

TWIN RIVERS UNIFIED SCHOOL DISTRICT



HIGHLANDS HIGH SCHOOL

6601 GUTHRIE WAY
NORTH HIGHLANDS, CALIFORNIA 95660



ORIGINAL BUILDING COMPLETED:	1958, 1959, 1970
BUILDING AREA:	146,567 SF
SITE ACREAGE:	60
BUILDING CAPACITY:	1843
CURRENT ENROLLMENT:	821
ENROLLMENT AS OF:	5/5/2015

TWIN RIVERS UNIFIED SCHOOL DISTRICT



HIGHLANDS HIGH SCHOOL



Aerial Image

TWIN RIVERS UNIFIED SCHOOL DISTRICT



HIGHLANDS HIGH SCHOOL

EXISTING SITE PLAN



HIGHLANDS HIGH SCHOOL

SCALE 1" = 150'



EXISTING CLASSROOM BLDG.

EXISTING MULTI-PURPOSE

EXISTING GYMNASIUM

EXISTING RELOCATABLES

EXISTING ADMIN / LIBRARY

THEATER

TWIN RIVERS UNIFIED SCHOOL DISTRICT

HIGHLANDS HIGH SCHOOL

EXISTING SITE PLAN



SCALE 1" = 100'

ABBREVIATIONS:

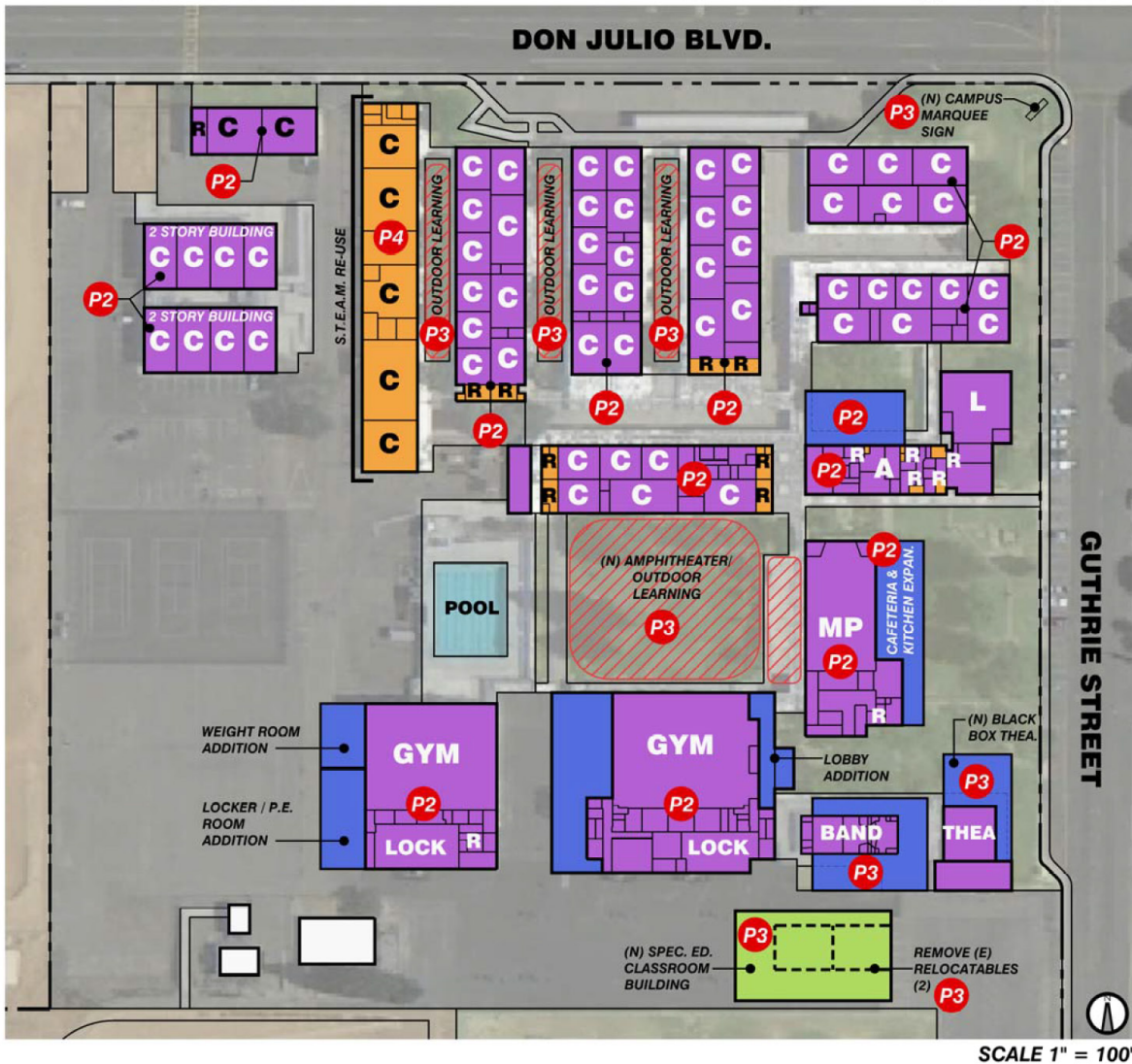
A	ADMINISTRATION
C	CLASSROOM
MP	MULTI-PURPOSE
L	LIBRARY
PC	PORTABLE CLASSROOM
PR	PORTABLE RESTROOM
R	RESTROOM

TWIN RIVERS UNIFIED SCHOOL DISTRICT

HIGHLANDS HIGH SCHOOL

PROPOSED SITE PLAN

YEAR BUILT: 1958
ENROLLMENT: 821
SQUARE FOOTAGE: (E) 160,817 (N) -----



SCOPE
EXISTING BLDG. - NO WORK
MINOR MODERNIZATION
MAJOR MODERNIZATION
BUILDING EXPANSION
NEW BUILDINGS

PRIORITY KEYNOTES		
P1	1-3 YEARS	\$ 3,505,294.59
P2	3-5 YEARS	\$ 65,419,333.21
P3	5-10 YEARS	\$ 19,966,868.75
P4	10+ YEARS	\$ 22,824,437.50
TOTAL COST		\$ 111,715,934.05

ABBREVIATIONS:

A	ADMINISTRATION
C	CLASSROOM
MP	MULTI-PURPOSE
L	LIBRARY
PC	PORTABLE CLASSROOM
PR	PORTABLE RESTROOM
R	RESTROOM

HIGHLANDS HIGH SCHOOL – SITE NARRATIVE

Priority 1 **\$3,505,294.59**

Safety and security improvements

- New signage and way finding graphics throughout campus
- New card reader access and door hardware at all community area exterior doors
- Re-Key all exterior doors to new district grand master
- New and replacement emergency egress lighting
- New PA / intercom / clock and bell system
- New and replacement security cameras
- Upgrade Fire Alarm System
- New intrusion alarm

Asset protection and other improvements

- Roof maintenance and repair per 2014 roof assessment report
- New HVAC at J-wing

Priority 2 **\$65,419,333.21**

Safety and security improvements

- New and replacement site, building and parking lot lighting
- New auto and bus drop-off/pick-up area with covered canopy.
- Administration and Library addition and remodel with secure sense of entry

Improvements that directly impact the classroom

- Classroom minor remodel (casework, finishes, mechanical, electrical and lighting, systems)
- New information technology system
- Minor remodel of F-wing (shop area)

Asset protection and other improvements

- New VCT and carpet flooring campus wide
- Replace freestanding canopies between buildings
- Expand parking lot to meet district standard or 500-750 spaces (visitor, staff and student)
- New drought tolerant landscaping with irrigation controls
- Exterior paint campus wide
- Major remodel of student restrooms
- Major remodel of staff restrooms

Proposed Improvements

- Cafeteria and Kitchen addition and minor remodel with improvements to outside eating area (equipment, electrical, finishes)
- Gymnasium expansion and minor remodel (finishes, mechanical, lighting systems). Front entry and public restroom addition and Weight room addition at main gym.
- Field house, concession and ticket booth addition and press box replacement at stadium.

Priority 3 **\$19,966,868.75**

Safety and security improvements

- New campus marquee
- New front ornamental site fencing with way-finding entry feature
- New card reader access and door hardware at all remaining exterior doors

Improvements that directly impact the classroom

- Replace existing portables with new (2) classroom building for special education learning center.
- Expand and/or reconfigure - VAPA Area
- Expand existing auditorium and construct new black box theatre
- New information technology system
- New outdoor amphitheater and learning spaces

Asset protection and other improvements

- Re-plaster pool
- New stadium seating
- Walk in Mats
- HVAC replacement based on exceeding life expectancy

Proposed Improvements

- Provide "super graphics" mural at MPR and gym
- New track and field

Priority 4 **\$22,824,437.50**

Safety and security improvements

- New perimeter site fencing around remaining site

Improvements that directly impact the classroom

- Construct S.T.E.A.M center within existing shop building
- Construct Commercial Culinary Arts Lab and Classroom

Asset protection and other improvements

- New baseball and softball fields
- Construct new student and staff restrooms

Highlands High School

FACILITY SUMMARY REPORT

Print Date: 5/9/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

Priority	Total Cost
Priority - MP	\$0.00
Priority - 1	\$3,505,294.59
Priority - 2	\$65,419,333.21
Priority - 2.1	\$0.00
Priority - 2.2	\$0.00
Priority - 3	\$19,966,868.75
Priority - 4	\$22,824,437.50
Priority - C	\$0.00
Priority - IP	\$0.00
Priority Totals	\$111,715,934.05

DISCIPLINE	Priority-MP	PRIORITY-1	PRIORITY-2	PRIORITY-3	PRIORITY-4	COST
Civil	\$0.00	\$0.00	\$1,160,950.00	\$819,218.75	\$53,500.00	\$2,033,668.75
Building Envelope	\$0.00	\$183,598.63	\$6,002,031.25	\$0.00	\$0.00	\$6,185,629.88
Architectural	\$0.00	\$356,109.38	\$47,130,156.25	\$15,706,262.50	\$16,250,625.00	\$79,443,153.13
Mechanical	\$0.00	\$60,187.50	\$1,690,867.50	\$714,225.00	\$0.00	\$2,465,280.00
Electrical	\$0.00	\$599,949.00	\$1,433,774.59	\$0.00	\$0.00	\$2,033,723.59
Plumbing	\$0.00	\$1,337.50	\$21,266.25	\$0.00	\$0.00	\$22,603.75
Technology	\$0.00	\$592,691.73	\$2,428,458.63	\$0.00	\$0.00	\$3,021,150.35
Fire & Life Safety	\$0.00	\$1,052,033.36	\$0.00	\$0.00	\$0.00	\$1,052,033.36
Security	\$0.00	\$592,512.50	\$1,337,500.00	\$312,975.00	\$0.00	\$2,242,987.50
Athletics/Activities	\$0.00	\$66,875.00	\$535,000.00	\$2,414,187.50	\$6,520,312.50	\$9,536,375.00
Nutrition Services	\$0.00	\$0.00	\$3,679,328.75	\$0.00	\$0.00	\$3,679,328.75
Priority Totals	\$0.00	\$3,505,294.59	\$65,419,333.21	\$19,966,868.75	\$22,824,437.50	\$111,715,934.05
Totals MP+P1						\$3,505,294.59
Totals MP+P1+P2						\$68,924,627.80
Totals MP+P1+P2+P3						\$88,891,496.55
Totals MP+P1+P2+P3+P4						\$111,715,934.05

Highlands High School**DISCIPLINE REPORT**

Print Date: 5/10/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
CIVIL						\$2,033,668.75
	C52	Replace existing freestanding canopies between buildings.	2	FRP	CNPY	\$160,500.00
	C53	Provide irrigation system at baseball and softball fields.	2	FRP	IRR	\$100,312.50
	C54	Provide new drought tolerant landscaping and irrigation with controls - (Allowance).	2	FRP	IRR	\$401,250.00
	C55	Provide additional parking per District standards (visitors, student and staff).	2	FRP	SPN	\$160,500.00
	C56	courtyard between cafeteria and theater and J buildings floods during rain - provide adequate area drainage.	2	FR	SD	\$66,875.00
	C57	Site floods in various locations	2	FRP	SD	\$66,875.00
	C58	Flooding down middle of campus (between D, C and N Wing) and in front of raised square between C wing and Admin office, and in front of the library.	2	PQ	SD	\$133,750.00
	C59	Provide security fence at baseball and softball fields.	2	FRP	SF	\$13,375.00
	C60	Repair concrete canopy walks outside room E-11 (approx. 10'x25').	2	FRP	SPM	\$4,012.50
	C61	Update/replace cracking concrete sidewalks.	2	PQ	SPM	\$53,500.00
	C62	Provide new campus marquee appropriately located near front of campus.	3	FRP	SGN	\$107,000.00
	C63	Provide additional parking spaces near stadium.	3	FRP	SPN	\$80,250.00
	C64	Provide after hours parking in close proximity to baseball and softball fields.	3	FRP	SPN	\$80,250.00
	C65	Add or modify existing outdoor amphitheater to serve as an outdoor learning space. Provide adequate shade and seating area for entire student body and provide multiple outdoor learning spaces. Each space to accommodate 80 students (assuming two classes o	3	FRP	REN	\$401,250.00
	C66	Provide ornamental fencing at front of campus for access control and way-finding.	3	FRP	SF	\$150,468.75
	C67	Provide fencing around remaining campus for access control.	4	FRP	SF	\$53,500.00
BUILDING ENVELOPE						\$6,185,629.88
	B48	Provide miscellaneous roof maintenance and repair as proposed by 2014 Roof Assessment Report.	1	FRP	RFM	\$183,598.63
	B49	Provide miscellaneous canopy soffit repair through-out campus at various locations.	2	FRP	ESOF	\$33,437.50
	B50	Replace existing roof per District Standard.	2	FRP	RFR	\$3,210,000.00
	B51	Replace old inefficient exterior windows with new aluminum frame and insulated glass throughout all classroom buildings "C", "D", upper "E", lower "E", "F", "G", "H" and "J" - reconfigure location per District Standard.	2	FRP	WDW	\$2,758,593.75
ARCHITECTURAL						\$79,443,153.13
	A1	Replace bleacher seat tops in main gym.	1	FRP	BLC	\$53,500.00
	A2	Provide new room graphics and way-finding signage per ADA requirements.	1	FRP	GRP	\$35,109.38
	A3	Hardware - Provide new lockset and re-key entire facility per new District "Grand Master" keying system.	1	FRP	HDW	\$267,500.00
	A4	Construct new weight room addition near gym (current weight room in space not originally designed for that purpose and not located in close proximity to athletic areas and could be better utilized by other programs).	2	FRP	ADD	\$749,000.00
	A5	Construct new wrestling room in close proximity to gym.	2	FRP	ADD	\$1,872,500.00
	A6	Expand and/or reconfigure - Admin. Renovate and expand existing administration/clinic area District standards. Provide sense of entry and properly sized lobby/reception area. Include exterior window replacement with new aluminum frames (insulated glazin	2	FRP	ADD	\$3,477,500.00
	A7	Renovate and expand the library learning center per District Standards (include casework, circulation desk, storage, etc.)	2	FRP	ADD	\$4,815,000.00

Highlands High School**DISCIPLINE REPORT**

Print Date: 5/10/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A8	Expand and reconfigure – Auxiliary Gym and Girls Locker Room: Gym - provide new finishes, replace old window wall insulated glazing, refinish wood floor, new bleachers, sound system, scoreboard, motorized backboards, wall padding, etc. Renovate existing	2	FRP	ADD	\$5,350,000.00
	A9	Expand and Renovate Cafeteria: Expand to accommodate current enrollment to include improvements to outside eating area. Include all new finishes (flooring, paint, hard-surface wall treatment, ceiling, etc.), acoustical wall treatment, etc.	2	FRP	ADD	\$6,018,750.00
	A10	Provide new field house, concession and ticket booth facilities at stadium to ensure parity with other high schools.	2	FRP	ADD	\$7,021,875.00
	A11	Expand and reconfigure – Main Gym and Boys Locker Room: Gym - provide new finishes, replace old window wall insulated glazing, refinish wood floor, new bleachers, sound system, scoreboard, motorized backboards, wall padding, etc. Renovate existing locke	2	FRP	ADD	\$9,362,500.00
	A12	Casework - Remove and replace educational/classroom casework throughout all classroom buildings "C", "D", upper "E", lower "E", "G", "H" and "J".. NOTE: casework in poor condition, some areas still have original.	2	FRP	CWK	\$1,203,750.00
	A13	Ceiling - Remove and replace existing old ceiling with new acoustical lay-in ceiling tile and grid throughout all classroom buildings "C", "D", upper "E", lower "E", "G", "H" and "J".	2	FRP	CLG	\$501,562.50
	A14	Main Gym: Replace double doors between PE lockers and team room. Include removal of frame, additional framing required to properly support door.	2	FRP	DR	\$13,375.00
	A15	Floor - Install walk-in mat (VCT/carpet) at all classrooms. See diagram.	2	FRP	FLR	\$107,000.00
	A16	Floor - Remove and replace VCT and carpet throughout classrooms two story "S" building.	2	FRP	FLR	\$160,500.00
	A17	Floor - Remove and replace VCT and carpet throughout classrooms "C", "D", upper "E", lower "E", "G", "H" and "J".	2	FRP	FLR	\$601,875.00
	A18	Replace gym wood floor. NOTE: existing floor has been resurfaced for the last time.	2	FRP	FLR	\$568,437.50
	A19	Paint - interior previously painted surfaces at all classrooms "S".	2	FRP	PTG	\$26,750.00
	A20	Paint - interior previously painted surfaces at all classrooms "C", "D", upper "E", lower "E", "G", "H" and "J".	2	FRP	PTG	\$107,000.00
	A21	Renovate 2 portable classroom "SP - Special Education": Include new finishes (flooring, paint interior/exterior, etc.), repair/replacement of (roof, siding, hardware, HVAC, lighting, security, technology, etc.)	2	FRP	REN	\$40,125.00
	A22	Expand and/or renovate existing Home Ec/Culinary Arts Area:	2	FRP	REN	\$200,625.00
	A23	Renovate Men's and Women's Staff Restrooms - Building G: Include new finishes (flooring, hard wall-surfacing, ceiling, etc.), fixtures, partitions, etc. to ensure ADA accessibility.	2	FRP	REN	\$334,375.00
	A24	Renovate Boys and Girls (Confirm Staff or Student) Restrooms - Near Music Area: Include new finishes (flooring, hard wall-surfacing, ceiling, etc.), fixtures, partitions, etc. to ensure ADA accessibility.	2	FRP	REN	\$501,562.50
	A25	Renovate "M" Building:	2	FRP	REN	\$752,343.75
	A26	Renovate Boys and Girls Student Restrooms - (4 sets; building D, lower E, G and S): Include new finishes (flooring, hard wall-surfacing, ceiling, etc.), fixtures, partitions, etc. to ensure ADA accessibility.	2	FRP	REN	\$1,337,500.00
	A27	Renovate Shop Building "F": Include new finishes (flooring, painting, ceiling, etc.); F6-ROTC needs new casework, F5-Guitar Shop needs floor coating, F4-Art needs storage, casework and floor coating, F2-Ceramics needs kiln exhaust repair, F1 will be empty	2	FRP	REN	\$2,006,250.00
	A28	Construct new (2) classroom addition to replace all portable classrooms - (include integral special education learning center)	3	FRP	ADD	\$1,805,625.00

Highlands High School**DISCIPLINE REPORT**

Print Date: 5/10/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	A29	Expand and/or reconfigure - VAPA Area: renovate existing band and choir rooms (including new finishes, instrument storage, acoustical treatment, etc.). Expand to include new orchestra, practice rooms, dance, locker/restroom area, storage, per District S	3	PQ	ADD	\$6,687,500.00
	A30	Renovate and expand existing auditorium and construct new black box theater addition (include control room, dressing rooms, scene shop, storage, etc.).	3	PQ	ADD	\$6,687,500.00
	A31	Provide "super" graphics paint package (include wall murals at MPR and gym, floor logo in MPR)	3	FRP	GRP	\$100,312.50
	A32	Ceiling - Remove and replace existing old ceiling with new acoustical lay-in ceiling tile and grid in two story classroom building "S".	3	FRP	CLG	\$133,750.00
	A33	"S" Building: replace second floor balcony/walkway coating.	3	FRP	FLR	\$90,950.00
	A34	Paint - exterior buildings previously painted surfaces campus wide.	3	FRP	PTG	\$200,625.00
	A35	Provide additional Boys and Girls Student and Staff Restrooms - throughout campus to provide better proximity for students and staff.	4	PQ	ADD	\$702,187.50
	A36	Construct Visual Arts Center (include art, ceramics, gallery space, etc.)	4	FRP	ADD	\$3,510,937.50
	A37	Construct New S.T.E.A.M Center - renovate existing F-wing building per District Standards.	4	FRP	ADD	\$5,015,625.00
	A38	Construct Special Education Learning Center (include classrooms, office, restroom/shower, etc.)	4	FRP	ADD	\$7,021,875.00
MECHANICAL						\$2,465,280.00
	M83	Existing 2-pipe hydronic system doesn't have any controls for system changeover except for manual valves. Provide controls for changeover.	1	FRP	HVAC	\$20,062.50
	M84	Provide HVAC for Little Theatre. Original hydronic unit ventilators are broken and abandoned in place.	1	FRP	HVAC	\$40,125.00
	M85	Repair leaking cold water make-up assembly in boiler room and replace equipment corroded by leak.	2	FRP	HVAC	\$133.75
	M86	Remove kitchen wall mounted circulation fan.	2	FRP	HVAC	\$401.25
	M87	Replace damaged gymnasium return air grilles.	2	FRP	HVAC	\$535.00
	M88	Replace broken clinic restroom exhaust fan.	2	FRP	HVAC	\$668.75
	M89	Provide fly fan at kitchen exterior door.	2	FRP	HVAC	\$668.75
	M90	Replace chilled water expansion tank in chiller room installed in 1970.	2	FRP	HVAC	\$1,337.50
	M91	Replace shop classroom sidewall exhaust fans.	2	FRP	HVAC	\$2,675.00
	M92	Remove abandoned locker room unit ventilators.	2	FRP	HVAC	\$2,675.00
	M93	Replace diffusers at shop classrooms.	2	FRP	HVAC	\$3,210.00
	M94	Replace coaches office mini-split AC units at gymnasium.	2	FRP	HVAC	\$4,012.50
	M95	Replace corroded condenser water pump by cooling tower.	2	FRP	HVAC	\$6,687.50
	M96	Replace corroded piping in boiler room.	2	FRP	HVAC	\$13,375.00
	M97	Replace hot water pumps and chemical feed assembly in boiler room.	2	FRP	HVAC	\$20,062.50
	M98	Kitchen exhaust system is inadequate. Replace kitchen exhaust and make-up air systems.	2	FRP	HVAC	\$20,062.50
	M99	Replace corroded cooling tower installed in 1995.	2	FRP	HVAC	\$40,125.00
	M100	Replace old restroom exhaust fans.	2	FRP	HVAC	\$42,800.00
	M101	Replace water cooled chiller installed in 1995.	2	FRP	HVAC	\$200,625.00
	M102	Replace 4 Fulton Pulse boilers in boiler room installed in 1995.	2	FRP	HVAC	\$214,000.00
	M103	Repair damaged hydronic piping insulation and covers.	2	FRP	HVAC	\$267,500.00

Highlands High School**DISCIPLINE REPORT**

Print Date: 5/10/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	M104	Bldg's C, N, D, E and G buildings HVAC is a 2-pipe hydronic system allowing either heating or cooling, but not both. Replace hydronic system with standard rooftop gas heat and electric cooling to allow each classroom to be in either heating or cooling.	2	FRP	HVAC	\$835,937.50
	M105	Connect wide-belt sander to dust collection system located in guitar shop F5.	2	PQ	MECH	\$13,375.00
	M106	Remove abandoned controls compressor and related piping in boiler room.	3	FRP	HVAC	\$2,006.25
	M107	Provide supply air temperature sensors for all air handling systems for improved controls.	3	FRP	HVAC	\$20,062.50
	M108	Majority of school has Trane equipment installed in 2011. Replace units after expected 15 year lifespan.	3	FRP	HVAC	\$331,031.25
	M109	Campus has Johnson and Tridium controls. Replace Tridium with preferred Johnson controls for uniformity.	3	FRP	HVAC	\$361,125.00
ELECTRICAL						\$2,033,723.59
	E68	Kitchen: More power outlets and circuits are needed. Inadequate outlets that's badly needed for kitchen equipment and appliances. Equipment and appliances are located wherever staff find space with outlets in the kitchen, the Cafeteria or Multi-Purpose	1	FRP	ELE	\$8,560.00
	E69	Typical classrooms: More power outlets and circuits are needed. Inadequate outlets that's badly needed for computers and other teacher's equipment. Teachers using multiple plug strips, daisy chained, plugged into one wall receptacle which is in violatio	1	FRP	ELE	\$511,139.00
	E70	Replace existing exposed broken EMT conduits and associate fittings on roof in conjunction with roof maintence and repair.	1	FRP	RFM	\$80,250.00
	E71	Library and Computer Rooms: More power outlets and circuits are needed for computers and library equipment. Recommend adding new receptacle outlets and circuits.	2	FRP	ELE	\$22,871.25
	E72	Campus Adminstration area Computer and general use receptacles/outlets appear to be inadequate and no known deficiency only when the staff plugged in space heater and/or microwave oven resulting overloading the circuit and tripping circuit breaker in the	2	FRP	ELE	\$56,489.31
	E73	Campus has no existing building master lighting control system in place. All local manual switching with no occupancy sensors to auto shut off of lighting when room is not occupy, exception only in the Library room. No day light sensor in place. Recomm	2	FRP	LTG	\$13,375.00
	E74	Gymnasium locker rooms lighting fixtures and switching controls are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system. The new LED light fixtures plus the new control	2	FRP	LTG	\$34,848.56
	E75	Library Lighting: Replace the luminance ceiling lighting and control system with new eenergy efficient LED general and book stack lighting fixtures and lighting control system. The new LED light fixtures plus the new control system will reduce energy co	2	FRP	LTG	\$68,613.75
	E76	Multi-Purpose/cafeateria room's current lighting fixtures with local manual switching are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system. The new LED light fixtures	2	FRP	LTG	\$93,812.25
	E77	Gymnasium lighting fixtures with local manual circuit breaker switching at power panelboard are obsolete, exceeded their life expectancy. Recommend replacement with energy efficient LED lighting fixtures and lighting control system. The new LED light fi	2	FRP	LTG	\$314,814.06
	E78	All classrooms lighting fixtures are obsolete, exceeded their life expectancy and are manually switched. Recommend to replace with energy efficient LED lighting fixtures and lighting control system to comply with current Title 24 lighting compliance wit	2	FRP	LTG	\$828,950.40

Highlands High School**DISCIPLINE REPORT**

Print Date: 5/10/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
PLUMBING						\$22,603.75
	P112	There is no seismic shut-off at gas meter - provide seismic valve.	1	FR	PLB	\$1,337.50
	P113	there is an open gas line at a 2" closed valve body flange - cap open end gas valve/ pipe.	2	FRP	PLB	\$0.00
	P114	mechanical room @ custodial office by G building - severely rusted leaking pipes are causing puddling and corrosion in mechanical room - replace rusted pipes.	2	FRP	PLB	\$0.00
	P115	water and gas piping in water heater closet serving kitchen is corroded - replace corroded pipes.	2	FRP	PLB	\$0.00
	P116	circulation pump serving kitchen water heater is old and rusted - replace	2	FRP	PLB	\$0.00
	P117	gas pipe serving rooftop HVAC units are rusted at various locations - replace rusted gas pipe.	2	FRP	PLB	\$0.00
	P118	sewer odor emanating from abandoned restrooms @ boys locker room caused by un-primed floor drain traps. Doors to restrooms are bolted closed and cannot be maintained by manually filling the traps with water.	2	FRP	PLB	\$0.00
	P119	drywells are too small serving condensate from ground mounted HVAC units. Drywells backup frequently and is causing corrosion, mold and algae growth - increase size of drywell or discharge condensate to approved receptacle.	2	FRP	PLB	\$0.00
	P120	UV-15A indoor east' HVAC unit in closet @ MP: condensate drain is broken and separated at base of unit.	2	FRP	PLB	\$0.00
	P121	floor drain grate in kitchen is clogged - clean drain grates. Also drain is small provide larger floor drain.	2	FR	PLB	\$401.25
	P122	replace can wash faucet @ MP building + include vacume breaker.	2	FR	PLB	\$401.25
	P123	there is a small water leak from drain recepticle catching water discharge from a backflow device serving makeup water lines located above hydronic pump equipment in mechanical room @ custodial office by G building. Leak is causing puddling and severe cor	2	FRP	PLB	\$401.25
	P124	Janitor sinks throughout campus are old - replace.	2	FRP	PLB	\$3,343.75
	P125	much of the medium pressure gas piping in the gas meter yard is rusted - replace rusted pipes.	2	FR	PLB	\$6,687.50
	P126	Kitchen water heater: replace + seismically secure, provide expansion tank, drain pan, and discharge T&P to approved receptacle, replace circulation pump, corroded piping and provide gas pipe dirtleg before equipment connection.	2	FRP	PLB	\$10,031.25
TECHNOLOGY						\$3,021,150.35
	T133	Clock & Bell: Campus wide, recommend: Upgrade replacement clock and bell system.	1	FRP	CLK	\$200,625.00
	T134	PA/Intercom & Communication: Recommend: Upgrade replacement with new PA/Intercom & Communication system.	1	FRP	TECH	\$392,066.73
	T135	I.T. MDF & IDF: Provide dedicated locked "Data" room to include dedicated HVAC conditioned for I.T. server and equipment.	2	FRP	TECH	\$468,125.00
	T136	Information Technology (I.T.) systems: Provide infrastructure to include racks, cabinets, patch panels, conduit pathways, cables (fiber optic & Cat-5E), data device outlets and power as needed and determined by District's I.T. planned upgrade and/or repla	2	FRP	TECH	\$1,960,333.63
FIRE & LIFE SAFETY						\$1,052,033.36
	FL79	Recommend campus wide upgrade fire alarm to comply with DSA & NFPA 72. All strobes shall be synchronized to comply with DSA & NFPA 72 to address autistic students' negative reaction if the visual strobes are not synchronized.	1	PQ	FA	\$196,033.36

Highlands High School**DISCIPLINE REPORT**

Print Date: 5/10/2015

Proposed Work Items

All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
	FL80	No interior and/or exterior egress emergency lighting. Limited exit light signs. Exit signs are only in the gymnasiums and the multi-purpose rooms. Recommend adding new egress lighting fixtures with integrated emergency battery pack and adding new exit	1	PQ	LTG	\$53,500.00
	FL81	Provide emergency lighting system at the stadium - currently none exists.	1	PQ	SL	\$133,750.00
	FL82	Establish dedicated area for auto and bus drop-off/pick-up. Provide covered waiting area, seating and traffic control as required.	1	FRP	REN	\$668,750.00
SECURITY						\$2,242,987.50
	S127	Provide District wide standardized surveillance camera to 100% IP system. Campus wide, upgrade additional and replacement of the surveillance cameras system. Locations and placement must be comprehensively reviewed in design.	1	FRP	SCM	\$472,137.50
	S128	Provide card reader access portals at all public access doors @ Multi-Purpose, Gym, Teachers Workroom & Library	1	FRP	SCR	\$53,500.00
	S129	Intrusion Alarm. Campus wide upgrade replacement with new intrusion alarm system.	1	FRP	SIA	\$66,875.00
	S130	Limited exterior building and walkway lighting for egress, safety and security. All exterior lighting controls through one or multiple astronomic time clocks, no photocell. Recommend add new lighting fixtures and replacing all the lighting fixtures w	2	FRP	SL	\$334,375.00
	S131	Limited parking lot lighting for egress, safety and security. All exterior lighting control through one or multiple astronomic time clocks, no photocell. Recommend add new pole mounted efficient LED lighting fixtures to include motion sensors that will	2	FRP	SL	\$1,003,125.00
	S132	Provide card reader access portals at all remaining exterior doors (including classrooms).	3	FRP	SCR	\$312,975.00
ATHLETICS/ACTIVITIES						\$9,536,375.00
	SP39	Perform miscellaneous repairs at pool area.	1	FRP	REN	\$66,875.00
	SP40	Replace stadium press box.	2	FRP	ADD	\$234,062.50
	SP41	Upgrade sports lighting and poles.	2	FRP	SL	\$300,937.50
	SP42	Install track and field events per District Standards (currently no track exist)	3	PQ	AT	\$2,006,250.00
	SP43	Replace stadium seating.	3	FRP	BLC	\$200,625.00
	SP44	Replace scoreboards at stadium.	3	FRP	MEQ	\$66,875.00
	SP45	Re-plaster pool.	3	FRP	REN	\$140,437.50
	SP46	Replace football field at stadium complex (scheduled lifecycle replacement of field turf).	4	FRP	AF	\$1,504,687.50
	SP47	Construct new baseball and softball field complex with Tifway-419 natural turf fields, field subdrainage, head-to-head irrigation coverage, NFHS standard outfield and foul territory distances with 8' tall field fencing, 40' and 50' backstop netting system	4	FRP	AF	\$5,015,625.00
NUTRITION SERVICES						\$3,679,328.75
	FS110	Expand and Renovate – Kitchen: Include all new finishes (flooring, paint, ceiling, etc.), new kitchen equipment allowance, stainless steel prep area, walk-in cooler/freezer, etc.	2	FRP	ADD	\$3,678,125.00
	FS111	Provide better locations for the Cafeteria food cash register stations to eliminate power and data cord extensions on floor from wall outlets to cash register for safety.	2	FRP	ELE	\$1,203.75

Highlands High School**DISCIPLINE REPORT****Proposed Work Items***Print Date: 5/10/2015**All costs are shown in 2015 dollars. The cost of all work items after this date should be adjusted accordingly.*

DISCIPLINE	ITEM NO.	ITEM DESCRIPTION	PRIORITY CODE	SOURCE CODE	CLASS. CODE	TOTAL COST
------------	----------	------------------	---------------	-------------	-------------	------------

CODE	PRIORITY	TOTAL
MP	Major Projects: Items That Have Been Planned Or Have Already Been Designated As Projects	\$0.00
1	Must Do: Legal, Safety Reasons, Critical Replacements - (Life Expectancy: 1 - 3 years)	\$3,505,294.59
2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 3 - 5 years)	\$65,419,333.21
2.1	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 4 - 5 years)	\$0.00
2.2	Should Do: Curricular, Instructional, Program Need - (Life Expectancy: 5 - 6 years)	\$0.00
3	Would Like to Do: Curricular, Instructional, Program Enhancement - (Life Expectancy: 5 - 10 years)	\$19,966,868.75
4	Future Consideration - (Life Expectancy: 10 plus years)	\$22,824,437.50
C	Complete - (Life Expectancy: 0 years)	\$0.00
IP	In Progress - (Life Expectancy: 0 years)	\$0.00
		\$111,715,934.05