

## Existing Site Plan

### EXISTING PLAN LEGEND

- BUILDINGS TO REMAIN, GOOD CONDITION
- BUILDINGS TO REMAIN, FAIR CONDITION
- BUILDINGS TO REMAIN, POOR CONDITION
- BUILDINGS TO BE REMOVED, POOR CONDITION

Border:  
C:75 M:05 Y: 100 K:0  
Fill:  
C:0 M:0 Y:0 K:0

Border:  
C:69 M:14 Y: 0 K:0  
Fill:  
C:0 M:0 Y:0 K:0

Border:  
C:11 M:99 Y: 96 K:02  
Fill:  
C:0 M:0 Y:0 K:0

Border:  
C:11 M:99 Y: 96 K:02  
Fill:  
C:21 M:0 Y: 98 K:0

Pavement Gray Fill:  
C:53 M:56 Y:16 K:16

Purple Building Fill:  
C:62 M:76 Y:0 K:0

Univers LT Pro 45 Light  
Oblique, 14 pt., color: 60%  
Gray

Play Field Turf:  
C:51 M:7 Y:95 K:0

Ball Field Turf:  
C:62 M:14 Y:100 K:1

Pale Orange Building Fill:  
C:0 M:27 Y:54 K:0  
Border for Pale Orange Fill:  
C:68 M:61 Y:60 K:48

Lt. Blue Building Fill:  
C:46 M:0 Y:23 K:0

Univers LT Pro 45 Light, 13 pt.

Univers LT Pro 75 Black, 18 pt.

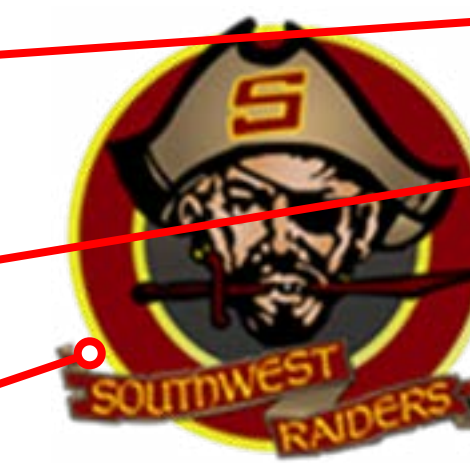
SCHOOL LOGO

Univers LT Pro 75 Black, 9 pt.

Univers LT Pro 55 Roman, 7 pt.

Univers LT Pro 75 Black, 14 pt.

Tennis Court Inbound Fill:  
C:75 M:30 Y:100 K:17  
Tennis Court Outbound Fill:  
C:38 M:74 Y:67 K:32



Sweetwater Union High School District

# Southwest High School DRAFT

## Project Identification & Associated Costs

- A** NEW BUILDING BUILT IN 2013, NO WORK REQUIRED.
- B** EXISTING CAFETERIA
  - a. REMAIN AS IS, WITH FULL MODERNIZATION TO BUILDING
  - b. CONVERT TO LEARNING RESOURCE CENTER AND PROFESSIONAL DEVELOPMENT CENTER
- C** EXISTING 200 BUILDING, MULTI-USE FACILITY
  - a. REMAIN AS IS WITH CLASSROOMS, HEALTH CLINIC, AND PARENT CENTER
  - b. CONVERT TO ADMINISTRATION, GUIDANCE/COUNSELING SERVICES & HEALTH CLINIC
  - c. CLASSROOMS, COUNSELING, AFTER SCHOOL PROGRAMS
- D** EXISTING COUNSELING OFFICE & SCIENCE CLASSROOMS
  - a. REMAIN AS IS, WITH LIGHT MODERNIZATION TO BUILDINGS
  - b. CONVERT COUNSELING INTO SCIENCE CLASSROOMS.
- E** EXISTING CLASSROOMS, LIGHT MODERNIZATION
- F** EXISTING BAND, AUTO, ENGINEERING
  - a. CONVERT EXISTING BUILDING TO ROBOTICS/STEAM CENTER, MAINTAIN AUTO
  - b. CONVERT BUILDING TO BAND, MARICHI & MAINTAIN AUTO
- G** EXISTING MISC STORAGE/ ROBOTICS CLASSROOM
  - a. CONVERT TO CUSTODIAL AND GROUNDS BUILDINGS
- H** EXISTING ADMINISTRATION
  - a. CONVERT TO LIBRARY AND AFTER SCHOOL PROGRAMS
  - b. ADMINISTRATION OR COUNSELING
  - c. MAKE CLASSROOMS
- I** EXISTING CLASSROOMS, MODERNIZATION

## NOTE:

Font sizes shown are based upon a finished page size of 17"w x 11"h.

All fonts are from the Univers LT Pro family. Acceptable alternate fonts include Arial, Helvetica, or Helvetica Neue.

- B** - NEW ASB, SPECIAL EDUCATION SUITE, AND 5 NEW CLASSROOMS
- c** - 5 - 14 NEW CLASSROOMS

- P** EXISTING SCIENCE STUCCO RELOCATABLES
  - a. REPLACE WITH NEW FACILITY, OR INCLUDE IN OPTION O

- Q** NEW BUILDING (POTENTIAL FUTURE PHASE)
  - a. NEW GYM, LOCKER ROOMS, WRESTLING, DANCE

**R** - TENNIS COURTS

**S** - NEW SYNTHETIC TRACK & FIELD

**T** - RELOCATION OF SOFTBALL FIELD

EXISTING BUILDINGS, NO WORK TO BE DONE

LIGHT MODERNIZATION

MAJOR MODERNIZATION OR RECONFIGURATION

POTENTIAL FUTURE NEW CONSTRUCTION

Univers LT Pro 75 Black, 7 pt.

Univers LT Pro 75 Black, 18 pt.

Univers LT Pro 45 Light, 9 pt.



## Preliminary Conceptual Site Master Plan

March 2017



# Southwest High School

# DRAFT

A	EXISTING BLDG. 1100 - NO WORK PROPOSED				
B	RECONFIGURE EXISTING NUTRITION CENTER TO LRC & PROFESSIONAL DEVELOPMENT CENTER				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Professional Development Center	\$ 287	SF	3000	\$ 861,000
	Learning Resource Center	\$ 314	SF	3000	\$ 942,000
	<b>SUBTOTAL:</b>				<b>\$ 1,803,000</b>
	<b>Contingency:</b>	20%			<b>\$ 360,600</b>
	<b>TOTAL</b>				<b>\$ 2,163,600</b>

C	RECONFIGURE CLASSROOM BLDG. 200 TO ADMIN./STUDENT SERVICES				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Administrative & Counselling offices	\$ 291	SF	8800	\$ 2,560,800
	Classrooms	\$ 255	SF	1680	\$ 428,400
	Nurse/Clinic	\$ 295	SF	1680	\$ 495,600
	ASB	\$ 295	SF	1920	\$ 566,400
	<b>SUBTOTAL:</b>				<b>\$ 4,051,200</b>
	<b>Contingency:</b>	20%			<b>\$ 810,240</b>
	<b>TOTAL</b>				<b>\$ 4,861,440</b>

D	RECONFIGURE BLDG. 300 CLASSROOMS TO SCIENCE LABS/RENOVATE EXISTING LABS				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Renovate Existing Science Labs	\$ 296	SF	6400	\$ 1,894,400
	Reconfigure Classrooms to Science Labs	\$ 468	SF	6500	\$ 3,042,000
	<b>SUBTOTAL:</b>				<b>\$ 4,936,400</b>
	<b>Contingency:</b>	20%			<b>\$ 987,280</b>
	<b>TOTAL</b>				<b>\$ 5,923,680</b>

E	LIGHT MODERNIZATION OF CLASSROOM BLDGS. 400				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Bldg. 400 Modernization	\$ 164	SF	12600	\$ 2,066,400
	<b>SUBTOTAL:</b>				<b>\$ 2,066,400</b>
	<b>Contingency:</b>	20%			<b>\$ 413,280</b>
	<b>TOTAL</b>				<b>\$ 2,479,680</b>

F	MODERNIZE ROBOTICS CLASSROOM BLDG.				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	4 Robotics Labs	\$ 285	SF	9200	\$ 2,622,000
	Site Work	\$ 25	LS	15500	\$ 387,500
	<b>SUBTOTAL:</b>				<b>\$ 3,009,500</b>
	<b>Contingency:</b>	20%			<b>\$ 601,900</b>
	<b>TOTAL</b>				<b>\$ 3,611,400</b>

G	RECONFIGURE 800 BLDG. TO GROUNDS/MAINTENANCE				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Reconfigure two bldgs.	\$ 239	SF	2000	\$ 478,000
	Site Work	\$ 25	SF	15000	\$ 375,000
	<b>SUBTOTAL:</b>				<b>\$ 853,000</b>
	<b>Contingency:</b>	20%			<b>\$ 170,600</b>
	<b>TOTAL</b>				<b>\$ 1,023,600</b>

H	RECONFIGURE EXISTING ADMIN. BLDG. TO LIBRARY & AFTER SCHOOL PROGRAMS				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Library	\$ 314	SF	1800	\$ 565,200
	Classrooms	\$ 255	SF	1800	\$ 459,000
	<b>SUBTOTAL:</b>				<b>\$ 1,024,200</b>
	<b>Contingency:</b>	20%			<b>\$ 204,840</b>
	<b>TOTAL</b>				<b>\$ 1,229,040</b>

I	LIGHT MODERNIZATION OF CLASSROOM BLDGS. 500				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Bldg. 500 Modernization	\$ 164	SF	5400	\$ 885,600
	<b>SUBTOTAL:</b>				<b>\$ 885,600</b>
	<b>Contingency:</b>	20%			<b>\$ 177,120</b>
	<b>TOTAL</b>				<b>\$ 1,062,720</b>

J	LIGHT MODERNIZATION OF CLASSROOM BLDGS. 600				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Bldg. 600 Modernization	\$ 164	SF	5400	\$ 885,600
	<b>SUBTOTAL:</b>				<b>\$ 885,600</b>
	<b>Contingency:</b>	20%			<b>\$ 177,120</b>
	<b>TOTAL</b>				<b>\$ 1,062,720</b>

K	RECONFIGURE LIBRARY TO BAND/MARIACHI BLDG.				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	2 Band Classrooms	\$ 365	SF	4775	\$ 1,742,875
	Site Work (Semi-temporary until Quad constr.)	\$ 20	SF	6000	\$ 120,000
	Site Demolition	\$ 5	SF	6000	\$ 30,000
	<b>SUBTOTAL:</b>				<b>\$ 1,892,875</b>
	<b>Contingency:</b>	20%			<b>\$ 378,575</b>
	<b>TOTAL</b>				<b>\$ 2,271,450</b>

L	NEW QUAD & REWORK SITE BETWEEN EXISTING CLASSROOM BLDGS. (FUTURE BOND)				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Seat wall planters w/ tree	\$ 10,000	EA	37	\$ 370,000
	Paving & landscaping	\$ 25	SF	122000	\$ 3,050,000
	Elevated Platform & Shade Structure	\$ 350,000	LS	1	\$ 350,000
	Steel fencing/gates	\$ 75	LF	1600	\$ 120,000
	Site Infrastructure Improvements	\$ 3,500,000	LS	1	\$ 3,500,000
	Paving and landscaping	\$ 25	LS	30000	\$ 750,000
	<b>SUBTOTAL:</b>				<b>\$ 8,140,000</b>
	<b>Contingency:</b>	20%			<b>\$ 1,628,000</b>
	<b>TOTAL</b>				<b>\$ 9,768,000</b>

M	MODERNIZE GYMNASIUM				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Gymnasium	\$ 292	SF	11250	\$ 3,285,000
	Modernize Restrooms	\$ 516	SF	400	\$ 206,400
	Fitness Center	\$ 292	SF	8200	\$ 2,394,400
	Offices/storage	\$ 291	SF	1600	\$ 465,600
	<b>SUBTOTAL:</b>				<b>\$ 6,351,400</b>
	<b>Contingency:</b>	20%			<b>\$ 1,270,280</b>
	<b>TOTAL</b>				<b>\$ 7,621,680</b>

N	MODERNIZE THEATER BLDG.				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Modernize Theater	\$ 498	SF	9200	\$ 4,581,600
	Site Work	\$ 25	SF	15500	\$ 387,500
	<b>SUBTOTAL:</b>				<b>\$ 4,969,100</b>
	<b>Contingency:</b>	20%			<b>\$ 993,820</b>
	<b>TOTAL</b>				<b>\$ 5,962,920</b>

O	NEW 5 CLASSROOM+ASB/NUTRITION SERVICE BLDG. (FUTURE BOND)				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Standard Classrooms	\$ 287	SF	3840	\$ 1,102,080
	Special Ed. Classroom	\$ 297	SF	960	\$ 285,120
	Hygiene Space	\$ 527	SF	225	\$ 118,575
	ASB	\$ 287	SF	1170	\$ 335,790
	Nutrition Services Bldg.	\$ 515	SF	2560	\$ 1,318,400
	3 Temporary Relocatable Team Rooms	\$ 177	SF	3000	\$ 531,000
	Demolish 700 wing	\$ 17	SF	20750	\$ 352,750
	<b>SUBTOTAL:</b>				<b>\$ 4,043,715</b>
	<b>Contingency:</b>	20%			<b>\$ 808,743</b>
	<b>TOTAL</b>				<b>\$ 4,852,458</b>

P	NEW 9 CLASSROOM BLDG.				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Standard Classrooms	\$ 287	SF	7680	\$ 2,204,160
	Special Ed. Classroom	\$ 297	SF	960	\$ 285,120
	Hygiene Space	\$ 527	SF	225	\$ 118,575
	Demolish 900 wing	\$ 17	SF	20750	\$ 352,750
	Site Work	\$ 25	SF	29135	\$ 728,375
	<b>SUBTOTAL:</b>				<b>\$ 3,688,980</b>
	<b>Contingency:</b>	20%			<b>\$ 737,796</b>
	<b>TOTAL</b>				<b>\$ 4,426,776</b>

Q	NEW GYMNASIUM/WRESTLING/DANCE/LOCKERS (FUTURE BOND)				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Gymnasium	\$ 310	SF	15300	\$ 4,803,000
	Shower/Locker Rooms	\$ 420	SF	10500	\$ 4,410,000
	Dance/Wrestling Rooms	\$ 310	SF	5500	\$ 1,705,000
	New Team Rooms	\$ 420	SF	2700	\$ 1,134,000
	Relocate Tennis Courts	\$ 75,000	EA	8	\$ 600,000
	<b>SUBTOTAL:</b>				<b>\$ 11,652,000</b>
	<b>Contingency:</b>	20%			<b>\$ 2,330,400</b>
	<b>TOTAL</b>				<b>\$ 13,982,400</b>

R	RELOCATE TENNIS COURTS				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Relocate 8 Tennis Courts	\$ 75,000	EA	8	\$ 600,000
	<b>SUBTOTAL:</b>				<b>\$ 600,000</b>
	<b>Contingency:</b>	20%			<b>\$ 120,000</b>
	<b>TOTAL</b>				<b>\$ 720,000</b>

S	NEW TRACK & FIELD, BLEACHERS				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	All-weather track & synthetic field	\$ 3,500,000	LS	1	\$ 3,500,000
	New Bleachers & Press Box	\$ 410	seat	5000	\$ 2,050,000
	<b>SUBTOTAL:</b>				<b>\$ 5,550,000</b>
	<b>Contingency:</b>	20%			<b>\$ 1,110,000</b>
	<b>TOTAL</b>				<b>\$ 6,660,000</b>

T	RELOCATE SOFTBALL FIELD, IMPROVE SITE AT BASEBALL FIELD				
	ITEM	COST/SF	UNITS	UNIT COUNT	TOTAL
	Relocate Softball Field	\$ 550,000	LS	1	\$ 550,000
	Upgrade Site & Paving around Baseball/Softball Fields	\$ 25	SF	45000	\$ 1,125,000
	<b>SUBTOTAL:</b>				<b>\$ 1,675,000</b>
	<b>Contingency:</b>	20%			<b>\$ 335,000</b>
	<b>TOTAL</b>				<b>\$ 2,010,000</b>

TOTAL HARD CONSTRUCTION COST, ALL PROJECTS \$ 82,821,564

HAZARDOUS MATERIALS ABATEMENT (10% OF CONSTRUCTION COST) \$ 8,282,156

SOFT COSTS (30% OF CONSTRUCTION COST) \$ 24,846,469

FURNITURE, FIXTURES, AND EQUIPMENT (7% OF CONSTRUCTION COST) \$ 5,797,509

**TOTAL ESTIMATED PROJECT COST, JANUARY 2017 \$ 121,747,699**

ESTIMATED PROJECT COST ESCALATED TO JANUARY 2019 \$ 134,226,838

### ASSUMPTIONS:

Hazardous materials surveys and abatement add 10% increase to construction costs

Soft costs are 30% of construction cost. Soft costs include:

- Design fees
- Management costs
- Testing & inspection
- Topographic and utilities surveying
- Geotechnical studies
- DSA plan check fees

### EXCLUSIONS:

Escalation beyond January 2019

Relocation costs

Interim housing costs (unless specifically identified in project cost)

THE ESTIMATE IS DEVELOPED IN EXCEL, EXPORTED AS A PDF INTO INDESIGN. FORMAT THIS PAGE WITH 3 EQUAL WIDTH COLUMNS IN WHICH TO PLACE PAGES. THE FONT SIZE SHOULD BE 11 PT. IN THE EXCEL FILE WHICH, WHEN IMPORTED INTO INDESIGN, WILL APPROXIMATE A 7 PT. FONT SIZE ON AN 11" X 17" PAGE SIZE.

## Preliminary Conceptual Master Plan

## Estimate of Project Costs

March 2017