

*CENTRAL UNION HIGH SCHOOL DISTRICT*

*FACILITY ASSESSMENT  
AND 5 YEAR MASTER PLAN*

*Southwest High School  
2001 Ocotillo Drive  
El Centro, CA 92243*

*Central High School  
1001 Brighton Ave.  
El Centro, CA 92243*

*Desert Oasis High School  
1302 South 3<sup>rd</sup> Street  
El Centro, CA 9224*

# Table of Contents

## *Southwest High School*

### *Existing Site Plan*

#### *Existing Facility Assessment*

- New Gym Roof.
- New MP Roof.
- New Gym HVAC Units.
- Concrete Hardscape Repair, Replacement and Drainage.
- Repair to Fire Alarm Systems
- Repair to Public Address and Clock System.
- Baseball Netting at West property Line.

#### *Proposed New Projects*

- Pool Facility.
- Sports Facility Lighting for Retention Area.
- Future Relocatable Buildings.
- Maintenance Shop Building.
- Visitor Side Stadium Seating Expansion.

#### *Cost Summary*

## *Central High School*

### *Existing Site Plan*

#### *Existing Facility Assessment*

- New Gymnasium Roof.
- Repair Fire Alarm Systems.
- Repair to Public Address and Clock System.
- New Bleachers at Existing Gymnasium.

#### *Proposed New Projects*

- New Business Building.
- New Gymnasium.
- Modernization of Existing Campus Buildings.
- Sports Field Lighting at Cal Jones Field.
- Pool Modernization.

#### *Cost Summary*

## *Desert Oasis High School*

### *Existing Site Plan*

### *Existing Facility Assessment*

- Concrete Hardscape Repair and Replacement
- Netting at South Fence Line

### *Proposed New Projects*

- Phoenix Rising Project.
- Campus Diner.

*Central Union High School District*

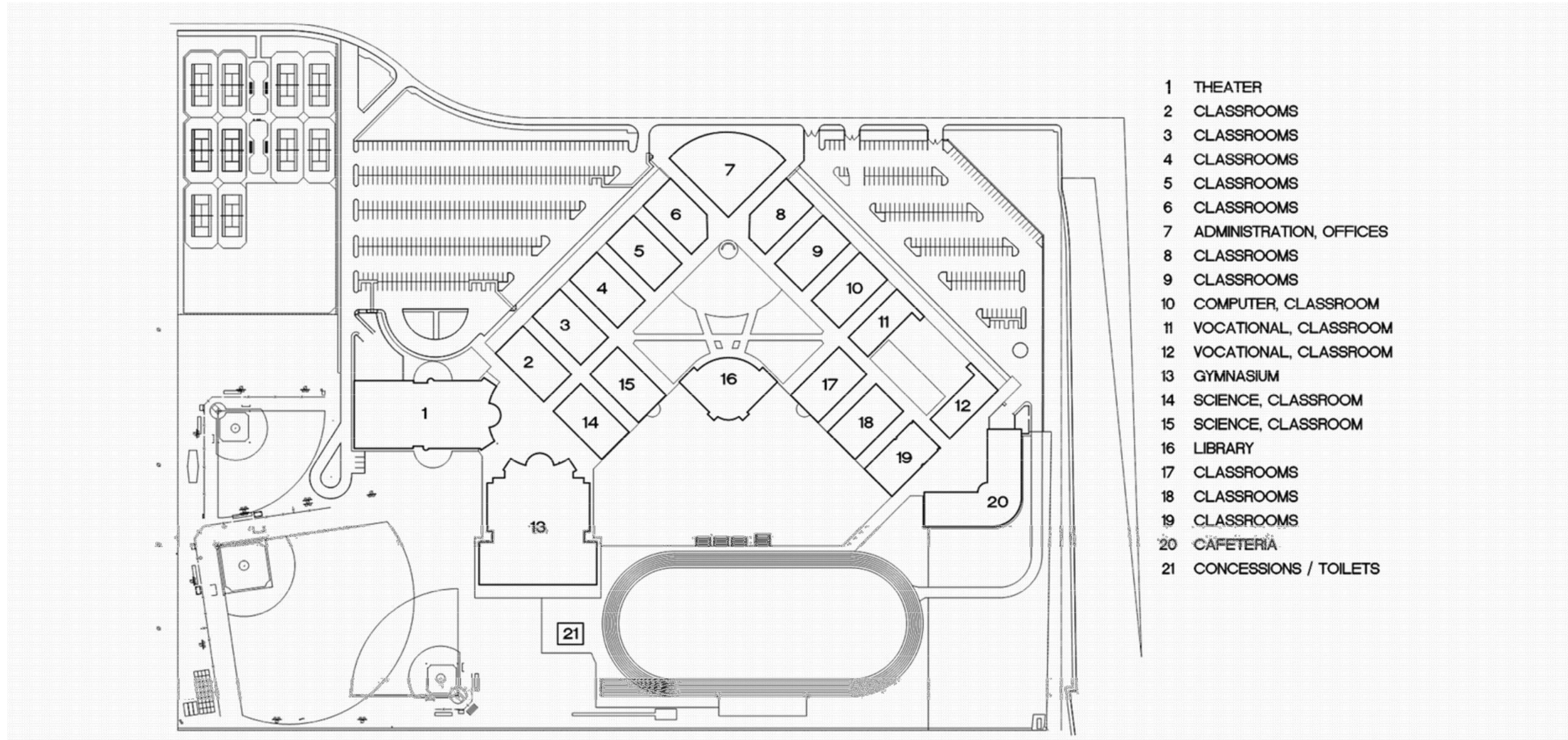
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*Southwest High School  
2001 Ocotillo Drive  
El Centro, CA 92243*



# Southwest High School



Existing Site Plan



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Site	
Year Constructed: 1996	
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. SITE</b>		
Concrete Hardscape	Failing	Problem with extensive cracking and storm water drainage
Site Electrical Distribution	Good	
Site Plumbing	Good	
ADA Path of Travel	Good	
ADA Parking	Good	
Landscape	Good	

B. ESTIMATE COST			
1. Concrete Hardscape	408,000	Project scheduled for Summer 2016	

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	1	Building Use:	Theater
Year Constructed:	1996	Square Feet:	33,109
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	2	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	9,301
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	3	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	9,301
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	4	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	9,301
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	5	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	9,301
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	6	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	8,820
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 7	Building Use: Administration, Offices
Year Constructed: 1996	Square Feet: 6,281
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	8	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	8,820
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	9	Building Use:	Classrooms
Year Constructed:	1996	Square Feet:	9,301
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 10	Building Use: Computer, Classrooms
Year Constructed: 1996	Square Feet: 9,301
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 11	Building Use: Vocational, Classrooms
Year Constructed: 1996	Square Feet: 6,813
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	12	Building Use:	Vocational, Classrooms
Year Constructed:	1996	Square Feet:	6,813
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 13	Building Use: Gymnasium
Year Constructed: 1996	Square Feet: 44,405
Last Renovation:	DSA Application #: A-56893 / 100091
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Failing	Scheduled replacement summer 2016
HVAC Systems	Failing	Scheduled replacement summer 2016
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	19		
Cost for Modernization	843,695		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 14	Building Use: Science, Classrooms
Year Constructed: 1996	Square Feet: 9,301
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #:	15	Building Use:	Science, Classrooms
Year Constructed:	1996	Square Feet:	9,301
Last Renovation:		DSA Application #:	A-56893
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 16	Building Use: Library
Year Constructed: 1996	Square Feet: 9,301
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 17	Building Use: Classrooms
Year Constructed: 1996	Square Feet: 9,301
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 18	Building Use: Classrooms
Year Constructed: 1996	Square Feet: 9,301
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 19	Building Use: Classrooms
Year Constructed: 1996	Square Feet: 9,301
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Southwest High School

Building #: 20	Building Use: Cafeteria
Year Constructed: 1996	Square Feet: 18,904
Last Renovation:	DSA Application #: A-56893
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs painting - Scheduled summer 2016
Roof	Failing	Scheduled replacement summer 2016
HVAC Systems	Failing	Scheduled replacement summer 2016
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	19		
Cost for Modernization	359,176		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

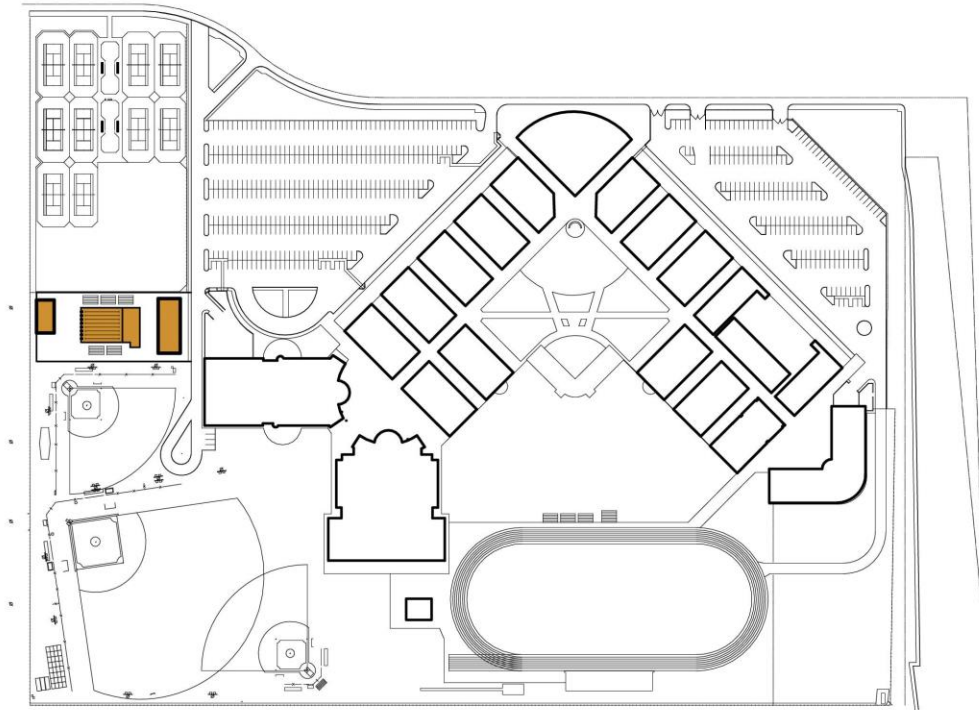
Southwest High School

Building #:	21	Building Use:	Concessions/Toilets
Year Constructed:	2008	Square Feet:	1,920
Last Renovation:		DSA Application #:	A-100092
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	72		
Cost for Modernization	138,240		

NOTES:



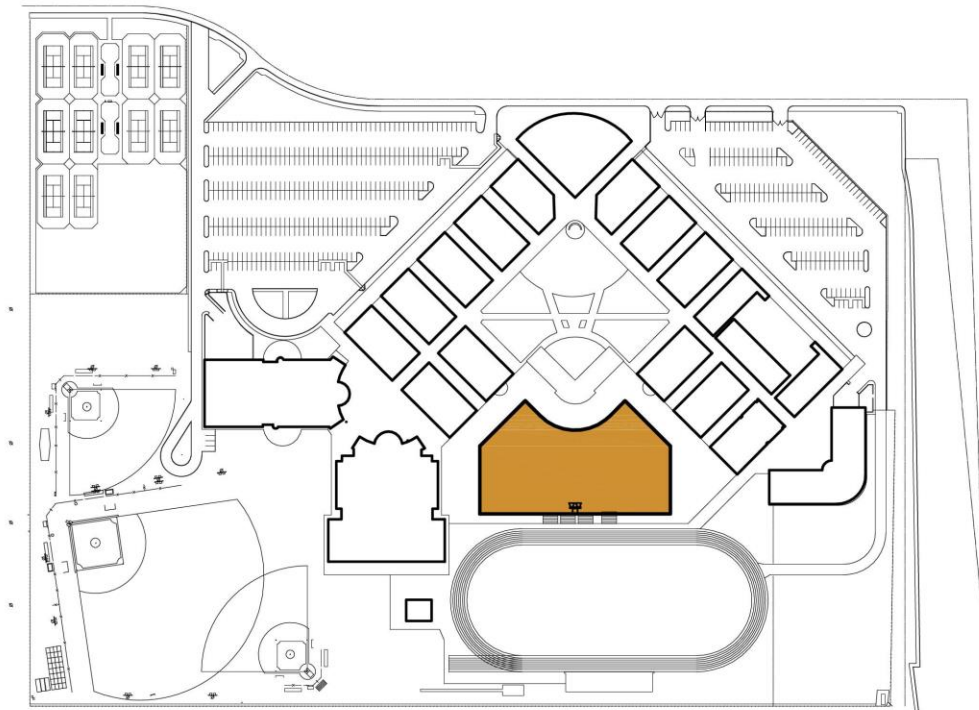
*Southwest High School*

## Pool Facility

Project will consist of an (8) lane competition pool, shower and locker building, restrooms to serve pool area, baseball and softball fields with fixed shaded bleachers.

Estimated Cost: 7.8M



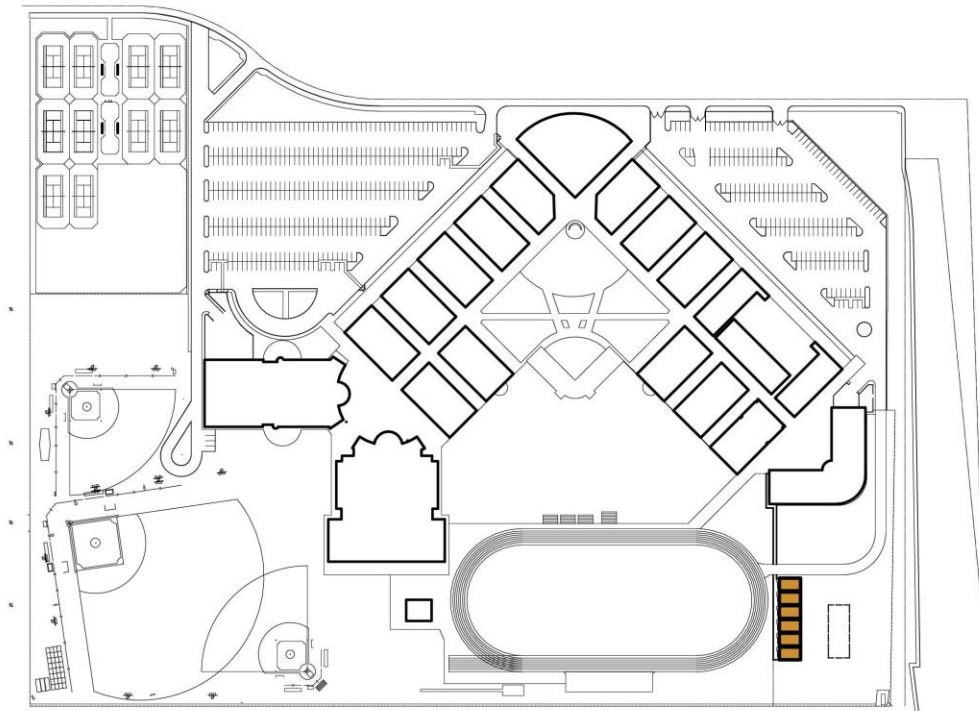


*Southwest High School*

## Sports Field Lighting for Retention Area

Sport field lighting at existing retention area to support team sport practice  
(1) Light Standard

Estimated Cost \$ 84,000.00

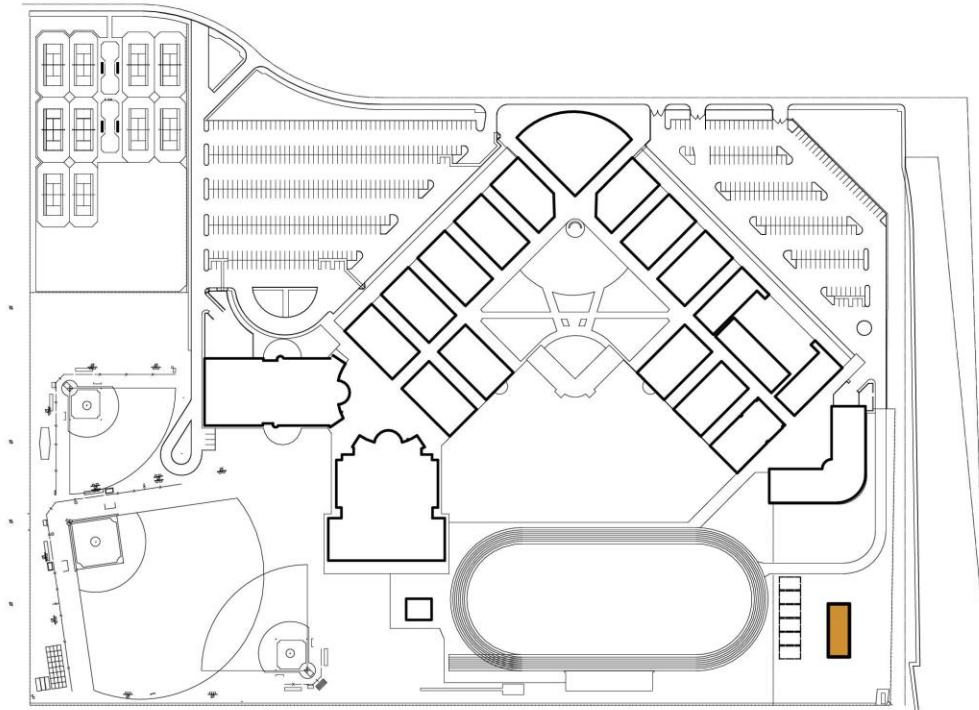


*Southwest High School*

## Future Relocatable Buildings

(6) Relocatable classrooms to support future growth. Leased Buildings

Estimated Cost: \$ 308,000.00



*Southwest High School*

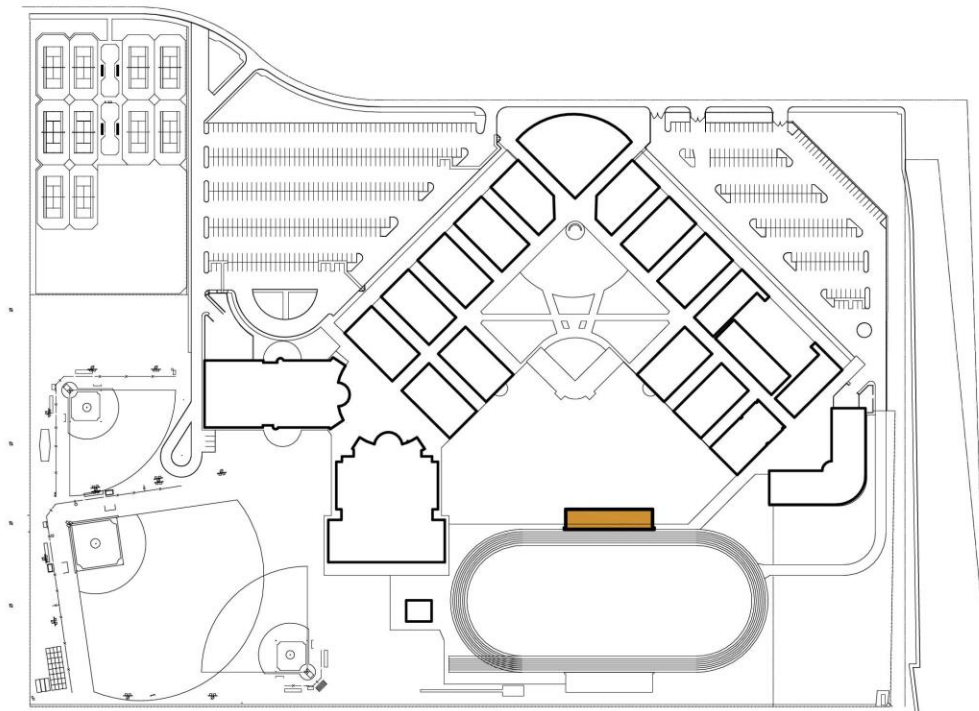
## Maintenance Shop Building

Pre-Engineered Metal Building

Support on-site maintenance, operations and landscape work

84' x 40' Dimension

Estimated Cost \$ 312,000.00



*Southwest High School*

## Visitor Side Stadium Seating Expansion

Seating for 1280 persons

Estimated Cost: \$ 389,000.00

## Existing Facility Assessment Cost Summary

### Southwest High School

- Concrete Hardscape Modernization .....\$ 408,000
- Gymnasium Modernization.....\$ 843,695
- Cafeteria Modernization .....\$ 359,176
- Concessions/Toilets Modernization .....\$ 138,240

**Southwest Sub- Total \$ 1,749,111**

## New Work Cost Summary

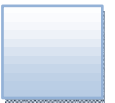
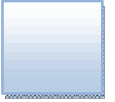
- Pool Facility .....\$ 7,800,000
- Sport Field Lighting .....\$ 84,000
- Future Relocatables (6) .....\$ 308,000
- Maintenance Shop Building .....\$ 312,000
- Visitor Stadium Seating Expansion .....\$ 389,000

**Southwest Sub- Total \$ 8,893,000**

**Southwest Total Cost \$ 10,642,111**

*Central Union High School District*

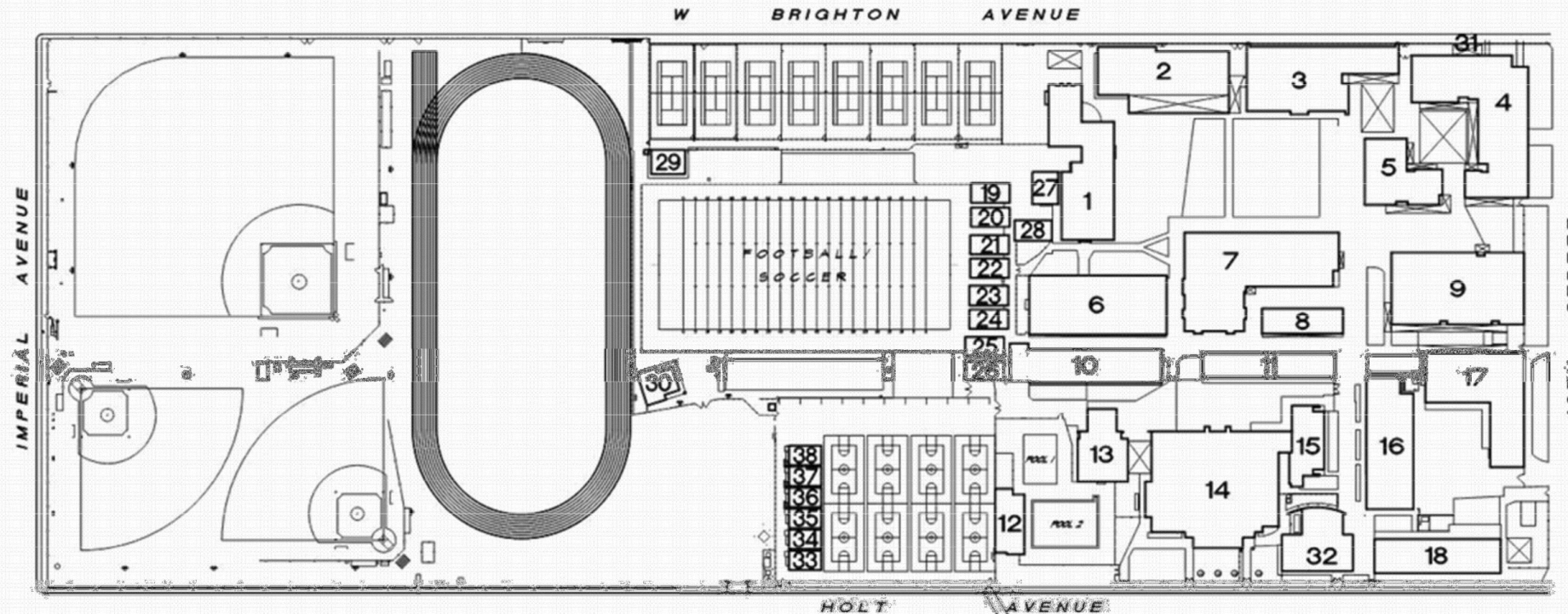
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*Central High School  
1001 Brighton Ave.  
El Centro, CA 92243*



# Central High School



- |                               |  |                             |
|-------------------------------|--|-----------------------------|
| 1 BUSINESS, CLASSROOMS        | 16 INDUSTRIAL ARTS - SHOPS             | 26 CLASSROOM - RELOCATABLE  |
| 2 LIFE SKILLS, CLASSROOMS     | 17 INDUSTRIAL ARTS - SHOPS, CLASSROOMS | 27 CLASSROOM - RELOCATABLE  |
| 3 SCIENCE, CLASSROOMS         | 18 CLASSROOMS - AGRICULTURAL / MAINT.  | 28 CLASSROOM - RELOCATABLE  |
| 4 MULTIPURPOSE, ASSEMBLY      | 19 CLASSROOM - RELOCATABLE             | 29 CONCESSIONS, TOILETS     |
| 5 ADMINISTRATION, OFFICES     | 20 CLASSROOM - RELOCATABLE             | 30 CONCESSIONS, TOILETS     |
| 6 ENGLISH, CLASSROOMS         | 21 CLASSROOM - RELOCATABLE             | 31 COLD BOX                 |
| 7 LIBRARY / COUNSELING        | 22 CLASSROOM - RELOCATABLE             | 32 WRESTLING/WEIGHT LIFTING |
| 8 CLASSROOMS - MATH           | 23 CLASSROOM - RELOCATABLE             | 33 CLASSROOM - RELOCATABLE  |
| 9 CLASSROOMS - SOCIAL STUDIES | 24 CLASSROOM - RELOCATABLE             | 34 CLASSROOM - RELOCATABLE  |
| 10 CLASSROOM - MATH RELO'S    | 25 CLASSROOM - RELOCATABLE             | 35 CLASSROOM - RELOCATABLE  |
| 11 CLASSROOM - MATH RELO'S    |  | 36 CLASSROOM - RELOCATABLE  |
| 12 POOL OFFICES               |  | 37 CLASSROOM - RELOCATABLE  |
| 13 BOY'S LOCKERS - SHOWERS    |  | 38 CLASSROOM - RELOCATABLE  |
| 14 GYMNASIUM                  |  |                             |
| 15 GIRL'S LOCKERS - SHOWERS   |  |                             |

Existing Site Plan

**SANDERS,inc**

ARCHITECTURE | ENGINEERING



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Site	
Year Constructed: 2015	
Last Renovation:	DSA Application #:
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. SITE</b>		
Concrete Hardscape	Good/Functional	Repair project completed August 2015
Site Electrical Distribution	Good	
Site Plumbing	Good	
ADA Path of Travel	Good	
ADA Parking	Good	
Landscape	Good	

B. ESTIMATE COST			
1. Concrete Hardscape	310,000	Additional on site and city sidewalk repair needed	

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	1	Building Use:	Business, Classrooms
Year Constructed:	1913	Square Feet:	24,172
Last Renovation:	2008	DSA Application #:	A-3163 / 23622 / 50093
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Poor	
Exterior Architectural Fin.	Poor	Damaged louvers and plaster
Roof	Failing	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Poor	
Electrical Lighting	Functional	Needs upgrade
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

**NOTES:**

1. This structure is scheduled to be replaced with new construction.

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	2	Building Use:	Life Skills, Classrooms
Year Constructed:	1955	Square Feet:	9,910
Last Renovation:	1963	DSA Application #:	A-13613 / 23622
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs paint
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	304		
Cost for Modernization	3,012,640		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	3	Building Use:	Science, Classrooms
Year Constructed:	1955	Square Feet:	10,977
Last Renovation:	1988	DSA Application #:	A-13613 / 24445 / 50093
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	Needs upgrade
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs isolated plaster repair
Roof	Poor	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	304		
Cost for Modernization	3,337,008		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 4	Building Use: Multi-Purpose, Assembly
Year Constructed: 1964	Square Feet: 15,669
Last Renovation:	DSA Application #: A-24445
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Good	Needs isolated concrete repair
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	2,130,984		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 5	Building Use: Administration, Offices
Year Constructed: 1969	Square Feet: 5,748
Last Renovation:	DSA Application #: A-32121 / 52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Good	
Roof	Poor	
HVAC Systems	Functional	
Plumbing Systems	Functional	Not ADA complaint
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	781,728		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	6	Building Use:	English, Classrooms
Year Constructed:	1952	Square Feet:	12,226
Last Renovation:	1988	DSA Application #:	A-9640 / 50093
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Functional	
Roof	Poor	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	242		
Cost for Modernization	2,958,692		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	7	Building Use:	Library / Counseling
Year Constructed:	1941	Square Feet:	16,453
Last Renovation:	2004	DSA Application #:	A-3652/11561/48164/50093/105713
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good/Poor	Needs shelves, storage
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional/Poor	Needs paint
Roof	Poor	
HVAC Systems	Good/Poor	
Plumbing Systems	Functional	
Electrical Power and Dist.	Good/Poor	
Electrical Lighting	Good/Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	207		
Cost for Modernization	3,405,771		

**NOTES:**

Library needs upgrades, stairs and ramps. Counseling is good.

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 8	Building Use: Classrooms - Math
Year Constructed: 1954	Square Feet: 2,993
Last Renovation: 1988	DSA Application #: A-11561 / 50093
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs window upgrade and paint
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	N/A	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	407,048		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	9	Building Use:	Classrooms - Social Studies
Year Constructed:	1969	Square Feet:	14,765
Last Renovation:	2004	DSA Application #:	A-32121 / 106112
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Good	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Good	
Roof	Poor	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	84		
Cost for Modernization	1,240,260		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	10	Building Use:	Classrooms - Math Relos
Year Constructed:	1960	Square Feet:	4,950
Last Renovation:		DSA Application #:	A-23575
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Good	
HVAC Systems	Functional	
Plumbing Systems	N/A	
Electrical Power and Dist.	Functional	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	136		
Cost for Modernization	673,200		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	11	Building Use:	Classrooms - Math Relos
Year Constructed:	1963	Square Feet:	4,950
Last Renovation:		DSA Application #:	A-23575
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Good	
HVAC Systems	Functional	
Plumbing Systems	N/A	
Electrical Power and Dist.	Functional	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	673,200		

**NOTES:**

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 12	Building Use: Pool Offices
Year Constructed: 1973	Square Feet: 1,429
Last Renovation:	DSA Application #: A-36627
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	242		
Cost for Modernization	345,818		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	13	Building Use:	Boy's Lockers - Showers
Year Constructed:	1953	Square Feet:	4,715
Last Renovation:	1988	DSA Application #:	A-10434 / 23622 / 50093
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Poor	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	Poor	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	304		
Cost for Modernization	1,433,360		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 14	Building Use: Gymnasium
Year Constructed: 1964	Square Feet: 20,181
Last Renovation: 1990	DSA Application #: A-10434 / 23622 / 50093
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	Needs paint, lockers, and bleachers
Doors and Hardware	Poor	
Exterior Architectural Fin.	Good	
Roof	Poor	
HVAC Systems	Good	
Plumbing Systems	Poor	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	207		
Cost for Modernization	4,177,467		

**NOTES:**

No ADA restrooms at lockers

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	15	Building Use:	Girl's Lockers - Showers
Year Constructed:	1954	Square Feet:	3,673
Last Renovation:	1988	DSA Application #:	A-11562 / 23622 / 50093
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Poor	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	Poor	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	304		
Cost for Modernization	1,116,592		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	16	Building Use:	Industrial Arts - Shops
Year Constructed:	1964	Square Feet:	6,635
Last Renovation:		DSA Application #:	A-24445
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional/Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs isolated concrete and plaster repairs
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	207		
Cost for Modernization	1,373,445		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	17	Building Use:	Industrial Arts - Shops, Classrooms
Year Constructed:	1964	Square Feet:	10,705
Last Renovation:	1989	DSA Application #:	A-24445 / 51194
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional/Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	Needs isolated concrete and plaster repairs
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good/Poor	
Electrical Lighting	Good/Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	186		
Cost for Modernization	1,991,130		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	18	Building Use:	Classrooms - Agricultural/Maint.
Year Constructed:	1959	Square Feet:	6,262
Last Renovation:		DSA Application #:	A-18120
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	New	
Doors and Hardware	New	
Exterior Architectural Fin.	New	
Roof	Poor	
HVAC Systems	Good	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Good	
Data and Communications	Good	

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

**NOTES:**

1. No modernization needed

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 19	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 20	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 21	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 22	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	23	Building Use:	Classroom - Relocatable
Year Constructed:	1963	Square Feet:	960
Last Renovation:		DSA Application #:	A-108243
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 24	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	25	Building Use:	Classroom - Relocatable
Year Constructed:	1963	Square Feet:	960
Last Renovation:		DSA Application #:	A-108243
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	26	Building Use:	Classroom - Relocatable
Year Constructed:	1963	Square Feet:	960
Last Renovation:		DSA Application #:	A-108243
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	New	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 27	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 28	Building Use: Classroom - Relocatable
Year Constructed: 1963	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Poor	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Poor	
Roof	Poor	
HVAC Systems	Poor	
Plumbing Systems	N/A	
Electrical Power and Dist.	Poor	
Electrical Lighting	Poor	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	130,560		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	29	Building Use:	Concessions/Toilets
Year Constructed:	1999	Square Feet:	1,610
Last Renovation:		DSA Application #:	A-100092
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	136		
Cost for Modernization	218,960		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	30	Building Use:	Concessions/Toilets
Year Constructed:	2008	Square Feet:	1,616
Last Renovation:		DSA Application #:	A-100092
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	72		
Cost for Modernization	116,352		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	31	Building Use:	Cold Box
Year Constructed:	1969	Square Feet:	627
Last Renovation:	2004	DSA Application #:	A-32121 / 106112
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	32	Building Use:	Wrestling/ Weight Lifting
Year Constructed:	1999	Square Feet:	5,546
Last Renovation:		DSA Application #:	A-101074
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	65		
Cost for Modernization	360,490		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 33	Building Use: Classroom - Relocatable
Year Constructed: 2014	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	
Data and Communications	Functional	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 34	Building Use: Classroom - Relocatable
Year Constructed: 2014	Square Feet: 960
Last Renovation:	DSA Application #: A-108243
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	
Data and Communications	Functional	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #:	35	Building Use:	Classroom - Relocatable
Year Constructed:	2014	Square Feet:	960
Last Renovation:		DSA Application #:	A-108243
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Functional	
Plumbing Systems	Functional	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	
Data and Communications	Functional	

<b>B. ESTIMATE COST</b>			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 36	Building Use: Classroom - Relocatable
Year Constructed: 2015	Square Feet: 960
Last Renovation:	DSA Application #: A-114392
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Good	
HVAC Systems	Good	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Good	
Data and Communications	Good	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Central High School

Building #: 37	Building Use: Classroom -Relocatable
Year Constructed: 2015	Square Feet: 960
Last Renovation:	DSA Application #: A-114392
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Good	
HVAC Systems	Good	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Good	
Data and Communications	Good	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

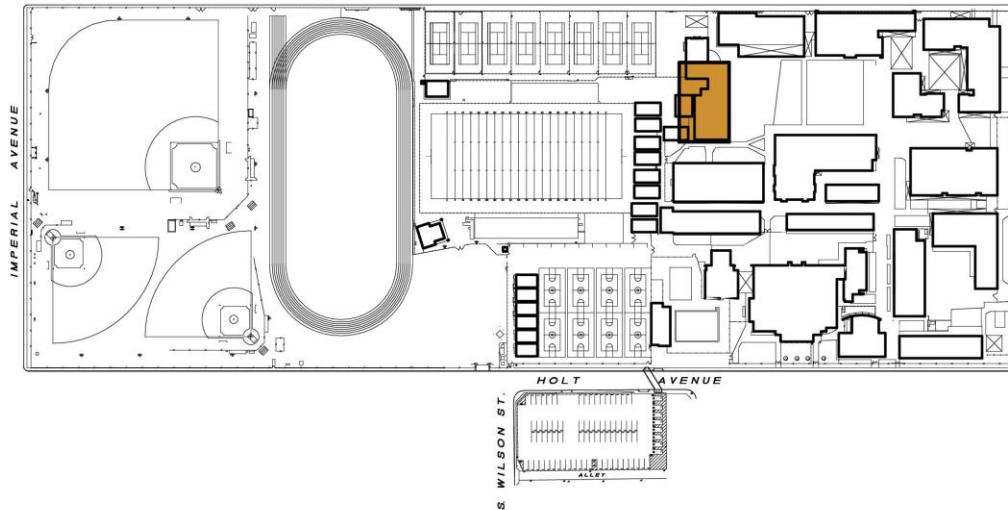
Central High School

Building #: 38	Building Use: Classroom -Relocatable
Year Constructed: 2015	Square Feet: 960
Last Renovation:	DSA Application #: A-114392
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Good	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Good	
HVAC Systems	Good	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Good	
Fire Alarm System	Good	
Data and Communications	Good	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

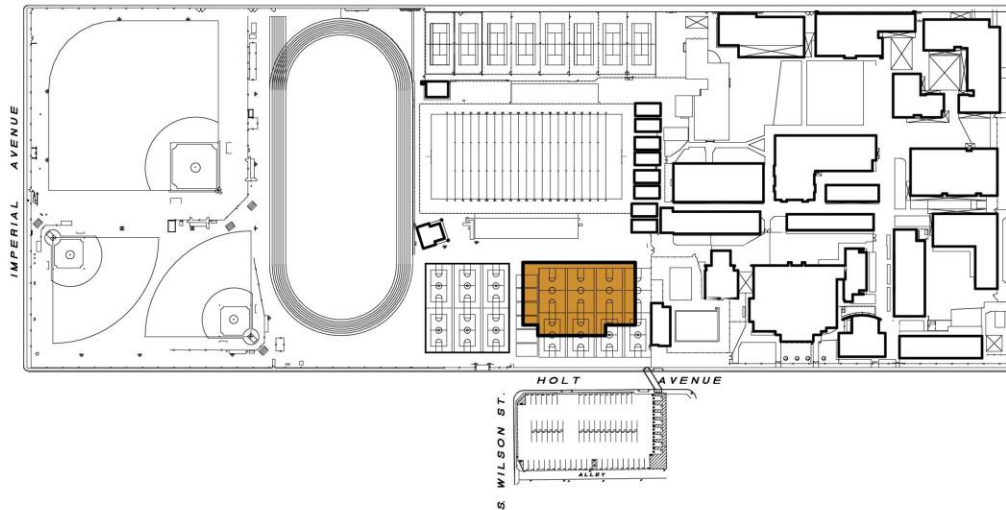


Central High School

## New Business Building

- (20) New teaching stations. Student and Faculty Restrooms
- (2) Story 24, 900 square feet

Estimated Cost: 12.8 M



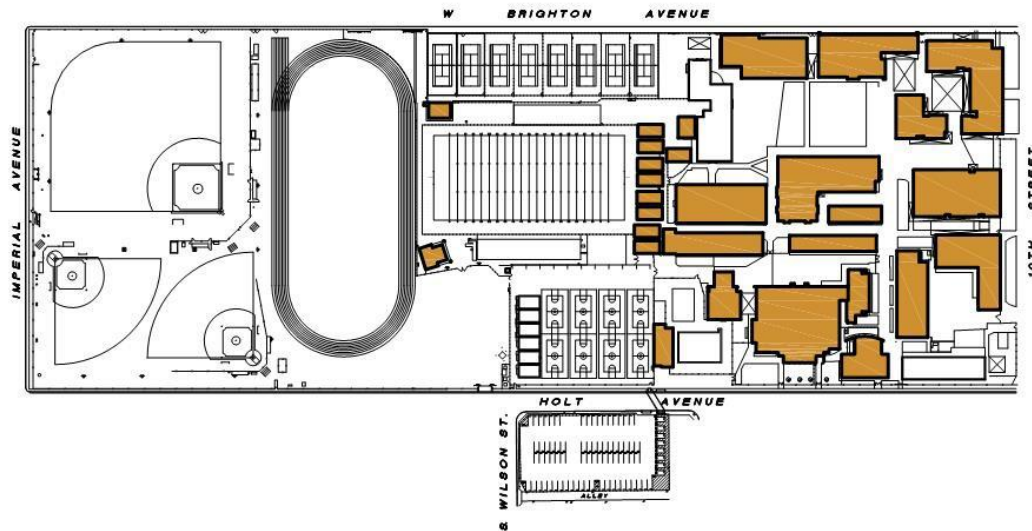
*Central High School*

## New Gymnasium

23,500 square feet with seating capacity for 2,100 persons

Estimated Cost: 11.3M



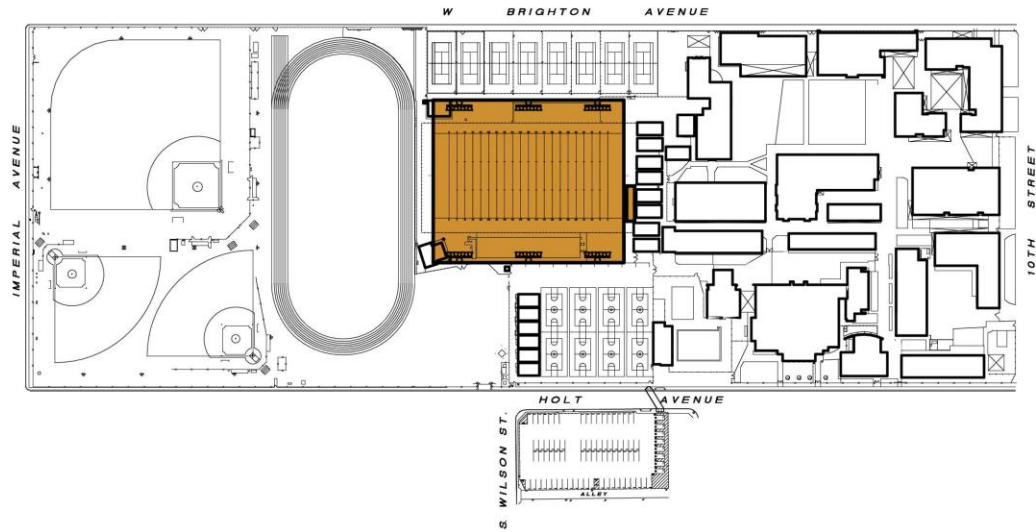


Central High School

## Modernization of Existing Campus Buildings

- New Architectural Interior and Exterior Finishes
- New Lighting and Electrical distribution
- New Plumbing Fixtures
- New data and communication systems
- New Roofing
- New Fire Alarm Systems

Estimated Cost: see site assessment worksheet for Each Building



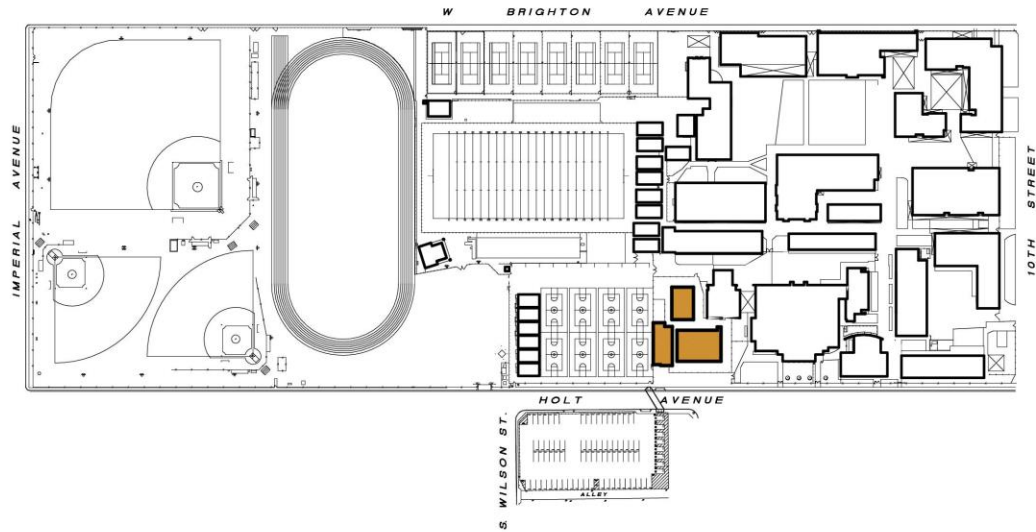
Central High School

## Sports Field Lighting at Cal Jones Field

Provide new sports field lighting for field, home and visitor bleachers and scoreboard

Estimated Cost: \$ 408,000.00





Central High School

## Pool Modernization

- Provide new equipment and piping
- Deepen existing completion pool as required for starting blocks and flip turns
- Provide new concrete decks
- Modernize existing support building

Estimated Cost: \$ 4.2M

## Existing Facility Assessment Cost Summary

### Central High School

• Concrete Hardscape Modernization .....	\$ 310,000
• Life Skills Modernization.....	\$ 3,012,640
• Science Modernization .....	\$ 3,337,088
• Multi-Purpose Modernization .....	\$ 2,130,984
• Administration Modernization .....	\$ 781,728
• English Modernization .....	\$ 2,958,692
• Library Modernization .....	\$ 3,405,771
• Math Modernization .....	\$ 407,048
• Social Studies Modernization .....	\$ 1,240,260
• Math Relocatables Modernization .....	\$ 673,200
• Math Relocatables Modernization .....	\$ 673,200
• Pool Offices Modernization .....	\$ 345,818
• Boy’s Lockers Modernization .....	\$ 1,433,360
• Gymnasium Modernization .....	\$ 4,177,467
• Girl’s Lockers Modernization .....	\$ 1,116,592
• Industrial Arts Modernization .....	\$ 1,373,445
• Industrial Arts Modernization .....	\$ 1,991,130
• Classroom Relocatable Modernization (10) .....	\$ 1,305,600
• Concessions/Toilets Modernization .....	\$ 218,960
• Concessions/Toilets Modernization .....	\$ 116,352
• Wrestling/Weight Lifting Modernization .....	\$ <u>360,490</u>

**Central Sub- Total \$ 31,369,825**

## New Work Cost Summary

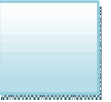
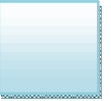
• Business Building .....	\$ 12,800,000
• Gymnasium.....	\$ 11,300,000
• Sport Field Lighting .....	\$ 408,000
• Pool Modernization .....	\$ <u>4,200,000</u>

**Central Sub- Total \$ 28,708,000**

**Central Total Cost \$ 60,077,825**

*Central Union High School District*

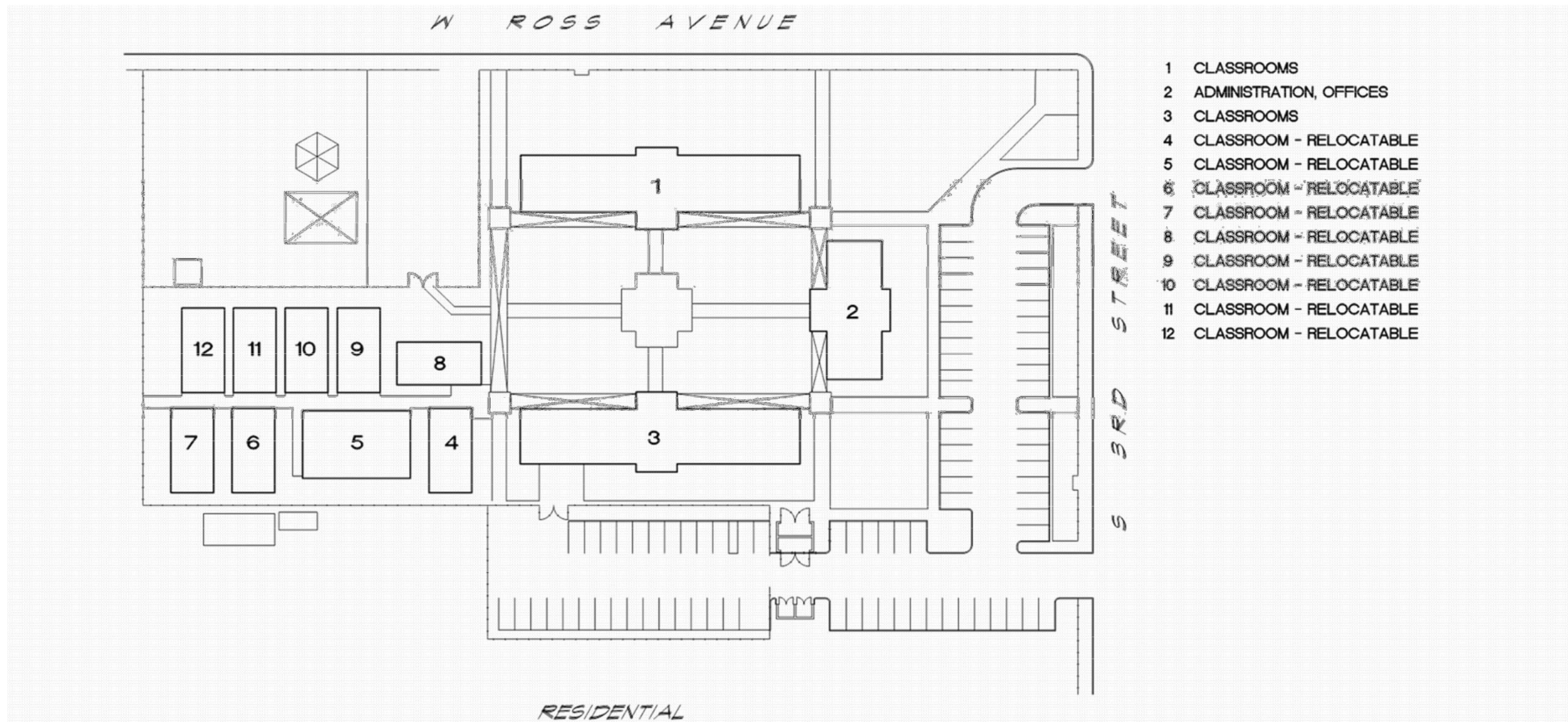
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*Desert Oasis High School  
1302 South 3<sup>rd</sup> Street,  
El Centro, CA 92243*



# Desert Oasis High School



Existing Site Plan



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School
--------------------------

Site	
Year Constructed: 1993	
Last Renovation:	DSA Application #: A-52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. SITE</b>		
Concrete Hardscape	Functional/Failing	Relo area needs replacement
Site Electrical Distribution	Good	
Site Plumbing	Good	
ADA Path of Travel	Good	
ADA Parking	Good	
Landscape	Good	

B. ESTIMATE COST			
1. Concrete Hardscape	162,000		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 1	Building Use: Classroom
Year Constructed: 1993	Square Feet: 4,836
Last Renovation:	DSA Application #: A-52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Good	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	
Data and Communications	Functional	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School
--------------------------

Building #: 2	Building Use: Administration, Offices
Year Constructed: 1993	Square Feet: 2,260
Last Renovation:	DSA Application #: A-52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Good	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	
Data and Communications	Functional	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 3	Building Use: Classrooms
Year Constructed: 1993	Square Feet: 4,700
Last Renovation:	DSA Application #: A-52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Good	
Doors and Hardware	Good	
Exterior Architectural Fin.	Good	
Roof	Good	
HVAC Systems	Functional	
Plumbing Systems	Good	
Electrical Power and Dist.	Good	
Electrical Lighting	Functional	
Fire Alarm System	Functional	
Data and Communications	Functional	

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #:	4	Building Use:	Classroom - Relocatable
Year Constructed:	1993	Square Feet:	960
Last Renovation:		DSA Application #:	A-52989
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 5	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 2,299
Last Renovation:	DSA Application #: A-52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #:	6	Building Use:	Classroom - Relocatable
Year Constructed:	1993	Square Feet:	960
Last Renovation:		DSA Application #:	A-52989
Date of Review:	September, 2015	DSA Certification Status:	

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 7	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 960
Last Renovation:	DSA Application #: A-52989
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 8	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 960
Last Renovation:	DSA Application #:
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 9	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 960
Last Renovation:	DSA Application #:
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:



CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 10	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 960
Last Renovation:	DSA Application #:
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

Desert Oasis High School

Building #: 11	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 960
Last Renovation:	DSA Application #:
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:

CENTRAL UNION HIGH SCHOOL DISTRICT  
MASTER PLAN / FACILITY ASSESSMENT

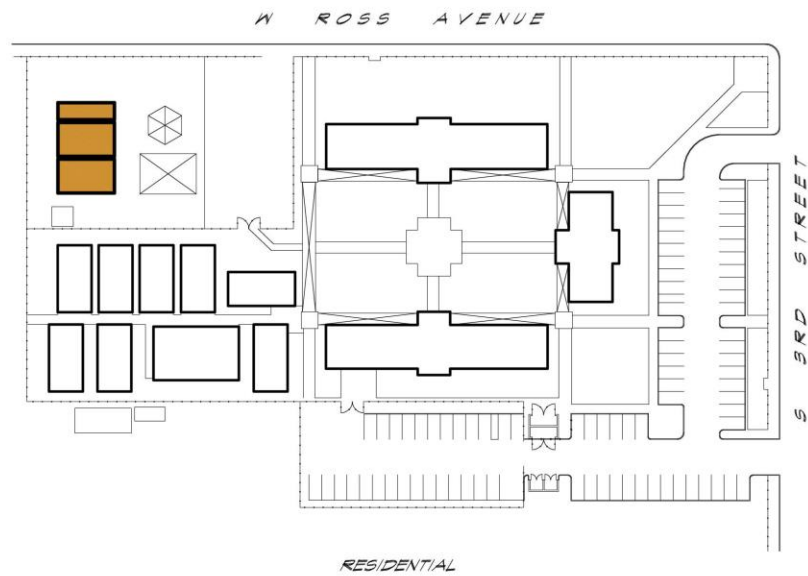
Desert Oasis High School

Building #: 12	Building Use: Classroom - Relocatable
Year Constructed: 1993	Square Feet: 960
Last Renovation:	DSA Application #:
Date of Review: September, 2015	DSA Certification Status:

Item	Conditions	Comments/Recommendations
<b>A. BUILDING ASSESSMENT</b>		
Structural Systems	Functional	
Interior Architectural Fin.	Functional	
Doors and Hardware	Functional	
Exterior Architectural Fin.	Functional	
Roof	Functional	
HVAC Systems	Poor	
Plumbing Systems	NA	
Electrical Power and Dist.	Functional	
Electrical Lighting	Functional	
Fire Alarm System	Functional	Needs upgrade
Data and Communications	Functional	Needs upgrade

B. ESTIMATE COST			
Cost/SF for Modernization	NA		
Cost for Modernization	NA		

NOTES:



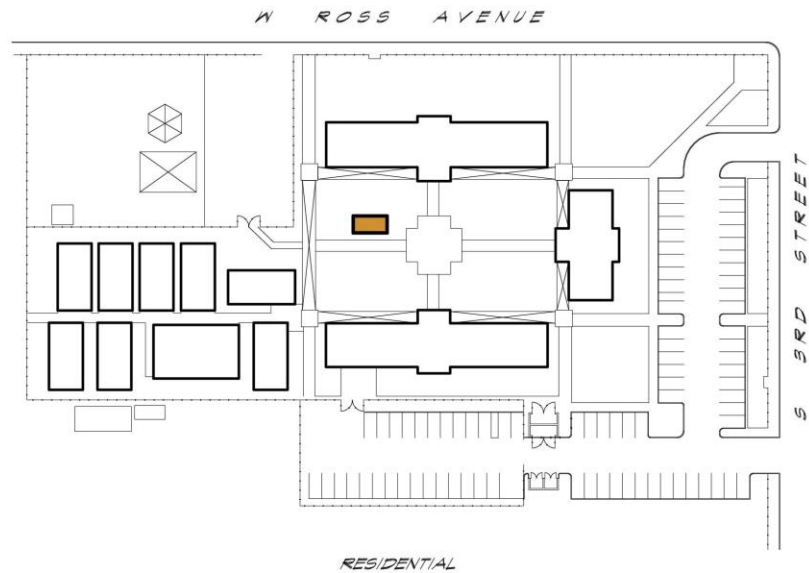
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*Desert Oasis High School*

## Phoenix Rising Project

New classrooms to support Phoenix Rising Program  
(2) 24' x 40' relocatable classrooms  
(1) 12' x 40' relocatable restroom facility  
Site improvements

Estimated Cost: \$377,620.00



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*Desert Oasis High School*

## Campus Diner

Provide conditioned space for serving lunch - Modular Unit

Estimated Cost: \$ 114,500.00

## Existing Facility Assessment Cost Summary

### Desert Oasis High School

- Concrete Hardscape Modernization .....\$ 162,000

**Desert Oasis Sub- Total \$ 162,000**

## New Work Cost Summary

- Phoenix Rising Project.....\$ 377,620
- Campus Diner.....\$ 114,500

**Desert Oasis Sub- Total \$ 492,120**

**Desert Oasis Total Cost \$ 654,120**