

FIVE YEAR SURVEY

Recommendation Report

District Name: SANTA ROSA COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: PACE SENIOR HIGH

Address: 4065 NORRIS ROAD, PACE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	SENIOR HIGH	SENIOR HIGH
Low Grade	GRADE 9	GRADE 9
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	2,165	0	2165
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	2,165	0	2165
Utilization Factor	95%		95%
School Capacity	2,056		2056
COFTE Student Membership	1,856		1,332
Survey Annotation	The renovation of Buildings 1, 2, 4, 5, 6, 7, 8 & 10 will consist of removing and replacing the current HVAC system with a building wide chiller plant.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$0	\$0	\$31,142,300	\$0
				Estimated Total Project Cost	\$31,142,300	

PACE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2025	19	1	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 001 (144 NSF), Room 002 (687 NSF), Room 002A (203 NSF), Room 002B (143 NSF), Room 003 (700 NSF), Room 003A (119 NSF), Room 003B (120 NSF), Room 007 (30 NSF), Room 008 (30 NSF),	120,291	0	\$16,840,740	\$140	\$0

Room 010 (27 NSF), Room 011 (42 NSF), Room 014 (103 NSF), Room 015 (905 NSF), Room 016 (75 NSF), Room 018 (778 NSF), Room 019 (230 NSF), Room 020 (170 NSF), Room 021 (250 NSF), Room 022 (156 NSF), Room 023A (108 NSF), Room 024 (1183 NSF), Room 024A (200 NSF), Room 025 (6504 NSF), Room 025A (589 NSF), Room 025B (759 NSF), Room 025C (48 NSF), Room 025D (110 NSF), Room 025E (187 NSF), Room 025F (267 NSF), Room 025G (55 NSF), Room 025H (224 NSF), Room 025I (87 NSF), Room 025J (153 NSF), Room 025K (441 NSF), Room 025L (66 NSF), Room 025M (136 NSF), Room 025N (1187 NSF), Room 025O (313 NSF), Room 025P (332 NSF), Room 025Q (151 NSF), Room 025R (66 NSF), Room 030 (1257 NSF), Room 030A (150 NSF), Room 030B (160 NSF), Room 031 (1316 NSF), Room 032 (182 NSF), Room 033 (973 NSF), Room 033A (184 NSF), Room 033B (480 NSF), Room 033C (336 NSF), Room 034 (740 NSF), Room 035 (182 NSF), Room 036 (182 NSF), Room 037 (192 NSF), Room 038 (396 NSF), Room 039 (210 NSF), Room 041 (40 NSF), Room 042 (60 NSF), Room 043 (60 NSF), Room 044 (52 NSF), Room 045 (720 NSF), Room 046 (666 NSF), Room 047 (666 NSF), Room 047A (178 NSF), Room 047B (67 NSF), Room 048 (675 NSF), Room 048A (252 NSF), Room 048B (138 NSF), Room 048C (138 NSF), Room 049 (54 NSF), Room 050 (675 NSF), Room 051 (675 NSF), Room 052 (720 NSF), Room 053 (54 NSF), Room 054 (675 NSF), Room 055 (740 NSF), Room 056 (740 NSF), Room 057 (740 NSF), Room 058 (740 NSF), Room 058A (184 NSF), Room 059 (200 NSF), Room 059A (76 NSF), Room 060 (2346 NSF), Room 061 (182 NSF), Room 062 (740 NSF), Room 063 (1132 NSF), Room 064 (1132 NSF), Room 065 (1160 NSF), Room 066 (1097 NSF), Room 066A (246 NSF), Room 067 (1110 NSF), Room 068 (1148 NSF), Room 069 (1148 NSF), Room 070 (866 NSF), Room 071 (850 NSF), Room 072 (850 NSF), Room 090 (10505 NSF), Room 090A (20 NSF), Room 090B (20 NSF), Room 090C (18 NSF), Room 090D (17 NSF), Room 091 (160 NSF), Room 091A (70 NSF), Room 091B (70 NSF), Room 092 (408 NSF), Room 093 (408 NSF), Room 093A (466 NSF), Room 093B (330 NSF), Room 094 (205 NSF), Room 095 (201 NSF), Room 095A (195 NSF), Room 096 (102 NSF), Room 097 (69 NSF), Room 097A (43 NSF), Room 098 (144 NSF), Room 099 (96 NSF), Room 100 (98 NSF), Room 100A (142 NSF), Room 101 (468 NSF), Room 101A (14 NSF), Room 101B (14 NSF), Room 102 (128 NSF), Room 103 (4846 NSF), Room 104 (170 NSF), Room 104A (80 NSF), Room 105 (170 NSF), Room 107 (544 NSF), Room 108 (1443 NSF), Room 109 (114 NSF), Room 110 (128 NSF), Room

		111 (43 NSF), Room 112 (43 NSF), Room 113 (43 NSF), Room 114 (43 NSF), Room 115 (45 NSF), Room 116 (143 NSF), Room 117 (32 NSF), Room 118 (112 NSF), Room 119 (285 NSF), Room 120 (121 NSF), Room 121 (2432 NSF), Room 122 (355 NSF), Room 123 (196 NSF), Room 124 (112 NSF), Room 125 (278 NSF), Room 126 (840 NSF), Room 127 (1266 NSF), Room 127A (168 NSF), Room 128 (182 NSF), Room 129 (1032 NSF), Room 129A (100 NSF), Room 129B (45 NSF), Room 130 (100 NSF), Room 131 (1124 NSF), Room 131A (116 NSF), Room 131B (84 NSF), Room 131C (45 NSF), Room 132 (38 NSF), Room 133 (252 NSF), Room 134 (216 NSF), Room 135 (450 NSF), Room 136 (10570 NSF), Room 137 (216 NSF), Room 138 (25 NSF), Room 139 (855 NSF), Room 139A (100 NSF), Room 140 (855 NSF), Room 140A (100 NSF), Room 141 (847 NSF), Room 142 (755 NSF), Room 143 (688 NSF), Room 144 (512 NSF), Room 145 (160 NSF), Room 146 (173 NSF), Room 147 (80 NSF), Room 148 (36 NSF), Room 149 (922 NSF), Room 149A (552 NSF), Room 150 (35 NSF), Room 151 (93 NSF), Room 152 (93 NSF), Room 153 (841 NSF), Room 154 (239 NSF), Room 155 (908 NSF), Room 156 (841 NSF), Room 157 (908 NSF), Room 158 (35 NSF), Room 159 (28 NSF), Room 160 (38 NSF), Room 161 (984 NSF), Room 161A (98 NSF), Room 162 (154 NSF), Room 163 (984 NSF), Room 163A (98 NSF), Room 164 (35 NSF), Room 165 (6831 NSF), Room 165H (2800 NSF), Room 166 (395 NSF), Room 166A (169 NSF), Room 166B (169 NSF), Room 166C (334 NSF), Room 166D (171 NSF), Room 166E (171 NSF), Room 167 (167 NSF), Room 168 (65 NSF), Room 169 (620 NSF), Room 169A (60 NSF), Room 170 (65 NSF), Room 171 (225 NSF), Room 172 (60 NSF), Room 173 (41 NSF), Room 174 (41 NSF), Room 175 (50 NSF), Room 176 (155 NSF), Room 177 (43 NSF), Room 178 (50 NSF), Room 179 (315 NSF), Room 179A (153 NSF), Room 179B (245 NSF), Room 179C (19 NSF), Room 179D (36 NSF), Room 180 (276 NSF), Room 180A (166 NSF), Room 180B (166 NSF), Room 180C (166 NSF), Room 180D (166 NSF), Room 180E (64 NSF), Room 180F (30 NSF), Room 180G (166 NSF), Room 180H (360 NSF), Room 180J (166 NSF)				
--	--	--	--	--	--	--

PACE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2025	19	2	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 201 (814 NSF), Room 202 (814 NSF), Room 203 (75 NSF), Room 204 (293 NSF), Room 205 (50 NSF), Room 206 (814 NSF), Room 207 (156 NSF), Room 208 (814 NSF), Room 209 (814 NSF), Room 210 (814 NSF), Room 211 (2400 NSF), Room 212 (270 NSF), Room 213 (52 NSF), Room 214 (21 NSF), Room 215 (21 NSF), Room 216 (52 NSF), Room 217 (220 NSF), Room 218 (110 NSF), Room 219 (813 NSF), Room 220 (813 NSF), Room 221 (75 NSF), Room 222 (579 NSF), Room 223 (75 NSF), Room 224 (210 NSF), Room 225 (42 NSF), Room 226 (210 NSF), Room 227 (813 NSF), Room 228 (813 NSF), Room 229 (813 NSF), Room 230 (813 NSF), Room 231 (1180 NSF), Room 231A (224 NSF), Room 231B (242 NSF), Room 231C (83 NSF), Room 231D (80 NSF), Room 232 (813 NSF), Room 233 (813 NSF), Room 234 (80 NSF), Room 235 (160 NSF), Room 235A (65 NSF), Room 236 (160 NSF), Room 237 (80 NSF), Room 238 (160 NSF), Room 239 (160 NSF), Room 240 (80 NSF), Room 241 (240 NSF), Room 241A (108 NSF), Room 241B (107 NSF)	19,508	0	\$2,731,120	\$140	\$0

PACE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2025	19	4	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 401 (1597 NSF), Room 401A (185 NSF), Room 401B (110 NSF), Room 401C (350 NSF), Room 401D (45 NSF), Room 401E (95 NSF), Room 401F (25 NSF), Room 402 (702 NSF), Room 402A (1597 NSF), Room 402B (185 NSF), Room 403A (182 NSF), Room 403B (182 NSF), Room 403C (144 NSF), Room 403D (144 NSF), Room 404 (600 NSF), Room 405A (282 NSF), Room 406 (705 NSF), Room 406A (188 NSF), Room 406B (30 NSF), Room 406C (140 NSF), Room 406D (25 NSF), Room 406E (25 NSF), Room 406F (126 NSF), Room 406G (8 NSF), Room 407A (704 NSF), Room 407B (896 NSF), Room 408 (768 NSF), Room 409 (367 NSF), Room 409A (48 NSF), Room 409B (220 NSF), Room 409C (32 NSF), Room 409D (25 NSF), Room 410M (242 NSF), Room 411 (2346 NSF), Room 411A (414 NSF), Room 411B (266 NSF), Room 411C (107 NSF), Room 411D (133 NSF), Room 411E (264 NSF), Room 411F (117 NSF), Room 411G (80 NSF), Room 411H (323 NSF), Room 411J (119 NSF), Room 411K (324 NSF), Room 411L (318 NSF), Room 411M (93 NSF), Room 412 (702 NSF), Room 413 (702 NSF), Room 414 (702 NSF), Room 415 (915 NSF), Room 416 (702 NSF), Room 417 (185 NSF), Room 417A (45 NSF), Room 419 (60 NSF), Room 420 (35 NSF), Room 422 (72 NSF), Room 423B (65 NSF), Room 423C (42 NSF), Room 423H (4497 NSF), Room 424H (1788 NSF), Room 425H (915 NSF), Room 426H (1545 NSF), Room 427H (1199 NSF), Room 428H (1427 NSF)	31,476	0	\$4,406,640	\$140	\$0

PACE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2026	19	5	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 500H (1496 NSF), Room 501 (80 NSF), Room 501A (96 NSF), Room 501B (96 NSF), Room 502 (120 NSF), Room 503 (220 NSF), Room 503A (25 NSF), Room 504 (1122 NSF), Room 505 (1122 NSF), Room 506 (1100 NSF), Room 507H (208 NSF), Room 508 (1680 NSF), Room 508A (141 NSF), Room 508B (162 NSF), Room 508C (95 NSF), Room 508D (80 NSF), Room 509 (1658 NSF), Room 509A (120 NSF), Room 509B (210 NSF), Room 510 (1089 NSF), Room 510A (48 NSF), Room 510B (48 NSF), Room 511 (836 NSF), Room 511A (48 NSF), Room 512 (1186 NSF), Room 512A (160 NSF), Room 512B (122 NSF), Room 512C (122 NSF), Room 512D (350 NSF), Room 514M (90 NSF), Room 515M (45 NSF), Room 516M (135 NSF), Room 517M (45 NSF), Room 518M (80 NSF), Room 519M (70 NSF)	14,305	0	\$2,002,700	\$140	\$0
Renovation 2026	19	6	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 427H (1444 NSF), Room 600A (25 NSF), Room 600H (2060 NSF), Room 601 (904 NSF), Room 601A (60 NSF), Room 602 (904 NSF), Room 602A (60 NSF), Room 603 (160 NSF), Room 604 (30 NSF), Room 605 (160 NSF), Room 606 (330 NSF), Room 606A (36 NSF), Room 606B (20 NSF), Room 607 (904 NSF), Room 607A (60 NSF), Room 608 (904 NSF), Room 608A (60 NSF), Room 609 (993 NSF), Room 609A (60 NSF), Room 610 (1215 NSF), Room 610A (260 NSF), Room 611 (1010 NSF), Room 611A (60 NSF), Room 612 (1225 NSF), Room 613 (896 NSF), Room 613A (96 NSF), Room 614 (296 NSF), Room 614A (72 NSF), Room 615M (27 NSF), Room 616M (27 NSF), Room 617M (27 NSF), Room 618M (27 NSF), Room 619M (27 NSF), Room 620M (49 NSF), Room 621M (32 NSF), Room 622M (27 NSF), Room 623M (27 NSF)	14,574	0	\$2,040,360	\$140	\$0

PACE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Renovation 2026	19	7	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 700A (310 NSF), Room 700B (1870 NSF), Room 700H (1394 NSF), Room 701 (903 NSF), Room 701A (73 NSF), Room 702 (903 NSF), Room 702A (77 NSF), Room 703 (48 NSF), Room 704 (298 NSF), Room 704A (32 NSF), Room 704B (32 NSF), Room 705 (903 NSF), Room 705A (77 NSF), Room 706 (903 NSF), Room 706A (79 NSF), Room 707 (903 NSF), Room 707A (80 NSF), Room 708 (2194 NSF), Room 708A (337 NSF), Room 708B (62 NSF), Room 708C (48 NSF), Room 709 (277 NSF), Room 710 (283 NSF), Room 711M (32 NSF), Room 712M (55 NSF), Room 713M (60 NSF), Room 714M (32 NSF), Room 715M (53 NSF)	12,318	0	\$1,724,520	\$140	\$0
Renovation 2026	19	8	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 800 (125 NSF), Room 801 (216 NSF), Room 802 (754 NSF), Room 803 (720 NSF), Room 804 (72 NSF), Room 805 (72 NSF), Room 806 (162 NSF), Room 807M (130 NSF), Room 808M (48 NSF), Room 810H (1056 NSF)	3,355	0	\$469,700	\$140	\$0
Renovation 2026	19	10	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 001 (36 NSF), Room 002M (75 NSF), Room 003 (162 NSF), Room 004 (886 NSF), Room 005 (2940 NSF), Room 006 (90 NSF), Room 007 (137 NSF), Room 008 (137 NSF), Room 009 (121 NSF), Room 010 (312 NSF), Room 011 (30 NSF), Room 012 (194 NSF), Room 013 (278 NSF), Room 014 (1175 NSF), Room 015 (45 NSF)	6,618	0	\$926,520	\$140	\$0