



MEASURE U IMPLEMENTATION PLAN

LODI UNIFIED SCHOOL DISTRICT

"Educating Students for Success!"

JANUARY 2018

LPA

Measure U Implementation Plan

Utilizing a collaborative consensus building planning process with school site and community stakeholders, LPA developed a Facilities Master Plan for the Lodi Unified School District which was completed in June 2016. Following engagement with the District's Board of Education to prioritize scopes-of-work to match potential dollars available, the master plan document was then utilized to develop a proposed project list for the successful Measure U local bond campaign that November. Eligible projects were grouped into Level One, Level Two and Level Three categories of work. Of which Level One represents approximately \$162.5 million available from Measure U for future construction.

In July 2017, in order to facilitate an efficient and coordinated roll out of the program, LPA was contracted by Lodi Unified School District for development of an Implementation Plan for each of the school sites within the Measure U program. The process to develop the site-specific plans included the following activities:

- Facilities, Maintenance & Operations Meeting – Reviewed Level One work proposed against current improvements completed or in-progress.
- School Site Committee Meeting 01 – Explanation of Board approved priorities and confirmation of scope in context with eligible site needs.
- Detailed Site Surveys – Completed by the LPA architectural, LP Engineering and Cumming cost estimating team to verify existing on the ground conditions.
- Cost Estimating – Update of FMP cost estimates with new information and escalation of Level One costs to projected mid-points of construction.
- School Site Committee Meeting 02 – Ranking of scopes through comparison of escalated estimates to approved Measure U budget allocations.
- District Leadership Review and Board of Education Approval

Measure U Implementation Plan

The primary goal of the Lodi Unified School District, for the development of site-specific Implementation Plans, was to facilitate implementation clarity and parity across the campuses involved in the Measure U facilities improvement program. The intent of this document is to provide a conceptual design for each school site with scopes-of-work and confirmed design-to budgets specified. Supporting standards in addition to the school site Implementation Plans developed by LPA include Learning Spaces Design Standards establishing spatial characteristics and Technical Design Specifications for products/materials in CSI format. Together these three Board approved documents provide each architect with the tools necessary to develop the project design and documentation without the need for extensive meetings with District and/or school site staff to program, budget or scope the work.

Measure U Implementation Plan

The individual school site Implementation Plan proposals have been organized into an easy to use format. The document for each campus in the Measure U program contains the following items:

- Planning Process Overview Description
- Purpose of the Document
- Detailed Scope of Work Description
- Budget Allocation/Cost Estimate (Escalated to Mid-Point of Construction)
- FMP Diagram (Overlay with Proposed Level One Scopes of Work Highlighted)

The purpose of the information contained in the school site plans is to guide the future development of the design solution. As each project is executed, with more detailed information becoming available as the documentation progresses, questions that arise regarding the work or budgets specified in the Implementation Plan should be brought to the attention of the Lodi Unified School District facilities leadership for review, evaluation and ultimately direction in context with the overall District and Measure U program parameters.



10555 Thornton Road, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

a. Patch & Paint Campus Exterior - completed as a Quick Start Project

1. Safety Locks at Classroom Doors
2. Fire Alarm System + Emergency Lighting
3. New Public Address/Emergency Communication System
4. Exterior Lighting to Ensure Student Safety
5. New Drop-off

2.1 BEAR CREEK HIGH SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 1,112,000
2. New Construction	\$ 1,471,000
3. Site Work	\$ 565,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 3,148,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 2,000,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 1,148,000

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

BEAR CREEK HIGH

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Bear Creek High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

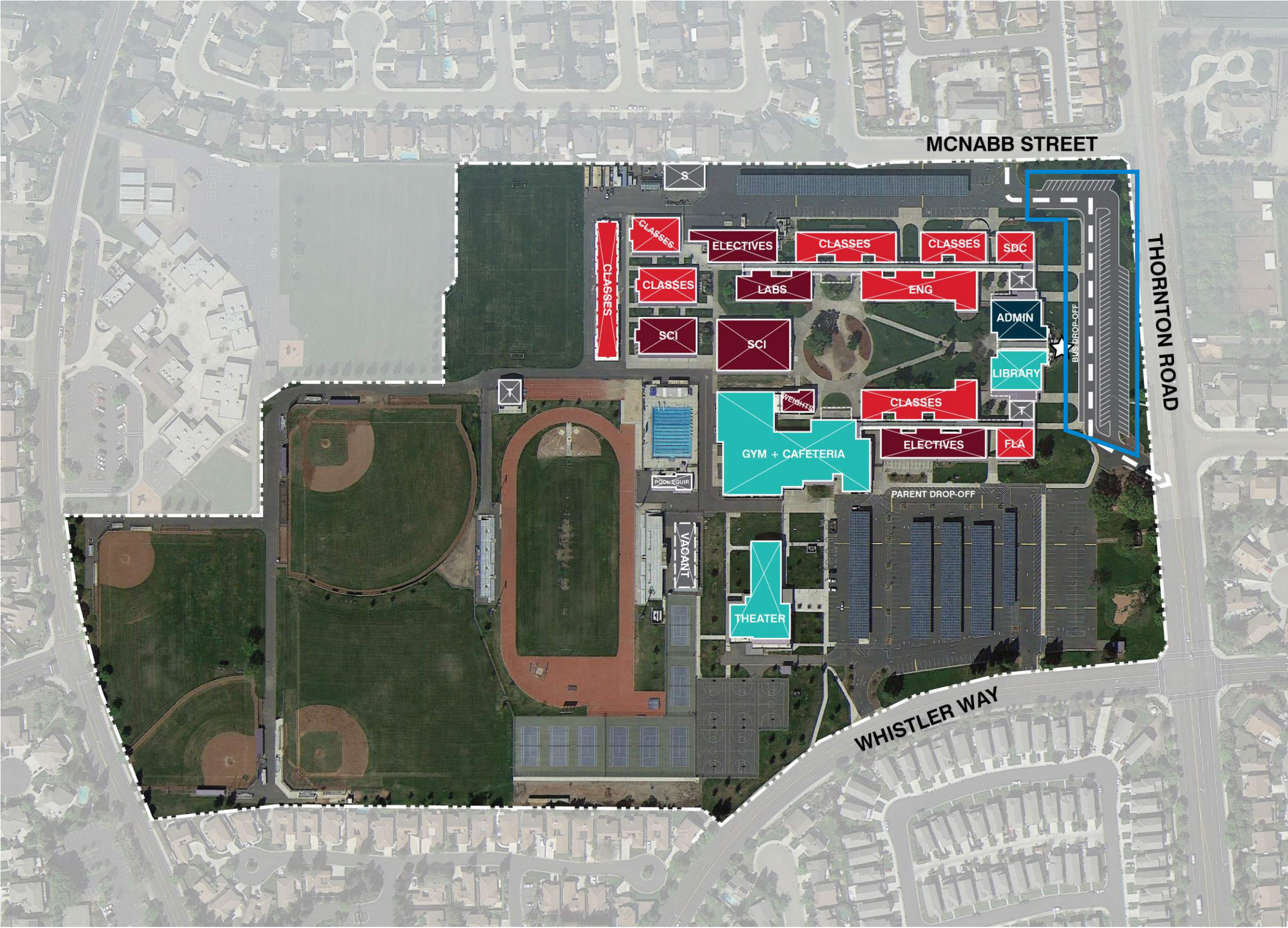
Project Cost Summary (2016\$) - Bear Creek High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 3,148,000	\$ 4,187,000
3 12b.5 New Drop-off Area	13,000	sf	\$ 18.00	\$ 234,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 60,000.00	\$ 60,000		
1 12e Safety locks at classroom doors	150	ea	\$ 449.00	\$ 67,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	193,490	sf	\$ 5.40	\$ 1,045,000		
3 12i.2 Emergency Lighting	193,490	sf	\$ 1.40	\$ 271,000		
12j New public address/emergency communication systems	193,490	sf	\$ 7.60	\$ 1,471,000		
Not included in this Facilities Needs Assessment						
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						
14 Outdoor Learning Environments & Quads					\$ -	\$ -
Not included in this Facilities Needs Assessment						
15 Exterior Play Spaces, Playfields & Hardcourts					\$ -	\$ -
Not included in this Facilities Needs Assessment						
16 Next Generation Classroom Flexibility (Furniture)					\$ -	\$ -
Not included in this Facilities Needs Assessment						
17 Technology Infrastructure					\$ -	\$ -
Not included in this Facilities Needs Assessment						
Total Construction/Project Cost (2016\$)					\$ 3,148,000	<u>\$4,187,000</u>
Total Escalated Construction Budget					\$ 3,755,988	<u>\$4,995,655</u>

The following items are excluded from this budget:

Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Land acquisition costs.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2016\$ calculated to the end of the year).

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Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten,

TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab,

LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom,

FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial,

KIT - Kitchen, U - Utility,

EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Kinder Play

Portable Classroom

Main Entry

Hardcourts

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- Safety Locks at Classroom Doors
- Fire Alarm System + Emergency Lighting
- New Public Address/Emergency Communication System
- Exterior Lighting to Ensure Student Safety

Not to Scale

BEAR CREEK HIGH
4.1 SCOPE-OF-WORK SITE DIAGRAM

Measure U Implementation Plan
Lodi Unified School District **LPA**

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3 S. Pacific Avenue, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. New 2-story Classroom Building, including:
 - (50) Typical Classrooms
 - (2) Graphic Design Labs
 - Collaboration Spaces
 - Sitework
 - Decorative Metal Fencing
 - Remove (19) Portable Classrooms
2. New Student Quad, including:
 - Demolish Existing Buildings
3. New Parking Lot, including:
 - New Concrete Walkways
 - Decorative Metal Fencing
 - Demolish Existing Buildings
4. Demolish Existing M& O Buildings
5. Updated Gas, Sewer and Water Service Lines
6. Updated Electrical Mains & Distribution
7. Updated Storm Drainage System
8. Electrical Capacity Upgrades
9. New Access Road

LODI HIGH 2.1 SCOPE-OF-WORK

10. Exterior Lighting to Ensure Student Safety
11. Safety Locks at Classroom Doors
12. Signage for Emergency Response & Wayfinding
13. New Fire Alarm Panel Allowance, to connect old and new systems

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 81,000
2. New Construction	\$ 33,010,000
3. Site Work	\$ 6,545,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars	\$ 39,636,000
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Total Construction Cost Escalated to MOC - Phase 1	\$ 5,620,868
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Total Construction Cost Escalated to MOC - Phase 2	\$ 40,989,550
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Total Construction Cost Escalated	\$ 46,610,418
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***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

LODI HIGH

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lodi High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$	-	\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$	-	\$ -
03 Site Utilities (For entire campus and site)				\$	1,373,000	\$ 1,826,000
3 3a Updated gas service lines	1,765,051	sf	\$ 0.08	\$ 141,000		
3 3b Updated sewer service lines	1,765,051	sf	\$ 0.14	\$ 247,000		
3 3c Updated water service lines	1,765,051	sf	\$ 0.11	\$ 199,000		
3 3d Updated electrical mains and distribution	1,765,051	sf	\$ 0.23	\$ 397,000		
3 3e Updated storm drainage system	1,765,051	sf	\$ 0.09	\$ 159,000		
3 3f Electrical Capacity Upgrades	1	ls	\$ 230,000.00	\$ 230,000		
04 Classrooms New Construction				\$	32,152,000	\$ 42,762,000
4b New Construction - Classrooms						
2 4b.1 Remove Portable Classrooms	19	ea	\$ 11,000.00	\$ 209,000		
2 4b.3 Demolish Existing Buildings	38,390	sf	\$ 14.30	\$ 549,000		
2 4b.9 New High school Classroom Building (2-story)	63,840	sf	\$ 449.00	\$ 28,664,000		
3 4b.10 Sitework & Site Improvements	31,920	sf	\$ 38.00	\$ 1,213,000		
4d Student Collaboration Lab						
2 4d.1 New Student Collaboration Lab, 2- Story	3,405	sf	\$ 426.60	\$ 1,452,000		
3 4d.2 Sitework & Site Improvements	1,702	sf	\$ 38.00	\$ 65,000		
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$	-	\$ -
06 Electives				\$	2,227,000	\$ 2,962,000
6a MS/HS Electives						
2 6a.7 New MS/HS Electives Building, 2-story	4,788	sf	\$ 446.04	\$ 2,136,000		
3 6a.8 Sitework & Site Improvements	2,394	sf	\$ 38.00	\$ 91,000		
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$	-	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$	-	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$	-	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$	-	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$	-	\$ -

Prepared by: LPA, Inc. / Cumming

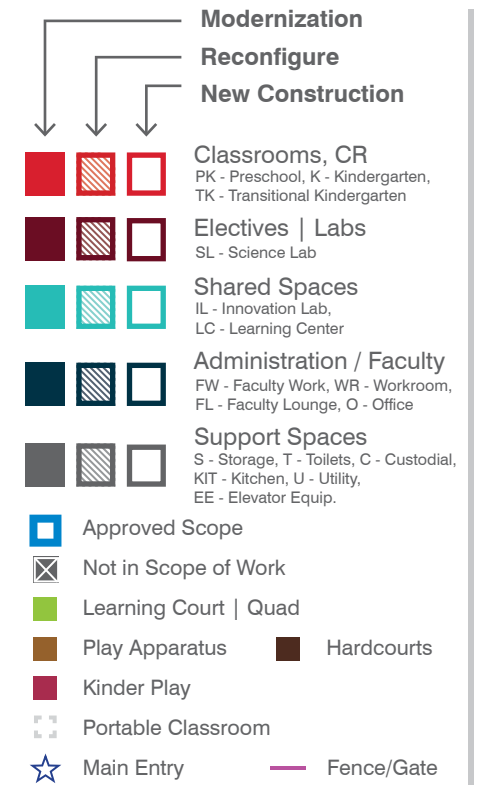
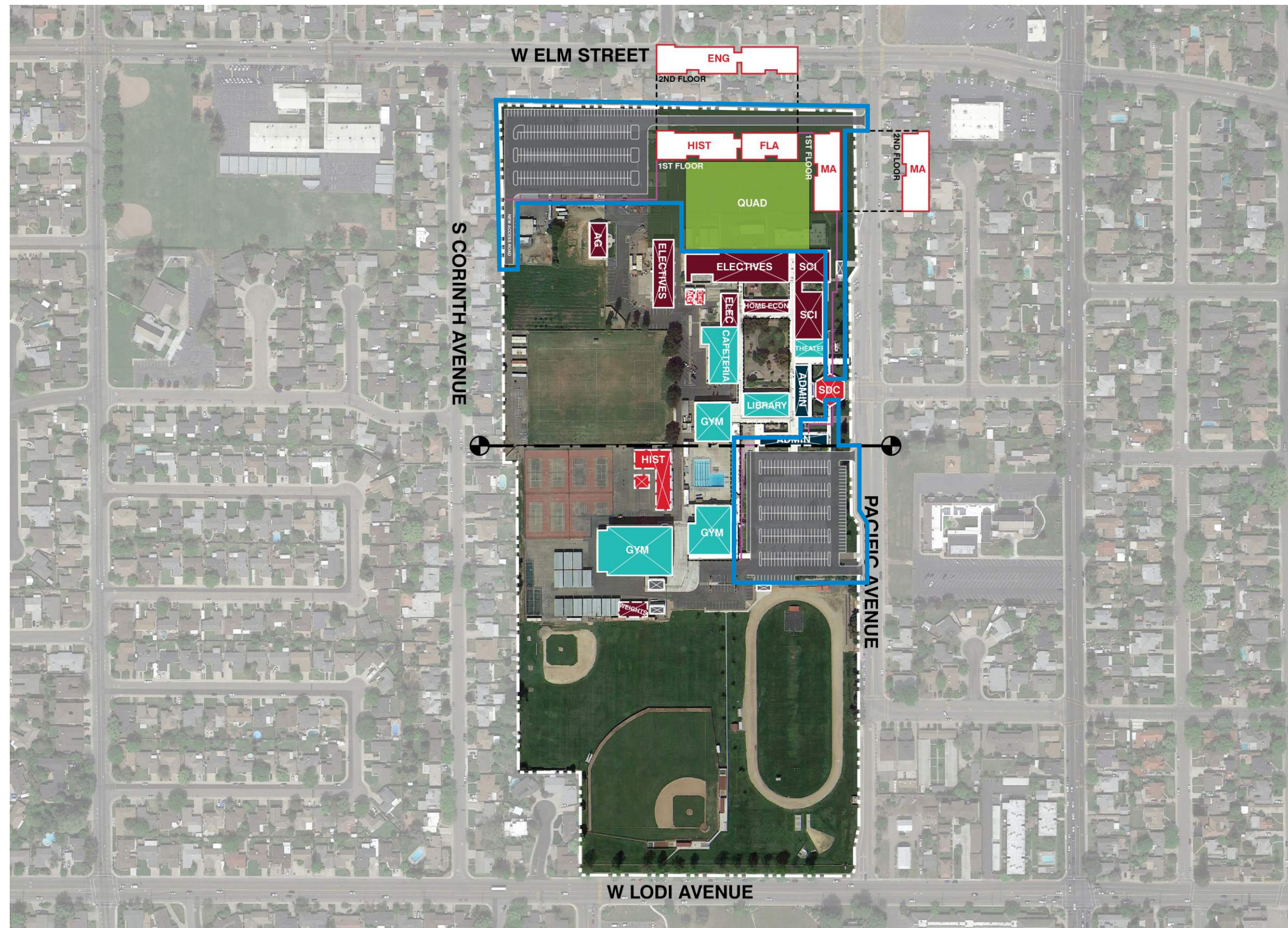
Project Cost Summary (2016\$) - Lodi High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 3,148,000	\$ 4,187,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	97,275	sf	\$ 16.00	\$ 1,556,000		
3 12b.5 New Drop-off Area	10,000	sf	\$ 18.00	\$ 180,000		
3 12b.6 New Access Road	4,560	sf	\$ 12.96	\$ 59,000		
3 12b.9 Repair existing Parking Lot	94,800	sf	\$ 6.30	\$ 597,000		
3 12b.11 New concrete walkways	15,390	sf	\$ 12.00	\$ 185,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 80,000.00	\$ 80,000		
1 12e Safety locks at classroom doors	80	ea	\$ 449.00	\$ 36,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 40,000.00	\$ 40,000		
12h Fencing with controlled campus entrances				\$ -		
3 12h.2 Decorative Metal Fencing & Gates	1,520	lf	\$ 252.00	\$ 383,000		
3 12h.3 Rolling Decorative Metal Gate	1	ea	\$ 27,000.00	\$ 27,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	1	ls	\$ 5,000.00	\$ 5,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						
14 Outdoor Learning Environments & Quads					\$ 736,000	\$ 979,000
14a Main Student Quad						
3 14a.2 New Main Student Quad	80,000	sf	\$ 9.20	\$ 736,000		
15 Exterior Play Spaces, Playfields & Hardcourts					\$ -	\$ -
Not included in this Facilities Needs Assessment						
16 Next Generation Classroom Flexibility (Furniture)					\$ -	\$ -
Not included in this Facilities Needs Assessment						
17 Technology Infrastructure					\$ -	\$ -
Not included in this Facilities Needs Assessment						
Total Construction/Project Cost (2016\$)					\$ 39,636,000	<u>\$52,716,000</u>
Total Escalated Construction Budget					\$ 46,610,418	<u>\$61,991,997</u>

The following items are excluded from this budget:


Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2016\$ calculated to the end of the year).

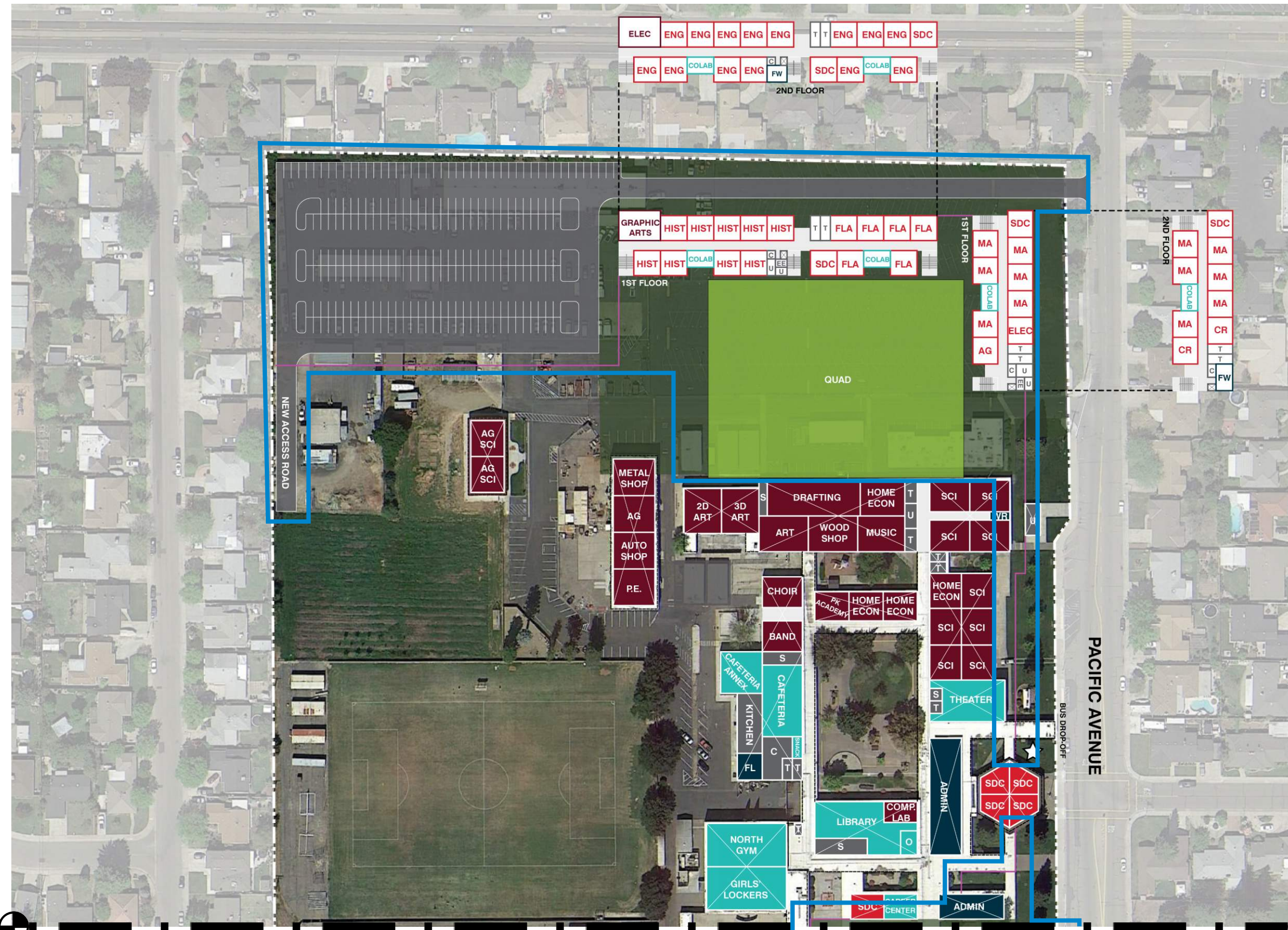
Prepared by: LPA, Inc. / Cumming



**APPROVED SCOPE NOT
DEPICTED ON PLAN:**

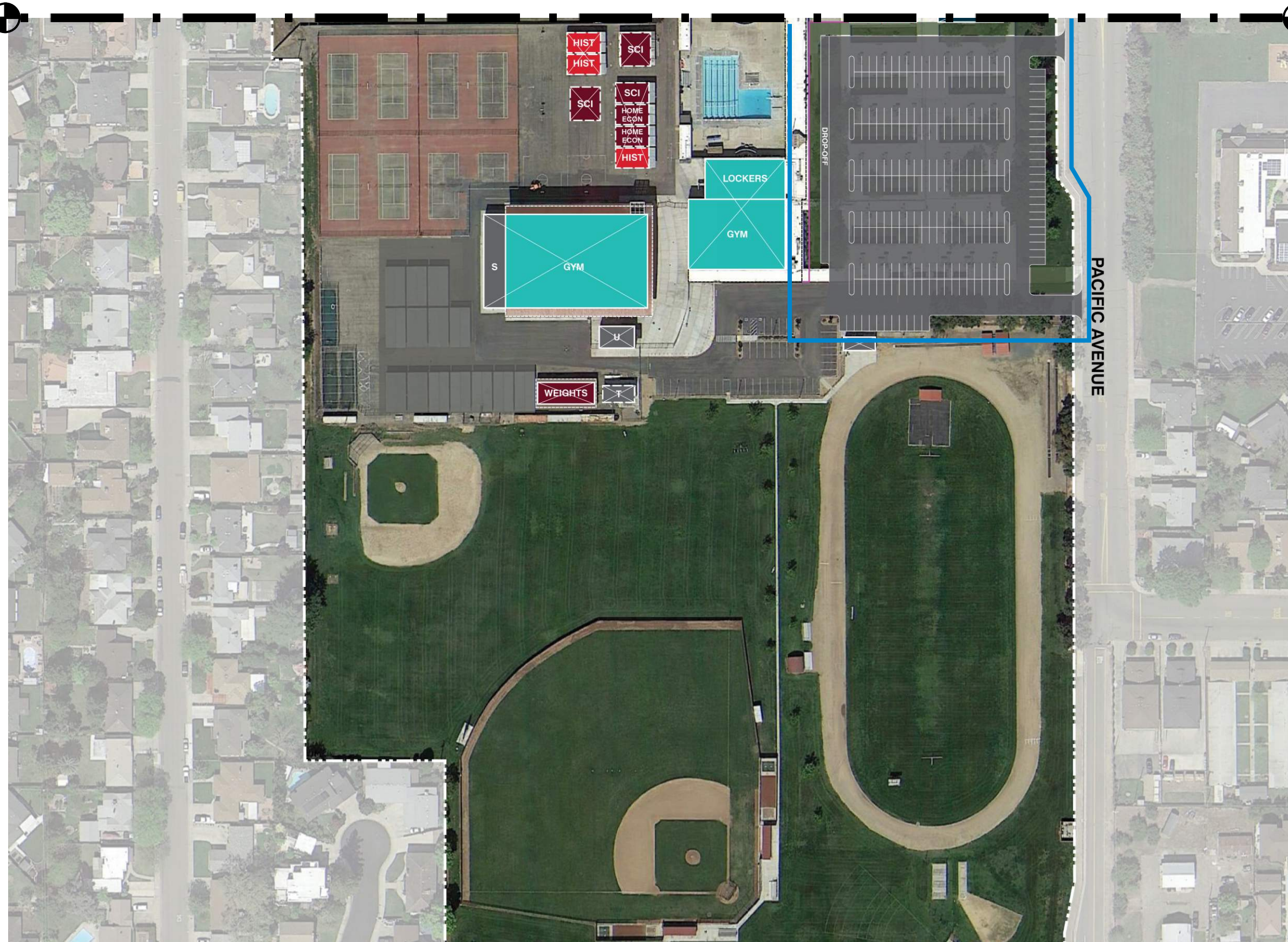
- Safety Locks at Classroom Doors
- Fire Alarm System + Emergency Lighting
- New Public Address/Emergency Communication System

 *Not to Scale*



Not to Scale

LODI HIGH
4.1 SCOPE-OF-WORK SITE DIAGRAM



Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten, TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab, LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom, FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial, KIT - Kitchen, U - Utility, EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Kinder Play

Portable Classroom

Main Entry

Hardcourts

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- Safety Locks at Classroom Doors
- Fire Alarm System + Emergency Lighting
- New Public Address/Emergency Communication System

Not to Scale

LODI HIGH
4.1 SCOPE-OF-WORK SITE DIAGRAM

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 Measure U Implementation Plan
 Lodi Unified School District **LPA**



9550 Ronald E. McNair Way, Stockton, CA 95210

APPROVED SCOPE-OF-WORK

a. Patch & Paint Campus Exterior - completed as a Quick Start Project

1. Exterior Lighting to Ensure Student Safety (site reported the area near the stadium, track and hardcourts is dark)
2. Repair Concrete Walkways
3. Safety Locks at Classroom Doors
4. Maintenance Building

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 63,000
2. New Construction	\$ 0
3. Site Work	\$ 500,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 563,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 749,353

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

RONALD McNAIR HIGH

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Ronald McNair High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -		\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -		\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -		\$ -
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -		\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -		\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -		\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -		\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -		\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -		\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -		\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -		\$ -
12 Safety, Security & Campus Control 12b Safety improvements to and/or new parent/bus drop-off areas and parking 3 12b.11 Remove & replace concrete walkway 3 12d Exterior lighting to ensure student safety 1 12e Safety locks at classroom doors	1,200 1 140	sf ls ea	\$ 17.00 \$ 80,000.00 \$ 449.00	\$ 20,000 \$ 80,000 \$ 63,000	\$ 163,000	\$ 217,000
13 District Support Facilities 13d M&O / Warehouse / Support Facilities 3 13d.2 New M&O / Warehouse / Support	4,000	sf	\$ 100.00	\$ 400,000	\$ 400,000	\$ 532,000
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment				\$ -		\$ -

Prepared by: LPA, Inc. / Cumming

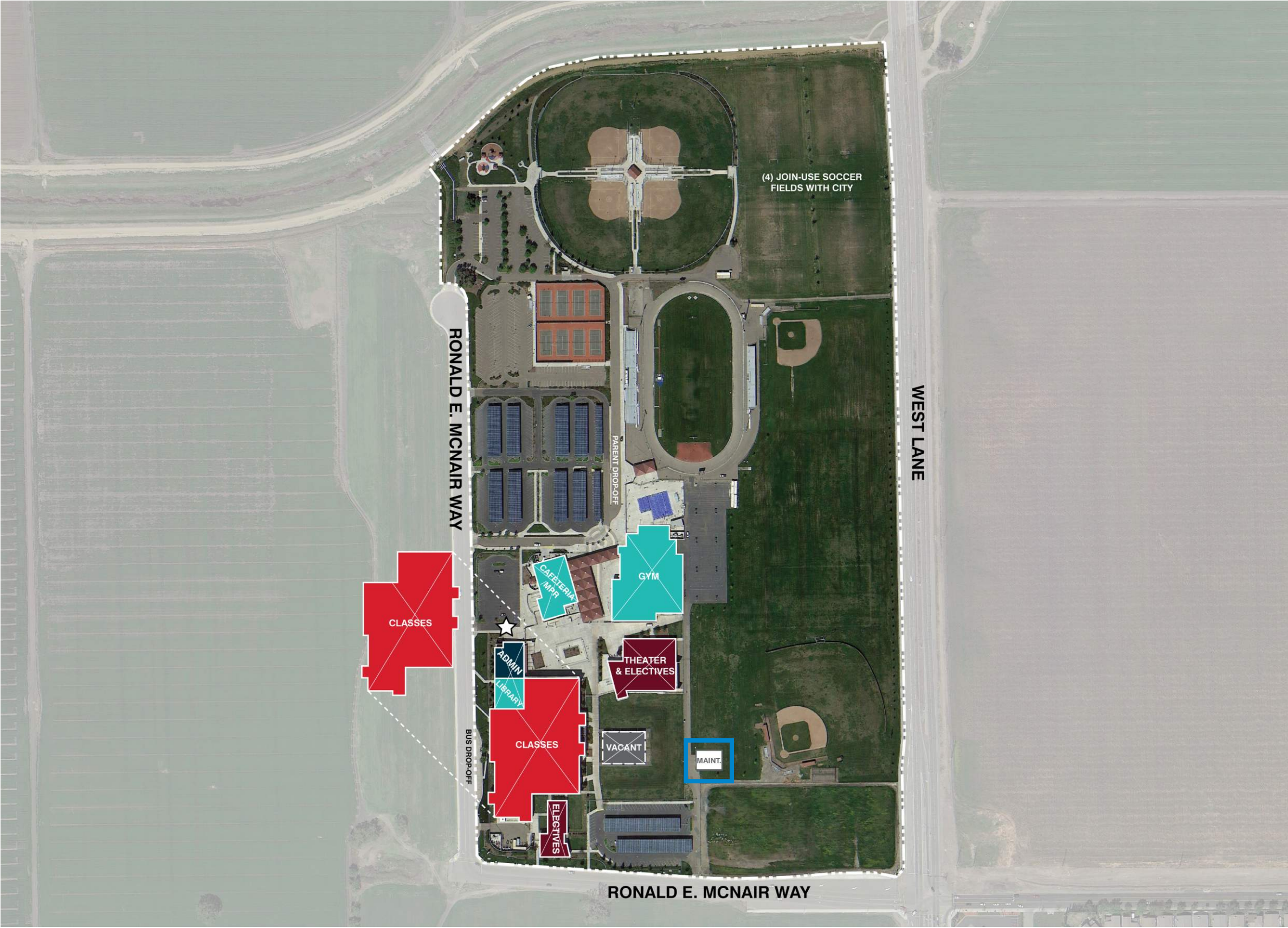
Project Cost Summary (2016\$) - Ronald McNair High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
15 Exterior Play Spaces, Playfields & Hardcourts Not included in this Facilities Needs Assessment				\$	-	\$ -
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$	-	\$ -
17 Technology Infrastructure Not included in this Facilities Needs Assessment				\$	-	\$ -
Total Construction/Project Cost (2016\$)				\$	563,000	<u>\$749,000</u>
Total Escalated Construction Budget				\$	749,353	<u>\$996,919</u>

The following items are excluded from this budget:

Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



Modernization
Reconfigure
New Construction

Classrooms, CR
PK - Preschool, K - Kindergarten,
TK - Transitional Kindergarten

Electives | Labs
SL - Science Lab

Shared Spaces
IL - Innovation Lab,
LC - Learning Center

Administration / Faculty
FW - Faculty Work, WR - Workroom,
FL - Faculty Lounge, O - Office

Support Spaces
S - Storage, T - Toilets, C - Custodial,
KIT - Kitchen, U - Utility,
EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus **Hardcourts**

Kinder Play

Portable Classroom

Main Entry **Fence/Gate**

- APPROVED SCOPE NOT DEPICTED ON PLAN:**
- Exterior Lighting to Ensure Student Safety (site reported the area near the stadium, track and hardcourts is dark)
 - Repair Concrete Walkways
 - Safety Locks at Classroom Doors

Not to Scale

RONALD McNAIR HIGH

4.1 LONG-RANGE IMPLEMENTATION



1111 Century Boulevard, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

- a. Field Renovation - completed as a Quick Start Project
- b. Bleacher Replacement - completed as a Quick Start Project
- 1. New Gymnasium Complex, including:
 - Practice Gym
 - Weight Room
 - (2) Team Rooms
 - Restrooms
 - Lobby/Concessions Area to share with the Stadium
 - Sitework
- 2. Convert the Existing Weight Room to a CAD/Engineering Lab (change out flooring)
- 3. Safety Locks at Classroom Doors
- 4. Signage for Emergency Response & Wayfinding
- 5. Exterior Lighting to Ensure Student Safety
- 6. New 2-story Modular Classroom Building, including:
 - (18) Typical Classrooms
 - Collaboration Spaces
 - Sitework
 - Remove (18) Portable Classrooms

TOKAY HIGH 2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 325,000
2. New Construction	\$ 15,820,000
3. Site Work	\$ 1,177,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 17,322,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 19,296,708

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

TOKAY HIGH

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Tokay High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -		\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -		\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -		\$ -
04 Classrooms New Construction				\$ 9,667,000		\$ 12,857,000
4b New Construction - Classrooms						
2 4b.1 Remove Portable Classrooms	18	ea	\$ 11,000.00	\$ 198,000		
2 4b.9 New High school Classroom Building (2-story)	22,982	sf	\$ 360.00	\$ 8,274,000	assume modular	
3 4b.10 Sitework & Site Improvements	11,491	sf	\$ 38.00	\$ 437,000		
4d Student Collaboration Lab						
2 4d.1 New Student Collaboration Lab, 2 - Story	1,702	sf	\$ 426.60	\$ 726,000	assume modular	
3 4d.2 Sitework & Site Improvements	851	sf	\$ 38.00	\$ 32,000		
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -		\$ -
06 Electives				\$ 29,000		\$ 39,000
6a MS/HS Electives						
1 6a.3 Modernize Lab, replace flooring	2,000	sf	\$ 14.40	\$ 29,000		
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -		\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -		\$ -
09 Physical Education Improvements				\$ 7,250,000		\$ 9,643,000
9a New Gym and Lobby/Concessions						
2 9a.4 New Gymnasium	9,152	sf	\$ 409.00	\$ 3,743,000		
3 9a.5 Sitework & Site Improvements	9,152	sf	\$ 38.00	\$ 348,000		
2 9a.6 New Foyer	1,782	sf	\$ 380.00	\$ 677,000		
3 9a.7 Sitework & Site Improvements	1,782	sf	\$ 38.00	\$ 68,000		
2 9a.8 Team rooms	1,969	sf	\$ 380.00	\$ 748,000		
3 9a.9 Sitework & Site Improvements	1,969	sf	\$ 38.00	\$ 75,000		
9d MS / HS Weight Room						
2 9d.4 New Weight Room	3,600	sf	\$ 404.00	\$ 1,454,000		
3 9d.5 Sitework & Site Improvements	3,600	sf	\$ 38.00	\$ 137,000		

Prepared by: LPA, Inc. / Cumming

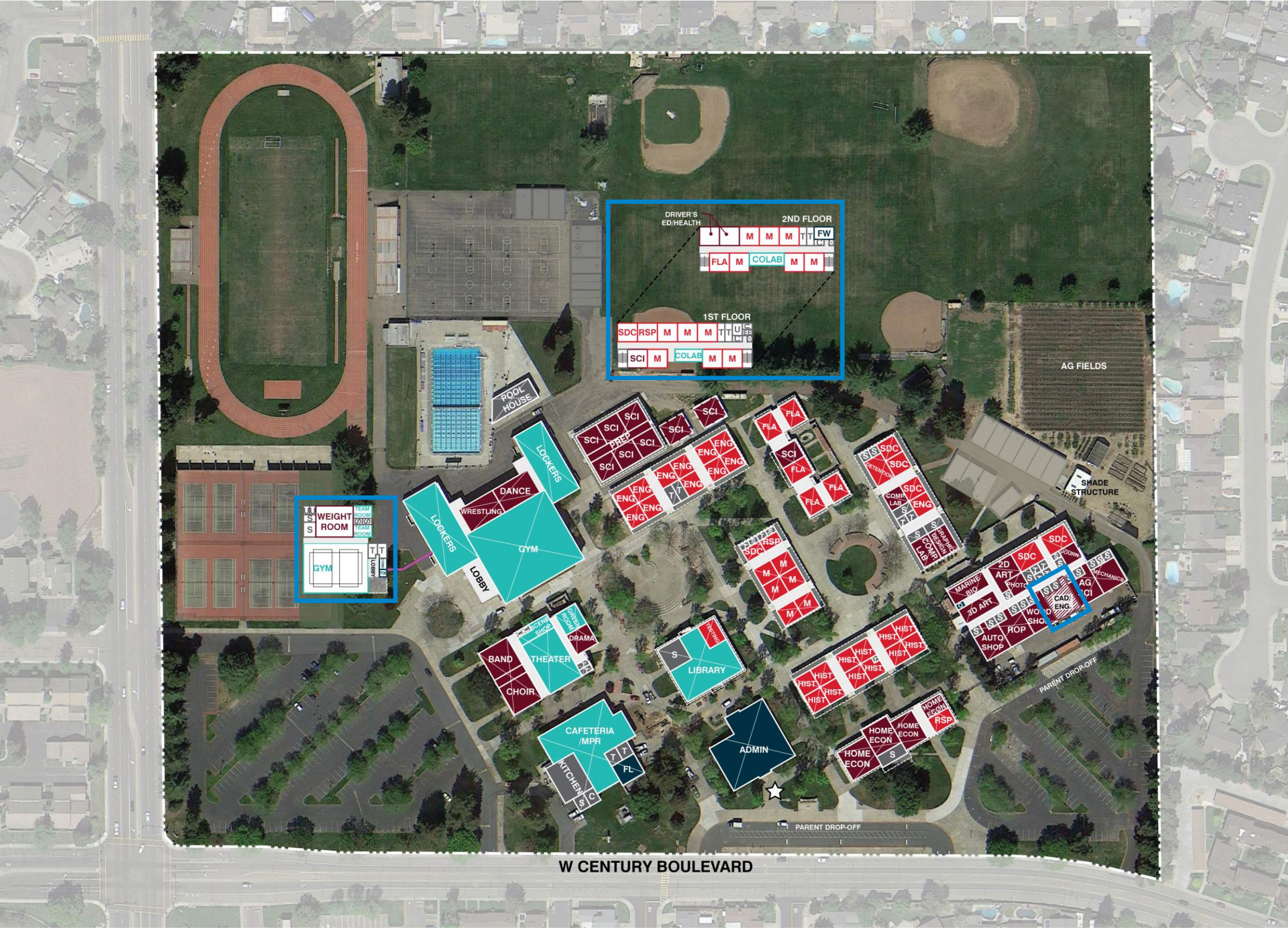
Project Cost Summary (2016\$) - Tokay High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -		\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -		\$ -
12 Safety, Security & Campus Control					\$ 376,000	\$ 500,000
3 12d Exterior lighting to ensure student safety	1	ls	\$ 80,000.00	\$ 80,000		
1 12e Safety locks at classroom doors	110	ea	\$ 449.00	\$ 49,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 40,000.00	\$ 40,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	118,039	sf	\$ 1.75	\$ 207,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -		\$ -
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment				\$ -		\$ -
15 Exterior Play Spaces, Playfields & Hardcourts Not included in this Facilities Needs Assessment				\$ -		\$ -
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$ -		\$ -
17 Technology Infrastructure Not included in this Facilities Needs Assessment				\$ -		\$ -
Total Construction/Project Cost (2016\$)				\$ 17,322,000		<u>\$23,039,000</u>
Total Escalated Construction Budget				\$ 19,296,708		<u>\$25,665,446</u>

The following items are excluded from this budget:

Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten, TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab, LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom, FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial, KIT - Kitchen, U - Utility, EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Hardcourts

Kinder Play

Portable Classroom

Main Entry

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- Safety Locks at Classroom Doors
- Signage for Emergency Response & Wayfinding
- Exterior Lighting to Ensure Student Safety

Not to Scale

TOKAY HIGH
4.1 LONG-RANGE IMPLEMENTATION

Measure U Implementation Plan
Lodi Unified School District

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LPA