District-Wide Facilities Master Plan

Chaffey Joint Union High School District

2012

WLC Architects, Inc.

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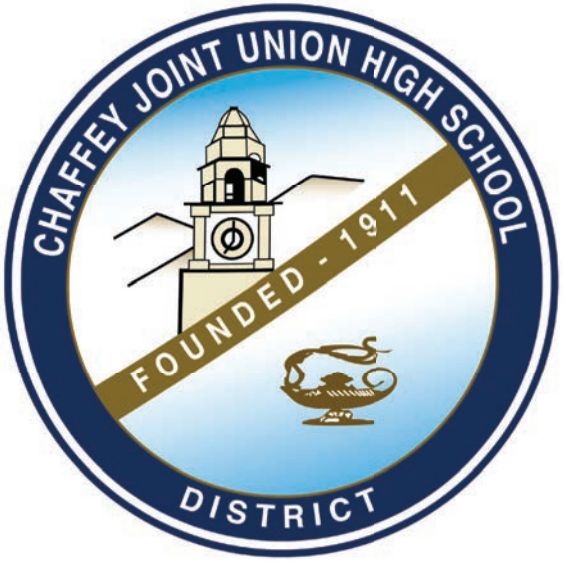
CHAFFEY JOINT UNION HIGH SCHOOL
FOUNDED - 1911
DISTRICT

July 9, 2012

Mat Holton
Superintendent
Chaffey Joint Union High School District

Re: District-Wide Facilities Master Plan

Dear Mat:

It is indeed our sincere pleasure to present this District-Wide Facilities Master Plan to you, the School District, and the entire Chaffey community. The enclosed Master Plan document represents the culmination of a significant planning effort that has spanned well over a year and involved personnel from throughout the Chaffey Joint Union High School District.

This document is part "needs assessment" and part "master plan". The assessment element includes input retrieved from countless interviews and surveys conducted with site personnel, faculty and from District staff. The master plan element then takes that assessment information and prioritizes it into a concise road map for the foreseeable future. As with all such documents, there were many planning assumptions made along the way but in the end we believe this Facilities Master Plan will serve its intended purpose as an extremely useful tool for the District in planning it facilities future for at least the coming decade.

We want to thank everyone at the Chaffey Joint Union High School District who worked tirelessly to assist us in compiling the Master Plan. Their input was invaluable in the process. We realize that this effort has required a great deal of their time away from their normal educational and administrative duties but we are confident that the result of the Master Plan, once followed, will be a more sustainable, equitable, technologically advanced and academically responsive school district to serve the diverse Chaffey community.

Sincerely,

WLC Architects
JAMES P. DiCAMILLO
Architect, AIA
LEED™ AP
President, Principal

California Financial Services
BETTY HANSON, Ed.D.
Vice President
Educational Services


Los Osos High School
Rancho Cucamonga High School
Alta Loma High School
Etiwanda High School
Chaffey District On-Line High School
Chaffey Alternative Education Center
Valley View High School
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Ontario High School
Colony High School

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I. Introduction

The 2012 Facilities Master Plan (FMP) is being developed under the direction of the Chaffey Joint Union High School Board of Trustees to establish a framework to guide the Chaffey Joint Union High School District (District) in an orderly implementation of improvements and additions that are identified in the FMP. It determines the long-term facility needs at each high school in the District based on demographics, facility assessment, and the District's educational goals. The FMP demonstrates how these needs can be met through a strategic financial plan, which is a key to its implementation.

The FMP captures the District's vision of excellence in education and incorporates sound principles that are intended to guide the facilities planning for the District. The FMP identifies improvements needed to enhance the educational environment and to upgrade the building infrastructure and grounds with a commitment to energy efficiencies and cost savings that are important to accommodate the students and staff to meet a high level of excellence in the educational program.

II. Acknowledgements

It has been a great pleasure to assist the District in development of this FMP. California Financial Services and WLC Architects has had the honor of getting to know many outstanding educators, and support staff who make this District an excellent place for students to learn and grow into responsible adults. The welcome reception from the principals, staffs, students, parents, and community at each school and the willingness to share their thoughts through surveys, interviews and site walks were very helpful in identifying the facility needs to improve the environment for students and staff. Since input was received from several hundred personnel, it is impossible to name all who contributed to the process.

However, recognition should be given to the Board of Trustees and District staff who supported the effort of developing this FMP and who helped coordinate the schedule and leadership to allow all school staff an opportunity to give input to the process. These leaders are as follows:

Board of Trustees

Shari Megaw, President
Sue Ovitt, Vice President
Josie Estrada, Clerk
Arthur Bustamonte, Member
Charles Uhalley, Member

District Staff

Mathew Holton, Superintendent
Don Bertucci, Assistant Superintendent, Business Services
Mike Harrison, Director, Operations, Planning and Facilities
Jim Cronin, Principal, Alta Loma High School
Dawn Buboltz, Principal, Chaffey High School
Dr. Kern Oduro, Principal, Colony High School
Dr. Brian G. Joseph, Principal, Etiwanda High School
Susan Petricelli, Principal, Los Osos High School
Martin Alvarado, Principal, Montclair High School
Cary Willborn, Principal, Ontario High School
Dr. Virginia Kelsen, Principal, Rancho Cucamonga High School
Bart Goldstein, Principal, Valley View High School and
Chaffey Community Day School
Todd Haag, Principal, Adult Education
Tom Mitchell, Principal, CJUHSD On-line High School
Holly McDonagh, Director, Alternative Education

Consultant Team

Jim DiCamillo, President, Principal, Architect, AIA, LEED AP, WLC Architects Inc.

Betty Hanson, Ed.D. Vice President Educational Services, California Financial Services

Michael Ogburn, Managing Director, California Financial Services

III. Background

The District includes the communities of Ontario, Montclair, Rancho Cucamonga, and portions of Fontana, Upland, unincorporated areas of San Bernardino and Los Angeles County Area, and Mount Baldy, in San Bernardino County encompassing approximately 128 square miles in the western portion of San Bernardino County. The District serves Grades 9 through 12 and adult education enrolling approximately 25,000 students in 2011. The District currently operates eight Comprehensive High Schools, one On-Line High School, one Continuation High School, a Community Day School, and an Adult School. The District enrolls students from seven elementary feeder districts including Alta Loma, Central, Cucamonga, Etiwanda, Mount Baldy, Mountain View, and Ontario-Montclair School Districts.

The two newest comprehensive high schools, Colony and Los Osos High School began operating in September of 2002. Chaffey High School is the oldest school and celebrated its 100 year anniversary in 2011. The District has provided a quality education for high school students in the area since 1911. As the District continues to grow and progress, the District is poised to meet the challenge of providing the finest quality education possible for every student in every community. The District is also committed to excellence in its facilities by providing parity of the basic amenities among the campuses, maintaining the core structures for longevity of the schools, and equipping the facilities with the spaces and technology needed for students to engage in meaningful learning that will help them become lifelong contributing members of society.

The District has determined that a comprehensive strategic plan is essential to assess facilities at each high school and identifies the needed improvements utilizing the basic principles:

Quality Learning Environment – The facilities master plan identifies the essential improvements to achieve a high quality environment for learning, provides for safety and security provisions that reflect caring and respect for each student and staff.

Parity – Each student is entitled to the same high quality education regardless of the school of attendance. Offering the basic amenities (as applicable) at each of the schools in an environment that stimulates the learning process is essential.

Grass Roots Involvement – Staff and students at each school have the greatest interest in the facility improvements to be made since they "live" in the environment for a substantial part of their educational life. Meeting their expressed needs is essential to the success of the implementation of the FMP.

Fiscal Responsibility – Each school has a vast list of facility needs that far exceed the financial resources available to the District now and in the future. The District must maintain the public's trust by prioritizing the identified needs and prudently, efficiently, and equitably utilizing its financial resources to maintain the long term viability of the District's limited resources.

Transparency – The District is engaging in an open process whereby all staff, students, and community have an opportunity to provide input to the facility needs. The District encourages input from diverse viewpoints and entertains differing opinions as it develops and implements the FMP.

Accountability – The implementation of the FMP will be highly scrutinized by the Board of Trustees and District leaders who will provide oversight to the process and monitor the District's use of funds as they become available.

IV. Purpose

Students deserve a high quality education delivered through sound programs, good teachers and staff with the support of parents and the community. The District recognizes the need to maintain this high level of excellence in every aspect. The FMP stems from the recognition that school facilities are an important component in achieving excellence in education. The purpose of the FMP is to identify what investments are needed at each school to upgrade the aging and deteriorating facilities and provide improvements to the classrooms and ancillary facilities that support the educational needs well into the future.

The District's high school facilities range in age from 10 years to 100 years old with wide discrepancies in the facility condition, fields, and sport complexes and parking. The FMP strives to identify the facility upgrades needed ***to achieve parity*** among the high schools and provide a vehicle for the District to narrow the gap in these discrepancies.

V. Vision and Goals

Vision

The schools in the Chaffey Joint Union High School District must help **every** student achieve, as we provide effective *student-focused* instruction. The District has made consistent headway toward this commitment as evidenced by the overall API growth, but to continue the progress, we must continue our collaborative goal-setting process that provides *District-wide Goals* every year, in at least two areas: **(1) student achievement; and (2) classroom instruction.**

To obtain the goals in **student achievement,** the Superintendent's Cabinet, along with site principals and site staff, have set specific student learning targets for the District, schools, and for subpopulations of students within each department, at each school.

Principals will support and implement the *District-wide Goals* in **student achievement** and **classroom instruction** through site specific action plans, under the umbrella of the District's Goals, to meet the specific needs of their schools. Principals will meet with, and share their action plans, with the Superintendent to determine necessary support and measurable outcomes. Each site will receive monitoring support, and staff development from their principal, staff leaders, and the Instruction Division throughout the school year. Following the end of the 2010-11 school year, principals met with the Superintendent to validate their students' achievement and their progress toward site-specific goals and the implementation of a broad, but common instructional direction.

Four additional *Supplemental Goals* have been established to support the annual goals of achievement and instruction. These *Supplemental Goals* will enable the District to internally provide the structure, resources, and learning environment necessary to realize the *District-wide Goals*. The *District-wide Goals* and *Supplemental Goals* combined will account for **the Chaffey Joint Union High School District's Goals for 2011-12.**

Chaffey Joint Union High School District's Goals for 2011-12

Annual District-wide Goals for Achievement and Instruction:

1. Improve Student Achievement
2. Improve Classroom Instruction

Supplemental Goals for 2011-12:

3. Ensure Effective Governance and Sound Leadership
4. Provide Fiscal Solvency through 2014-15
5. Provide Effective communication and Strong Relationships with Stakeholders
6. Improve Grounds/Facilities and Determine Future Direction

The objective of the FMP is to create an environment that supports the District's shared vision. The District further supports these goals through identification and strategic planning of the following specific facility goals:

Facility Goal:

Address the health, safety, environmental quality, and code compliance items identified in the needs assessment.

- Make all campuses accessible from the parking lot to each building and field areas.
- Upgrade parking, traffic flow for safety.
- Improve facility environments including temperature control, lighting, and air quality to enhance educational program quality.
- Provide healthful and adequately ventilated restrooms sufficient to accommodate students and staff at each campus.
- Provide security to all campuses through operable alarms, public address, exterior lighting, cameras, telephone systems, and fencing.

Facility Goal:

Provide educational improvements to the classrooms, technology, and the supporting spaces (multipurpose/ auditorium, library, and other educational support).

- Provide adequate classrooms/schools to support current and anticipated student enrollment.
- Improve classrooms instructional amenities and upgrade the instructional technology resources including infrastructure and equipment through-out the campus.
- Provide adequate, controlled energy efficient lighting (natural and artificial), heating and cooling to enhance the learning environment.
- Upgrade/expand facilities to provide support for the ancillary services including food services and environmental shelters, multipurpose facilities, libraries, counseling and other supportive services.

Facility Goal:

Provide improvements to the physical education, support, and community use facilities.

- Create/upgrade athletic field complexes as applicable for each campus.
- Renovate pools and bleachers that meet safety and competition requirements.
- Upgrade fields and hard courts for safety.
- Upgrade gymnasiums including bleachers, flooring, and lighting, heating and cooling as applicable.
- Upgrade showers and lockers to make them operable, healthful, more functional, and provide adequate storage.

Facility Goal:

Maintain building preservation, energy efficiency and other green components in buildings, parking, and grounds.

- Repair roofs, windows, window coverings, and upgrade building exteriors for building preservation and energy efficiency.
- Replace/repair water/sewer/drainage lines for health and building preservation and water preservation.
- Improve drainage/water runoff on campus for safety.
- Install energy efficient systems to minimize energy usage and reduce costs.

VI. Process

Development of the FMP utilized a multifaceted process to engender the data to thoroughly evaluate the school facility needs. The following steps were taken in the process of developing the FMP:

- Met with Board to obtain approval to move forward on the FMP;
- Met with district administrators and school principals to explain scope, intent, and establish schedules for online survey and site visitations;
- Established master calendar for conducting online survey and school site visitations;
- Conducted two site visits per school meeting with teachers, students, administrators, counselors, health staff, library staff, office assistants, instructional assistants, plant manager and staff, food service staff, parents/community members, coaches, athletic directors, and persons in many other positions;
- Gathered and analyzed data from an online survey (Survey Monkey) for each school;
- Gathered and analyzed data from site visitations;
- Compiled a detailed school site list of facility requests and aggregate list of high priority needs based on facility condition and educational and community input;
- Analyzed student demographic and housing development data for enrollment projections;
- Prepared cost estimates of facility needs;
- Developed a financial plan to implement high priority projects including:
  - Potential revenue sources from State and other outside agencies
  - Potential District revenue sources
  - Proposed strategies to implement the FMP
- Survey the community to validate facility needs and determine funding options.

VII. Demographics

The District commissioned Davis Demographics and Planning, Inc. (DDP) to conduct a study of the student population projections for the next seven years. The latest study is based on the 2011-12 enrollment data and is used in the FMP for enrollment projections to plan for new facilities. DDP factors current and historical K-12 student data with demographic data and planned residential development to calculate seven-year student enrollment projections.

DDP acknowledges in their report the downturn in housing development caused by economic conditions has created a standstill in new dwelling units which affect enrollment projections. The October 2011 9-12 student enrollment of 25,191 is expected to decrease by 45 students by the 2018-19 school year. If conditions for new housing development improve in the near future, students generated by new housing development should augment projections. By the 2018-19 school year the District expects the student enrollment to total 25,146.

DDP projects an increase in student enrollment in three of the eight high school attendance areas. Colony High School attendance area is expected to grow to 2470 students by 2018 assuming the construction of Model Colony housing development increases substantially by 2018. Complete build out of the Model Colony housing development beyond 2018, would result in a much higher enrollment projection.

Significant 9-12 enrollment gains are anticipated at Montclair High School to peak at 3498 by 2016. These gains are not expected to come from new housing, but from growth in the K-8 population that will enter high school over the next five years.

The Etiwanda High School attendance area is expected to grow by 1011 students to 4,253 by 2015 then decline to 4098 by the seventh year (2017).

Alta Loma, Chaffey, Los Osos, Ontario, and Rancho Cucamonga High School attendance areas are expected to decline by 250, 106, 766, 290 and 64 students respectively by 2017.

The enrollment projections need to be closely monitored and adjusted based on the construction activity in the housing market. If the housing market continues to be stalled, the expected decline may be extended, and visa versa if the housing activity is accelerated.

DDP obtained data from the City of Ontario that indicated the New Model Colony community has a total of 13,500 planned residential units, but construction has been delayed due to the economic downturn. These homes are likely to be built once the economy recovers. Once built, the student generated from the development could yield approximately 3,069 high school students. The need for a new high school or additions to existing high school is possible to accommodate the volume of students projected from this new development and from growth in neighboring high schools. The FMP includes consideration of additional facilities in anticipation of this development occurring in the future.

Fall 2011 Projection Report

Draft District Wide Student Population Projections

Draft

Projection Date 10/15/2011

	Actual Fall 2011	Fall 2012	Fall 2013	Fall 2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018
K	5,502.0	5,391.3	5,274.9	4,897.8	4,783.8	5,126.1	5,163.7	5,195.4
1	5,390.0	5,606.5	5,496.3	5,376.7	5,008.2	4,904.7	5,273.8	5,316.0
2	5,398.0	5,442.4	5,662.3	5,550.0	5,444.4	5,084.7	4,999.9	5,375.2
3	5,542.0	5,446.1	5,487.7	5,710.9	5,612.7	5,518.3	5,175.3	5,092.6
4	5,411.0	5,619.6	5,525.1	5,560.7	5,804.5	5,717.0	5,641.0	5,296.3
5	5,410.0	5,425.8	5,637.7	5,545.3	5,592.3	5,845.8	5,775.2	5,699.0
6	5,767.0	5,493.9	5,514.4	5,726.7	5,650.4	5,705.3	5,983.8	5,914.8
7	5,745.0	5,818.5	5,544.3	5,566.0	5,794.5	5,732.9	5,807.0	6,089.5
8	5,943.0	5,771.7	5,848.7	5,571.5	5,609.3	5,852.6	5,813.1	5,888.1
9	5,846.0	6,095.0	5,914.3	5,999.5	5,725.0	5,776.6	6,037.4	6,002.9
10	6,019.0	5,923.1	6,161.4	5,973.2	6,077.3	5,809.7	5,875.0	6,138.9
11	6,056.0	6,011.2	5,935.4	6,161.2	5,982.2	6,100.8	5,850.3	5,914.2
12	6,203.0	6,181.2	6,142.1	6,088.9	6,314.3	6,131.8	6,276.5	6,022.5
Subtotals:								
K-8	50,108.0	50,015.8	49,991.4	49,505.6	49,300.1	49,487.4	49,632.8	49,866.9
9-12	24,124.0	24,210.5	24,153.2	24,222.8	24,098.8	23,818.9	24,039.2	24,078.5
K-12	74,232.0	74,226.3	74,144.6	73,728.4	73,398.9	73,306.3	73,672.0	73,945.4
Out-of District Students:								
K-8	1,789.0	1,789.0	1,789.0	1,789.0	1,789.0	1,789.0	1,789.0	1,789.0
9-12	1,006.0	1,006.0	1,006.0	1,006.0	1,006.0	1,006.0	1,006.0	1,006.0
K-12	2,795.0	2,795.0	2,795.0	2,795.0	2,795.0	2,795.0	2,795.0	2,795.0
Unmatched Students:								
K-8	107.0	107.0	107.0	107.0	107.0	107.0	107.0	107.0
9-12	61.0	61.0	61.0	61.0	61.0	61.0	61.0	61.0
K-12	168.0	168.0	168.0	168.0	168.0	168.0	168.0	168.0
Totals:								
K-8	52,005.0	51,911.8	51,887.4	51,401.6	51,196.1	51,383.4	51,528.8	51,762.9
9-12	25,191.0	25,277.5	25,220.2	25,289.8	25,165.8	24,885.9	25,106.2	25,145.5
K-12	77,195.0	77,189.3	77,107.6	76,691.4	76,361.9	76,269.3	76,635.0	76,908.4

	Fall 2012	Fall 2013	Fall 2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018
K-8 Annual Change:	-92.2	-24.4	-485.8	-205.5	187.3	145.4	234.1
9-12 Annual Change:	86.5	-57.3	69.6	-124	-279.9	220.3	39.3
K-12 Annual Change:	-5.7	-81.7	-416.2	-329.5	-92.6	365.7	273.4

Projections DO NOT include students enrolled in the Mt. Baldy School District
Projections DO NOT include out-of-district, or unmatched students (due to incorrect and/or incomplete address data). They are added back in on a straight line below.
Projections include students enrolled in Alternative Programs
Projections are based upon student residence, not upon school of attendance.

January 13,2012 Davis Demographics and Planning, Inc.

VIII. Capacity Analysis

As part of the needs assessment, it is important to determine the operational capacity of each high school to estimate the number of new classrooms needed for current and existing enrollment.

One criterion used to determine capacity that ensures consistency among the high schools starts with identifying the number of adequately-sized classrooms (minimum 700 square feet).

The second criterion is based on a student loading standard per classroom. The number of students enrolled in course offerings varies depending on the subject matter, core requirements, availability, and interest level. Also, not all classrooms can be utilized every period of the day due to scheduling logistics. Therefore, a lower loading standard than the loading used for norming is more realistic to establish a functional capacity.

An average loading standard is needed for consistency. Therefore, the statewide loading of 27 students per classroom is used in the FMP to establish the loading standard. Each classroom is loaded at this level with exception of physical education. These classes are not loaded since many of the teaching stations are outdoors and do not have the flexibility to be used as classrooms for other coursework.

It should be noted that most classes are loaded at a higher level due to budgetary constraints. But a lower loading standard is used in the event the financial conditions improve in the future and class sizes can be reduced.

It should be noted that the FMP for some schools calls for classroom additions or replacement of leased portable classrooms when capacity appears to be sufficient. However, the type of classroom needed is a consideration. Such classrooms as science, language, and computer laboratories generate the need for specialized classrooms since standard classrooms are not appropriate for that type of instruction. Additionally, due to the multiple portable classrooms that are aging, energy inefficient, and consume a great deal more acreage than a permanent two story building, it was determined that they should be replaced with permanent buildings even though they do not increase capacity.

After review of the site maps and site visitations of the high schools, it has been determined that the following is the operational capacity using the State standard of 27 students per classroom. The chart below compares the capacity to the current and peak enrollment over the next seven years showing the shortfall of capacity based on peak enrollment for each school.

Capacity Analysis

High School	# of Classrooms	Capacity Loaded @ 27/CR	Current Enrollment	Projected Enrollment within 7 Yrs*	Shortfall for Peak Enrollment
Alta Loma	98	2,646	2,343	2,093	0
Chaffey	130	3,510	3,720	3,614	210
Colony	96	2,592	2,260	2,470	0
Etiwanda	126	3,402	3,242	4,253**	851
Los Osos	90	2,430	3,365	2,599	935
Montclair	110	2,970	3,256	3,498**	528
Ontario	91	2,457	2,932	2,642	185
R. Cucamonga	96	2,592	3,153	3,089	561
Valley View	32	864	748	748	0
Alt Ed Center	12	324	541	541	0
Chaffey CDS	2	54	20	20	0
Adult Ed 5th St*	18	486	486	486	0
Adult Ed 7th St*	12	324	324	324	0
Totals	**913**	**24,651**	**26,390**	**26,377**	**3,270**

Note: Capacity of 27per classroom is an average among all subject areas.
**No increase in enrollment is assumed for alternative programs.*
***Peak enrollment is met prior to 7th year.*

Based on the analysis above, it appears that additional capacity will be needed to accommodate enrollment growth at the following schools:

Classrooms Needed for Seven Year Enrollment Growth Projections

High School	# of Classrooms	Capacity Needed
Alta Loma	0	0
Chaffey	8	210
Colony	0	0
Etiwanda	32	852
Los Osos	35	935
Montclair	20	528
Ontario	7	185
Rancho Cucamonga	21	561
Valley View	0	0
Alt Ed Center	0	0
Chaffey CDS	0	0
Adult Ed 5th St	0	0
Adult Ed 7th St	0	0
Total	121	3,270

IX. Need for New Buildings and Classroom Additions

The need for new buildings and classrooms is based on criteria that are based not only on capacity versus peak enrollment. Other considerations in determining the new classrooms were based on a shortage of specialized classrooms such as science laboratories, language laboratories, and technology laboratories to meet graduation requirements as well as meeting student program needs. Staff described many classes being held in standard classrooms when the coursework calls for specialized classrooms. The projected need calls for 121 classrooms. However, the budget reflects 74 new classrooms to address the shortfall in existing capacity and to accommodate projected new students. Additionally, the FMP calls for the consideration of a new high school or additions to existing facilities which can accommodate the remaining students as well as students from the new housing development planned within the District boundaries.

X. Summary of Facilities Assessment

Based on the site visitations at each high school the following summary of needs have been identified. A detailed listing of needs gleaned from online surveys, site walks, and interviews with school staffs are itemized and found in the Addendum.

Summary of Facility Needs

High School	Priority Facility Needs
Alta Loma	Athletic field complex, HVAC*, restroom upgrades, ADA compliance, traffic/parking, drainage, technology and electrical upgrades, classroom and lab upgrades, cafeteria, food services upgrades, environmental shelters, auditorium upgrades, pool renovation, gym expansion, shower locker upgrades, security cameras and lighting, roof repair, F&E**.
Chaffey	HVAC, ADA compliance, traffic/parking, plumbing, drinking fountains, restroom upgrades, security cameras and lighting, fencing, window replacement and coverings, cafeteria, food services upgrades and environmental shelters, classroom and lab upgrades, technology and electrical upgrades, library upgrades, lighting, shower locker upgrades, drainage, ground improvements, roof repair, F&E.
Colony	HVAC, traffic/parking, security cameras/lighting, office/health station upgrades, classroom and lab upgrades, library upgrades, technology and electrical upgrades, restroom upgrades, environmental shelters, storage, gym and field upgrades, landscaping, F&E.

Etiwanda	Athletic field complex, auditorium, HVAC, restroom upgrades, portable classroom replacement, ADA compliance, traffic/parking, support/health station upgrades, drainage, technology and electrical upgrades, classroom and laboratory upgrades, cafeteria, food services upgrades, environmental shelters, plumbing upgrades, storage, shower locker upgrades, security cameras and lighting, F&E.
Los Osos	HVAC, traffic/parking, security alarms, cameras lighting, student educational support/health station upgrades, classroom and laboratory upgrades, library upgrades, technology and electrical upgrades, restroom upgrades, environmental shelters, storage, gym and field upgrades, landscaping, roof repairs, F&E.
Montclair	HVAC, traffic/parking, plumbing, drinking fountains, restroom upgrades, security cameras and lighting, fencing, office/health station upgrades auditorium upgrades, food services upgrades and environmental shelters, classroom and laboratory upgrades, technology and electrical upgrades, library upgrades, lighting, gym upgrades, shower locker upgrades, security cameras and lighting, drainage, pool renovation, fencing, field improvements, roof repair, storage, and recycling bins, F&E.
Ontario	Athletic field complex, HVAC, restroom upgrades, portable classroom replacement, traffic/parking, office/health station upgrades drainage, security cameras and lighting, fencing, technology and electrical upgrades, classroom and laboratory upgrades, window coverings, cafeteria and food services upgrades, environmental shelters, plumbing upgrades, storage, pool upgrades, gym upgrades, shower locker upgrades, security cameras and lighting, F&E.

Rancho Cucamonga	Athletic field complex, auditorium, HVAC, restroom upgrades, traffic/ parking, support/health station upgrades drainage, technology and electrical upgrades, security cameras and lighting, fencing, classroom and laboratory upgrades, window coverings, library upgrades, cafeteria and food services upgrades, environmental shelters, plumbing upgrades, storage, pool upgrades, gym upgrades, shower locker upgrades, F&E.
Chaffey Adult Education	Classroom and restroom upgrades, hardscape upgrades, playfield refurbishment, expanded parking lot.
Valley View	Restroom upgrades, traffic/parking, support/health station upgrades, technology upgrades, security cameras and lighting, fencing, classroom and lab upgrades/additions, educational support upgrades, library upgrades, food services upgrades, environmental shelter, plumbing upgrades, storage, gym upgrades, hardcourt upgrades, F&E.
Alternative Educational Center	Classroom/support expansion, restroom upgrades, technology upgrades, security cameras and lighting, fencing, library upgrades, environmental shelter, food services upgrades, storage, gym, F&E.
7th Street Adult Education	Classroom, education support space, and restroom upgrades, hardscape replacement, playfield refurbishment.
**Heating, Ventilation, Air Conditioning*	***Furniture and Equipment*

Priority Projects

The chart below indicates which schools have identified these priority facility projects:

Priority Needs Common to Most High Schools as Applicable												
A	CH	CO	E	L	M	O	R	CAE	VV	ALT ED	7th AE	
X	X	X	X	X	X	X	X		X			Heating/Air Conditioning/Ventilation System needs upgrade/replacement
X	X	X	X	X	X	X	X	X	X	X	X	Upgrade staff/student restrooms
X	X	X	X	X		X			X			Add restrooms to areas of campus that are far from existing restrooms
X			X			X	X					Athletic field complex for high schools that don't have one
X			X				X					Auditorium for high schools that don't have one
X	X		X		X	X	X					CIF Standard pool renovation
X	X	X	X	X	X	X	X	X	X	X	X	New computers and up-to-date technology
X	X	X	X	X	X	X	X	X	X	X	X	Wireless networking throughout all campuses
X	X	X	X	X	X	X	X		X			Interactive Projection system w/o cords on floor
X	X		X	X	X	X	X	X		X	X	Electrical power upgrades, outlets for technology & exterior/field use
X			X	X			X					Science lab upgrades
X	X		X		X	X	X					More exterior cameras, lighting, fencing, public address to secure campus
X	X	X	X	X	X	X	X		X	X		Covered environmental shelters w/ seating to protect students from wind and heat
X	X		X									Cafeteria, food services and kitchen upgrades/replacements-add serving lines tables/benches
X	X		X		X							Replace student desks and chairs, furniture
X			X	X	X	X	X	X	X	X	X	Improve drop off, traffic flow, and parking
			X			X						Replace portable buildings w/ permanent
X	X	X			X							Upgrade classroom & support with lighting, more marker, display boards, replace blinds
X	X		X		X	X						Shower/locker room upgrades
X	X				X							Replace rusty water pipes
X	X		X	X								Replace/add more drinking fountains
X	X					X						Improve drainage on grounds, replace irrigation system
X							X					Replace leaking roofs
							X					Repair/replace alarm system, security cameras, locks
X	X											Add storage on campus for large equipment
	X						X					Reconfigure education support services, guidance, and counseling offices
X	X					X						Upgrade auditorium, band room, dressing, storage, AC, lighting, sound, seating, and stage

*A= Alta Loma HS, CH = Chaffey HS, CO= Colony HS, E=Etiwanda HS, L=Los Osos HS, M=Montclair HS, O=Ontario HS, R=Rancho Cucamonga HS, CAE=Chaffey Adult Ed, VV=Valley View, ALT ED=Alternative Education, 7th AE= 7th Street Adult Education

The following discusses the projects that appeared to be highest priority based on the site visits, online surveys, district staff, parents, and community.

Classroom/Laboratory Upgrades

Classroom upgrades are needed to be responsive to curricular and instructional changes. Because the schools vary widely in age, some classrooms need more improvements than others. To ensure equity among all classrooms in the District, a basic standard needs to be met for each standard classroom. These basics are defined as follows:

- Adequate lighting with separate zone switches to provide partial lighting for students to take notes while teacher is presenting video presentations
- Comfortable temperature levels and adequate ventilation that do not deter student's ability to concentrate on instructional program
- Energy efficient windows with durable window blinds to darken for video presentations at older sites
- Accessible entrance and counters for students/staff with disabilities
- One tackable wall surface to display student work
- Marker/white board on one wall
- Floor surface with either vinyl tile or carpet
- Suspended acoustical ceiling or gypsum board ceiling
- Lockable storage for instructional supplies, valuables
- Electrical upgrades – sufficient to accommodate technology equipment and a ceiling outlet if ceiling mounted projector is used
- Wireless internet connection and data drops for minimum five computer stations
- Up-to-date technology for students and staff
- Phone system with voice mail
- Projection system (either white board or interactive projection system)
- Wall mounted video flat screen monitor
- Printer/scanner
- Wall mounted clock synchronized with master clock
- Audible master bell system
- Strobe light/sound alarm
- Durable student/teacher desks and chairs

Additional needs are identified for science laboratories, art, and career technology laboratories. Most of these teaching stations need wet areas, laboratory stations with durable countertops, specialized storage areas for chemicals and working supplies, separate ventilation, and specialized furniture and equipment. These features are unique to the subject taught and will need further refinement as plans for upgrades are developed.

Technology and Electrical Upgrades

Students in the 21st century face a rapidly changing and increasingly complex society with unprecedented quantities of information. Much of the information comes via technology through multiple media, especially the internet. Technology is changing how instruction and the curricula are presented to our students and how students interact to develop the skills and knowledge necessary to live productively as adults. Instead of classrooms with four walls, it is expanding into a "learning environment" that is networked that augments how and what teachers teach and how and what students learn. Technology, with appropriate application, can be a powerful tool for improving instruction and student learning. The District technology goals for students and staff embrace the following:

- Ensure that all students will have equitable access to technological equipment/infrastructure sufficient to improve student achievement.
- Students will achieve technology and information literacy integrated within the instructional program and content standards.
- Technology will be utilized as a tool for managing student records, assessment and data analysis.
- Technology will be accessible to the school community to promote improved communication among teachers, parents, students, administrators, and the community.
- Technology will augment plant security and safety.

In order to achieve these goals, the District will need provide schools with such technological equipment as the following:

- Desktop/laptop computers and up-to-date technology
- Video technology for presentations, teleconferencing and broadcasting
- Portable audio devices for teacher instruction
- Computer based probeware
- Internet access and email servers
- Routers and servers for inter and intra District wireless and hard wired network
- Interactive white boards or interactive projection systems
- Security and fire alarm systems
- Telephone and voice services equipment
- Security camera systems

Students and staff need the above devices/systems to conduct the following technological engagements:

- Word processing for writing assignments, reports, projects, note taking.
- Research, conduct investigations
- Correspondence
- Analyzing data and solving problems
- Demonstrations, graphics, and simulations
- Presentations such as Power Point
- Create podcasts, videos, telecasting
- Email and personal websites
- Display student projects
- Create movies and animation projects
- Tracking and analyzing student progress
- Homework and practice
- Communication with student, staff, and parents
- Security monitoring

Each classroom/school should be equipped with the above basic technology to provide support to the students and staff in the learning process. As well, the applicable technology listed above provides support to the schools to ensure efficient operation and enhance safety on campus.

As part of the technology upgrades, the electrical systems also need upgrades to be responsive to the technology equipment. These upgrades include such items as:

- Electrical upgrades need to be located to avoid extension cords and overloads on circuits
- Lighting and separate zone switches needs to be added to allow for partial room lighting during AV presentations in classrooms
- Additional exterior lighting is needed for security and evening activities.

HVAC

The heating, air conditioning, and ventilation systems at most high schools are inefficient with poor temperature control. Improvements are needed to the indoor environment and energy intensive heating, ventilation, and air conditioning (HVAC) equipment. The most frequent complaints at schools indicated the classrooms and other spaces are too hot or too cold and poorly ventilated. Additionally, many of the systems have reached their useful life and lack the features to achieve energy efficiency.

Each high school should be thoroughly evaluated to determine the cause of the deficiencies and to establish healthy environmental conditions for students and staff. These HVAC improvements should be made to demonstrate significant energy efficiency and create more productive facilities to ease the costs imposed on the general fund. As these systems are evaluated, it is also important to incorporate the human factors such as environmental comfort in the analysis of the improvement measures that result in greater long-term success.

Athletic Field Complexes/Auditoriums

A major point of contention disclosed at the school site visits was the lack of standard athletic and performance facilities at some high schools while others have the full accommodation of these facilities. The two most glaring facility types were athletic field complexes and auditoriums. While some high schools have new and/or adequate athletic field complexes and auditoriums, while others are equipped with dirt tracks, fields with potholes and had no athletic field complex or auditorium. Having all high schools with these essential facilities is of paramount importance to the District. Input from staff, parents and community members clearly identifies which schools lack these facilities.

Input obtained at the high schools lacking these facilities indicated that their schools cannot compete athletically due to lack of facilities at their site. Having their own facilities boosts the morale of students and staff. Holding events off campus is difficult for students who do not have transportation. Schools without these facilities are always given second priority in choosing schedules for their events at other schools.

Library Media Centers

The library media center (LMC) is considered the "heart" of the campus where information and learning is disseminated and supported. LMC's are undergoing challenges in their method of information delivery due to the advances in technology. Technology is providing new ways of searching for data via online digital access, reading books electronically, and is making multimedia study material available to students to expand their learning options. These technological advances warrant a review of the existing design of high school libraries to ensure that the spaces within the LMC are responsive to the technological changes that enhance the importance of libraries in school curriculum and programs and provide enrichment for the community.

As the District engages in school renovation and new construction projects, there is a rare opportunity to review LMC designs and incorporate emerging technologies to better serve students and the community. Attracting students and parents to the LMCs by offering high interest programs such as a gaming club or teen center in a cheerful, inviting environment that incorporates input from the users can become the "hub" for learning and reading enjoyment during and after school hours.

Restrooms and Drinking Fountains

The condition of restrooms and drinking fountains poses one of the major concerns among students. Vandalism is a strong contributing factor to the condition of restrooms and drinking fountains which places demands on staff for monitoring and maintaining restroom facilities.

A major need is to provide sufficient student restrooms and drinking fountains in strategic locations on campus. Upgrades to existing restrooms with hot water, mirrors, and vandal proof stalls are needed to make them habitable. Staff also noted a shortage of staff restrooms that were close to classrooms. With short breaks between classes, it is difficult to get to a restroom between classes.

The location of restrooms should be carefully evaluated to ensure proper locations that can be supervised to minimize vandalism and to be accommodating to student and staffs. Upgrades to existing restrooms and drinking fountains are also a critical part of the facility planning efforts.

Environmental Shelters/Food Services

Existing cafeteria, food services can accommodate only a small portion of the student enrollment since they were designed for much smaller student populations. Therefore, students must eat lunch outside regardless of weather conditions or adequacy of seating space. All schools expressed a need for environmental shelters to protect against heat, rains, and strong winds. Environmental shelters would also provide additional seating at tables for students to eat their lunches.

Parking and Drop Off/Pick up Areas

Student drop off and pick up areas are most problematic due to the volume of students arriving and departing within a 30 minute period in the morning and afternoon. Staff from all schools indicated problems with traffic congestion drop off and pick up. Due to the high volume of vehicles and foot traffic that arrive and depart at each school at the same time, congestion is inevitable. No design presents an ideal situation to eliminate vehicle and foot traffic congestion. However, the following design and operational features should be reviewed at each site to ensure maximum safety for students and staff:

- Student drop off area is adjacent to the school entrance and separate from bus drop off area and parking
- Vehicle traffic pattern does not conflict with foot traffic patterns
- Foot traffic does not pass through entrance/exit driveways to enter school
- Crosswalks are clearly marked to define desired foot path to school entrance
- Parking stalls are not located so vehicles back into bus or vehicle loading or drop off areas

- Buses do not pass through parking area to enter or exit school site unless a barrier is provided to prevent backing into bus loading area
- Signage is clearly located to direct traffic flow and prohibited drop off/pick up areas
- Staff and security monitoring during arrival and departures is important

Review of the possible mitigations will be needed for the upgrades to be implemented at each school to ensure safety and minimize the congestion.

XI. School Facilities Funding Resources

The FMP identifies approximate **$1.21 billion** in current and future school facility needs to renovate existing schools and construct new facilities to accommodate enrollment growth. Due to the magnitude of the District's school facility needs, virtually **ALL** of the funding sources listed below will be needed to fund the school projects identified in this Plan. The following identifies potential outside and local funding sources.

State Grant Funding: The State School Facilities Program ("State Program") offers matching grant ("State Grants") funding in the following categories for school districts meeting the eligibility requirements:

- **New Construction** grants for expansion and/or new school facilities.
- **Modernization** grants for upgrading aging facilities.
- **Career Technical Education** grants to provide specialized facilities to accommodate programs to prepare students for careers after graduation.
- **Facility Hardship** grants for building defects that pose a health or safety risk to students and staff.
- **Overcrowded Relief** grants to replace portable classrooms on impacted campuses with small acreage and high enrollments.
- **High Performance** grants to augment funding in the above named programs that incorporate energy efficiency and "green" features.
- **Seismic Upgrades** grants to strengthen specific building types to better withstand seismic activities

The estimated revenue generated from these State Grants is dependent on the availability of future State bond funds, District eligibility at the time of each school project's funding request, and the State Program's changes in eligibility and funding regulations.

Developer Mitigation Funding: As new housing development occurs, the District will also realize mitigation funding to partially offset the impact of enrollment growth that is generated from new housing developments. The current expectation would be a value per square foot of the new units adjusted annually based on the State parameters. This revenue is commonly referred to as the Level 1 developer fees.

The District may also qualify for Level 2 developer fees if it meets criteria for higher level impact fees in the future.

Alternatively, the District may increase the revenues generated from new residential development through mitigation agreements with the developers. Typical types of developer mitigation agreements include the following:

- **Community Facilities District ("CFD"):** Under a CFD, the Level 2 school fee is converted to an annual special tax per unit. This CFD special tax serves as: 1) a repayment source for securities issued to fund the new school facilities; or 2) a pay-as-you-go revenue annual revenue source.

- **School Facilities/Sites Agreement:** Under this type of developer mitigation agreement, the school fee is replaced by the delivery of certain school facilities and/or school sites needed to accommodate the new students.

Please note that the above types of mitigation agreements require the mutual agreement by the developer(s) and the District.

Local General Obligation Bond Measure: The District has the local option of placing a general obligation bond measure ("Bond Measure") on the ballot for voter approval. The following are the Proposition 39 general parameters available for local school district bond measures:

Voter Approval Requirement: The Bond Measure requires 55% approval of the electorate voting in the District's bond election.

Annual Tax-Rate Limitation: The Bond Measure would limit the maximum tax-rate per year to an estimated $30 per $100,000 of the taxable property value within the District's boundaries.

Authorized School Projects & Types: The District's school projects and types of costs that will be funded from the proceeds must be specified in the Bond Measure.

Citizens Oversight & Annual Audit: A Citizen's Oversight Committee ("COC") must be established after approval by the voters. The COC reviews the expenditures made from the Bond Measure proceeds with the specified school projects and types. An annual independent audit of the Bond Measure expenditures is also required.

Bond Measure Election Dates: A Bond Measure under the Proposition 39 parameters can be placed on the ballot whenever a scheduled statewide, countywide, or district-wide election is being held. With the exception of the District's scheduled Board of Trustee elections, this parameter typically limits Proposition 39 type of Bond Measures to be held on the June or November election dates of each even numbered year.

Combined Potential School Facilities Funding

To meet the identified facility needs in the FMP, it will be necessary to seek every possible revenue source over a period of years and to implement the projects in multiple phases. The FMP identifies the major funding sources that include the following:

a) State Grant Funding;

b) Developer Mitigation from new housing development;

c) A local Bond Measure to be approved by the voters.

Highlighted below are primary factors that can impact the District school facilities funding sources and amounts:

State Grant Funding Factors

The State Program requires the District to match the State Grants from local sources, thereby compelling the need to generate local funds. The State Program typically changes the grant funding levels (matching share and amount per grant) annually. Future adjustments could significantly change the amount of State Grant revenue available for the eligible school projects, especially with the budgetary issues facing the State due to the economic downturn.

As such, the State Grant revenues should NOT be relied on as GUARANTEED due to the uncertainties in the State Program as well as the continuing State fiscal crisis that will likely require several years to mitigate.

Developer Mitigation Funding Factors

Future developer mitigation revenues will only be generated if new housing development occurs. Conversely, new classroom/ schools are not needed to house these students if the new housing development does not occur.

Therefore, the future developer mitigation revenues should **NOT** be planned as a source to mitigate the current overcrowded conditions at existing schools since it will be needed to house future enrollment from new housing development.

Developer mitigation fees are a revenue source that can be used to match State new construction grant funding when it is applied for, which increases the available revenue for growth projects.

Local General Obligation Bond Measure

A local Proposition 39 type of Bond Measure represents a **SECURE** funding source at the time the local voters approve a ballot measure.

The Bond Measure proceeds are a revenue source that can also be used as the District's local match in securing the future State Grants, which maximizes the revenue needed for the District's eligible school projects.

However, the full amount of the Bond Measure can **NOT** all be accessed at one time under the Proposition 39 estimated $30 per year tax-rate limitation. The District would likely need to issue the full authorized Bond Measure amount incrementally with the issuance of four (4) to six (6) series of bonds over a twelve (12) to sixteen (16) year period. Therefore, the school projects identified in this Plan would need to be sequenced within each bond series based on the timing of issuance and other State and developer mitigation revenue sources.

In summary, the District will need to pursue all State, local and other revenue sources available to implement the FMP. It is prudent that the District continually pursue outside sources identified in the FMP to minimize the impact on its local resources. Projects will need to be phased to be consistent with the availability and use of funds from the various revenue sources. The District will need to continue to identify and seek out all revenue sources to engage in this comprehensive plan to improve the physical environment of all schools in the District.

District Wide Total Project Cost Summary:

The following pages represent a summary/overview of the projected costs for improvements (both additions and renovations) at each campus within the District. Each campus is listed in alphabetical order and where possible school colors have been used to help orient the reader and make the document easier to comprehend. A District-wide total is also presented.

The tables include figures showing both the existing and proposed new square footage at each site. Then the total project cost is divided by the square footage so that costs are more easily represented in cost per square foot.

The final 'campus' is reserved for "District Wide Growth" The District Wide Growth title refers to the assumption that there will indeed be internal growth across the District through in-fill housing, increased density and other demographic changes through the years. This factor then allows each existing high school to add space to accommodate this forecasted growth even though no specific school is targeted.

The last element of the Cost Summary is dedicated to a District-Wide "Technology Endowment". This endowment is spread across the next twenty years of the District's future and is seen as a funding source for injecting instructional technology hardware at given stepped increments along the way. Through this endowment the District will have the financial resources available to upgrade both permanent and portable hardware as technology changes over time. The stepped injection format meters out these funds in an effort to make sure that budgeted funds are spent and then reserved in increments as opposed to one large early investment.

Campus Specific Projects and Costs:

Each campus is represented in a similar format. Each campus section includes a basic description of the school, its site Principal, mascot, current enrollment, school colors and location within the overall CJUHSD map. There is a brief description of the existing campus facilities and a paragraph describing the New Additions/ Renovations that are contemplated in the Master Plan.

Each campus section includes two charts/spreadsheets:

The first spreadsheet covers the **Renovation** scope proposed for each site. Both hard construction and soft planning costs are included in the cost estimate. Hard construction costs include the actual labor/material/ supervision required to complete the project. Soft project costs include the planning, design, plan checking, inspection, furniture/equipment and other miscellaneous costs required in support of the hard construction costs. Finally, an escalation and contingency factor are added to the subtotal. The escalation factor is intended to forecasts costs to the mid-point of the coming decade. A stepped escalation factor has been applied to each campus so that the District in keeping with the cadence and phasing that is anticipated for the implementation of each project and campus within the master plan. The contingency factor takes into account the very conceptual nature of the planning effort to date.

Each line in the spreadsheet represents a specific building on the campus and is listed along with the actual square footage of the building. Each column in the chart applies a cost per square foot factor to each set of improvements that is then applied to each building forecasted to receive that level of improvement. The spreadsheets are campus specific. The improvements listed have taken into account the age of the facility their most recent renovation upgrades and CJUHSD forecasted maintenance projects.

The renovation scope listed in each column is outlined below:

Maintenance:	CJUHSD will need to provide for on-going, small scope maintenance improvements to each campus both associated with the Master Planned improvements and other un-related minor scope 'projects'.
ADA:	CJUHSD will need to continually improve on the accessibility of each campus as guidelines adapt over time for both site and building access.
Flooring:	CJUHSD will need to replace flooring with new, more sustainable materials that improve indoor air quality.
Wall Finishes:	CJUHSD will need to replace interior wall finishes with new, more sustainable materials that improve indoor air quality. This will include tiled, painted and tackable wall surfaces.
Ceilings:	CJUHSD will need to replace suspended ceiling systems to integrated more sustainable materials and coordinate with new lighting, technology and HVAC installations.

Cabinetry: CJUHSD will need to replace and upgrade classroom/support cabinetry with new sustainable materials and hardware in support of changing instructional technology.

Doors: CJUHSD will need to upgrade and replace doors and hardware so as to implement new technology/security systems for student/staff safety.

Windows: CJUHSD will need to replace existing window frames and glazing in order to install more energy efficient, insulated units.

Plumbing: CJUHSD will need to replace existing plumbing fixtures with more water-use efficient models and products.

HVAC: CJUHSD will need to continue to upgrade and replace existing HVAC systems with more energy efficient models and to replace filtering systems to improve indoor air quality.

Fire Alarm: CJUHSD will need to install and upgrade its Fire Alarm systems to remain current with building/fire code changes and support student/staff safety guidelines.

Power: CJUHSD will need to upgrade and replace aging power supply and distribution systems to instructional and other spaces in support of changes to classroom/administrative technologies.

Lighting: CJUHSD will need to replace lighting with more energy efficient lamps and fixtures as these technologies evolve.

Technology: CJUHSD will need to upgrade and replace existing instructional technology infrastructure including but not limited to classroom devices, back-bone, networking and wireless access points.

Roofing: CJUHSD will need to replace existing roofing systems with energy efficient, long lasting, low maintenance roofing materials. This element is also dedicated to providing dimmable daylighting into classroom spaces so as to reduce electrical loads.

Sustainability: CJUHSD will want to explore sustainable projects at many of its sites. While energy conservation is a bi-product of many of the renovation categories listed above, this line item is intended to be directed at improvements that might not fit into any of the above outline scope. Sustainable projects may also include an instructional or demonstration component such as solar panels and landscape planting/ irrigation systems.

The second spreadsheet is formatted exactly like the renovation cost spreadsheet however this chart focuses specifically on the proposed **New Additions** scope proposed for each site. Some of the improvements are actual buildings and others are site improvements. Again both hard construction and soft project costs are listed and totaled.

Each campus section also includes two aerial photos:

The first, black and white aerial photo is a recent image of the existing conditions. The second, color aerial photo then superimposes conceptual location of possible New Additions and Renovations on each campus. The renovation work is shown in a varying intensity of red. A lighter shade of red indicates a less intense amount of work in that particular building. A darker shade indicates a more intense renovation scope. The New Additions are each labeled and shown in yellow (blue for pools) and are more or less to scale with the improvements listed in New Addition Project Cost spreadsheet.

PROJECT COSTS

Description: Total Project Costs per Campus	Renovate sf	New sf	Cost Per sf	Project Cost	Total Project Cost
Alta Loma High School					**$ 106,051,969**
Renovations	255,300		$ 250	$ 63,708,742	
New Additions		38,000		$ 42,343,227	
Chaffey High School					**$ 203,933,800**
Renovations	669,240		$ 298	$ 199,280,940	
New Additions		-		$ 4,652,860	
Colony High School					**$ 77,619,941**
Renovations	280,400		$ 274	$ 76,948,371	
New Additions		-		$ 671,570	
Etiwanda High School					**$ 150,828,670**
Renovations	197,500		$ 366	$ 72,286,471	
New Additions		103,500		$ 78,542,199	
Los Osos High School					**$ 77,532,290**
Renovations	286,200		$ 269	$ 76,860,720	
New Additions		-		$ 671,570	
Montclair High School					**$ 75,815,220**
Renovations	237,000		$ 293	$ 69,422,231	
New Additions		2,000		$ 6,392,989	
Ontario High School					**$ 106,270,454**
Renovations	221,700		$ 273	$ 60,598,632	
New Additions		54,000		$ 45,671,822	
Rancho Cucamonga High School					**$ 132,218,370**
Renovations	237,000		$ 339	$ 80,441,201	
New Additions		18,500		$ 51,777,169	
COMPREHENSIVE HIGH SCHOOLS DISTRICT WIDE TOTALS	2,384,340	216,000			**$ 930,270,713**

PROJECT COSTS

Description: Total Project Costs per Campus	Renovate sf	New sf	Cost Per sf	Project Cost	Total Project Cost
Chaffey Adult School					**$ 9,226,062**
Renovations	19,200		$ 418	$ 8,027,886	
New Additions		20,000		$ 1,198,177	
Valley View High School					**$ 14,446,488**
Renovations	26,000		$ 323	$ 8,404,866	
Additions		10,000		$ 6,041,622	
On-Line / Alternative Education Center					**$ 7,908,918**
Renovations	19,680		$ 208	$ 4,084,933	
Additions		6,000		$ 3,823,985	
Adult Education Center (7th Street)					**$ 4,421,813**
Renovations	19,680		$ 225	$ 4,421,813	
Additions		-		$ -	
District Wide Growth					**$ 112,341,364**
Renovations	-				
Additions		200,000	$ 562	$ 112,341,364	
Technology Endowment					**$ 131,400,000**
Instructional Tablet Devices and Workstations					$ 86,400,000
Fixed Classroom Workstations/Support					$ 45,000,000
ALTERNATIVE CAMPUSES / GROWTH	84,560	236,000			**$ 279,744,644**
DISTRICT WIDE TOTAL PROJECT COSTS	**2,468,900**	**452,000**			**$ 1,210,015,357**

CONSTRUCTION COSTS

RENOVATION PROJECTS				Per Campus Construction Cost %		Cost
Maintenance Allowance				1.50%	$	5,903,778
ADA Allowance				2.14%	$	8,418,293
Flooring Replacement				4.29%	$	16,868,477
Wall Finishes				2.37%	$	9,302,153
Ceiling Replacement				3.58%	$	14,064,387
Cabinetry Replacement / Refurbishment				4.33%	$	17,010,794
Door / Locks Replacement/ Upgrade				1.93%	$	7,573,944
Window / Glazing Replacement				4.67%	$	18,361,874
Plumbing Replacement				6.06%	$	23,803,773
HVAC Replacement				24.99%	$	98,151,408
Fire Alarm Systems				2.25%	$	8,855,667
Power Upgrades				4.94%	$	19,411,950
Light Fixture Replacement				5.18%	$	20,364,870
Technology Wiring/Head-end/Fixed Equipment				11.18%	$	43,918,154
Re-roofing				7.45%	$	29,270,498
Green / Sustainable Projects				3.21%	$	12,612,600
Plaza / Hardscape Replacement				5.17%	$	20,320,392
Playfield Refurbishment				3.75%	$	14,727,192
Field Turf Replacement				0.98%	$	3,861,000
District Wide Construction Costs				**100.00%**	**$**	**392,801,203**

PROJECT TIMELINE

CAMPUS	PLANNING YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Renovations										
Alta Loma High School	1,274,175	1,274,175	1,274,175	1,274,175	1,274,175	11,467,574	11,467,574	11,467,574	11,467,574	11,467,574
Chaffey High School	3,985,619	3,985,619	3,985,619	3,985,619	3,985,619	11,956,856	11,956,856	11,956,856	11,956,856	11,956,856
Colony High School	1,538,967	1,538,967	1,538,967	1,538,967	1,538,967					
Etiwanda High School	1,445,729	1,445,729	1,445,729	1,445,729	1,445,729	13,011,565	13,011,565	13,011,565	13,011,565	13,011,565
Los Osos High School	1,537,214	1,537,214	1,537,214	1,537,214	1,537,214					
Montclair High School	1,388,445	1,388,445	1,388,445	1,388,445	1,388,445	12,496,001	12,496,001	12,496,001	12,496,001	12,496,001
Ontario High School	1,211,973	1,211,973	1,211,973	1,211,973	1,211,973	10,907,754	10,907,754	10,907,754	10,907,754	10,907,754
Rancho Cucamonga High School	1,608,824	1,608,824	1,608,824	1,608,824	1,608,824	14,479,416	14,479,416	14,479,416	14,479,416	14,479,416
Chaffey Adult School (5th Stree)	160,558	160,558	160,558	160,558	160,558					
Valley View High School	168,097	168,097	168,097	168,097	168,097					
On-Line / Alternative Education Center	81,699	81,699	81,699	81,699	81,699					
Adult Education Center (7th Street)	88,436	88,436	88,436	88,436	88,436					
New Additions										
Alta Loma High School	4,234,323	9,527,226	9,527,226	9,527,226	9,527,226					
Chaffey High School	465,286	1,046,893	1,046,893	1,046,893	1,046,893					
Colony High School	67,157	604,413								
Etiwanda High School	7,854,220	17,671,995	17,671,995	17,671,995	17,671,995					
Los Osos High School	67,157	604,413								
Montclair High School	1,278,598	1,278,598	1,278,598	1,278,598	1,278,598					
Ontario High School	4,567,182	10,276,160	10,276,160	10,276,160	10,276,160					
Rancho Cucamonga High School	5,177,717	11,649,863	11,649,863	11,649,863	11,649,863					
Chaffey Adult School (5th Street)										
Valley View High School										
On-Line / Alternative Education Center										
Adult Education Center (7th Street)										
District Wide Growth										
Technology Endowment	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000
DISTRICT WIDE TOTAL PROJECT COSTS	**44,771,376**	**73,719,297**	**72,510,471**	**72,510,471**	**72,510,471**	**80,889,166**	**80,889,166**	**80,889,166**	**80,889,166**	**80,889,166**

CONCEPTUAL CASH FLOW PER CAMPUS

YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	CAMPUS TOTAL
										Renovations
										$ 63,708,742
11,956,856	11,956,856	11,956,856	11,956,856	11,956,856	11,956,856	11,956,856	11,956,856	11,956,856	11,956,856	$ 199,280,940
					13,850,707	13,850,707	13,850,707	13,850,707	13,850,707	$ 76,948,371
										$ 72,286,471
					13,834,930	13,834,930	13,834,930	13,834,930	13,834,930	$ 76,860,720
										$ 69,422,231
										$ 60,598,632
										$ 80,441,201
1,445,019	1,445,019	1,445,019	1,445,019	1,445,019						$ 8,027,886
1,512,876	1,512,876	1,512,876	1,512,876	1,512,876						$ 8,404,866
735,288	735,288	735,288	735,288	735,288						$ 4,084,933
795,926	**795,926**	**795,926**	**795,926**	**795,926**						$ 4,421,813
										New Additions
										$ 42,343,227
										$ 4,652,860
										$ 671,570
										$ 78,542,199
										$ 671,570
										$ 6,392,989
										$ 45,671,822
										$ 51,777,169
239,635	239,635	239,635	239,635	239,635						$ 1,198,177
1,208,324	1,208,324	1,208,324	1,208,324	1,208,324						$ 6,041,622
764,797	764,797	764,797	764,797	764,797						$ 3,823,985
										$ -
22,468,273	22,468,273	22,468,273	22,468,273	22,468,273						$ 112,341,364
6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	6,570,000	$ 131,400,000
47,696,995	**47,696,995**	**47,696,995**	**47,696,995**	**47,696,995**	**46,212,493**	**46,212,493**	**46,212,493**	**46,212,493**	**46,212,493**	**$ 1,210,015,357**

PROJECT TIMELINE

CAMPUS	PLANNING YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Renovations										
Alta Loma High School	Technology Enhancements					Modernization of finishes, systems, HVAC, ADA renovations				
Chaffey High School	Technology Enhancements					Complete Campus Modernization of all existing structures including				
Colony High School	Technology Enhancements									
Etiwanda High School	Technology Enhancements					Modernization of finishes, systems, HVAC, ADA renovations				
Los Osos High School	Technology Enhancements									
Montclair High School	Technology Enhancements					Modernization of finishes, systems, HVAC, ADA renovations				
Ontario High School	Technology Enhancements					Modernization of finishes, systems, HVAC, ADA renovations				
Rancho Cucamonga High School	Technology Enhancements					Modernization of finishes, systems, HVAC, ADA renovations				
Chaffey Adult School (5th Street)	Technology Enhancements									
Valley View High School	Technology Enhancements									
On-Line / Alternative Education Center	Technology Enhancements									
Adult Education Center (7th Street)	Technology Enhancements									
New Additions										
Alta Loma High School	New Athletic Complex, Gym Expansion, Classroom Wing, Pool Renovation									
Chaffey High School	Pool Renovation, Hardscape Upgrades									
Colony High School	New Inclement Weather Shelter									
Etiwanda High School	New Athletic Complex, Audtorium, Food Serv, Classrm Wing, Pool Renov.									
Los Osos High School	New Inclement Weather Shelter									
Montclair High School	Pool Renovation, New Inclement Weather Shelter and Student Services expansion									
Ontario High School	New Athletic Complex, Classroom Wing, Pool Renovation									
Rancho Cucamonga High School	New Athletic Complex, Auditorium, Parking Struct., Pool Renovation									
Chaffey Adult School (5th Street)										
Valley View High School										
On-Line / Alternative Education Center										
Adult Education Center (7th Street)										
District Wide Growth										
Technology Endowment	Technology Funding Increment 1					Technology Funding Increment 2				
DISTRICT WIDE TOTAL PROJECT COSTS	44,771,376	73,719,297	72,510,471	72,510,471	72,510,471	80,889,166	80,889,166	80,889,166	80,889,166	80,889,166

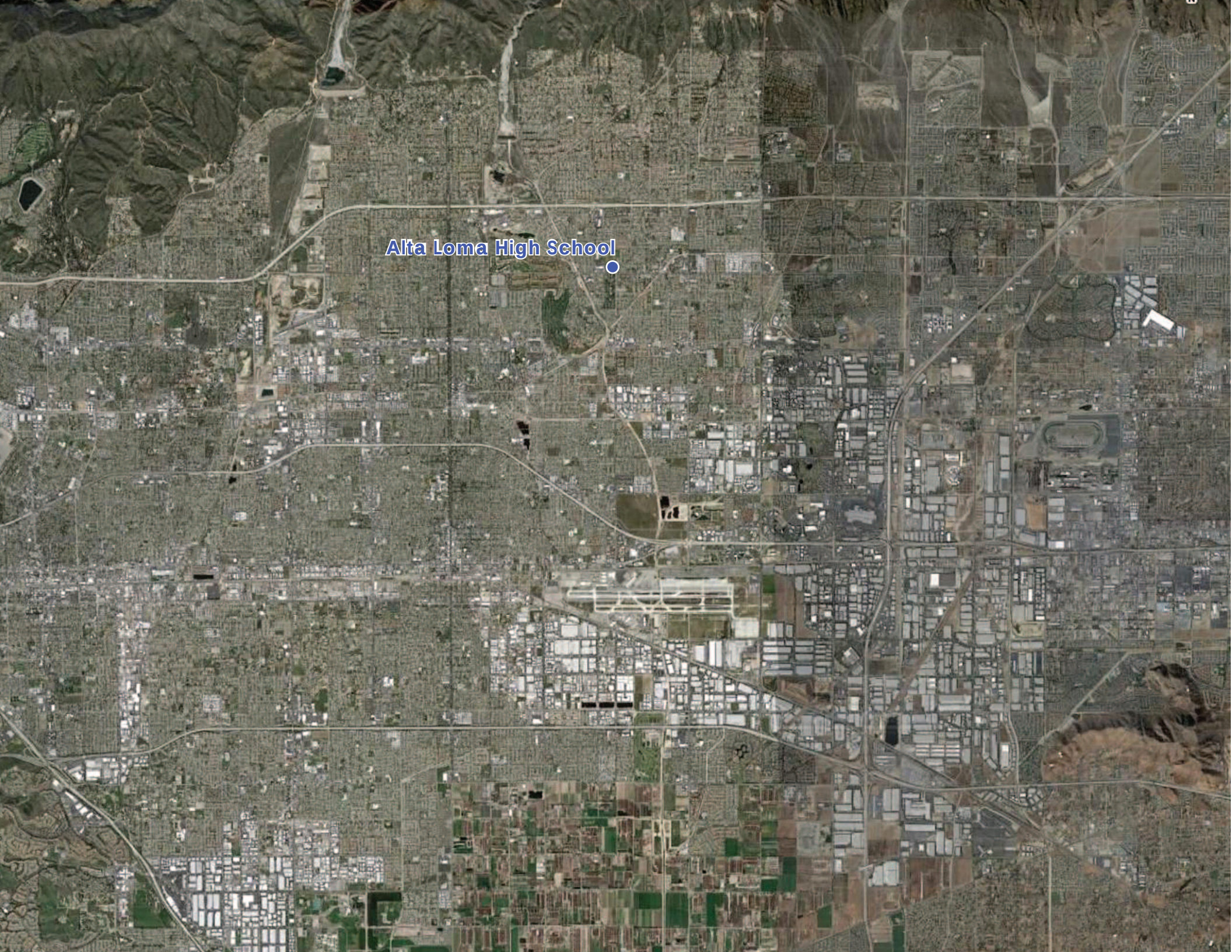
CONCEPTUAL CASH FLOW PER CAMPUS

YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	CAMPUS TOTAL
										Renovations
										$ 63,708,742
finishes, systems, HVAC, and ADA renovations										$ 199,280,940
					Modernization of finishes, systems, HVAC, ADA renovations					$ 76,948,371
										$ 72,286,471
					Modernization of finishes, systems, HVAC, ADA renovations					$ 76,860,720
										$ 69,422,231
										$ 60,598,632
										$ 80,441,201
Modernization of finishes, systems, HVAC, ADA renovations										$ 8,027,886
Modernization of finishes, systems, HVAC, ADA renovations										$ 8,404,866
Modernization of finishes, systems, HVAC, ADA renovations										$ 4,084,933
Modernization of finishes, systems, HVAC, ADA renovations										$ 4,421,813
										New Additions
										$ 42,343,227
										$ 4,652,860
										$ 671,570
										$ 78,542,199
										$ 671,570
										$ 6,392,989
										$ 45,671,822
										$ 51,777,169
Parking Lot Expansion										$ 1,198,177
New Classroom Wing, Inclement Weather Shelter										$ 6,041,622
New Classroom Wing, Inclement Weather Shelter										$ 3,823,985
										$ -
New Classroom, Labs and support space for in-fill growth										$ 112,341,364
Technology Funding Increment 3				Technology Funding Increment 4						$ 131,400,000
47,696,995	47,696,995	47,696,995	47,696,995	47,696,995	46,212,493	46,212,493	46,212,493	46,212,493	46,212,493	$ 1,210,015,357


ALTA LOMA BRAVES
FOUNDED
1963


ALTA LOMA HIGH SCHOOL

ALTA LOMA HIGH SCHOOL


Alta Loma High School

ALTA LOMA HIGH SCHOOL

8880 Baseline Road, Alta Loma, CA 91701-5504

Principal: Jim Cronin

Enrollment: 2,736 students

Mascot: Braves

Colors: Blue and White

Site Area: 40 acres

Campus Description:

Alta Loma High School was first opened in 1962. The campus was primarily constructed at one time and consists of 6 original structures, all one story tall. The new two story library and science wing were added at the west end of the campus prior to the 1999 school year. The campus has a small number of portable classrooms located on the east end of the building complex.

In 1998 the original campus structures were all modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will not be eligible again until 2025.

The site itself is relatively level with a gradual slope from the playfields to the north down to the street frontage on the south. The total fall across the campus is approximately 40 feet. The campus fronts one street, Baseline Avenue therefore all parking and drop off functions access that street frontage.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Alta Loma High School will see the addition of a new stadium complex complete with bleachers, lights, and a new artificial track and field. The campus will also see the addition of a new permanent classroom wing to replace any existing portable classrooms, an expansion of the current physical education department, a renovated swimming pool center and a new inclement shelter. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

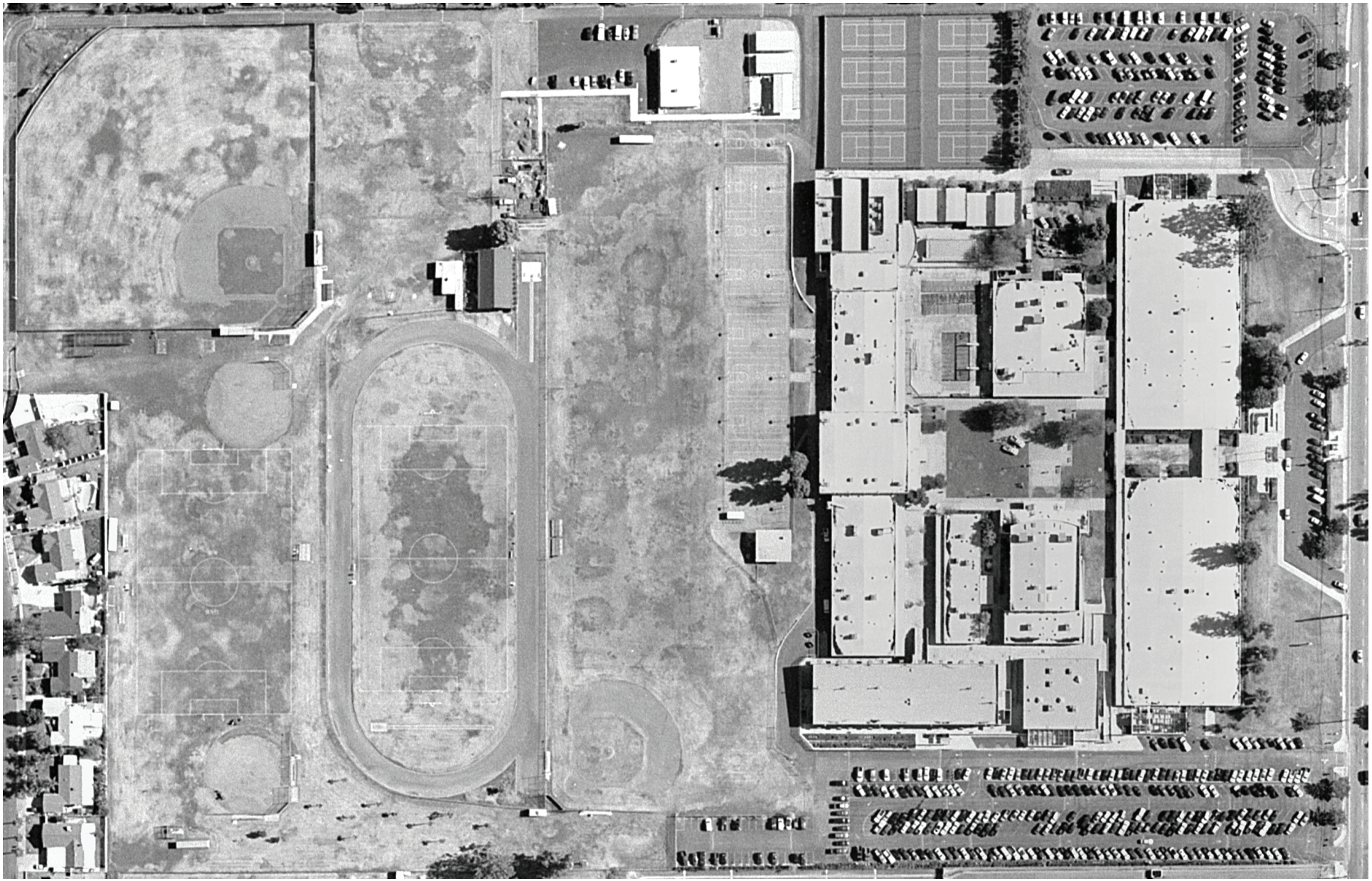
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 31,878,000**
New Additions			**$ 31,878,000**	
Athletic Field Complex			$ 10,000,000	
Renovated Swimming Pool			$ 2,500,000	
Gymnasium Expansion	23,000	$ 350	$ 8,050,000	
New Classroom / Support Space Addition	15,000	$ 250	$ 3,750,000	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Parking Lot Reconfiguration			$ 500,000	
Construction Contingency		10.0%	$ 2,520,000	
Construction Supervision/Phasing/Fees		15.0%	$ 4,158,000	
Soft Project Costs				**$ 5,119,140**
Architectural Fees	$ 31,878,000	5.0%	$ 1,593,900	
Engineering Fees	$ 31,878,000	3.0%	$ 956,340	
Pre-Construction / Legal / Planning / CEQA	$ 31,878,000	2.0%	$ 637,560	
Interim Housing (per classroom per year)	$ 12,000	0	$ -	
Topo Survey / Soils Report	$ 25,000	1	$ 25,000	
Construction Testing / Inspection	$ 31,878,000	2.0%	$ 637,560	
Plan Check (DSA)	$ 31,878,000	1.0%	$ 318,780	
Furniture/ Equipment	38,000	$ 25.00	$ 950,000	
SUBTOTAL COSTS				$ 36,997,140
Escalation	$ 36,997,140	9%		$ 3,329,743
Contingency	$ 40,326,883	5%		$ 2,016,344
TOTAL PROJECT COSTS				**$ 42,343,227**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		2.00
Existing Building Renovation	**255,300**	**510,600**
Building A (Administration / Classrooms)	39,700	79,400
Building B (Classrooms)	39,300	78,600
Building C (Food Service)	16,500	33,000
Building D (Auditorium)	17,000	34,000
Building E (Arts)	7,800	15,600
Building F (Physical Education)	45,400	90,800
Building G (Pool Equipment)	1,300	2,600
Building H (Math / Science)	40,000	80,000
Building L (Atrium Classroom)	2,300	4,600
Building M (Atrium Classroom)	1,700	3,400
		-
Building Q (Math/Science)	35,900	71,800
Building R (Library)	8,400	16,800
Green / Sustainability		
Site Hardscape Replacement	255,300	
Playfield Refurbishment	435,600	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning / CEQA		
Interim Housing (per classroom per year)	20	
Topo / Soils Report / Haz Mat / ADA Survey		
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	255,300	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 48,931,445	
Contingency	$ 60,674,992	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 36,444,494**
510,600	**1,531,800**	**119,000**	**1,259,400**	**170,000**	**765,900**	**1,787,100**	**255,000**	**7,976,200**	**765,900**	**255,000**	**1,679,200**	**4,340,100**	**2,553,000**	**$ 142.75**	**$ 36,444,494**	
79,400	238,200		238,200		119,100	277,900		1,508,600	119,100		317,600	674,900	397,000	$ 100.00	$ 3,970,000	
78,600	235,800		235,800		117,900	275,100		1,493,400	117,900		314,400	668,100	393,000	$ 100.00	$ 3,930,000	
33,000	99,000		99,000		49,500	115,500		627,000	49,500		132,000	280,500	165,000	$ 100.00	$ 1,650,000	
34,000	102,000	119,000	102,000	170,000	51,000	119,000	255,000	646,000	51,000	255,000	136,000	289,000	170,000	$ 147.00	$ 2,499,000	
15,600	46,800		46,800		23,400	54,600		296,400	23,400		62,400	132,600	78,000	$ 100.00	$ 780,000	
90,800	272,400				136,200	317,800			136,200			771,800	454,000	$ 48.00	$ 2,179,200	
2,600	7,800		7,800		3,900	9,100		49,400	3,900		10,400	22,100	13,000	$ 100.00	$ 130,000	
80,000	240,000		240,000		120,000	280,000		1,520,000	120,000		320,000	680,000	400,000	$ 100.00	$ 4,000,000	
4,600	13,800		13,800		6,900	16,100		87,400	6,900		18,400	39,100	23,000	$ 100.00	$ 230,000	
3,400	10,200		10,200		5,100	11,900		64,600	5,100		13,600	28,900	17,000	$ 100.00	$ 170,000	
			-		-	-		-	-		-	-	-			
71,800	215,400		215,400		107,700	251,300		1,364,200	107,700		287,200	610,300	359,000	$ 100.00	$ 3,590,000	
16,800	50,400		50,400		25,200	58,800		319,200	25,200		67,200	142,800	84,000	$ 100.00	$ 840,000	
															$ 1,000,000	
														$ 8.00	$ 2,042,400	
														$ 3.00	$ 1,306,800	
														10.0%	$ 2,831,740	
														17.0%	$ 5,295,354	
Years																**$ 12,486,952**
														6.0%	$ 2,186,670	
														4.0%	$ 1,457,780	
														2.0%	$ 728,890	
3														$ 12,000	$ 720,000	
														1	$ 100,000	
														1.5%	$ 546,667	
														1.0%	$ 364,445	
														$ 25.00	$ 6,382,500	
																$ 48,931,445
														24%		$ 11,743,547
														5%		$ 3,033,750
																$ 63,708,742

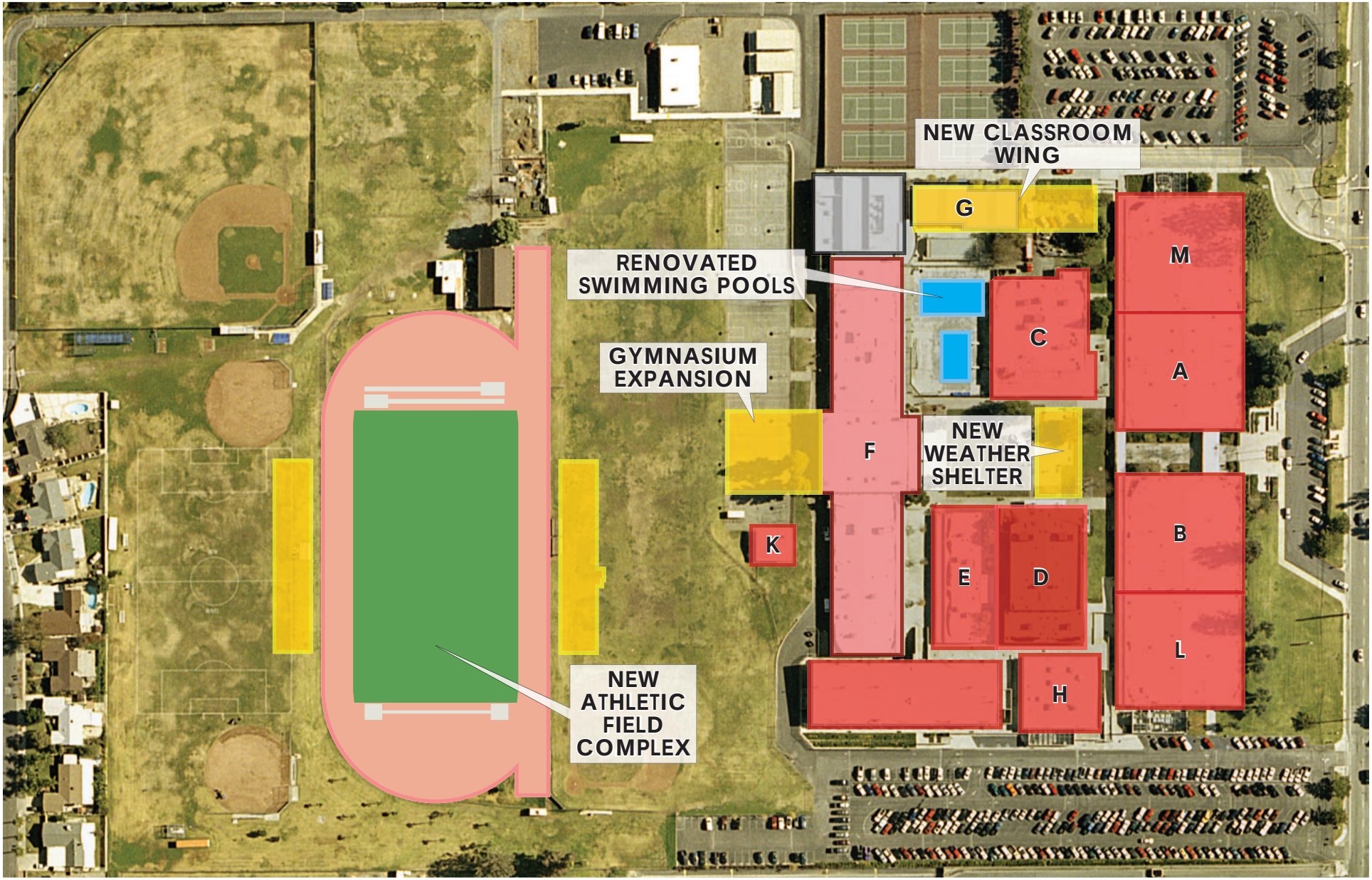


Existing Campus

ALTA LOMA HIGH SCHOOL

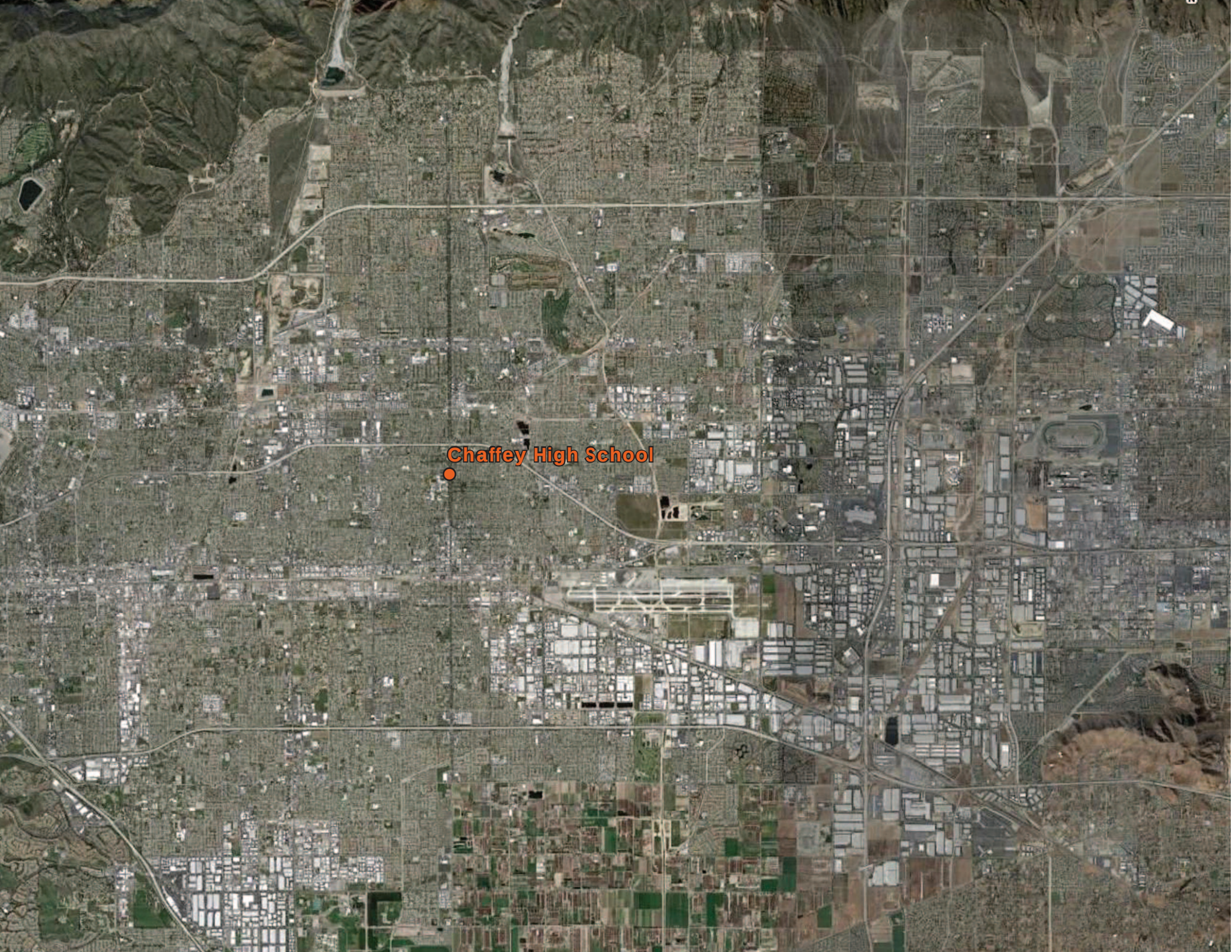
Renovation Intensity Low High

Proposed Additions



Proposed Campus Master Plan

CHAFFEY HIGH SCHOOL


Chaffey High School

CHAFFEY HIGH SCHOOL

1245 North Euclid Avenue, Ontario, CA 91762-1997

Principal: Dawn Buboltz

Enrollment: 3,399 students

Mascot: Tigers

Colors: Orange and Black

Site Area: 59.5 acres

Campus Description:

Chaffey High School was first opened in 1911 with subsequent completion dates for other buildings spanning from 1936 through 1950. The Math/ Science wing opened in 1975. The campus originally served as the home of Chaffey College and was primarily constructed all at one time consisting of 14 original single and two story buildings. The campus has no portable classrooms.

In 1984 the original campus structures were partially modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus became eligible again until 2009. Recent improvements include the renovation of the football stadium, new tennis courts, and revitalization of the P.E. playfields.

The site's topography is relatively level with a gradual slope from the playfields to the north down to the south along Euclid Avenue. The total fall across the campus is approximately 25 feet. The campus is almost completely surrounded by public streets. Euclid Avenue along the east edge of the site forms the ceremonial front door to the school. Vehicular access is from 5th Street on the north and 6th Street on the south. The western edge of the campus backs up onto a single family residential neighborhood. The Chaffey Adult School campus occupies the northwest corner of the site and the District Office function occupies the northeast corner of the campus.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Chaffey High School will see the renovation of the swimming pool complex. The Master Plan also includes existing facility upgrades to Interior Finishes, Technology, HVAC, Roofing and other systems along with significant ADA improvements.

New Additions

PROJECT COSTS

Items / Description:		sf	$/sf		Cost	Total Cost
Hard Construction Costs						$ 3,162,500
New Additions					$ 3,162,500	
Renovated Swimming Pool Complex					$ 2,500,000	
Construction Contingency			10.0%		$ 250,000	
Construction Supervision/Phasing/Fees			15.0%		$ 412,500	
Soft Project Costs						$ 411,125
Architectural Fees	$	3,162,500	5.0%		$ 158,125	
Engineering Fees	$	3,162,500	3.0%		$ 94,875	
Pre-Construction / Legal / Planning / CCEQA	$	3,162,500	2.0%		$ 63,250	
Interim Housing (per classroom per year)	$	12,000	0		$ -	
Topo Survey / Soils Report	$	-	1		$ -	
Construction Testing / Inspection	$	3,162,500	2.0%		$ 63,250	
Plan Check (DSA)	$	3,162,500	1.0%		$ 31,625	
Furniture/ Equipment		0	$ 25.00		$ -	
SUBTOTAL COSTS						$ 3,573,625
Escalation	$	3,573,625	24%			$ 857,670
Contingency	$	4,431,295	5%			$ 221,565
TOTAL PROJECT COSTS						$ 4,652,860

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**669,240**	**990,000**
Building A (Adult Education)	19,700	39,400
Building C (South Hall)	59,400	118,800
Building D (Toilet and Shower)	4,700	9,400
Building E (Math and Science)	37,600	75,200
Building F (North Hall)	38,500	77,000
Building G (West Hall)	18,200	36,400
Building H (Boy's Gym)	32,600	65,200
Building J (Girl's Gym)	17,200	34,400
Building K (Maintenance)	29,400	58,800
Building M (Auditorium)	58,700	117,400
Building N (Cafeteria)	25,900	51,800
Building P (Homemaking)	28,000	56,000
Building R (Music)	6,900	13,800
Building S (Mechanical Arts)	29,500	59,000
Building T (Library)	15,200	30,400
Building W (Warehouse)	12,500	25,000
Tower Hall (Education Support Services)	61,000	122,000
Green / Sustainability		
Site Hardscape Replacement	174,240	
Playfield Refurbishment		
Field Turf Replacement		
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning / CEQA		
Interim Housing (per classroom per year)	20	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	669,240	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 136,540,555	
Contingency	$ 189,791,372	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 6.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			$ 103,204,852
3,855,000	2,970,000	3,465,000	2,671,200	4,950,000	1,485,000	3,465,000	7,282,450	18,810,000	1,485,000	7,425,000	3,561,600	8,415,000	4,950,000	$ 154.21	$ 103,204,852	
118,200	118,200	137,900	118,200	197,000	59,100	137,900	295,500	748,600	59,100	295,500	157,600	334,900	197,000	$ 151.00	$ 2,974,700	
356,400	356,400	415,800	356,400	594,000	178,200	415,800	891,000	2,257,200	178,200	891,000	475,200	1,009,800	594,000	$ 151.00	$ 8,969,400	
28,200	28,200	32,900	28,200	47,000	14,100	32,900	70,500	178,600	14,100	70,500	37,600	79,900	47,000	$ 151.00	$ 709,700	
225,600	225,600	263,200	225,600	376,000	112,800	263,200	714,400	1,428,800	112,800	564,000	300,800	639,200	376,000	$ 155.00	$ 5,828,000	
231,000	231,000	269,500	231,000	385,000	115,500	269,500	577,500	1,463,000	115,500	577,500	308,000	654,500	385,000	$ 151.00	$ 5,813,500	
109,200	109,200	127,400	109,200	182,000	54,600	127,400	273,000	691,600	54,600	273,000	145,600	309,400	182,000	$ 151.00	$ 2,748,200	
195,600	195,600	228,200		326,000	97,800	228,200	358,600	1,238,800	97,800	489,000		554,200	326,000	$ 133.00	$ 4,335,800	
103,200	103,200	120,400		172,000	51,600	120,400	189,200	653,600	51,600	258,000		292,400	172,000	$ 133.00	$ 2,287,600	
176,400	176,400	205,800	176,400	294,000	88,200	205,800	441,000	1,117,200	88,200	441,000	235,200	499,800	294,000	$ 151.00	$ 4,439,400	
352,200	352,200	410,900	352,200	587,000	176,100	410,900	880,500	2,230,600	176,100	880,500	469,600	997,900	587,000	$ 151.00	$ 8,863,700	
155,400	155,400	181,300	155,400	259,000	77,700	181,300	388,500	984,200	77,700	388,500	207,200	440,300	259,000	$ 151.00	$ 3,910,900	
168,000	168,000	196,000	168,000	280,000	84,000	196,000	420,000	1,064,000	84,000	420,000	224,000	476,000	280,000	$ 151.00	$ 4,228,000	
41,400	41,400	48,300	41,400	69,000	20,700	48,300	103,500	262,200	20,700	103,500	55,200	117,300	69,000	$ 151.00	$ 1,041,900	
1,062,000	177,000	206,500	177,000	295,000	88,500	206,500	442,500	1,121,000	88,500	442,500	236,000	501,500	295,000	$ 181.00	$ 5,339,500	
91,200	91,200	106,400	91,200	152,000	45,600	106,400	228,000	577,600	45,600	228,000	121,600	258,400	152,000	$ 151.00	$ 2,295,200	
75,000	75,000	87,500	75,000	125,000	37,500	87,500	93,750	475,000	37,500	187,500	100,000	212,500	125,000	$ 143.50	$ 1,793,750	
366,000	366,000	427,000	366,000	610,000	183,000	427,000	915,000	2,318,000	183,000	915,000	488,000	1,037,000	610,000	$ 151.00	$ 9,211,000	
															$ 2,000,000	
														$ 8.00	$ 1,400,000	
														$ 3.00	$ 1,250,000	
															$ 750,000	
														10.0%	$ 8,019,025	
														17.0%	$ 14,995,577	
Years																$ 33,335,704
														6.0%	$ 6,192,291	
														4.0%	$ 4,128,194	
														2.0%	$ 2,064,097	
8														$ 12,000	$ 1,440,000	
														1	$ 200,000	
														1.5%	$ 1,548,073	
														1.0%	$ 1,032,049	
														$ 25.00	$ 16,731,000	
																$ 136,540,555
														39%		$ 53,250,817
														5%		$ 9,489,569
																$ 199,280,940

Existing Campus

Renovation Intensity Low High

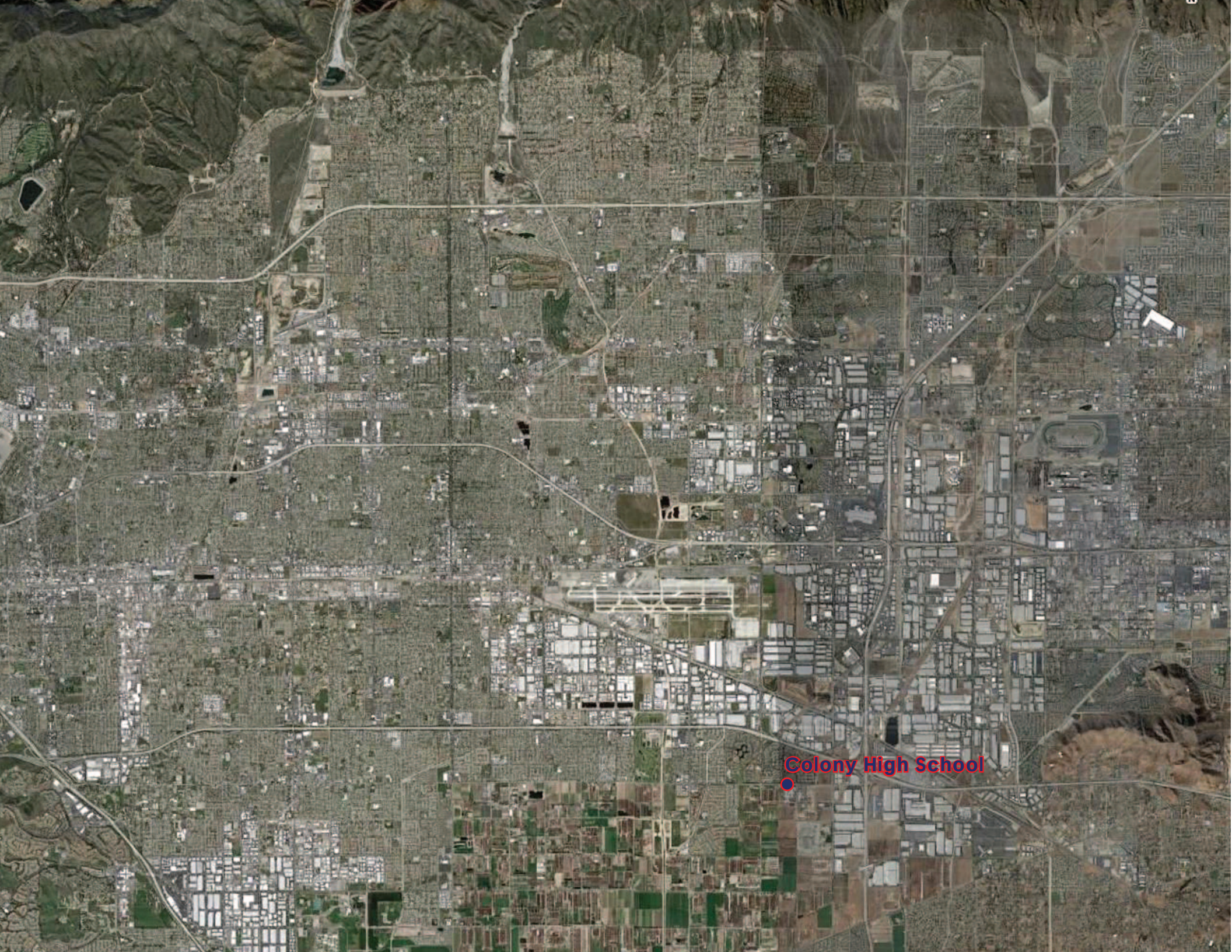
Proposed Additions

Proposed Campus Master Plan


COLONY
TITANS
EST. 2002


COLONY HIGH SCHOOL
3850
PARKING ONLY

COLONY HIGH SCHOOL


Colony High School

COLONY HIGH SCHOOL

3850 East Riverside Drive, Ontario, CA 91761

Principal: Dr. Kern Oduro

Enrollment: 2,312 students

Mascot: Titans

Colors: Red, White and Blue

Site Area: 48 acres

Campus Description:

Colony High School was first opened in 2002. The campus was constructed all at one time and consists of 7 original structures, all one story tall. The campus has no portable classrooms.

The campus is too young to qualify for modernization through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will not be eligible until 2027.

The site itself is relatively level with a gradual slope from the Riverside Drive on the north down to the playfields and stadium on the south. The total fall across the campus is approximately 25 feet. The campus fronts two streets, Riverside Drive on the north affords access to the staff parking lot while Mill Creek Avenue borders the east side of the site and allows access to the student parking lot, stadium and gymnasium.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Colony High School will see the addition an expanded inclement weather shelter. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

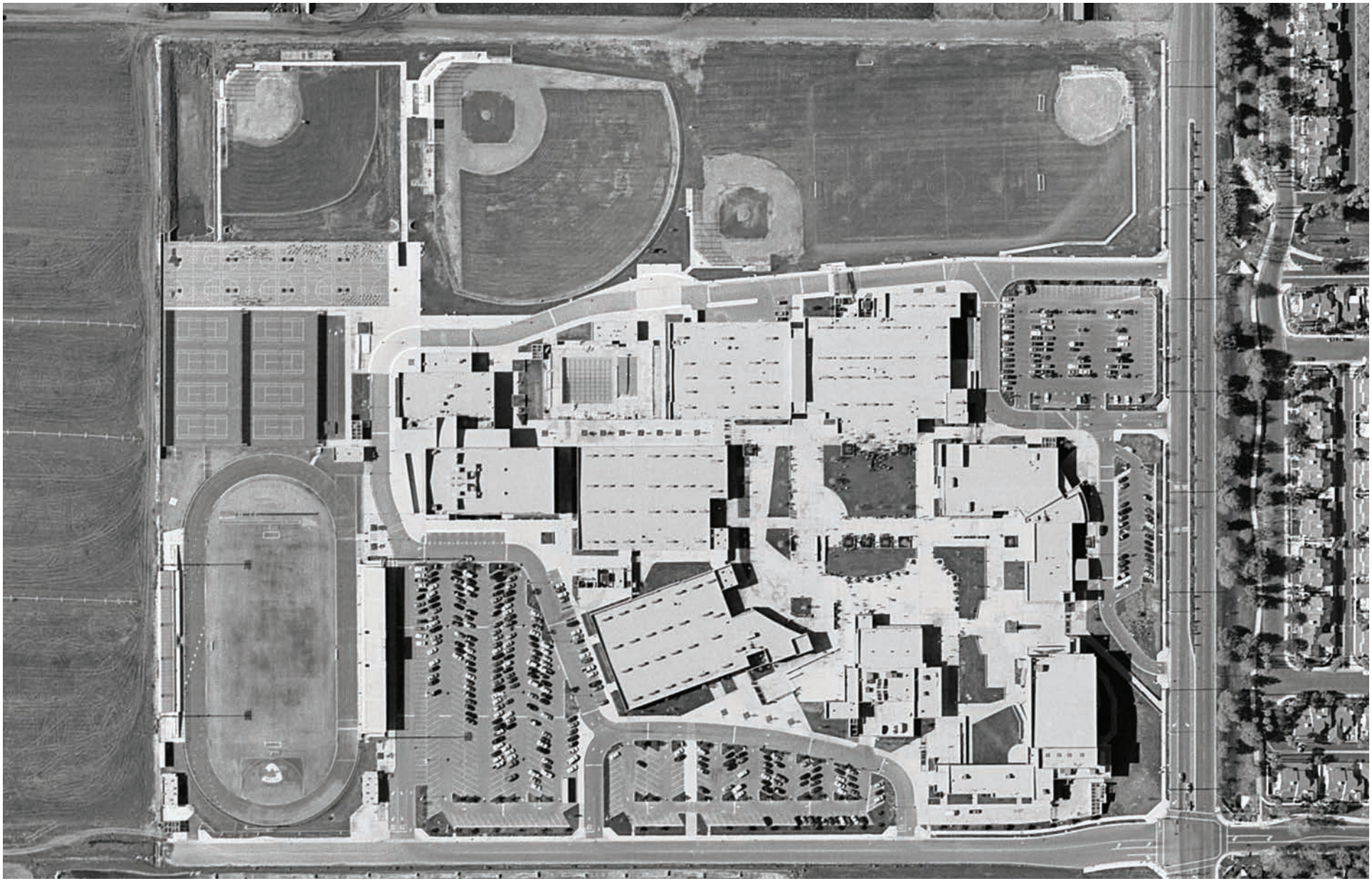
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 506,000**
New Additions			**$ 506,000**	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Construction Contingency		10.0%	$ 40,000	
Construction Supervision/Phasing/Fees		15.0%	$ 66,000	
Soft Project Costs				**$ 80,780**
Architectural Fees	$ 506,000	5.0%	$ 25,300	
Engineering Fees	$ 506,000	3.0%	$ 15,180	
Pre-Construction / Legal / Planning / CEQA	$ 506,000	2.0%	$ 10,120	
Interim Housing (per classroom per year)	$ 12,000			
Topo Survey / Soils Report	$ 15,000	1	$ 15,000	
Construction Testing / Inspection	$ 506,000	2.0%	$ 10,120	
Plan Check (DSA)	$ 506,000	1.0%	$ 5,060	
Furniture/ Equipment	-	$ 25.00	$ -	
SUBTOTAL COSTS				$ 586,780
Escalation	$ 586,780	9%		$ 52,810
Contingency	$ 639,590	5%		$ 31,980
TOTAL PROJECT COSTS				**$ 671,570**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		**$ 2.00**
Existing Building Renovation	**280,400**	**560,800**
Building A (Adminstration / Library)	32,100	64,200
Building B (Classrooms)	79,100	158,200
Building C (Physical Education)	42,000	84,000
Building D (Labs / Classrooms/ Trade Shops)	80,100	160,200
Building E (Food Service / MPR)	17,600	35,200
Building F (Performing Arts)	29,500	59,000
Green / Sustainability		
Site Hardscape Replacement	280,400	
Playfield Refurbishment	435,600	
Field Turf		
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning		
Interim Housing (per classroom per year)	20	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	280,400	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 47,587,119	
Contingency	$ 73,284,163	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 0.50	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 8.50	$ 10.00			$ 34,975,649
140,200	**1,586,100**	**-**	**1,253,400**	**1,592,000**	**560,800**	**1,587,425**	**-**	**7,938,200**	**841,200**	**-**	**1,671,200**	**2,383,400**	**2,804,000**	**$ 79.74**	**$ 34,975,649**	
16,050	96,300		192,600		64,200	224,700		1,219,800	96,300		256,800	272,850	321,000	$ 86.00	$ 2,760,600	
39,550	474,600		474,600	791,000	158,200	553,700		3,005,800	237,300		632,800	672,350	791,000	$ 99.00	$ 7,830,900	
21,000	252,000				84,000	73,500			126,000			357,000	420,000	$ 31.75	$ 1,333,500	
40,050	480,600		480,600	801,000	160,200	560,700		3,043,800	240,300		640,800	680,850	801,000	$ 99.00	$ 7,929,900	
8,800	105,600		105,600		35,200	123,200		668,800	52,800		140,800	149,600	176,000	$ 89.00	$ 1,566,400	
14,750	177,000				59,000	51,625			88,500			250,750	295,000	$ 31.75	$ 936,625	
															$ 1,000,000	
														$ 8.00	$ 2,243,200	
														$ 3.00	$ 1,306,800	
															$ 750,000	
														10.0%	$ 2,235,793	
														17.0%	$ 5,081,932	
Years																$ 12,611,469
														6.0%	$ 2,098,539	
														4.0%	$ 1,399,026	
														2.0%	$ 699,513	
2														$12,000	$ 480,000	
														1	$ 50,000	
														1.5%	$ 524,635	
														1.0%	$ 349,756	
														$ 25.00	$ 7,010,000	
																$ 47,587,119
														54%		$ 25,697,044
														5%		$ 3,664,208
																$ 76,948,371

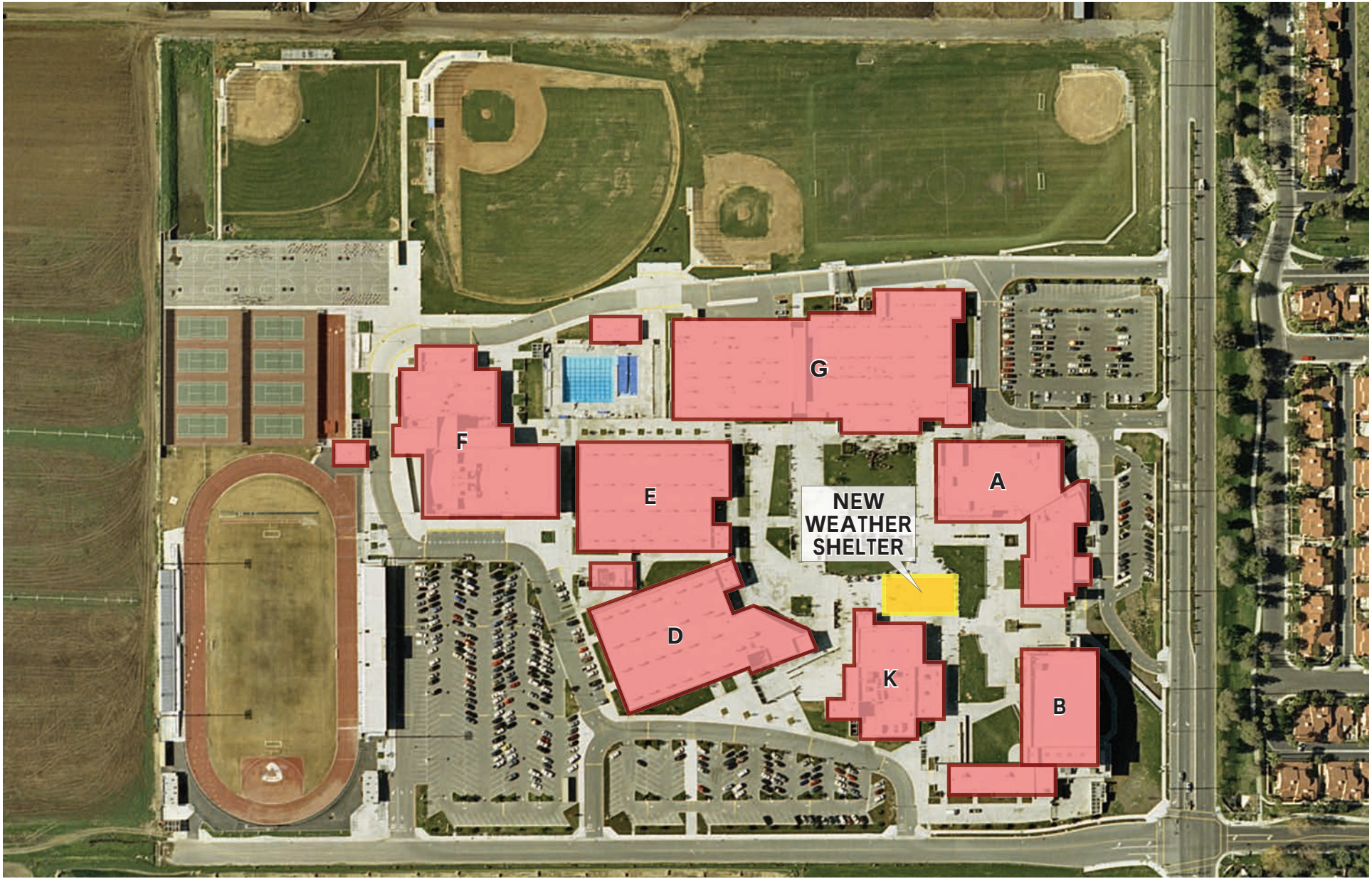


Existing Campus

COLONY HIGH SCHOOL

Renovation Intensity Low High

Proposed Additions

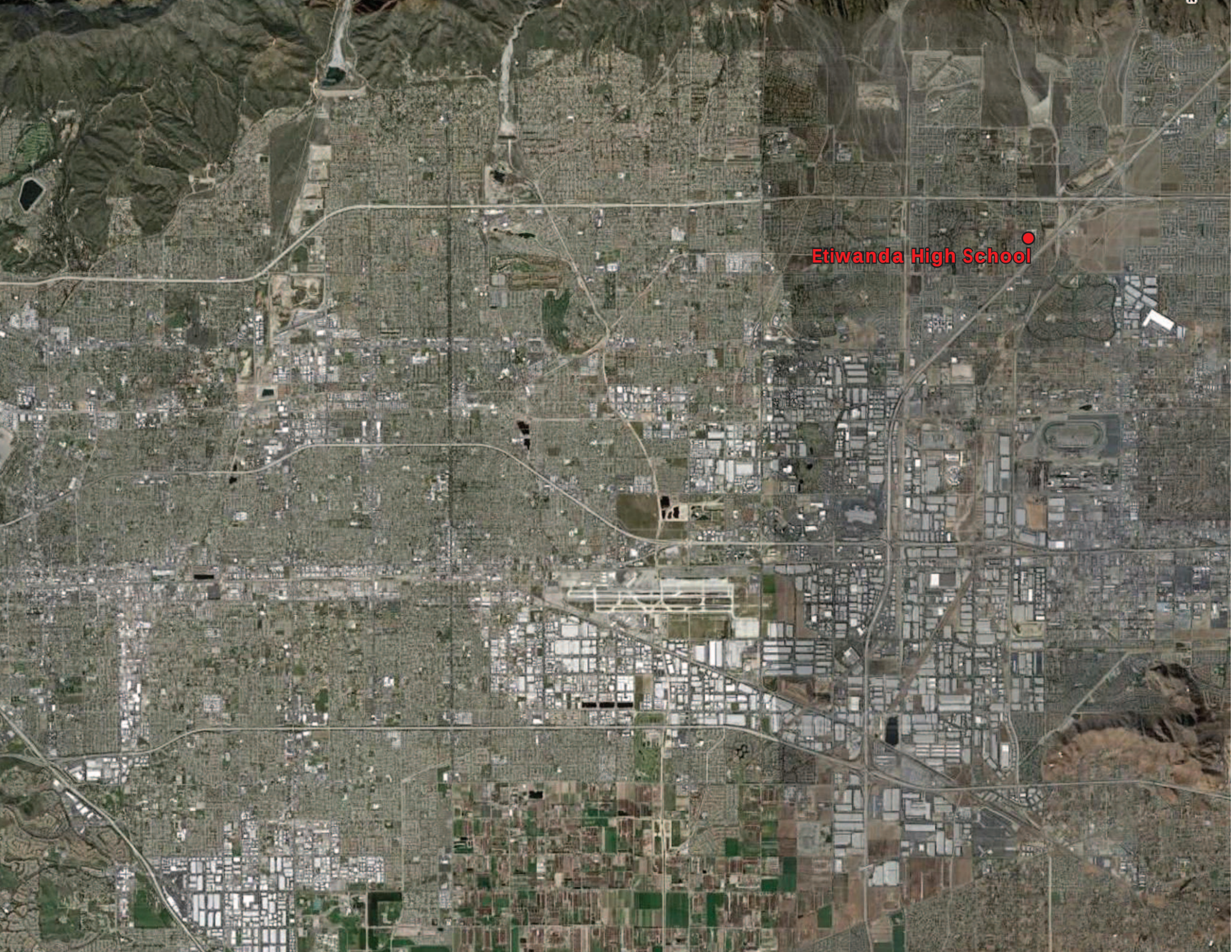


Proposed Campus Master Plan


EAGLES
ETIWANDA HIGH SCHOOL


ETIWANDA HIGH SCHOOL

ETIWANDA HIGH SCHOOL


Etiwanda High School

ETIWANDA HIGH SCHOOL

13500 Victoria Avenue, Etiwanda, CA 91739-0447

Principal: Dr. Brian Joseph

Enrollment: 3,313 students

Mascot: Eagles

Colors: Red and Black

Site Area: 41 acres

Campus Description:

Etiwanda High School was first opened in 1982. Later additions occurred in 1985 and 1988. The campus was constructed in many phases. The first phase consisted of a mix of permanent and modular buildings, all one story in height. In 1990 a second phase was added in the southeast corner of the campus consisting of a single story classroom wing and multi-purpose room. In 1994 another addition, this time two stories tall, was added in the northeast corner of the campus consisting of more permanent classroom and a library. The campus includes a large number of portable classrooms primarily clustered along the western edge and in the southeast corner of the site.

To date none of the campus buildings have been modernized through the State School Building Program however the original campus structures and the first addition phase all qualify at this time. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus became eligible in 2007, 2010 and 2013.

The site itself has a gradual slope from the playfields to the north down to the street frontage on the south. The total fall across the campus is approximately 30 feet. The campus fronts two streets, Victoria Avenue along the southern edge allows access to staff parking and drop-off functions. East Avenue which runs along the western edge of the campus allows access to the student parking lot.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Etiwanda High School will see the addition of a new stadium complex complete with bleachers, lights, and a new artificial track and field. The campus will also see the addition of a new permanent classroom wing and food service facility to replace existing portable classrooms, a new performing arts auditorium, a renovated swimming pool complex and a reconfiguration of the existing parking lots. The Master Plan also includes existing facility upgrades to Interior Finishes, Technology, HVAC, Roofing and other systems along with significant ADA improvements.

New Additions

PROJECT COSTS

Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 56,798,500**
New Additions			**$ 56,798,500**	
Athletic Field Complex			$ 10,000,000	
New Auditorium Building	18,500	$ 500	$ 9,250,000	
New Classroom/Support Addition (replace port's)	50,000	$ 250	$ 12,500,000	
New Classroom/Support Addition (replace port's)	30,000	$ 250	$ 7,500,000	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Renovated Swimming Pool Complex			$ 2,500,000	
Food Service Facility	5,000	$ 350	$ 1,750,000	
Existing Playfield Improvements			$ 500,000	
Parking Lot Reconfiguration			$ 500,000	
Construction Contingency		10.0%	$ 4,490,000	
Construction Supervision/Phasing/Fees		15.0%	$ 7,408,500	
Soft Project Costs				**$ 11,827,275**
Architectural Fees	$ 56,798,500	6.0%	$ 3,407,910	
Engineering Fees	$ 56,798,500	4.0%	$ 2,271,940	
Pre-Construction / Legal /Planning / CEQA	$ 56,798,500	2.0%	$ 1,135,970	
Interim Housing (per classroom per year)	$ 12,000	20	$ 720,000	
Topo Survey / Soils Report	$ -	1	$ -	
Construction Testing / Inspection	$ 56,798,500	2.0%	$ 1,135,970	
Plan Check (DSA)	$ 56,798,500	1.0%	$ 567,985	
Furniture/ Equipment	103,500	$ 25.00	$ 2,587,500	
SUBTOTAL COSTS				$ 68,625,775
Escalation	$ 68,625,775	9%		$ 6,176,320
Contingency	$ 74,802,095	5%		$ 3,740,105
TOTAL PROJECT COSTS				**$ 78,542,199**

Renovation

PROJECT COSTS

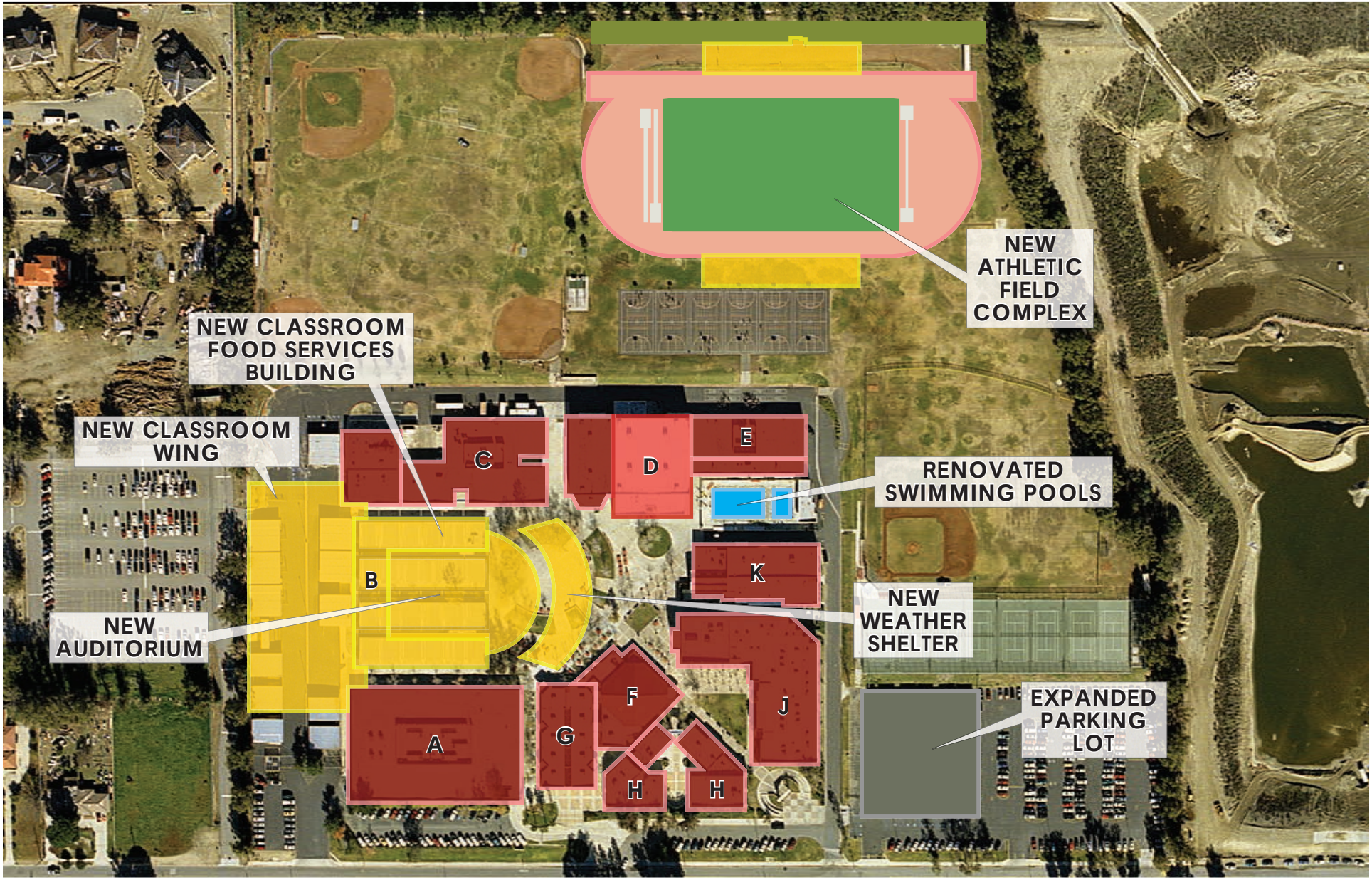
Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**197,500**	**395,000**
Building A (Classrooms)	38,900	77,800
Building B (Portables)		
Building C (Trade Shops)	25,500	51,000
Building D (Physical Education)	25,100	50,200
Building E (Locker Rooms)	12,800	25,600
Building F (Multi-purpose)	10,600	21,200
Building G (Classrooms)	9,700	19,400
Building H (Drama / Art)	12,500	25,000
Building J (Library / Classrooms)	47,400	94,800
Building K (Music / Food Service)	15,000	30,000
Site Utilties: Sewer		
Site Utilties: Electrical		
Green / Sustainability		
Site Hardscape Replacement	197,500	
Playfield Refurbishment	435,600	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning		
Interim Housing (per classrom per year)	20	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	197,500	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 55,519,563	
Contingency	$ 68,844,258	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			$ 43,460,317
395,000	**1,185,000**	**1,382,500**	**1,034,400**	**1,975,000**	**592,500**	**1,382,500**	**2,962,500**	**7,505,000**	**592,500**	**2,962,500**	**1,580,000**	**3,357,500**	**1,975,000**	**$ 220.05**	**$ 43,460,317**	
77,800	233,400	272,300	233,400	389,000	116,700	272,300	583,500	1,478,200	116,700	583,500	311,200	661,300	389,000	$ 147.00	$ 5,718,300	
51,000	153,000	178,500	153,000	255,000	76,500	178,500	382,500	969,000	76,500	382,500	204,000	433,500	255,000	$ 147.00	$ 3,748,500	
50,200	150,600	175,700		251,000	75,300	175,700	376,500	953,800	75,300	376,500	200,800	426,700	251,000	$ 141.00	$ 3,539,100	
25,600	76,800	89,600	76,800	128,000	38,400	89,600	192,000	486,400	38,400	192,000	102,400	217,600	128,000	$ 147.00	$ 1,881,600	
21,200	63,600	74,200	63,600	106,000	31,800	74,200	159,000	402,800	31,800	159,000	84,800	180,200	106,000	$ 147.00	$ 1,558,200	
19,400	58,200	67,900	58,200	97,000	29,100	67,900	145,500	368,600	29,100	145,500	77,600	164,900	97,000	$ 147.00	$ 1,425,900	
25,000	75,000	87,500	75,000	125,000	37,500	87,500	187,500	475,000	37,500	187,500	100,000	212,500	125,000	$ 147.00	$ 1,837,500	
94,800	284,400	331,800	284,400	474,000	142,200	331,800	711,000	1,801,200	142,200	711,000	379,200	805,800	474,000	$ 147.00	$ 6,967,800	
30,000	90,000	105,000	90,000	150,000	45,000	105,000	225,000	570,000	45,000	225,000	120,000	255,000	150,000	$ 147.00	$ 2,205,000	
															$ 250,000	
															$ 750,000	
															$ 1,000,000	
														$ 8.00	$ 1,580,000	
														$ 3.00	$ 1,306,800	
														10.0%	$ 3,376,870	
														17.0%	$ 6,314,747	
Years																$ 12,059,246
														6.0%	$ 2,607,619	
														4.0%	$ 1,738,413	
														2.0%	$ 869,206	
3														$12,000	$ 720,000	
														1	$ 100,000	
														1.5%	$ 651,905	
														1.0%	$ 434,603	
														$ 25.00	$ 4,937,500	
																$ 55,519,563
														24%		$ 13,324,695
														5%		$ 3,442,213
																$ 72,286,471

Existing Campus

Renovation Intensity Low High

Proposed Additions

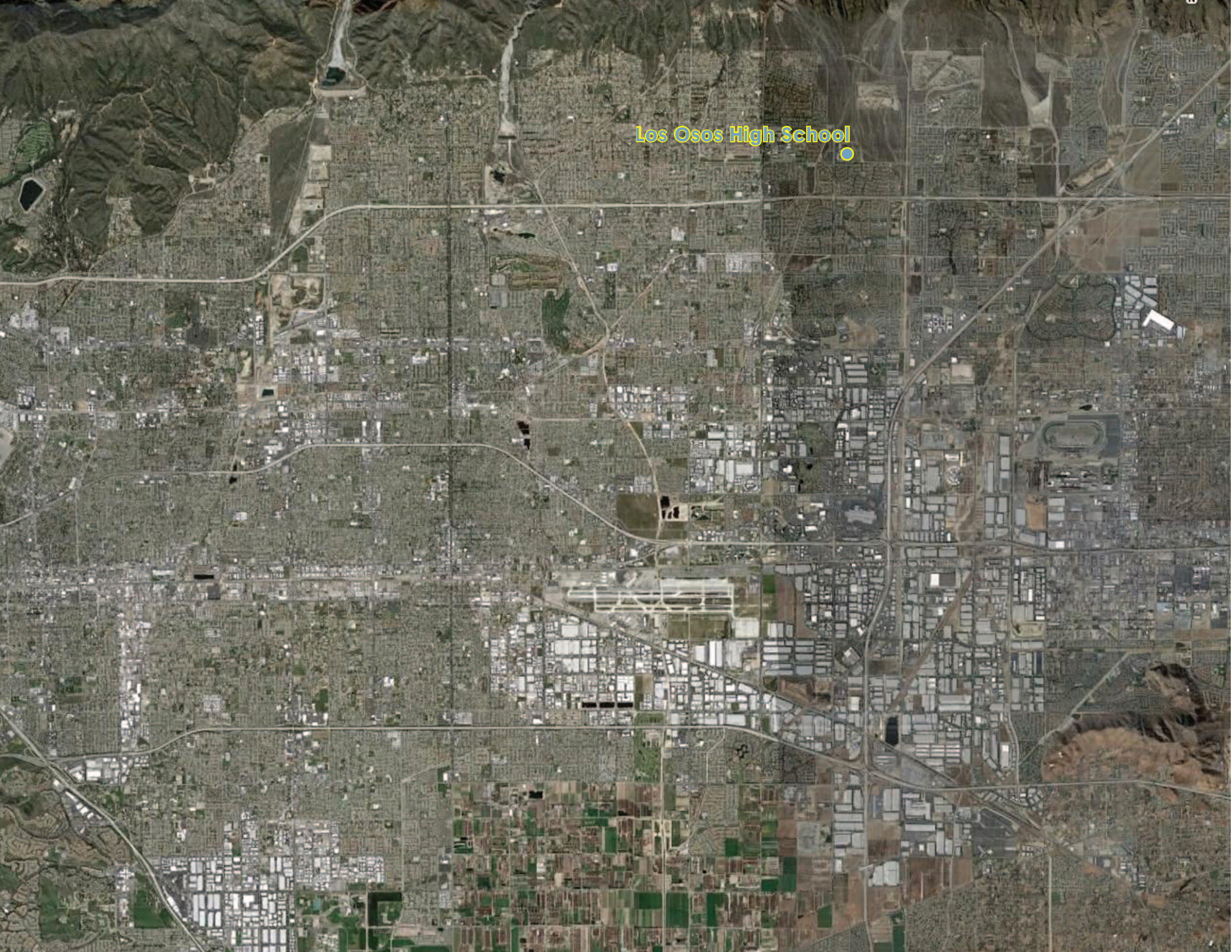


Proposed Campus Master Plan


Los Osos
GRIZZLIES


ADMINISTRATION
A
6001
PARKING ONLY
LOS OSOS
HIGH SCHOOL

LOS OSOS HIGH SCHOOL


Los Osos High School

LOS OSOS HIGH SCHOOL

6001 Milliken Avenue, Rancho Cucamonga, CA 91737

Principal: Susan Petrocelli

Enrollment: 3,210 students

Mascot: Grizzlies

Colors: Blue and Gold

Site Area: 55 acres

Campus Description:

Los Osos High School was first opened in 2002. The campus was constructed all at one time and consists of 6 original structures, all one story tall. The site has only a few portable classrooms located in the northeast corner of the campus.

The campus is too young to have yet qualified for modernization through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will not be eligible until 2027.

The site itself has a significant slope from the stadium and playfields on the north down to the Banyan Street frontage on the south. The total fall across the campus is approximately 70 feet. The campus fronts two streets, Milliken Avenue on the west affords access to the student and staff parking lots while Banyan Streets borders the south side of the site and allows access to the parent drop-off loop.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Los Osos High School will see the addition an expanded inclement weather shelter. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

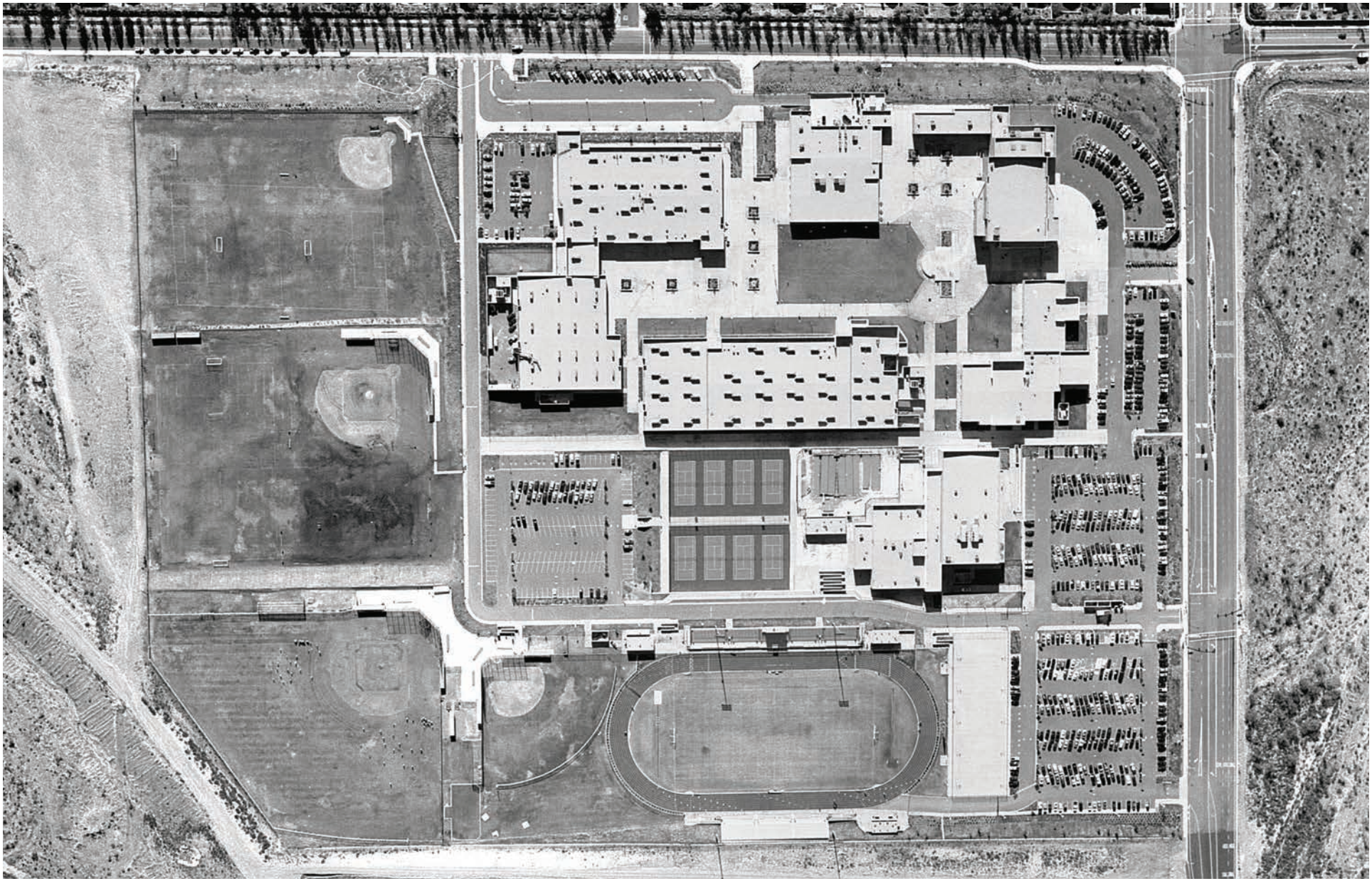
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 506,000**
New Additions			**$ 506,000**	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Construction Contingency		10.0%	$ 40,000	
Construction Supervision/Phasing/Fees		15.0%	$ 66,000	
Soft Project Costs				**$ 80,780**
Architectural Fees	$ 506,000	5.0%	$ 25,300	
Engineering Fees	$ 506,000	3.0%	$ 15,180	
Pre-Construction / Legal / Planning / CEQA	$ 506,000	2.0%	$ 10,120	
Interim Housing (per classroom per year)	$ 12,000	0		
Topo Survey / Soils Report	$ 15,000	1	$ 15,000	
Construction Testing / Inspection	$ 506,000	2.0%	$ 10,120	
Plan Check (DSA)	$ 506,000	1.0%	$ 5,060	
Furniture/ Equipment	-	$ 25.00	$ -	
SUBTOTAL COSTS				$ 586,780
Escalation	$ 586,780	9%		$ 52,810
Contingency	$ 639,590	5%		$ 31,980
TOTAL PROJECT COSTS				**$ 671,570**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**286,200**	**572,400**
Building A (Adminstration / Library)	27,900	55,800
Building B (Physical Education)	45,900	91,800
Building C (Classrooms)	73,900	147,800
Building D (Labs / Classrooms/ Trade Shops)	83,100	166,200
Building E (Food Service / MPR)	18,200	36,400
Building F (Performing Arts)	31,200	62,400
Portables	6,000	12,000
Green / Sustainability		
Site Hardscape Replacement	286,200	
Playfield Refurbishment	435,600	
Field Turf Replacement		
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal /Planning / CEQA		
Interim Housing (per classroom per year)	20	
Topo/ Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	286,200	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 47,532,913	
Contingency	$ 73,200,686	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 0.50	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 8.50	$ 10.00			**$ 34,801,670**
140,100	**1,681,200**	**0**	**1,218,600**	**1,570,000**	**143,100**	**1,556,625**	**0**	**7,717,800**	**858,600**	**0**	**1,624,800**	**2,381,700**	**2,802,000**	**$ 121.60**	**$ 34,801,670**	
13,950	167,400		167,400		13,950	195,300		1,060,200	83,700		223,200	237,150	279,000	$ 87.50	$ 2,441,250	
22,950	275,400				22,950	80,325			137,700			390,150	459,000	$ 30.25	$ 1,388,475	
36,950	443,400		443,400	739,000	36,950	517,300		2,808,200	221,700		591,200	628,150	739,000	$ 97.50	$ 7,205,250	
41,550	498,600		498,600	831,000	41,550	581,700		3,157,800	249,300		664,800	706,350	831,000	$ 97.50	$ 8,102,250	
9,100	109,200		109,200		9,100	127,400		691,600	54,600		145,600	154,700	182,000	$ 87.50	$ 1,592,500	
15,600	187,200				15,600	54,600			93,600			265,200	312,000	$ 30.25	$ 943,800	
					3,000				18,000						$ 21,000	
															$ 1,000,000	
														$ 8.00	$ 2,289,600	
														$ 3.00	$ 1,306,800	
															$ 750,000	
														10.0%	$ 2,704,093	
														17.0%	$ 5,056,653	
Years																**$ 12,731,242**
														6.0%	$ 2,088,100	
														4.0%	$ 1,392,067	
														2.0%	$ 696,033	
2														$12,000	$ 480,000	
														1	$ 50,000	
														1.5%	$ 522,025	
														1.0%	$ 348,017	
														$ 25.00	$ 7,155,000	
																$ 47,532,913
														54%		$ 25,667,773
														5%		$ 3,660,034
																$ 76,860,720



Existing Campus

Renovation Intensity Low High

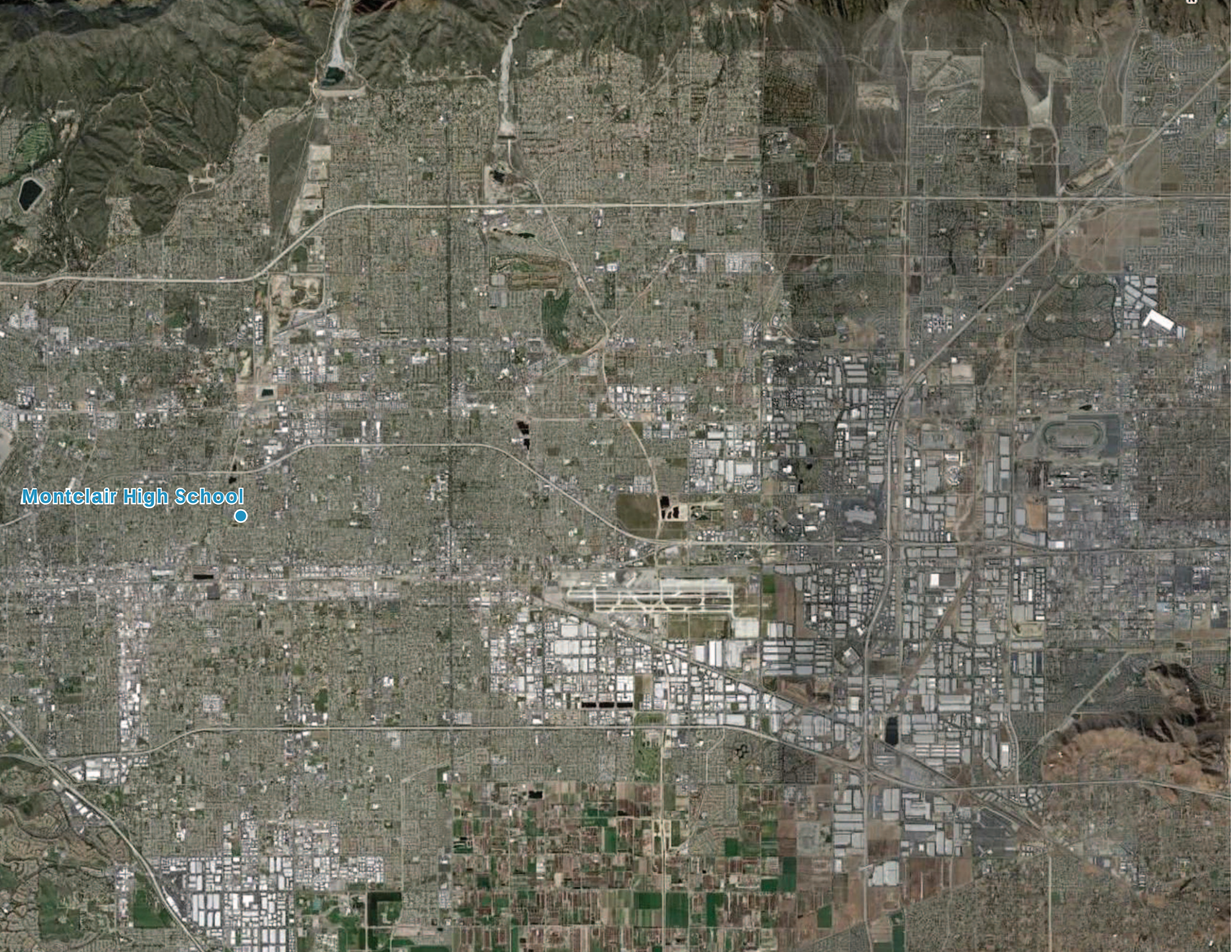
New Construction

Proposed Campus Master Plan


MONTCLAIR
HIGH SCHOOL


MONTCLAIR HIGH SCHOOL
TO REDUCE PROPERTY DAMAGE TO OUR FACILITIES THIS CAMPUS HAS INSTALLED A VIDEO SURVEILLANCE SYSTEM

MONTCLAIR HIGH SCHOOL


Montclair High School

MONTCLAIR HIGH SCHOOL

4725 Benito Street, Montclair, CA 91763-2705

Principal: Martin Alvarado

Enrollment: 3,124 students

Mascot: Cavaliers

Colors: Blue and White

Site Area: 39 acres

Campus Description:

Montclair High School was first opened in 1958 with later additions in 1966 and 1974. The campus was primarily constructed in two major phases and consists of 11 original structures, all one story tall. A new one story classroom wing was added at the northwest corner of the campus prior to the 2001 school year. The campus has a large number of portable classrooms located on the western end of the building complex. A new, two story classroom building is currently under construction in the southeast corner of the campus. It will replace the majority of the portable classrooms.

Beginning in 1994, with other wings in 2004 the original campus structures were all modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will not be eligible again until 2019 and 2029.

The site itself is relatively level with a gradual slope from the Benito street frontage on the north down to the Orchard Street frontage on the south. The total fall across the campus is approximately 20 feet. The campus fronts three streets, Benito Street on the north allows access to the front of the school including the main parking lots. Orchard Street on the south provides the bus drop off lane and access to the stadium. Camulos Avenue borders the site on the west and a single family residential neighborhood abuts the school on the east.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Montclair High School will see an expansion of the student support services area, a new inclement weather shelter and a renovation of the swimming pool complex. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

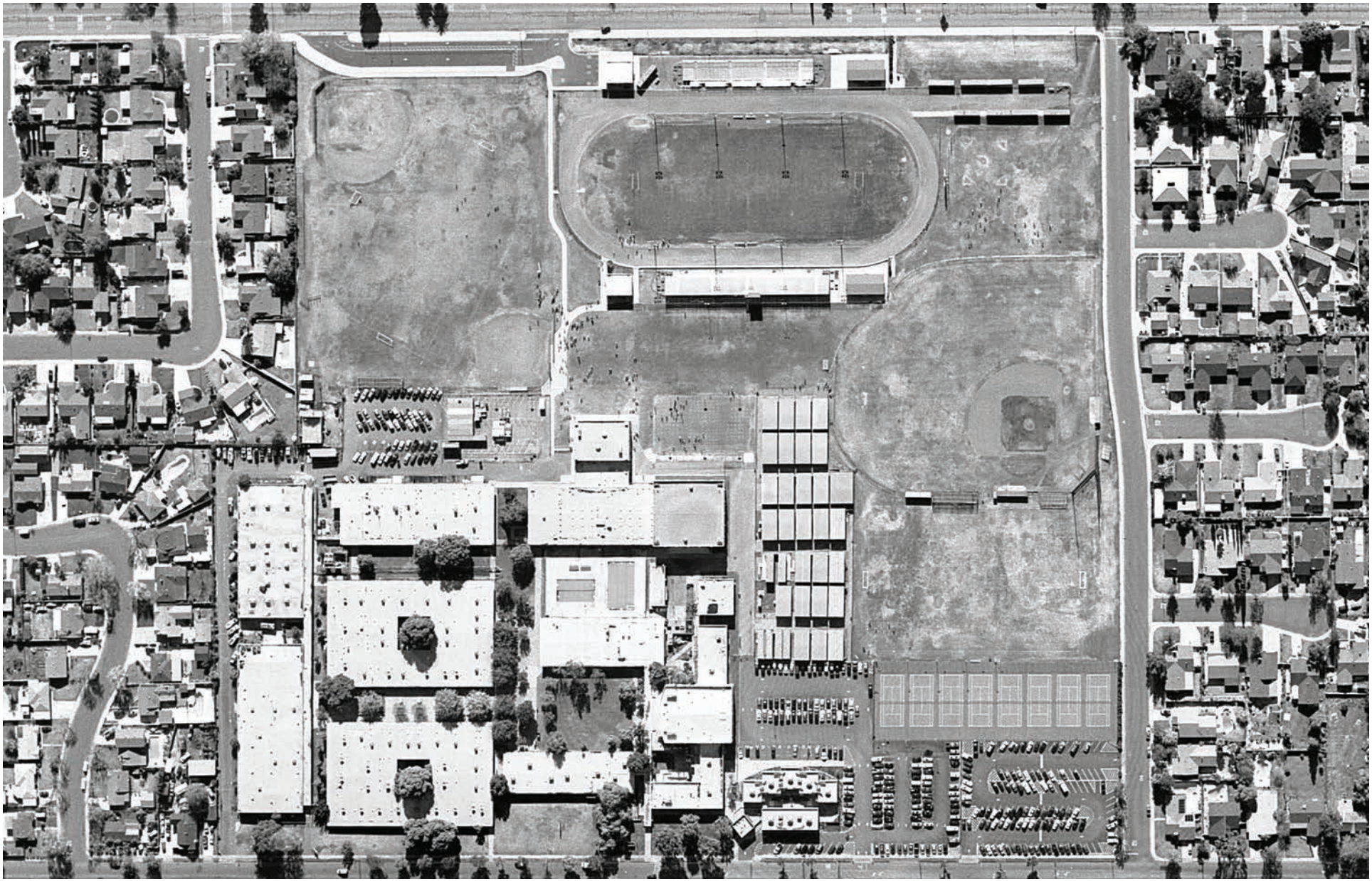
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 4,301,000**
New Additions			**$ 4,301,000**	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Renovated Swimming Pool			$ 2,500,000	
Expanded Student Support Services	2,000	$ 250	$ 500,000	
Construction Contingency		10.0%	$ 340,000	
Construction Supervision/Phasing/Fees		15.0%	$ 561,000	
Soft Project Costs				**$ 609,130**
Architectural Fees	$ 4,301,000	5.0%	$ 215,050	
Engineering Fees	$ 4,301,000	3.0%	$ 129,030	
Pre-Construction / Legal / Planning / CEQA	$ 4,301,000	2.0%	$ 86,020	
Interim Housing (per classroom per year)	$ 12,000	0		
Topo Survey / Soils Report	$ -	1	$ -	
Construction Testing / Inspection	$ 4,301,000	2.0%	$ 86,020	
Plan Check (DSA)	$ 4,301,000	1.0%	$ 43,010	
Furniture/ Equipment	2,000	$ 25.00	$ 50,000	
SUBTOTAL COSTS				$ 4,910,130
Escalation	$ 4,910,130	24%		$ 1,178,431
Contingency	$ 6,088,561	5%		$ 304,428
TOTAL PROJECT COSTS				**$ 6,392,989**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**237,000**	**474,000**
Building A (Administration)	10,300	20,600
Building B (Auditorium)	25,600	51,200
Building C (Food Service)	11,700	23,400
Building D (Physical Education)	36,600	73,200
Building E (Classrooms)	33,600	67,200
Building F (Classrooms / Science)	36,000	72,000
Building G (Trade Shops)	20,300	40,600
Building M (Music)	2,900	5,800
Building N (Library / Classrooms)	27,700	55,400
Building S (Classrooms)	22,100	44,200
Building T (Maintenance Shop)	1,200	2,400
Building X (Dougherty)	9,000	18,000
Green / Sustainability		
Site Hardscape Replacement	237,000	
Playfield Refurbishment	435,600	
Field Turf Replacement		
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning		
Interim Housing (per classroom per year)	20	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	237,000	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 53,319,685	
Contingency	$ 66,116,410	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 40,886,188**
474,000	**1,422,000**	**63,000**	**919,800**	**0**	**711,000**	**1,659,000**	**3,555,000**	**9,006,000**	**711,000**	**0**	**1,896,000**	**4,029,000**	**2,370,000**	**$ 172.52**	**$ 40,886,188**	
20,600	61,800		61,800		30,900	72,100	154,500	391,400	30,900		82,400	175,100	103,000	$ 115.00	$ 1,184,500	
51,200	153,600				76,800	179,200	384,000	972,800	76,800		204,800	435,200	256,000	$ 109.00	$ 2,790,400	
23,400	70,200		70,200		35,100	81,900	175,500	444,600	35,100		93,600	198,900	117,000	$ 115.00	$ 1,345,500	
73,200	219,600				109,800	256,200	549,000	1,390,800	109,800		292,800	622,200	366,000	$ 109.00	$ 3,989,400	
67,200	201,600		201,600		100,800	235,200	504,000	1,276,800	100,800		268,800	571,200	336,000	$ 115.00	$ 3,864,000	
72,000	216,000		216,000		108,000	252,000	540,000	1,368,000	108,000		288,000	612,000	360,000	$ 115.00	$ 4,140,000	
40,600	121,800				60,900	142,100	304,500	771,400	60,900		162,400	345,100	203,000	$ 109.00	$ 2,212,700	
5,800	17,400		17,400		8,700	20,300	43,500	110,200	8,700		23,200	49,300	29,000	$ 115.00	$ 333,500	
55,400	166,200		166,200		83,100	193,900	415,500	1,052,600	83,100		221,600	470,900	277,000	$ 115.00	$ 3,185,500	
44,200	132,600		132,600		66,300	154,700	331,500	839,800	66,300		176,800	375,700	221,000	$ 115.00	$ 2,541,500	
2,400	7,200				3,600	8,400	18,000	45,600	3,600		9,600	20,400	12,000	$ 109.00	$ 130,800	
18,000	54,000	63,000	54,000		27,000	63,000	135,000	342,000	27,000		72,000	153,000	90,000	$ 122.00	$ 1,098,000	
															$ 1,000,000	
														$ 8.00	$ 1,896,000	
														$ 3.00	$ 1,306,800	
															$ 750,000	
														10.0%	$ 3,176,860	
														17.0%	$ 5,940,728	
Years																**$ 12,433,497**
														6.0%	$ 2,453,171	
														4.0%	$ 1,635,448	
														2.0%	$ 817,724	
2														$12,000	$ 480,000	
														1	$ 100,000	
														1.5%	$ 613,293	
														1.0%	$ 408,862	
														$ 25.00	$ 5,925,000	
																$ 53,319,685
														24%		$ 12,796,725
														5%		$ 3,305,821
																$ 69,422,231



Existing Campus

Renovation Intensity Low High

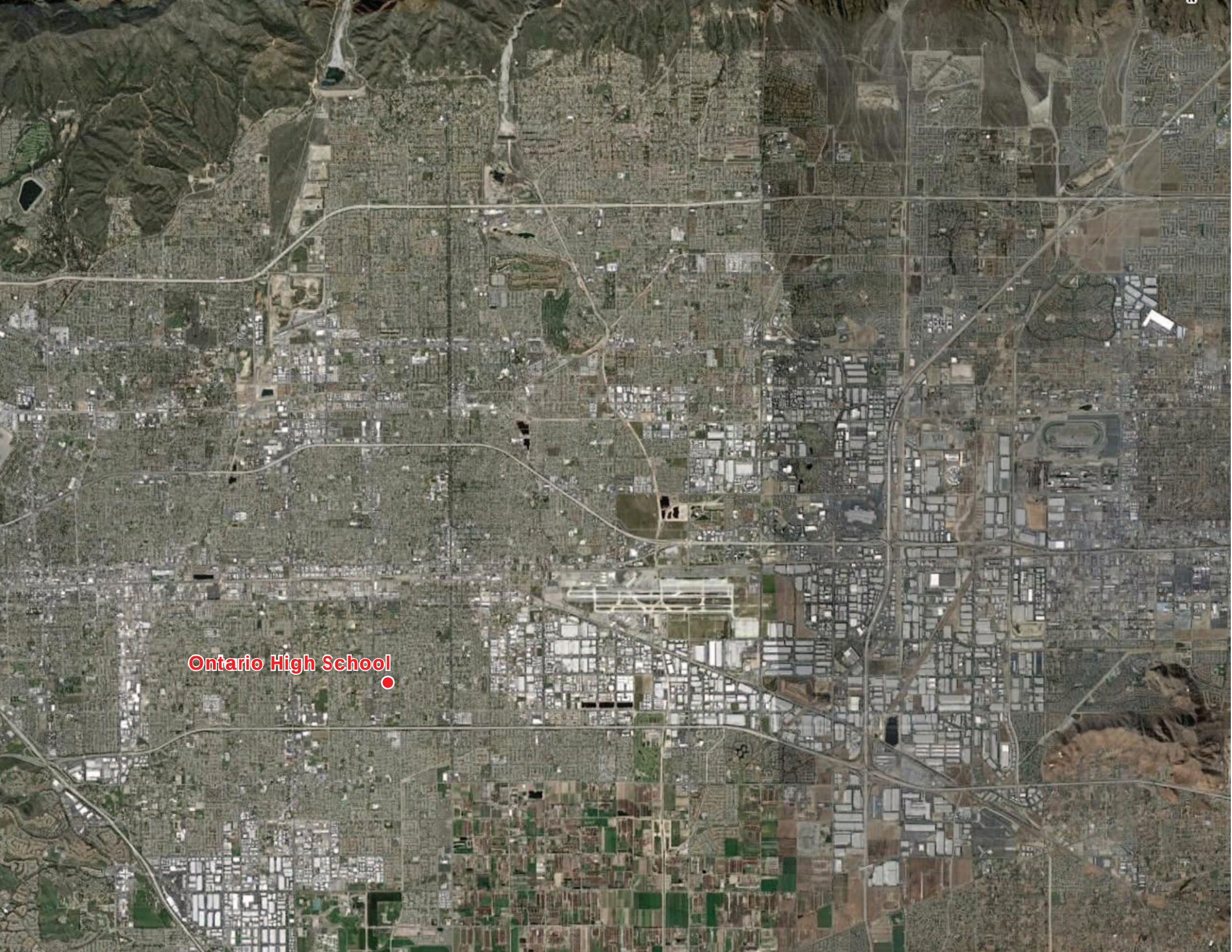
New Construction

Proposed Campus Master Plan


ONTARIO
JAGUARS


ONTARIO
HIGH SCHOOL

ONTARIO HIGH SCHOOL


Ontario High School

ONTARIO HIGH SCHOOL

901 West Francis Street, Ontario, CA 91762-6214

Principal: Cary Willborn

Enrollment: 2,842 students

Mascot: Jaguars

Colors: Red and White

Site Area: 39 acres

Campus Description:

Ontario High School was first opened in 1967. The campus was primarily constructed all at one time and consists of 5 original structures, all one story tall. The campus has a large number of portable classrooms located on the western end of the building complex. A new, two story classroom building is currently under design for the west side of the campus. It will replace the majority of the portable classrooms.

In 1999 the original campus structures were all modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will not be eligible again until 2024.

The site itself is relatively level with a gradual slope from the West Francis Avenue street frontage on the north down to the student parking lot and playfields on the south. The total fall across the campus is approximately 15 feet. The campus fronts three streets. West Francis Avenue on the north allows access to the front of the school including the staff parking lot. South Palmetto Avenue on the west provides access to the student parking lot. South Cypress Avenue borders the site on the east but not a vehicular access element. A single family residential neighborhood and a city park border the school on the south.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Ontario High School will see the addition of a new stadium complex complete with bleachers, lights, and a new artificial track and field. The campus will also see the addition of a new permanent classroom wing to replace existing portable classrooms, a renovated swimming pool complex and a new inclement weather shelter. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

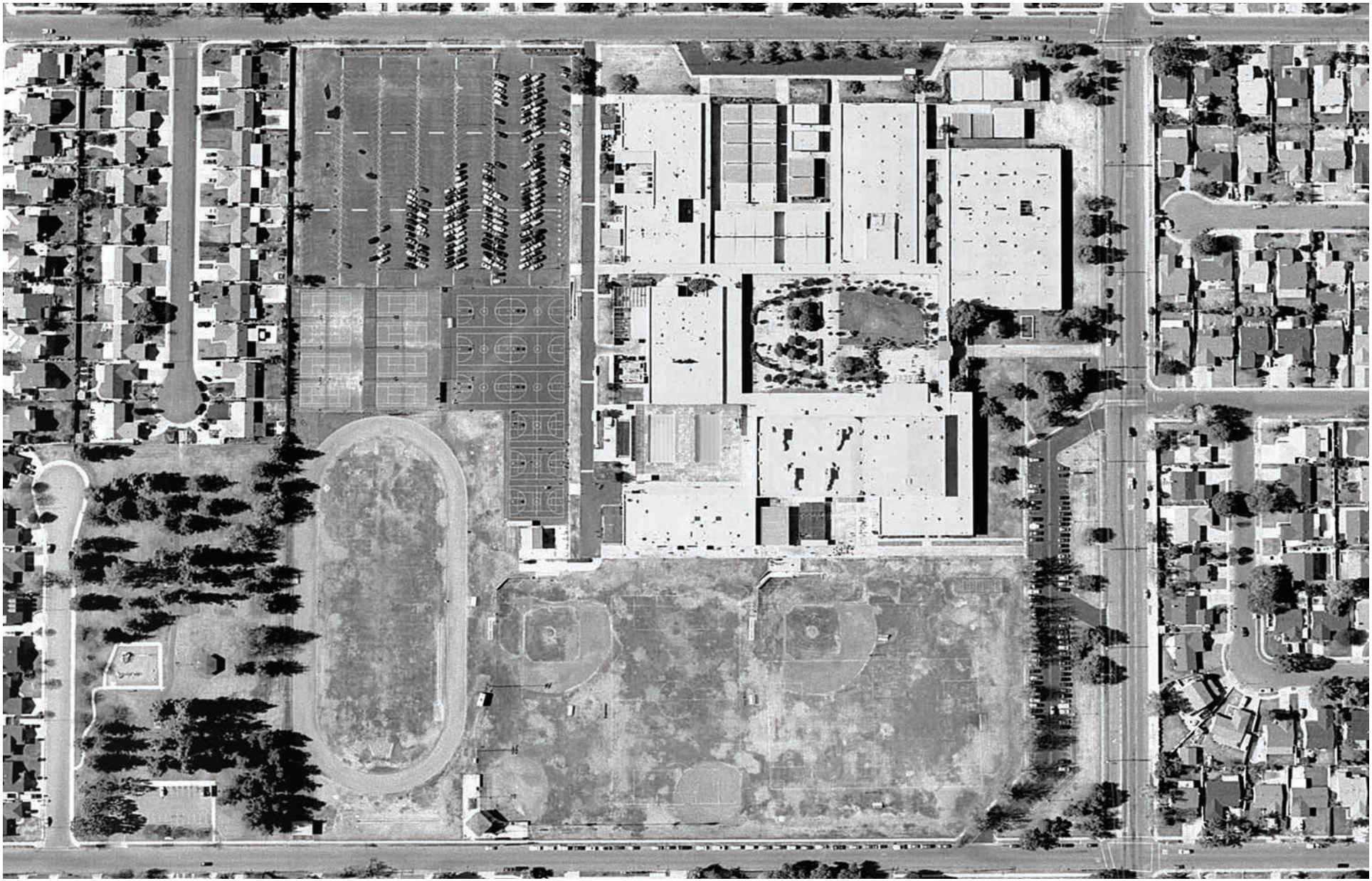
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 33,396,000**
New Additions			**$ 33,396,000**	
New Classroom/Support Addition (replace port's)	50,000	$ 250	$ 12,500,000	
Athletic Field Complex			$ 10,000,000	
Renovated Swimming Pool			$ 2,500,000	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Existing Playfield Improvements			$ 500,000	
Parking Lot Reconfiguration			$ 500,000	
Construction Contingency		10.0%	$ 2,640,000	
Construction Supervision/Phasing/Fees		15.0%	$ 4,356,000	
Soft Project Costs				**$ 6,509,480**
Architectural Fees	$ 33,396,000	5.0%	$ 1,669,800	
Engineering Fees	$ 33,396,000	3.0%	$ 1,001,880	
Pre-Construction / Legal /Planning / CEQA	$ 33,396,000	2.0%	$ 667,920	
Inerim Housing (per classroom per year)	$ 12,000	32	$ 768,000	
Topo Survey / Soils Report	$ 50,000	1	$ 50,000	
Construction Testing / Inspection	$ 33,396,000	2.0%	$ 667,920	
Plan Check (DSA)	$ 33,396,000	1.0%	$ 333,960	
Furniture/ Equipment	54,000	$ 25.00	$ 1,350,000	
SUBTOTAL COSTS				$ 39,905,480
Escalation	$ 39,905,480	9%		$ 3,591,493
Contingency	$ 43,496,973	5%		$ 2,174,849
TOTAL PROJECT COSTS				**$ 45,671,822**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**221,700**	**443,400**
Building A (Administration / Classrooms)	46,400	92,800
Building B (Library / Classrooms)	35,000	70,000
Building C (Portables)	2,000	4,000
Building D (Classrooms / Trade Shops)	28,800	57,600
Building E (Food Service / Classrooms)	23,400	46,800
Building F (Pool Equipment)	1,300	2,600
Building G (Locker Rooms)	17,400	34,800
Building H (Gymnasium)	27,000	54,000
Building J (Auditorium / Performing Arts)	40,400	80,800
Site Utilities: Storm, Sewer		
Green / Sustainability		
Site Hardscape Replacement	221,700	
Playfield Refurbishment	435,600	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning		
Interim Housing (per classroom per year)	20	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	221,700	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 46,542,728	
Contingency	$ 57,712,983	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 35,301,509**
443,400	**963,600**	**282,800**	**1,168,200**	**404,000**	**665,100**	**1,076,600**	**606,000**	**8,424,600**	**665,100**	**606,000**	**1,557,600**	**3,768,900**	**2,217,000**	**$ 159.23**	**$ 35,301,509**	
92,800	278,400		278,400		139,200	324,800		1,763,200	139,200		371,200	788,800	464,000	$ 100.00	$ 4,640,000	
70,000	210,000		210,000		105,000	245,000		1,330,000	105,000		280,000	595,000	350,000	$ 100.00	$ 3,500,000	
4,000			12,000		6,000			76,000	6,000		16,000	34,000	20,000	$ 87.00	$ 174,000	
57,600	172,800		172,800		86,400	201,600		1,094,400	86,400		230,400	489,600	288,000	$ 100.00	$ 2,880,000	
46,800	140,400		140,400		70,200	163,800		889,200	70,200		187,200	397,800	234,000	$ 100.00	$ 2,340,000	
2,600			7,800		3,900			49,400	3,900		10,400	22,100	13,000	$ 87.00	$ 113,100	
34,800			104,400		52,200			661,200	52,200		139,200	295,800	174,000	$ 87.00	$ 1,513,800	
54,000	162,000				81,000			1,026,000	81,000			459,000	270,000	$ 79.00	$ 2,133,000	
80,800		282,800	242,400	404,000	121,200	141,400	606,000	1,535,200	121,200	606,000	323,200	686,800	404,000	$ 137.50	$ 5,555,000	
															$ 500,000	
															$ 1,000,000	
														$ 8.00	$ 1,773,600	
														$ 3.00	$ 1,306,800	
														10.0%	$ 2,742,930	
														17.0%	$ 5,129,279	
Years																**$ 11,241,219**
														6.0%	$ 2,118,091	
														4.0%	$ 1,412,060	
														2.0%	$ 706,030	
2														$ 12,000	$ 480,000	
														1	$ 100,000	
														1.5%	$ 529,523	
														1.0%	$ 353,015	
														$ 25.00	$ 5,542,500	
																$ 46,542,728
														24%		$ 11,170,255
														5%		$ 2,885,649
																$ 60,598,632

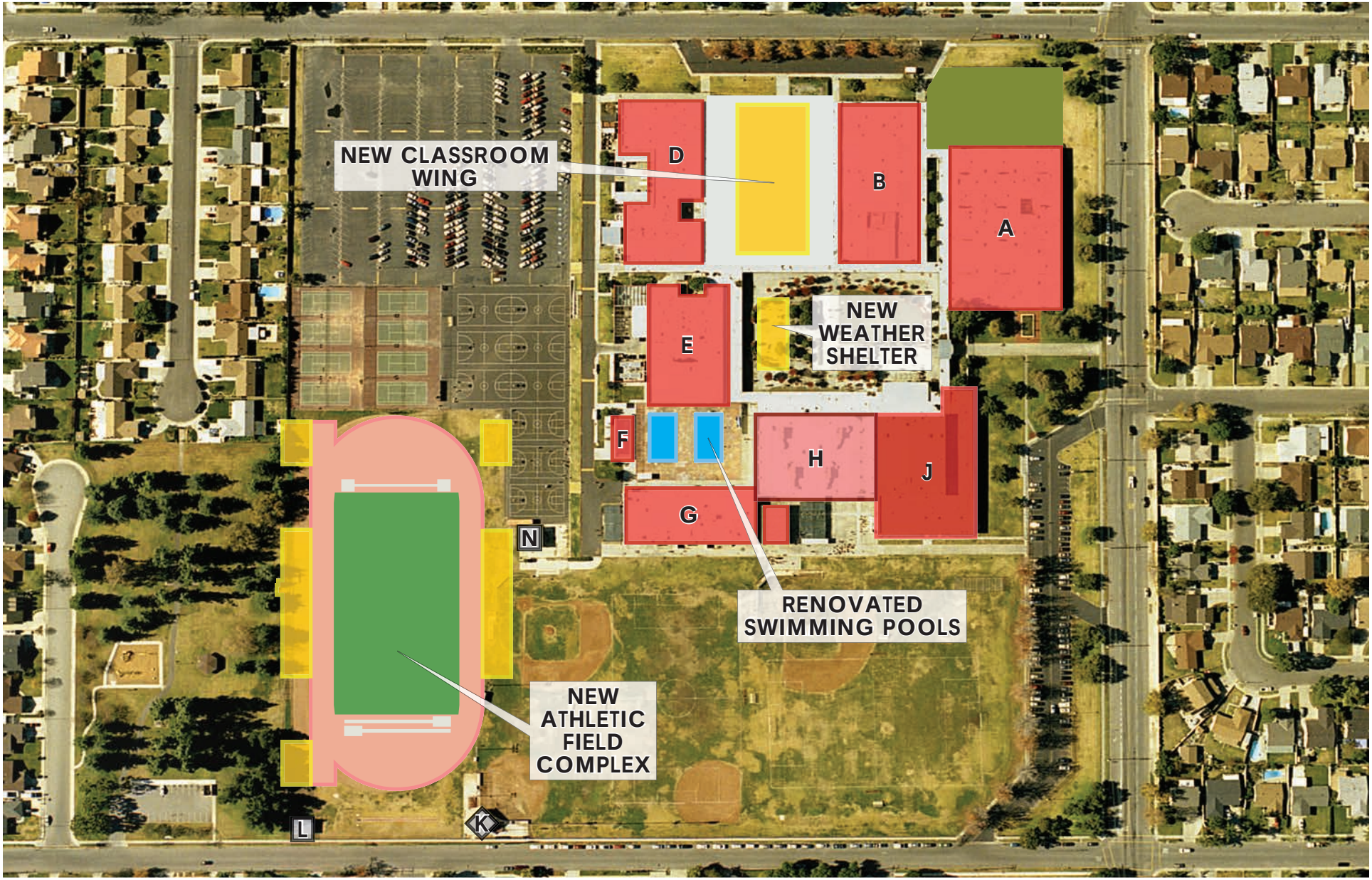


Existing Campus

ONTARIO HIGH SCHOOL

Renovation Intensity Low High

New Construction

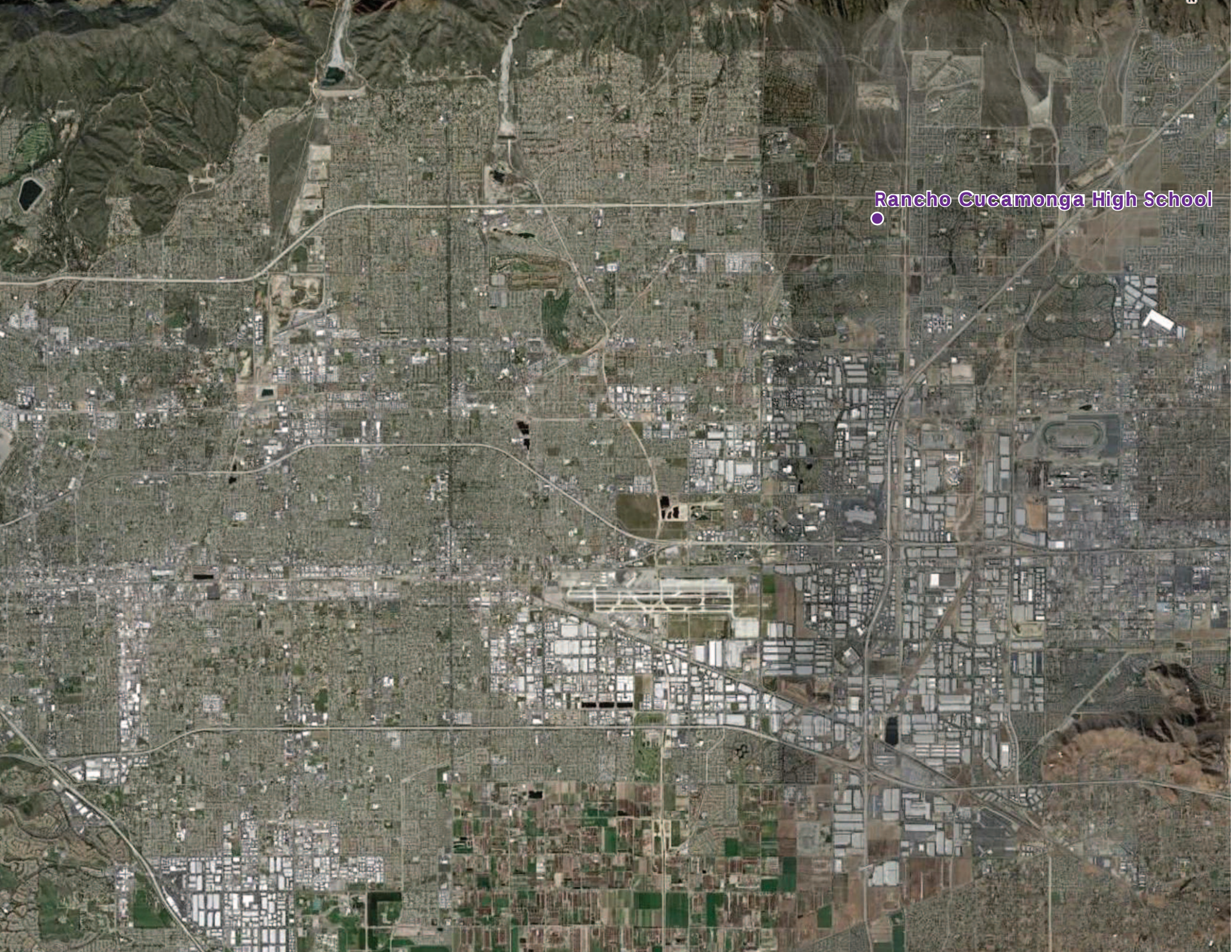


Proposed Campus Master Plan


RC
COUGARS


RANCHO CUCAMONGA
HIGH SCHOOL

RANCHO CUCAMONGA HIGH SCHOOL


Rancho Cucamonga High School

RANCHO CUCAMONGA HIGH SCHOOL

11801 Lark Drive, Rancho Cucamonga, CA 91701-8715

Principal: Dr. Virginia Kelsen

Enrollment: 2,981 students

Mascot: Cougars

Colors: Purple and Black

Site Area: 39 acres

Campus Description:

Rancho Cucamonga High School was first opened in 1990. The campus was primarily constructed all at one time and consists of 21 original structures, ranging from one to three stories tall. While the campus has no traditional portable classrooms its northern most wings are considered to be of 'modular' construction.

The original campus structures have never been modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will become eligible in 2015.

The site itself has a significant slope from the Lark Drive street frontage on the north down to the Victoria Park Lane frontage on the south. The total fall across the campus is approximately 50 feet. The campus fronts three streets however only Lark Drive on the north allows access to the front of the school including the staff and student parking lots. Neither Rochester Avenue on the east, or Victoria Park Lane on the south, provides vehicular access to the campus. A single family residential neighborhood borders the school on the west.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Rancho Cucamonga High School will see the addition of a new stadium complex complete with bleachers, lights, and a new artificial track and field. The campus will also see the addition of a new performing arts auditorium, a new covered parking deck with tennis courts, a renovated swimming pool complex and a new inclement weather shelter. The Master Plan also includes existing facility upgrades to Interior Finishes, Technology, HVAC, Roofing and other systems along with significant ADA improvements.

New Additions

PROJECT COSTS

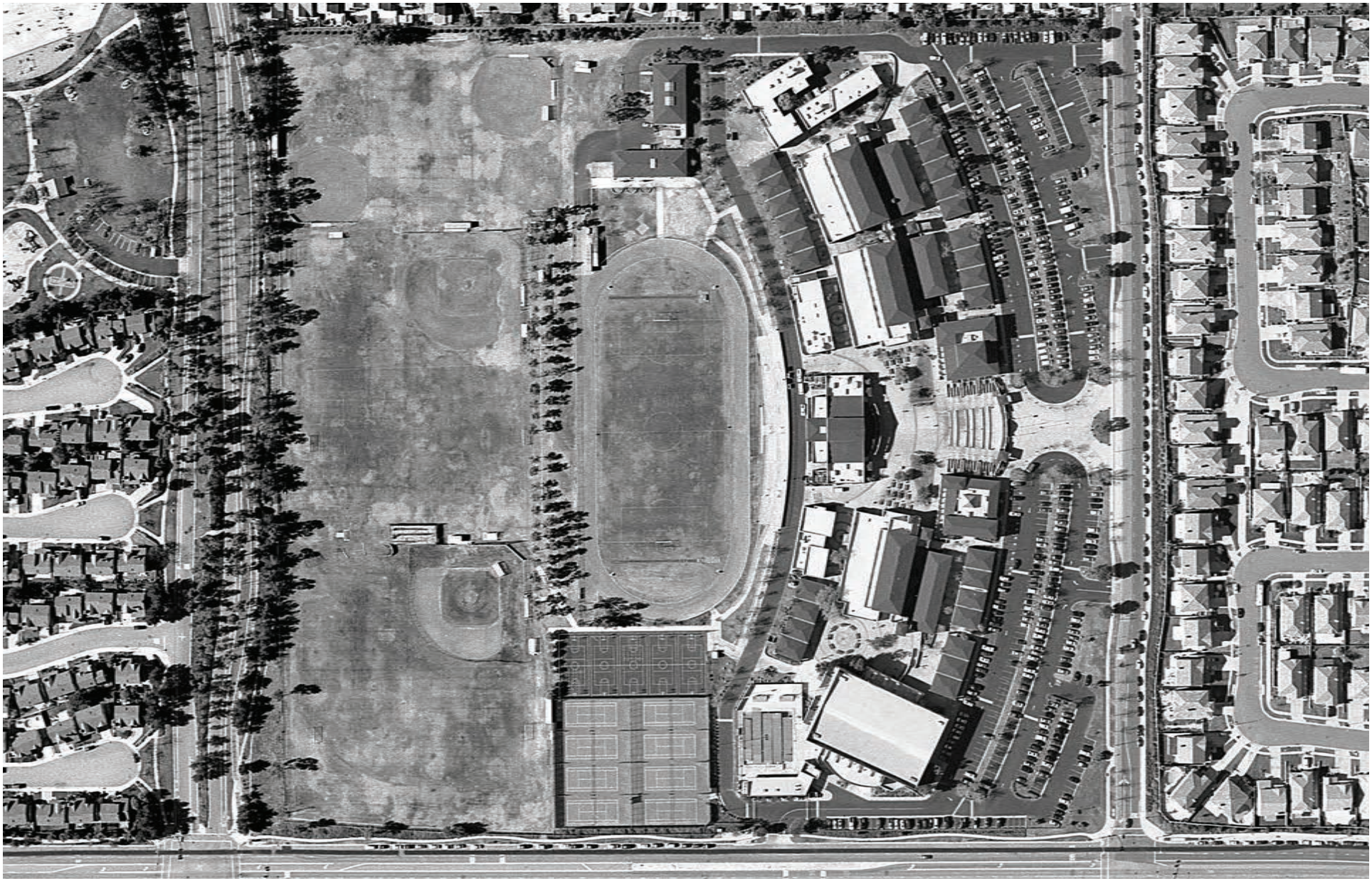
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 39,581,850**
New Additions			**$ 39,581,850**	
Athletic Field Complex			$ 10,000,000	
Tennis Courts / Parking Structure	57,600	$ 150	$ 8,640,000	
New Auditorium Building	18,500	$ 500	$ 9,250,000	
Inclement Weather Shelter	4,000	$ 100	$ 400,000	
Renovated Swimming Pool			$ 2,500,000	
Existing Playfield Improvements			$ 500,000	
Construction Contingency		10.0%	$ 3,129,000	
Construction Supervision/Phasing/Fees		15.0%	$ 5,162,850	
Soft Project Costs				**$ 5,658,141**
Architectural Fees	$ 39,581,850	5.0%	$ 1,979,093	
Engineering Fees	$ 39,581,850	3.0%	$ 1,187,456	
Pre-Construction / Legal / Planning / CEQA	$ 39,581,850	2.0%	$ 791,637	
InerimHousing (per classroom per year)	$ 12,000	0		
Topo Survey / Soils Report	$ 50,000	1	$ 50,000	
Construction Testing / Inspection	$ 39,581,850	2.0%	$ 791,637	
Plan Check (DSA)	$ 39,581,850	1.0%	$ 395,819	
Furniture/ Equipment	18,500	$ 25.00	$ 462,500	
SUBTOTAL COSTS				$ 45,239,991
Escalation	$ 45,239,991	9%		$ 4,071,599
Contingency	$ 49,311,590	5%		$ 2,465,579
TOTAL PROJECT COSTS				**$ 51,777,169**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**237,000**	**474,000**
Building A (Trade Shops / Labs)	11,100	22,200
Building B/C (Classrooms)	7,400	14,800
Building D (Library)	14,000	28,000
Building E/F (Classrooms)	12,700	25,400
Building G/H (Classrooms / Science)	49,500	99,000
Building K/L (Classrooms / Food Service)	10,700	21,400
Building M (Multi-purpose)	13,300	26,600
Building N(Administration)	13,500	27,000
Building P/Q (Classrooms)	6,500	13,000
Building R (Classrooms)	7,800	15,600
Building S (Physical Education)	47,800	95,600
Building T (Classrooms)	25,500	51,000
Building U/V (Music / Classrooms)	8,200	16,400
Building W/Y (Grounds / Storage)	9,000	18,000
Site Utilities: Electrical		
Green / Sustainability		
Site Hardscape Replacement	237,000	
Playfield Refurbishment	435,600	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal /Planning / CEQA		
Interim Housing (per classroom per year)	20	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	237,000	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 61,782,796	
Contingency	$ 76,610,667	
TOTAL PROJECT COSTS		

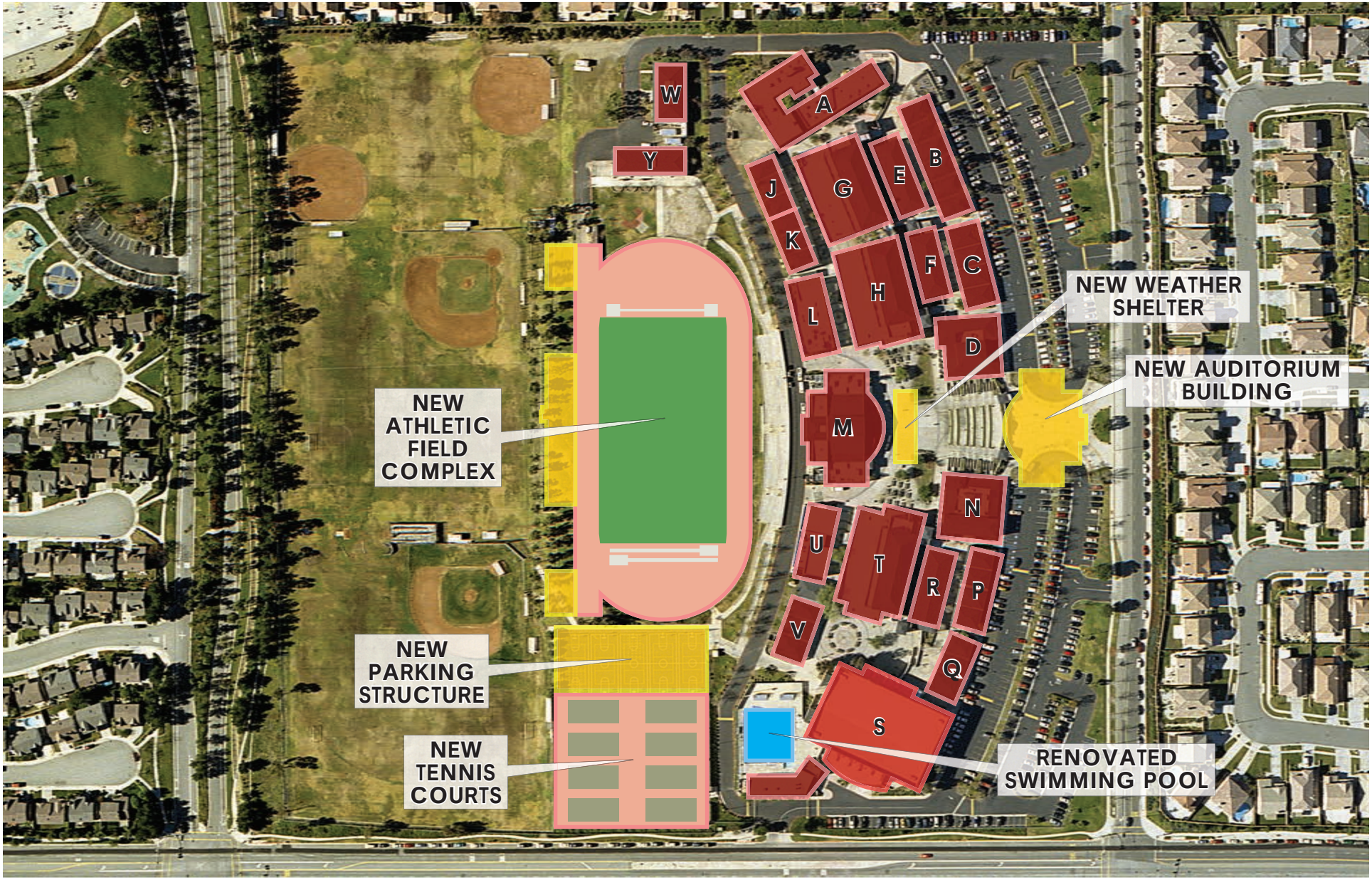
ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			$ 48,024,276
474,000	**1,422,000**	**1,659,000**	**1,135,200**	**2,370,000**	**711,000**	**1,168,300**	**3,555,000**	**7,189,600**	**711,000**	**3,555,000**	**1,896,000**	**4,029,000**	**2,237,000**	**$ 135.49**	**$ 48,024,276**	
22,200	66,600	77,700	66,600	111,000	33,300	77,700	166,500	421,800	33,300	166,500	88,800	188,700	111,000	$ 147.00	$ 1,631,700	
14,800	44,400	51,800	44,400	74,000	22,200	51,800	111,000	281,200	22,200	111,000	59,200	125,800	74,000	$ 147.00	$ 1,087,800	
28,000	84,000	98,000	84,000	140,000	42,000	98,000	210,000	532,000	42,000	210,000	112,000	238,000	140,000	$ 147.00	$ 2,058,000	
25,400	76,200	88,900	76,200	127,000	38,100	88,900	190,500	482,600	38,100	190,500	101,600	215,900	127,000	$ 147.00	$ 1,866,900	
99,000	297,000	346,500	297,000	495,000	148,500	346,500	742,500	1,881,000	148,500	742,500	396,000	841,500	495,000	$ 147.00	$ 7,276,500	
21,400	64,200	74,900	64,200	107,000	32,100	74,900	160,500	406,600	32,100	160,500	85,600	181,900	107,000	$ 147.00	$ 1,572,900	
26,600	79,800	93,100	79,800	133,000	39,900		199,500	505,400	39,900	199,500	106,400	226,100		$ 130.00	$ 1,729,000	
27,000	81,000	94,500	81,000	135,000	40,500	94,500	202,500	513,000	40,500	202,500	108,000	229,500	135,000	$ 147.00	$ 1,984,500	
13,000	39,000	45,500	39,000	65,000	19,500	45,500	97,500	247,000	19,500	97,500	52,000	110,500	65,000	$ 147.00	$ 955,500	
15,600	46,800	54,600	46,800	78,000	23,400	54,600	117,000	296,400	23,400	117,000	62,400	132,600	78,000	$ 147.00	$ 1,146,600	
95,600	286,800	334,600		478,000	143,400		717,000		143,400	717,000	382,400	812,600	478,000	$ 96.00	$ 4,588,800	
51,000	153,000	178,500	153,000	255,000	76,500	178,500	382,500	969,000	76,500	382,500	204,000	433,500	255,000	$ 147.00	$ 3,748,500	
16,400	49,200	57,400	49,200	82,000	24,600	57,400	123,000	311,600	24,600	123,000	65,600	139,400	82,000	$ 147.00	$ 1,205,400	
18,000	54,000	63,000	54,000	90,000	27,000		135,000	342,000	27,000	135,000	72,000	153,000	90,000	$ 140.00	$ 1,260,000	
															$ 1,000,000	
															$ 1,000,000	
														$ 8.00	$ 1,896,000	
														$ 3.00	$ 1,306,800	
														10.0%	$ 3,731,490	
														17.0%	$ 6,977,886	
Years																$ 13,758,520
														6.0%	$ 2,881,457	
														4.0%	$ 1,920,971	
														2.0%	$ 960,486	
3														$ 12,000	$ 720,000	
														1	$ 150,000	
														1.5%	$ 720,364	
														1.0%	$ 480,243	
														$ 25.00	$ 5,925,000	
																$ 61,782,796
														24%		$ 14,827,871
														5%		$ 3,830,533
																$ 80,441,201



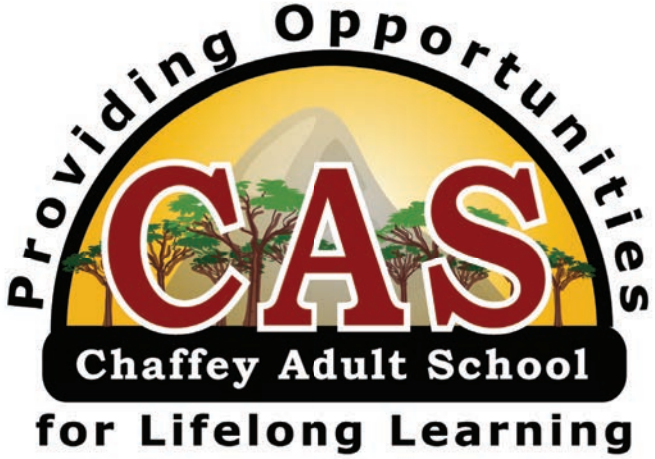
Existing Campus

Renovation Intensity Low High

New Construction

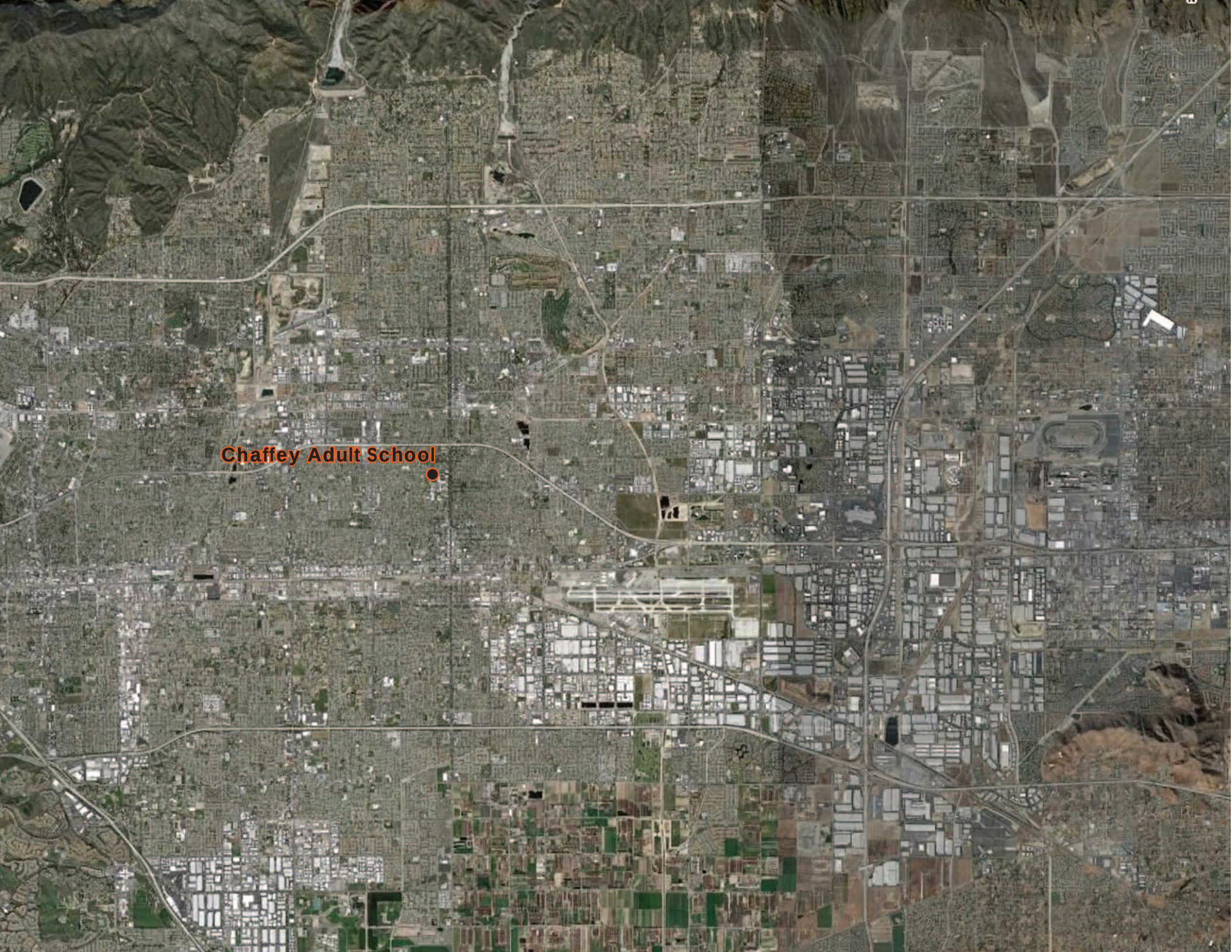


Proposed Campus Master Plan


Providing Opportunities
CAS
Chaffey Adult School
for Lifelong Learning


CHAFFEY ADULT SCHOOL

CHAFFEY ADULT SCHOOL 5TH STREET CAMPUS


Chaffey Adult School

CHAFFEY ADULT SCHOOL

557 West Fifth Street, Ontario, CA 91762-1997

Administrator: Todd Haag

Enrollment: n/a

Mascot: None

Colors: None

Site Area: 4 acres

Campus Description:

Chaffey Adult School was first opened at the current location in 2010. The campus was constructed in a number of phases and consists of 4 permanent structures, all one story tall. The site has a number of portable classrooms which were placed in 1992 and later, and are grouped along the east side of the campus core.

The site itself is relatively level with a gentle slope from the buildings on the north down to the playfields on the south. The total fall across the campus is less than 10 feet. The campus fronts one street. Fifth Street on the north provides access to the front of the school including the staff and student parking lots. A single family residential neighborhood borders the western edge of the site. The Chaffey High School campus lays to the east and south.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that the Chaffey Adult School will see an expanded parking lot on the southern portion of the campus. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 253,000**
New Additions			**$ 253,000**	
Expanded Parking Lot	20,000	$ 10	$ 200,000	
Consstruction Contingency		10.0%	$ 20,000	
Construction Supervision/Phasing/Fees		15.0%	$ 33,000	
Soft Project Costs				**$ 567,950**
Architectural Fees	$ 253,000	6.0%	$ 15,180	
Engineering Fees	$ 253,000	4.0%	$ 10,120	
Pre-Construction / Legal / Planning / CEQA	$ 253,000	2.0%	$ 5,060	
Interim Housing (per classroom per year)	$ 12,000	0		
Topo Survey / Soils Report	$ 30,000	1	$ 30,000	
Construction Testing / Inspection	$ 253,000	2.0%	$ 5,060	
Plan Check (DSA)	$ 253,000	1.0%	$ 2,530	
Furniture/ Equipment	20,000	$ 25.00	$ 500,000	
SUBTOTAL COSTS				$ 820,950
Escalation	$ 820,950	39%		$ 320,171
Contingency	$ 1,141,121	5%		$ 57,056
TOTAL PROJECT COSTS				**$ 1,198,177**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation	**18,640**	**37,280**
Building A (Classrooms)	3,500	7,000
Building B (Classrooms)	3,600	7,200
Building C (Administration)	3,840	7,680
Building D (MPR/Classrooms)	7,700	15,400
Green / Sustainability		
Site Hardscape Replacement	18,640	
Playfield Refurbishment	87,120	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Leagal /Planning / CEQA		
Interim Housing (per classroom per year)	6	
Topo / Soils Report / Hazmat / ADA Survey	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	18,640	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 5,500,435	
Contingency	$ 7,645,605	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 4,312,171**
37,280	**111,840**	**130,480**	**111,840**	**186,400**	**55,920**	**130,480**	**279,600**	**708,320**	**55,920**	**279,600**	**149,120**	**316,880**	**186,400**	**$ 231.34**	**$ 4,312,171**	
7,000	21,000	24,500	21,000	35,000	10,500	24,500	52,500	133,000	10,500	52,500	28,000	59,500	35,000	$ 147.00	$ 514,500	
7,200	21,600	25,200	21,600	36,000	10,800	25,200	54,000	136,800	10,800	54,000	28,800	61,200	36,000	$ 147.00	$ 529,200	
7,680	23,040	26,880	23,040	38,400	11,520	26,880	57,600	145,920	11,520	57,600	30,720	65,280	38,400	$ 147.00	$ 564,480	
15,400	46,200	53,900	46,200	77,000	23,100	53,900	115,500	292,600	23,100	115,500	61,600	130,900	77,000	$ 147.00	$ 1,131,900	
															$ 200,000	
														$ 8.00	$ 149,120	
														$ 3.00	$ 261,360	
														10.0%	$ 335,056	
														17.0%	$ 626,555	
Years																**$ 1,188,265**
														6.0%	$ 258,730	
														4.0%	$ 172,487	
														2.0%	$ 86,243	
$ 1														$ 12,000	$ 72,000	
														1	$ 25,000	
														1.5%	$ 64,683	
														1.0%	$ 43,122	
														$ 25.00	$ 466,000	
																$ 5,500,435
														39%		$ 2,145,170
														5%		$ 382,280
																$ 8,027,886

Existing Campus

CHAFFEY ADULT SCHOOL

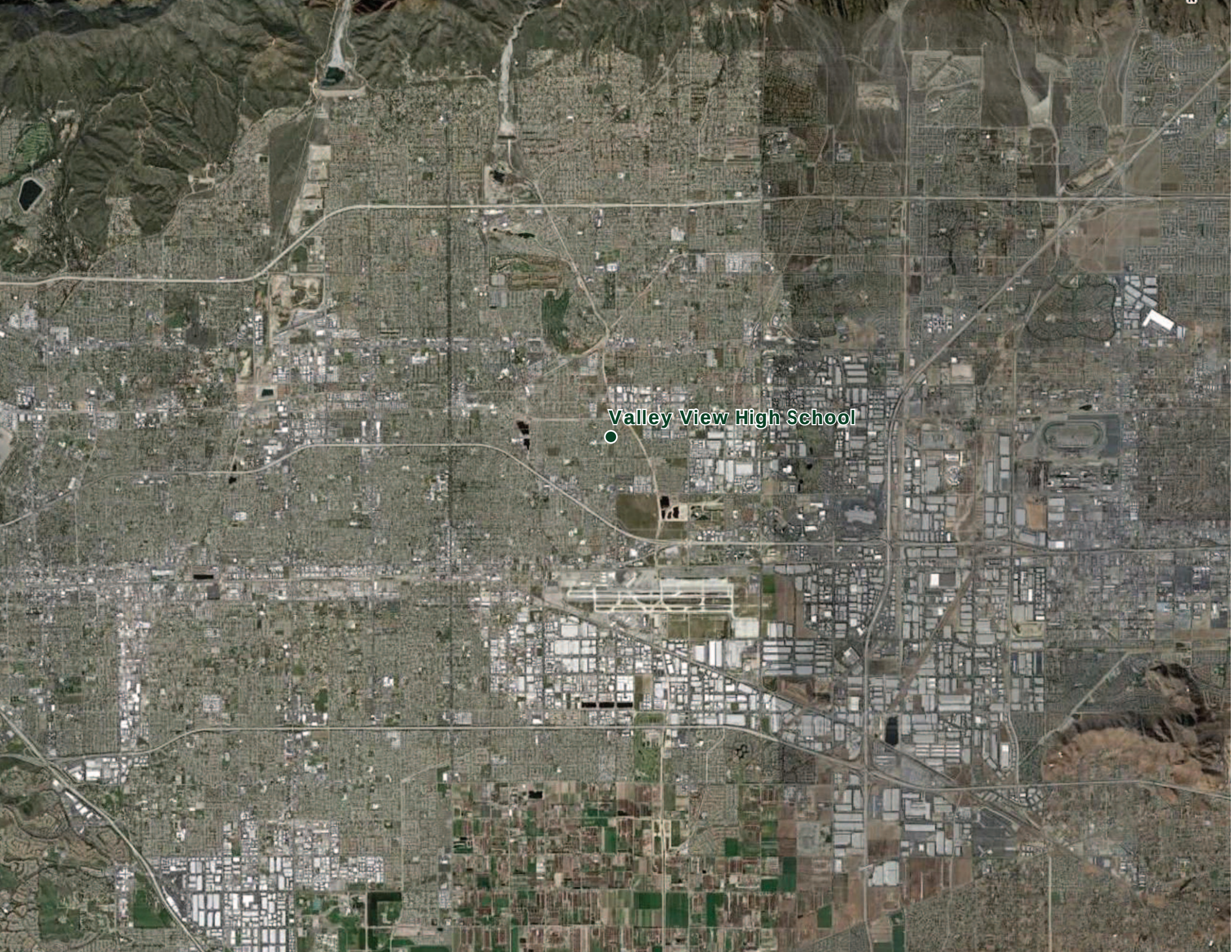
Renovation Intensity Low High

New Construction

Proposed Campus Master Plan


Valley View
High School
ALL VISITORS
MUST CHECK IN
AT FRONT OFFICE

VALLEY VIEW HIGH SCHOOL
6TH STREET CAMPUS


Valley View High School

VALLEY VIEW HIGH SCHOOL

1801 East Sixth Street, Ontario, CA 91764-1599

Principal: Bart Goldstein

Enrollment: 1,108 students

Mascot: Vikings

Colors: Green, Gold and White

Site Area: 10 acres

Campus Description:

Valley View High School was first opened in 1973. The campus was constructed in a number of phases and consists of 4 permanent structures, all one story tall. The site has a number of portable classrooms which were placed in 1992 and later, and are grouped along the east side of the campus core.

In 2003 the original campus structure was modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old. Therefore the main campus will not become eligible again until 2028.

The site itself is relatively level with a gentle slope from playfields on the north down to the Sixth Street frontage on the south. The total fall across the campus is less than 10 feet. The campus fronts one street. Sixth Street on the south provides access to the front of the school including the staff and student parking lots. A single family residential neighborhood borders the western edge of the site. An undeveloped parcel lays to the east and a number of specialty service public educational facilities adjoin the campus to the north.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Valley View High School will see the addition of a new permanent classroom wing to replace existing portable classrooms and a new inclement weather shelter. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

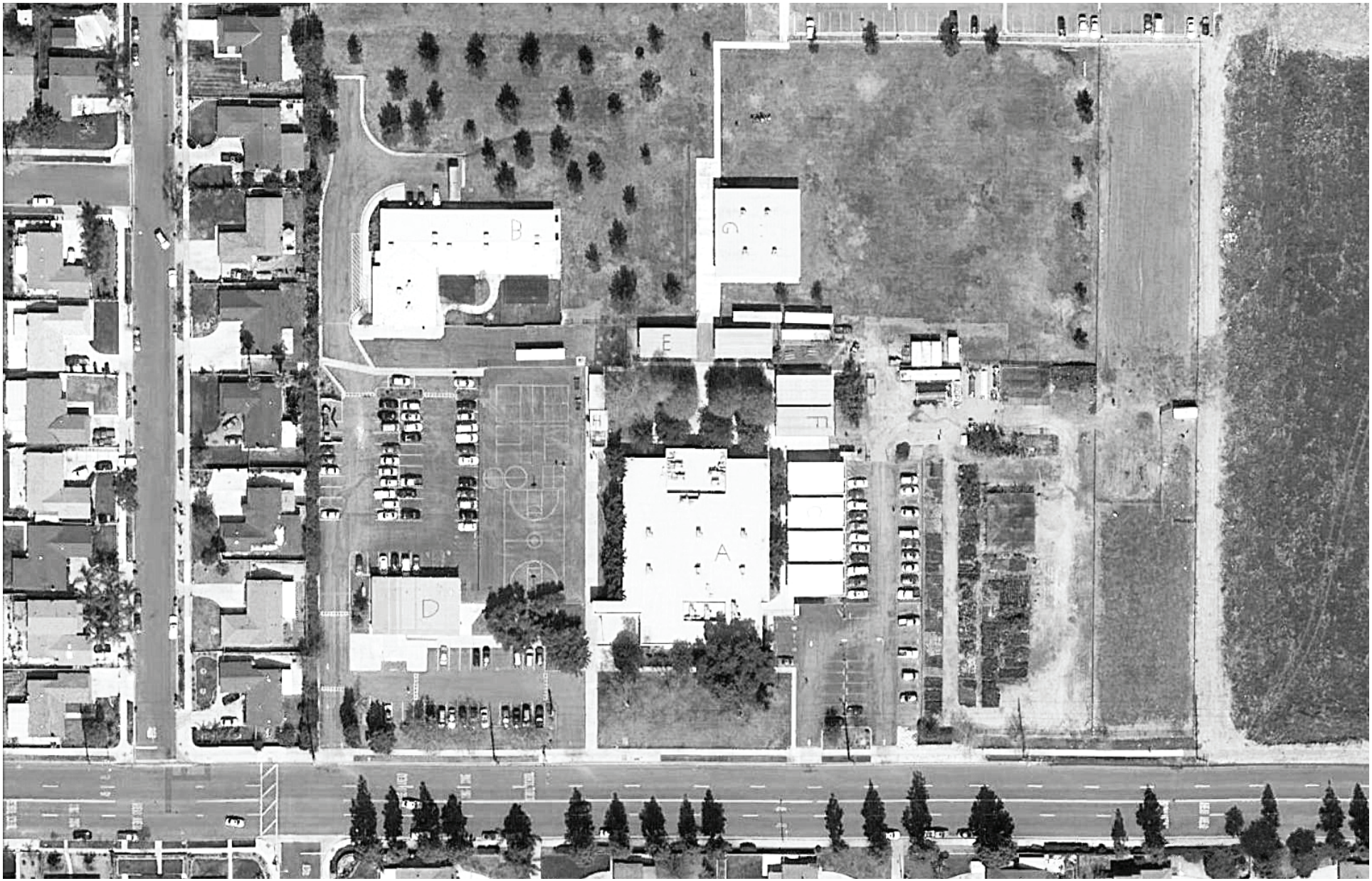
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 3,415,500**
New Additions (VVHS)	**10,000**		**$ 3,415,500**	
New Classroom/Support Addition (replace port's)	10,000	$ 250	$ 2,500,000	
Inclement Weather Shelter	2,000	$ 100	$ 200,000	
Construction Contingency		10.0%	$ 270,000	
Construction Supervision/Phasing/Fees		15.0%	$ 445,500	
Soft Project Costs				**$ 724,015**
Architectural Fees	$ 3,415,500	5.0%	$ 170,775	
Engineering Fees	$ 3,415,500	3.0%	$ 102,465	
Pre-Construction / Legal / Planning / CEQA	$ 3,415,500	2.0%	$ 68,310	
Interim Housing (per classroom per year)	$ 12,000	0		
Topo Survey / Soils Report	$ 30,000	1	$ 30,000	
Construction Testing / Inspection	$ 3,415,500	2.0%	$ 68,310	
Plan Check (DSA)	$ 3,415,500	1.0%	$ 34,155	
Furniture/ Equipment	10,000	$ 25.00	$ 250,000	
SUBTOTAL COSTS				$ 4,139,515
Escalation	$ 4,139,515	39%		$ 1,614,411
Contingency	$ 5,753,926	5%		$ 287,696
TOTAL PROJECT COSTS				**$ 6,041,622**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Building Renovation:	**26,000**	**52,000**
Building A (Admin / MPR / Classrooms)	18,000	36,000
Building B (Infant Care)	5,000	10,000
Building C (portables)		
Building D (County Classrooms)		
Building E/F (portables)		
Building G (MPR)	3,000	6,000
Green / Sustainability		
Site Hardscape Replacement	26,000	
Playfield Refurbishment	87,120	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Leagl / Planning / CEQA		
Interim Housing (per classroom per year)	6	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	26,000	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 5,758,729	
Contingency	$ 8,004,634	
TOTAL PROJECT COSTS		

ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 2.00	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 4,377,056**
52,000	**-**	**126,000**	**156,000**	**-**	**78,000**	**182,000**	**-**	**988,000**	**78,000**	**-**	**208,000**	**442,000**	**260,000**	**$ 160.35**	**$ 4,169,056**	
36,000		126,000	108,000		54,000	126,000		684,000	54,000		144,000	306,000	180,000	$ 101.00	$ 1,818,000	
10,000			30,000		15,000	35,000		190,000	15,000		40,000	85,000	50,000	$ 94.00	$ 470,000	
6,000			18,000		9,000	21,000		114,000	9,000		24,000	51,000	30,000	$ 94.00	$ 282,000	
															$ 200,000	
														$ 8.00	$ 208,000	
														$ 3.00	$ 261,360	
														10.0%	$ 323,936	
														17.0%	$ 605,760	
Years																**$ 1,381,673**
														6.0%	$ 262,623	
														4.0%	$ 175,082	
														2.0%	$ 87,541	
1														$ 12,000	$ 72,000	
														1	$ 25,000	
														1.5%	$ 65,656	
														1.0%	$ 43,771	
														$ 25.00	$ 650,000	
																$ 5,758,729
														39%		$ 2,245,904
														5%		$ 400,232
																$ 8,404,866



Existing Campus

Renovation Intensity Low High

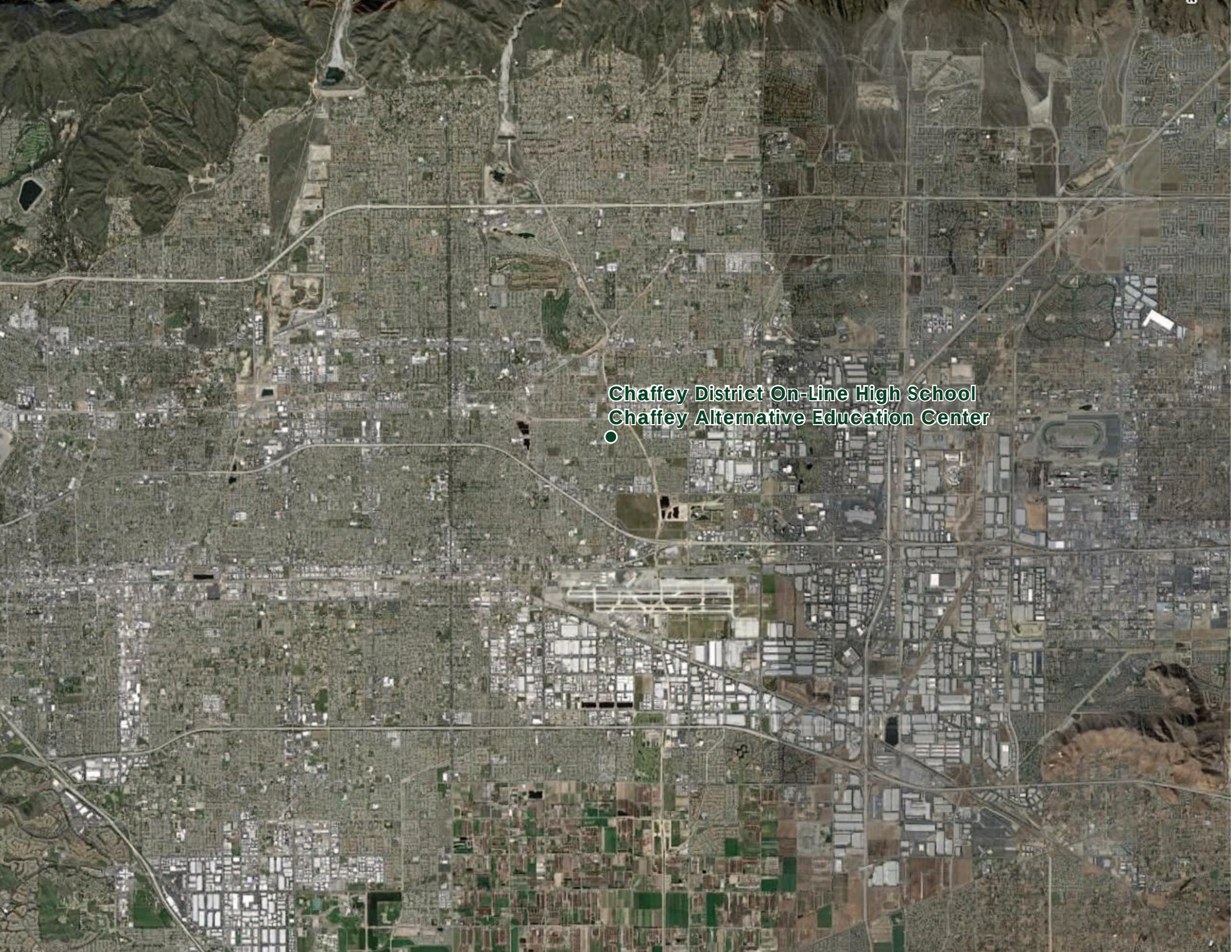
New Construction

Proposed Campus Master Plan


1802 ALTERNATIVE STUDIES
CHAFFEY COMMUNITY
DAY SCHOOL

CHAFFEY DISTRICT ON-LINE HIGH SCHOOL

CHAFFEY ALTERNATIVE EDUCATION CENTER
7TH STREET CAMPUS


Chaffey District On-Line High School
Chaffey Alternative Education Center

CHAFFEY DISTRICT ON-LINE HIGH SCHOOL and CHAFFEY ALTERNATIVE EDUCATION CENTER

1802 East Seventh Street, Ontario, CA 91764

Administrator: Tom Mitchell, Principal, CDOLHS
Holly McDonagh, Director, AEC

Enrollment: n/a

Mascot: None

Colors: None

Site Area: 3.5 acres

Campus Description:

The Chaffey District On-Line High School was opened in 2012. The Alternative Education Center was first opened in 2001. The campus was constructed in a single phase and consists of four modular, one story tall structures. The site has no portable classrooms at this time.

The original campus structure has never been modernized through the State School Building Program. That program requires permanent buildings to be 25 years old and portable facilities to be 20 years old.

The site itself is relatively level with a gentle slope from the Seventh Street frontage on the north down to the playfields on the south. The total fall across the campus is less than 10 feet. The campus fronts one public street. Seventh Street on the north provides access to the front of the school including the staff and student parking lots. The Chaffey Community Day School borders the western edge of the campus and Valley View Continuation High School campus adjoins the campus on the south. An undeveloped parcel is adjacent to the campus on the east.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates the CDOLHS and Alternative Education Center will see a small classroom wing addition and a new inclement weather shelter. The Master Plan also includes existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

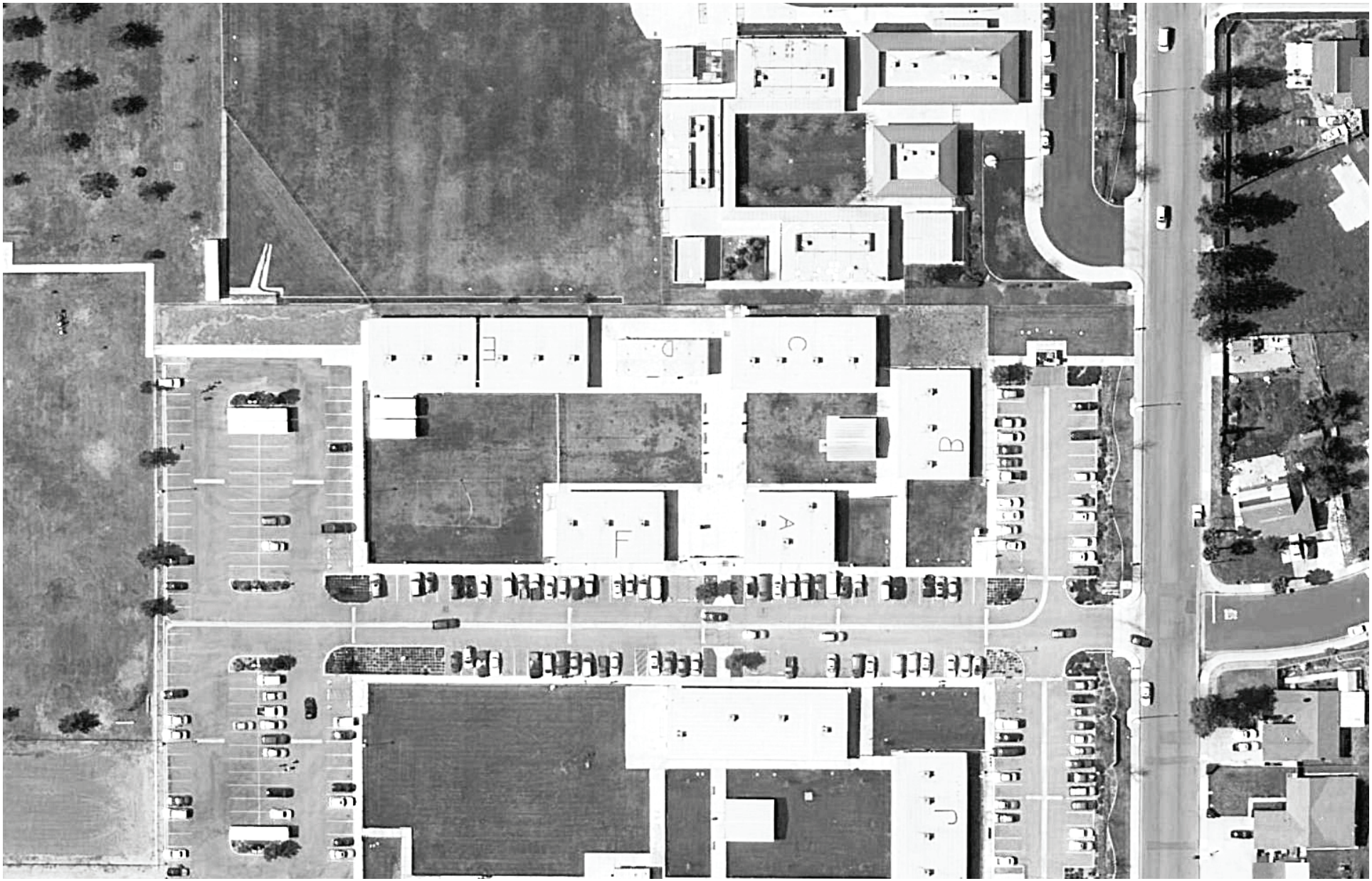
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				**$ 2,150,500**
New Additions	**6,000**		**$ 2,150,500**	
New Classroom / Support Addition	6,000	$ 250	$ 1,500,000	
Inclement Weather Shelter	2,000	$ 100	$ 200,000	
Construction Contingency		10.0%	$ 170,000	
Construction Supervision/Phasing/Fees		15.0%	$ 280,500	
Soft Project Costs				**$ 469,565**
Architectural Fees	$ 2,150,500	5.0%	$ 107,525	
Engineering Fees	$ 2,150,500	3.0%	$ 64,515	
Pre-Construction / Legal /Planning / CEQA	$ 2,150,500	2.0%	$ 43,010	
Interim Housing (per classroom per year)	$ 12,000	0	$ -	
Topo Survey / Soils Report	$ 30,000	1	$ 30,000	
Construction Testing / Inspection	$ 2,150,500	2.0%	$ 43,010	
Plan Check (DSA)	$ 2,150,500	1.0%	$ 21,505	
Printing	100	$ 100	$ 10,000	
Furniture/ Equipment	6,000	$ 25.00	$ 150,000	
SUBTOTAL COSTS				$ 2,620,065
Escalation	$ 2,620,065	39%		$ 1,021,825
Contingency	$ 3,641,890	5%		$ 182,095
TOTAL PROJECT COSTS				**$ 3,823,985**

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Bldg Renovation:	**19,200**	**38,400**
Building A (Administration)	2,400	4,800
Building B (Classrooms)	2,880	5,760
Building C (Classrooms)	3,840	7,680
Building D (Restroom)	1,440	2,880
Building E (Classrooms)	5,760	11,520
Buidling F (Food Service / Classrooms)	2,880	5,760
Green / Sustainability		
Site Hardscape Replacement	19,200	
Playfield Refurbishment	87,120	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees		
Engineering Fees		
Pre-Construction / Legal / Planning		
Interim Housing (per classroom per year)	6	
Topo / Soils Report / Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection		
Plan Check (DSA)		
Furniture/ Equipment	19,200	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 2,798,858	
Contingency	$ 3,890,412	
TOTAL PROJECT COSTS		

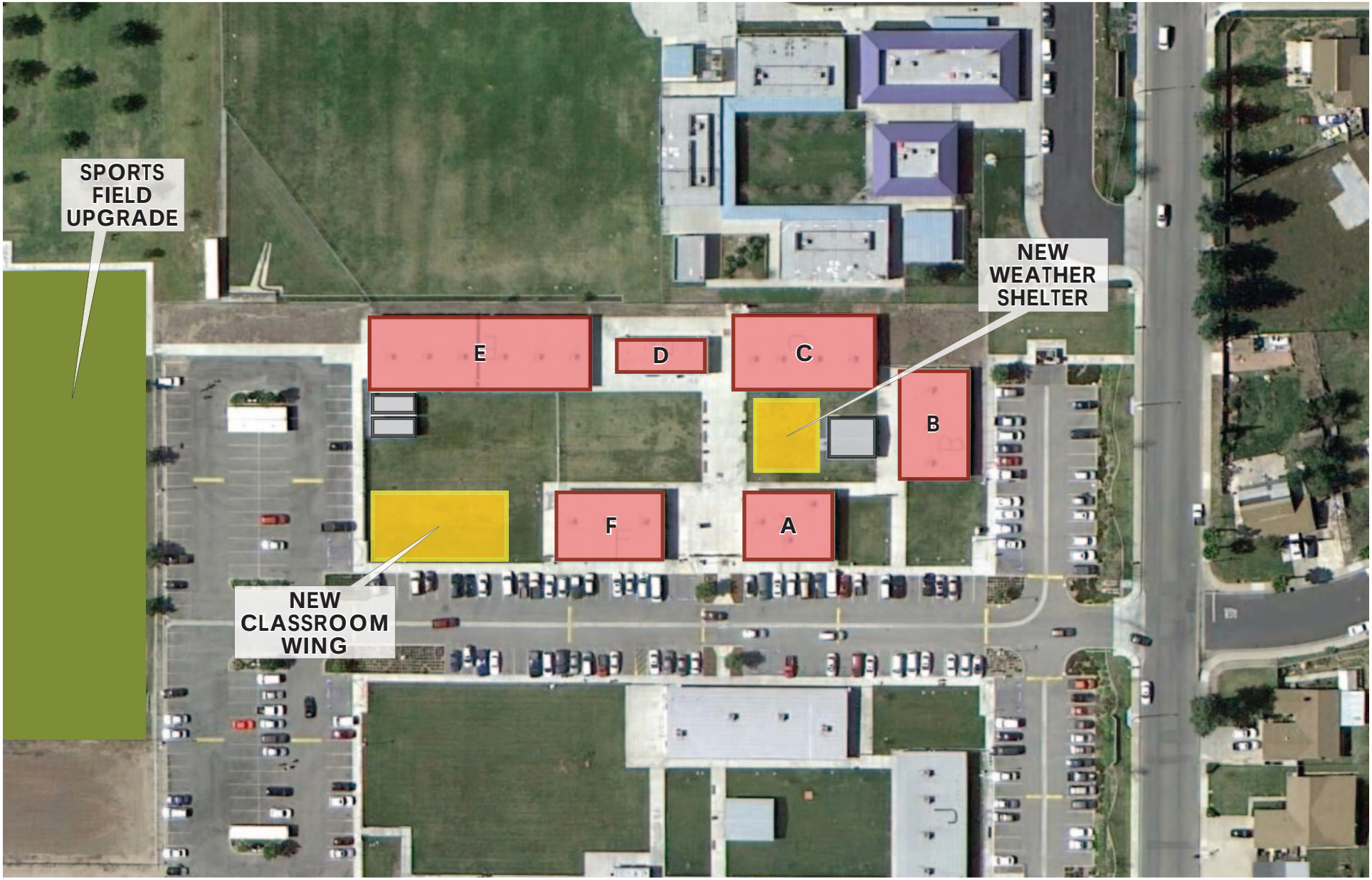
ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 0.50	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 1,940,487**
9,600	**115,200**	**-**	**-**	**-**	**57,600**	**134,400**	**-**	**-**	**57,600**	**-**	**-**	**326,400**	**192,000**	**$ 101.07**	**$ 1,940,487**	
1,200	14,400				7,200	16,800			7,200			40,800	24,000	$ 46.50	$ 111,600	
1,440	17,280				8,640	20,160			8,640			48,960	28,800	$ 46.50	$ 133,920	
1,920	23,040				11,520	26,880			11,520			65,280	38,400	$ 46.50	$ 178,560	
720	8,640				4,320	10,080			4,320			24,480	14,400	$ 46.50	$ 66,960	
2,880	34,560				17,280	40,320			17,280			97,920	57,600	$ 46.50	$ 267,840	
1,440	17,280				8,640	20,160			8,640			48,960	28,800	$ 46.50	$ 133,920	
															$ 200,000	
														$ 8.00	$ 153,600	
														$ 3.00	$ 261,360	
														10.0%	$ 150,776	
														17.0%	$ 281,951	
Years																**$ 858,371**
														6.0%	$ 116,429	
														4.0%	$ 77,619	
														2.0%	$ 38,810	
1														$ 12,000	$ 72,000	
														1	$ 25,000	
														1.5%	$ 29,107	
														1.0%	$ 19,405	
														$ 25.00	$ 480,000	
																$ 2,798,858
														39%		$ 1,091,555
														5%		$ 194,521
																$ 4,084,933



Existing Campus

Renovation Intensity — Low — High

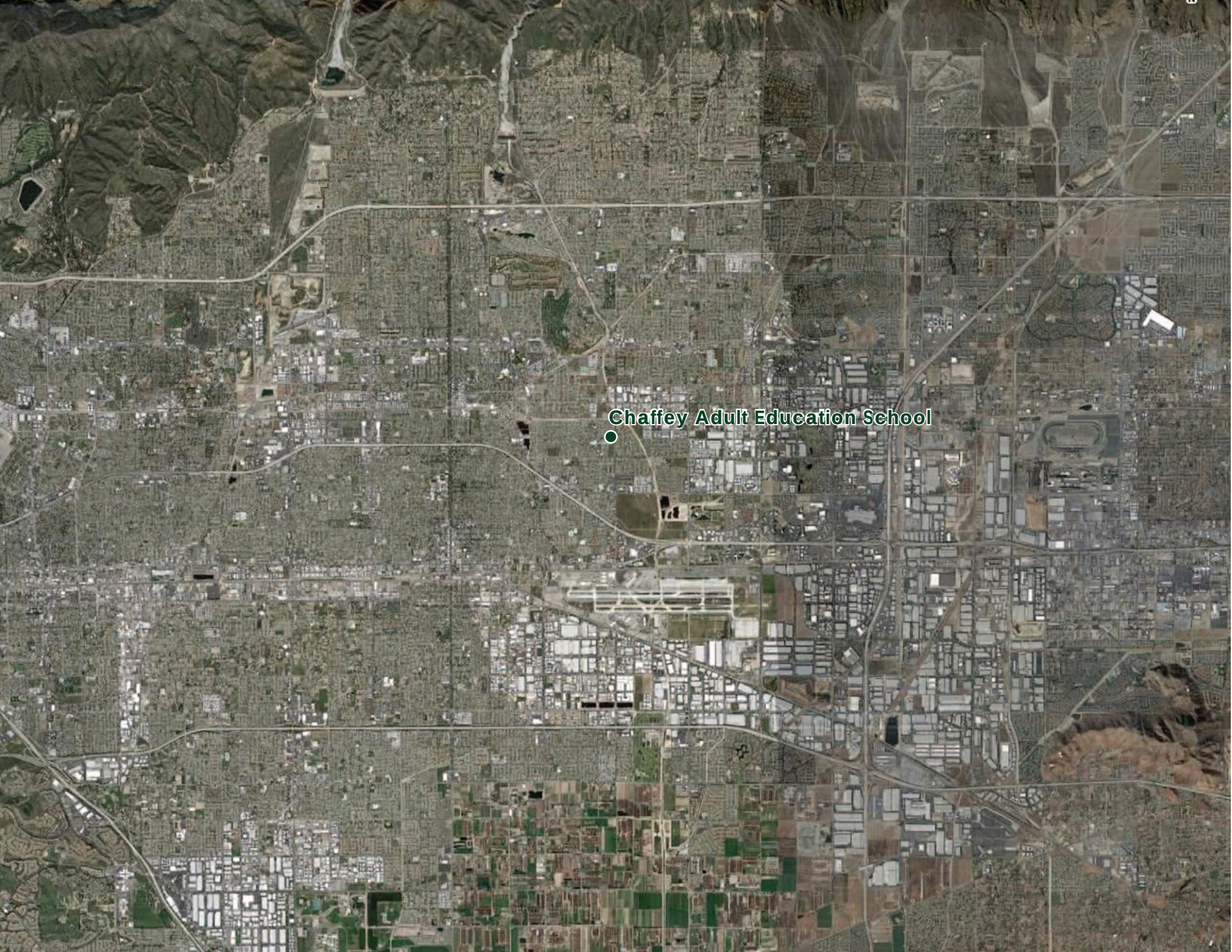
New Construction



Proposed Campus Master Plan


1802
CHAFFEY
ADULT SCHOOL

CHAFFEY ADULT EDUCATION SCHOOL
7TH STREET CAMPUS


Chaffey Adult Education School

CHAFFEY ADULT EDUCATION SCHOOL

1802 East Seventh Street, Ontario, CA 91764

Administrator: Todd Haag

Enrollment: n/a

Mascot: None

Colors: Green and White

Site Area: 3.5 acres

Campus Description:

The Chaffey Adult Education School first opened in 2001. The campus was constructed in a single phase and consists of six modular, one story tall structures. The site has no portable classrooms at this time.

The site itself is relatively level with a gentle slope from the Seventh Street frontage on the north down to the playfields on the south. The total fall across the campus is less than 10 feet. The campus fronts one public street. Seventh Street on the north provides access to the front of the school including the staff and student parking lots. The Dorothy Gibson High School operated by the County Superintendent of Schools borders the western edge of the site and Valley View Continuation High School campus adjoins the campus on the south. The Districts Alternative Studies campus is adjacent to the campus on the east.

Anticipated New Additions/Renovations

This District-Wide Facilities Master Plan anticipates that Chaffey Community Day School will see existing facility upgrades to Technology, HVAC, Roofing and other systems along with limited ADA improvements.

New Additions

PROJECT COSTS

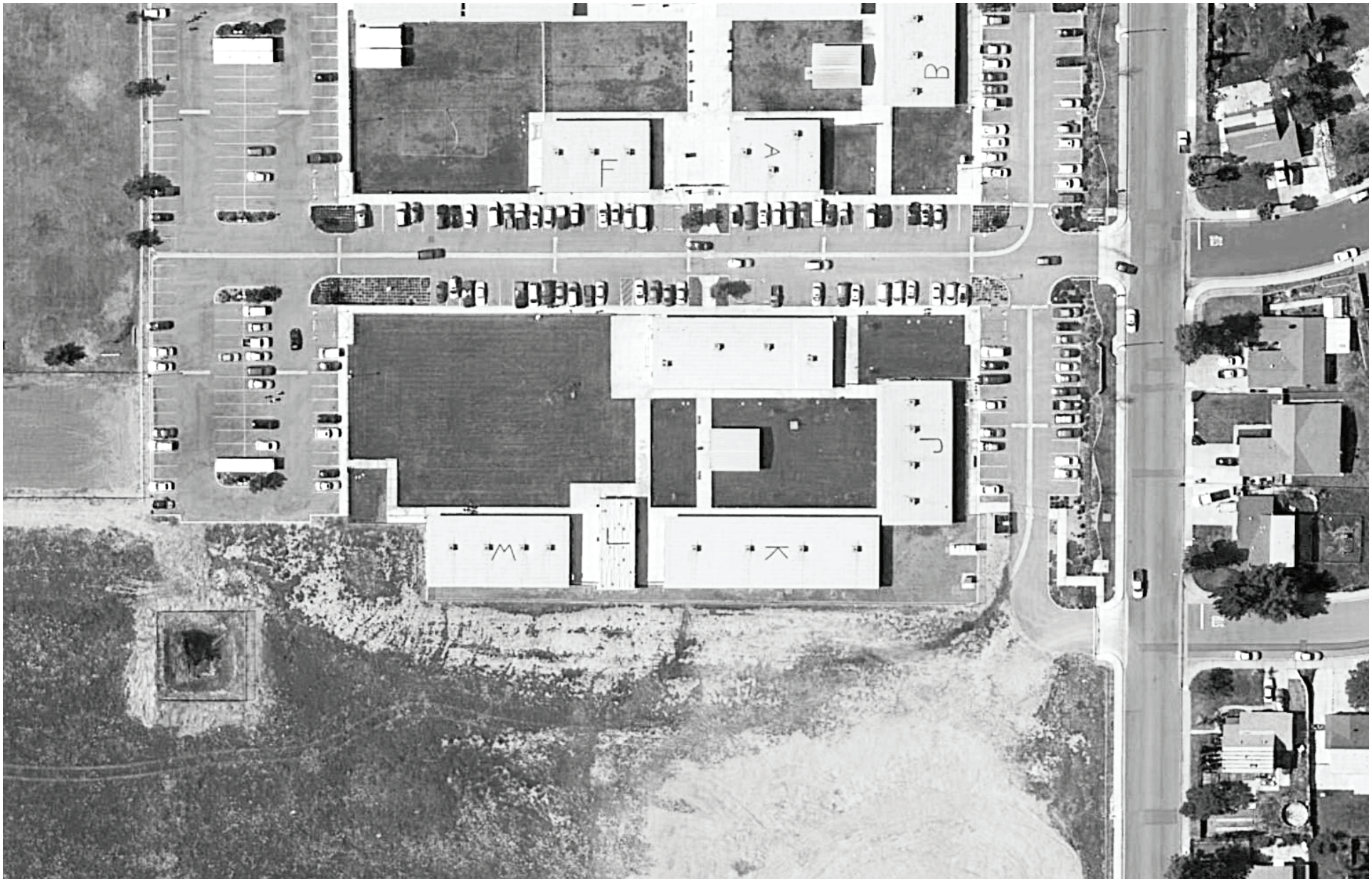
Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs				$ -
New Additions	-		$ -	
Construction Contingency		10.0%	$ -	
Construction Supervision/Phasing/Fees		15.0%	$ -	
Soft Project Costs				$ -
Architectural Fees	$ -	5.0%	$ -	
Engineering Fees	$ -	3.0%	$ -	
Pre-Construction / Legal /Planning	$ -	2.0%	$ -	
Interim Housing (per classroom per year)	$ 12,000	0	$ -	
Topo Survey / Soils Report	$ 30,000	0	$ -	
Construction Testing / Inspection	$ -	2.0%	$ -	
Plan Check (DSA)	$ -	1.0%	$ -	
Furniture/ Equipment	-	$ 25.00	$ -	
SUBTOTAL COSTS				$ -
Escalation	$ -	39%		$ -
Contingency	$ -	5%		$ -
TOTAL PROJECT COSTS				$ -

Renovation

PROJECT COSTS

Items / Description:	sf	Maint
Hard Construction Costs		$ 2.00
Existing Bldg Renovation:	**19,680**	**39,360**
Building I (Administration)	4,800	9,600
Building J (Classrooms)	3,840	7,680
Building K (Classrooms)	5,760	11,520
Building L (Restroom)	1,440	2,880
Building M (Classrooms)	3,840	7,680
Green / Sustainability		
Site Hardscape Replacement	19,680	
Playfield Refurbishment	87,120	
Construction Contingency		
Construction Supervision / Fees		
Soft Project Costs		
Architectural Fees	$ 2,131,595	
Engineering Fees	$ 2,131,595	
Pre-Construction / Legal / Planning	$ 2,131,595	
Interim Housing (per classrom per year)	6	
Topo / Soils Report/ Hazmat / ADA Surveys	$ -	
Construction Testing / Inspection	$ 2,131,595	
Plan Check (DSA)	$ 2,131,595	
Furniture/ Equipment	19,680	
SUBTOTAL COSTS		
Escalation / Project Phasing	$ 3,029,676	
Contingency	$ 4,211,250	
TOTAL PROJECT COSTS		

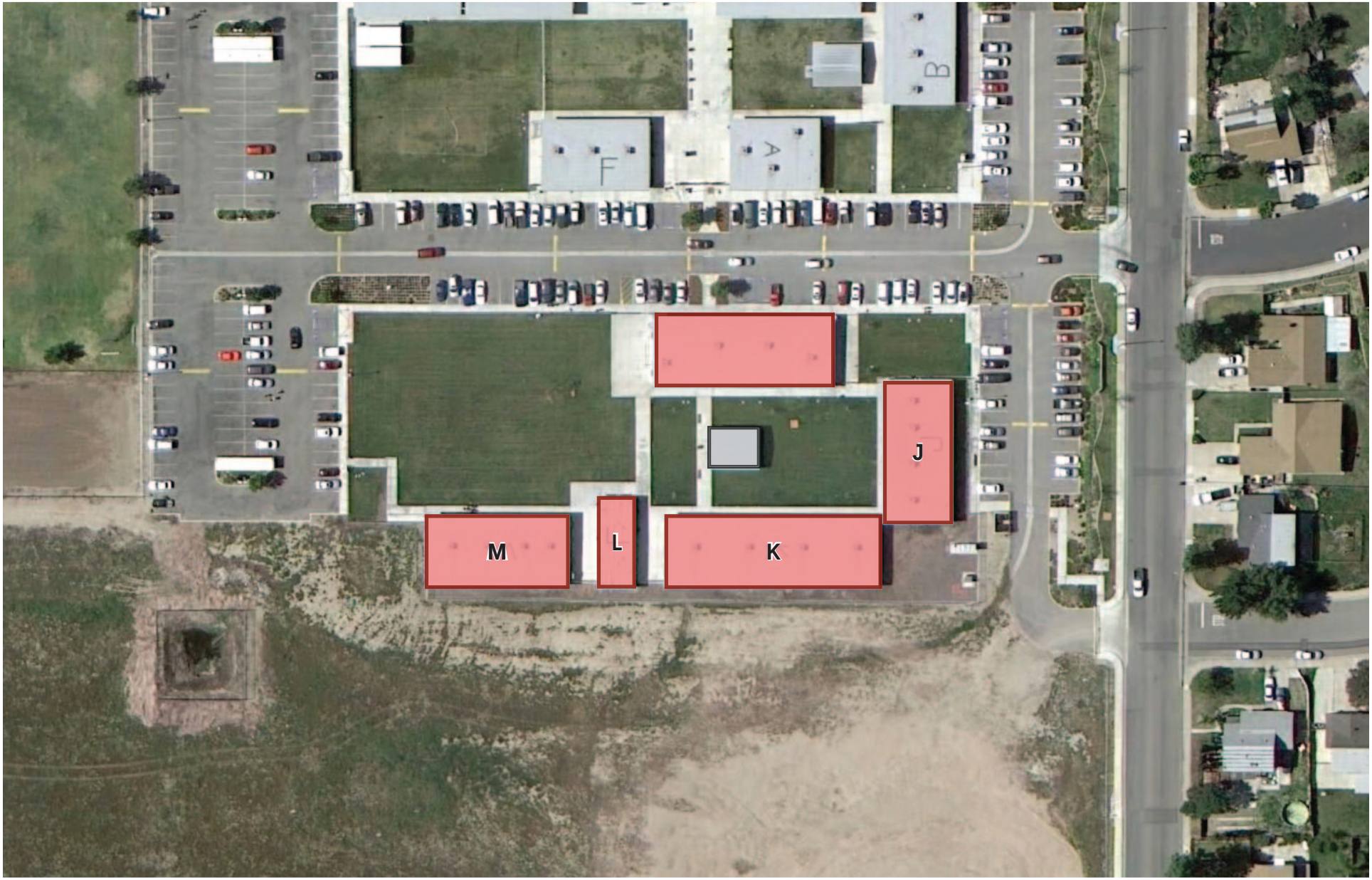
ADA	Flooring	Wall Fnshs	Ceiling	Cabinetry	Doors	Windows	Plumbing	HVAC	Fire Alarm	Power	Lighting	Techn	Roofing	$/sf	Cost	Total Cost
$ 0.50	$ 6.00	$ 7.00	$ 6.00	$ 10.00	$ 3.00	$ 7.00	$ 15.00	$ 38.00	$ 3.00	$ 15.00	$ 8.00	$ 17.00	$ 10.00			**$ 2,131,595**
9,840	**118,080**	**-**	**-**	**-**	**59,040**	**137,760**	**-**	**-**	**59,040**	**-**	**-**	**334,560**	**196,800**	**$ 100.31**	**$ 1,974,155**	
2,400	28,800				14,400	33,600			14,400			81,600	48,000	$ 46.50	$ 223,200	
1,920	23,040				11,520	26,880			11,520			65,280	38,400	$ 46.50	$ 178,560	
2,880	34,560				17,280	40,320			17,280			97,920	57,600	$ 46.50	$ 267,840	
720	8,640				4,320	10,080			4,320			24,480	14,400	$ 46.50	$ 66,960	
1,920	23,040				11,520	26,880			11,520			65,280	38,400	$ 46.50	$ 178,560	
															$ 200,000	
														$ 8.00	$ 157,440	
														$ 3.00	$ 261,360	
														10.0%	$ 153,392	
														17.0%	$ 286,843	
Years																**$ 898,081**
														6.0%	$ 127,896	
														4.0%	$ 85,264	
														2.0%	$ 42,632	
1														$ 12,000	$ 72,000	
														1	$ 25,000	
														1.5%	$ 31,974	
														1.0%	$ 21,316	
														$ 25.00	$ 492,000	
																$ 3,029,676
														39%		$ 1,181,574
														5%		$ 210,563
																$ 4,421,813



Existing Campus

Renovation Intensity Low High

New Construction



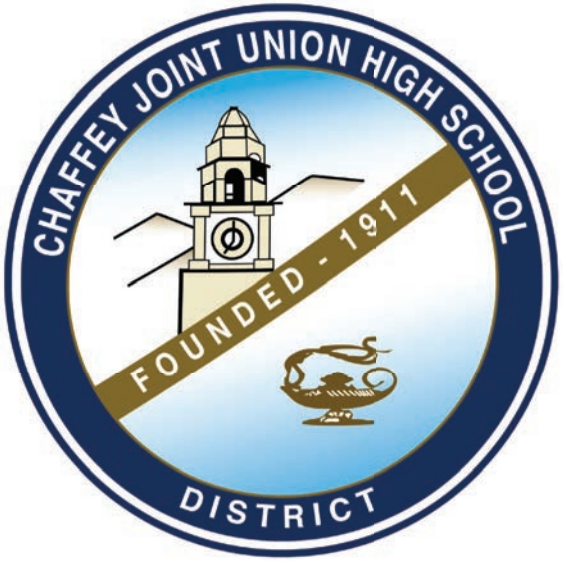
Proposed Campus Master Plan


Los Osos High School
Rancho Cucamonga High School
Alta Loma High School
Etiwanda High School
Chaffey District On-Line High School
Chaffey Alternative Education Center
Valley View High School
Chaffey Adult Education School
Chaffey Adult School
Chaffey High School
Montclair High School
Ontario High School
Colony High School

New Construction

PROJECT COSTS

Items / Description:	sf	$/sf	Cost	Total Cost
Hard Construction Costs	**200,000**	**$ 316.25**		**$ 63,250,000**
New Buildings	**200,000**		**$ 63,250,000**	
Classrooms (2,000 students)	150,000	$ 250	$ 37,500,000	
Administration / Support	50,000	$ 250	$ 12,500,000	
Construction Contigency		10.0%	$ 5,000,000	
Construction Supervision/Phasing/Fees		15.0%	$ 8,250,000	
Soft Project Costs				**$ 13,722,500**
Architectural Fees	$ 63,250,000	5.0%	$ 3,162,500	
Engineering Fees	$ 63,250,000	3.0%	$ 1,897,500	
Pre-Construction/ Legal / Planning / CEQA	$ 63,250,000	2.0%	$ 1,265,000	
Interim Housing (per classroom per year)	$ 12,000	0.0%	$ -	
Topo Survey / Soils Report	$ 50,000	10	$ 500,000	
Construction Testing / Inspection	$ 63,250,000	2.0%	$ 1,265,000	
Plan Check (DSA)	$ 63,250,000	1.0%	$ 632,500	
Furniture/ Equipment	200,000	$ 25	$ 5,000,000	
SUBTOTAL COSTS				$ 76,972,500
Escalation	$ 76,972,500	39%		$ 30,019,275
Contingency	$ 106,991,775	5%		$ 5,349,589
TOTAL PROJECT COSTS				**$ 112,341,364**


CHAFFEY JOINT UNION HIGH SCHOOL
FOUNDED - 1911
DISTRICT

WLC

Architects, Inc.