



## **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.



13451 N. Extension Road, Lodi, CA 95242

#### **APPROVED SCOPE-OF-WORK**

1. Safety Locks at Classroom Doors
2. Shade Sails at Independence Campus Main Quad (1,200 sf)
3. Lunch Shelter at Henderson Campus MPR, Hardcourt Side (1,200 sf)

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 16,000
2. New Construction	\$ 0
3. Site Work	\$ 216,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 232,000**

### Total Construction Cost Escalated to MOC - Phase 3

**\$ 308,792**

***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

## HENDERSON SITE

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Henderson Community Day Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>02 Existing Building Systems &amp; Toilets</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>03 Site Utilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>04 Classrooms New Construction</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>05 Maker Spaces &amp; Science Labs</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>06 Electives</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>07 Performing Arts Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> 3 8d New Lunch Shelters	1,200	sf	\$ 90.00	\$ 108,000	\$ 108,000	\$ 144,000
Not included in this Facilities Needs Assessment						
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>12 Safety, Security &amp; Campus Control</b> 1 12e Safety locks at classroom doors	35	ea	\$ 449.00	\$ 16,000	\$ 16,000	\$ 21,000
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

**Project Cost Summary (2016\$) - Henderson Community Day Middle School**

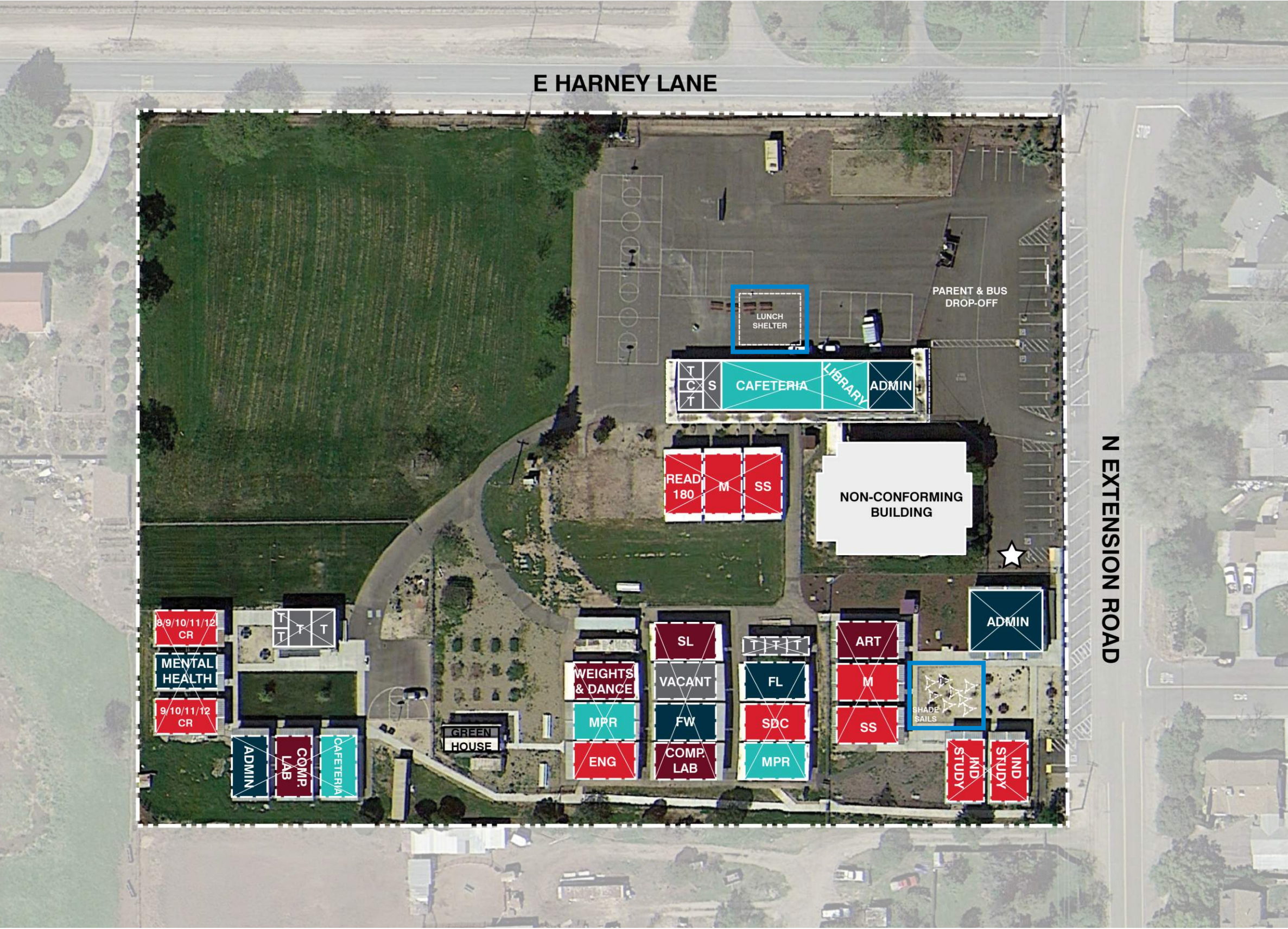
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b>					\$ 108,000	\$ 144,000
15b PE Play Yard & Hardcourts						
3 15b.4 Shade Structure	1,200	sf	\$ 90.00	\$ 108,000		
<b>16 Next Generation Classroom Flexibility (Furniture)</b>					\$ -	\$ -
Not included in this Facilities Needs Assessment						
<b>17 Technology Infrastructure</b>					\$ -	\$ -
Not included in this Facilities Needs Assessment						
<b>Total Construction/Project Cost (2016\$)</b>					\$ 232,000	<u>\$309,000</u>
<b>Total Escalated Construction Budget</b>					\$ 308,792	<u>\$411,279</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

*Note: The exact location of the shade sails and the lunch shelter will be determined during the design process.*

Not to Scale

HENDERSON SITE

**4.1 LONG-RANGE IMPLEMENTATION**





660 W. Walnut Street, Lodi, CA 95240

## APPROVED SCOPE-OF-WORK

1. Downstairs Classroom Modernization, including:
  - Replace Walls
  - Replace Windows
  - Replace Doors & Hardware
  - Replace Floors
  - Replace Ceilings
  - Paint Interior
  - New Interior Lighting Controls
  - Upgrade Electrical Wiring & Increase Electrical Outlets
  - Remaining Asbestos Removal
  - New Stair
2. Required Code Update Allowance
3. Public Address/Emergency Communication System
4. Restroom Modernization
5. Safety Locks at Classroom Doors
6. Fire Alarm System + Emergency Lighting
7. Intrusion Alarms
8. Elevator Repair & Cab Finishes
9. Air Conditioning at MDF/IDF

## LIBERTY HIGH 2.1 SCOPE-OF-WORK

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 1,287,000
2. New Construction	\$ 113,000
3. Site Work	\$ 0
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 1,400,000**

### Total Construction Cost Escalated to MOC - Phase 3

**\$ 1,863,400**

***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

## LIBERTY HIGH

### 3.1 COST ESTIMATE SUMMARY

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b>					<b>\$ 404,000</b>	<b>\$ 537,000</b>
1b Replacement or repair of walls						
1 1b.1 Replace walls	2,020	sf	\$ 39.50	\$ 80,000		
1 1b.2 Repair walls	3,353	sf	\$ 12.60	\$ 42,000		
1c Replacement or repair of windows						
1 1c.1 Replace windows	2,020	sf	\$ 18.00	\$ 36,000		
1 1c.2 Repair windows	2,625	sf	\$ 3.60	\$ 9,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1 1d.1 Replace doors & hardware	5,373	sf	\$ 13.50	\$ 73,000		
1e Replacement or repair of floors						
1 1e.1 Replace floors	2,020	sf	\$ 14.40	\$ 29,000		
1 1e.2 Repair floors	3,353	sf	\$ 10.80	\$ 36,000		
1f Replacement or repair of ceilings						
1 1f.1 Replace ceilings	2,020	sf	\$ 27.00	\$ 55,000		
1 1f.2 Repair ceilings	3,353	sf	\$ 8.10	\$ 27,000		
1g Patch & Paint Interior/Exterior						
1 1g.1 Patch & paint interior	5,373	sf	\$ 3.10	\$ 17,000		
<b>02 Existing Building Systems &amp; Toilets</b>					<b>\$ 172,000</b>	<b>\$ 229,000</b>
1 2b Lighting upgrades - new interior lighting & controls	5,373	sf	\$ 15.00	\$ 81,000		
2c Electrical upgrades				\$ -		
2c.1 Upgrade electrical wiring & increase electrical outlets	5,373	sf	\$ 9.00	\$ 48,000		
1 2d Plumbing system upgrades		sf	\$ 11.00			
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.1 Modernize Existing Restroom	524	sf	\$ 83.00	\$ 43,000		
<b>03 Site Utilities</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>04 Classrooms New Construction</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>05 Maker Spaces &amp; Science Labs</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>06 Electives</b>					<b>\$ 293,000</b>	<b>\$ 390,000</b>
6a MS/HS Electives						
1 6a.5 Reconfigure MS/HS Electives Building	1,236	sf	\$ 237.00	\$ 293,000		
<b>07 Performing Arts Improvements</b>					<b>\$ 181,000</b>	<b>\$ 241,000</b>
7a Music Lab						
1 8a.2 Modernize Music Lab	1,344	sf	\$ 135.00	\$ 181,000		

Prepared by: LPA, Inc. / Cumming

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>09 Physical Education Improvements</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>12 Safety, Security &amp; Campus Control</b>				\$ 318,000		\$ 423,000
1 12a Remaining asbestos removal	8,477	sf	\$ 4.00	\$ 34,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
2 12b.8 New Stair inc Railing	1	ea	\$ 25,000.00	\$ 25,000		
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	11,530	sf	\$ 5.40	\$ 62,000		
1 12i.2 Emergency Lighting	11,530	sf	\$ 1.40	\$ 16,000		
12j New public address/emergency communication						
2 systems	11,530	sf	\$ 7.60	\$ 88,000		
1 12k Intrusion alarms	11,530	sf	\$ 1.80	\$ 21,000		
1 12n Elevator Repair and Cab Finishes	1	ls	\$ 65,000.00	\$ 65,000		
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>16 Next Generation Classroom Flexibility (Furniture)</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>17 Technology Infrastructure</b>				\$ 32,000		\$ 32,000
17c MDF and IDF data rooms with environmental control						
1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000		
<b>Total Construction/Project Cost (2016\$)</b>				\$ 1,400,000		<u>\$1,852,000</u>
<b>Total Escalated Construction Budget</b>				\$ 1,863,400		<u>\$2,465,012</u>

Prepared by: LPA, Inc. / Cumming

**Project Cost Summary (2016\$) - Liberty High School**

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	

**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









542 E. Pine Street, Lodi, CA 95240

#### APPROVED SCOPE-OF-WORK

1. Shade Structure
2. Exterior Lighting to Ensure Student Safety

## **2.1** LINCOLN TECHNICAL ACADEMY **SCOPE-OF-WORK**



## SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 0
2. New Construction	\$ 0
3. Site Work	\$ 226,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 226,000**

### Total Construction Cost Escalated to MOC - Phase 3

**\$ 300,806**

***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

## LINCOLN TECHNICAL ACADEMY

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lincoln Tech / Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>02 Existing Building Systems &amp; Toilets</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>03 Site Utilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>04 Classrooms New Construction</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>05 Maker Spaces &amp; Science Labs</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>06 Electives</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>07 Performing Arts Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>09 Physical Education Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>12 Safety, Security &amp; Campus Control</b> 3 12d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000	\$ 10,000	\$ 13,000
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Lincoln Tech / Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b>					\$ 216,000.00	\$ 287,000.00
15b PE Play Yard & Hardcourts						
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
<b>16 Next Generation Classroom Flexibility (Furniture)</b>					\$ -	\$ -
Not included in this Facilities Needs Assessment						
<b>17 Technology Infrastructure</b>					\$ -	\$ -
Not included in this Facilities Needs Assessment						
<b>Total Construction/Project Cost (2016\$)</b>					\$ 226,000	<u>\$300,000</u>
<b>Total Escalated Construction Budget</b>					\$ 300,806	<u>\$399,300</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

Kinder Play

Portable Classroom

Main Entry

Hardcourts

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- Exterior Lighting to Ensure Student Safety

Note: The exact location of the shade structure will be determined during the design process.

Not to Scale

LINCOLN TECHNICAL ACADEMY  
4.1 LONG-RANGE IMPLEMENTATION

233  
Measure U Implementation Plan  
Lodi Unified School District  
LPA





9434 Thornton Road, Stockton, CA 95209

#### **APPROVED SCOPE-OF-WORK**

1. Repair Existing Parking Lot (north lot), including:
  - Addition of (5) ADA Access Ramps
2. Slurry Coat and Stripe Existing Drop-off (northwest corner)
3. Slurry Coat and Stripe Existing Parking Lot (east lot)
  - Maintain Existing Basketball Half Court Locations
4. New Public Address/Emergency Communication System
5. Exterior Lighting to Ensure Student Safety
6. Safety Locks at Classroom Doors
7. Signage for Emergency Response & Wayfinding

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 33,0000
2. New Construction	\$ 286,000
3. Site Work	\$ 172,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 491,000**

### Total Construction Cost Escalated to MOC - Phase 3

**\$ 653,521**

***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

## PLAZA ROBLES HIGH

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Plaza Robles High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>02 Existing Building Systems &amp; Toilets</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>03 Site Utilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>04 Classrooms New Construction</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>05 Maker Spaces &amp; Science Labs</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>06 Electives</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>07 Performing Arts Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>09 Physical Education Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>12 Safety, Security &amp; Campus Control</b>				\$ 491,000	\$ 491,000	\$ 653,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.9 Repair existing Parking Lot	14,000	sf	\$ 6.30	\$ 88,000		
3 12b.10 Slurry Coat & Stripe Existing Paving	27,005	sf	\$ 2.00	\$ 54,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 30,000.00	\$ 30,000		
1 12e Safety locks at classroom doors	20	ea	\$ 449.00	\$ 9,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
12j New public address/emergency communication systems	37,600	sf	\$ 7.60	\$ 286,000		

Prepared by: LPA, Inc. / Cumming

**Project Cost Summary (2016\$) - Plaza Robles High School**

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>16 Next Generation Classroom Flexibility (Furniture)</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>17 Technology Infrastructure</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>Total Construction/Project Cost (2016\$)</b>				\$ 491,000		<u>\$653,000</u>
<b>Total Escalated Construction Budget</b>				\$ 653,521		<u>\$869,143</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
  - Exterior Lighting to Ensure Student  
Safety
  - Safety Locks at Classroom Doors
  - Signage for Emergency Response  
& Wayfinding

Not to Scale

PLAZA ROBLES HIGH  
**4.1 LONG-RANGE IMPLEMENTATION**





13520 E. Live Oak Road, Lodi, CA 95240

#### **APPROVED SCOPE-OF-WORK**

1. New Parking Lot, including:
  - New Concrete Walkways
2. Safety Locks at Classroom Doors
3. Fire Alarm System + Emergency Lighting
4. Signage for Emergency Response & Wayfinding
5. Exterior Lighting to Ensure Student Safety
6. Air Conditioning at MDF/IDF

## **TURNER ACADEMY AT TOKAY COLONY**

### **2.1 SCOPE-OF-WORK**

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 110,0000
2. New Construction	\$ 0
3. Site Work	\$ 346,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 456,000**

### Total Construction Cost Escalated to MOC - Phase 3

**\$ 606,936**

***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

## TURNER ACADEMY AT TOKAY COLONY

### 3.1 COST ESTIMATE SUMMARY

**Project Cost Summary (2016\$) - Turner Academy at Tokay Colony**

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>02 Existing Building Systems &amp; Toilets</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>03 Site Utilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>04 Classrooms New Construction</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>05 Maker Spaces &amp; Science Labs</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>06 Electives</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>07 Performing Arts Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>09 Physical Education Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>12 Safety, Security &amp; Campus Control</b>				\$ 423,750	\$ 564,000	\$ 564,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	18,100	sf	\$ 16.00	\$ 290,000		
3 12b.11 New concrete walkways	3,050	sf	\$ 15.00	\$ 45,750		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
1 12e Safety locks at classroom doors	8	ea	\$ 449.00	\$ 4,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 8,000.00	\$ 8,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	9,650	sf	\$ 5.40	\$ 52,000		
1 12i.2 Emergency Lighting	9,650	sf	\$ 1.40	\$ 14,000		

Prepared by: LPA, Inc. / Cumming

## TURNER ACADEMY AT TOKAY COLONY

### 3.2 COST ESTIMATE DETAIL

**Project Cost Summary (2016\$) - Turner Academy at Tokay Colony**

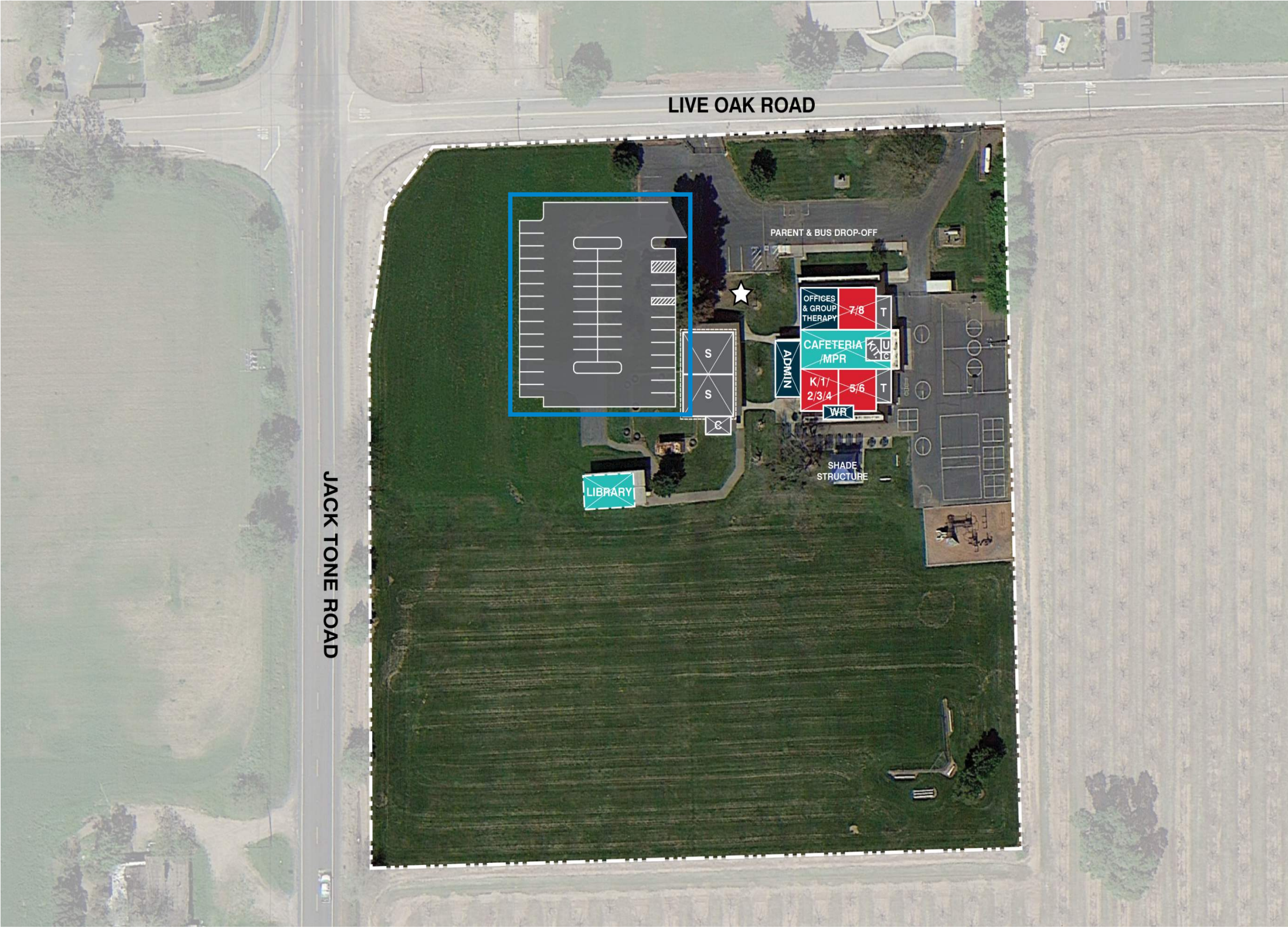
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>16 Next Generation Classroom Flexibility (Furniture)</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>17 Technology Infrastructure</b> 17c MDF and IDF data rooms with environmental control <b>1</b> (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000	\$ 32,000	\$ 32,000
<b>Total Construction/Project Cost (2016\$)</b>				\$	455,750	<u>\$596,000</u>
<b>Total Escalated Construction Budget</b>				\$	606,936	<u>\$793,711</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
  - Signage for Emergency Response & Wayfinding
  - Exterior Lighting to Ensure Student Safety
  - Air Conditioning at MDF/IDF

Not to Scale





19 S. Central Avenue, Lodi, CA 95240

#### **APPROVED SCOPE-OF-WORK**

a. Replace Existing Roofing - completed as a Quick Start Project

1. Safety Locks at Classroom Doors

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 9,000
2. New Construction	\$ 0
3. Site Work	\$ 0
4. District Support Facilities	\$ 0

---

### Total Construction Cost Subtotal in 2016 dollars

**\$ 9,000**

### Total Construction Cost Escalated to MOC - Phase 3

**\$ 11,979**

***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

## JOE SERNA JR. CHARTER

### 3.1 COST ESTIMATE SUMMARY



Project Cost Summary (2016\$) - Joe Serna Charter School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>02 Existing Building Systems &amp; Toilets</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>03 Site Utilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>04 Classrooms New Construction</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>05 Maker Spaces &amp; Science Labs</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>06 Electives</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>07 Performing Arts Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>09 Physical Education Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>12 Safety, Security &amp; Campus Control</b> 1 12e Safety locks at classroom doors	20	ea	\$ 449.00	\$ 9,000	\$ 9,000	\$ 12,000
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Joe Serna Charter School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>16 Next Generation Classroom Flexibility (Furniture)</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>17 Technology Infrastructure</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>Total Construction/Project Cost (2016\$)</b>				\$	9,000	<u>\$12,000</u>
<b>Total Escalated Construction Budget</b>				\$	11,979	<u>\$15,972</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

Kinder Play

Portable Classroom

Main Entry

Hardcourts

Fence/Gate

**APPROVED SCOPE NOT DEPICTED ON PLAN:**

- Safety Locks at Classroom Doors

Not to Scale

JOE SERNA JR. CHARTER  
**4.1 LONG-RANGE IMPLEMENTATION**

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

248





1305 E. Vine Street, Lodi, CA 95240

### **APPROVED SCOPE-OF-WORK**

There is no scope at the District Office.

## SCOPE OF WORK CATEGORIES

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

---

### Total Construction Cost Subtotal in 2016 dollars

\$ 0

### Total Construction Cost Escalated to MOC - Phase N/A

\$ 0

***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

## DISTRICT OFFICE

### 3.1 COST ESTIMATE SUMMARY

New Maintenance & Operations Facility  
Lodi Unified School District

Depart:	Space:	Type:	Area:	Number:	Total Area:	Department by Type		
						SC	NS/ANC	SP
						Scheduled	Ancillary Non-Scheduled	Support

Administration

1	Director's Office	SP	150	1	150			
2	Administrative Assistant	SP	75	1	75	(open work station)		
3	Operations Supervisor	SP	125	2	250			
4	Structural Supervisor	SP	125	1	125			
5	Mechanical Supervisor	SP	125	1	125			
6	Facilities & Planning Tech	SP	75	1	75	(open work station)		
7	Maintenance Services Assistant	SP	75	1	75	(open work station)		
8	Clerk	SP	75	1	75	(open work station)		
9	Conference Room	SP	200	2	400			
10	Staff Work Room	SP	400	1	400			
11	Supply Storage	SP	75	1	75			
12	Toilets	SP	195	2	390			
13	Staff Lounge/Dining	SP	600	1	600			
14	Kitchenette	SP	150	1	150			
15	Training Center	SP	2,000	1	2,000			
								4,965
						0		

Mechanical Shop Space

16	Auto Shop	SP	3,900	1	3,900			
17	HVAC/Electrical	SP	2,000	1	2,000			
18	Plumbing	SP	1,000	1	1,000			
19	Filter Storage #1	SP	360	1	360			
20	Filter Storage #2	SP	1,500	1	1,500	(should be located in North Stockton area)		
21	Energy Management/Plan File Room	SP	960	1	960			
22	Electrician Office	SP	200	1	200			
23	Plumbing Office	SP	150	1	150			
								10,070
						0		

Structural Shop Space

24	Welding Shop	SP	1,500	1	1,500			
25	Carpentry Shop	SP	2,200	1	2,200			
26	Locksmith Shop	SP	400	1	400			
27	Paint/Glazing Shop	SP	2,000	1	2,000			
								6,100
						0		

Grounds Shop Space

28	Mower Storage	SP	1,200	1	1,200			
29	Equipment Storage	SP	320	1	320			
								1,520
						0		

## 2.1 MAINTENANCE & OPERATIONS SCOPE-OF-WORK

Custodial Shop Space

30	Warehouse/Custodial Equip. Repair	SP	1,280	1	1,280			
								1,280
						0		

Miscellaneous

31	Pull Barn/Equipment Storage	SP	5,400	1	5,400			
32	Storage Containers	SP	320	14	4,480	(cost to relocate only)		
								5,400
						0		

New Construction Square Footage Summary

	0	0	29,335
<b>Sub-Total New Construction Net SF:</b>			<b>29,335</b>
Circulation/Support @ 10% (x 1.15):			x1.15
<b>Total New Construction Gross SF:</b>			<b>33,735</b>

## SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 0
2. New Construction	\$ 0
3. Site Work	\$ 0
4. District Support Facilities	\$ 16,334,000

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<b>Total Construction Cost Subtotal in 2016 dollars</b>	<b>\$ 16,334,000</b>
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<b>Total Construction Cost Escalated to MOC - Phase 1</b>	<b>\$ 18,196,076</b>
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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

## MAINTENANCE & OPERATIONS

### 3.1 COST ESTIMATE SUMMARY



**Project Cost Summary (2016\$) - Maintenance & Operations Facility**

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>02 Existing Building Systems &amp; Toilets</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>03 Site Utilities</b> (For entire campus and site)				\$ 515,000		\$ 685,000
4 3a Updated gas service lines	171,898	sf	\$ 0.30	\$ 52,000		
4 3b Updated sewer service lines	171,898	sf	\$ 0.49	\$ 84,000		
4 3c Updated water service lines *Includes Fire Water Lines	171,898	sf	\$ 0.68	\$ 116,000		
4 3d Updated electrical mains and distribution	171,898	sf	\$ 0.90	\$ 155,000		
4 3e Updated storm drainage system *Includes Water management *Includes Oil Treatment Traps	171,898	sf	\$ 0.63	\$ 108,000		
<b>04 Classrooms New Construction</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>05 Maker Spaces &amp; Science Labs</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>06 Electives</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>07 Performing Arts Improvements</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>08 Multi-Purpose Room / Food Service Improvements &amp; Student Dining</b> Not included in this Facilities Needs Assessment				\$ -		\$ -

Prepared by: LPA, Inc. / Cumming

**Project Cost Summary (2016\$) - Maintenance & Operations Facility**

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>09 Physical Education Improvements</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>10 Administration &amp; Staff Support</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>11 Library &amp; Student Support Services</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>12 Safety, Security &amp; Campus Control</b> 12b Safety improvements to and/or new parent/bus drop-off areas and parking				\$ 1,745,000	\$ 1,745,000	\$ 2,321,000
4 12b.1 New Parking Lot *Includes Lighting Poles	27,200	sf	\$ 16.00	\$ 435,000		
4 12b.5 New Drop-off Area	10,000	sf	\$ 18.00	\$ 180,000		
4 12b.11 New concrete walkways	10,800	sf	\$ 15.00	\$ 162,000		
12h Fencing with controlled campus entrances						
4 12h.1 Chain Link Perimeter Fencing	3,840	lf	\$ 99.00	\$ 380,000		
4 12h.4 Rolling Chain Link Gate	1	ea	\$ 25,200.00	\$ 25,000		
12j New public address/emergency communication systems	45,902	sf	\$ 7.60	\$ 349,000		
*Includes Intercom system						
4 12k Intrusion alarms	45,902	sf	\$ 1.80	\$ 83,000		
12l Other security systems	45,902	sf				
4 12l.1 Site Card Access System	1	ls	\$ 30,000.00	\$ 30,000		
4 12l.2 Security Cameras	1	ls	\$ 101,000.00	\$ 101,000		
<b>13 District Support Facilities</b> 13d M&O / Warehouse / Support Facilities				\$ 14,074,000	\$ 14,074,000	\$ 18,718,000
4 13d.2 New M&O / Warehouse / Support  Assume building is steel structure (Butler type), 16' high w/ 4' high CMU perimeter wainscot	33,735	sf	\$ 372.00	\$ 12,549,000		
4 13d.3 Sitework & Site Improvements	217,800	sf	\$ 6.23	\$ 1,356,000		
4 13d.3.1 Paint waste collection area	1	ls	\$ 10,000.00	\$ 10,000		allowance
4 13d.3.2 Car Washing area	1,000	sf	\$ 90.00	\$ 90,000		
4 13d.3.3 Car cleaning covered outdoor area	1,600	sf	\$ 15.00	\$ 24,000		
4 13d.3.4 Dumpster Area	1	ls	\$ 45,000.00	\$ 45,000		
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

**Project Cost Summary (2016\$) - Maintenance & Operations Facility**

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>16 Next Generation Classroom Flexibility (Furniture)</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>17 Technology Infrastructure</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>Total Construction/Project Cost (2016\$)</b>				\$	16,334,000	<u><b>\$21,724,000</b></u>
<b>Total Escalated Construction Budget</b>				\$	18,196,076	<u><b>\$24,200,536</b></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