



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.



17670 N. Bruella Road, Victor, CA 95253

APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors
2. Fire Alarm System + Emergency Lighting
3. Reseal Brick, campus-wide

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 320,000
2. New Construction	\$ 0
3. Site Work	\$ 0
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 320,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 425,920

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

VICTOR ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Victor Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 203,000	\$ 270,000
1b Replacement or repair of walls						
1 1b.2 Repair walls, reseal brick	16,105	sf	\$ 12.60	\$ 203,000		
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					\$ 117,000	\$ 156,000
1 12e Safety locks at classroom doors	15	ea	\$ 449.00	\$ 7,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	16,105	sf	\$ 5.40	\$ 87,000		
1 12i.2 Emergency Lighting	16,105	sf	\$ 1.40	\$ 23,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

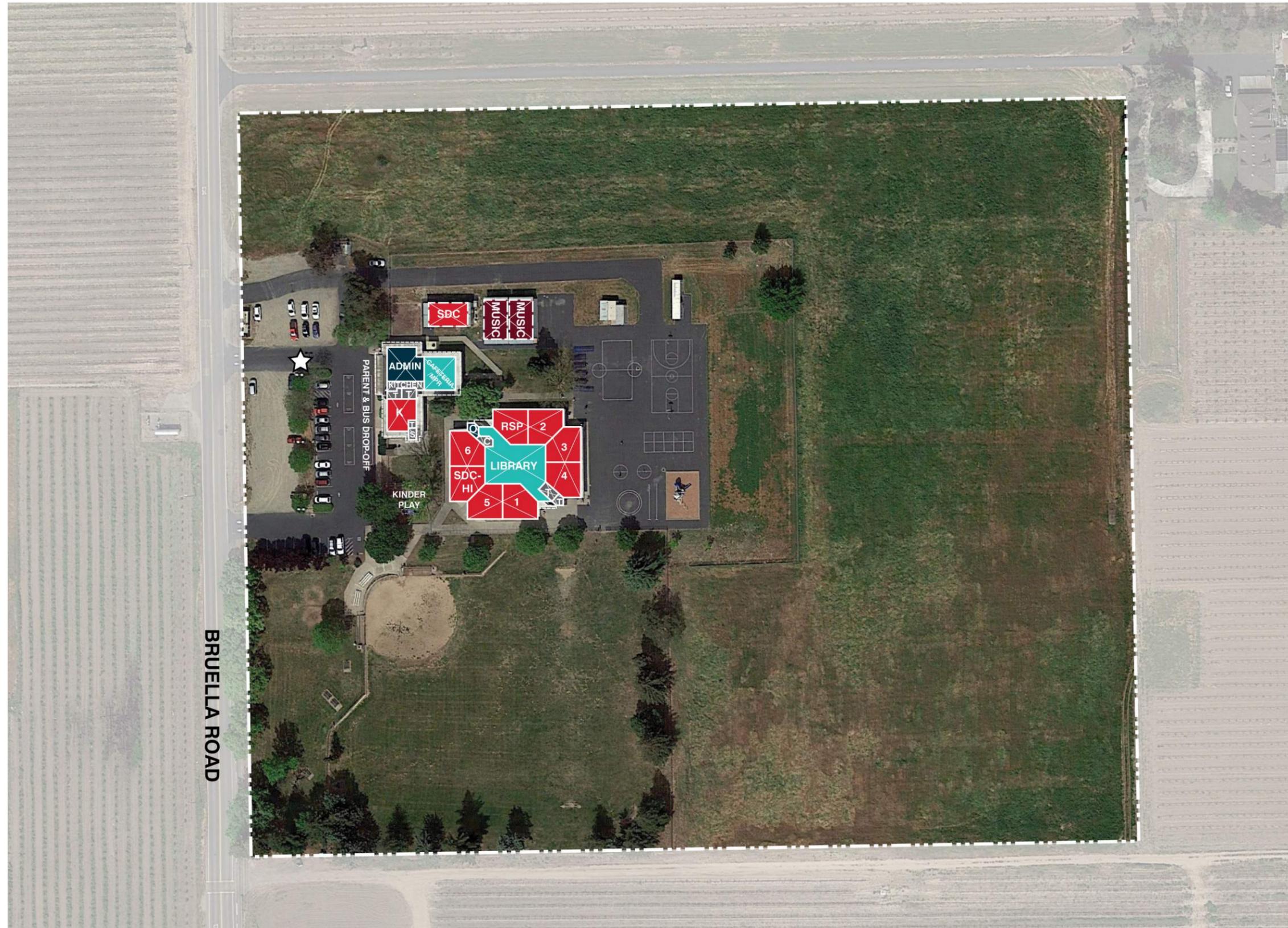
Project Cost Summary (2016\$) - Victor Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
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\$)				\$	320,000	<u>\$426,000</u>
Total Escalated Construction Budget				\$	425,920	<u>\$567,006</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
 - Fire Alarm System + Emergency Lighting
 - Reseal Brick, campus-wide

Not to Scale

VICTOR ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



1600 W. Tokay Street, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. Fire Alarm System + Emergency Lighting
2. New Public Address/Emergency Communication System
3. Modernization (16 typical, 3 larger center classrooms, 2 kinder & 1 small classroom off the MPR) and Building System Upgrades, including:
 - Repair Walls
 - Repair Windows
 - Repair Doors & Hardware
 - Repair Floors
 - Repair Ceilings
 - Patch and Paint Interior & Exterior
 - New Interior Lighting & Controls
 - Upgrade Electrical Wiring & Increase Electrical Outlets
 - Plumbing System Upgrades
 - Reconfigure Existing Restrooms
 - Remaining Asbestos Removal
4. New Restroom Building to meet code-required fixture count (due to ADA upgrades at existing restrooms), including:
 - Sitework
5. Resurface & Repair Hardcourts
6. New Parking Lot and Drop-off, including:
 - New Concrete Walkways
 - Decorative Metal Fencing
 - Access Ramp & Stair

2.1 VINWOOD ELEMENTARY **SCOPE-OF-WORK**

7. Lunch Shelter
8. Replace Existing Roofing + Repair Existing Covered Walkways
9. Updated Electrical Mains
10. Electrical Capacity Upgrades
11. Exterior Lighting to Ensure Student Safety
12. Safety Locks at Classroom Doors
13. Replace EMS System

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 2,894,000
2. New Construction	\$ 544,000
3. Site Work	\$ 2,289,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 5,727,000**

Total Construction Cost Escalated to MOC - Phase 1 **\$ 6,379,878**

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

VINEWOOD ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Vinewood Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 1,934,000	\$ 2,572,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	22,420	sf	\$ 12.60	\$ 282,000		
1c Replacement or repair of windows						
1 1c.2 Repair windows	22,420	sf	\$ 3.60	\$ 81,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1 1d.2 Repair doors & hardware	22,420	sf	\$ 4.50	\$ 101,000		
1e Replacement or repair of floors						
1 1e.2 Repair floors	22,420	sf	\$ 10.80	\$ 242,000		
1f Replacement or repair of ceilings						
1 1f.2 Repair ceilings	22,420	sf	\$ 8.10	\$ 182,000		
1g Patch & Paint Interior/Exterior						
1 1g.1 Patch & paint interior	22,420	sf	\$ 3.10	\$ 70,000		
1 1g.2 Patch & paint exterior	22,420	sf	\$ 4.50	\$ 101,000		
1 1o Replace Existing Roofing	34,692	sf	\$ 20.93	\$ 726,000		
1 1p Repair Existing Covered Walkways / Hallways	11,480	sf	\$ 13.00	\$ 149,000		
02 Existing Building Systems & Toilets					\$ 1,033,000	\$ 1,374,000
1 2a HVAC system upgrades	3,200	sf	\$ 29.00	\$ 93,000		
1 2b Lighting upgrades - new interior lighting & controls	16,140	sf	\$ 15.00	\$ 242,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	16,140	sf	\$ 9.00	\$ 145,000		
1 2d Plumbing system upgrades	792	sf	\$ 11.00	\$ 9,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	792	sf	\$ 222.00	\$ 176,000		
2 2e.3 New Restroom	600	sf	\$ 556.00	\$ 334,000		
2 2e.4 Sitework & Site Improvements	600	sf	\$ 57.00	\$ 34,000		
03 Site Utilities (For entire campus and site)					\$ 581,000	\$ 773,000
3 3d Updated electrical mains and distribution	348,480	sf	\$ 1.17	\$ 408,000		
3 3f Electrical Capacity Upgrades	1	ls	\$ 172,500.00	\$ 173,000		
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					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Vinewood Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
08 Multi-Purpose Room / Food Service Improvements & Student Dining					\$ 216,000	\$ 287,000
3 8d New Lunch Shelters	2,400	sf	\$ 90.00	\$ 216,000		
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					\$ 1,851,000	\$ 2,462,000
1 12a Remaining asbestos removal	23,212	sf	\$ 4.00	\$ 93,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	29,200	sf	\$ 16.00	\$ 467,000		
3 12b.5 New Drop-off Area	22,500	sf	\$ 18.00	\$ 405,000		
3 12b.7 Access Ramp inc Rails & Retaining	110	lf	\$ 808.50	\$ 89,000		
3 12b.8 New Stair inc Railing	1	ea	\$ 50,000.00	\$ 50,000		
3 12b.11 New concrete walkways	8,300	sf	\$ 15.00	\$ 125,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
12h Fencing with controlled campus entrances						
3 12h.2 Decorative Metal Fencing & Gates	935	lf	\$ 252.00	\$ 236,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	23,212	sf	\$ 5.40	\$ 125,000		
1 12i.2 Emergency Lighting	23,212	sf	\$ 1.40	\$ 32,000		
12j New public address/emergency communication systems	23,212	sf	\$ 7.60	\$ 176,000		
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					\$ 80,000	\$ 106,000
15b PE Play Yard & Hardcourts						
3 15b.5 Resurface & Repair Hardcourts	16,000	sf	\$ 5.00	\$ 80,000		
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

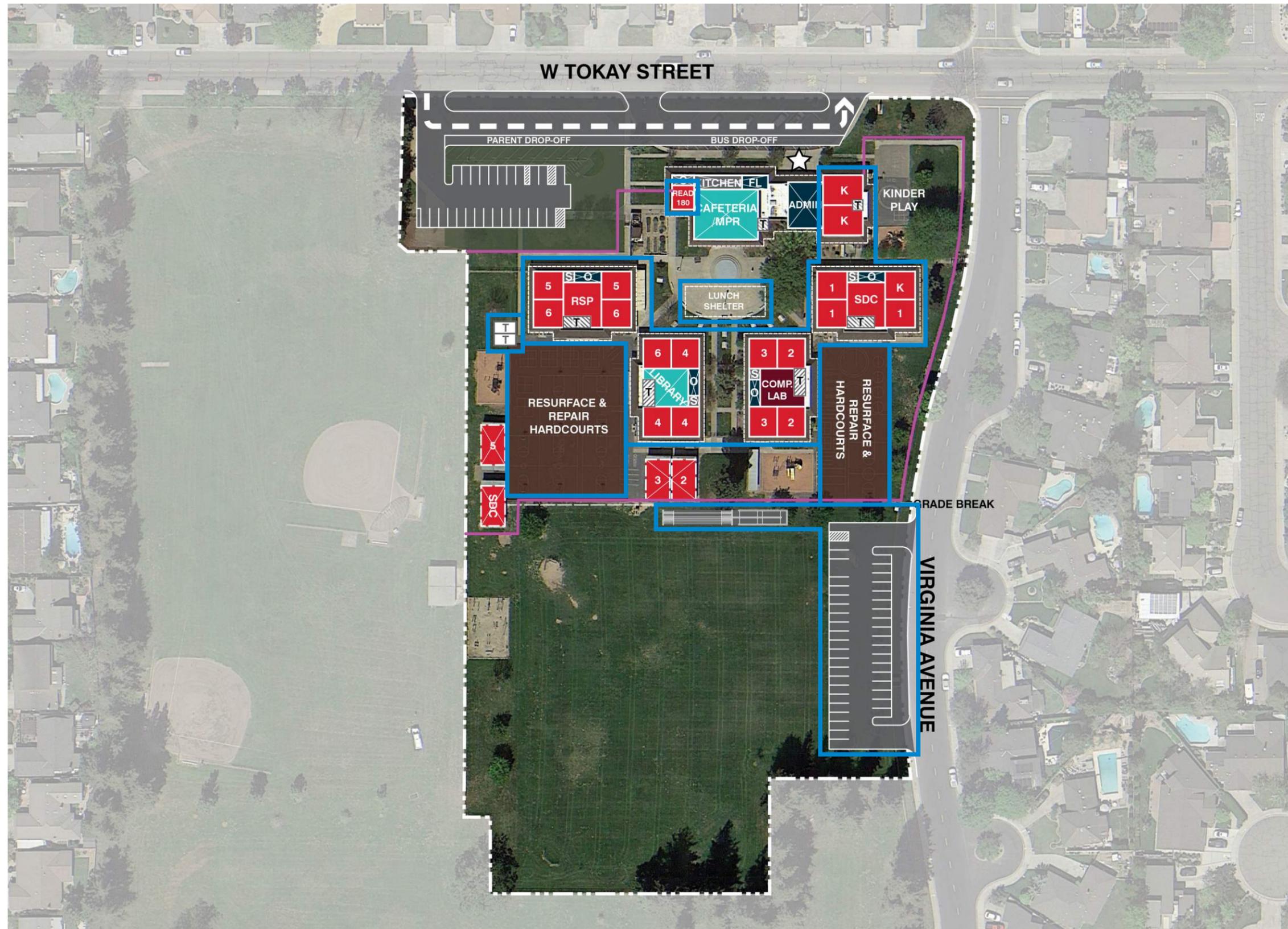
Project Cost Summary (2016\$) - Vinewood Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
17 Technology Infrastructure 17c MDF and IDF data rooms with environmental control 1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000	\$ 32,000	\$ 32,000
Total Construction/Project Cost (2016\$)				\$ 5,727,000	\$ 5,727,000	<u>\$7,606,000</u>
Total Escalated Construction Budget				\$ 6,379,878	\$ 6,379,878	<u>\$8,473,084</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:**
- Fire Alarm System + Emergency Lighting
 - New Public Address/Emergency Communication System
 - Replace Existing Roofing + Repair Existing Covered Walkways
 - Updated Electrical Mains
 - Electrical Capacity Upgrades
 - Exterior Lighting to Ensure Student Safety
 - Safety Locks at Classroom Doors
 - Replace EMS System
- Note: The exact location of the lunch shelter and new restroom building will be determined during the design process.*

Not to Scale

VINEWOOD ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



8778 Brattle Place, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. New Public Address/Emergency Communication System
2. Safety Locks at Classroom Doors
3. Exterior Lighting to Ensure Student Safety
4. Emergency Lighting
5. Signage for Emergency Response & Wayfinding
6. Reseal Brick, campus-wide

2.1 WAGNER HOLT ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 499,000
2. New Construction	\$ 359,000
3. Site Work	\$ 40,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 898,000**

Total Construction Cost Escalated to MOC - Phase 3 **\$ 1,195,238**

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

WAGNER HOLT ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Wagner Holt Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 383,000	\$ 509,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	30,420	sf	\$ 12.60	\$ 383,000		
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					\$ 515,000	\$ 685,000
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 32,000.00	\$ 32,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.2 Emergency Lighting	47,269	sf	\$ 1.40	\$ 66,000		
12j New public address/emergency communication systems	47,269	sf	\$ 7.60	\$ 359,000		

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Wagner Holt Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
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\$)				\$	898,000	<u>\$1,194,000</u>
Total Escalated Construction Budget				\$	1,195,238	<u>\$1,589,214</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:**
- New Public Address/Emergency Communication System
 - Safety Locks at Classroom Doors
 - Exterior Lighting to Ensure Student Safety
 - Emergency Lighting
 - Signage for Emergency Response & Wayfinding
 - Reseal Brick, campus-wide

Not to Scale

WAGNER HOLT ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



831 W. Lockeford Street, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. Restroom Modernization (does not include restrooms at the (2) newer back buildings and the wing above the Cafeteria/MPR)
2. Fire Alarm System + Emergency Lighting
3. New Public Address/Emergency Communication System
4. Updated Electrical Mains & Distribution
5. Electrical Capacity Upgrades
6. Exterior Lighting to Ensure Student Safety
7. Safety Locks at Classroom Doors
8. Signage for Emergency Response & Wayfinding
9. Air Conditioning at MDF/IDF
10. Classroom Modernization, including:
 - Repair Walls
 - Repair Windows
 - Repair Floors
 - Repair Ceilings
 - New Interior Lighting & Controls
 - Upgrade Electrical Wiring & Increase Electrical Outlets
 - Remaining Asbestos Removal

2.1 GEORGE WASHINGTON ELEMENTARY SCOPE-OF-WORK

11. Lunch Shelter

12. Decorative Metal Fencing

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 2,470,000
2. New Construction	\$ 351,000
3. Site Work	\$ 830,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 3,651,000**

Total Construction Cost Escalated to MOC - Phase 3 **\$ 4,859,481**

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

GEORGE WASHINGTON ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - George Washington Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 875,000	\$ 1,164,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	24,940	sf	\$ 12.60	\$ 314,000		
1c Replacement or repair of windows						
1 1c.2 Repair windows	24,940	sf	\$ 3.60	\$ 90,000		
1e Replacement or repair of floors						
1 1e.2 Repair floors	24,940	sf	\$ 10.80	\$ 269,000		
1f Replacement or repair of ceilings						
1 1f.2 Repair ceilings	24,940	sf	\$ 8.10	\$ 202,000		
02 Existing Building Systems & Toilets					\$ 1,124,000	\$ 1,495,000
1 2b Lighting upgrades - new interior lighting & controls	24,940	sf	\$ 15.00	\$ 374,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	24,940	sf	\$ 9.00	\$ 224,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	2,370	sf	\$ 222.00	\$ 526,000		
03 Site Utilities (For entire campus and site)					\$ 397,000	\$ 528,000
3 3d Updated electrical mains and distribution	522,720	sf	\$ 0.54	\$ 282,000		
3 3f Electrical Capacity Upgrades	1	ls	\$ 115,000.00	\$ 115,000		
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					\$ 216,000	\$ 287,000
3 8d New Lunch Shelters	2,400	sf	\$ 90.00	\$ 216,000		
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

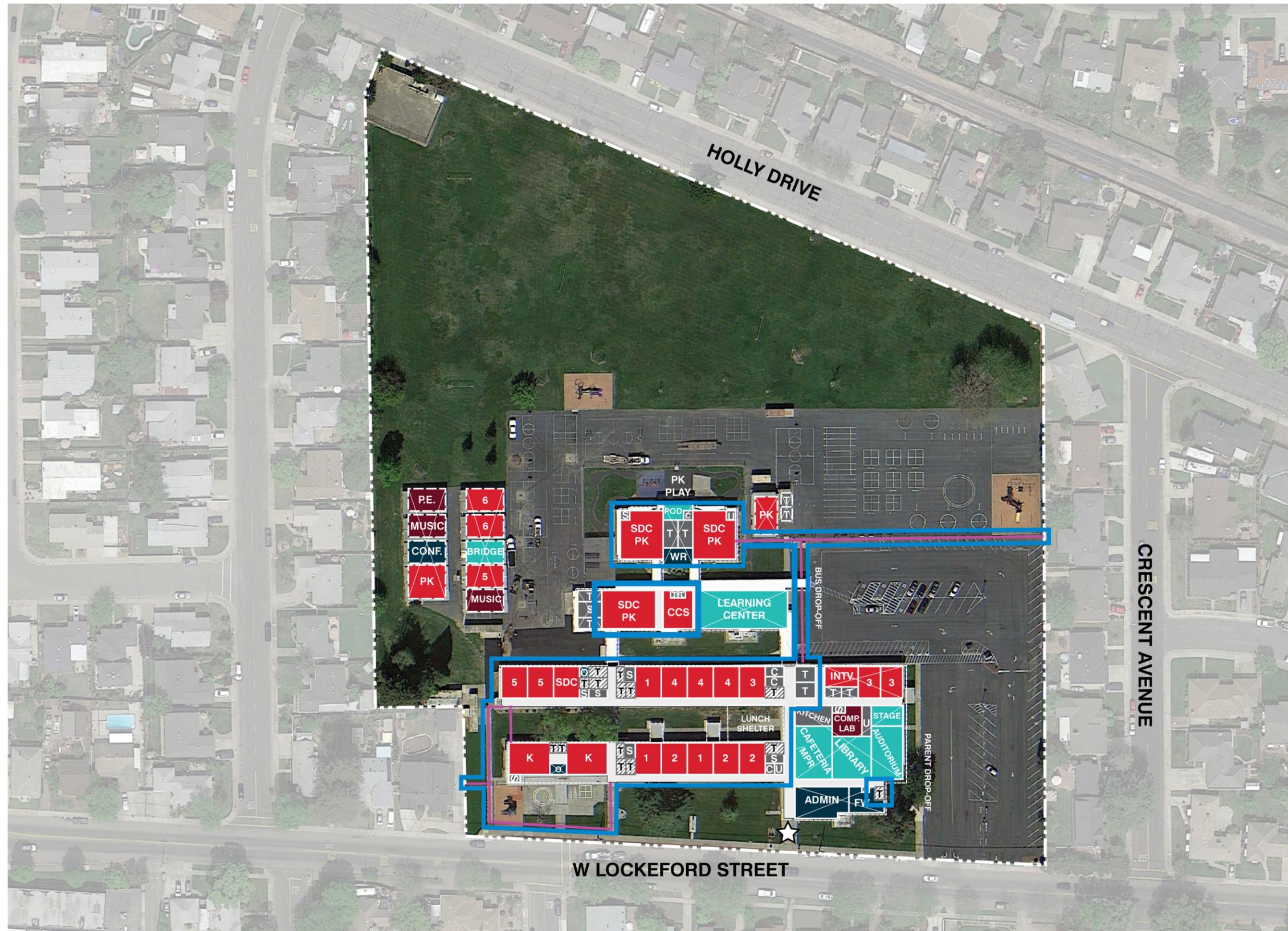
Project Cost Summary (2016\$) - George Washington Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 1,039,000	\$ 1,382,000
1 12a Remaining asbestos removal	27,310	sf	\$ 4.00	\$ 109,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	35	ea	\$ 449.00	\$ 16,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 32,000.00	\$ 32,000		
12h Fencing with controlled campus entrances						
3 12h.2 Decorative Metal Fencing & Gates	703	lf	\$ 252.00	\$ 177,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	46,151	sf	\$ 5.40	\$ 249,000		
1 12i.2 Emergency Lighting	46,151	sf	\$ 1.40	\$ 65,000		
12j New public address/emergency communication systems	46,151	sf	\$ 7.60	\$ 351,000		
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\$)					\$ 3,651,000	<u>\$4,856,000</u>
Total Escalated Construction Budget					\$ 4,859,481	<u>\$6,463,336</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:**
- Fire Alarm System + Emergency Lighting
 - New Public Address/Emergency Communication System
 - Updated Electrical Mains & Distribution
 - Electrical Capacity Upgrades
 - Exterior Lighting to Ensure Student Safety
 - Safety Locks at Classroom Doors
 - Signage for Emergency Response & Wayfinding
 - Air Conditioning at MDF/IDF
- Note: The exact location of the shade structure will be determined during the design process.*

Not to Scale

GEORGE WASHINGTON ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



1305 E. Vine Street, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

- a. **Replace Existing Roofing - completed as a Quick Start Project**
 - 1. Safety Locks at Classroom Doors
 - 2. Replace HVAC Campus-wide (does not include new (10) classroom wing)

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 1,094,000
2. New Construction	\$ 0
3. Site Work	\$ 0
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 1,094,000**

Total Construction Cost Escalated to MOC - Phase 3 **\$ 1,456,114**

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

WESTWOOD ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Westwood Elementary 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 1 2a HVAC system upgrades	37,095	sf	\$ 29.00	\$ 1,075,755	\$ 1,075,755	\$ 1,431,000
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 1 12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000	\$ 18,000	\$ 24,000
13 District Support Facilities Not included in this Facilities Needs Assessment					\$ -	\$ -
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Westwood Elementary 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\$)				\$ 1,093,755	\$ 1,093,755	<u>\$1,455,000</u>
Total Escalated Construction Budget				\$ 1,456,114	\$ 1,456,114	<u>\$1,937,039</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
- Replace HVAC Campus-wide (does not include new (10) classroom wing)

Not to Scale

WESTWOOD ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



1290 Lilac Street, Woodbridge, CA 95242

APPROVED SCOPE-OF-WORK

1. Replace HVAC campus-wide (does not include portables)
2. Restroom Modernization, including:
 - Remaining Asbestos Removal
3. Safety Locks at Classroom Doors

2.1 WOODBRIDGE ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 1,080,000
2. New Construction	\$ 0
3. Site Work	\$ 0
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 1,080,000**

Total Construction Cost Escalated to MOC - Phase 3 **\$ 1,437,480**

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

WOODBRIDGE ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Woodbridge Elementary 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					\$ 946,000	\$ 1,258,000
1 2a HVAC system upgrades	29,160	sf	\$ 29.00	\$ 846,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.1 Modernize Existing Restroom	1,200	sf	\$ 83.00	\$ 100,000		
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					\$ 134,000	\$ 178,000
1 12a Remaining asbestos removal	30,360	sf	\$ 4.00	\$ 121,000		
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
13 District Support Facilities Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Woodbridge Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
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\$)				\$ 1,080,000		<u>\$1,436,000</u>
Total Escalated Construction Budget				\$ 1,437,480		<u>\$1,911,316</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,
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Electives | Labs
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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:**
- Replace HVAC campus-wide (does not include portables)
 - Restroom Modernization, including Remaining Asbestos Removal
 - Safety Locks at Classroom Doors

Not to Scale

WOODBIDGE ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM