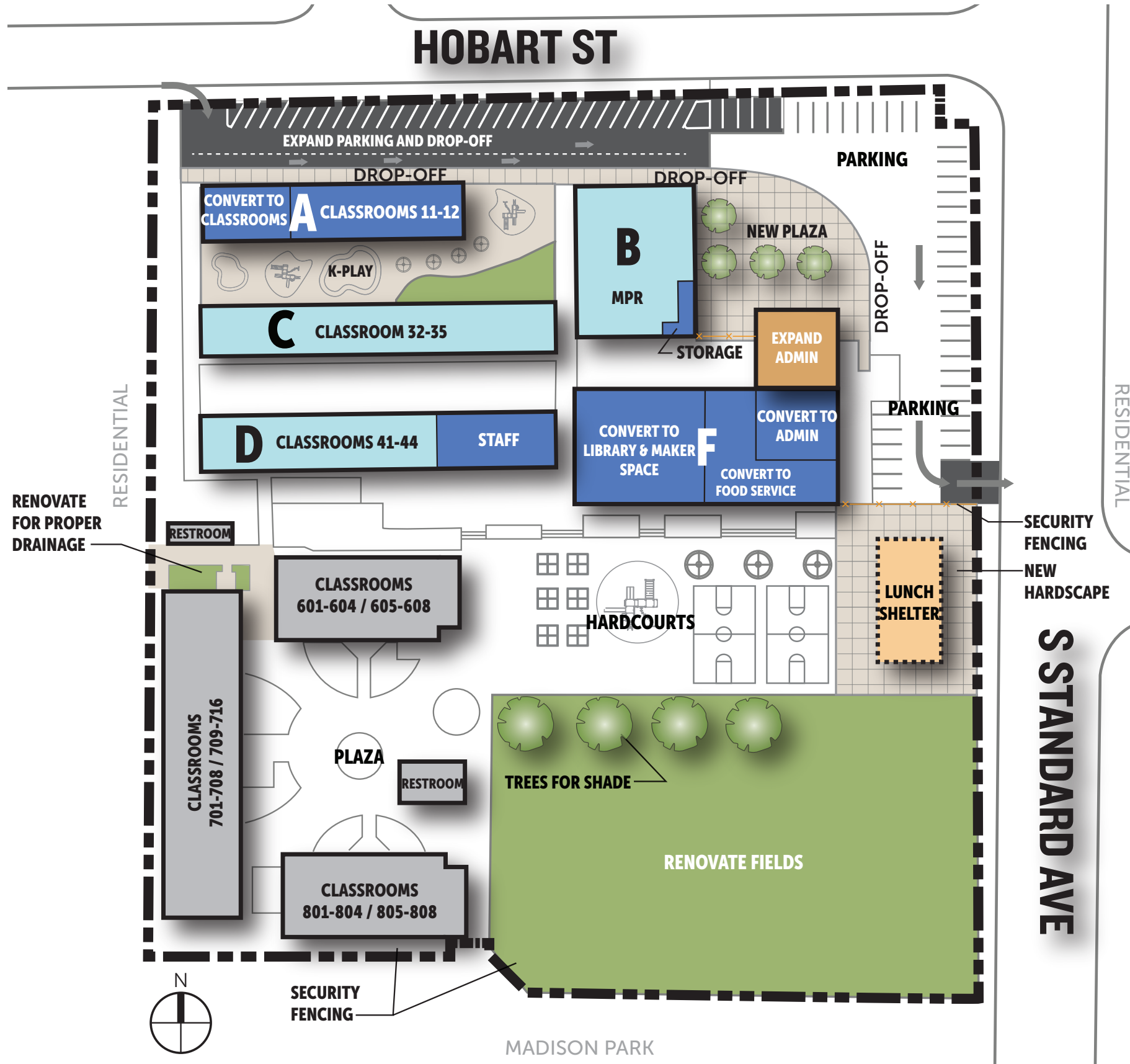
600 W Alton Ave, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Madison Elementary							
A Classroom / Admin Building	2	1	3				
Major Mod Conversion				4,232		\$325	\$1,375,400
B MPR Building	0	0	0				
MPR - Minor Mod				6,080		\$325	\$1,976,000
Storage - Major Mod				475		\$350	\$166,250
C Classroom Building 32-35	4	1	5				
Minor Mod				5,629		\$250	\$1,407,250
D Classroom Building 41-44	6	-2	4				
Classrooms - Minor Mod				3,753		\$250	\$938,250
Staff Support - Major Mod Conversion				1,876		\$350	\$656,600
F Classroom Building	8	-8	0				
Admin - Major Mod Conversion				2,000		\$350	\$700,000
Admin Expansion - New Construction					2,000	\$400	\$800,000
Food Service - Major Mod				1,934		\$575	\$1,112,050
Library - Major Mod Conversion				4,858		\$350	\$1,700,300
Classrooms 601-608 - No Work	8	0	8				
No Work							
Classrooms 701-716 - No Work	16	0	16				
No Work							
Classrooms 801-808 - No Work	8	0	8				
No Work							
Restrooms - No Work	0	0	0				
No Work							
Lunch Shelter	0	0	0				
New Construction				4,775		\$150	\$716,250
Sitework							
Expand Parking & Drop-off					12,700	\$30	\$381,000
New Drop-off and Plaza					11,000	\$30	\$330,000
New Kinder Playground					9,400	\$30	\$282,000
New Kinder Play Structure					2	\$65,000	\$130,000
Renovate Existing Field				48,000		\$20	\$960,000
New Hardscape/Landscape				2,400		\$30	\$72,000
Security Fencing & Gates					150	\$125	\$18,750
CONSTRUCTION SUB-TOTAL							\$13,703,350
ADA Allowance						5%	\$685,168
Budget Contingency						15%	\$2,055,503
CONSTRUCTION TOTAL							\$16,444,020
Non-Construction Soft-Costs						27%	\$4,439,885
Escalation FY 21 (3%/yr)						9%	\$1,479,962
TOTAL PROJECT COST	52	44					\$22,363,867



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

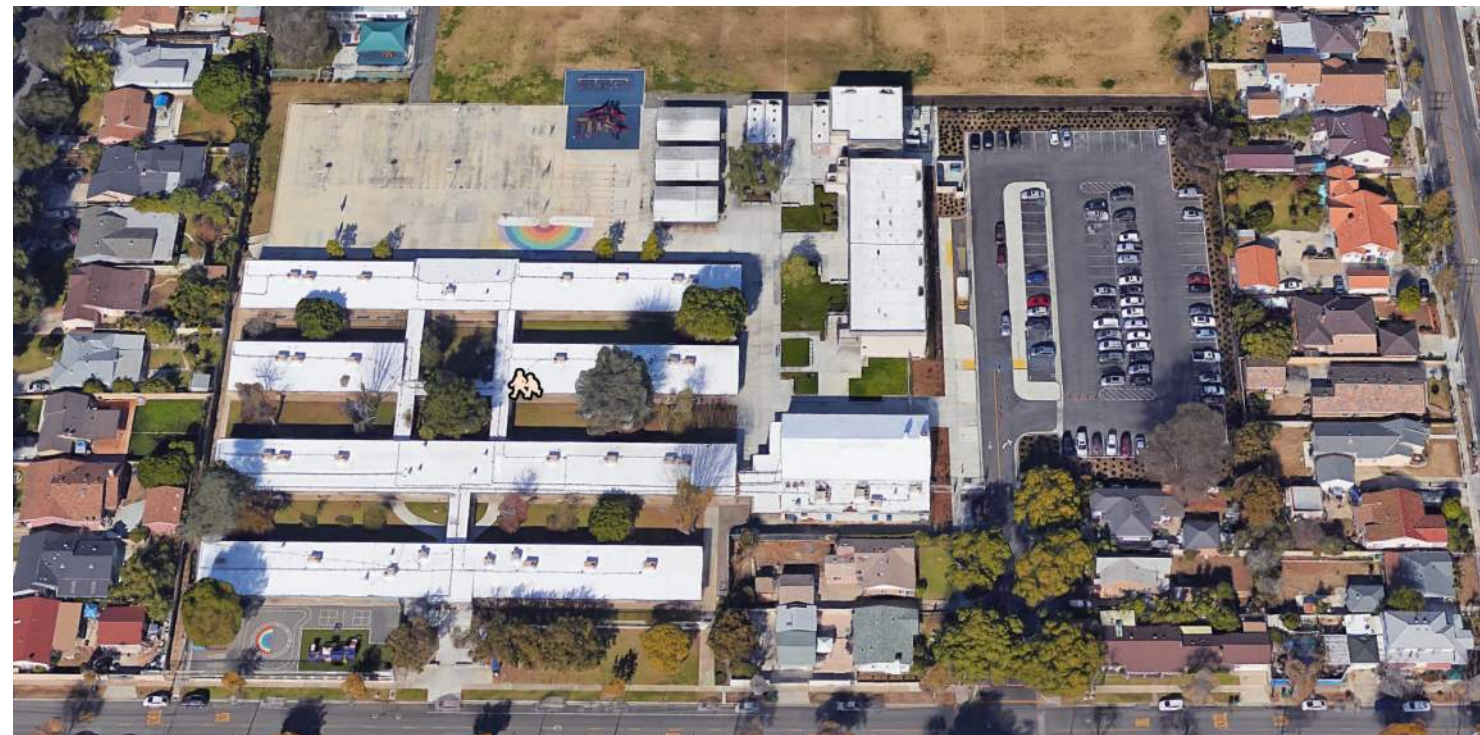
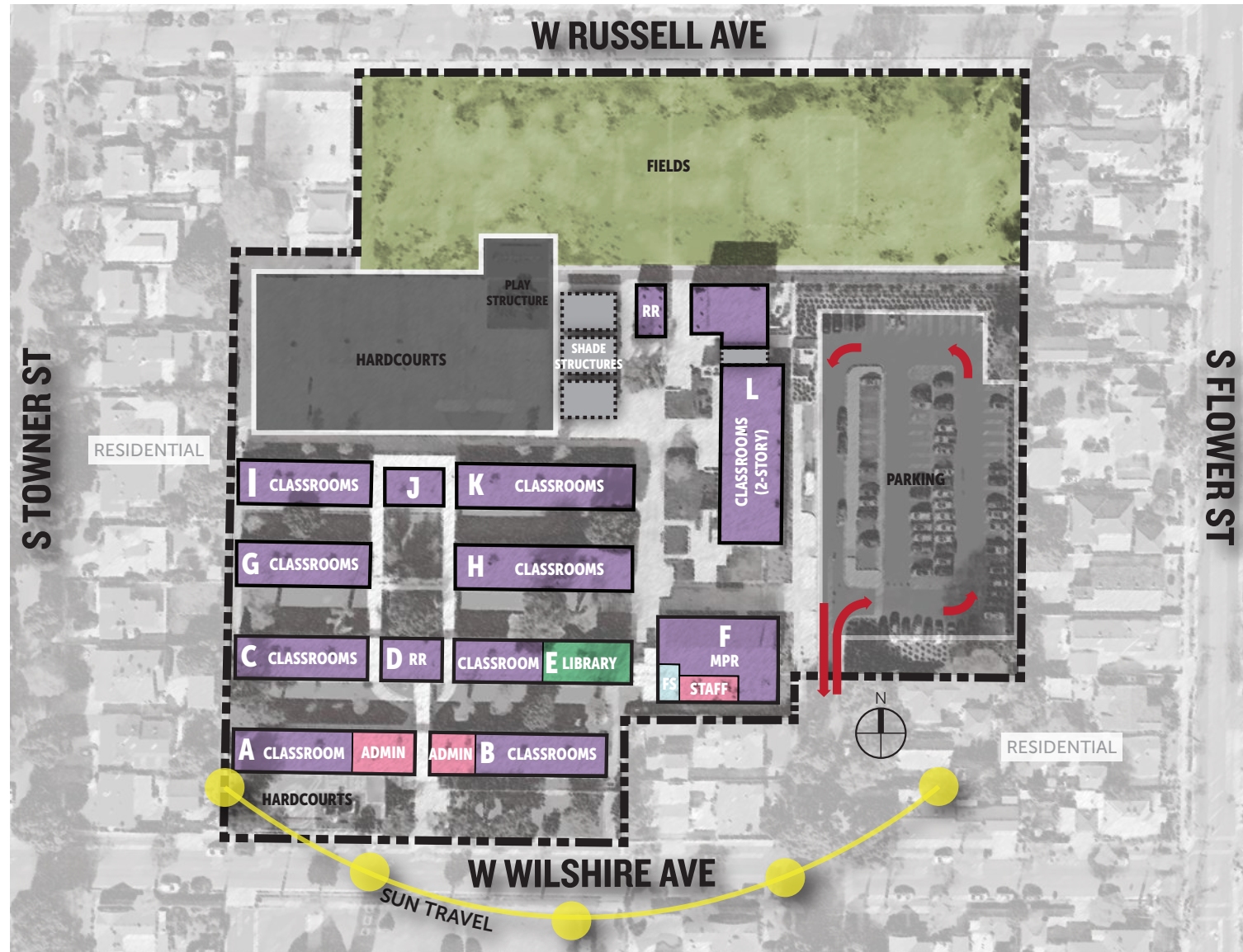
Year Built	1957
Year Last Modernized	2011
Site Acreage	6.12
Existing Permanent Building Area	65,909
Existing Portables	0
Current Site Capacity	1,300
Enrollment (16/17)	1,078
Current Enrollment (17/18)	1,056



Madison Elementary School

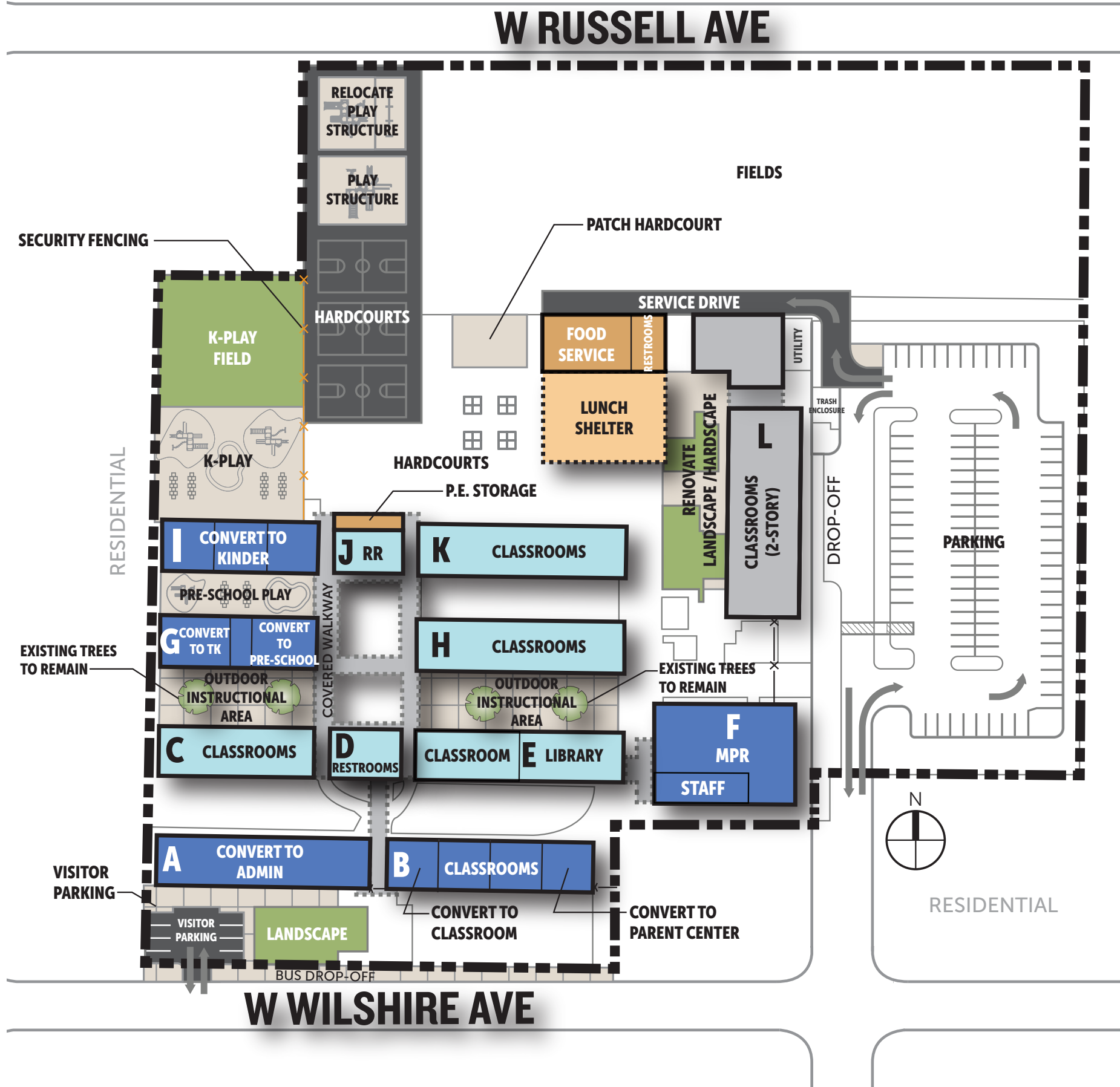
1124 E Hobart St, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Martin Elementary							
A Admin / Classroom Building	2	-2	0				
Major Mod Conversion to Admin				3,835		\$350	\$1,342,250
B Admin / Classroom Building	3	1	4				
Major Mod Conversion to Classrooms				3,757		\$325	\$1,221,025
C-E Classroom / Restroom / Library Buildings	3	0	3				
Classrooms - Minor Mod				4,699		\$250	\$1,174,750
Restrooms - Minor Mod				1,352		\$300	\$405,600
Library - Minor Mod				1,879		\$275	\$516,725
F MPR Building	0	0	0				
MPR - Major Mod				4,095		\$400	\$1,638,000
Staff - Major Mod				1,800		\$350	\$630,000
G Classroom Building	3	-1	2				
Major Mod Conversion to TK & Preschool				2,821		\$325	\$916,825
H Classroom Building	4	0	4				
Minor Mod				3,757		\$250	\$939,250
I Classroom Building	3	0	3				
Major Mod Conversion to Kinder				2,821		\$325	\$916,825
J Restroom Building	0	0	0				
Restrooms - Minor Mod				1,300		\$300	\$390,000
PE Storage - New Construction					720	\$350	\$252,000
K Classroom Building	4	0	4				
Classrooms - Minor Mod				3,757		\$250	\$939,250
L Classroom Building (2-story)	16	0	16				
No Work							
New Food Services Building	0	0	0				
Food Services - New Construction					3,275	\$665	\$2,177,875
Restrooms - New Construction					1,275	\$450	\$573,750
Lunch Shelter - New Construction					7,000	\$150	\$1,050,000
Sitework							
New Bus Drop-off				4,000		\$30	\$120,000
New Visitor Parking				3,750		\$30	\$112,500
New Hardscape/Landscape				7,000		\$30	\$210,000
New Outdoor Instructional Areas				14,138		\$30	\$424,140
New Pre-School Playground				4,400		\$30	\$132,000
New Kinder Playground				23,300		\$30	\$699,000
New Hardcourts				27,000		\$30	\$810,000
New Play Structures				3		\$65,000	\$195,000
Relocate Play Structure				2,600		\$15	\$39,000
Service Drive					6,800	\$30	\$204,000
Renovate Hardscape/Landscape				9,000		\$20	\$180,000
New Security Fencing/Gates					194	\$125	\$24,250
CONSTRUCTION SUB-TOTAL							\$18,234,015
ADA Allowance						5%	\$911,701
Budget Contingency						15%	\$2,735,102
CONSTRUCTION TOTAL							\$21,880,818
Non-Construction Soft-Costs						27%	\$5,907,821
Escalation FY 21 (3%/yr)						9%	\$1,969,274
TOTAL PROJECT COST							\$29,757,912



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1951
Year Last Modernized	2009
Site Acreage	8.3
Existing Permanent Building Area	54,780
Existing Portables	0
Current Site Capacity	1,000
Enrollment (16/17)	1,195
Current Enrollment (17/18)	675

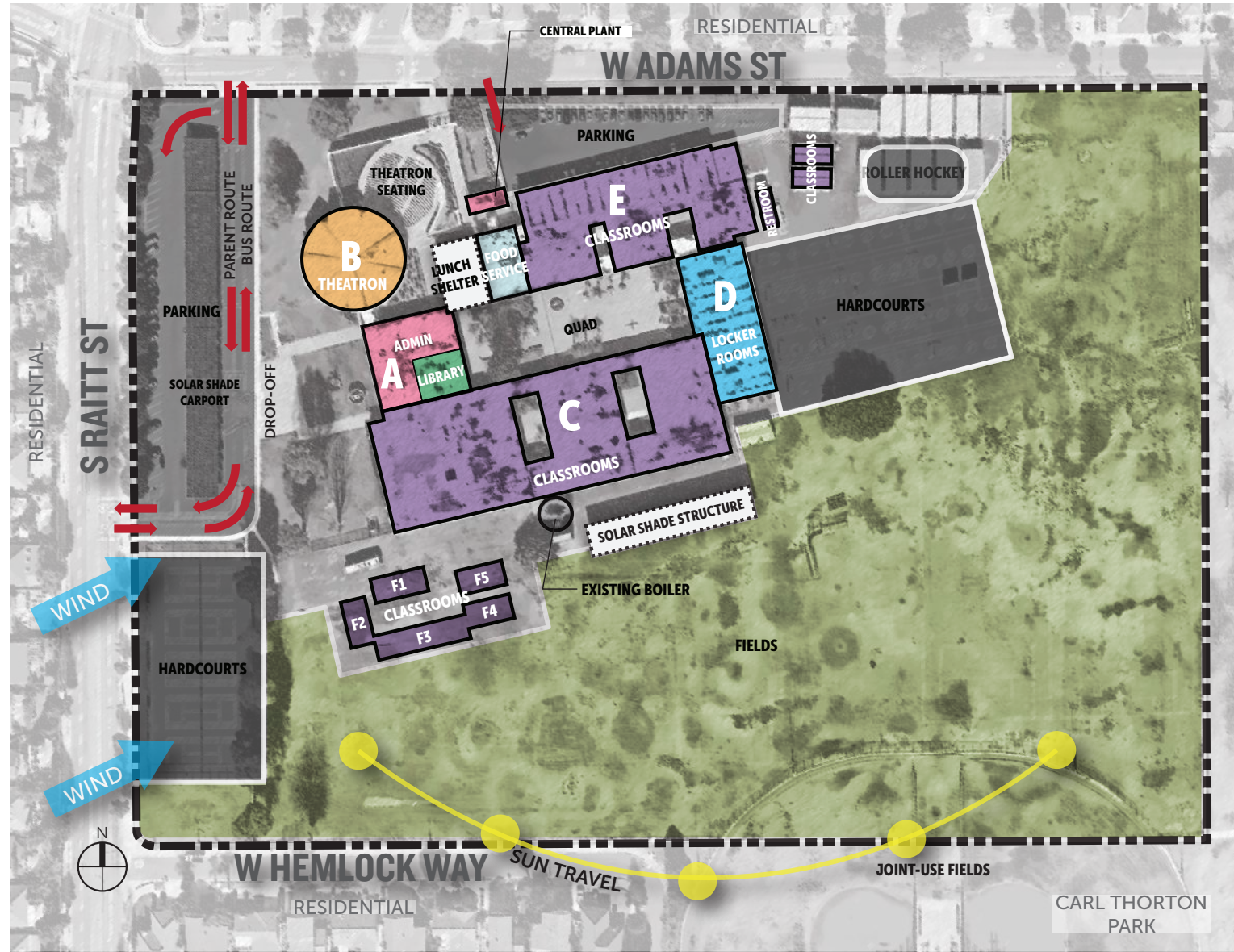


Martin Elementary School

939 W Wilshire Ave, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
McFadden Intermediate							
A Admin / Library Building	0	0	0				
Admin - Minor Mod				4,483		\$250	\$1,120,750
Library - Major Mod				2,752		\$350	\$963,200
B Theatron Building	0	0	0				
Theatron - Major Mod				6,082		\$525	\$3,193,050
Shade Structure - New Construction					6,000	\$150	\$900,000
C Classroom Building	32	0	32				
Minor Mod				41,392		\$250	\$10,348,000
D Gym / PE Locker Buildings	0	0	0				
PE Locker rooms - Major Mod				10,741		\$400	\$4,296,400
Gym - New Construction					8,000	\$550	\$4,400,000
E Classroom / Food Services Building	12	0	12				
Classrooms - Minor Mod				11,649		\$250	\$2,912,250
Classrooms - Major Mod				11,405		\$325	\$3,706,625
Food Service - Major Mod				2,850		\$575	\$1,638,750
F Classroom Building	12	0	12				
Classrooms - No Work				10,000			
Outdoor Assembly Shade Structure - New					2,800	\$150	\$420,000
Building Systems & Sitework							
Remove Central Plant Replacement					1	\$20,000	\$20,000
Convert HVAC to Roof-Top Packages					101,354	\$25	\$2,533,850
Boiler Replacement					1	\$75,000	\$75,000
Renovate Existing Fields				380,000		\$15	\$5,700,000
Renovate & Expand Hardcourts				30,000		\$20	\$600,000
Re-stripe Parking				49,000		\$15	\$735,000
Reconfigure Parking				18,500		\$20	\$370,000
CONSTRUCTION SUB-TOTAL							\$43,932,875
ADA Allowance						5%	\$2,196,644
Budget Contingency						15%	\$6,589,931
CONSTRUCTION TOTAL							\$52,719,450
Non-Construction Soft-Costs						27%	\$14,234,252
Escalation FY 21 (3%/yr)						9%	\$4,744,751
TOTAL PROJECT COST							\$71,698,452
	56		56				



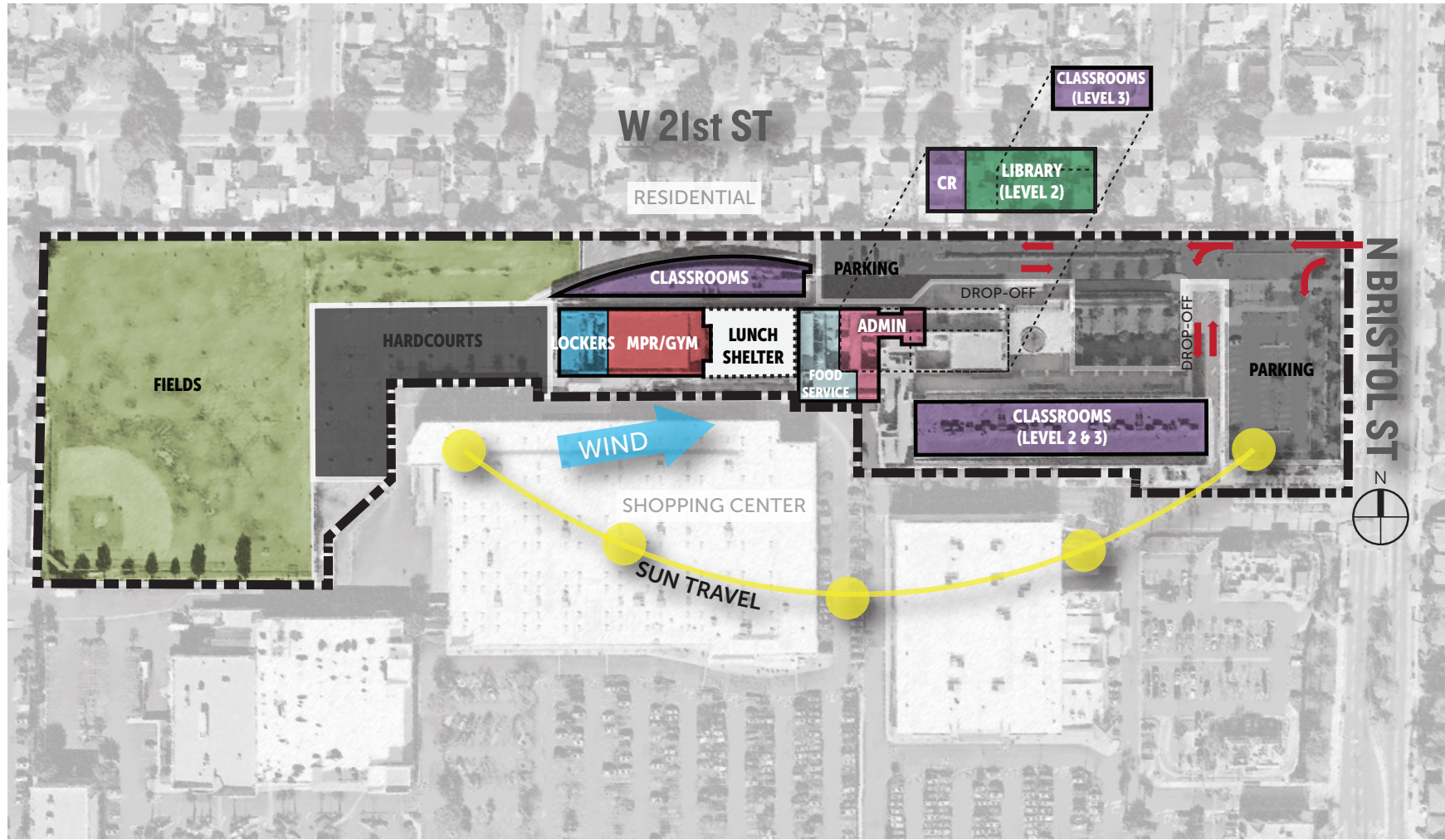
SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1965
Year Last Modernized	2009
Site Acreage	24.18
Existing Permanent Building Area	103,656
Existing Portables	2,880
Current Site Capacity	1,512
Enrollment (16/17)	1,270
Current Enrollment (17/18)	1,204

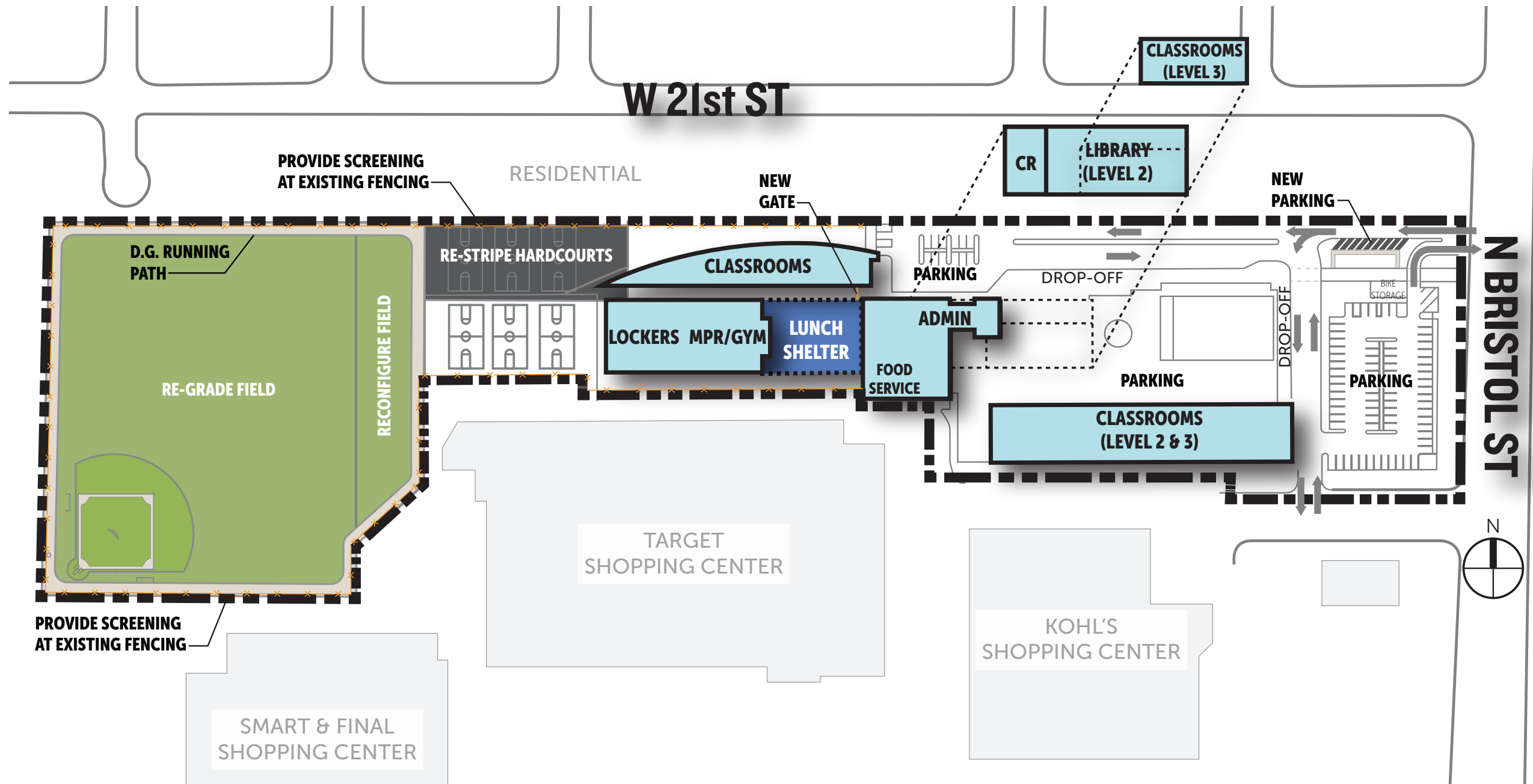
EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Mendez Intermediate							
Level One	5	0	5				
Admin - Minor Mod				6,140		\$250	\$1,535,000
Food Service - Minor Mod				2,752		\$450	\$1,238,400
Lunch shelter - Major Mod				9,991		\$65	\$649,415
MPR / Gym / PE Lockers - Minor Mod				13,900		\$325	\$4,517,500
Classrooms - Minor Mod				9,801		\$250	\$2,450,250
Level Two	24	0	24				
Classrooms - Minor Mod				28,056		\$250	\$7,014,000
Library - Minor Mod				8,500		\$275	\$2,337,500
Level Three	24	0	24				
Classrooms - Minor Mod				24,995		\$250	\$6,248,750
Sitework							
Renovate & Re-Stripe Hardcourts					20,000	\$15	\$300,000
Renovate Field / New DG Running Track					190,000	\$15	\$2,850,000
CONSTRUCTION SUB-TOTAL							\$29,140,815
ADA Allowance						5%	\$1,457,041
Budget Contingency						15%	\$4,371,122
CONSTRUCTION TOTAL							\$34,968,978
Non-Construction Soft-Costs						27%	\$9,441,624
Escalation FY 21 (3%/yr)						9%	\$3,147,208
TOTAL PROJECT COST	53	0	53				\$47,557,810





SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
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- NEW COVERED SHELTER
- NEW SITE FENCING

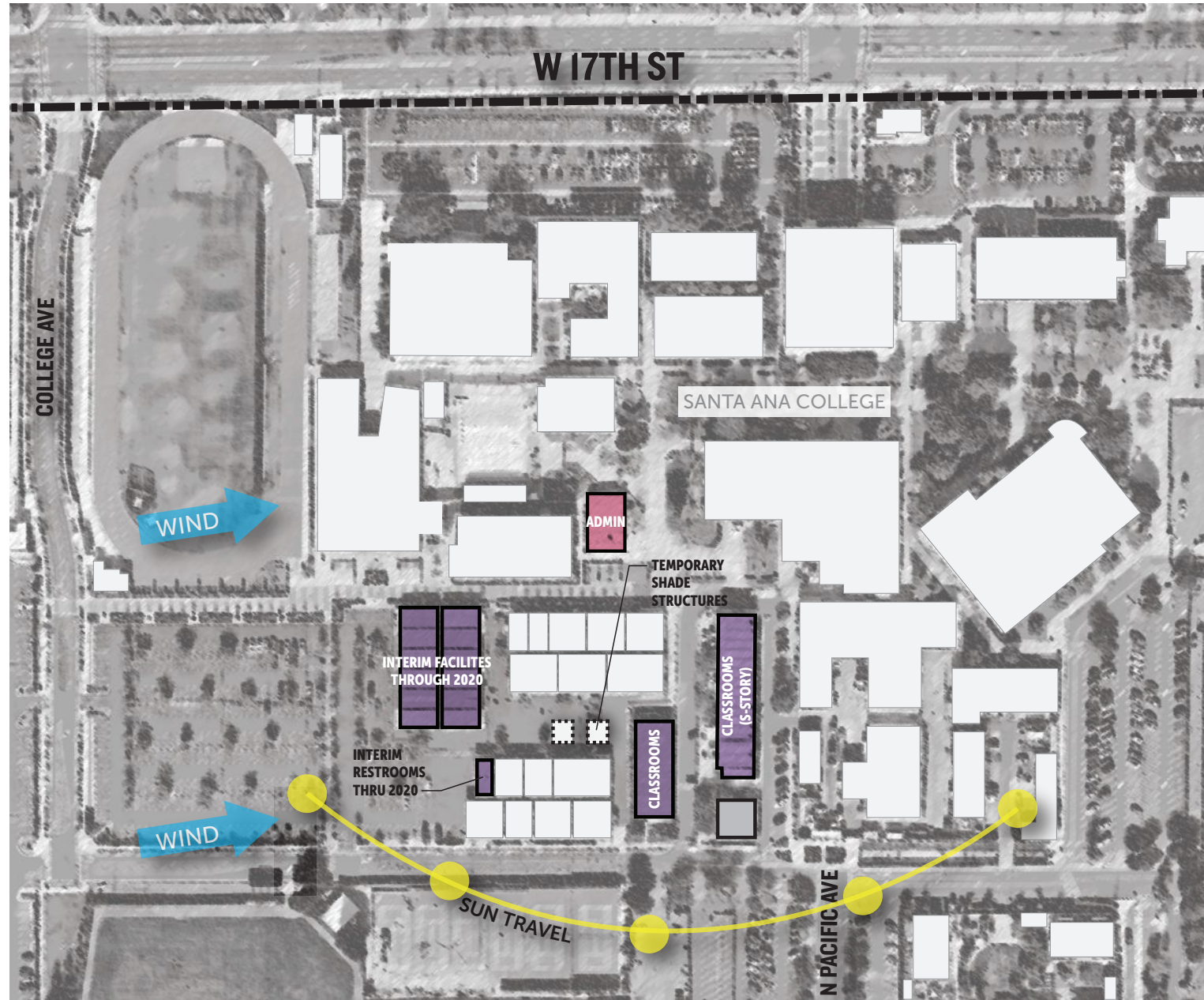
Year Built	1998
Year Last Modernized	-
Site Acreage	12
Existing Permanent Building Area	161,868
Existing Portables	0
Current Site Capacity	1,404
Enrollment (16/17)	1,384
Current Enrollment (17/18)	1,406



Mendez Fundamental Intermediate School

2000 N Bristol St, Santa Ana, CA 92706

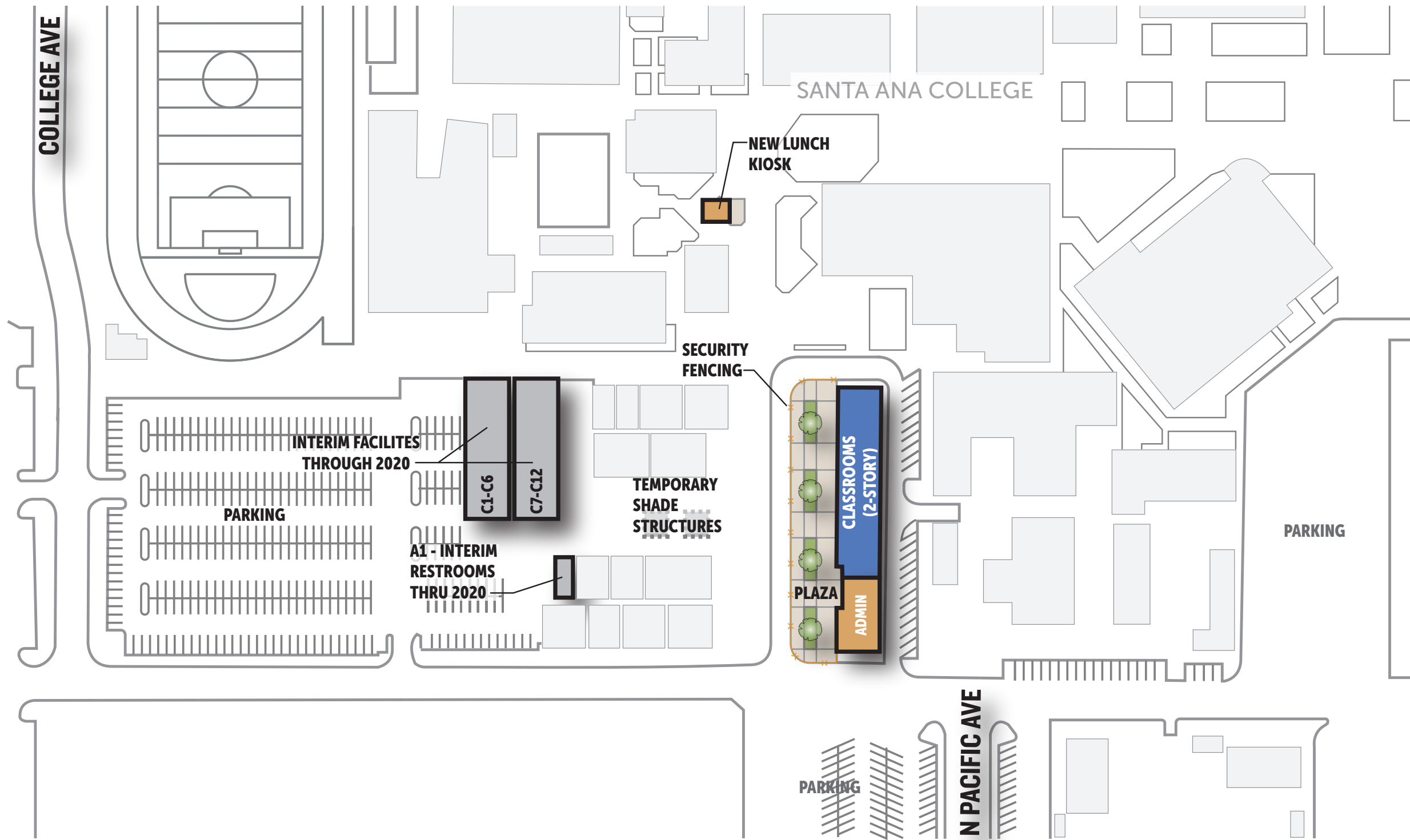
EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Middle College High School							
New Admin Building	0	0	0				
New construction					3,350	\$400	\$1,340,000
Classroom Building (2-story)	16	0	16				
Major Mod				19,000		\$325	\$6,175,000
New Lunch Kiosk							
New construction					645	\$665	\$428,925
Sitework							
New Academic Plaza					8,300	\$30	\$249,000
Security Fencing & Gates					335	\$125	\$41,875
CONSTRUCTION SUB-TOTAL							\$8,234,800
ADA Allowance						5%	\$411,740
Budget Contingency						15%	\$1,235,220
CONSTRUCTION TOTAL							\$9,881,760
Non-Construction Soft-Costs						27%	\$2,668,075
Escalation FY 21 (3%/yr)						9%	\$889,358
TOTAL PROJECT COST	16	16					\$13,439,194





SCOPE OF WORK LEGEND:

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- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

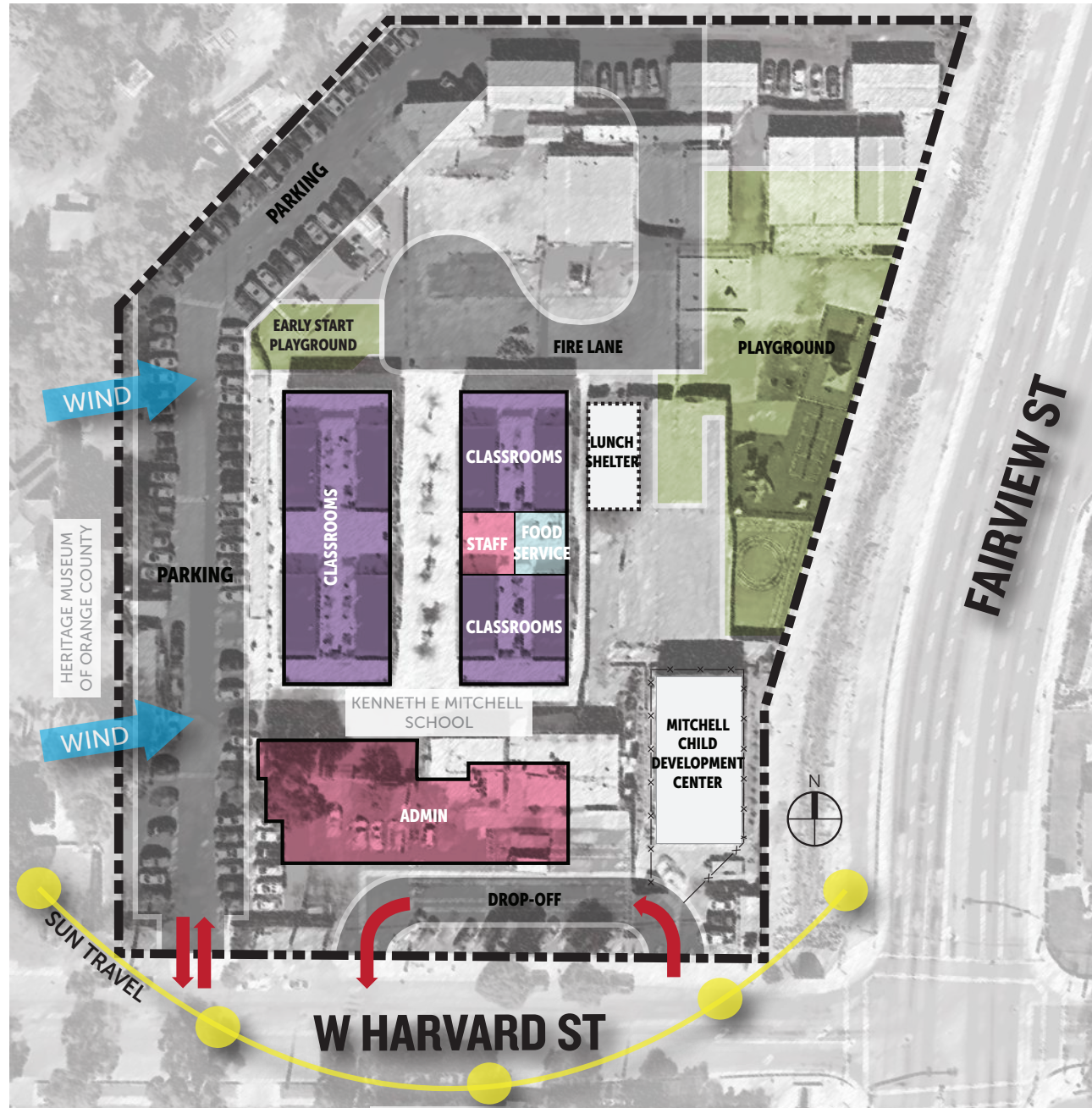
Year Built	2001
Year Last Modernized	-
Site Acreage	-
Existing Permanent Building Area	17,840
Existing Portables	1,920
Current Site Capacity	378
Enrollment (16/17)	344
Current Enrollment (17/18)	348



Middle College High School

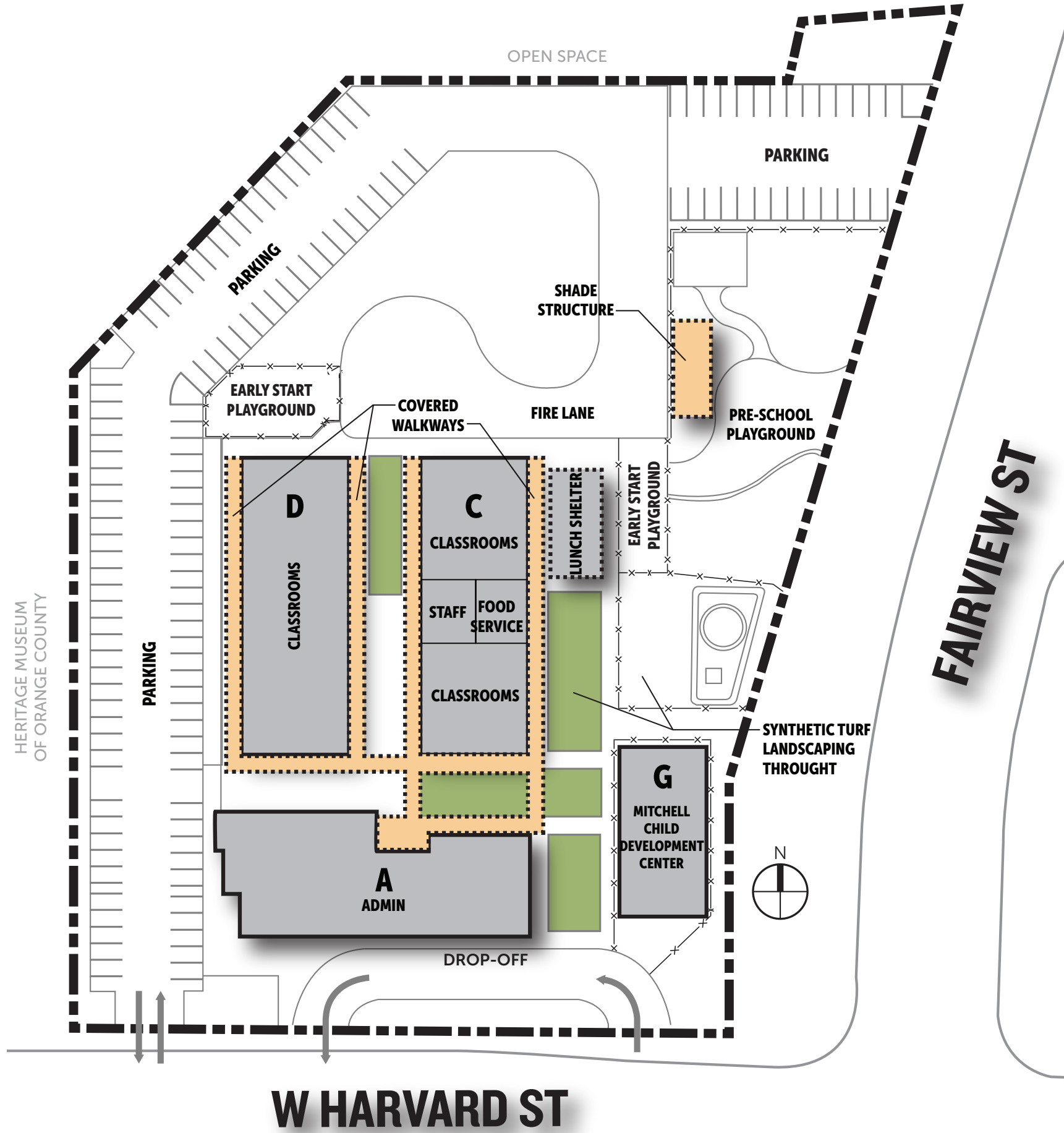
1530 W 17TH St., Santa Ana, CA 92706

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Mitchell CDC							
A Admin Building	0	0	0				
No Work							
C Classroom / Food Service Building	13	0	13				
No Work							
D Classroom Building	12	0	12				
No Work							
G Child Development Center	0	0	0				
No Work							
Covered Walkways	0	0	0				
New Construction					9,250	\$150	\$1,387,500
Shade Structure	0	0	0				
Playground New Construction					1,200	\$150	\$180,000
Sitework							
New Synthetic Turf					7,575	\$65	\$492,375
CONSTRUCTION SUB-TOTAL							\$2,059,875
ADA Allowance						5%	\$102,994
Budget Contingency						15%	\$308,981
CONSTRUCTION TOTAL							\$2,471,850
Non-Construction Soft-Costs						27%	\$667,400
Escalation FY 21 (3%/yr)						9%	\$222,467
TOTAL PROJECT COST	25	25					\$3,361,716



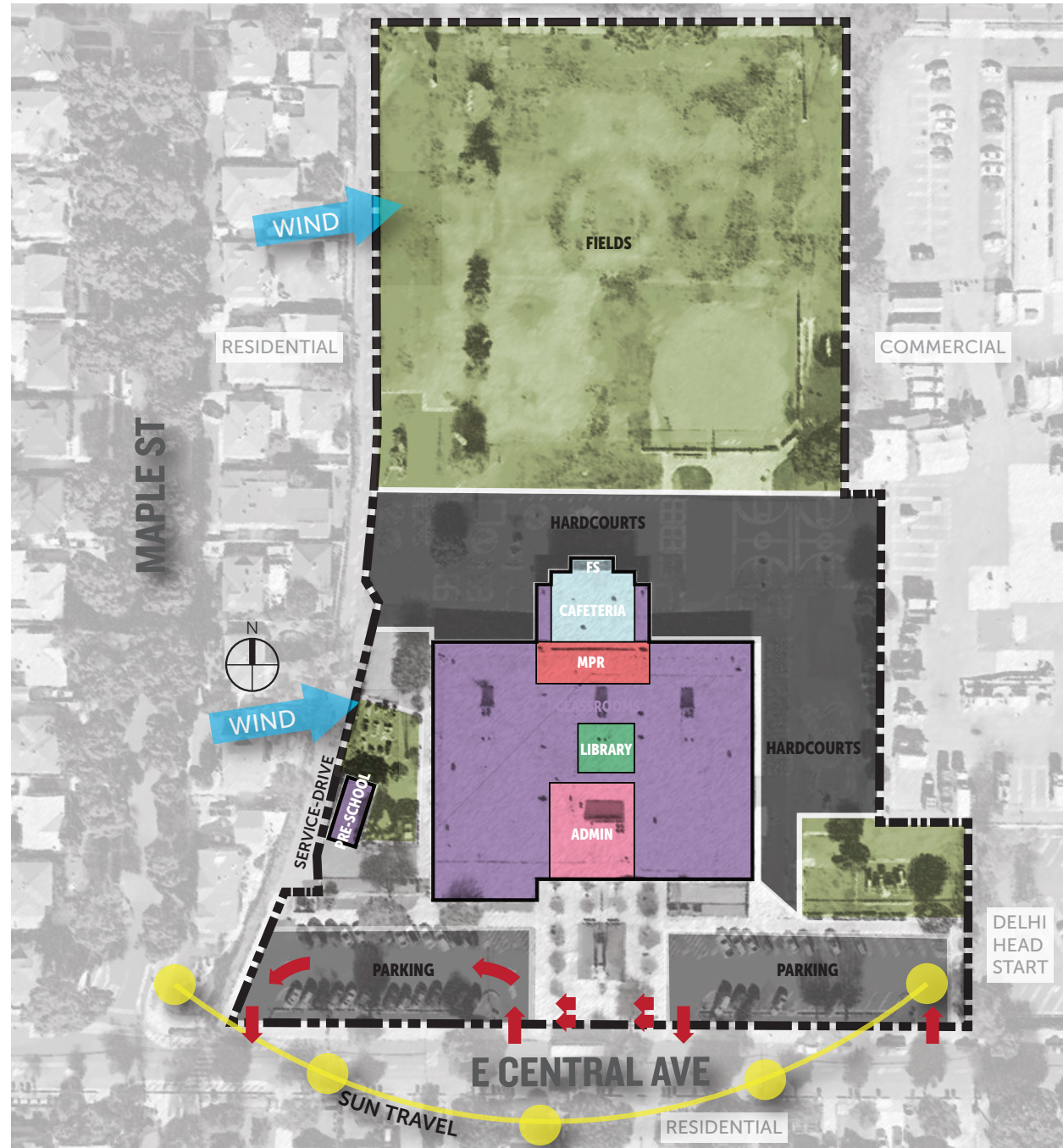
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- NEW SITE FENCING

Year Built	1968
Year Last Modernized	2011
Site Acreage	3.23
Existing Permanent Building Area	35,569
Existing Portables	0
Current Site Capacity	338
Enrollment (16/17)	270
Current Enrollment (17/18)	387

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Monroe Elementary							
Campus Building	25	-2	23				
Admin - Major Mod				4,043		\$350	\$1,415,050
Library - Major Mod				2,171		\$350	\$759,850
MPR - Major Mod				4,292		\$400	\$1,716,800
Cafeteria - Major Mod				4,097		\$350	\$1,433,950
Classrooms - Major Mod				34,589		\$325	\$11,241,425
Restrooms - Major Mod				735		\$350	\$257,250
Campus Building Expansion		1	1				
Music Classrooms - New Construction					2,000	\$425	\$850,000
Food Service - New Construction					2,800	\$665	\$1,862,000
New Lunch Shelter - New Construction					3,000	\$150	\$450,000
Sitework							
New Entry Plaza & Drop-Off					11,000	\$30	\$330,000
Reconfigure Visitor Parking				11,500		\$15	\$172,500
New Outdoor Instruction Area					20,000	\$30	\$600,000
New Service Yard					2,300	\$30	\$69,000
Renovate Existing Hardcourts				27,000		\$15	\$405,000
New Kinder Playground					11,700	\$30	\$351,000
New Play Structure					1	\$65,000	\$65,000
New Site Fencing/Gates					400	\$125	\$50,000
New Chain Link Fencing/Screening					400	\$50	\$20,000
CONSTRUCTION SUB-TOTAL							\$22,048,825
ADA Allowance						5%	\$1,102,441
Budget Contingency						15%	\$3,307,324
CONSTRUCTION TOTAL							\$26,458,590
Non-Construction Soft-Costs						27%	\$7,143,819
Escalation FY 21 (3%/yr)						9%	\$2,381,273
TOTAL PROJECT COST	25	24					\$35,983,682

WARNER AVE



SCOPE OF WORK LEGEND:

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- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1973
Year Last Modernized	2010
Site Acreage	6.6
Existing Permanent Building Area	41,837
Existing Portables	0
Current Site Capacity	575
Enrollment (16/17)	372
Current Enrollment (17/18)	328



Monroe Elementary School

417 E Central Ave, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Monte Vista Elementary							
Admin Building	0	0	0				
Demo Existing Admin Building				2,831		\$8	\$22,648
Admin Replacement - New Construction				3,000		\$400	\$1,200,000
Parent Room - New Construction				400		\$400	\$160,000
Kindergarten Classroom Building	2	0	2				
Demo Existing Kinder Building				2,673		\$8	\$21,384
Kinder Replacement - New				2,800		\$400	\$1,120,000
B Food Service / MPR Building	1	-1	0				
MPR - Minor Mod				4,000		\$325	\$1,300,000
Food Service - Major Mod				2,480		\$575	\$1,426,000
Lunch Shelter - New Construction					3,000		
C Classroom Building	7	0	7				
Minor Mod				6,565		\$250	\$1,641,250
D Classroom Building	7	0	7				
Minor Mod				6,565		\$250	\$1,641,250
E Restroom Building	0	0	0				
Minor Mod				1,302		\$300	\$390,600
F Classroom Building	5	0	5				
Minor Mod				4,693		\$250	\$1,173,250
G Classroom / Library Building	5	-2	3				
Classrooms - Minor Mod				3,244		\$250	\$811,000
Library - Major Mod				3,000		\$350	\$1,050,000
Preschool Classroom Building	2	0	2				
No Work							
New Classroom Building	7	0	7				
New Construction					6,565	\$400	\$2,626,000
Sitework							
Reconfigure Parking				30,500		\$20	\$610,000
New Parking / Service Drives					1,500	\$30	\$45,000
New Plaza & Drop-off				10,000		\$30	\$300,000
New Quad				9,000		\$30	\$270,000
New Kinder Playground				6,400		\$30	\$192,000
New Landscaped Courtyard				9,500		\$30	\$285,000
Expand and Re-Stripe Hardcourts				15,000		\$20	\$300,000
Expand fields				25,000		\$20	\$500,000
New Security Fencing & Gates					633	\$125	\$79,125
Upgrade Security Fencing & Gates				1,387		\$125	\$173,375
CONSTRUCTION SUB-TOTAL							\$17,337,882
ADA Allowance						5%	\$866,894
Budget Contingency						15%	\$2,600,682
CONSTRUCTION TOTAL							\$20,805,458
Non-Construction Soft-Costs						27%	\$5,617,474
Escalation FY 21 (3%/yr)						9%	\$1,872,491
TOTAL PROJECT COST	36	33					\$28,295,423

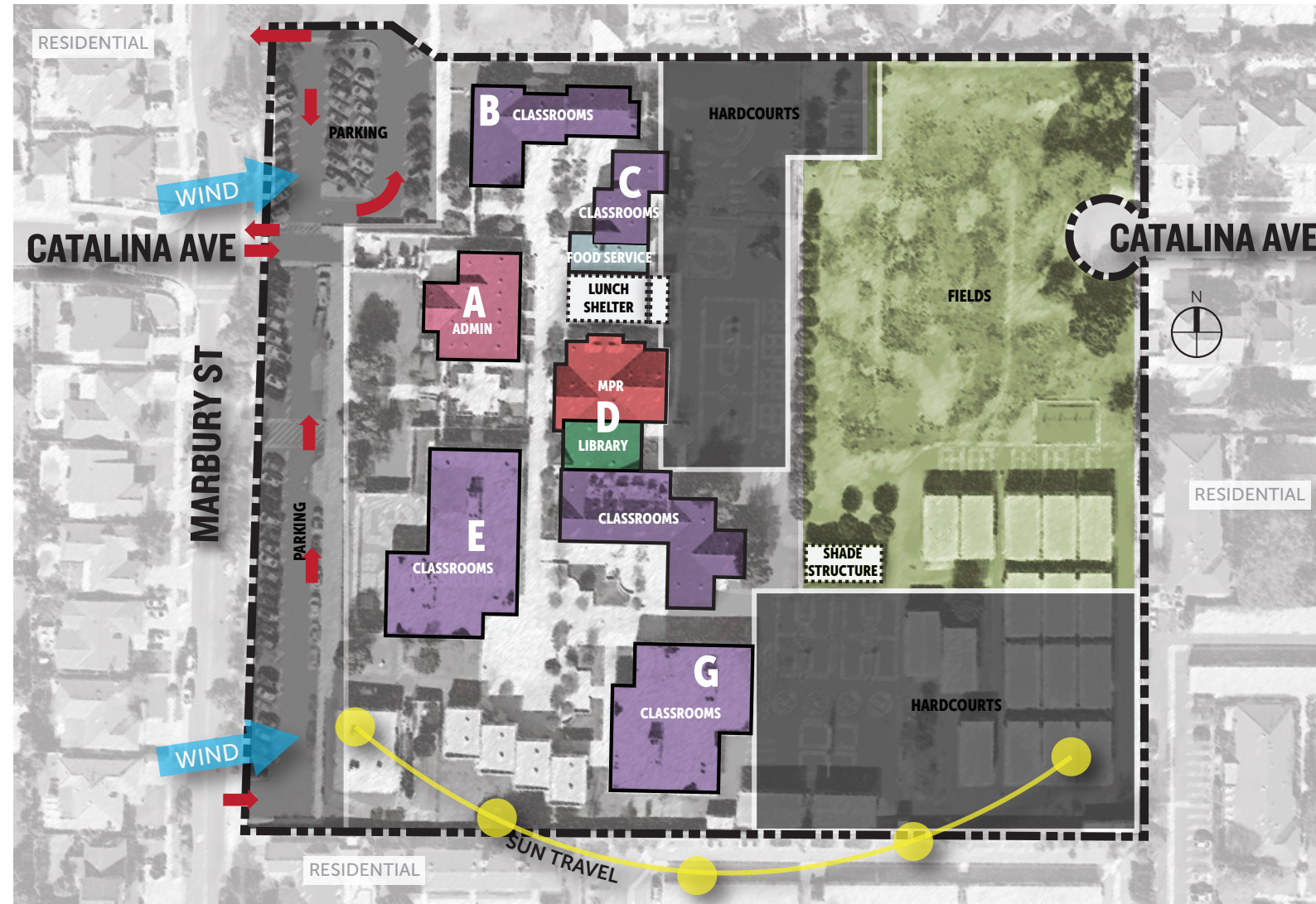


SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
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- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1956
Year Last Modernized	2009
Site Acreage	9.98
Existing Permanent Building Area	38,699
Existing Portables	6,720
Current Site Capacity	850
Enrollment (16/17)	600
Current Enrollment (17/18)	530

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Muir Fundamental Elementary							
A Admin Building	0	0	0				
No Work							
New Shade Structure				1,000		\$150	\$150,000
B Kindergarten Classroom Building	4	1	5				
Existing Kinder Classrooms - No Work				5,660			
Kinder Classroom - New Construction					1,200	\$400	\$480,000
C Food Services / Classroom Building	2	-1	1				
Food Service - Major Mod				2,790		\$575	\$1,604,250
Kinder Classroom - Major Mod				1,200		\$325	\$390,000
Lunch Shelter - New Construction					2,500	\$150	\$375,000
D MPR / Classrooms / Library Building	6	-2	4				
MPR - Major Mod				7,000		\$400	\$2,800,000
Classrooms - Minor Mod				4,800		\$250	\$1,200,000
Library - Major Mod Conversion				3,900		\$350	\$1,365,000
E Classroom Building	7	-1	6				
Special Ed Conversion - Major Mod				5,520		\$325	\$1,794,000
Parent Center - Major Mod				960		\$350	\$336,000
Music Classroom - Major Mod				2,510		\$350	\$878,500
G Classroom Building	8	0	8				
Major Mod				8,040		\$325	\$2,613,000
Classroom Building (2-story)	0	22	22				
New Construction				33,528		\$400	\$13,411,200
Sitework							
Campus Site Entry Enhancement				14,700		\$30	\$441,000
New Drop-off Lane					1,000	\$30	\$30,000
Reconfigure Visitor Parking				17,500		\$20	\$350,000
New Entry Plaza				5,000		\$30	\$150,000
New Pre-School Playground				2,600		\$30	\$78,000
New Kinder Playground				12,000		\$30	\$360,000
New Play Structures				2		\$65,000	\$130,000
Renovate Existing Field				81,000		\$20	\$1,620,000
Renovate Existing Hardcourts				27,500		\$15	\$412,500
New Security Fencing/Gates					1,806	\$125	\$225,750
CONSTRUCTION SUB-TOTAL							\$31,194,200
ADA Allowance						5%	\$1,559,710
Budget Contingency						15%	\$4,679,130
CONSTRUCTION TOTAL							\$37,433,040
Non-Construction Soft-Costs						27%	\$10,106,921
Escalation FY 21 (3%/yr)						9%	\$3,368,974
TOTAL PROJECT COST	27	46					\$50,908,934

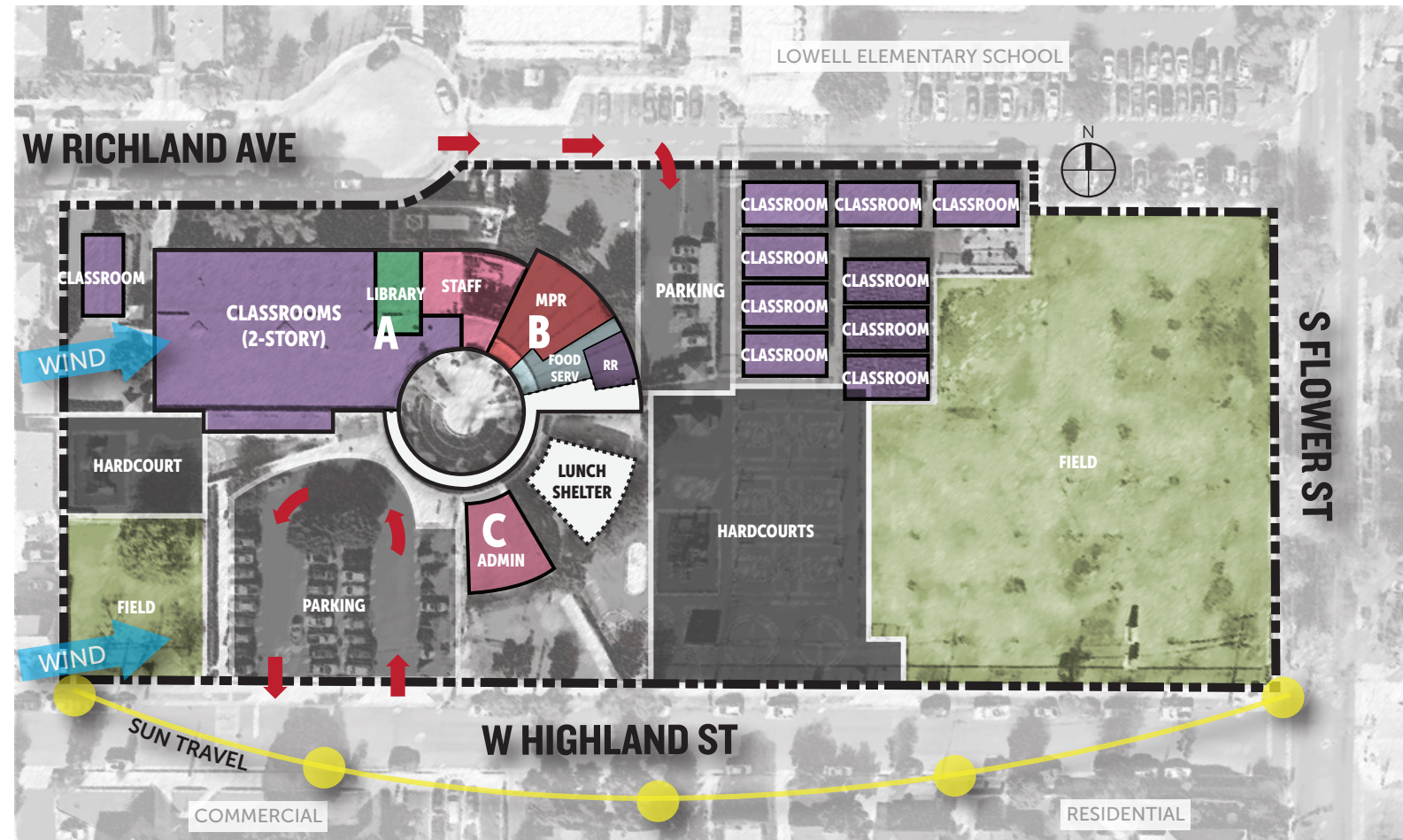


- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
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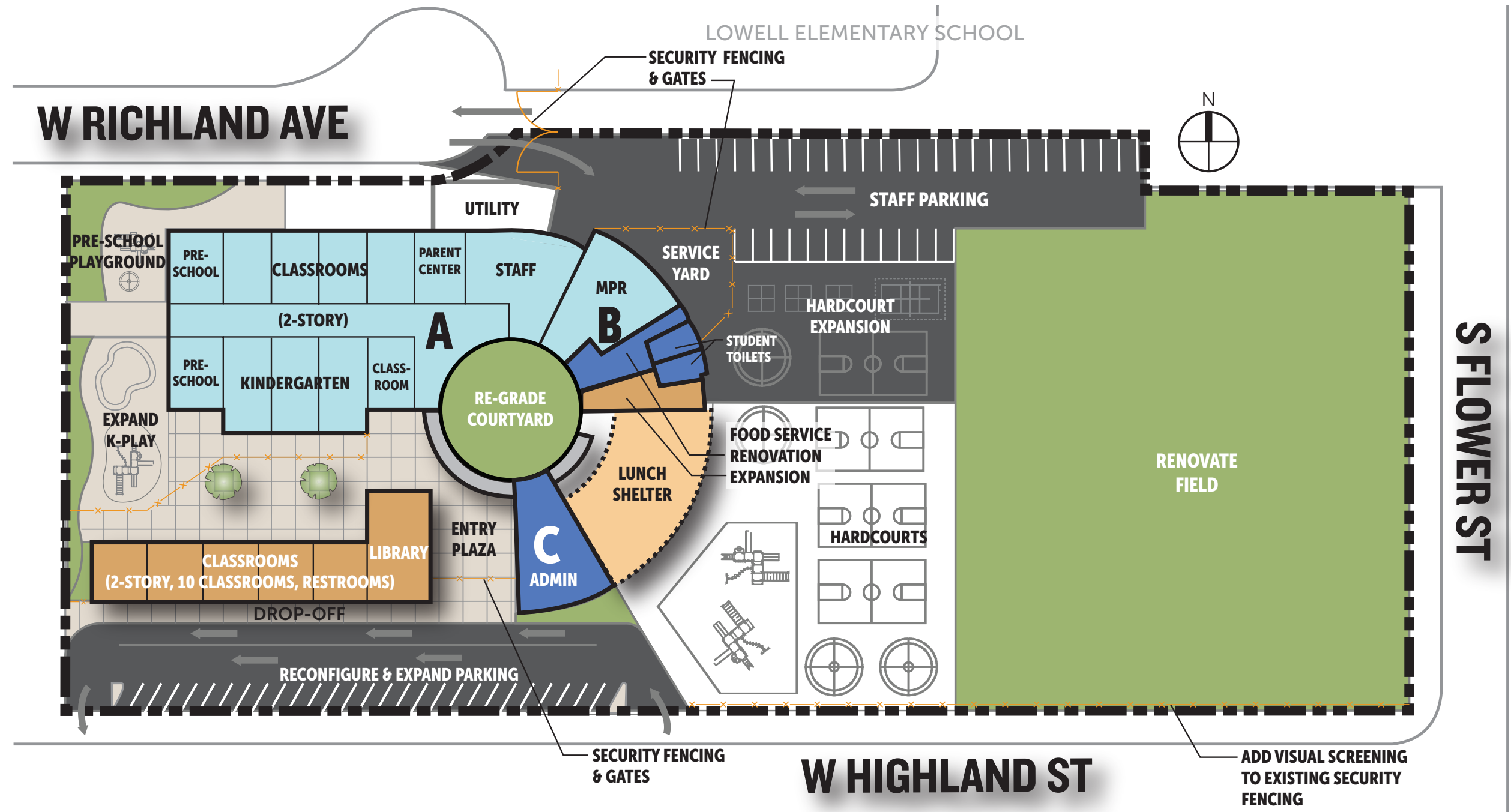
Year Built	1970
Year Last Modernized	2009
Site Acreage	8.86
Existing Permanent Building Area	75,388
Existing Portables	0
Current Site Capacity	1,200
Enrollment (16/17)	992
Current Enrollment (17/18)	948

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Pio Pico Elementary							
A Classroom Building	22	0	22				
Classrooms / Pre-School - Minor Mod				27,000		\$250	\$6,750,000
Parent Center - Minor Mod				1,200		\$250	\$300,000
Staff - Minor Mod				1,200		\$250	\$300,000
B MPR / Food Services	0	0	0				
MPR - Minor Mod				2,250		\$325	\$731,250
Food Service - Major Mod				600		\$575	\$345,000
Food Service - Expansion					700	\$665	\$465,500
Student Toilets - Major Mod					600	\$350	\$210,000
C Admin Building	0	0	0				
Admin - Major Mod				2,300		\$350	\$805,000
Lunch Shelter - New Construction					4,200	\$150	\$630,000
Classroom / Library Building (2-story)	0	10	10				
Classrooms - New Construction					10,240	\$400	\$4,096,000
Library - New Construction					2,400	\$450	\$1,080,000
Sitework							
Reconfigure & expand Parking				16,200		\$30	\$486,000
New Drop-Off					3,100	\$30	\$93,000
New Entry Plaza					4,500	\$30	\$135,000
New Academic Courtyard					8,500	\$30	\$255,000
New Kinder & Pre-School Play					14,400	\$30	\$432,000
New Play Structures					2	\$65,000	\$130,000
New Hardcourt Expansion					10,400	\$30	\$312,000
New Service Yard					2,300	\$30	\$69,000
New Staff Parking					20,550	\$30	\$616,500
Renovate Fields					70,575	\$20	\$1,411,500
Fence Visual Screening Fabric - New					538	\$10	\$5,380
New Security Fencing/Gates					511	\$125	\$63,875
CONSTRUCTION SUB-TOTAL							\$19,722,005
ADA Allowance						5%	\$986,100
Budget Contingency						15%	\$2,958,301
CONSTRUCTION TOTAL							\$23,666,406
Non-Construction Soft-Costs						27%	\$6,389,930
Escalation FY 21 (3%/yr)						9%	\$2,129,977
TOTAL PROJECT COST	22	32					\$32,186,312



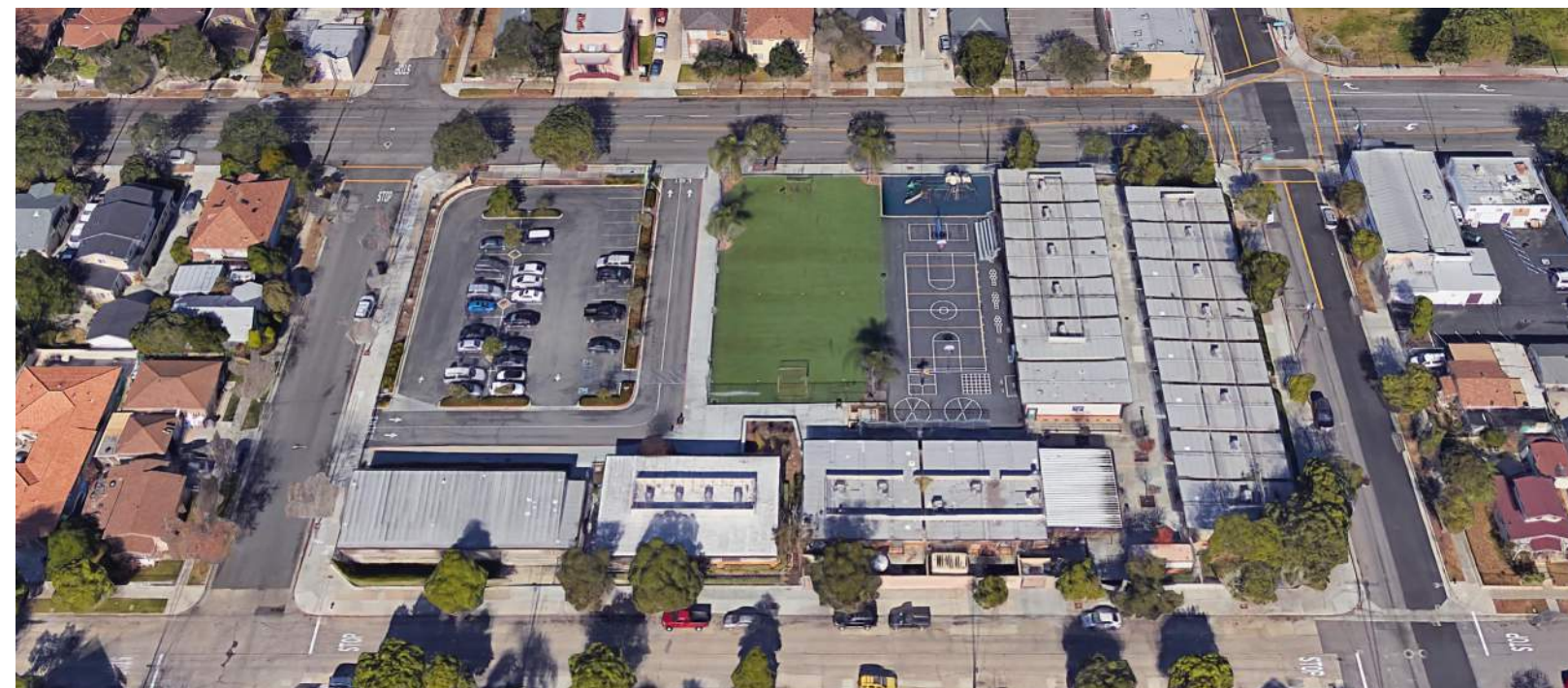
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- NEW COVERED SHELTER
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- NEW HARDSCAPE PAVING
- NEW SITE FENCING

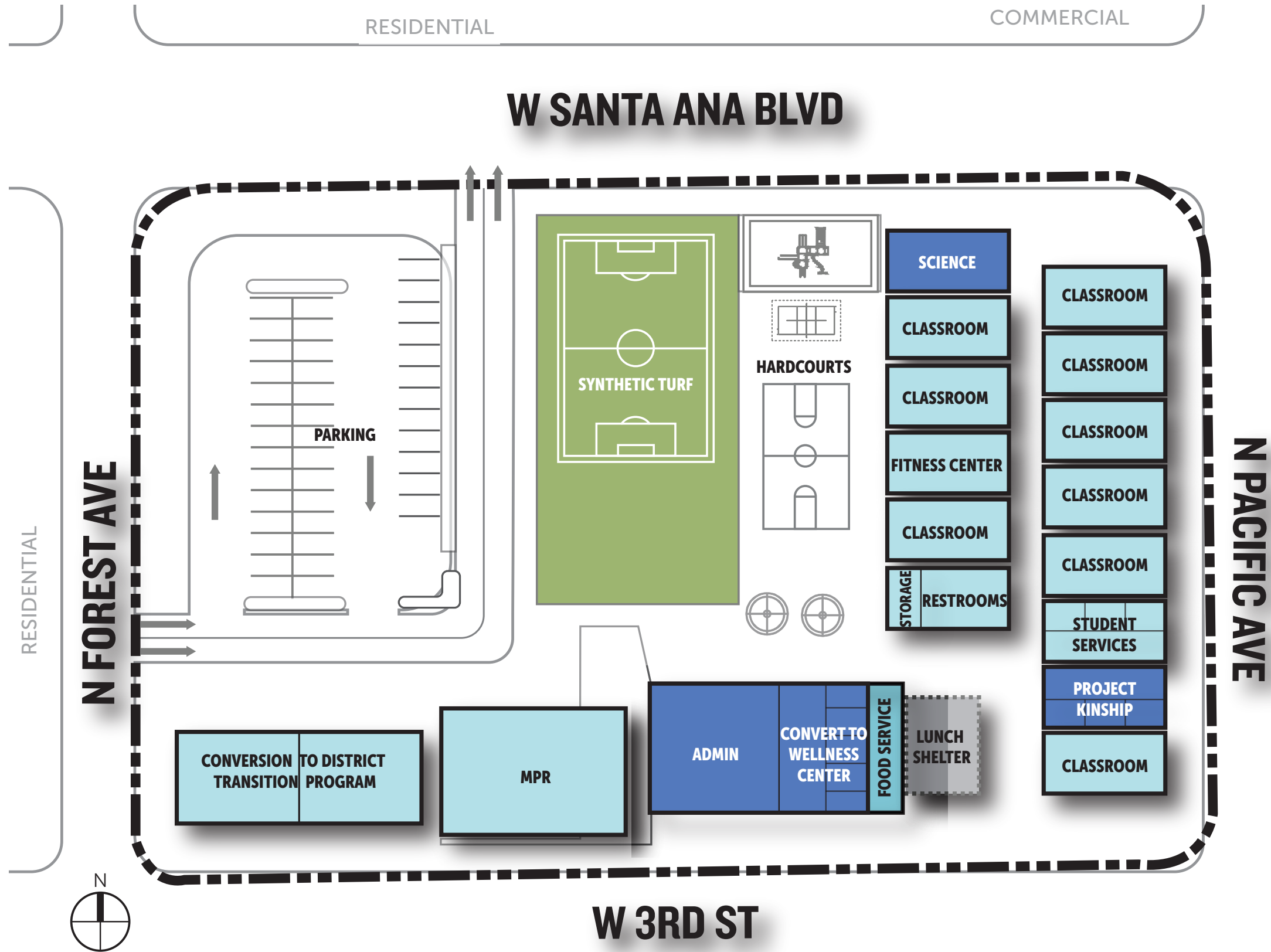
Year Built	1991
Year Last Modernized	2009
Site Acreage	4.63
Existing Permanent Building Area	51,052
Existing Portables	9,600
Current Site Capacity	800
Enrollment (16/17)	589
Current Enrollment (17/18)	543

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
REACH Academy							
Comuter / Library Building	0	0	0				
Convert to District Use TBD - Minor Mod				2,269		\$250	\$567,250
MPR Building	0	0	0				
Minor Mod				2,880		\$325	\$936,000
Admin / Food Services Building	0	0	0				
Admin - Major Mod				1,920		\$350	\$672,000
Wellness Center - Major Mod				1,440		\$350	\$504,000
Food Service - Minor Mod				480		\$450	\$216,000
Classroom Buildings	11	0	11				
Science Classroom - Major Mod				960		\$475	\$456,000
Classrooms - Minor Mod				8,640		\$250	\$2,160,000
Fitness Center - Minor Mod				960		\$325	\$312,000
Restrooms - Minor Mod				960		\$300	\$288,000
Student Services - Minor Mod				960		\$250	\$240,000
Project Kinship - Major Mod				960		\$350	\$336,000
Sitework							
Synthetic Turf - Replacement					15,000	\$65	\$975,000
CONSTRUCTION SUB-TOTAL							\$7,662,250
ADA Allowance						5%	\$383,113
Budget Contingency						15%	\$1,149,338
CONSTRUCTION TOTAL							\$9,194,700
Non-Construction Soft-Costs						27%	\$2,482,569
Escalation FY 21 (3%/yr)						9%	\$827,523
TOTAL PROJECT COST	11		11				\$12,504,792



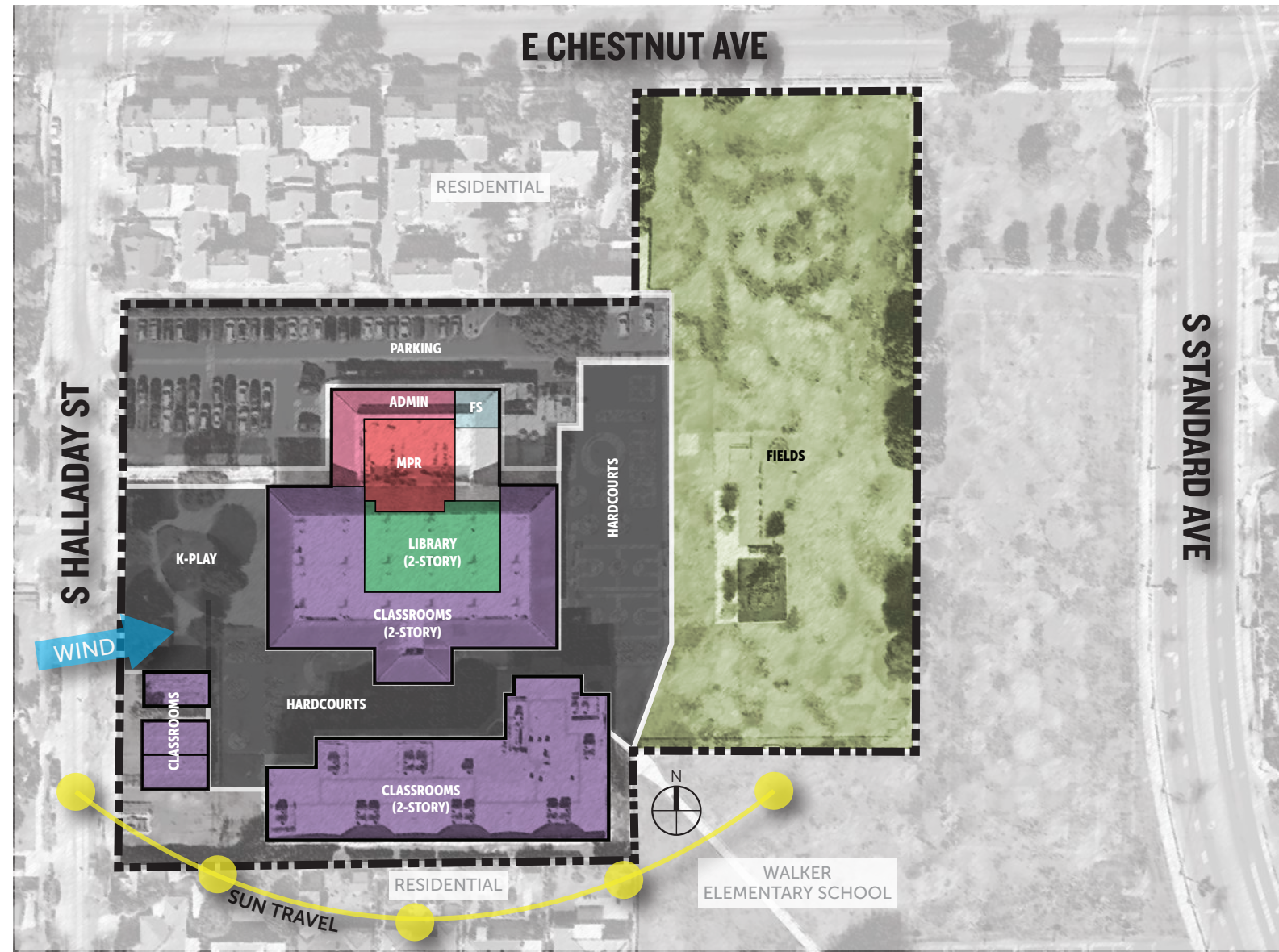
SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1999
Year Last Modernized	2009
Site Acreage	2.3
Existing Permanent Building Area	0
Existing Portables	22,080
Current Site Capacity	450
Enrollment (16/17)	289
Current Enrollment (17/18)	43



EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Roosevelt Elementary							
Admin / Classroom Building	24	0	24				
Admin - Major Mod				2,784		\$350	\$974,400
Classrooms - Major Mod				26,250		\$325	\$8,531,250
Food Service - Major Mod				717		\$575	\$412,275
Library - Major Mod				8,064		\$350	\$2,822,400
MPR - Major Mod				3,042		\$400	\$1,216,800
Staff Support - New Infill					1,380	\$400	\$552,000
Lunch Shelter - New Construction					1,380	\$150	\$207,000
Classroom Building (2-story)	23	0	23				
No Work							
Sitework							
Reconfigure Staff & Visitor Parking				5,900		\$30	\$177,000
New Entry Plaza					4,250	\$30	\$127,500
New Student Drop-off					3,300	\$30	\$99,000
Kinder Playground Expansion					6,100	\$30	\$183,000
New Kinder Play Structure					1	\$65,000	\$65,000
New Staff Parking					4,000	\$30	\$120,000
Renovate Courtyard				7,600		\$30	\$228,000
New Bus Drop-off					1,300	\$30	\$39,000
Renovate Hardcourts				8,300		\$15	\$124,500
Renovate Field				26,000		\$20	\$520,000
Re-locate Play Structure				2,600		\$15	\$39,000
New Security Fencing/Gates					1,550	\$125	\$193,750
CONSTRUCTION SUB-TOTAL							\$16,631,875
ADA Allowance						5%	\$831,594
Budget Contingency						15%	\$2,494,781
CONSTRUCTION TOTAL							\$19,958,250
Non-Construction Soft-Costs						27%	\$5,388,728
Escalation FY 21 (3%/yr)						9%	\$1,796,243
TOTAL PROJECT COST	47	0	47				\$27,143,220

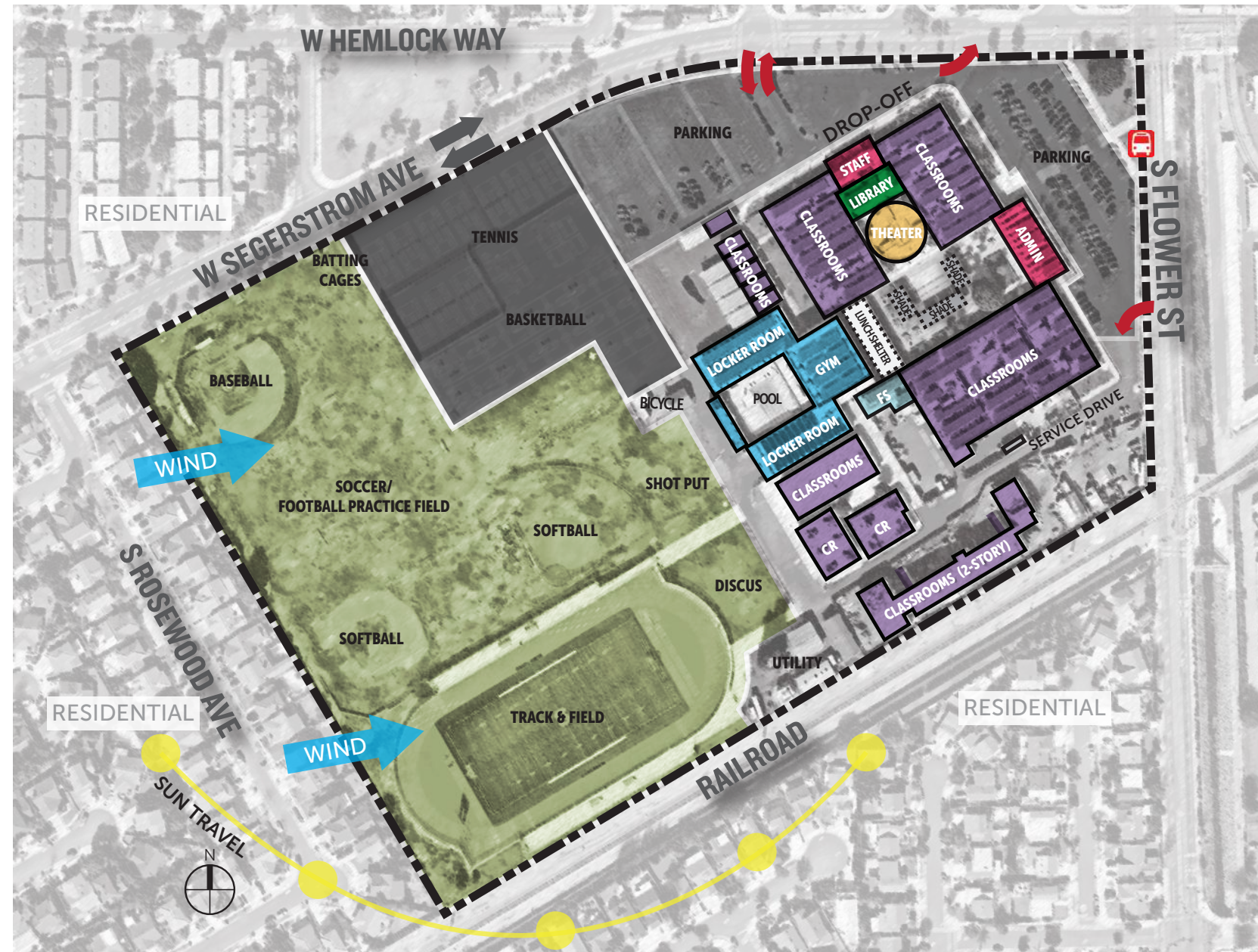


SCOPE OF WORK LEGEND:

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- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1972
Year Last Modernized	2009
Site Acreage	5.57
Existing Permanent Building Area	78,059
Existing Portables	2,880
Current Site Capacity	1,250
Enrollment (16/17)	685
Current Enrollment (17/18)	640

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Saddleback High School							
Admin Building	0	0	0				
No Work							
Classrooms / Theater Building 200-400	38	0	38				
Classrooms - No Work				48,539			
Library - No Work				6,800			
Theater - Major Mod				8,011		\$525	\$4,205,775
Classroom / Food Service Building 600	16	0	16				
Classrooms - Major Mod				24,325		\$325	\$7,905,625
Counseling - Major Mod				4,150		\$350	\$1,452,500
Food Service Expansion - New				6,400		\$665	\$4,256,000
Cafeteria - Major Mod				5,650		\$350	\$1,977,500
Outdoor Lunch Area - New				4,575		\$150	\$686,250
Classroom Building 130-137	8	0	8				
No Work							
Classroom Building 141-146	6	0	6				
No Work							
Classroom Building 147-150 - No Work	4	0	4				
No Work							
Classroom Building 700	16	0	16				
No Work							
Gym / PE Locker Building	0	0	0				
Gym - Minor Mod				12,000		\$325	\$3,900,000
PE Locker Rooms - Major Mod				20,000		\$400	\$8,000,000
MPR / Practice Gym	0	0	0				
New construction					15,000	\$400	\$6,000,000
PE / Concessions / Restroom Building	0	0	0				
PE / Concessions / Restrooms - New					6,500	\$450	\$2,925,000
Score Board					2	\$35,000	\$70,000
Sitework							
New Track & Field (Synthetic)				85,000		\$80	\$6,800,000
Home / Visitor Bleachers				15,000		\$50	\$750,000
New Score Board				1		\$35,000	\$35,000
Renovate Fields				450,000		\$15	\$6,750,000
New Hardscape / Entry Beautification					65,000	\$30	\$1,950,000
Renovate Courtyard / Walkway				22,000		\$30	\$660,000
New Hardcourts					21,500	\$30	\$645,000
Renovate Service Yard				10,000		\$15	\$150,000
CONSTRUCTION SUB-TOTAL							\$59,118,650
ADA Allowance						5%	\$2,955,933
Budget Contingency						15%	\$8,867,798
CONSTRUCTION TOTAL							\$70,942,380
Non-Construction Soft-Costs						27%	\$19,154,443
Escalation FY 21 (3%/yr)						9%	\$6,384,814
TOTAL PROJECT COST							\$96,481,637



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1966
Year Last Modernized	2010
Site Acreage	36
Existing Permanent Building Area	198,026
Existing Portables	5,760
Current Site Capacity	2,268
Enrollment (16/17)	1,639
Current Enrollment (17/18)	1,600

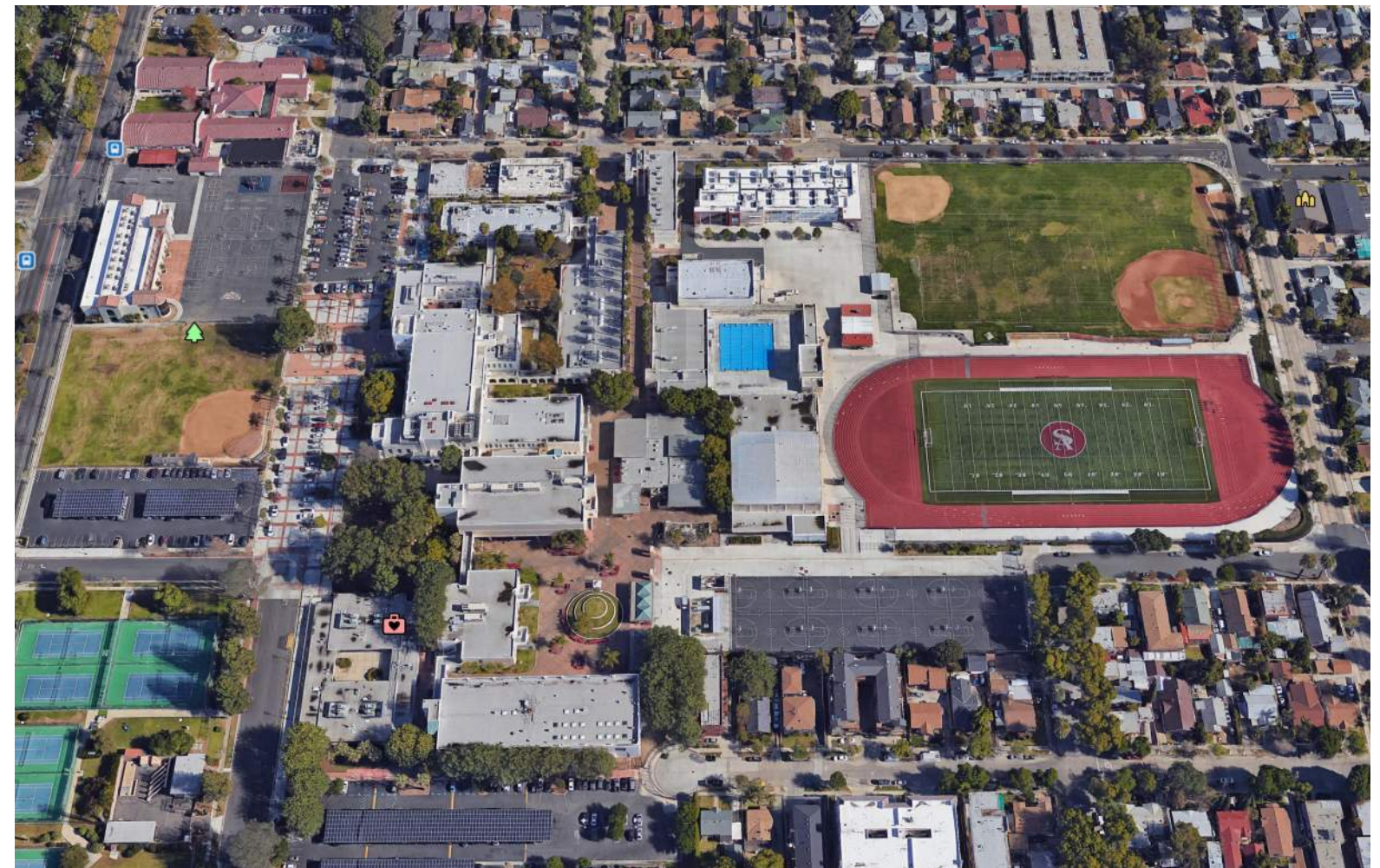
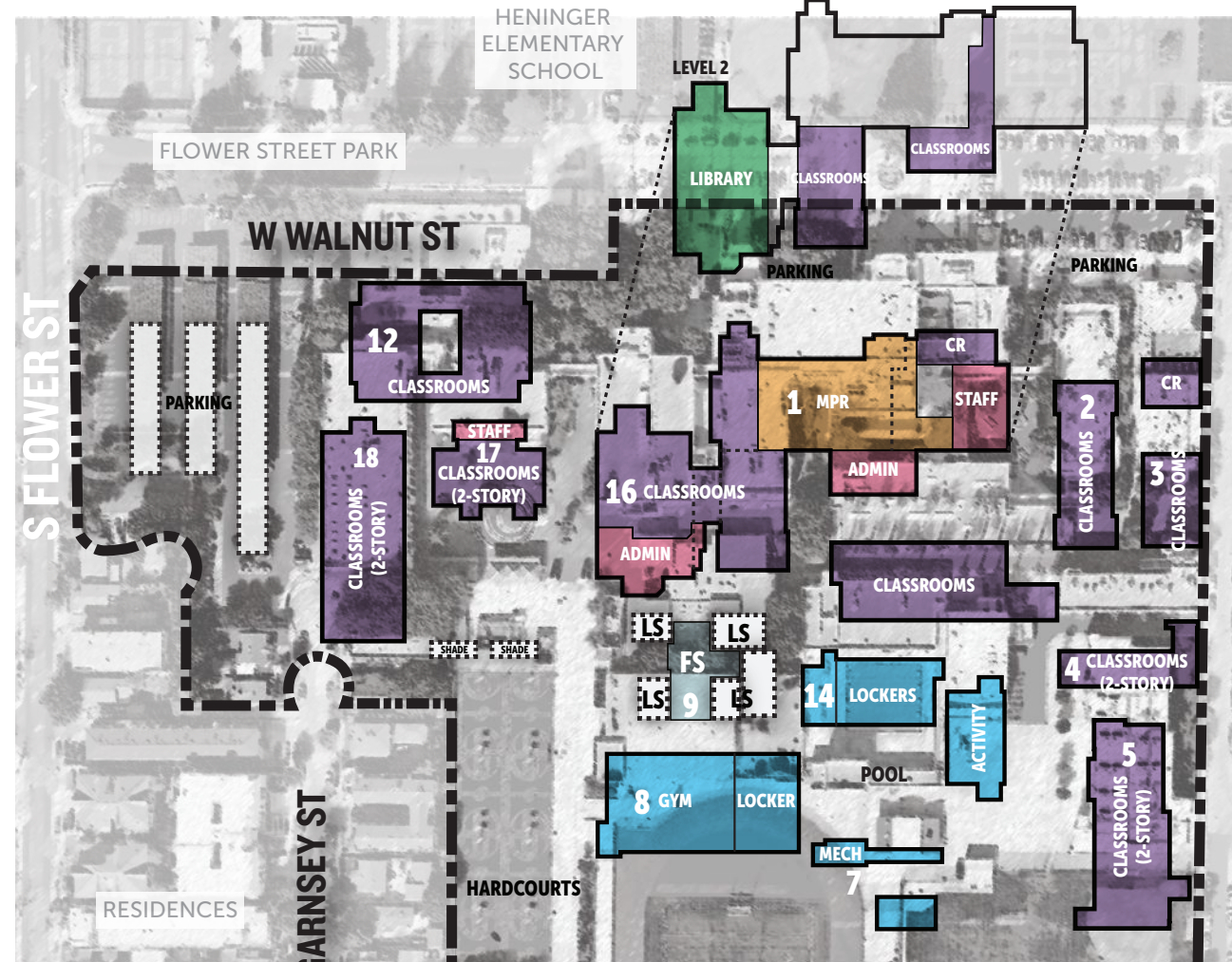


Saddleback High School

2802 S Flower St, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Santa Ana High School							
1 Admin / Classrooms/ PAC Building	16	0	16				
Attendance Conversion - Major Mod				2,987		\$350	\$1,045,450
Staff Support - Minor Mod				3,200		\$250	\$800,000
MPR / Theater - Minor Mod				22,000		\$400	\$8,800,000
Admin - Minor Mod				3,700		\$250	\$925,000
Classrooms - Minor Mod				63,098		\$250	\$15,774,500
Classroom Building Expansion - New	0	15	15		25,000	\$400	\$10,000,000
Theater Backstage Renov. - Major Mod				1,800		\$525	\$945,000
Theater Backstage Expansion - New					8,000	\$665	\$5,320,000
New Black-Box Theater - New					8,000	\$665	\$5,320,000
2 Classroom Building	8	0	8				
Major Mod				11,731		\$325	\$3,812,575
3 Autoshop Building	5	0	5				
Minor Mod				2,592		\$275	\$712,800
4 Classroom Building	9	0	9				
Minor Mod				9,900		\$250	\$2,475,000
5 Classroom Building	20	0	20				
No Work							
6 Classroom / ASB / NJROTC Building	8	-8	0				
Existing 1-Story Building - Demo				18,323		\$8	\$146,584
7 Pool Equip / PE Storage Building	0	0	0				
Existing PE Storage - Demo				920		\$8	\$7,360
NJROTC Training Center - New	0	2	2	2,500		\$525	\$1,312,500

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Santa Ana High School							
8 New Gym Buildings	0	0	0				
Existing Gym & Boy's PE Lockers - Demo				10,754		\$8	\$86,032
Gym - New Construction					30,000	\$550	\$16,500,000
Auxillary Gym - New Construction					16,000	\$550	\$8,800,000
9 Food Services Building	0	0	0				
Food Service - No Work				4,918			
Lunch Shelter - New Construction					7,500	\$150	\$1,125,000
12 Science Building	9	0	9				
Science Labs - Minor Mod				15,238		\$350	\$5,333,300
13 PE Activity / Practice Gym Building	0	0	0				
Existing Practice Gym Building - Demo				7,970		\$8	\$63,760
14 PE Locker / Fitness / Wrestling Building	0	0	0				
Existing Girl's Locker Building - Demo				10,754		\$8	\$86,032
Girl's & Boy's PE Locker Rooms - New					12,000	\$550	\$6,600,000
Fitness Lab & Wrestling Rooms - New	0	5	5		12,000	\$550	\$6,600,000
16 Library / CTE / Band / San Arts Building	14	-7	7				
Classroom / CTE Conversion - Major Mod				11,000		\$475	\$5,225,000
Band Room Conversion - Major Mod				8,000		\$350	\$2,800,000
17 Classroom Building	16	0	16				
Staff Support - Major Mod				1,500		\$350	\$525,000
Library Conversion Level 1 - Major Mod				8,557		\$350	\$2,994,950
Classrooms Level 2 - Minor Mod				8,557		\$250	\$2,139,250

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Santa Ana High School							
18 Classrooms (2-story)/Student Services	20	-4	16				
Classrooms - Minor Mod				34,800		\$250	\$8,700,000
Student Services Conversion - Major Mod				8,000		\$350	\$2,800,000
Sitework							
New Parking and Roundabout					101,300	\$30	\$3,039,000
Campus Site Entry Enhancement					30,000	\$30	\$900,000
New Campus Promenade					70,000	\$20	\$1,400,000
New Quad with Stage					30,000	\$20	\$600,000
New Entry Courtyard					32,000	\$30	\$960,000
New Stadium Parking					33,000	\$30	\$990,000
New Hardcourts					39,000	\$20	\$780,000
New NJROTC Training Courtyard					17,500	\$20	\$350,000
Renovate Existing Field				120,000		\$20	\$2,400,000
New Bleachers					5,500	\$50	\$275,000
New Concessions / Restrooms / Storage					2,500	\$450	\$1,125,000
New Security Fencing/Gates					400	\$125	\$50,000
New electronic Marquee					1	\$35,000	\$35,000
CONSTRUCTION SUB-TOTAL							\$140,679,093
ADA Allowance						5%	\$7,033,955
Budget Contingency						15%	\$21,101,864
CONSTRUCTION TOTAL							\$168,814,912
Non-Construction Soft-Costs						27%	\$45,580,026
Escalation FY 21 (3%/yr)						9%	\$15,193,342
TOTAL PROJECT COST	125		128				\$229,588,280



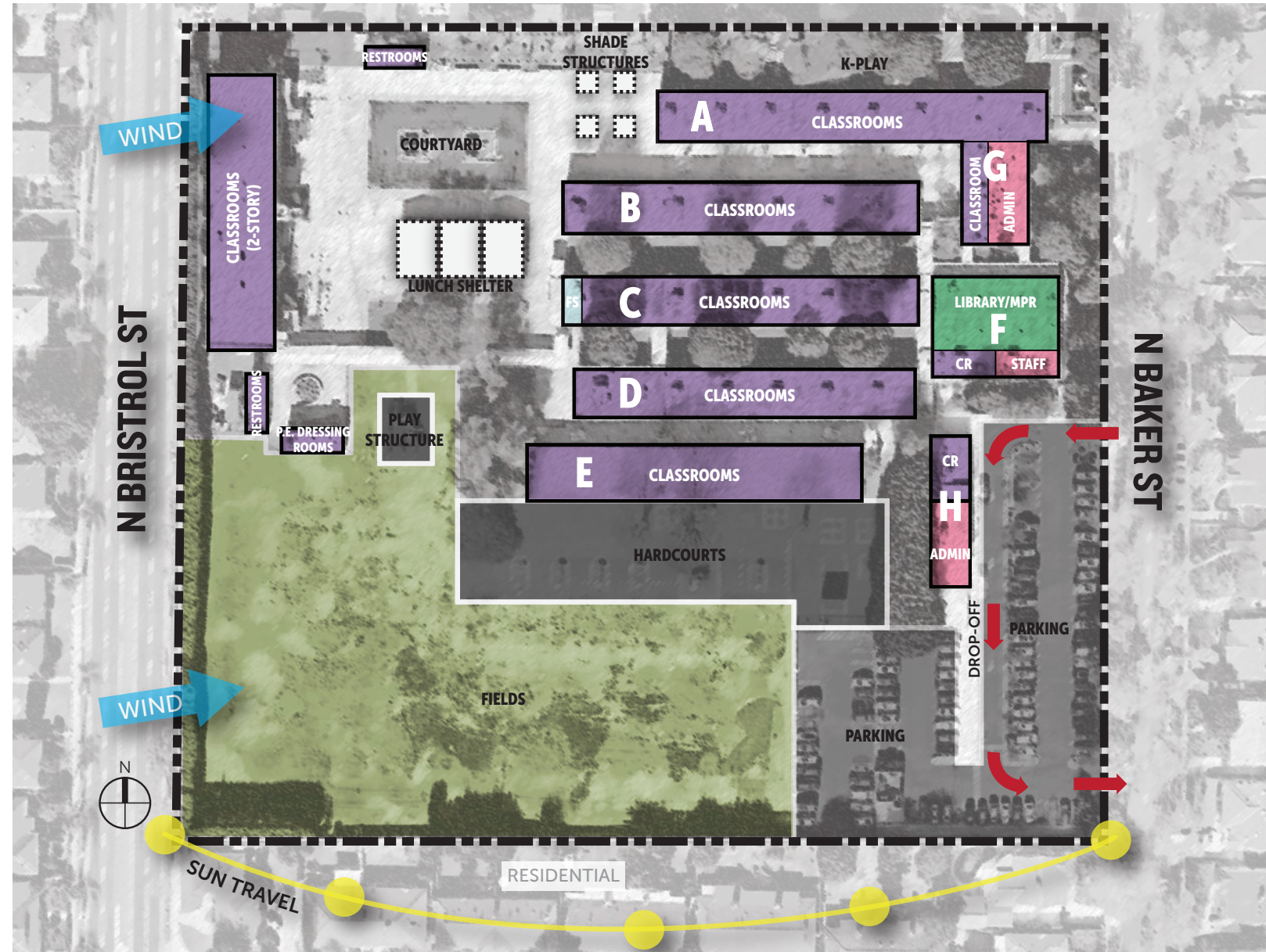
SCOPE OF WORK LEGEND:

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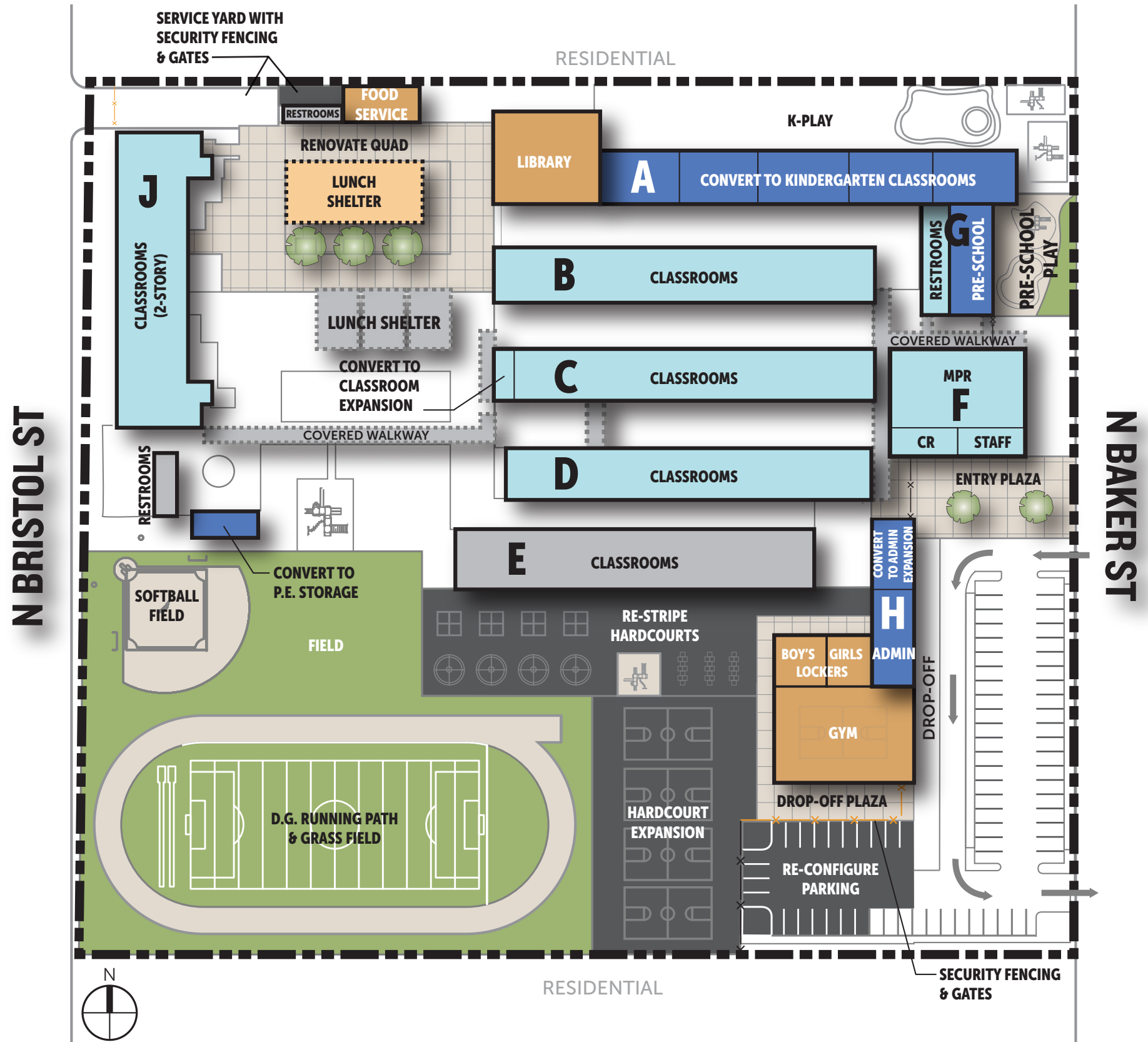
Year Built	1935
Year Last Modernized	2009
Site Acreage	24.3
Existing Permanent Building Area	371,847
Existing Portables	0
Current Site Capacity	3,537
Enrollment (16/17)	2,858
Current Enrollment (17/18)	2,945

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Santiago K-8							
A Classroom Building	7	-2	5				
Kindergarten Conversion - Major Mod				7,241		\$325	\$2,353,325
Library - New Construction					3,300	\$450	\$1,485,000
B Classroom Building	7	0	7				
Minor Mod				6,565		\$250	\$1,641,250
C Classroom Building	7	0	7				
Minor Mod				6,565		\$250	\$1,641,250
D Classroom Building	5	0	5				
Minor Mod				4,693		\$250	\$1,173,250
E Classroom Building	8	0	8				
No Work							
F MPR Building	1	0	1				
MPR - Minor Mod				4,680		\$325	\$1,521,000
Classroom - Minor Mod				870		\$250	\$217,500
Staff Support - Minor Mod				930		\$250	\$232,500
G Pre-School Building	0	2	2				
Pre-School Classrooms - Major Mod				1,387		\$325	\$450,775
Restrooms - Minor Mod				1,095		\$300	\$328,500
H Admin / Gym / PE Locker Building	0	0	0				
Admin - Major mod				2,424		\$350	\$848,400
Gym & PE Lockers - New Construction					8,000	\$550	\$4,400,000
J Classroom Building (2-story)	16	0	16				
Minor Mod				17,072		\$250	\$4,268,000
Food Service / Restroom Building	0	0	0				
Food Service - New Construction					1,000	\$665	\$665,000
Existing Restrooms - No Work							-
Lunch Shelter - New Construction					3,000	\$150	\$450,000
P.E. Storage / Restrooms	0	0	0				
P.E. Storage Conversion - Major Mod				480		\$325	\$156,000
Restrooms - No Work							-
Sitework							
Reconfigure Parking				6,200		\$15	\$93,000
New Drop-off Plaza					3,500	\$30	\$105,000
New Entry Plaza					5,400	\$30	\$162,000
New Pre-School Playground					3,200	\$30	\$96,000
New Pre-School Play Structure					1	\$65,000	\$65,000
New Hardcourt Expansion					13,000	\$30	\$390,000
Re-Stripe Hardcourts					13,000	\$15	\$195,000
Renovate Existing Field				28,000		\$20	\$560,000
New D.G. Running Path with Grass Field					32,000	\$20	\$640,000
Renovate Quad				15,600		\$30	\$468,000
New Security Fencing/Gates					150	\$125	\$18,750
CONSTRUCTION SUB-TOTAL							\$24,624,500
ADA Allowance						5%	\$1,231,225
Budget Contingency						15%	\$3,693,675
CONSTRUCTION TOTAL							\$29,549,400
Non-Construction Soft-Costs						27%	\$7,978,338
Escalation FY 21 (3%/yr)						9%	\$2,659,446
TOTAL PROJECT COST							\$40,187,184

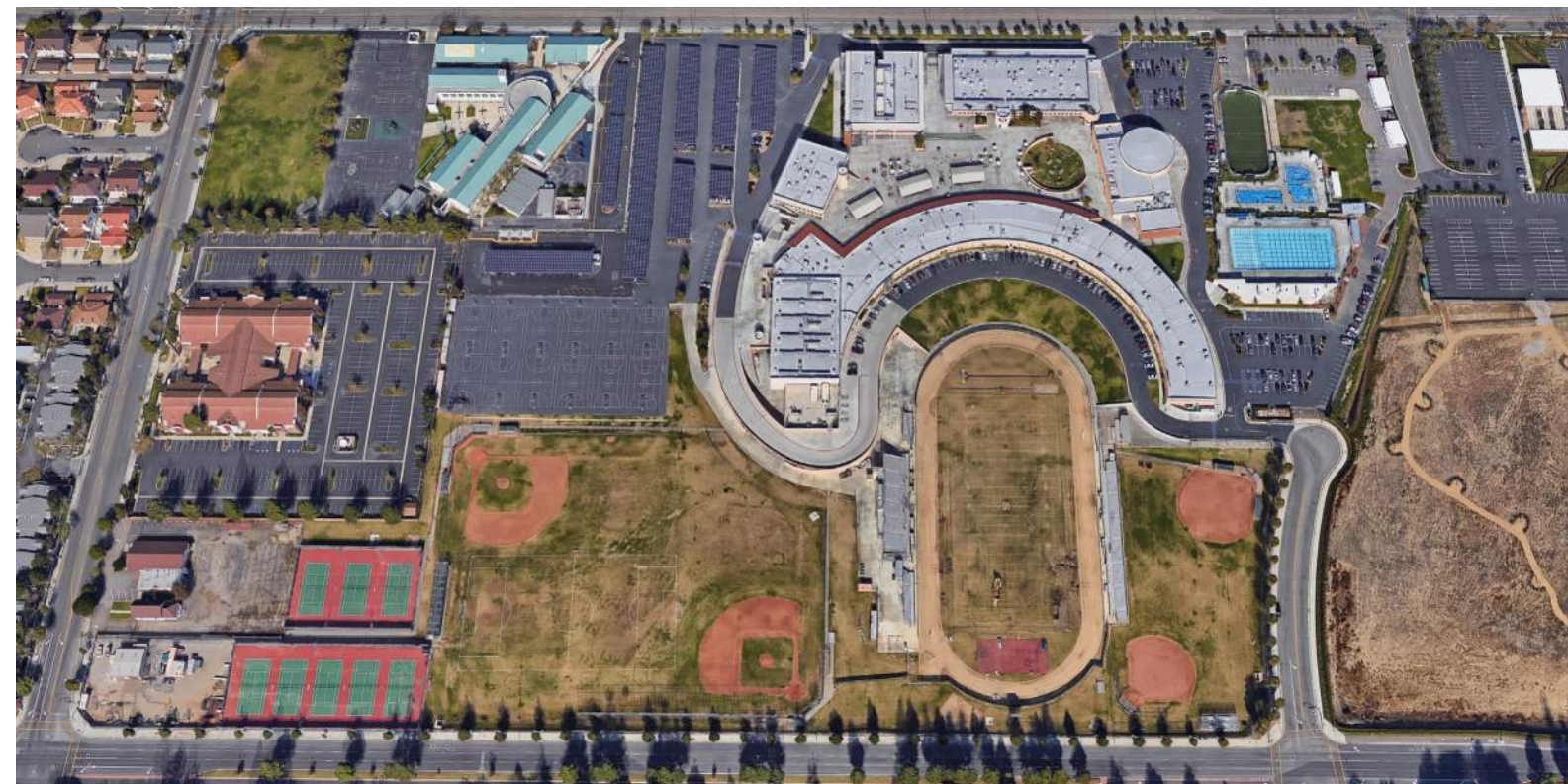
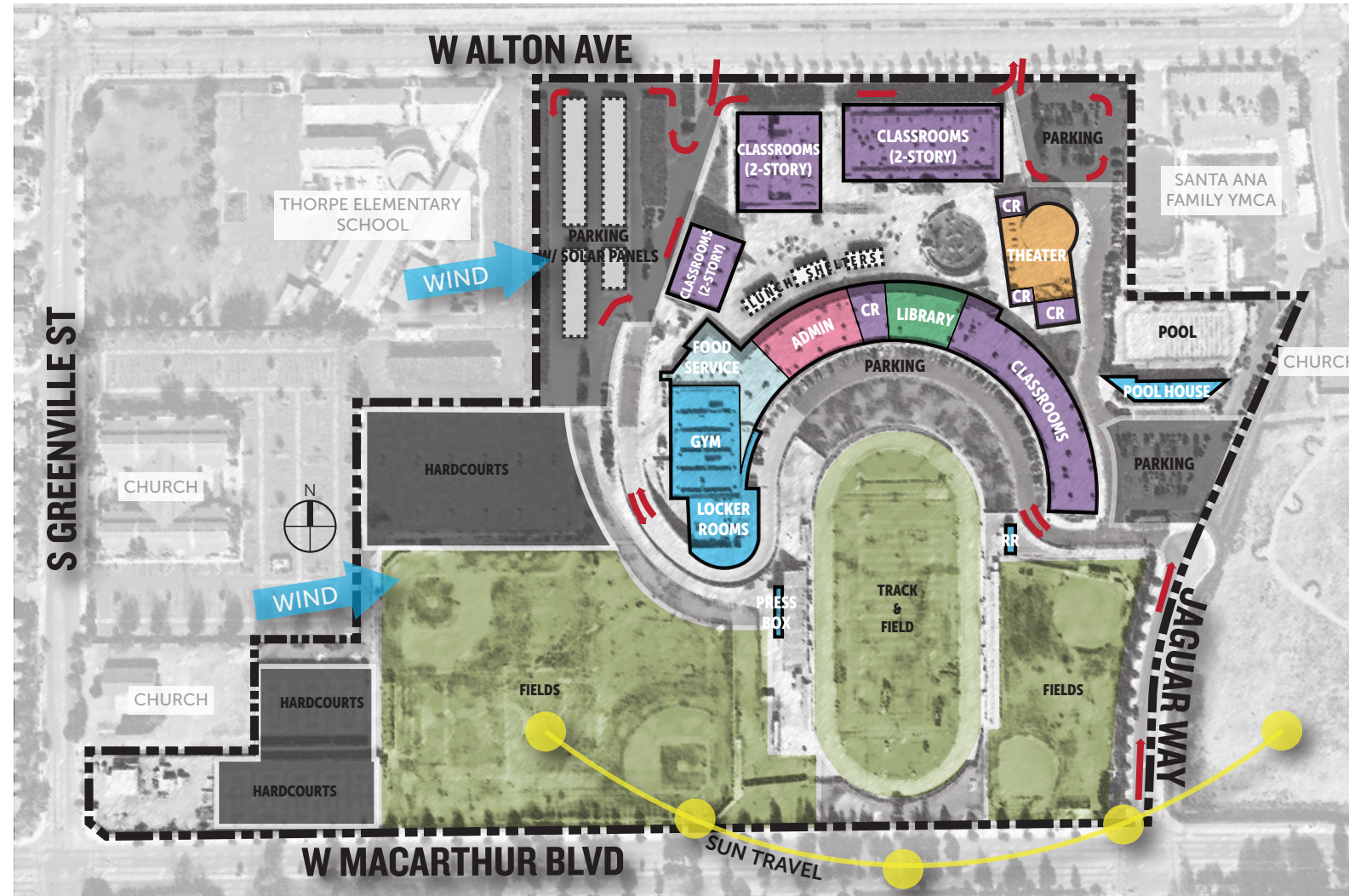


SCOPE OF WORK LEGEND:

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- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1953
Year Last Modernized	2010
Site Acreage	8.97
Existing Permanent Building Area	63,761
Existing Portables	0
Current Site Capacity	1,125
Enrollment (16/17)	1,205
Current Enrollment (17/18)	1,179

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Segerstrom High School							
A Admin / Classroom / PE Building	22	-8	14				
Admin Conversion - Major Mod				10,000		\$350	\$3,500,000
Classrooms - No Work				19,900			
Library - No Work				16,160			
Student Services Conversion - Major Mod				13,640		\$350	\$4,774,000
Food Service - No Work				12,200			
Gym - Minor Mod				20,900		\$325	\$6,792,500
Locker Rooms - Major Mod				25,400		\$400	\$5,456,000
B Theater / Classroom Building	3	0	3				
Theater - Minor Mod				13,800		\$100	\$1,380,000
Classrooms - Minor Mod				6,400		\$250	\$1,600,000
C Classroom Building	31	0	31				
No Work							
D Classroom Building	16	0	16				
No Work							
E Classroom Building	12	0	12				
No Work							
New CTE Classroom Building	0	8	8				
Aerospace CTE Labs - New				12,035		\$525	\$6,318,375
Pool House	0	0	0				
Major Mod				4,268		\$400	\$1,707,200
New Site Structures	0	0	0				
Shade Structure - New Construction					2,500	\$150	\$375,000
Restroom Building - New Construction					1,500	\$450	\$675,000
PE Facilities Expansion - New					4,000	\$550	\$2,200,000
Sitework							
New CTE Plaza				30,000		\$30	\$900,000
New Visitor Parking				8,660		\$30	\$259,800
Renovate Softball Fields				81,000		\$20	\$1,620,000
New Concrete Seating & Stairs					16,500	\$30	\$495,000
Renovate Baseball & Soccer Fields				200,000		\$20	\$4,000,000
Renovate Existing Basketball Courts				25,000		\$20	\$500,000
Renovate Existing Tennis Courts				57,000		\$30	\$1,710,000
New Security Fencing/Gates					510	\$125	\$63,750
CONSTRUCTION SUB-TOTAL							\$44,326,625
ADA Allowance						5%	\$2,216,331
Budget Contingency						15%	\$6,648,994
CONSTRUCTION TOTAL							\$53,191,950
Non-Construction Soft-Costs						27%	\$14,361,827
Escalation FY 21 (3%/yr)						9%	\$4,787,276
TOTAL PROJECT COST	84	84					\$72,341,052



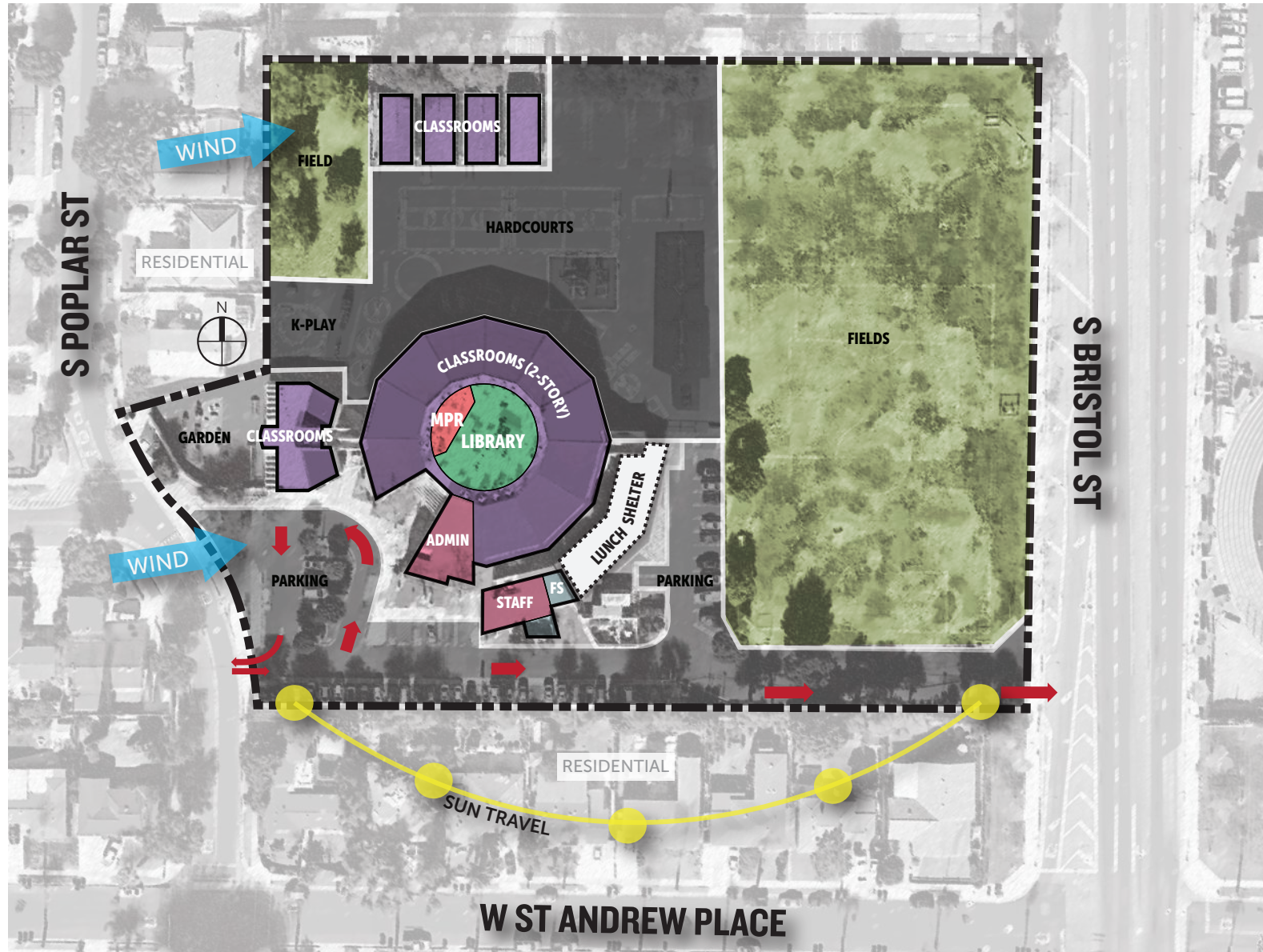
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- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	2005
Year Last Modernized	-
Site Acreage	39.1
Existing Permanent Building Area	252,414
Existing Portables	0
Current Site Capacity	2,268
Enrollment (16/17)	2,435
Current Enrollment (17/18)	2,444

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE

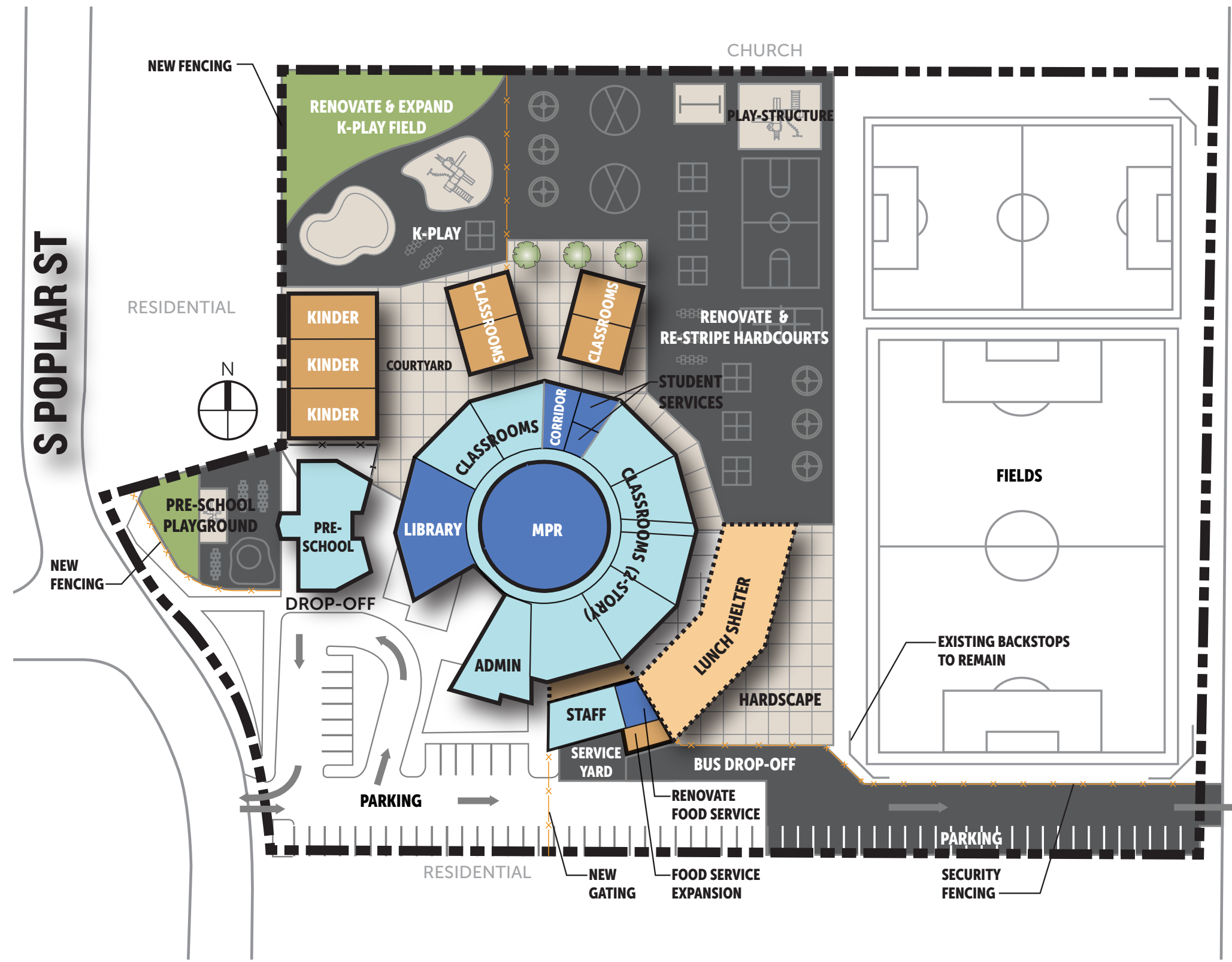


CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Sepulveda Elementary							
Admin / Classroom / MPR Building	19	-3	16				
Admin - Minor Mod				2,000		\$250	\$500,000
Classrooms - Minor Mod				19,178		\$250	\$4,794,500
MPR - Major Mod				3,500		\$400	\$1,400,000
Library - Major Mod				2,500		\$350	\$875,000
Student Services - Major Mod				1,200		\$350	\$420,000
Staff Support - Minor Mod				800		\$250	\$200,000
Food Service Renovation - Major Mod				700		\$575	\$402,500
Food Service Expansion - New				450		\$665	\$299,250
Lunch Shelter - New Construction					2,300	\$150	\$345,000
Pre-School Building	2	0	2				
Minor Mod				2,600		\$250	\$650,000
New Kindergarten Classroom Building	0	3	3				
New Construction					3,600	\$400	\$1,440,000
New Classroom Buildings	0	4	4				
New Construction					4,500	\$400	\$1,800,000
Sitework							
New Pre-School Playground					5,000	\$30	\$150,000
New Kinder Playground					33,000	\$30	\$990,000
New Courtyard					10,500	\$30	\$315,000
Renovate Hardcourts				34,500		\$20	\$690,000
New Play Structures					2	\$65,000	\$130,000
New Lunch Court Hardscape					14,000	\$30	\$420,000
New Service Yard					950	\$30	\$28,500
New Bus Drop-off & Parking					13,500	\$30	\$405,000
New Security Fencing/Gates					600	\$125	\$75,000
CONSTRUCTION SUB-TOTAL							\$16,329,750
ADA Allowance						5%	\$816,488
Budget Contingency						15%	\$2,449,463
CONSTRUCTION TOTAL							\$19,595,700
Non-Construction Soft-Costs						27%	\$5,290,839
Escalation FY 21 (3%/yr)						9%	\$1,763,613
TOTAL PROJECT COST	21	25					\$26,650,152

SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

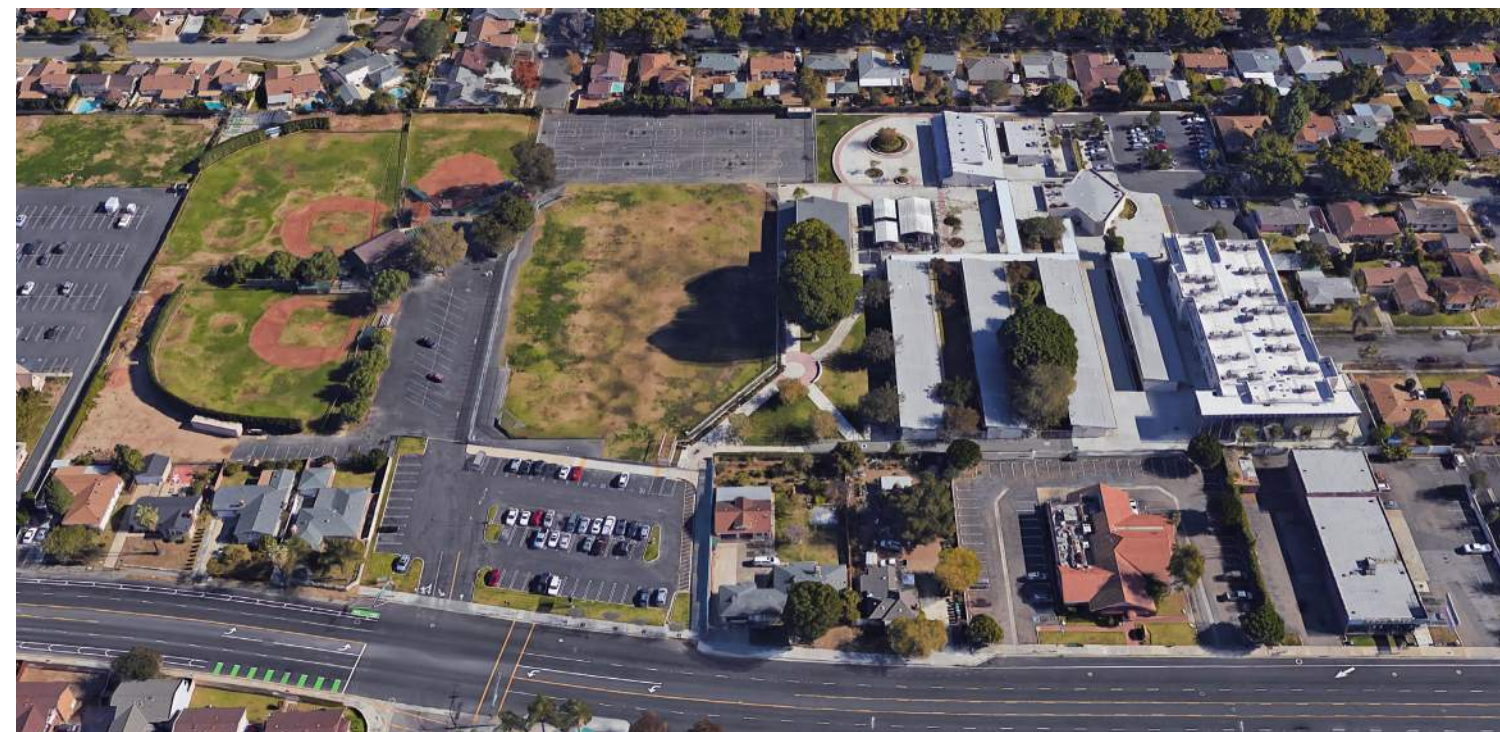
Year Built	1988
Year Last Modernized	2009
Site Acreage	5.88
Existing Permanent Building Area	32,928
Existing Portables	3,840
Current Site Capacity	625
Enrollment (16/17)	416
Current Enrollment (17/18)	388



S BRISTOL ST

S POPLAR ST

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Sierra Prep Academy							
New Admin Building	0	0	0				
New Construction					4,500	\$400	\$1,800,000
New MPR	0	0	0				
New Construction					6,000	\$550	\$3,300,000
Classroom Building 2101-2105	5	1	6				
Minor Mod				5,625		\$250	\$1,406,250
Classroom / Library Building 3102-3105	4	0	4				
Classrooms - Minor Mod				3,750		\$250	\$937,500
Library - Minor Mod				1,875		\$275	\$515,625
Science Lab Building 4101-4105	5	0	5				
Science Lab Conversion - Major Mod				5,625		\$525	\$2,953,125
Classroom Building 5101-5103	3	0	3				
Minor Mod				4,362		\$250	\$1,090,500
Classroom Building 6101-6215	30	0	30				
No Work							
Admin / CTE Building		3	3	4,000			
CTE Conversion - Major Mod				4,000		\$475	\$1,900,000
Food Services Building	0	0	0				
Cafeteria - Major Mod				3,300		\$350	\$1,155,000
Food Service - Major Mod				2,535		\$575	\$1,457,625
Food Service Expansion - New					800	\$665	\$532,000
Gym / PE Locker Building	0	0	0				
Gym - New Construction					7,500	\$550	\$4,125,000
PE Locker Rooms - Major Mod				5,544		\$400	\$2,217,600
Sitework							
Expand & Reconfigure Visitor Parking				8,000		\$20	\$160,000
New Drop-off / Plaza					18,000	\$30	\$540,000
Renovate Field / New D.G. Running Path				152,500		\$20	\$3,050,000
New Hardcourts					20,000	\$30	\$600,000
New Shade Structure					1,950	\$150	\$292,500
New Gym Plaza					4,700	\$30	\$141,000
Renovate Staff Parking				65,000		\$30	\$1,950,000
Security Fencing					665	\$125	\$83,125
CONSTRUCTION SUB-TOTAL							\$30,206,850
ADA Allowance						5%	\$1,510,343
Budget Contingency						15%	\$4,531,028
CONSTRUCTION TOTAL							\$36,248,220
Non-Construction Soft-Costs						27%	\$9,787,019
Escalation FY 21 (3%/yr)						9%	\$3,262,340
TOTAL PROJECT COST							\$49,297,579



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1955
Year Last Modernized	2009
Site Acreage	11.19
Existing Permanent Building Area	74,922
Existing Portables	0
Current Site Capacity	1,296
Enrollment (16/17)	918
Current Enrollment (17/18)	815



Sierra Preparatory Academy

2021 N Grand Ave, Santa Ana, CA 92705

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Spurgeon / Romero-Cruz K-8							
1 Admin / Classrooms Building	38	-3	35				
Admin/ Parent Center - Minor Mod				6,300		\$250	\$1,575,000
Classrooms / Commons - Minor Mod				74,537		\$250	\$18,634,250
3 PE Locker Building	0	0	0				
Existing PE Lockers - Demo				8,555		\$8	\$68,440
4 Music & Classroom Building 6th-8th	18	-2	16				
6-8 Classroom Building - No Work							
Existing Music Classrooms - Demo				8,555		\$8	\$68,440
Child Development Center	0	2	2				
New Construction					4,252	\$400	\$1,700,800
MPR / Food Service / Gym Building	0	3	3				
MPR & Music Rooms - New Construction					8,000	\$550	\$4,400,000
Food Service - New Construction					2,300	\$665	\$1,529,500
Gym & Fitness - New Construction					16,350	\$550	\$8,992,500
PE Lockers - New Construction					5,250	\$550	\$2,887,500
Lunch Shelter - New construction					13,350	\$150	\$2,002,500
Sitework							
New Parking					77,900	\$30	\$2,337,000
New Hardcourts					108,000	\$30	\$3,240,000
New Field w/ D.G. Running Track					38,000	\$30	\$1,140,000
New Pre-School and CDC Play Fields					288,000	\$30	\$8,640,000
New Play Structures					4	\$65,000	\$260,000
New Security Fencing/Gates					120	\$125	\$15,000
CONSTRUCTION SUB-TOTAL							\$57,490,930
ADA Allowance						5%	\$2,874,547
Budget Contingency						15%	\$8,623,640
CONSTRUCTION TOTAL							\$68,989,116
Non-Construction Soft-Costs						27%	\$18,627,061
Escalation FY 21 (3%/yr)						9%	\$6,209,020
TOTAL PROJECT COST	56	56					\$93,825,198

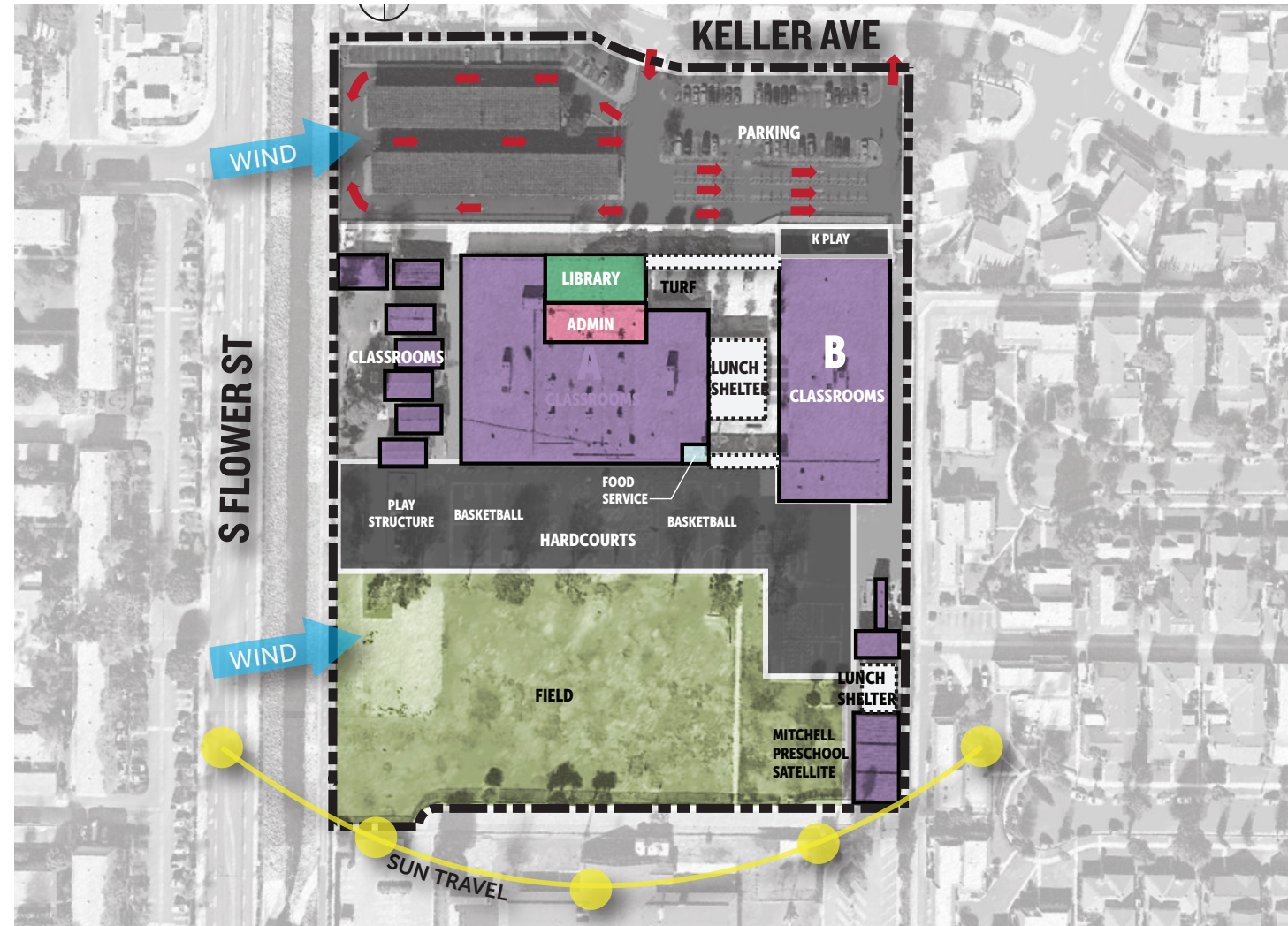


SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

Year Built	1975
Year Last Modernized	2009
Site Acreage	19
Existing Permanent Building Area	114,888
Existing Portables	11,040
Current Site Capacity	1,550
Enrollment (16/17)	1,151
Current Enrollment (17/18)	1,084

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Taft Elementary							
A Admin / Classroom Building	27	0	27				
Admin - Major Mod				3,250		\$350	\$1,137,500
Library - Major Mod				2,900		\$350	\$1,015,000
Classrooms - Major Mod				27,458		\$325	\$8,923,850
MPR - Major Mod				5,600		\$400	\$2,240,000
Lunch Shelter - New Construction					6,000	\$150	\$900,000
B Classroom / Food Service Building	15	-3	13				
Classrooms - Major Mod				15,561		\$325	\$5,057,325
Food Service - Major Mod Conversion				2,730		\$575	\$1,569,750
New Classroom Building (2-story)	0	10	10				
New Construction					12,000	\$400	\$4,800,000
Mitchell Pre-School	3	0	3				
Mitchell Pre-School - New Construction					4,500	\$400	\$1,800,000
Shade Structures - New Construction					2,500	\$150	\$375,000
Sitework							
New Bus Drop-off					21,700	\$30	\$651,000
Campus Site Entry Enhancement					25,100	\$30	\$753,000
New Service Drive					11,000	\$30	\$330,000
New Courtyard					11,000	\$30	\$330,000
New Kinder Playground					18,000	\$30	\$540,000
New Pre-School Playground					18,000	\$30	\$540,000
New Play Structures					2	\$65,000	\$130,000
Renovate Existing Field				94,500		\$15	\$1,417,500
New Security Fencing/Gates					615	\$125	\$76,875
CONSTRUCTION SUB-TOTAL							\$32,586,800
ADA Allowance						5%	\$1,629,340
Budget Contingency						15%	\$4,888,020
CONSTRUCTION TOTAL							\$39,104,160
Non-Construction Soft-Costs						27%	\$10,558,123
Escalation FY 21 (3%/yr)						9%	\$3,519,374
TOTAL PROJECT COST	45	53					\$53,181,658



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1971
Year Last Modernized	2010
Site Acreage	10
Existing Permanent Building Area	57,449
Existing Portables	11,040
Current Site Capacity	1,325
Enrollment (16/17)	570
Current Enrollment (17/18)	628

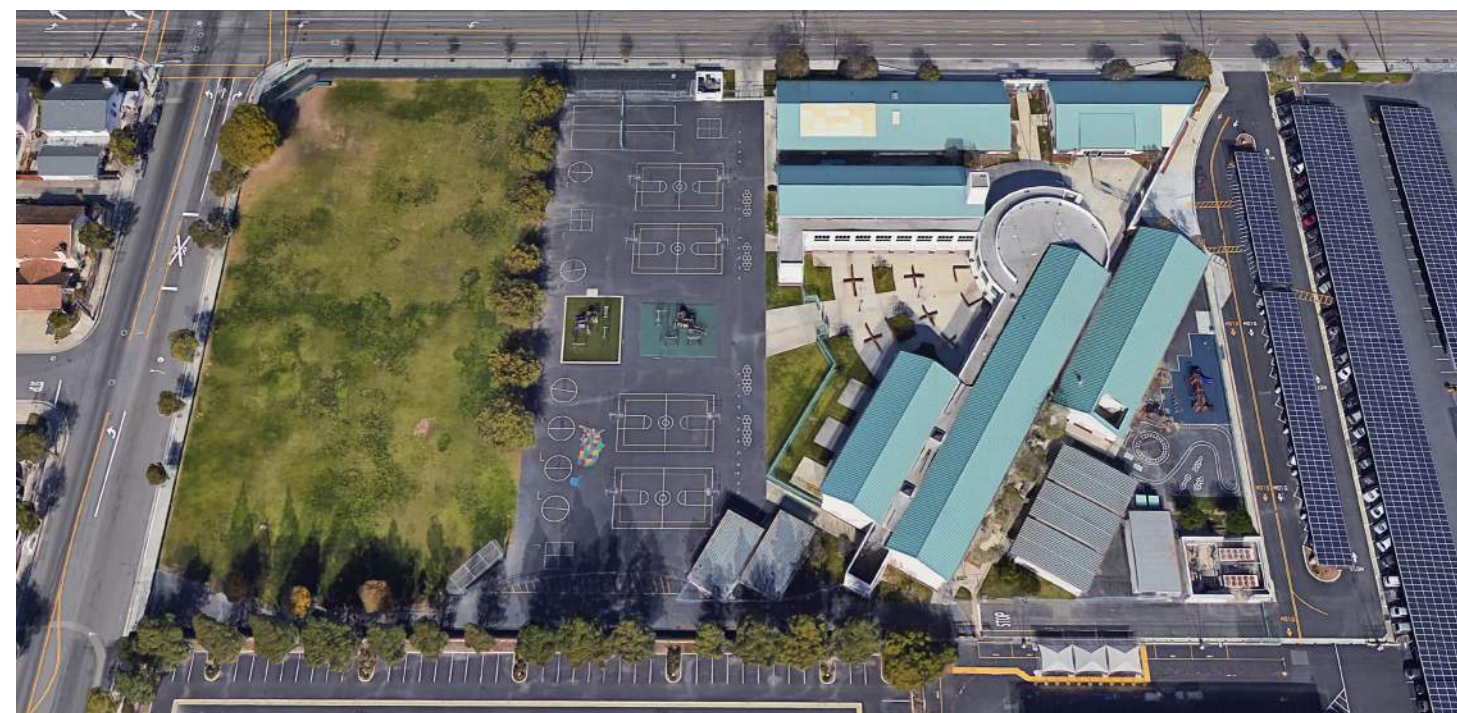


Taft Elementary School

500 Keller Ave, Santa Ana, CA 92707

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Thorpe Elementary							
A Admin Building	0	0	0				
No Work							
B MPR / Food Service Building	0	0	0				
MPR - No Work				4,500			
Food Service - Major Mod				1,088		\$575	\$625,600
Food Service Expansion - New					1,680	\$665	\$1,117,200
Lunch Shelter - New Construction					2,500	\$150	\$375,000
C Kindergarten Classroom Building	3	1	4				
Classrooms - No Work							
Kindergarten Classroom - New					1,200	\$400	480,000
D Library / Classroom Building	17	0	17				
Library - No Work							
Classrooms - No Work				20,976			
Kinder & Pre-School - Minor Mod Conversion				1,940		\$250	\$485,000
E Classroom Building	8	0	8				
No Work							
New Classroom Building (2-story)	0	10	10				
New Construction					12,000	\$400	\$4,800,000
Sitework							
New Driveway					8,451	\$30	\$253,530
New Drop-off Plaza & Landscape					15,000	\$30	\$450,000
Re-stripe Existing Hardcourts				32,000		\$15	\$480,000
Expand Hardcourt					4,400	\$30	\$132,000
New Drop-off Extention					5,300	\$30	\$159,000
Kinder Playground Expansion					7,650	\$30	\$229,500
New Play Structure					1	\$65,000	\$65,000
New Security Fencing & Gates					460	\$125	\$57,500
CONSTRUCTION SUB-TOTAL							\$9,709,330
ADA Allowance						5%	\$485,467
Budget Contingency						15%	\$1,456,400
CONSTRUCTION TOTAL							\$11,651,196
Non-Construction Soft-Costs						27%	\$3,145,823
Escalation FY 21 (3%/yr)						9%	\$1,048,608
TOTAL PROJECT COST							\$15,845,627



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1998
Year Last Modernized	-
Site Acreage	6.67
Existing Permanent Building Area	50,242
Existing Portables	5,760
Current Site Capacity	850
Enrollment (16/17)	1,007
Current Enrollment (17/18)	1,000

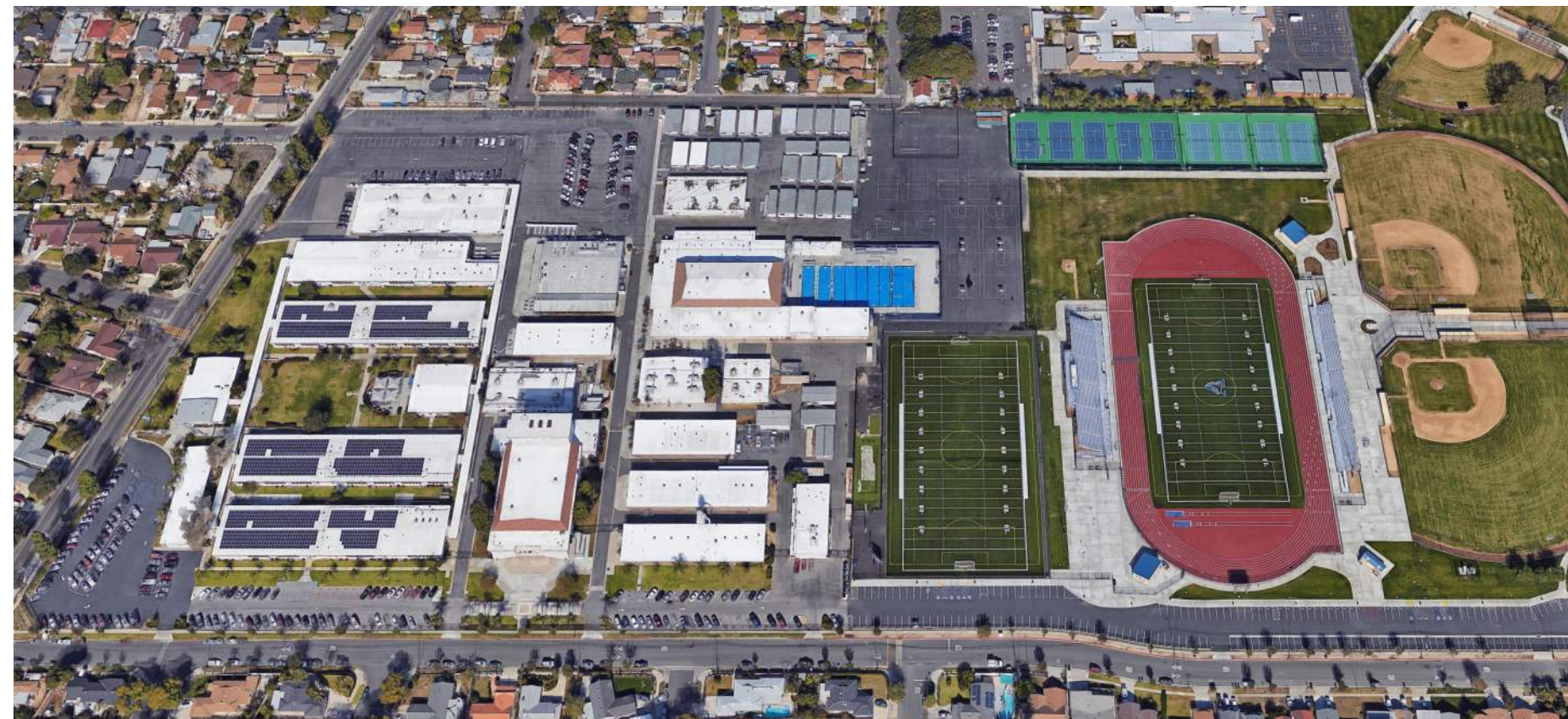


Thorpe Fundamental Elementary School

2450 W Alton Ave, Santa Ana, CA 92704

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Valley High School							
1 Admin Building	0	0	0				
Major Mod					5,637	\$400	\$2,254,800
2 Auditorium	0	0	0				
Major Mod					20,461	\$665	\$13,606,565
3 CTE Office Building	12	0	0				
Major Mod Conversion					20,126	\$350	\$7,044,100
4 Classroom Building	14	0	14				
Minor Mod					19,833	\$250	\$4,958,250
5 Library	0	0	0				
Major Mod					5,851	\$350	\$2,047,850
6 Classroom Building	14	0	14				
No Work							
7 Classroom Building	9	0	9				
No Work							
8 Cal-Safe/Counseling Building	7	0	7				
Major Mod					16,829	\$350	\$5,890,150
9 Food Services Building	0	0	0				
Food Service - Minor Mod					9,894	\$450	\$4,452,300
Food Service Expansion - Major Mod					2,000	\$665	\$1,330,000
Lunch shelter - New Construction					9,000	\$150	\$1,350,000
10 Classroom Building	3	-3	0				
Existing Classroom Building - Demo					5,362	\$8	\$42,896
11 Gym / PE Locker Building	0	0	0				
Gym - No Work					20,355		
Locker Rooms - Major Mod					17,050	\$400	\$6,820,000
New Gym / Wrestling / Storage - New					22,300	\$550	\$12,265,000
12-16 Classroom Buildings (5)	12	-12	0				
Existing Classroom Buildings - Demo					29,392	\$8	\$235,136
21-22 Classroom Buildings (2)	5	-5	0				
Existing Classroom Buildings - Demo					11,040	\$8	\$88,320
24 Classroom Building	14	0	14				
No Work							
25 Classroom Building	14	0	14				
No Work							
New Classroom Building (2-story)	0	0	32				
New Construction					40,000	\$400	\$16,000,000
Sitework							
Expand Visitor Parking					10,700	\$30	\$321,000
New Auditorium Entry Hardscape					10,775	\$30	\$323,250
Expand and Reconfigure Parking					33,109	\$30	\$993,270
New Student Plazas					29,950	\$30	\$898,500
New Academic Quad					48,000	\$30	\$1,440,000
New Service Yard					2,300	\$30	\$69,000
New Pool Entry Enhancement					5,400	\$30	\$162,000
New Staff Parking					83,250	\$30	\$2,497,500
CONSTRUCTION SUB-TOTAL							\$85,089,887
ADA Allowance						5%	\$4,254,494
Budget Contingency						15%	\$12,763,483
CONSTRUCTION TOTAL							\$102,107,864
Non-Construction Soft-Costs						27%	\$27,569,123
Escalation FY 21 (3%/yr)						9%	\$9,189,708
TOTAL PROJECT COST							\$138,866,696



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

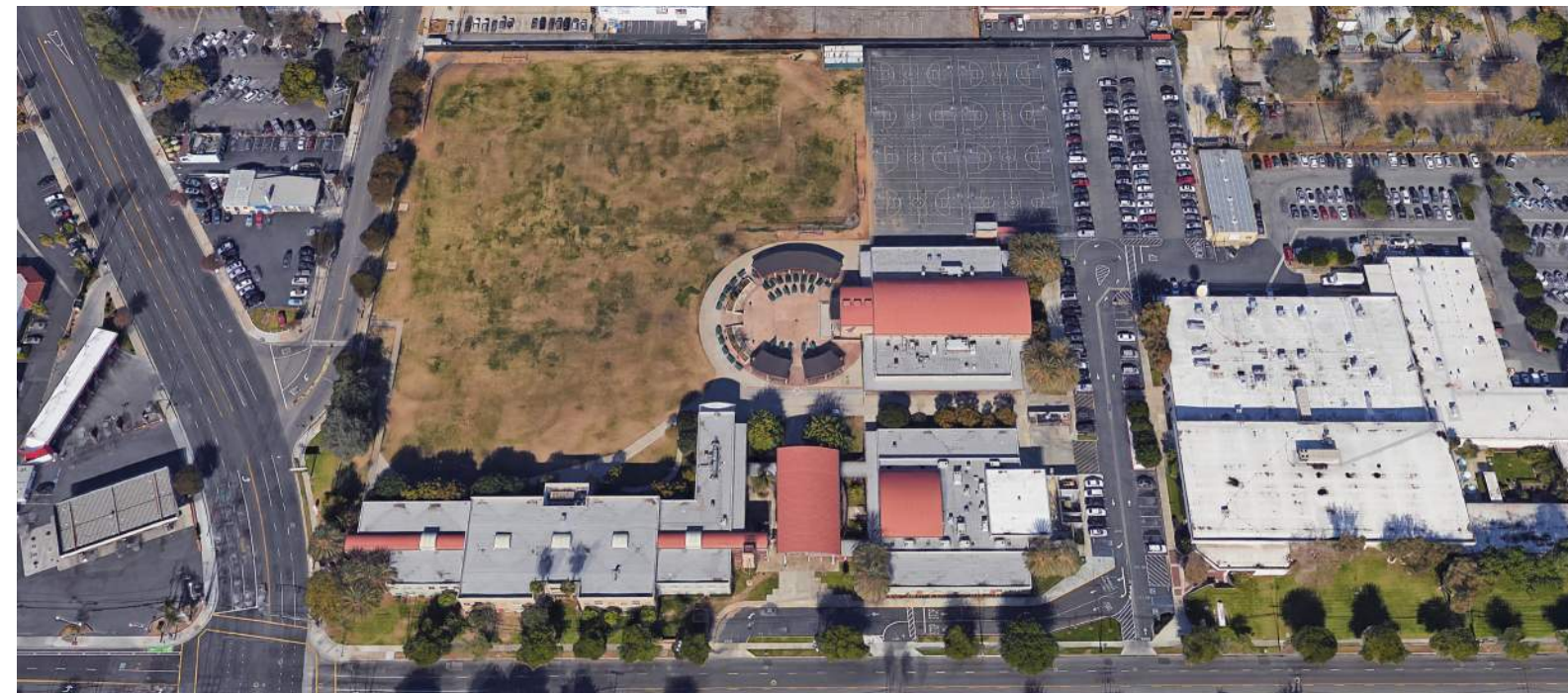
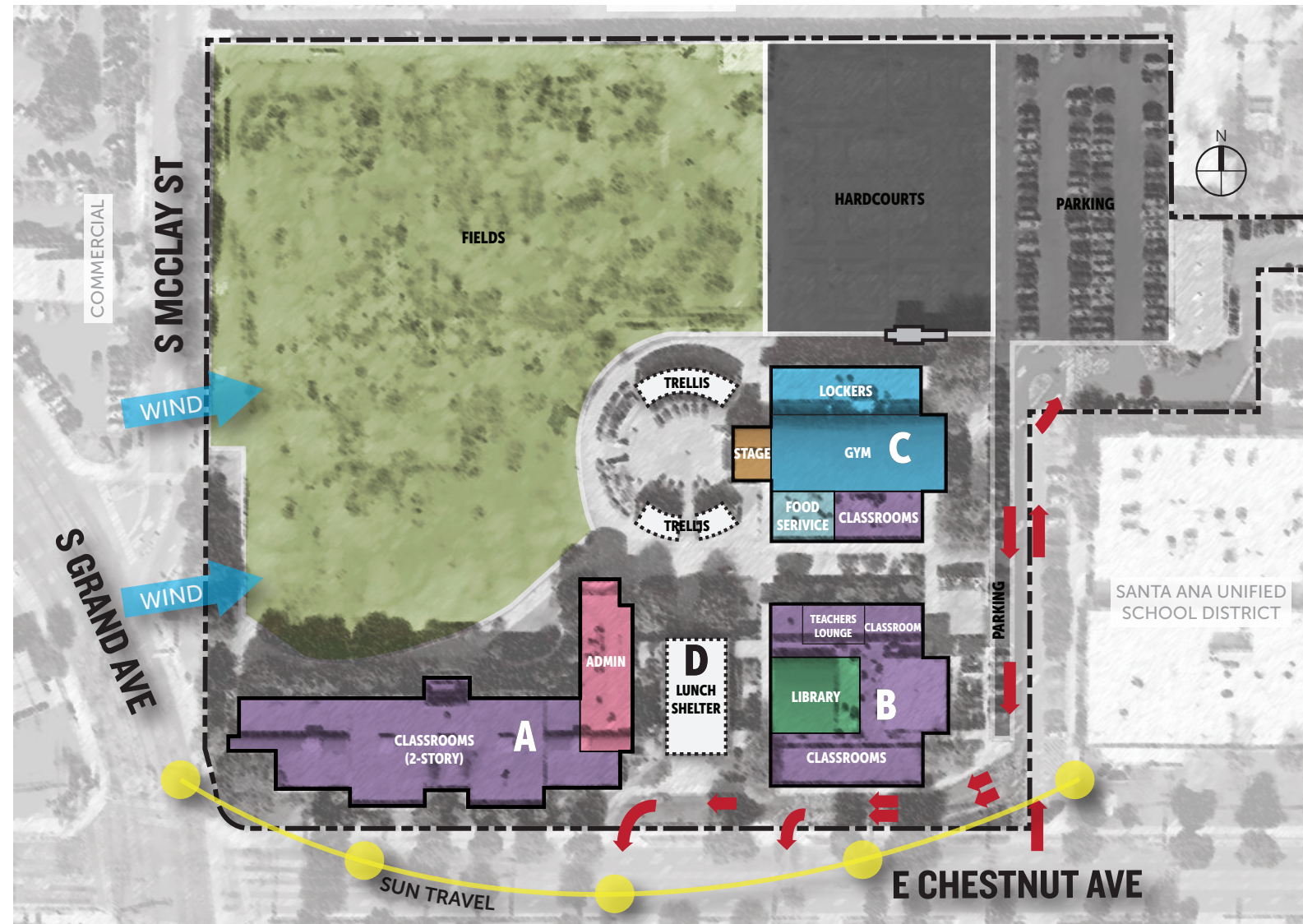
Year Built	1958
Year Last Modernized	2016
Site Acreage	43.97
Existing Permanent Building Area	274,337
Existing Portables	2,880
Current Site Capacity	2,943
Enrollment (16/17)	2,204
Current Enrollment (17/18)	2,085



Valley High School

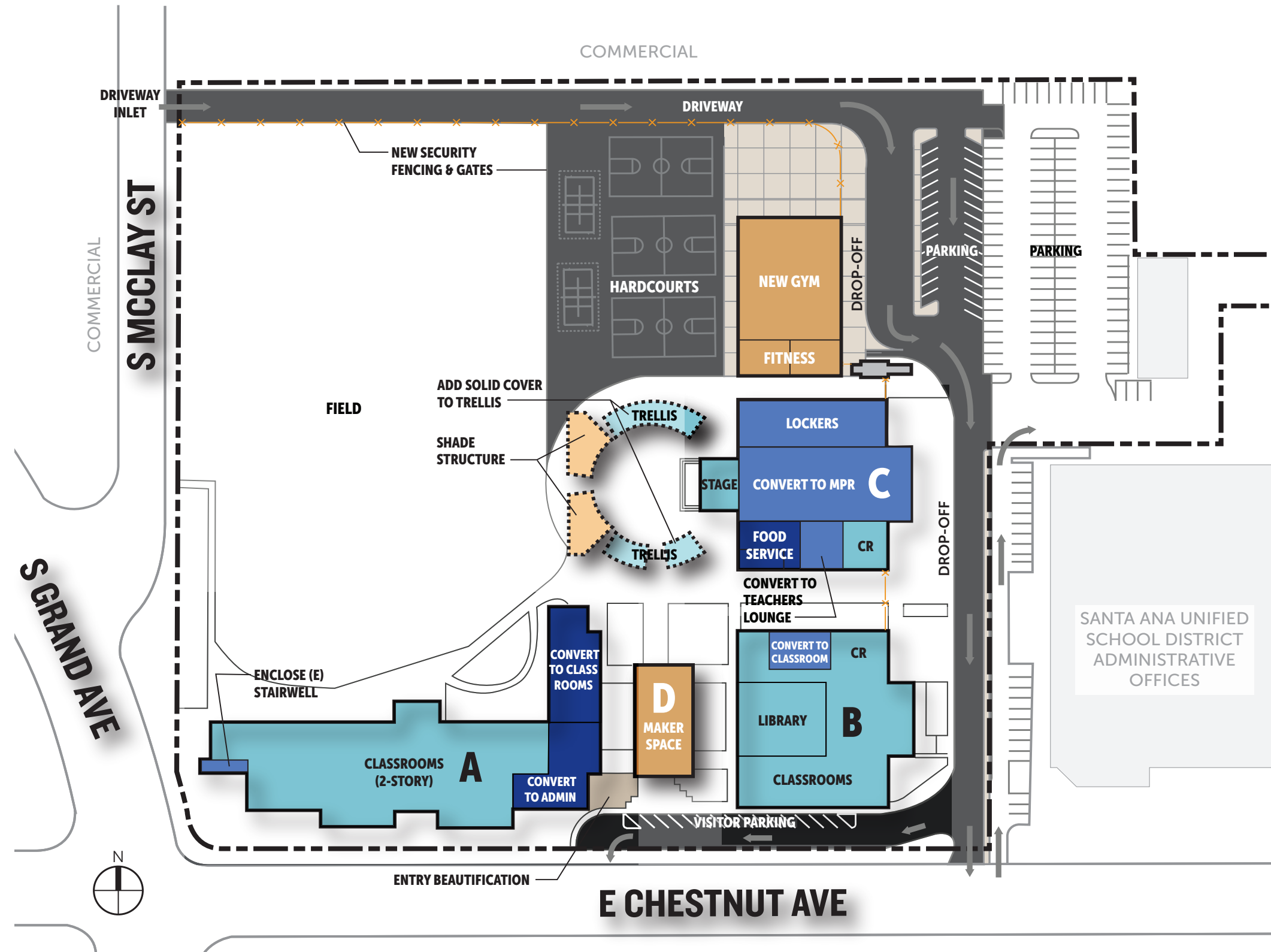
1801 S. Greenville St., Santa ana

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Villa Intermediate							
A Admin / Classroom Building	34	0	36				
Admin - Major Mod Conversion				4,500		\$350	\$1,575,000
Classrooms - Minor Mod				43,227		\$250	\$10,806,750
Classrooms - Major Mod Conversion				3,740		\$325	\$1,215,500
Stairwell - Major Mod				815		\$325	\$264,875
B Classroom / Library Building	7	1	8				
Classrooms - Minor Mod				13,630		\$250	\$3,407,500
Classrooms - Major Mod Conversion				800		\$325	\$260,000
Library - Minor Mod				4,200		\$275	\$1,155,000
C MPR / Food Service Building	2	-1	1				
MPR - Major Mod Conversion				8,400		\$400	\$3,360,000
Stage - Minor Mod				1,391		\$325	\$452,075
PE Lockers - Major Mod				4,800		\$400	\$1,920,000
Food Service - Major Mod				2,013		\$575	\$1,157,475
Teacher's Lounge - Major Mod				1,406		\$350	\$492,100
Classroom - Minor Mod				1,407		\$250	\$351,750
D Maker Space Building	0	1	1				
Maker Space Conversion - New				4,800		\$400	\$1,920,000
Gym / Fitness Building	0	2	2				
Gym - New Construction					11,550	\$550	\$6,352,500
Fitness - New Construction					3,700	\$550	\$2,035,000
Sitework							
Shade Structures - New Construction					3,500	\$150	\$525,000
Trellis Renovation - Minor Mod				4,500		\$30	\$135,000
Campus Site Entry Enhancement					1,450	\$30	\$43,500
New Visitor Parking					11,000	\$30	\$330,000
New Parking/Driveaway					73,000	\$30	\$2,190,000
New Drop-Off Plaza					15,000	\$30	\$450,000
New Hardcourts					50,600	\$30	\$1,518,000
CONSTRUCTION SUB-TOTAL							\$41,917,025
ADA Allowance						5%	\$2,095,851
Budget Contingency						15%	\$6,287,554
CONSTRUCTION TOTAL							\$50,300,430
Non-Construction Soft-Costs						27%	\$13,581,116
Escalation FY 21 (3%/yr)						9%	\$4,527,039
TOTAL PROJECT COST	43	48					\$68,408,585



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

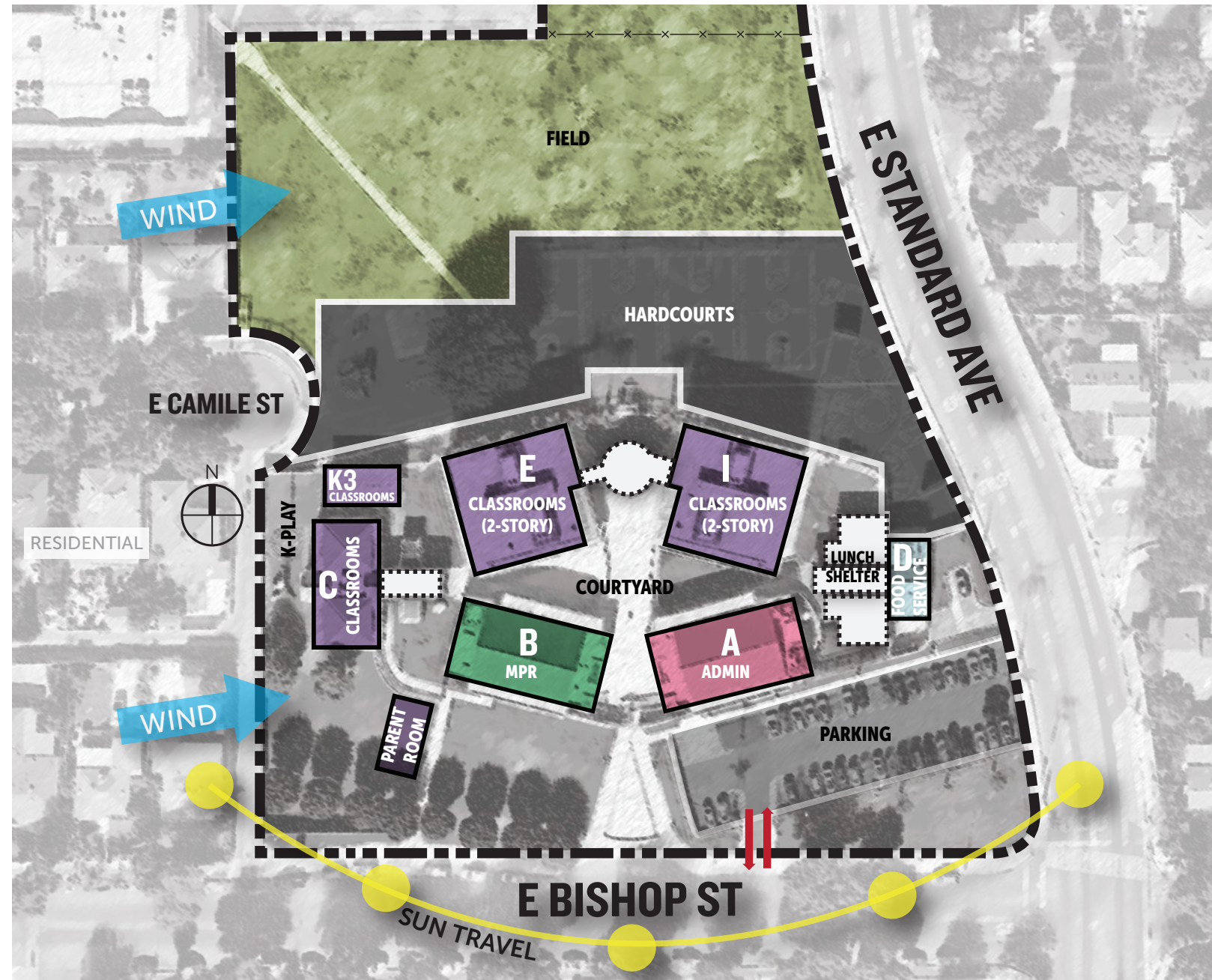
Year Built	1998
Year Last Modernized	-
Site Acreage	11.25
Existing Permanent Building Area	90,329
Existing Portables	0
Current Site Capacity	1,161
Enrollment (16/17)	1,347
Current Enrollment (17/18)	1,396



Villa Fundamental Intermediate School

1441 E Chestnut Ave, Santa Ana, CA 92701

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Walker Elementary							
New Admin Building	0	0	0				
New Construction					3,500	\$400	\$1,400,000
A Library Building	0	0	0				
Library - Major Mod Conversion				2,163		\$350	\$757,050
Parent Center - Major Mod				700		\$350	\$245,000
Staff Support - Major Mod				700		\$350	\$245,000
B MPR Building	0	0	0				
Minor Mod				3,808		\$325	\$1,237,600
C Kindergarten Building	3	-1	2				
Minor Mod				2,416		\$250	\$604,000
D Food Service Building	0	0	0				
Food service - Minor Mod				1,064		\$450	\$478,800
Food service Expansion - New					750	\$665	\$498,750
Shade structure - New Construction					2,400	\$150	\$360,000
E Classroom Building	10	0	10				
Minor Mod				10,369		\$250	\$2,592,250
I Classroom Building	10	0	10				
Minor Mod				10,369		\$250	\$2,592,250
Sitework							
Expand and Reconfigure Parking					15,000	\$30	\$450,000
New Drop-Off Turn-Out					3,500	\$30	\$105,000
New Entry Beautification / Drop-off Plaza					14,000	\$30	\$420,000
New Academic Courtyard					8,000	\$30	\$240,000
Renovate Hardcourts					11,000	\$15	\$165,000
New Parking/Walkway					1,000	\$30	\$30,000
CONSTRUCTION SUB-TOTAL							\$12,420,700
ADA Allowance						5%	\$621,035
Budget Contingency						15%	\$1,863,105
CONSTRUCTION TOTAL							\$14,904,840
Non-Construction Soft-Costs						27%	\$4,024,307
Escalation FY 21 (3%/yr)						9%	\$1,341,436
TOTAL PROJECT COST							\$20,270,582
	23	22					



- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1993
Year Last Modernized	2015
Site Acreage	7.1
Existing Permanent Building Area	31,757
Existing Portables	960
Current Site Capacity	575
Enrollment (16/17)	471
Current Enrollment (17/18)	447



Walker Elementary School

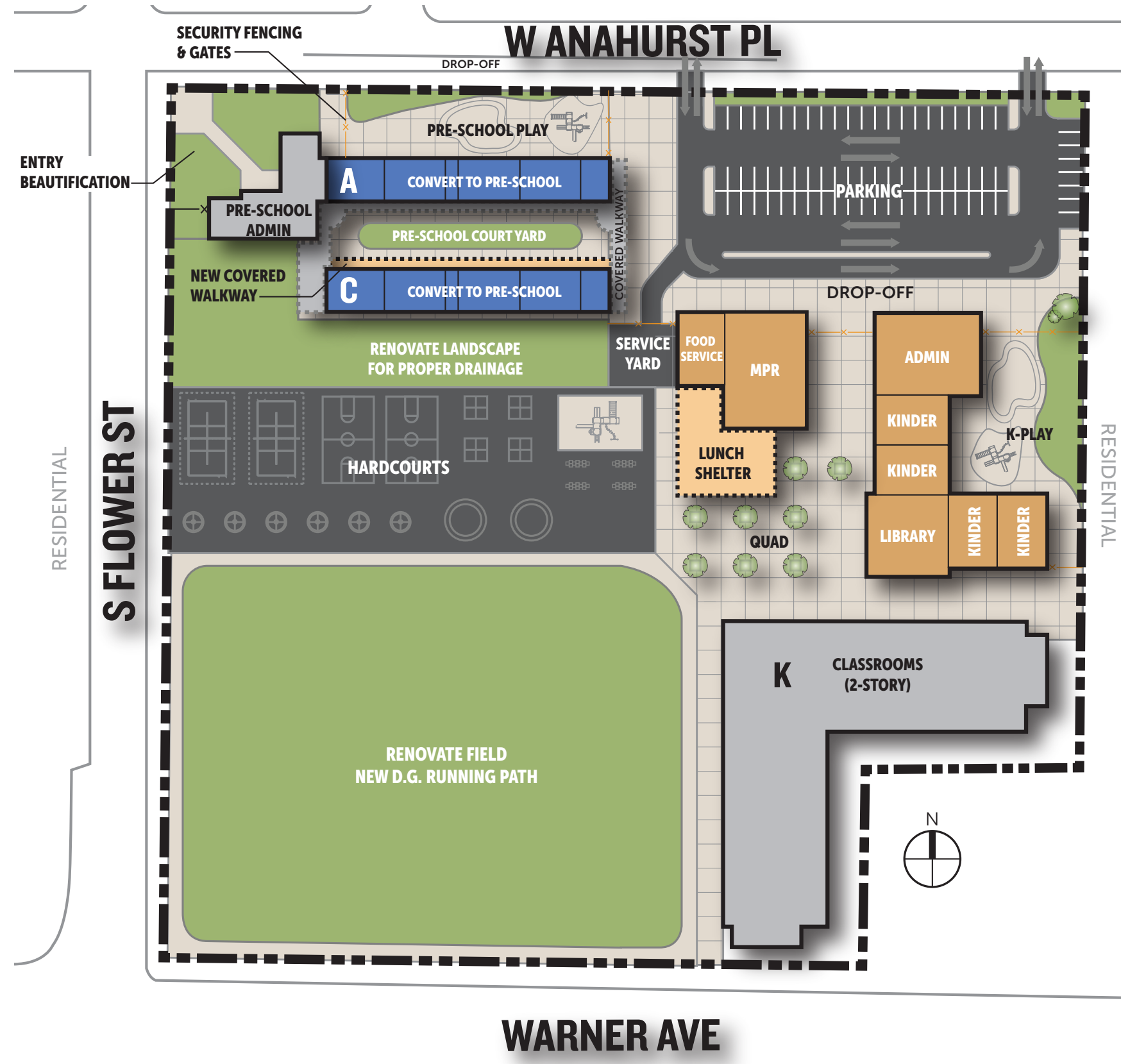
811 E Bishop St, Santa Ana, CA 92701

EXISTING UTILIZATION & SITE ANALYSIS



CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Washington Elementary							
A Admin / Classroom Building	4	0	4				
Admin - No Work				4,275			
Classrooms - Major Mod Conversion				4,755		\$325	\$1,545,375
B Library Pre-School Building	1	-1	0				
Existing Building - Demo				3,318		\$8	\$26,544
C Classroom Building	4	0	4				
Classrooms - Major Mod Conversion				6,304		\$325	\$2,048,800
Covered Walkway - New Construction					1,400	\$150	\$210,000
D-G Classroom Buildings (4)	16	-16	0				
Existing Classroom Buildings - Demo				19,988		\$8	\$159,904
H MPR / Food Services Building	0	0	0				
Existing Building - Demo				3,168		\$8	\$25,344
K Classroom Building	33	0	33				
No Work							
Admin / Kindergarten / Library Building	0	4	4				
Admin - New Construction					2,500	\$400	\$1,000,000
Kindergarten - New Construction					4,800	\$400	\$1,920,000
Library - New Construction					2,000	\$450	\$900,000
MPR / Food Services Building	0	0	0				
MPR - New Construction					4,000	\$550	\$2,200,000
Food Service - New Construction					1,500	\$665	\$997,500
Lunch Shelter - New Construction					3,500	\$150	\$525,000
Sitework							
Campus Site Entry Enhancement					7,250	\$30	\$217,500
New Pre-School Playground					7,800	\$30	\$234,000
New Pre-School Courtyard					9,000	\$30	\$270,000
New Parking & Drop-Off					49,250	\$30	\$1,477,500
Renovate Existing Landscape					18,300	\$15	\$274,500
New Service Yard					1,800	\$30	\$54,000
New Kinder Playground					9,700	\$30	\$291,000
New Academic Quad					26,000	\$30	\$780,000
New Play Structures					2	\$65,000	\$130,000
New Hardcourts					36,157	\$30	\$1,084,710
Renovate Filed & New DG Running Path					96,306	\$30	\$2,889,180
New Security Fencing/Gates					300	\$125	\$37,500
CONSTRUCTION SUB-TOTAL							\$19,298,357
ADA Allowance						5%	\$964,918
Budget Contingency						15%	\$2,894,754
CONSTRUCTION TOTAL							\$23,158,028
Non-Construction Soft-Costs						27%	\$6,252,668
Escalation FY 21 (3%/yr)						9%	\$2,084,223
TOTAL PROJECT COST							\$31,494,919

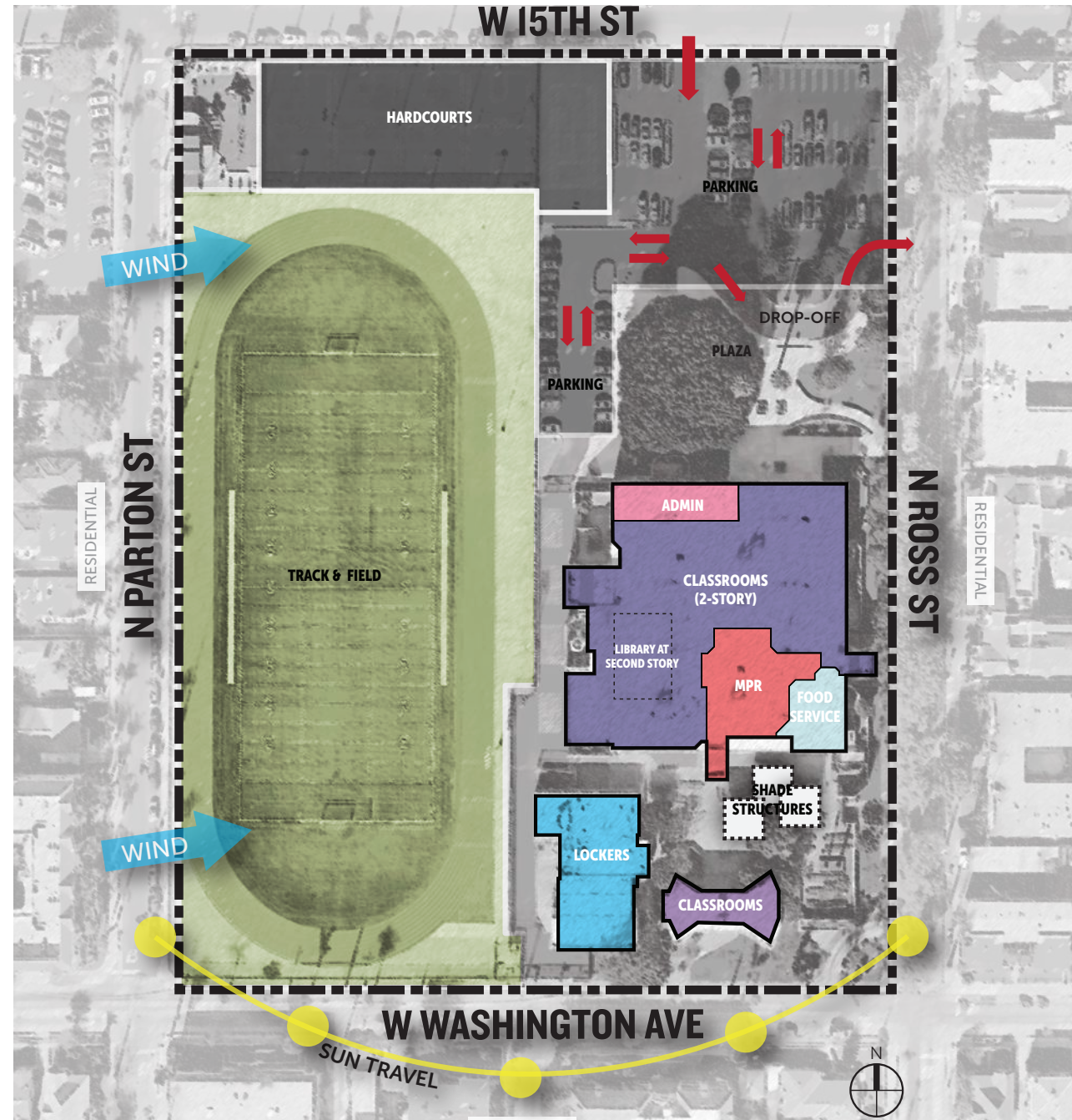


- SCOPE OF WORK LEGEND:**
- EXISTING BUILDING - NO WORK PROPOSED
 - EXISTING BUILDING - MINOR MODERNIZATION
 - EXISTING BUILDING - MAJOR MODERNIZATION
 - NEW CONSTRUCTION
 - NEW COVERED SHELTER
 - NEW OR RENOVATED FIELD / LANDSCAPING
 - NEW ASPHALT PAVEMENT
 - NEW HARDSCAPE PAVING
 - NEW SITE FENCING

Year Built	1949
Year Last Modernized	2012
Site Acreage	8.18
Existing Permanent Building Area	92,471
Existing Portables	0
Current Site Capacity	1,450
Enrollment (16/17)	823
Current Enrollment (17/18)	808

EXISTING UTILIZATION & SITE ANALYSIS

CAMPUS COST ESTIMATE



CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Willard Intermediate							
Admin / Classrooms Building	39	-2	37				
Admin - Major Mod				5,191		\$350	\$1,816,850
Parent Center - Major Mod				873		\$350	\$305,550
Classrooms - Minor Mod				58,844		\$325	\$19,124,300
Mod/Severe Classrooms - Major Mod				3,885		\$325	\$1,262,625
Collaboration Room - Minor Mod				4,502		\$250	\$1,125,500
Food Service - Minor Mod				3,268		\$450	\$1,470,600
Library - Major Mod				3,407		\$350	\$1,192,450
Lunch Shelter					3,800	\$150	\$570,000
New MPR Building	0	0	0				
New Construction					5,000	\$550	\$2,750,000
Music Building	2	0	2				
Music Classrooms - Minor Mod				3,305		\$300	\$991,500
New Gym	0	2	2				
Gym, PE Lockers, Fitness & Dance - New				13,000		\$550	\$7,150,000
Sitework							
Expand & Reconfigure Parking				34,000		\$30	\$1,020,000
Renovate Entry Plaza				21,000		\$30	\$630,000
New Hardcourts					24,000	\$30	\$720,000
New Parking					15,000	\$30	\$450,000
New Security Fencing/Gates					495	\$125	\$61,875
CONSTRUCTION SUB-TOTAL							\$40,641,250
ADA Allowance						5%	\$2,032,063
Budget Contingency						15%	\$6,096,188
CONSTRUCTION TOTAL							\$48,769,500
Non-Construction Soft-Costs						27%	\$13,167,765
Escalation FY 21 (3%/yr)						9%	\$4,389,255
TOTAL PROJECT COST							\$66,326,520



SCOPE OF WORK LEGEND:

- EXISTING BUILDING - NO WORK PROPOSED
- EXISTING BUILDING - MINOR MODERNIZATION
- EXISTING BUILDING - MAJOR MODERNIZATION
- NEW CONSTRUCTION
- NEW COVERED SHELTER
- NEW OR RENOVATED FIELD / LANDSCAPING
- NEW ASPHALT PAVEMENT
- NEW HARDSCAPE PAVING
- NEW SITE FENCING

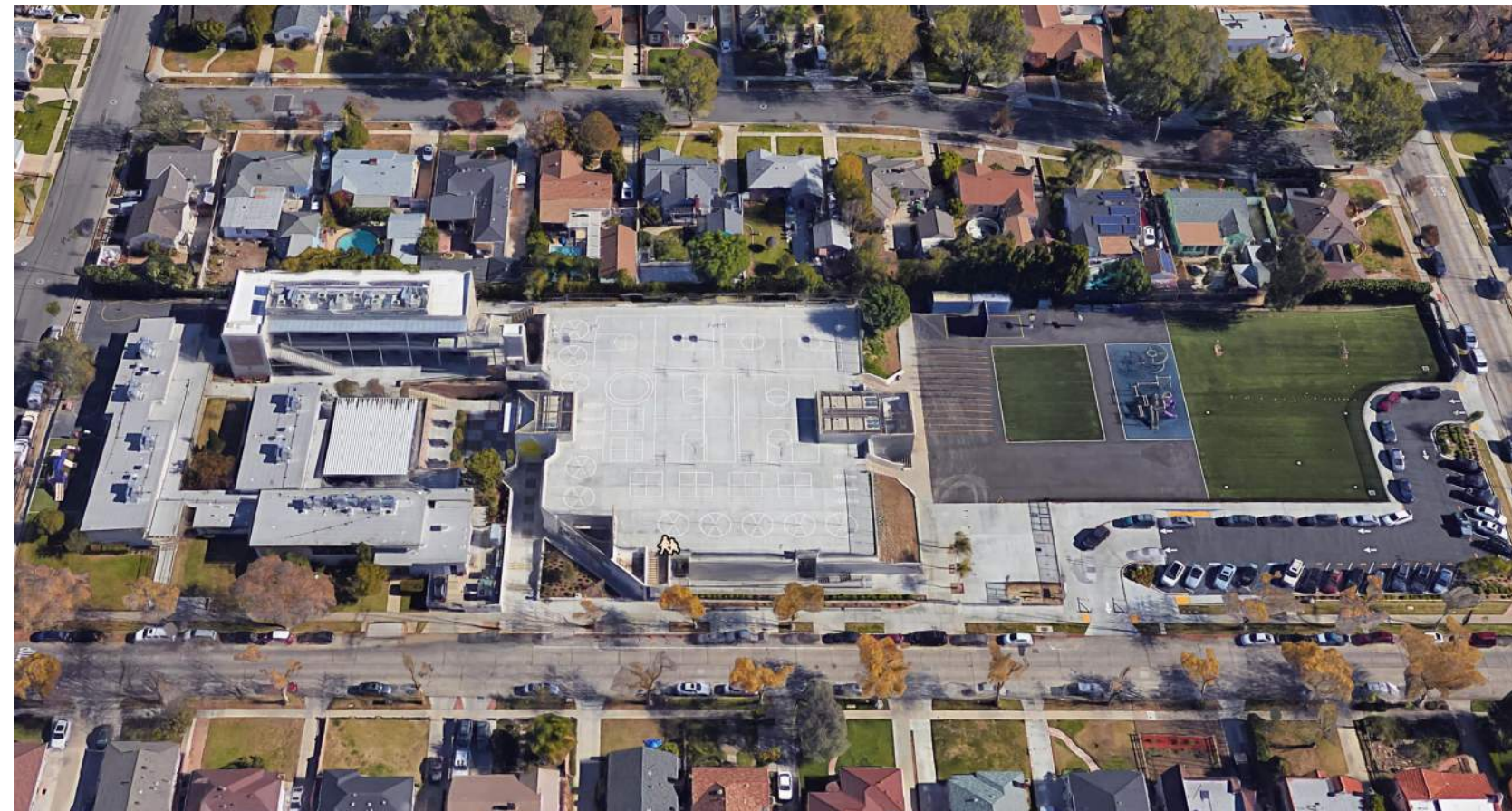
Year Built	1974
Year Last Modernized	2009
Site Acreage	9.79
Existing Permanent Building Area	91,830
Existing Portables	0
Current Site Capacity	1,107
Enrollment (16/17)	802
Current Enrollment (17/18)	744



Willard Intermediate School

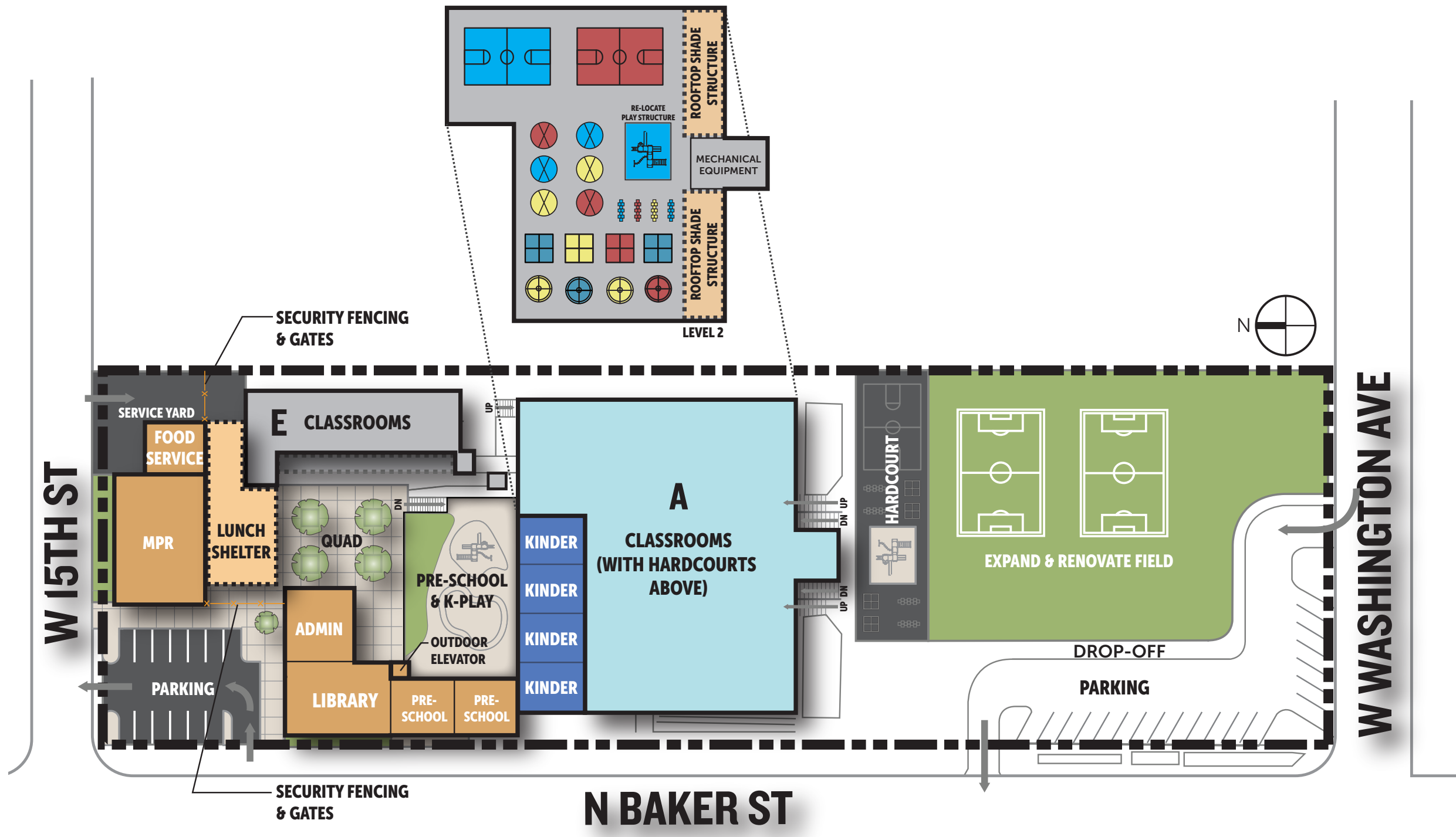
1342 N Ross St, Santa Ana, CA 92706

EXISTING UTILIZATION & SITE ANALYSIS












CAMPUS COST ESTIMATE

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
Wilson Elementary							
A Classroom / Admin Building	18	4	22				
Classrooms - Minor Mod				23,732		\$250	\$5,933,000
Kinder Classrooms - Major Mod Conversion				4,400		\$325	\$1,430,000
Rooftop Playground Coating - New					28,132	\$4	\$112,528
B MPR / Food Services Building	0	0	0				
Existing Building - Demo				3,374		\$8	\$26,992
C Classroom Building	4	-4	0				
Existing Kinder Classroom Building - Demo				4,397		\$8	\$35,176
D Classroom Building	2	-2	0				
Existing Kinder Classroom Building - Demo				1,953		\$8	\$15,624
E Classrooms - No Work	8	0	8				
No Work							
New Admin / Library Building	0	2	2				
Admin - New Construction					1,500	\$400	\$600,000
Library - New Construction					2,300	\$450	\$1,035,000
Pre-School - New Construction					2,000	\$400	\$800,000
Elevator - New Construction					1	\$120,000	\$120,000
New MPR / Food Service Building	0	0	0				
MPR - New Construction					3,700	\$550	\$2,035,000
Food Service - New Construction					900	\$665	\$598,500
Lunch Shelter - New Construction					2,650	\$150	\$397,500
Sitework							
New Visitor Parking					5,575	\$30	\$167,250
New Quad					9,500	\$30	\$285,000
New Service Yard					3,000	\$30	\$90,000
New Pre-School & Kinder Playground					6,000	\$30	\$180,000
New Hardcourt					5,550	\$30	\$166,500
New Play Structures					2	\$65,000	\$130,000
Expand and Renovate Field					28,700	\$20	\$574,000
New Security Fencing/Gates					70	\$125	\$8,750
CONSTRUCTION SUB-TOTAL							\$14,740,820
ADA Allowance						5%	\$737,041
Budget Contingency						15%	\$2,211,123
CONSTRUCTION TOTAL							\$17,688,984
Non-Construction Soft-Costs						27%	\$4,776,026
Escalation FY 21 (3%/yr)						9%	\$1,592,009
TOTAL PROJECT COST	32	32					\$24,057,018



SCOPE OF WORK LEGEND:

- | | | | |
|---|---|---|--------------------------------------|
|  | EXISTING BUILDING - NO WORK PROPOSED |  | NEW COVERED SHELTER |
|  | EXISTING BUILDING - MINOR MODERNIZATION |  | NEW OR RENOVATED FIELD / LANDSCAPING |
|  | EXISTING BUILDING - MAJOR MODERNIZATION |  | NEW ASPHALT PAVEMENT |
|  | NEW CONSTRUCTION |  | NEW HARDSCAPE PAVING |
| | |  | NEW SITE FENCING |

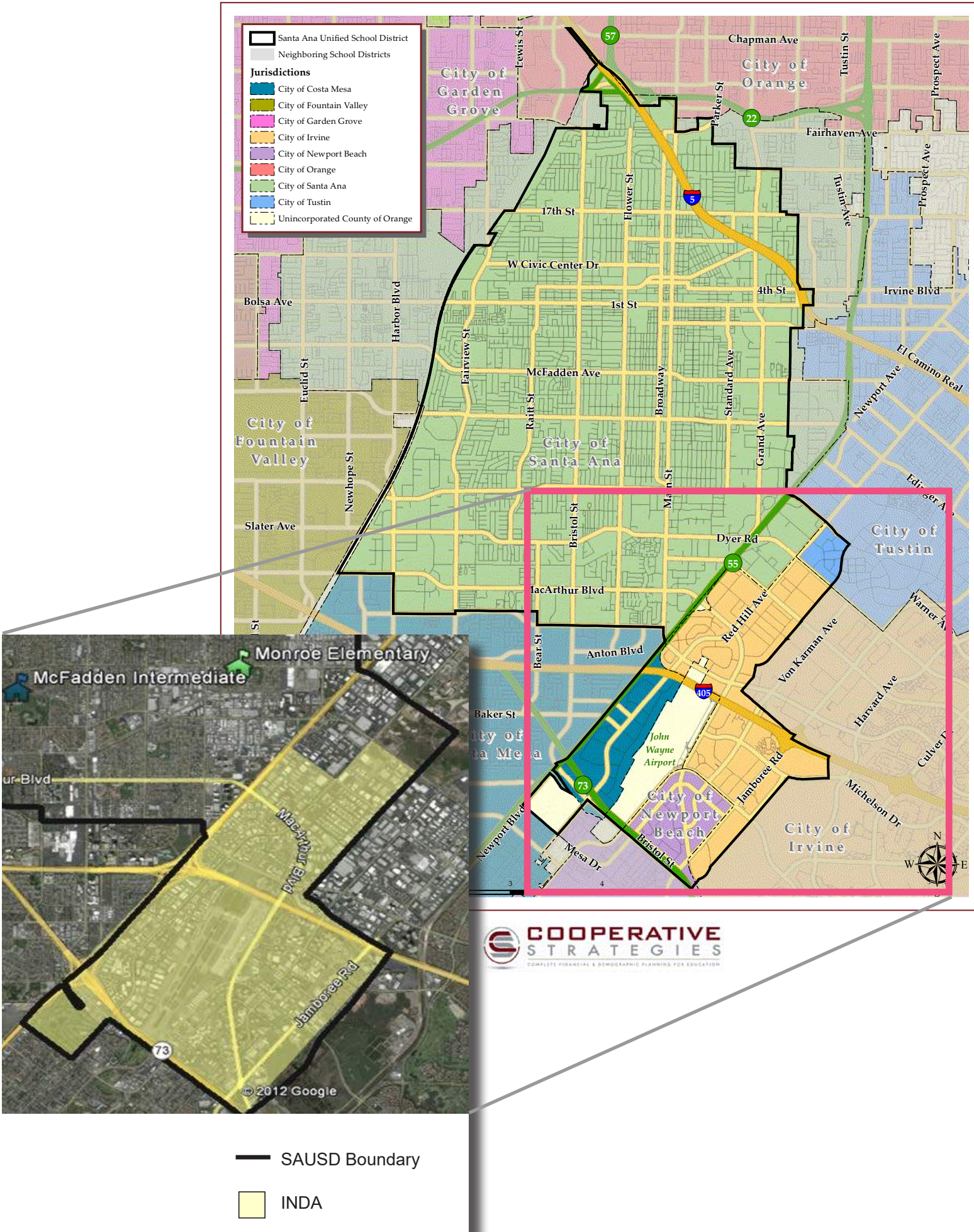
Year Built	1953
Year Last Modernized	2010
Site Acreage	3.86
Existing Permanent Building Area	48,776
Existing Portables	0
Current Site Capacity	800
Enrollment (16/17)	653
Current Enrollment (17/18)	615



Wilson Elementary School

1317 N Baker St, Santa Ana, CA 92706

SANTA ANA UNIFIED SCHOOL DISTRICT GEOGRAPHIC PROFILE



IRVINE/NEWPORT DEVELOPMENT AREA (INDA)

Portions of the City of Irvine and City of Newport Beach exist within the southern area of the SAUSD boundary. The District refers to this area as the Irvine/Newport development area (INDA). The INDA is bounded by the John Wayne Airport to the northwest, the former Tustin Marine Corps Air Station to the northeast, the San Diego Creek channel to the southeast, and the State Route 73 freeway to the southwest.

The INDA, which was originally developed as a commercial and industrial center, has experienced market forces and development pressures encouraging a transition into a more urban mixed-use center. In 2004, the number of building permits for residential units increased dramatically in the INDA. This area of the District continues to experience redevelopment, which has become more pronounced following the recession and as the region's economy has improved.

Residential development projects totaling 6,223 multifamily residential units are planned to be developed in the INDA over the next 17 years, with 2,865 of these anticipated over the next 7 years. In addition to planned units, completed units over the past decade have greatly increased the residential population of the area, establishing a neighborhood within SAUSD boundaries that lacks a corresponding neighborhood school.

The following table identifies the District schools that currently serve the INDA. Some of the District schools that presently serve the students generated in the INDA currently do not have the available capacity to serve students that will be generated by future development in the INDA. In addition, the distance from the INDA to the schools is approximately five to six driving miles.

The increase in residential units and evolution to a mixed-use environment warrants the need for future school facilities in the INDA. The District employs a 'neighborhood school' policy that promotes community ownership, limits

Schools Currently Serving the INDA			
School	Grades Served	Address	Approximate Driving Distance from the INDA
Monroe Elementary	K-5	417 E. Central Ave.	5 miles
McFadden Intermediate	6-8	2701 S. Raitt Street	6 miles
Century High	9-12	1401 S. Grand Ave.	6 miles

busing, and encourages walking and other forms of transportation to and from school sites. To house students generated from the residential units, the SAUSD envisions a school in the INDA. Implementation of a new school would require several strategic steps, including site acquisition, design, and construction. As residential projects are developed in the INDA, required developer fees are collected by the District.

Developer fee money is required to be spent on facilities improvements to accommodate the additional students generated by the development. As such, Facilities staff has reserved this money for appropriate use that corresponds to capacity for students generated by residential development, including those in the INDA.

Facilities staff has initiated planning efforts and explored funding and facilities options to house INDA students. A summary and status of those efforts is as follows:

- In fall 2015, the District opened a new charter school called the Advanced Learning Academy. The charter school is currently housed at a facility in Santa Ana. An expansion of the school in the INDA may be considered once a facility location can be identified.
- Construct a new school: Current average site acquisition costs are \$ 4.4 million/ acre, and increasing as the economy improves. A minimum 5-acre site would cost \$22 million. Construction costs average \$545 per square foot (including sitework) for an estimated \$94,688,400. There are extremely limited land purchase

CATEGORY / ITEM	TEACHING STATIONS			AREA (SF)		UNIT COST (\$/SF)	TOTAL COST
	Existing	New	Total	Existing	New		
INDA Neighborhood K-12 Facility							
1 Administration and Student Services					4,500	\$400	\$1,800,000
2 Multi-Purpose					6,000	\$550	\$3,300,000
3 Classrooms							
Pre-K Classrooms	0	2	2		2,304	\$400	\$921,600
K-5 Classrooms	0	29	29		33,408	\$400	\$13,363,200
6-8 Classrooms	0	14	14		16,128	\$400	\$6,451,200
9-12 Classrooms	0	18	18		20,736	\$400	\$8,294,400
K-7 Labs/Maker Spaces	0	7	7		11,760	\$400	\$4,704,000
8-12 Science Labs	0	12	12		20,160	\$525	\$10,584,000
4 Performing & Visual Arts Building							
Choral & Instrumental Music	0	2	2		3,360	\$425	\$1,428,000
Art Labs	0	2	2		3,360	\$400	\$1,344,000
Dance	0	1	1		1,680	\$400	\$672,000
5 Library / Learning Commons	0	1	1		6,000	\$450	\$2,700,000
6 Gym, Lockers and PE Instruction							
PE Lockers	0	0	0		5,000	\$550	\$2,750,000
Gym	0	0	0		22,000	\$550	\$12,100,000
PE Fitness and Instruction	0	3	3		5,040	\$550	\$2,772,000
7 Food Services							
Food Services					4,500	\$665	\$2,992,500
Lunch Shelter					7,500	\$150	\$1,125,000
Sitework							
Parking, Grounds, Fields, and Hard Courts (7 AC) (Assumes 10 acre site at 30% coverage)					304,920	\$30	\$9,147,600
CONSTRUCTION SUB-TOTAL				Building SF Area	173,436		\$84,649,500
ADA Allowance						5%	\$4,232,475
Budget Contingency						15%	\$12,697,425
CONSTRUCTION TOTAL							\$101,579,400
Non-Construction Soft-Costs						27%	\$27,426,438
Escalation FY 21 (3%/yr)						9%	\$9,142,146
TOTAL PROJECT COST				0	91		\$138,147,984

* Above Table does not include cost of Land Acquisition

options due to planned development and physical constraints (e.g. airport, freeway). In addition, State matching funds for land acquisition is currently unavailable.

- Developer-built school: Facilities staff has met with local developers on several occasions over the past five years to discuss site and funding opportunities to service the students generated from future development. The developers have expressed interest in aiding the District's planning efforts to develop a new school; however, they have stated no interest in a developer-built school.
- Bus students: This option is not consistent with the District's ideal neighborhood school model, and would result in long-term transportation costs.
- Partnerships: Potential partnership opportunities with the University of California Irvine or Rancho Santiago Community College District continue to be explored by Facilities staff. The Community College has expressed some interest in further exploring a partnership in the INDA.
- Lease an existing building: Public school buildings are required to be compliant with the Field Act. Therefore, leasing an existing building would be feasible if the District operated a charter school in the INDA.

In summary, the following factors contribute to consideration of school facilities to serve the INDA:

- Changing composition of INDA area: Land previously comprised of industrial/commercial uses now incorporates a growing residential population
- Future development: Development trends within INDA are projected to continue, given current housing market forces
- Neighborhood Schools: It is desirable to establish neighborhood schools in every SAUSD community

- Developer Fees: Fees collected from projects in the INDA have been reserved for potential use to construct school facilities to serve students generated by these projects.

CONTINUED DISTRICT FLEXIBILITY

The Facilities Master Plan is inherently a dynamic document. Flexibility is necessary given that any component of the plan may change due to fluctuations in demographics, economics, and educational philosophies. This document is meant to capture existing conditions and mitigate conditions that do not meet the District's existing educational program. It is recommended that policy allows staff to make decisions within the framework of this plan, yet require updates to the Board of Education to ensure that staff is following the policy as set forth by the Board of Education.

The Facilities Master Plan provides for the improvement of schools throughout the District and is intended to respond to overall needs of the District as well as the individual community specific needs of each campus. As such, this Facilities Master Plan anticipates the need to apply identified improvements to suit a variety of potential educational programs and facilities uses, and also anticipates the potential need to repurpose or reutilize school facilities differently from their current use. It is recommended that Facilities staff consider the highest and best use of facilities in providing appropriate learning environments and academic programs for all Santa Ana Unified students and that such options as may be necessary be brought to the Board periodically for its consideration. This may include alternative uses for the facilities examined in this plan that are needed to best meet the educational program needs of the broader Santa Ana community.

'INDA' Neighborhood School and Plan Flexibility

collaborative
integrated
sustainable
innovative

BakerNowicki
design studio