

AGENDA REPORT

City Council

MEETING DATE: December 8, 2021

PREPARED BY: Jennifer Campbell
Assistant City Manager

DEPT. DIRECTOR: Pamela Antil

DEPARTMENT: City Manager

CITY MANAGER: Pamela Antil

SUBJECT:

Assessment Report for the Pacific View site prepared by Jeff Katz Architecture (JKA).

RECOMMENDATION:

Staff recommends that the City Council:

Receive the assessment report from JKA (Attachment 1) and provide staff with direction on next steps for the site.

STRATEGIC PLAN:

This item is related to the Community Planning focus area of the Strategic Plan – maintain safe and livable communities through well-maintained infrastructure and facilities.

FISCAL CONSIDERATIONS:

There is no fiscal impact associated with the staff recommendation, however there may be fiscal impacts associated with the direction on the next steps that City Council provides to staff.

BACKGROUND:

On August 10, 2015, a Rehabilitation & Re-Use study was completed by Westberg+White for the the Pacific View site. Because the report was almost six years old, the City hired Jeff Katz Architecture in May 2021 to provide the City with an updated assessment report for the Pacific View site. The assessment was to include an assessment of the existing conditions, proposed layouts for reconstruction, pros and cons for the proposed layouts, costs for the proposed layouts, and a summary of the work to be performed. The report was also updated to reflect the City's Green Building Ordinance.

ANALYSIS:

In May of 2021, JKA and project engineers conducted a comprehensive building assessment of the facility. A spreadsheet of identified deficiencies, recommended repairs/improvements, and anticipated costs was created to act as a tool for the City to facilitate decision making regarding the site. The report assesses the existing conditions of the buildings and parking lot. The report proposes four layout options for demolition and reconstruction of the existing buildings. The layouts give an overview of the work to be performed. A list of pros and cons was developed for

each proposed layout option. The cost of each proposed layout was also included. The report concludes with a summary of the work to be performed.

Staff recommends that City Council receive the assessment report and provide direction to staff on next steps for the site.

ENVIRONMENTAL CONSIDERATIONS:

The action considered is exempt from the California Environmental Quality Act, (CEQA), because it is not a “project” under Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment.

This item does relate to the Climate Action Plan. Measure BE-3: Higher Energy Efficiency Standards for Commercial Buildings and CAP Measure BE-4: Decarbonization of New Commercial Buildings.

ATTACHMENTS:

1. Assessment Report for the Pacific View Site by Jeff Katz Architecture



ENCINITAS PACIFIC VIEW SCHOOL ASSESSMENT REPORT

12.08.21

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INTRODUCTION



In May of 2021, JKA & project engineers conducted a comprehensive building assessment of the facility. A spreadsheet of identified deficiencies, recommended repairs/improvements, and anticipated costs was created to act as a tool for the City of Encinitas to facilitate in decision making.

The facility audit identified several major equipment upgrades and renovations needed to meet current codes and resolve safety, security and aesthetic concerns.

The audit includes existing building condition, structural engineering report, existing engineering equipment (MEP) report, Haz mat report, and cursory review of ADA compliance

After observing the condition of these items, the issues were prioritized into three categories: (1) life safety concerns, (2) necessary repairs, and (3) non-critical repairs.

The team performed a condition assessment in the field. No destructive testing or probes were performed. The assessment was visual and made from the ground. All internal areas of the building were reviewed, but no furniture or other fixtures on the interior were moved.

Repairs, alterations, treatments, and improvements are prioritized according to the following categories:

Priority 1: Life Safety - Items requiring immediate attention that could be dangerous or life threatening or does not comply with current building code. We have also classified equipment or finishes that are past their useful life and should be replaced immediately under Priority 1. Significant operational constraints are also be classified as Priority 1 items.

Priority 2: Necessary Repair - Items requiring attention relative to stabilization and protection of the building elements, i.e. failure to undertake a task could lead to accelerated deterioration of other building components. This priority also includes items that should be upgraded to comply with current code, but are minor issues.

Priority 3: Non-Critical repairs – Items for functional and aesthetic considerations. These are items requiring attention relative to restoration or improvement of building and site elements and programming.

Purpose:

JKA was contracted by the City of Encinitas to prepare a report which addresses the current conditions of the Pacific View School and work to be done to make it operational. The current functional classification as an Educational facility is to be maintained whilst providing phased options. In addition to onsite visual observations the assessment also made use of prior reports prepared for the property.

The goal is to provide the city with options to activate the facility ranging from minimum cost and time to maximum cost and flexibility, a process that would allow the City and its stakeholders to take an informed decision for the rehabilitation of the building.

Contributors to this report are as follows:

- Executive Architect | JKA
- Structural Engineers | Ori 2 Engineering
- Mechanical + Plumbing | McParlane & Associates
- Electrical | Elen Consulting Inc
- Hazmat | Masek Consulting Services Inc
- Opinion of Probable Project Costs | Griffin Structures

BACKGROUND



Area

The site area of the school is 2.82 Acres. The existing facility consists of mainly classrooms and office space with a total area of 8940 SF. Square footages for the various functions as below:

- Classroom: 7410 SF
- Office: 960 SF
- Restrooms: 370 SF
- Storage: 210 SF

Background and Existing Conditions

The Pacific View School was built in 1953, and is located at 608 3rd St. on the west side of Third Street between E St. and F St. The building was planned as an Educational facility and closed in 2003. The City purchased the property from the School District in 2014 and has used this site as a temporary location for its Public Works Department and as a corporate yard for storage of equipment and landscaping supplies. The building structure is wood frame and stucco with composite asphalt roof over a wood deck.

The plumbing consists mostly of cast iron piping. No fire suppression sprinkler system exists in any of the buildings. The building is not in compliance with the current American with Disabilities Act (ADA) standards, and Title 24. Electrical services may be inadequate for today's needs. Plumbing, and HVAC systems are outdated and don't meet the current California Building Code requirements. The existing doors, window frames and door jambs contain lead based paint while the linoleum tile, mastic, and putties contain asbestos. Existing HVAC equipment utilizes natural gas, in anticipation of the new ordinance we won't be using gas in the building.

The analysis and assessment provided in this report is the result of a multi-disciplined investigation into the architectural, structural, mechanical, plumbing, and electrical engineering conditions of the building. This report is part of the overall effort to bring the various components of the building, use, accessibility, and code deficiencies and conditions assessment into a single recommendation for rehabilitation. Information contained in prior reports was not replicated in detail in this report, but all information was taken into account in the assessment of what improvements were recommended.

Background and Existing Conditions Ctd.

Following the review of the documents provided by the City of Encinitas, the design team performed a condition assessment in the field. The assessment was visual and made from the ground. All internal areas of the building were reviewed, but no furniture or other fixtures on the interior were removed.

The North wing is identified as Building-1 and the East wing as Building-2. Demolition, repairs, alterations, treatments, and improvements are addressed as below for each option. Exterior site work assessment is not in the team's scope of work. However, assumptions on cost have been made to provide a comprehensive budget as much of the site will need to be improved in conjunction with an planned renovations..

II. EXISTING CONDITIONS ASSESSMENT



EXISTING CONDITIONS ASSESSMENT

C01



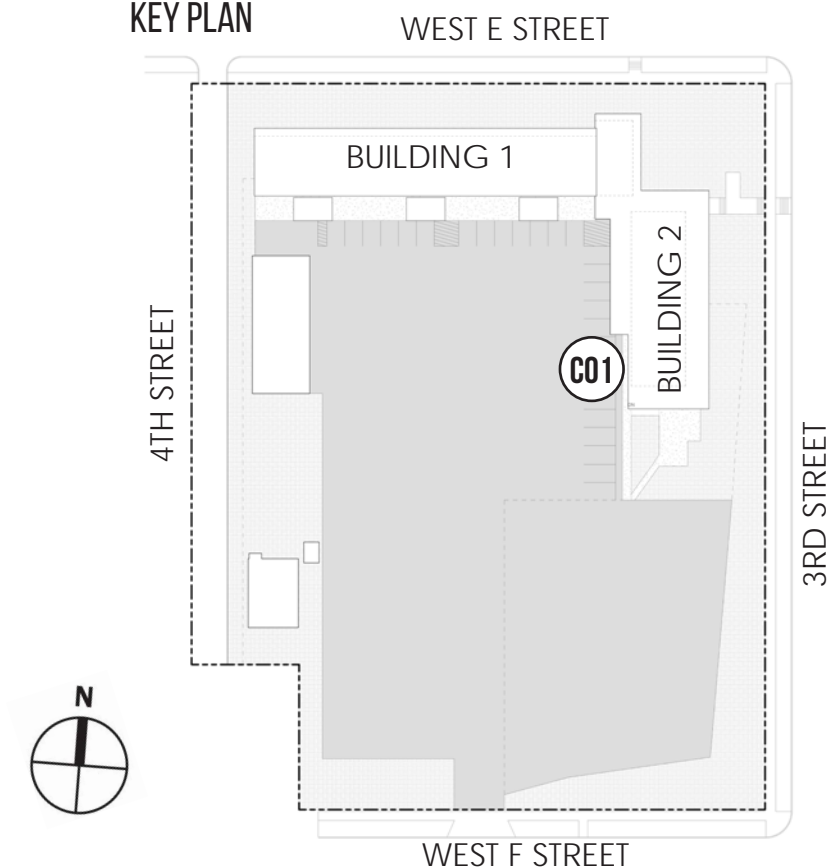
DESCRIPTION/OBSERVATION

Striping for parking is no longer visible. The parking surface is uneven and damaged. Entrance gate is in working condition. Site lighting is deficient.

RECOMMENDATIONS

Priority 2: Regrade and restripe parking throughout. A civil survey is required to ascertain slopes to area drains. Replace existing site lighting to address code and security issues.

KEY PLAN





EXISTING CONDITIONS ASSESSMENT

ARCHITECTURAL/ACCESSIBILITY

A01



DESCRIPTION/OBSERVATION

The exterior walls are finished in Stucco. Most exterior walls appear in fair condition. Conduits on the exterior have rusted and are deteriorating.

RECOMMENDATIONS

Priority 1: Repaint the stucco that is in good condition, patch around the openings that will receive new doors/windows. A few walls may need a different finish to highlight architectural features. Exterior conduits for utilities could be resolved by a utility duct bank (trench) running along the perimeter of the building from the NW corner to the SE. Electrical and Mechanical cables and pipes could be routed to access spaces where required.

A02



Interior walls are gypsum board/plaster. Walls have significant damage and uneven texture. Existing conduit and receptacles are surface mounted.

Priority 2: Replace gypsum/plaster with new gypsum wall boards and paint. Replace existing conduit, receptacles, switches, and misc. electrical equipment and relocate to inside interior wall framing.

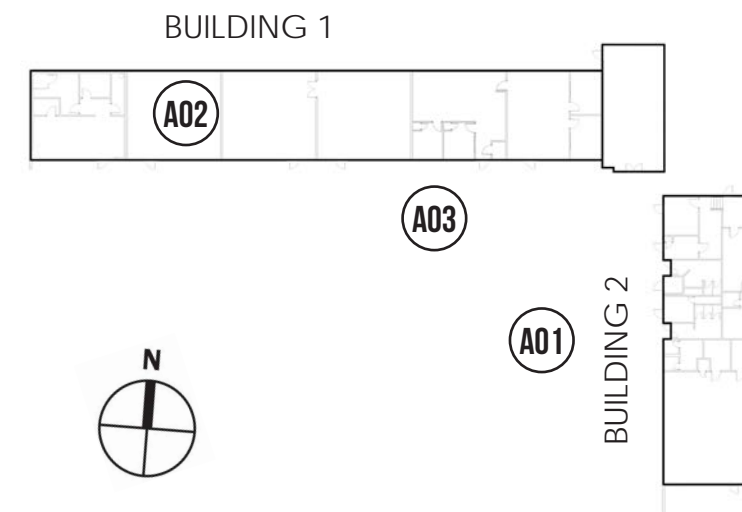
A03



Windows are steel frame with a single pane glass throughout the facility. The steel frame is galvanized and seems to be in good condition, but some opening devices are not functioning. Paint on window frames is lead based.

Priority 2: The single pane should be replaced with an 1/2" thick insulated glass. Some opening devices will need to be replaced for better functionality. Remediate existing lead based paint on steel frames and repaint.

KEY PLAN



EXISTING CONDITIONS ASSESSMENT

ARCHITECTURAL/ACCESSIBILITY

A04



DESCRIPTION/OBSERVATION

Exterior doors are hollow metal and interior are wood doors. Door frames were wood. All doors, frames, and Hardware were in very poor condition. Doors did not meet ADA requirements for thresholds and operating force.

RECOMMENDATIONS

Priority 1: All doors to be replaced with a HM frame. Exterior doors in HM whilst the interior doors can be wood with new hardware. Doors size & HW should be ADA compliant. Door thresholds will be modified as part of exterior flatwork modifications.

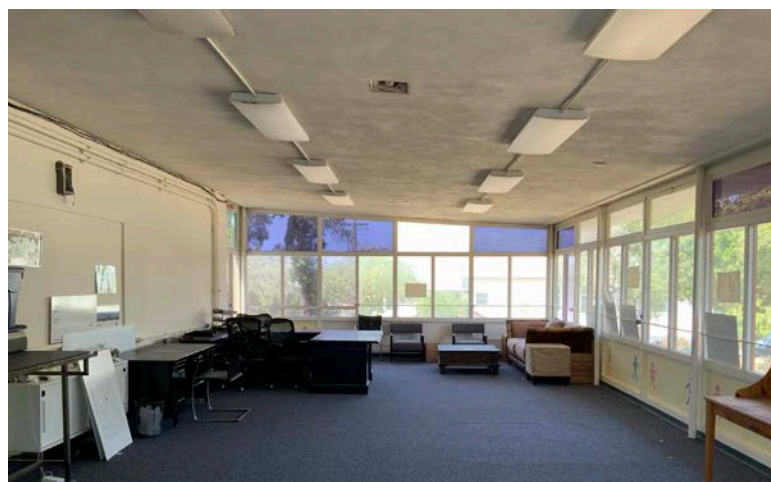
A05



Flooring throughout is a mix of carpet, sheet vinyl & terrazzo. The floor finish in the main functional areas, classroom and offices is carpet, some instances it is carpet over vinyl. Some restrooms had terrazzo, whilst some have sheet vinyl. Storerooms and other ancillary rooms have sheet vinyl or concrete flooring. In general, all flooring is significantly damaged. Floor finishes and transitions do not meet ADA requirements.

Priority 2: All flooring throughout the facility should be removed and replaced. The classrooms should receive a concrete topping which would be polished. Office space floors could be carpet tiles over a self levelling concrete. Restrooms could receive a concrete topping that is polished and sealed or alternately, could be finished with porcelain tiles.

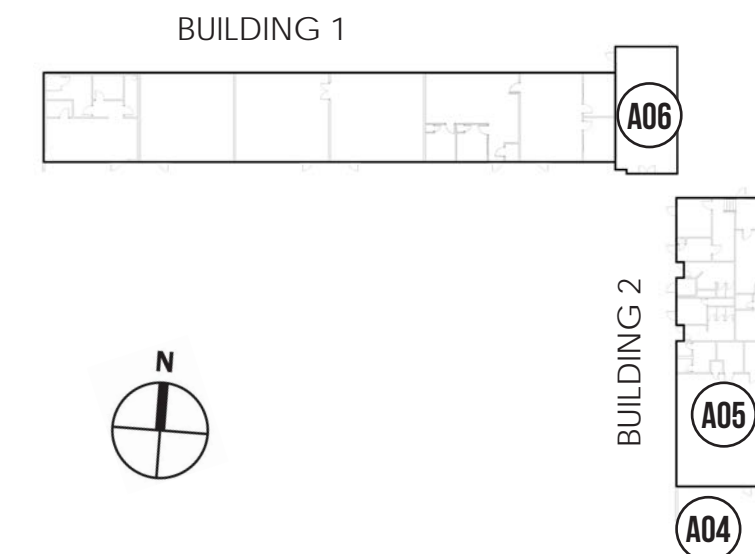
A06



Ceilings are tiles adhered to joists in classrooms, plaster ceiling in enclosed NE office space and other office areas. The ceiling tiles are in poor condition with stains of water intrusion from the roof. The plaster ceiling was intended as an exterior covered walkway and is not appropriate for interior space.

Priority 2: Replace ceiling tiles and plaster ceilings with Gypsum board ceiling and paint smooth. Replace all surface mounted conduit and locate within plenum space detailed elsewhere.

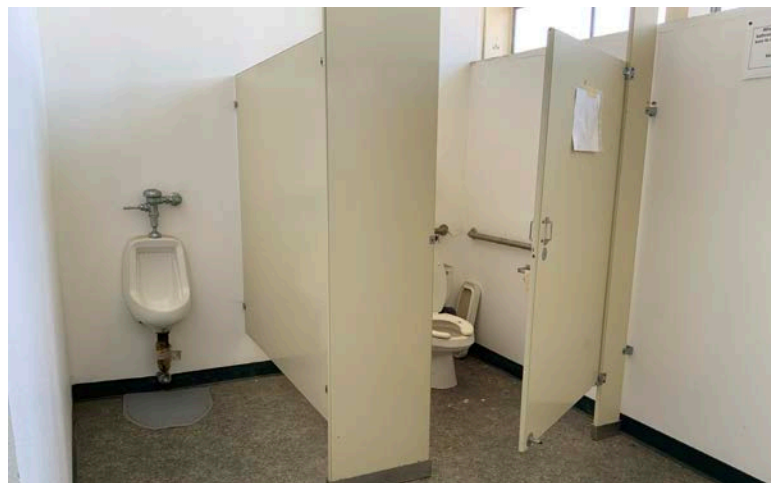
KEY PLAN



EXISTING CONDITIONS ASSESSMENT

ARCHITECTURAL/ACCESSIBILITY

A07



DESCRIPTION/OBSERVATION

The restrooms are not ADA compliant; the plumbing fixtures are stained, and some are damaged. There are not enough plumbing fixtures to meet current code for E Occupancy.

RECOMMENDATIONS

Priority 1: Demolish restroom fixtures and walls. Revise restroom plan and functional fixture layout.

A08



Some water intrusions/ leaks could be observed inside the building ceilings near the skylights.

Priority 1: Close off skylights, install curbs with Solatubes where desired. Recommend roof assembly to consist of 4" polyiso insulation boards, 1/2" coverboard with PVC or TPO roof membrane. All this should be installed over the new 1/2" plywood roof sheathing recommended by structural. The low edge of the roof should have a rain handler (rain dispersal system) to limit soil erosion around the drip line of the roof.

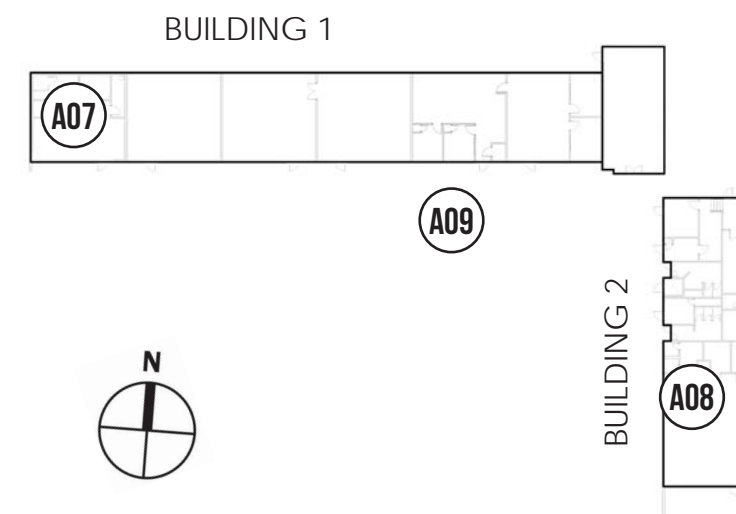
A09



The concrete walkway is in relatively good shape but does not provide an ADA compliant transition to the classroom and office spaces. The wood structure with steel posts and the fixed wood benches have deteriorated and no longer provides any function.

Priority 1: The concrete walkway should be partially demolished along with the fixed wood benches to facilitate the construction of the utility duct bank. The wood structures with steel posts should also be demolished. The walkway should be finished to slope with an exterior grade concrete topping alleviating the ADA issues at the door thresholds and providing a homogeneous finish over the new utility duct bank, whilst capping the demolished steel posts. The partial demolition would also facilitate reinforcing the foundations that will upgrade the structure to current code requirements.

KEY PLAN

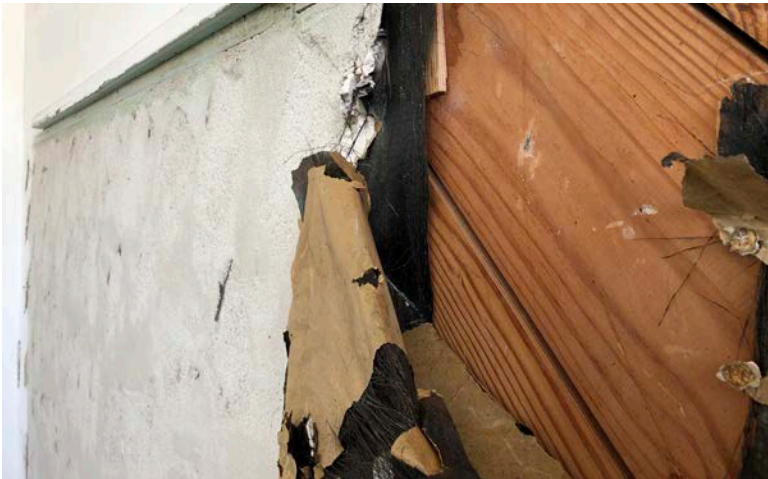




EXISTING CONDITIONS ASSESSMENT

STRUCTURAL

S01



DESCRIPTION/OBSERVATION

Shear walls and footings do not meet current code requirements.

RECOMMENDATIONS

Priority 1: Reinforce existing shear walls with plywood shear and widen existing wall footing. Add new holdowns to have the structure meet current code requirements. Replace glazing with shear walls and holdowns where required to stabilize the building.

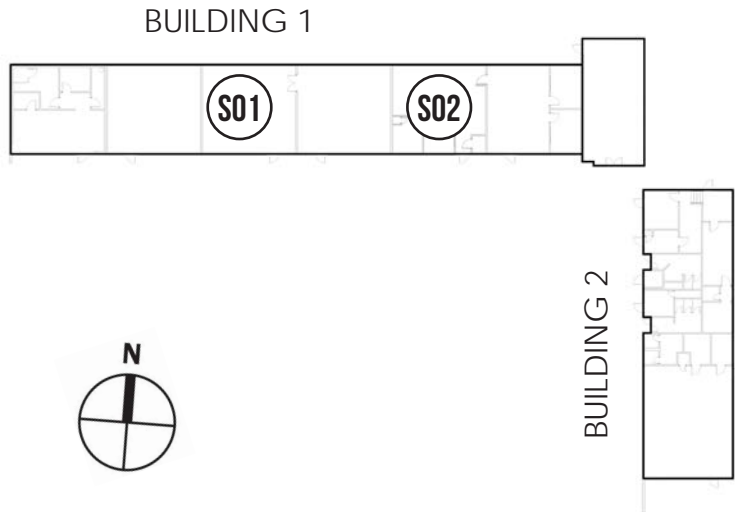
S02



Roof decking is a 1x8 diagonal sheathing.

Priority 1: Reinforce the entire roof diagonal sheathing with a layer of plywood on top of the existing sheathing. Add straps at breaks in the existing roof joist bearing plates.

KEY PLAN





EXISTING CONDITIONS ASSESSMENT

MECHANICAL, PLUMBING & ELECTRICAL

M01



DESCRIPTION/OBSERVATION

The existing heating systems serving the classrooms and support areas consist of electrical resistance heaters and gas radiant heaters. The majority of the existing heating equipment has either been disconnected, removed and/or appear at the end of their useful life. Cooling doesn't exist within interior spaces.

RECOMMENDATIONS

Priority 1: New exhaust fans shall be provided for restrooms, storage areas, electrical rooms and janitors closet. In classrooms, integrate high efficiency variable refrigerant flow heat recovery heat pumps to condition the occupied areas.

P01



The existing plumbing fixtures are not ADA compliant and do not comply with today's standards for minimum water conservation. Existing water heaters have either been disconnected, removed and/or appear at the end of their useful life. Portions of the plumbing piping have been removed and hot water piping is uninsulated. The gas meter has been removed and gas piping in building is showing signs of severe degradation. The waste & vent piping also shown visual signs of exterior degradation.

Priority 1: New fixtures shall be provided which shall meet current ADA requirements and current low-flow water conservation requirements. New accessible accommodation fixtures shall be placed in locations which are in full compliance with current ADA accessibility requirements. Re-positions and adjustments of piping in the floor and wall shall be necessary as required to accommodate connection to new fixture locations. Piping shall be replaced and/or reconfigured to accommodate new fixture installations.

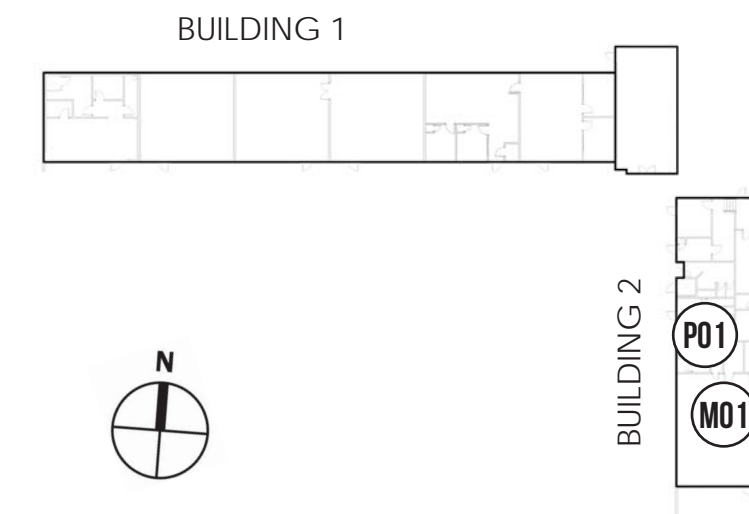
E01



The existing electrical service from SDG&E is insufficient for this facility, is not code compliant and is past it's useful life.

Priority 1: A new 600A 208V 3PH SDG&E meter board (exterior) to be installed (presumably) at the NW corner. The nearest transformer is on the W. St. Routing of conduit to be confirmed with SDG&E.

KEY PLAN





EXISTING CONDITIONS ASSESSMENT

E02



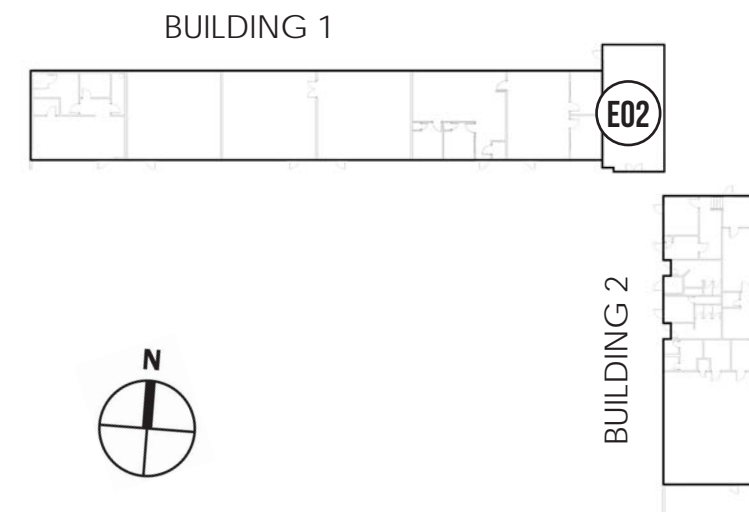
DESCRIPTION/OBSERVATION

Existing light fixtures throughout are damaged and do not meet current code requirements.

RECOMMENDATIONS

Priority 1: Replace existing fixtures with LED pendant lights, surface mounted fixtures, and recessed can lights.

KEY PLAN

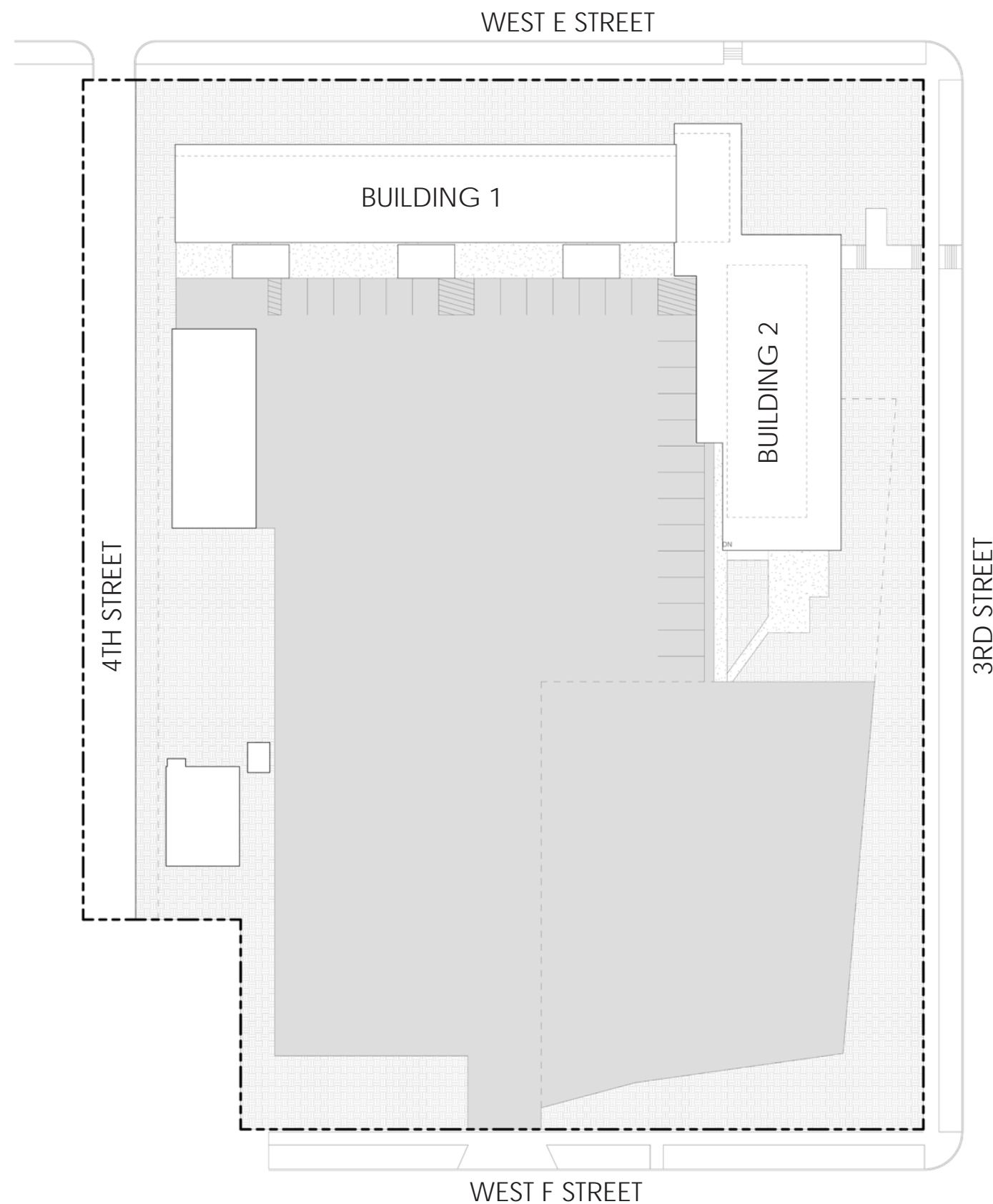


III. PROPOSED LAYOUTS



PROPOSED LAYOUTS

EXISTING SITE PLAN



PROPOSED LAYOUTS **DEMO FLOOR PLAN - OPTION A**

DEMOLITION OVERVIEW

Demo of restroom partitions and fixtures in Building-2. Prep to receive new partition layout to make ADA compliant.

Demo of roofing over Building-2 and the enclosed corner classroom. Structural repairs and removal of all skylight openings.

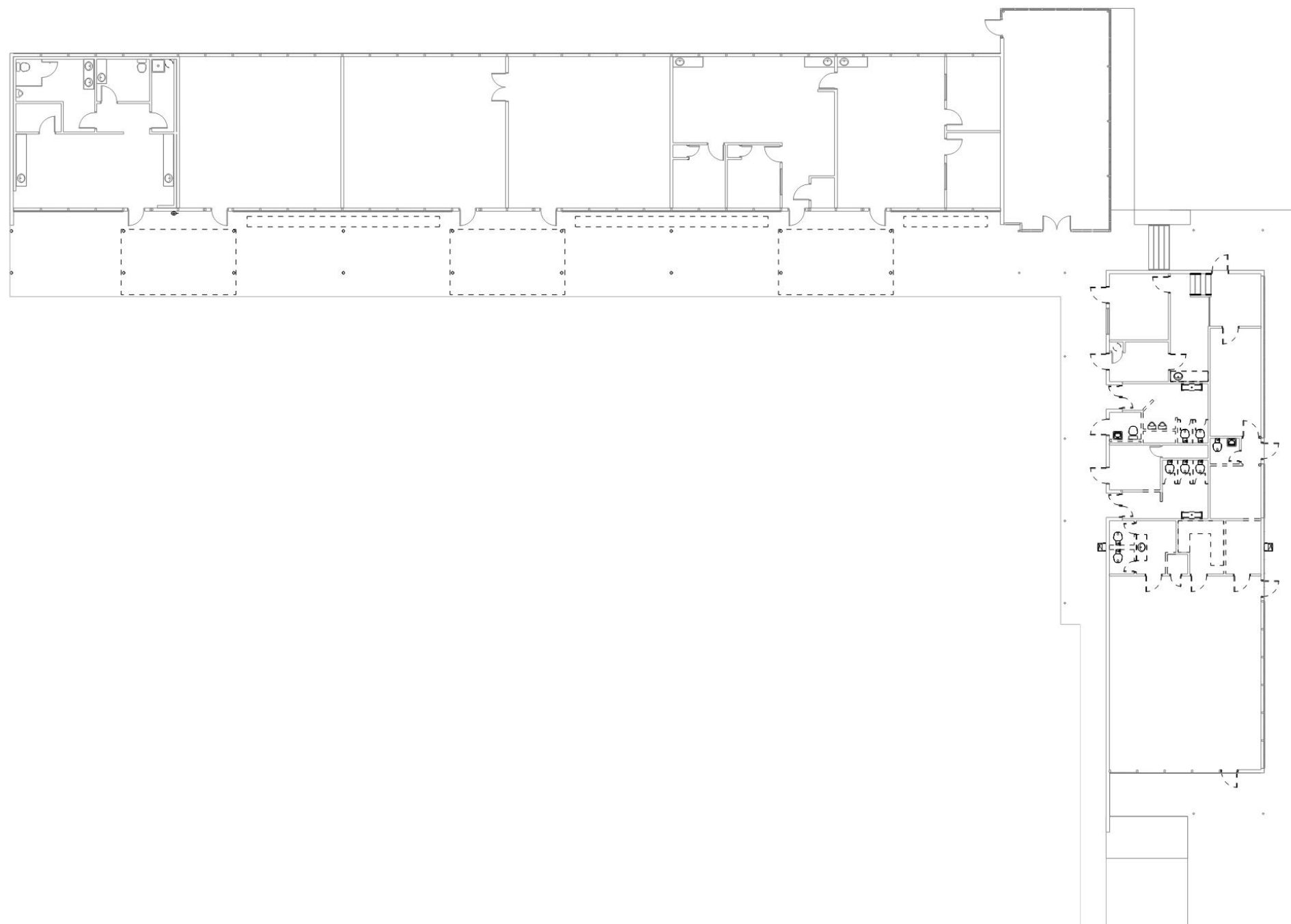
Demo of flooring and wall finish including asbestos & lead paint abatement.

Demo of all ceiling finishes and light fixtures in Building-2.

Demo of doors and frames. Prep openings to receive new.

Demo of mechanical, electrical, and plumbing fixtures in Building-2.

Demo wood benches, canopy posts in front of Building-1



Overview:

Keeping the improvements to a minimum by carrying out work only in Building-2 and installing infrastructure for utilities that will be used in future.

PROPOSED LAYOUTS

RECONSTRUCTION FLOOR PLAN - OPTION A

RECONSTRUCTION OVERVIEW

Concrete topping on outdoor patio and Polished concrete inside classrooms to address threshold in Building-2.

New restroom layout in Building-2 making them ADA compliant.

Structural repairs and new roofing with insulation and plywood sheathing o/existing wood decking in Building-2 and the enclosed (NE corner) classroom.

New insulated glazing at existing steel framed windows in Building-2.

New hard lid ceilings and LED light fixtures in Building-2.

New hollow metal exterior doors and frames, solid core wood interior doors in Building-2.

New casework and sinks in classrooms in Building-2.

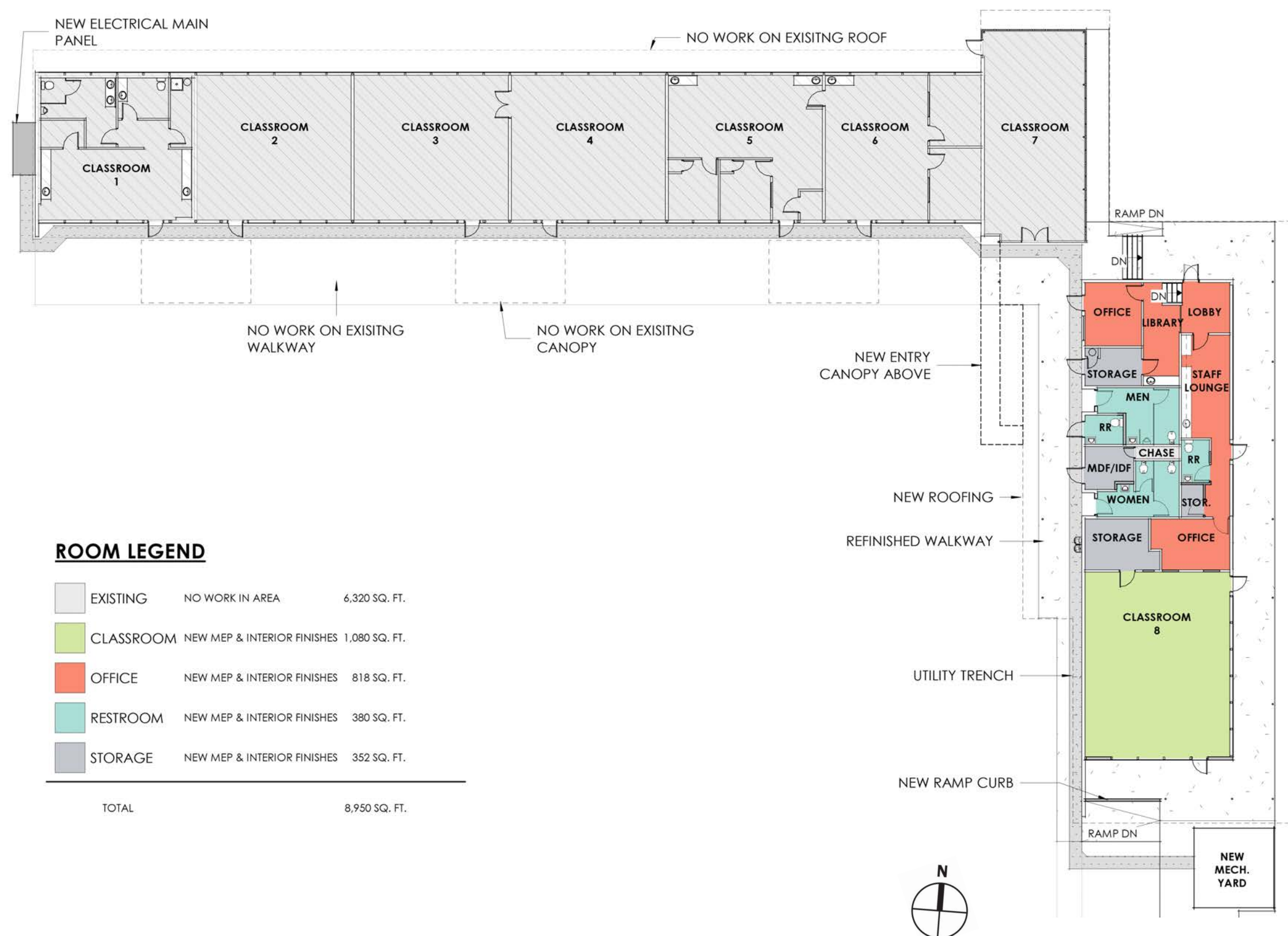
New dedicated telecom/server rm.

New mechanical yard serving Building-2.

New electrical service to Building-2.
New utility trench at both Buildings, with utility stubs in Building-1 for future work.

Overview:

Keeping the improvements to a minimum by carrying out work only in Building-2 and installing infrastructure for utilities that will be used in future.



PROPOSED LAYOUTS **DEMO FLOOR PLAN - OPTION B**

DEMOLITION OVERVIEW

Demo of restroom partitions and fixtures throughout. Prep to receive new partition layout to make ADA compliant.

Demo of roofing throughout. Structural repairs and removal of all skylight openings.

Demo of flooring and wall finish with asbestos & lead paint abatement.

Demo of all ceiling finishes and light fixtures throughout.

Demo all doors and frames. Prep openings to receive new.

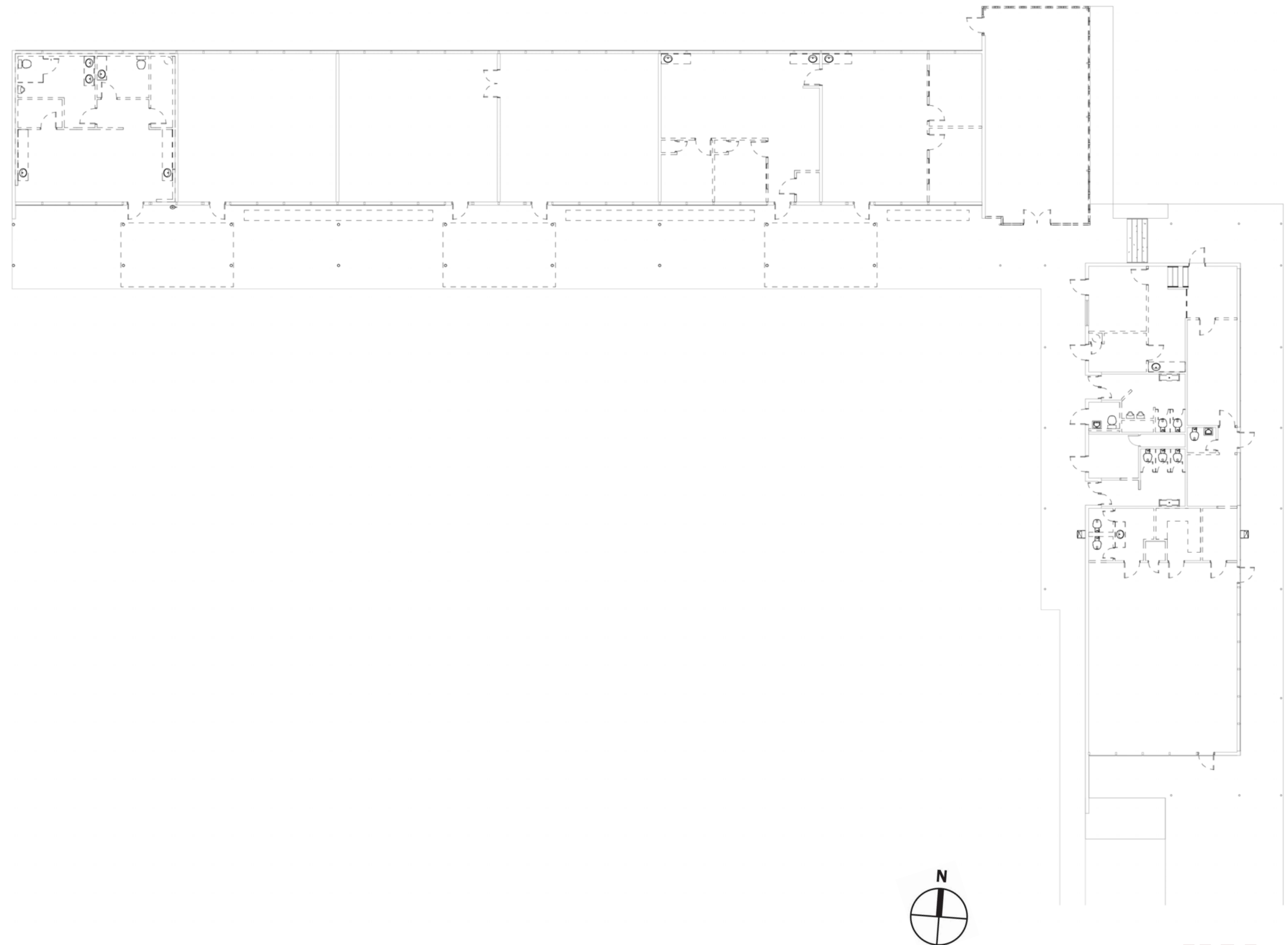
Demo of mechanical, electrical, and plumbing fixtures throughout.

Demo existing windows and framing in corner classroom.

Demo built-in benching and exterior canopies.

Overview:

This option activates both buildings while limiting new construction. No additional square footage is added,.



PROPOSED LAYOUTS

RECONSTRUCTION FLOOR PLAN - OPTION B

RECONSTRUCTION OVER-VIEW

Concrete topping on outdoor patio and Polished concrete inside classrooms to address threshold.

New restroom layout in Building 2 making them ADA compliant.

Structural repairs and new roofing with insulation and plywood sheathing o/existing wood decking throughout.

New insulated glazing at existing steel framed windows.

New hard lid ceilings and LED light fixtures.

New hollow metal exterior doors and frames, solid core wood interior doors.

New casework and sinks in classrooms.

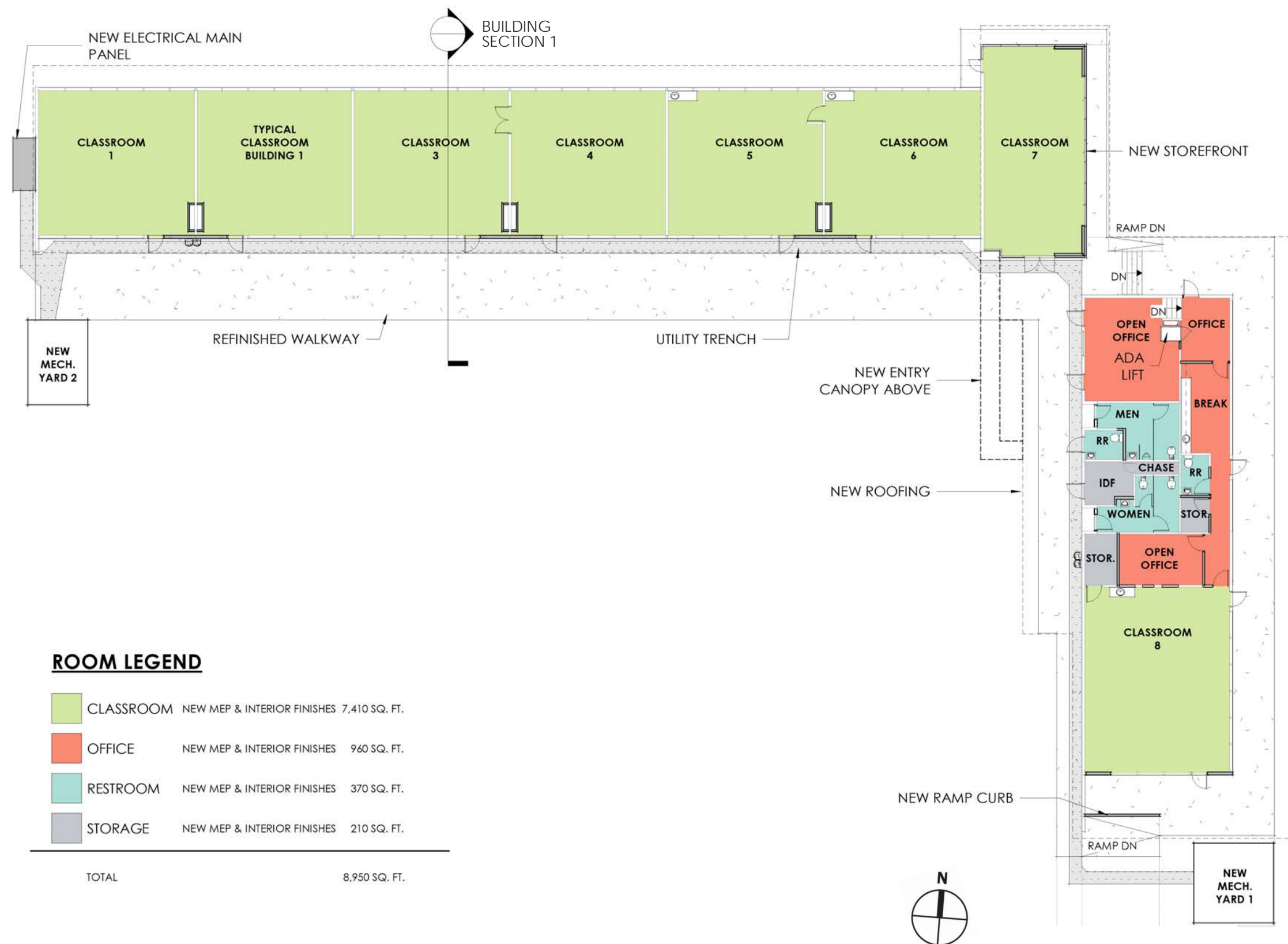
New dedicated telecom/server room.

New ADA lift at existing interior stairs.

New electrical service and utility trenches serving both buildings. New mechanical yards serving each building.

Overview:

This option activates both buildings while limiting new construction. No additional square footage is added,.



PROPOSED LAYOUTS **DEMO FLOOR PLAN - OPTION C**

DEMOLITION OVERVIEW

Demo of restroom partitions and fixtures throughout.

Demo of roofing throughout. Structural repairs and removal of all skylight openings.

Demo of flooring and wall finish with asbestos & lead paint abatement.

Demo of all ceiling finishes and light fixtures throughout.

Demo all doors and frames. Prep openings to receive new.

Demo of mechanical, electrical, and plumbing fixtures throughout.

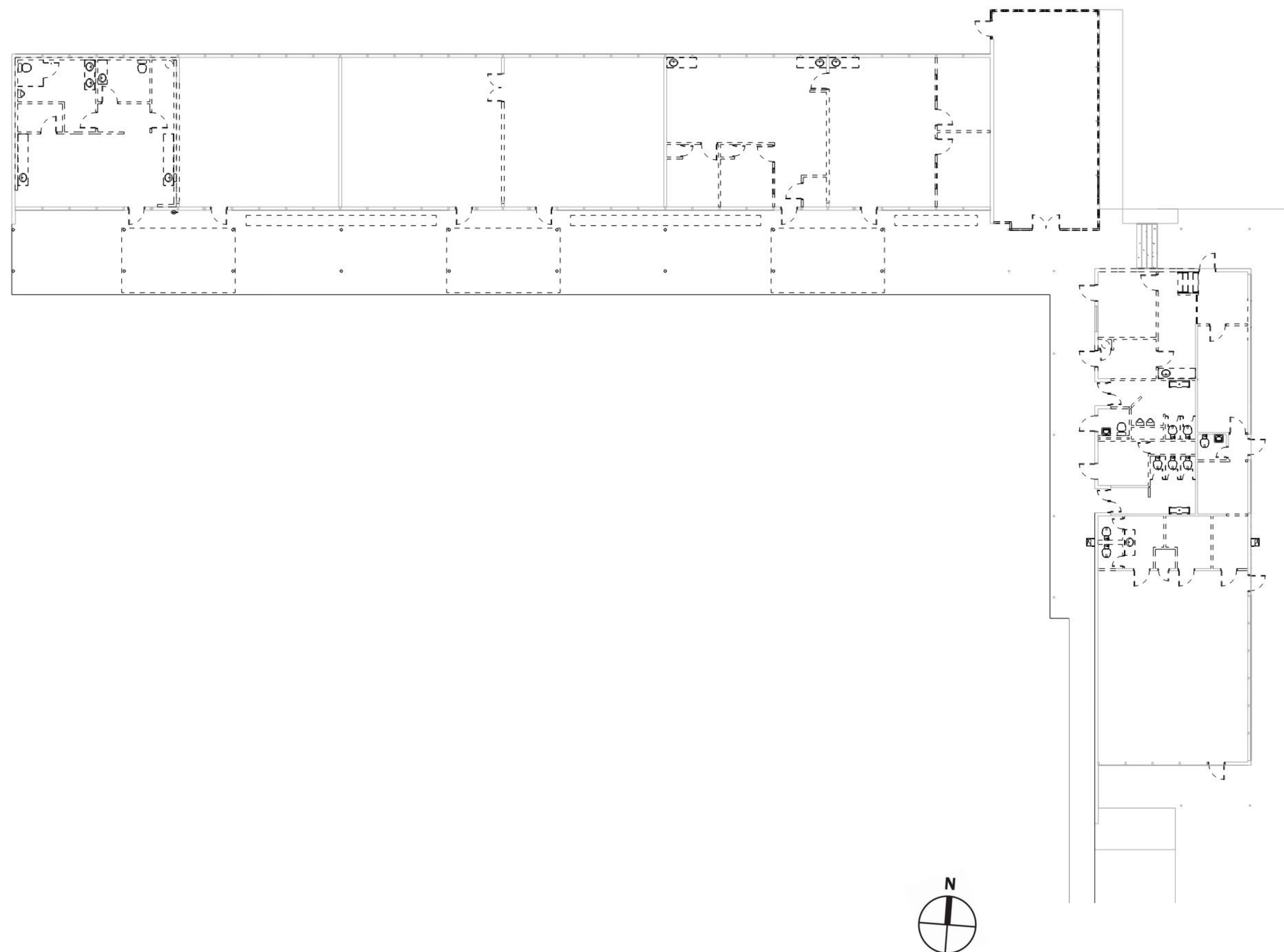
Demo existing windows and framing in corner classroom.

Demo built-in benching and non-supporting metal posts. Prep & repair existing exterior canopies

Demo existing interior stair and railing.

Overview:

Keeping all the renovations of Option B, this option moves the restroom from Building-2 to provide a new single occupancy modular restroom. The area of the new restrooms is kept to a minimum of under 500 SF to avoid a Coastal Development Permit. The space vacated by the restrooms in building-2 provides for additional office space.



PROPOSED LAYOUTS

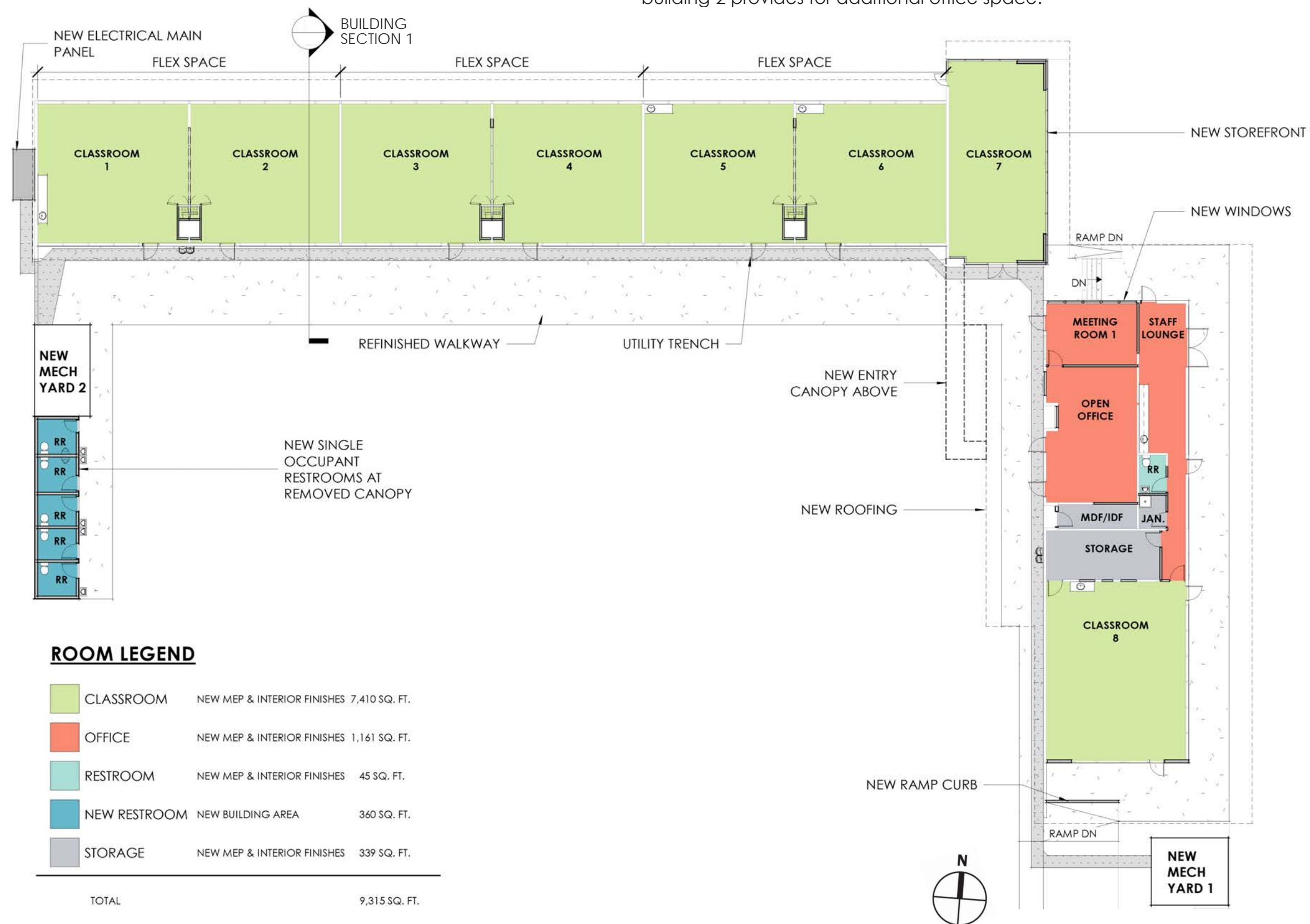
RECONSTRUCTION FLOOR PLAN - OPTION C

RECONSTRUCTION OVERVIEW

- Concrete topping on outdoor patio and Polished concrete inside classrooms to address threshold.
- Structural repairs and new roofing with insulation and plywood sheathing o/ existing wood decking throughout.
- New insulated glazing at existing steel framed windows.
- New hard lid ceilings and LED light fixtures.
- New hollow metal exterior doors and frames, solid core wood interior doors.
- New dedicated telecom/server room replacing existing plumbing chase.
- New casework and sinks in classrooms.
- New restroom building allowing for more office/classroom space in Building 2.
- New operable interior partitions for flexible classroom sizing.
- New electrical service and utility trenches serving both buildings. New mechanical yards serving each building.

Overview:

Keeping all the renovations of Option B, this option moves the restroom from Building-2 to provide a new single occupancy modular restroom. The area of the new restrooms is kept to a minimum of under 500 SF to avoid a Coastal Development Permit. The space vacated by the restrooms in building-2 provides for additional office space.



PROPOSED LAYOUTS **DEMO FLOOR PLAN - OPTION D**

DEMOLITION OVERVIEW

Demo of restroom partitions and fixtures throughout.

Demo of roofing throughout. Structural repairs and removal of all skylight openings.

Demo of flooring and wall finish with asbestos & lead paint abatement.

Demo of all ceiling finishes and light fixtures throughout.

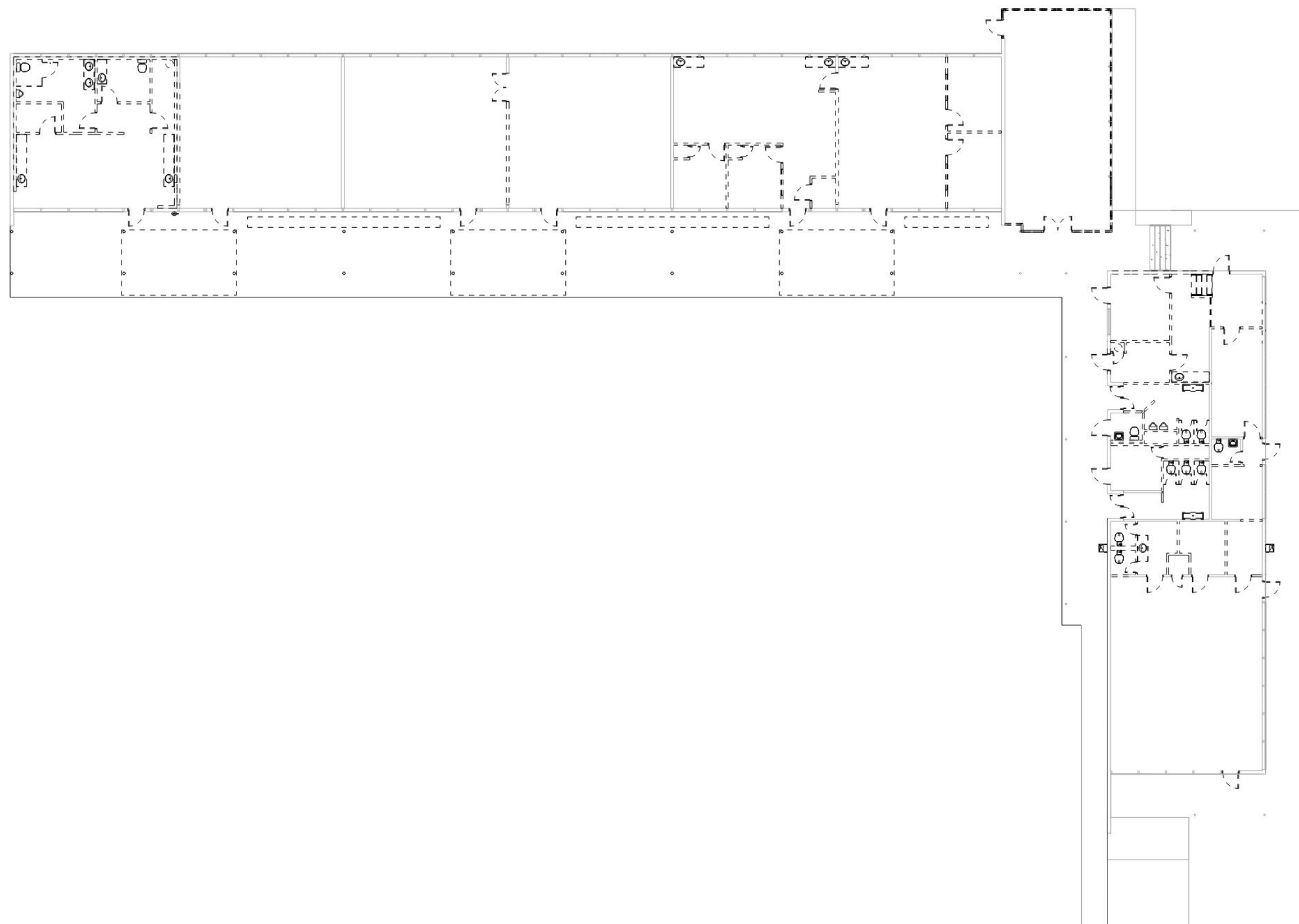
Demo all doors and frames. Prep openings to receive new.

Demo of mechanical, electrical, and plumbing fixtures throughout.

Demo existing windows and framing in corner classroom.

Demo built-in benching and non-supporting metal posts. Prep & repair existing exterior canopies

Demo existing interior stair and railing.



Overview:

Like Option C but with a Multi-Occupancy Modular restroom which will trigger a Coastal Development Permit requirement.

PROPOSED LAYOUTS

RECONSTRUCTION FLOOR PLAN - OPTION D

RECONSTRUCTION OVERVIEW

Concrete topping on outdoor patio and Polished concrete inside classrooms to address threshold.

Structural repairs and new roofing with insulation and plywood sheathing o/ existing wood decking throughout.

New insulated glazing at existing steel framed windows.

New hard lid ceilings and LED light fixtures.

New hollow metal exterior doors and frames, solid core wood interior doors.

New casework and sinks in classrooms.

New dedicated telecom/server room replacing existing plumbing chase.

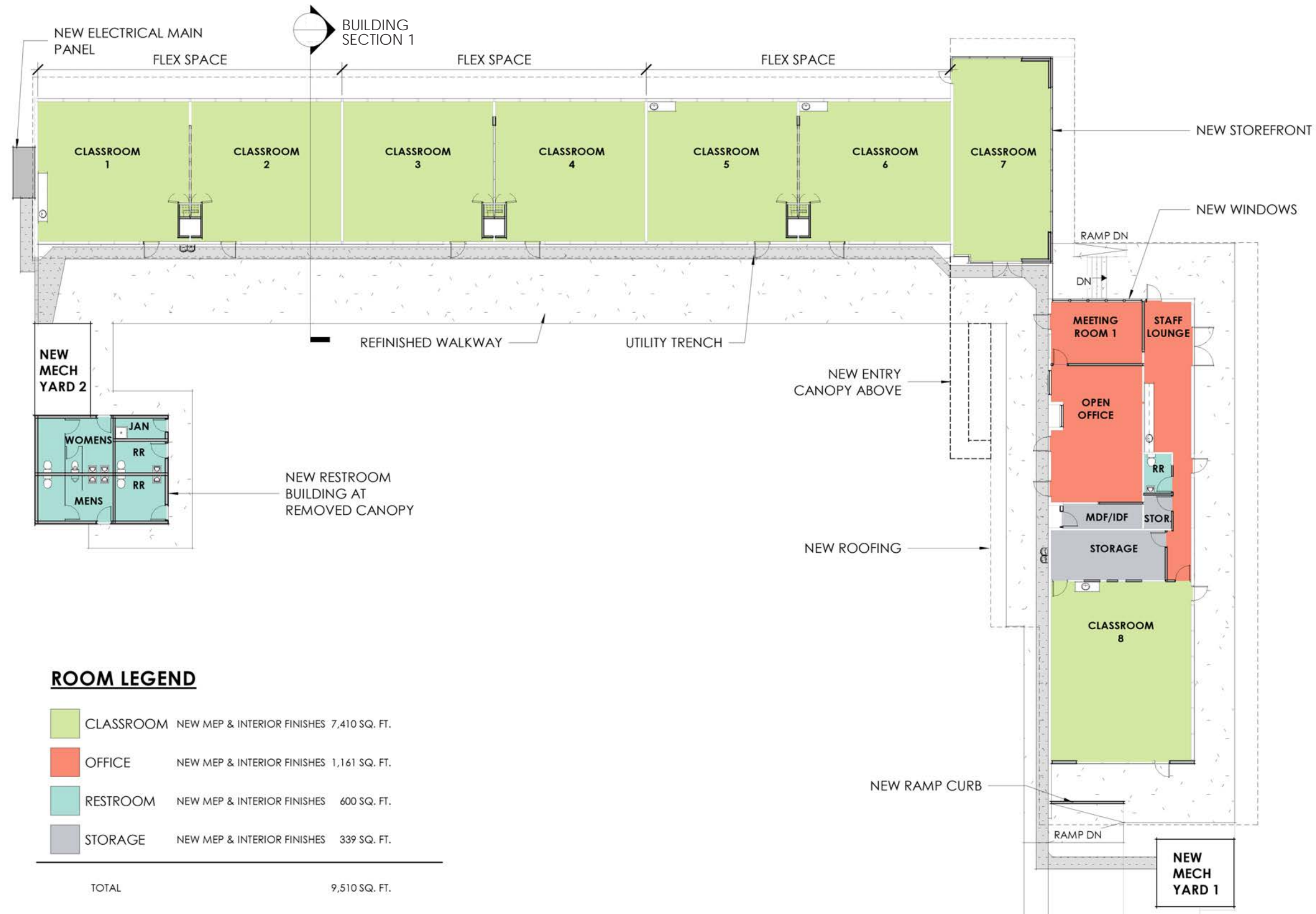
New restroom building allowing for more office/classroom space in Building 2.

New operable interior partitions for flexible classroom sizing.

New electrical service and utility trenches serving both buildings. New mechanical yards serving each building.

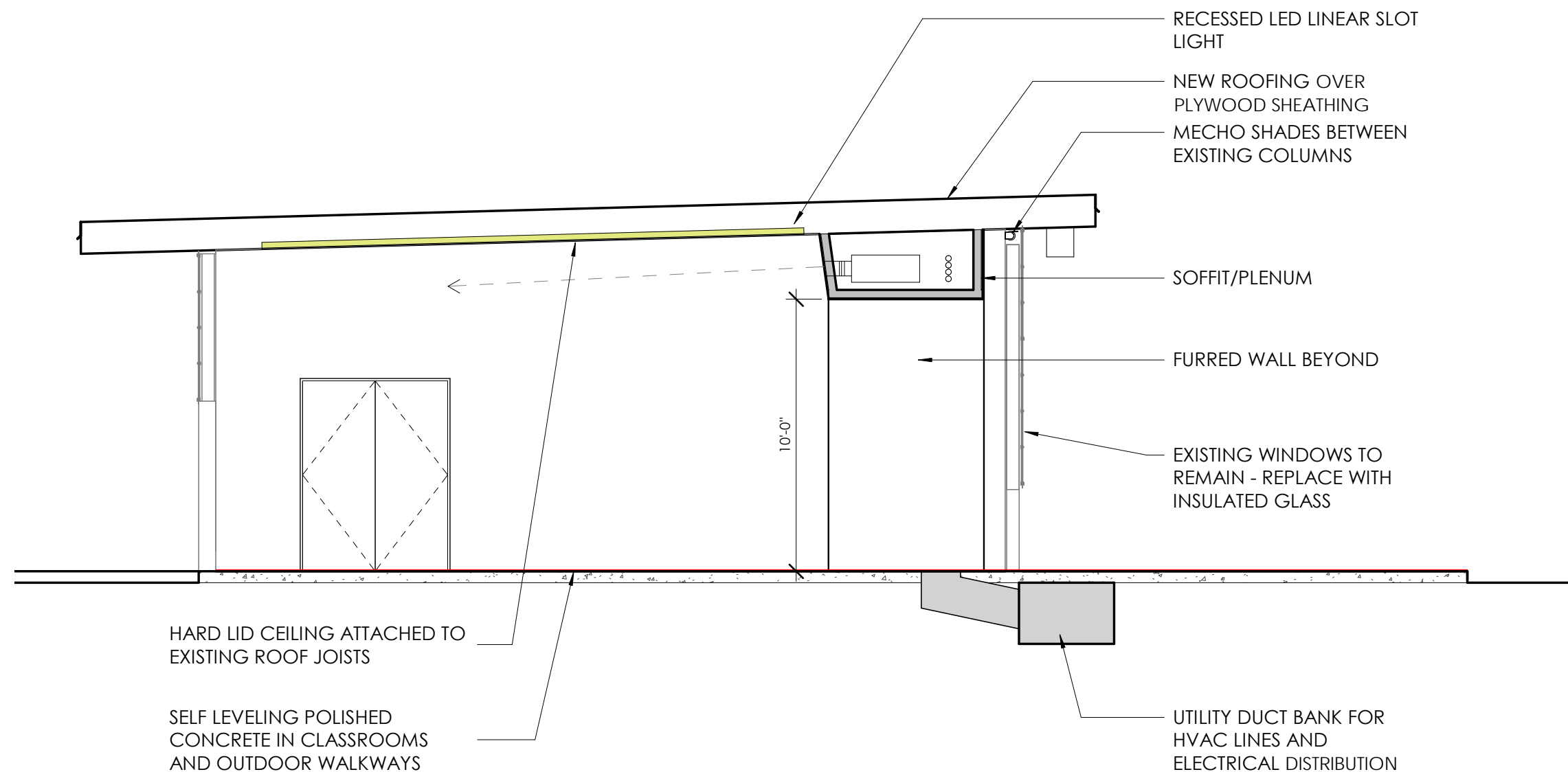
Overview:

Like Option C but with a Multi-Occupancy Modular restroom which will trigger a Coastal Development Permit requirement.



PROPOSED LAYOUTS

BUILDING 1 SECTION - OPTION B, C, D

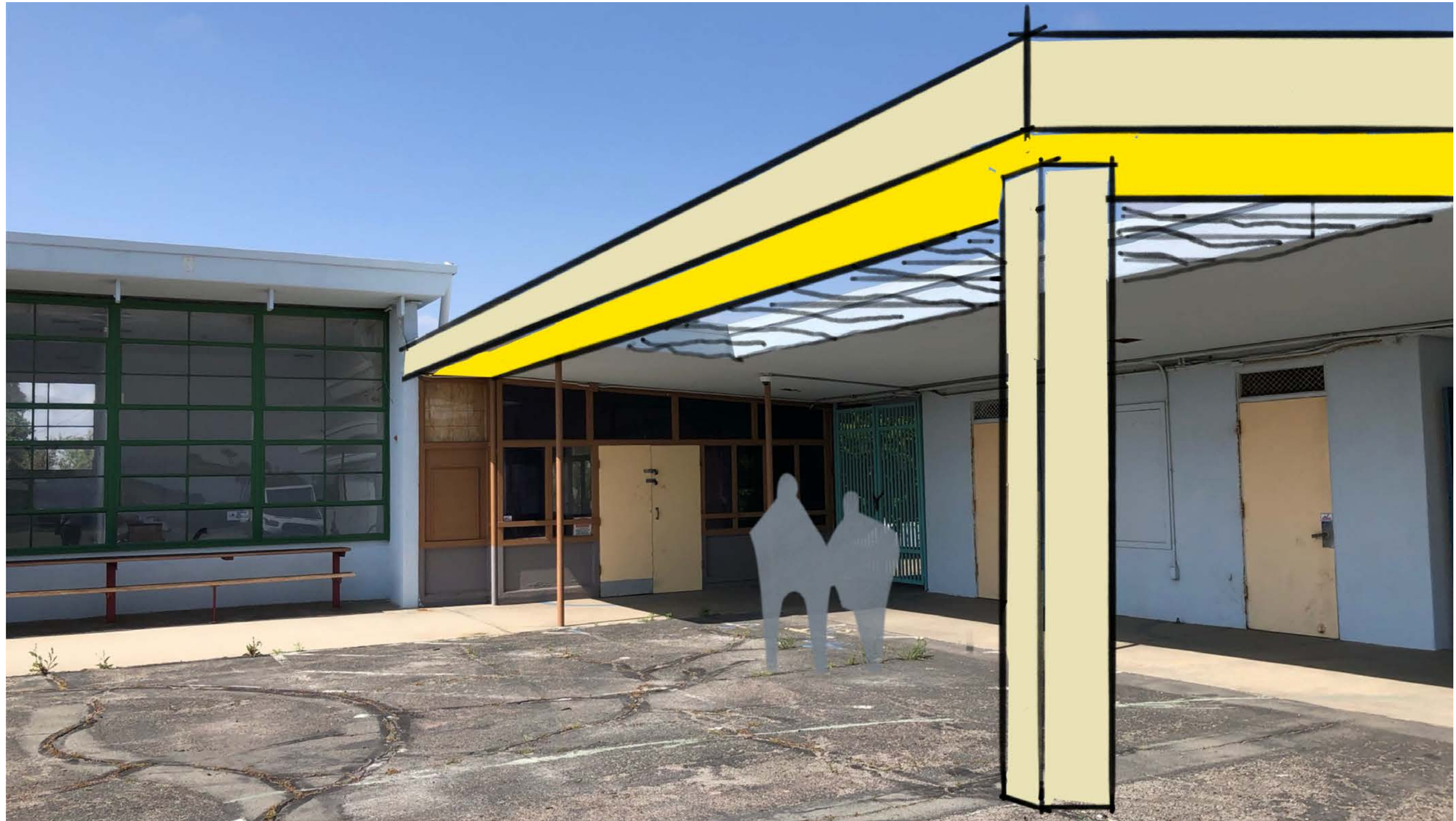


PROPOSED LAYOUTS

ENTRY CANOPY SKETCH - OPTION A, B, C, D

Overview:

Entry Canopy is intended to provide a unifying entrance element but will also need to include signage and wayfinding improvements not shown at this time.





PROPOSED LAYOUTS

PROS AND CONS

OPTION A

Pros

Minimum work on Building 2 to get the facility partly functioning.

Shortest construction time and least cost solution.

No CDP permit needed

Lays the infrastructure for utilities in future phases.

Cons

Limited space for program.

North wing remains unimproved.

Some Mechanical and Electrical equipment may be sized for entire facility that may be partly utilized.

OPTION B

Pros

Entire facility becomes usable, providing better facility/organizational planning.

No CDP permit needed

Modern facility for efficiency of operations and lower utility costs.

Updates to the facility will increase the life of the building.

Cons

Higher construction cost.

Longer construction period.

Programming limited to building with site improvements limited to code compliance.

OPTION C

Pros

Additional space for Staff and a Meeting room or additional flexible classrooms.

Classrooms in the North wing could be combined to provide expanded flex space depending on class size.

Could be expanded upon for additional site landscape and hardscape improvements.

Cons

May require additional permitting and planning approval for construction of new restroom building.

Highest construction cost.

Longest construction period.

OPTION D

Pros

Additional space for Staff and a Meeting room or additional flexible classrooms.

Classrooms in the North wing could be combined to provide expanded flex space depending on class size.

Could be expanded upon for additional site landscape and hardscape improvements.

Cons

Would require Coastal Development Permit.

Highest construction cost.

Longest construction period.

IV. COST ESTIMATE



COST ESTIMATE

Conceptual Statement of Probable Cost

	COMPONENT	OPTION A: One Bldg Reno	OPTION B: Two Bldg Reno	OPTION C: Two Bldg Reno Plus Single Restroom	OPTION D: Two Bldg Reno Plus Multi Restroom	COMMENT
1	A/E SERVICES	235,000	487,000	527,000	556,000	10% of Construction Costs
	Conceptual Design	completed	completed	completed	completed	
	Schematic Design	Incl	Incl	Incl	Incl	
	Design Development	Incl	Incl	Incl	Incl	
	Construction Administration	Incl	Incl	Incl	Incl	
	Reimbursables	Incl	Incl	Incl	Incl	
	FF&E Design & Procurement Services	Incl	Incl	Incl	Incl	
2	GEOTECHNICAL	0	0	10,000	10,000	
	Soils Reports (Buildings, Parking Areas)	N/A	N/A	10,000	10,000	Allowance
3	ENVIRONMENTAL	155,000	155,000	155,000	155,000	
	Phase 1 ESA	5,000	5,000	5,000	5,000	Allowance
	Phase 2: ACM/LBP Report	completed	completed	completed	completed	
	Remediation	150,000	150,000	150,000	150,000	Allowance
4	DEPUTY TESTING AND INSPECTION	5,000	10,000	36,000	76,000	
	Soils Testing (Deputy Inspections)	0	0	12,000	25,000	Allowance
	Materials Testing (Deputy Inspections)	5,000	10,000	24,000	51,000	Allowance
5	CONSTRUCTION COSTS	2,348,000	4,865,000	5,269,000	5,561,000	Includes design contingency and escalation
	Building Construction / Renovation Work	2,347,856	4,864,758	5,268,825	5,560,831	
	Sitework (Entry, Parking, Landscape, Utilities, etc)	incl abv	incl abv	incl abv	incl abv	
6	FIXTURES, FURNISHINGS, & EQUIPMENT (FF&E)	115,000	500,000	500,000	500,000	
	Furniture	105,000	490,000	490,000	490,000	New furniture at \$35/SF
	Kitchenette Equipment	5,000	5,000	5,000	5,000	Allowance
	Miscellaneous	5,000	5,000	5,000	5,000	Allowance
7	ELECTRONIC SYSTEMS AND SPECIAL EQUIPMENT	125,000	300,000	300,000	300,000	
	Computers, Phones, Servers, Scanners, Copiers					Not Included
	Classroom AV Equipment	25,000	200,000	200,000	200,000	Allowance
	Security Equipment	100,000	100,000	100,000	100,000	Allowance
8	PROGRAM & CONSTRUCTION MANAGEMENT	215,000	375,000	400,000	400,000	
	Overhead, Fee & Administration costs	200,000	350,000	375,000	375,000	
	Reimbursables	15,000	25,000	25,000	25,000	
9	UTILITY COMPANY CONNECTION SERVICES AND FEES	30,000	30,000	40,000	40,000	
	Electric Service	10,000	10,000	10,000	10,000	Allowance
	Gas Service	5,000	5,000	5,000	5,000	Allowance
	Phone/Data Service	5,000	5,000	5,000	5,000	Allowance
	Water Service	5,000	5,000	10,000	10,000	Allowance
	Sewer Service	5,000	5,000	10,000	10,000	Allowance
10	FEES AND ADMINISTRATION	15,000	20,000	25,000	25,000	
	Plan Check, Permit Fees, and Building Inspections	15,000	20,000	25,000	25,000	Assumes City will not charge itself
11	CONTINGENCY: CITY OF ENCINITAS	272,000	573,000	619,000	652,000	
	Course of Construction Contingency	235,000	487,000	527,000	556,000	10% Allowance
	Soft Cost Contingency	37,000	86,000	92,000	96,000	5% Allowance
	TOTAL PROJECT COSTS	\$3,515,000	\$7,315,000	\$7,881,000	\$8,275,000	

NOTES:

1. Construction costs are based on July 2021 values and include escalation up to a midpoint of construction (MOC) of July 2023. If timeframe for construction is extended then additional escalation should be included.

2. Griffin Structures, Inc. is offering this Statement of Probable Cost based on current level of documentation available which is based upon conceptual drawings. Griffin has used its reasonable best efforts to assess identified project specific program requirements, geographic considerations, assumed building type, construction methods, current labor rates and material costs, and local market conditions to generate an opinion of possible project specific costs.



SUMMARY

Mechanical Summary of Work

All existing heating units and exhaust/ventilation units shall be removed along with associated ductwork, dampers, grilles and control components including any gas lines associated with removed equipment.

All proposed mechanical improvements utilize all electric solutions, no gas will be required for new mechanical equipment. New exhaust fans shall be provided for restrooms, storage areas, electrical rooms and janitors closes. Toilet rooms shall have a minimum of 10 air changes per hour (where code minimum is 70 CFM/fixture per California Mechanical Code (CMC) table 403.7); electrical rooms shall have a minimum of 3 CFM/KVA for transformers or 10 Air changes per hour – whichever is greater; and janitor closets shall have a minimum of 1.0 CFM/sf (per CMC table 403.7). New fans, ductwork (where applicable), flex connections to fans, intake grilles, discharge air roof caps, controls and intake air provisions shall be provided. Exhaust air discharge shall be located a minimum of 3 foot from building openings and 10' from forced air intakes. Large restrooms shall have suspended in-line fans controlled by time clock with intake grilles and discharge through roof cap. Smaller restrooms, equipment rooms and storage areas shall have ceiling mounted exhaust fans with discharge through roof cap. Small restroom and storage areas shall be controlled by wall switch in room and equipment rooms shall be controlled by thermostat.

Mechanical ventilation shall be provided for all occupied areas (classrooms and offices). Per 2019 CMC section 402.2 occupiable spaces must be furnished with mechanical ventilations systems. For classrooms and office areas, minimum outside air (fresh air) shall be provided in compliance with CMC table 402.1 requirements, title 24 requirements and ASHRAE 62.1 requirements.

Per 2019 California Building Code (CBC) 1204.1, interior spaces intended for human occupancy shall be provided with an active or passive space heating system capable of maintaining an indoor temperature of not less than 68 degrees Fahrenheit at a point 3 feet above the floor on a design heating day. The system sizing shall be based upon outdoor design conditions which are based on ASHRAE 0.5% annual cooling dry bulb and mean coincident wet bulb temperatures and the 99.6% heating dry bulb temperature.

Due to limited ceiling space, jurisdictional requirements associated with roof mounted equipment and other existing building construction limitations, an economical means of providing code minimum ventilation and heating for the occupied spaces (while getting cooling as well) would be to integrate high efficiency variable refrigerant flow heat recovery heat pumps to condition the occupied areas. This option will require grade mounted condensing units (in the mechanical yards), refrigerant piping and controls wiring/conduit from condensing unit to indoor fan coil unit and/or ceiling mounted unit. Below grade piping and wiring to be installed in conduit and in conformance with manufacturers recommendations. Supply grille, return plenum, outside air intake, filters, access panel, controls, return duct, dampers and return grille shall be required for fan coil units. Proposed VRF system shall utilize electricity only which supports the potential for future Net-Zero-Energy considerations and PV support. Equipment curbs will be required for condensing units on grade. Structural evaluations shall be necessary to accommodate openings through roof and to support suspended fan coil units and heat recovery units in ceiling/soffit areas. Units and coils shall be equipped with additional coastal corrosion protection due to project proximity to ocean. See concept plan for estimated unit quantities and tonnages. Ceiling cassette units shall be equipped with interlocking vent fans and air intake hood to achieve code required measurable outdoor ventilation volumes. Equipment efficiencies shall meet minimum California State Energy Efficiency standards. Suspended units shall be equipped with integral condensate pumps.

Ductwork shall be routed in classrooms via new dropped soffit area located near one side of the class room with supply air distributed throughout the conditioned environment via sidewall distribution, outside air ducted in from the roof and return ducted back to unit to a return air plenum. All ductwork shall be insulated per current title 24 requirements. New supply air, return air, and exhaust air ductwork, dampers, diffusers/grilles shall be provided for each space. New insulated, galvanized steel ductwork shall be provided to connect to new diffusers/grilles. Air devices shall be sized to meet the noise criteria (NC) levels set forth by the ASHRAE recommendations. Ductwork shall be designed to a maximum of 0.08 inch water column per 100 feet of duct due to friction loss and maximum Velocity of Main Supply Ducts is 1,500 FPM and branch ducts is 800 FPM. Ductwork will be constructed in accordance with SMACNA standards and duct leakage shall not exceed 4% for low-pressure ductwork. The use of sound attenuating flexible duct at diffusers and grilles will be limited to 5 feet in total length to minimize duct static pressure losses. All reciprocating equipment will have flexible duct connectors and shall be equipped with vibration isolation devices on all hangers. All system shall be tested & balanced to ensure proper operation.

Building Control System shall be provided by VRF system supplier and shall integrate remote monitoring for conditioned areas. As indicated before, heat producing room fans shall be controlled by thermostats; large restrooms shall be controlled by timeclocks programmed to run systems during all anticipated hours of occupancy; and small toilet rooms and storage areas shall be controlled by wall switches.

The enhanced HVAC system shall be similar to base system with the exception that the HVAC indoor system for the classrooms shall integrate floor/wall mounted heat recovery fan coil units and shall also integrate a dedicated outside air system (DOAS) to provide the code required ventilation rates.



SUMMARY

Plumbing Summary of Work

All plumbing fixtures in restrooms, janitor rooms, and classrooms, building exterior and utility areas shall be removed. Water heaters and all associated components shall also be removed. Sink shall also be removed from electrical room.

New fixtures shall be provided which shall meet current ADA requirements and current low-flow water conservation requirements. All new angle stops and flexible connectors shall be provided. New accessible accommodation fixtures shall be placed in locations which are in full compliance with current ADA accessibility requirements. Re-positions and adjustments of piping in the floor and wall shall be necessary as required to accommodate connection to new fixture locations. Piping shall be replaced and/or reconfigured to accommodate new fixture installations.

It is not recommended that the service sink be replaced in the electrical room. We recommend a new service sink be added to the staff area entry (where rough in appears to have been provided).

Water closets shall be floor mounted, flush valve with open front toilet seats. Lavatories shall be wall mounted with cold water only faucet. Urinals shall be wall mounted, flush valve. Classroom sinks shall be stainless steel with cold water only faucet and bubbler. Per interpretation of the California Plumbing Code 6012, it is our understanding that hot water shall not be required to classroom sinks nor for core area lavatory faucets.

Service sink shall be wall mounted with wall mounted faucet (with check stops and vacuum breaker) and 20 gallon wall mounted electric water heater. Hose bibbs with removable loose key operator and vacuum breaker shall be provided a building exterior at 100' intervals minimum and a minimum of one per roof area. Floor drains in restrooms can remain, however trap primers are recommended if infrequent use is anticipated. Exterior drinking fountain with bottle filler are anticipated to replace existing drinking fountain locations. Private use sinks and lavatories shall be provided with instantaneous type water heaters.

Condensate from HVAC equipment shall be routed to discharge to an approved receptor. Gas is not anticipated for this building under this base bid option.

The contractor shall scope the existing underground sanitary sewer piping to remain to identify condition and slope of piping, and report findings of the condition of the piping to Owner's representatives and design team. Damaged or drooping piping shall be repaired.

The potable water system shall be Type L copper above grade and Type K below grade. All domestic water piping shall be thoroughly cleaned, flushed, sterilized and tested prior to project delivery. An approved reduced pressure backflow preventer with main shutoff valve should be added on the main service feed line serving the project site (near meter). In addition, if site pressures exceed 80 PSI at building, a PRV should be added to limit pressure to code required maximum pressure. All hot water piping shall be insulated per current title 24 requirements.

Waste and vent piping above grade shall be replaced with cast iron piping located within the building envelope. Below grade soil piping may be ABS/PVC type DWV. The condensate drainage system shall be copper type M insulated.

For the plumbing enhanced system, we anticipate construction of new centralized restrooms (all new) located in an alternate location. In addition, all classroom faucets shall be equipped with instantaneous water heaters and H&C faucets. All domestic water piping and soil piping shall be replaced from building entry to furthest point of use.

General Recommendations for HVAC and Plumbing systems:

All HVAC and Plumbing system shall be installed to ensure a fully functional system and shall comply with all project program needs. All piping shall be concealed with building ceilings, chases and soffits to as great extent as possible. Any existing piping which is exposed should be relocated to ensure not running exposed in corridors, walls and/or ceiling areas. The system shall be energy-efficient and of the most current available technology while maintaining a cost-effective initial construction. The mechanical & plumbing system shall comply with all known and applicable codes and standards.



SUMMARY

Electrical Summary of Work

A new 600A 208V 3PH SDG&E meter board (exterior) to be installed (presumably) at the NW corner. The nearest transformer is on the W. St. Routing of conduit to be confirmed with SDG&E.

- Two panels and Lighting control panel to be installed alongside the main panel.
- It is recommended to have dedicated panels at the mechanical yards
- The power will be distributed via conduits overhead between the classrooms. Running parallel to the HVAC plenum.
 - From the centrally located panel (2) $\frac{3}{4}$ " conduits for general power and (1) $\frac{3}{4}$ " conduit for lighting which would pass from room to room.
 - From the MPOE (1) 1 $\frac{1}{4}$ " conduit for data for wireless access point. This would also pass through from room to room.
- Existing Electrical room to be re-purposed to house the IDP/MPOE & communications.
- Lighting controls could be wireless.

V. APPENDIX

