



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.



9275 Glacier Point Drive, Stockton, CA 95212

APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors
2. Shade Structure

2.1 ANSEL ADAMS ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 18,000
2. New Construction	\$ 0
3. Site Work	\$ 216,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 234,000**

Total Construction Cost Escalated to MOC - Phase 3 **\$ 311,454**

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

ANSEL ADAMS ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Ansel Adams 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 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 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					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

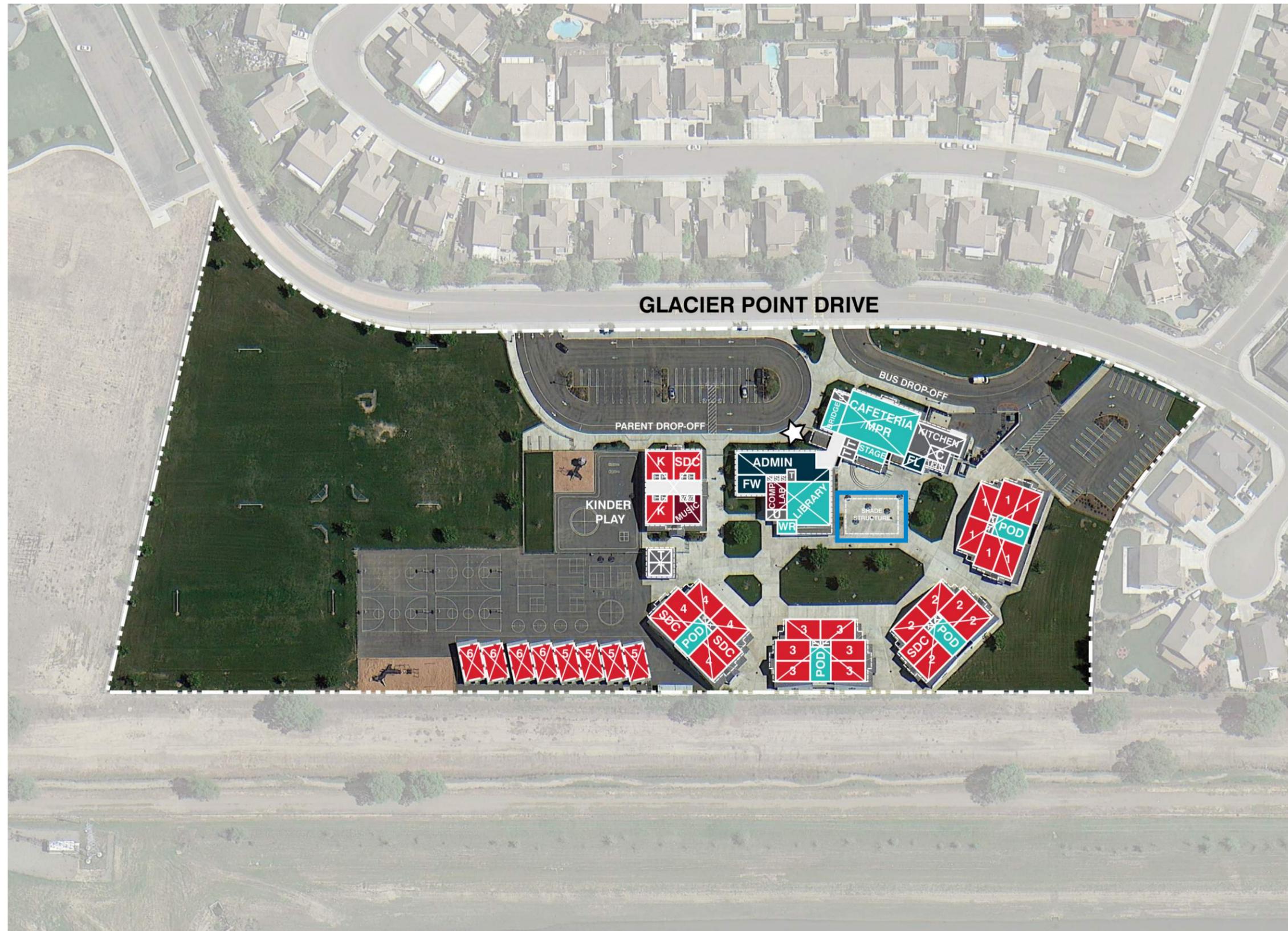
Project Cost Summary (2016\$) - Ansel Adams Elementary School

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 15b PE Play Yard & Hardcourts				\$ -	\$ 216,000	\$ 287,000
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
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\$)					\$ 234,000	<u>\$311,000</u>
Total Escalated Construction Budget					\$ 311,454	<u>\$413,941</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 structure will be determined during the design process.

Not to Scale

ANSEL ADAMS ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



2201 Scarborough Drive, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. Fire Alarm System + Emergency Lighting
2. New Public Address/Emergency Communication System
3. Reseal Brick, campus-wide
4. New Drop-off and Repair Existing Parking Lot, including:
 - New Concrete Walkways
5. New Parking Lot, including:
 - New Concrete Walkways
6. Safety Locks at Classroom Doors
7. Air Conditioning at MDF/IDF

2.1 BECKMAN ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 700,000
2. New Construction	\$ 297,000
3. Site Work	\$ 767,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars **\$ 1,764,000**

Total Construction Cost Escalated to MOC - Phase 3 **\$ 2,347,884**

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

BECKMAN ELEMENTARY
3.1 COST ESTIMATE SUMMARY

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 384,000	\$ 511,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	30,450	sf	\$ 12.60	\$ 384,000		
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						

Prepared by: LPA, Inc. / Cumming

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 1,348,000	\$ 1,793,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3	12b.1 New Parking Lot	20,625	sf	\$ 16.00	\$ 330,000	
3	12b.5 New Drop-off Area	10,350	sf	\$ 18.00	\$ 186,000	
3	12b.9 Repair existing Parking Lot	29,725	sf	\$ 6.30	\$ 187,000	
3	12b.11 New concrete walkways	4,250	sf	\$ 15.00	\$ 64,000	
1	12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000	
12i Fire safety equipment, fire alarms and emergency lighting						
1	12i.1 Fire Alarm System	39,090	sf	\$ 5.40	\$ 211,000	
1	12i.2 Emergency Lighting	39,090	sf	\$ 1.40	\$ 55,000	
2	12j New public address/emergency communication systems	39,090	sf	\$ 7.60	\$ 297,000	
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					\$ 32,000	\$ 32,000
17c MDF and IDF data rooms with environmental control						
1	(direct cost only)	1	ea	\$ 32,000.00	\$ 32,000	
Total Construction/Project Cost (2016\$)					\$ 1,764,000	<u>\$2,336,000</u>
Total Escalated Construction Budget					\$ 2,347,884	<u>\$3,109,216</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
 - Reseal Brick, campus-wide
 - Safety Locks at Classroom Doors
 - Air Conditioning at MDF/IDF

⌚ Not to Scale

BECKMAN ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



375 Culbertson Drive, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors
2. Signage for Emergency Response & Wayfinding
3. Exterior Lighting to Ensure Student Safety
4. Shade Structure

2.1 LOIS E. BORCHARDT ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 90,000
2. New Construction	\$ 0
3. Site Work	\$ 216,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars	\$ 306,000
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Total Construction Cost Escalated to MOC - Phase 3	\$ 407,286
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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

LOIS E. BORCHARDT ELEMENTARY
3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lois E. Borchardt 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 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					\$ 90,000	\$ 120,000
1 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	
13 District Support Facilities Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

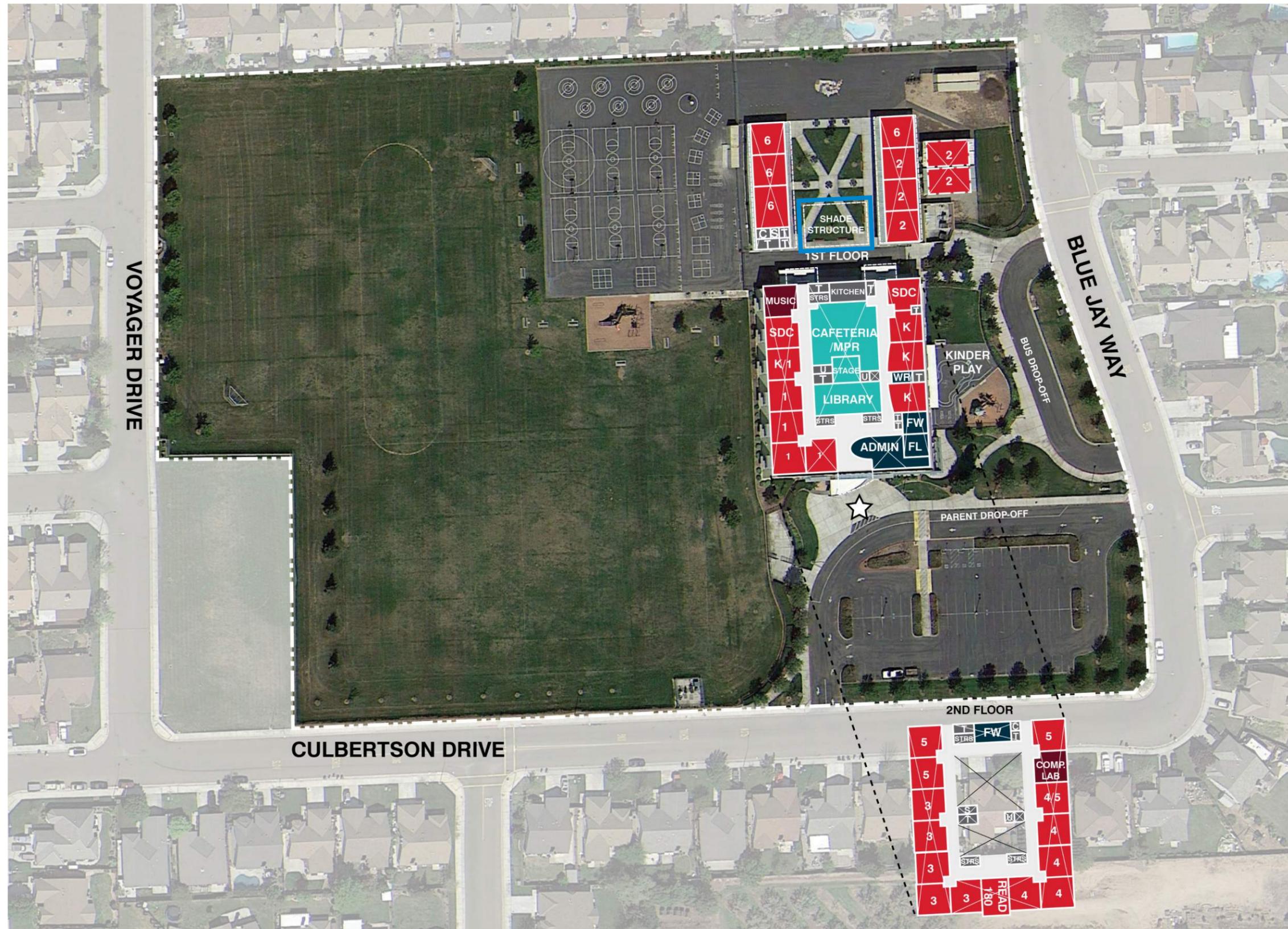
Project Cost Summary (2016\$) - Lois E. Borchardt Elementary School

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 15b PE Play Yard & Hardcourts					\$ 216,000	\$ 287,000
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
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\$)					\$ 306,000	<u>\$407,000</u>
Total Escalated Construction Budget					\$ 407,286	<u>\$541,717</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

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

Not to Scale

LOIS E. BORCHARDT ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



8282 Le Mans Avenue, Stockton, CA 95210

APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors
2. Shade Structure
3. Reseal Brick, campus-wide

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 311,000
2. New Construction	\$ 0
3. Site Work	\$ 216,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars	\$ 527,000
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Total Construction Cost Escalated to MOC - Phase 3	\$ 701,437
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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

CLAIRMONT ELEMENTARY

3.1 COST ESTIMATE SUMMARY

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 295,000	\$ 392,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	23,435	sf	\$ 12.60	\$ 295,000		
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					\$ 16,000	\$ 21,000
1 12e Safety locks at classroom doors	35	ea	\$ 449.00	\$ 16,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

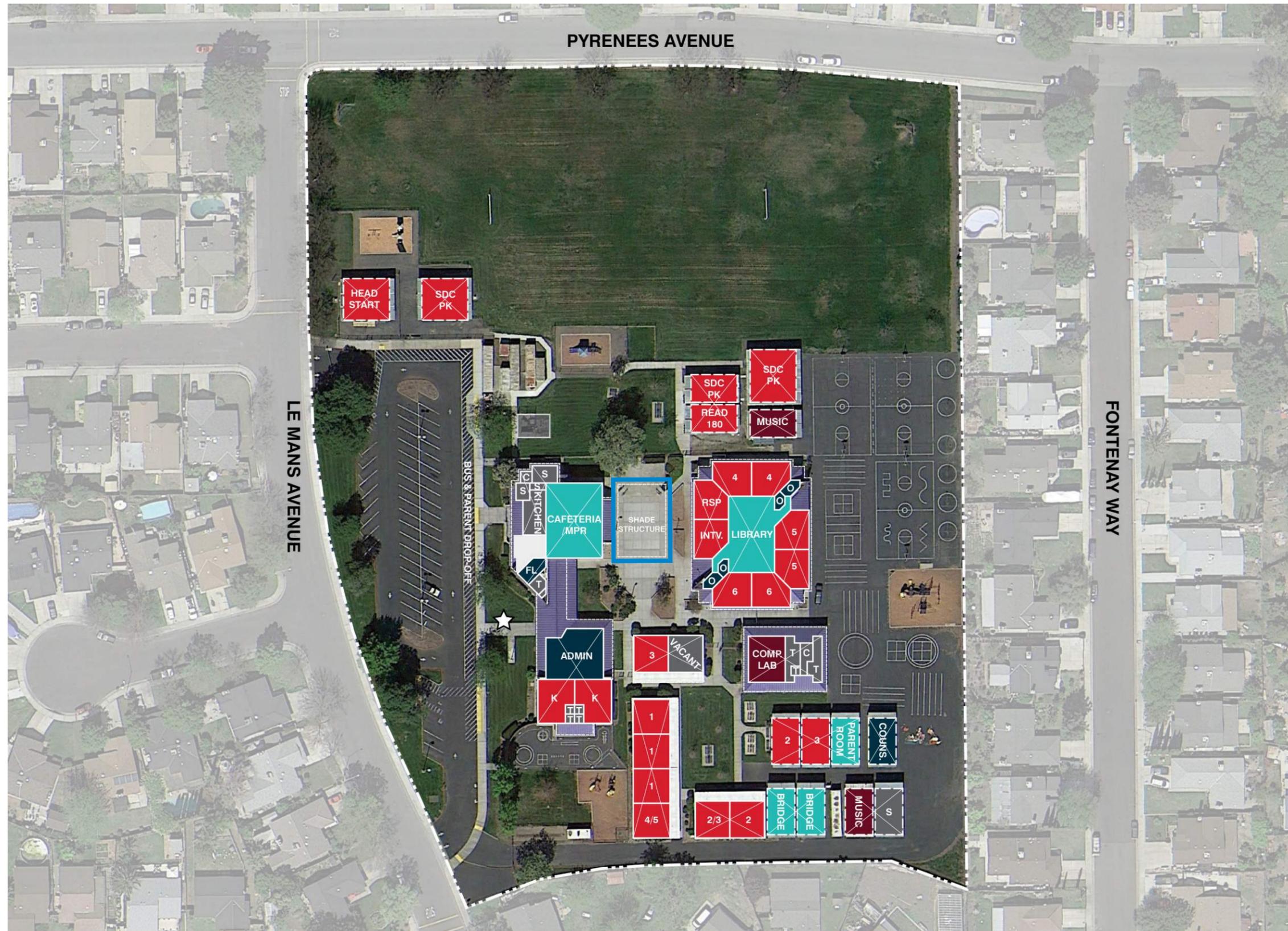
Project Cost Summary (2016\$) - Clairmont Elementary School

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 15b PE Play Yard & Hardcourts					\$ 216,000	\$ 287,000
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
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\$)					\$ 527,000	<u>\$700,000</u>
Total Escalated Construction Budget					\$ 701,437	<u>\$931,700</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
- Reseal Brick, campus-wide

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

Not to Scale

CLAIRMONT ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



2515 Estate Drive, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. New Public Address/Emergency Communication System
2. Safety Locks at Classroom Doors
3. Resurface & Repair Hardcourts (western portion only - from the basketball courts to the west)
4. Reseal Brick, campus-wide

2.1 CREEKSIDE ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 120,000
2. New Construction	\$ 167,000
3. Site Work	\$ 171,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars	\$ 458,000
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Total Construction Cost Escalated to MOC - Phase 3	\$ 609,598
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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

CREEKSIDE ELEMENTARY

3.1 COST ESTIMATE SUMMARY

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 107,000	\$ 142,000
1b Replacement or repair of walls						
1 1b.2 Repair walls, reseal brick	8,460	sf	\$ 12.60	\$ 107,000		
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					\$ 180,000	\$ 239,000
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
12j New public address/emergency communication systems	21,926	sf	\$ 7.60	\$ 167,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

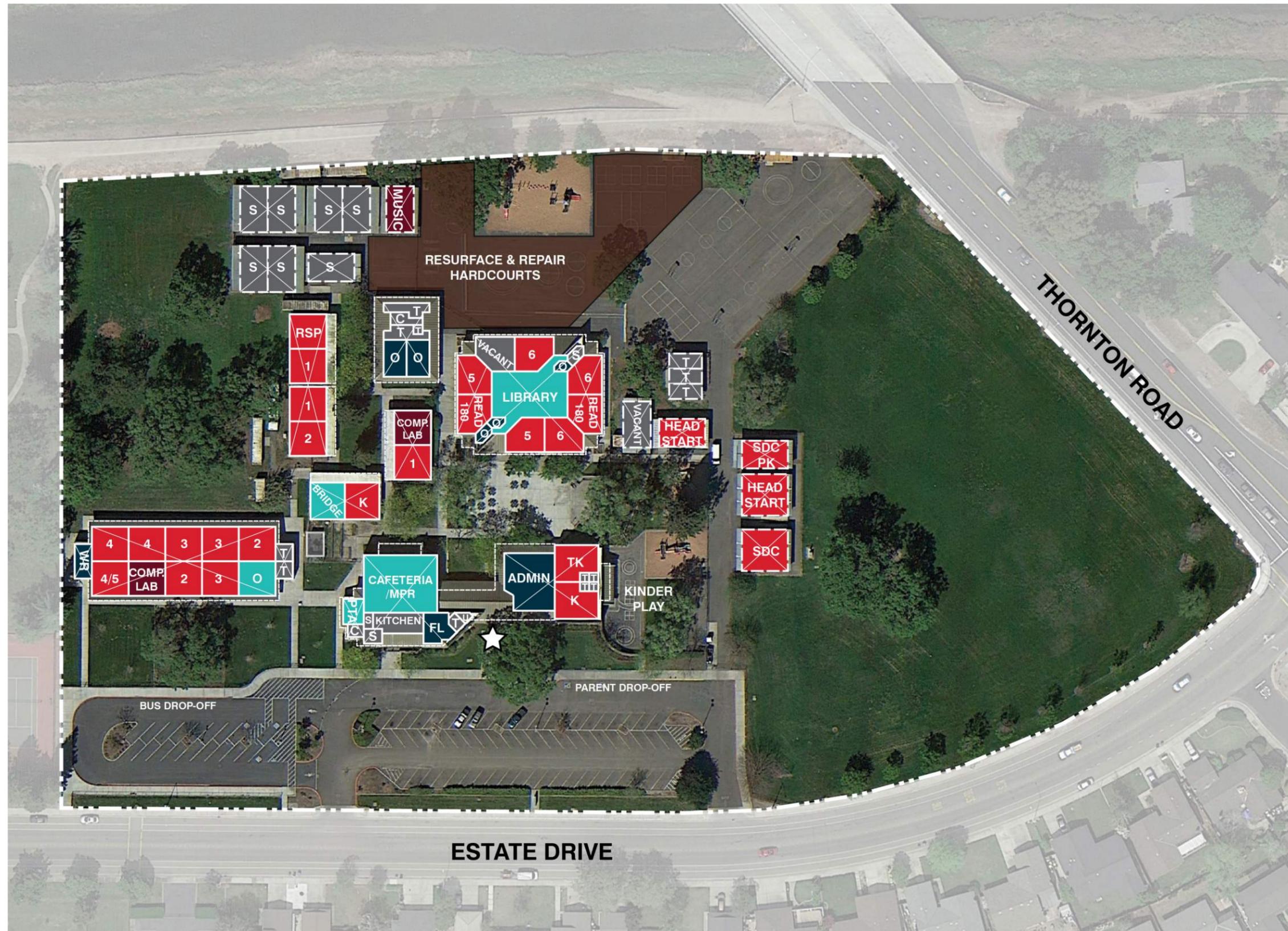
Project Cost Summary (2016\$) - Creekside Elementary School

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 15b PE Play Yard & Hardcourts					\$ 171,000	\$ 227,000
3 15b.5 Resurface & Repair Hardcourts	34,250	sf	\$ 5.00	\$ 171,000		
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\$)					\$ 458,000	<u>\$608,000</u>
Total Escalated Construction Budget					\$ 609,598	<u>\$809,248</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
 - Reseal Brick, campus-wide

Not to Scale

CREEKSIDE ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



5224 E. Morada Lane, Stockton, CA 95212

APPROVED SCOPE-OF-WORK

1. Classroom (18 typical & 2 kinder) and Restroom Modernization, including:
 - Wall Strengthening at the (4) Classrooms experiencing a musty smell
 - Replace Windows
 - Replace Doors & Hardware
 - Replace Ceilings
 - Patch & Paint the Interior & Exterior
 - Patch Existing Roofing
 - Repair Existing Covered Walkways/Hallways
 - New Interior Lighting & Controls
 - Upgrade Electrical Wiring & Increase Electrical Outlets
 - Plumbing System Upgrades
 - Reconfigure Existing Restrooms
 - Asbestos Removal
2. Electrical Capacity Upgrade
3. Updated Electrical Mains & Distribution
4. New Public Address/Emergency Communication System
5. New Parking Lot, including:
 - New Concrete Walkways
6. Exterior Lighting to Ensure Student Safety
7. Signage for Emergency Response & Wayfinding

- 8. Safety Locks at Classroom Doors
- 9. Fire Alarm System + Emergency Lighting

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 3,088,000
2. New Construction	\$ 231,000
3. Site Work	\$ 867,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars	\$ 4,186,000
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Total Construction Cost Escalated to MOC - Phase 3	\$ 5,571,566
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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

DAVIS ELEMENTARY

3.1 COST ESTIMATE SUMMARY

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 1,701,000	\$ 2,262,000
1a Structural Strengthening						
1 1a.2 Wall strengthening	3,840	sf	\$ 13.50	\$ 52,000		
1c Replacement or repair of windows						
1 1c.1 Replace windows	19,980	sf	\$ 18.00	\$ 360,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1 1d.1 Replace doors & hardware	19,980	sf	\$ 13.50	\$ 270,000		
1f Replacement or repair of ceilings						
1 1f.1 Replace ceilings	19,980	sf	\$ 27.00	\$ 539,000		
1g Patch & Paint Interior/Exterior						
1 1g.1 Patch & paint interior	19,980	sf	\$ 3.10	\$ 62,000		
1 1g.2 Patch & paint exterior	19,980	sf	\$ 4.50	\$ 90,000		
1 1m Patch Existing Roofing	30,430	sf	\$ 6.00	\$ 183,000		
1 1p Repair Existing Covered Walkways / Hallways	11,140	sf	\$ 13.00	\$ 145,000		
02 Existing Building Systems & Toilets					\$ 1,050,000	\$ 1,397,000
1 2b Lighting upgrades - new interior lighting & controls	19,980	sf	\$ 15.00	\$ 300,000		
1 2c Electrical upgrades						
1 2c.1 Upgrade electrical wiring & increase electrical outlets	19,980	sf	\$ 9.00	\$ 180,000		
1 2d Plumbing system upgrades	19,980	sf	\$ 11.00	\$ 220,000		
1 2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	1,575	sf	\$ 222.00	\$ 350,000		
03 Site Utilities (For entire campus and site)					\$ 698,000	\$ 928,000
3 3d Updated electrical mains and distribution	583,704	sf	\$ 0.90	\$ 525,000		
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					\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
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					\$ 737,000	\$ 980,000
1 12a Remaining asbestos removal	21,555	sf	\$ 4.00	\$ 86,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	6,000	sf	\$ 16.00	\$ 96,000		
3 12b.11 New concrete walkways	2,200	sf	\$ 15.00	\$ 33,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	27	ea	\$ 449.00	\$ 12,000		
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.1 Fire Alarm System	30,430	sf	\$ 5.40	\$ 164,000		
1 12i.2 Emergency Lighting	30,430	sf	\$ 1.40	\$ 43,000		
12j New public address/emergency communication systems	30,430	sf	\$ 7.60	\$ 231,000		
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\$)					\$ 4,186,000	<u>\$5,567,000</u>
Total Escalated Construction Budget					\$ 5,571,566	<u>\$7,409,677</u>

Prepared by: LPA, Inc. / Cumming

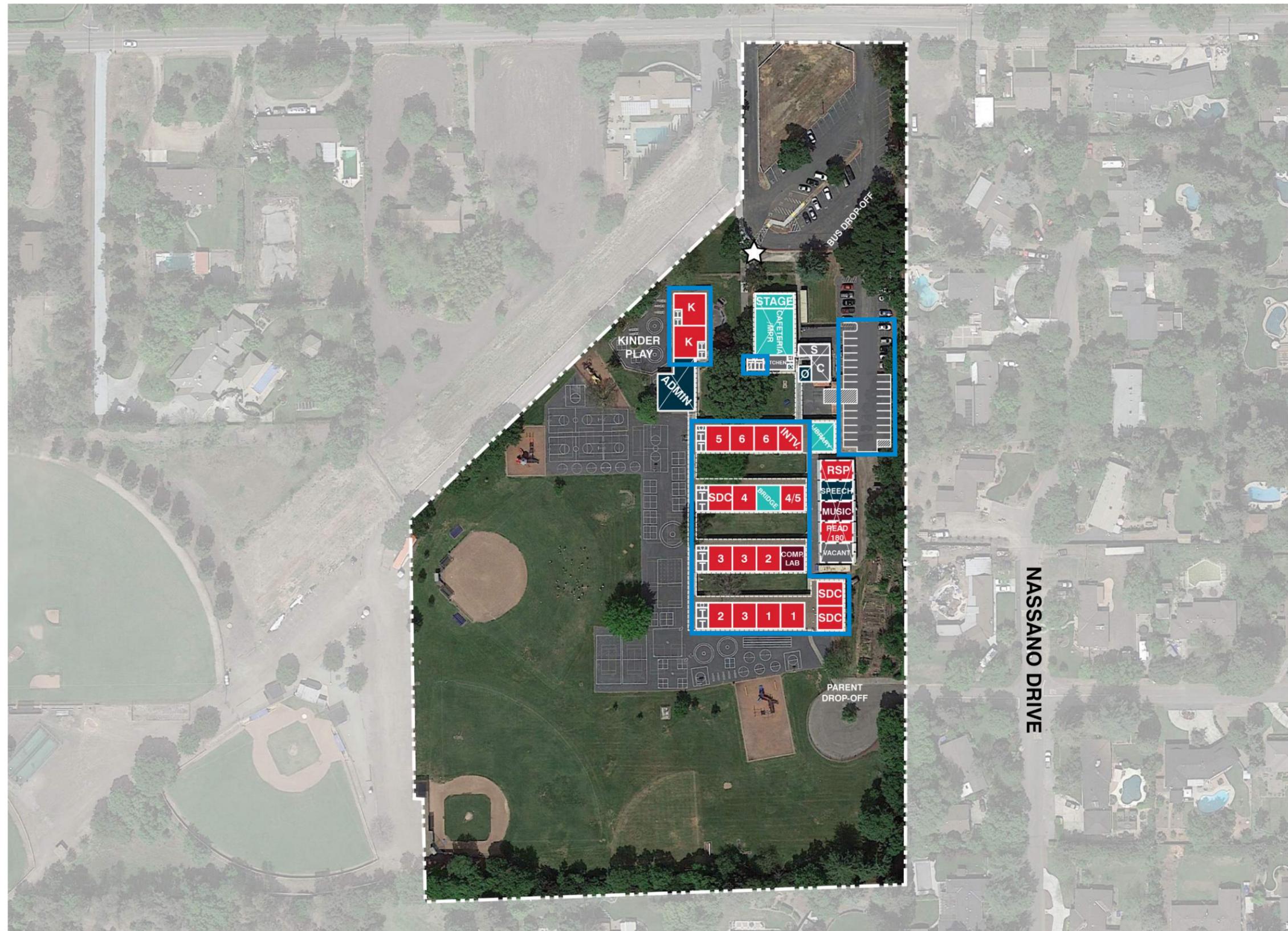
Project Cost Summary (2016\$) - Davis Elementary School

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



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:**
- Electrical Capacity Upgrade
 - Updated Electrical Mains & Distribution
 - New Public Address/Emergency Communication System
 - Exterior Lighting to Ensure Student Safety
 - Signage for Emergency Response & Wayfinding
 - Safety Locks at Classroom Doors
 - Fire Alarm System + Emergency Lighting

Not to Scale

DAVIS ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



10505 N. Davis Road, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. New Classroom/Science/Library Building, including:
 - (6) Typical Classrooms
 - (2) Science/Elective Labs + Shared Prep Room
 - Collaboration Spaces
 - Library/Innovation Lab (footprint equal to the (2) Science/Elective Labs + Shared Prep Room
 - Sitework
2. Reconfigure (3) Existing Classrooms to New Administration Office, Faculty Work and Faculty Lounge, including:
 - Remaining Asbestos Removal
3. Modernize Staff Restrooms, including:
 - Remaining Asbestos Removal
4. Demolish Existing Administration/Classroom Building, (1) 7/8 Classroom, Existing Music and Library Building, and District Storage Building
5. Update Electrical Mains
6. Electrical Capacity Upgrades
7. Fire Alarm System + Emergency Lighting
8. New Public Address/Emergency Communications System
9. Relocate Existing MDF/IDF

10. New EMS System
11. Exterior Lighting to Ensure Student Safety
12. Safety Locks at Classroom Doors
13. Signage for Emergency Response & Wayfinding
14. Modernization of (4 typical) Classrooms (north building), including:
 - Repair Walls
 - Replace Windows
 - Replace Doors & Hardware
 - Repair Floors
 - Repair Ceilings
 - Patch & Paint Interior and Exterior
 - Replace Roofing
 - New Interior Lighting & Controls
 - Upgrade Electrical Wiring & Increase Electrical Outlets
 - Plumbing System Upgrades
 - Remaining Asbestos Removal
15. Shade Structure
16. Repair Existing Parking Lot, Slurry Coat and Stripe Existing Paving, Add 'Right-Turn Only'
17. Resurface and Repair Access Road

SCOPE OF WORK CATEGORIES

	COST
1. Modernization	\$ 1,906,000
2. New Construction	\$ 7,515,000
3. Site Work	\$ 1,246,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars	\$ 10,667,000
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Total Construction Cost Escalated to MOC - Phase 1	\$ 11,883,038
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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

ELKHORN SCHOOL

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Elkhorn School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 402,000	\$ 535,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	3,840	sf	\$ 12.60	\$ 48,000		
1c Replacement or repair of windows						
1 1c.1 Replace windows	3,840	sf	\$ 18.00	\$ 69,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1 1d.1 Replace doors & hardware	3,840	sf	\$ 13.50	\$ 52,000		
1e Replacement or repair of floors						
1 1e.2 Repair floors	3,840	sf	\$ 10.80	\$ 41,000		
1f Replacement or repair of ceilings						
1 1f.2 Repair ceilings	3,840	sf	\$ 8.10	\$ 31,000		
1g Patch & Paint Interior/Exterior						
1 1g.1 Patch & paint interior	3,840	sf	\$ 3.10	\$ 12,000		
1 1g.2 Patch & paint exterior	3,840	sf	\$ 4.50	\$ 17,000		
1 1o Replace Existing Roofing	6,320	sf	\$ 20.93	\$ 132,000		
02 Existing Building Systems & Toilets					\$ 539,000	\$ 717,000
1 2a HVAC system upgrades	8,705	sf	\$ 29.00	\$ 252,000		
1 2b Lighting upgrades - new interior lighting & controls	3,840	sf	\$ 15.00	\$ 58,000		
2c Electrical upgrades						
1 2c.1 Upgrade electrical wiring & increase electrical outlets	3,840	sf	\$ 9.00	\$ 35,000		
1 2d Plumbing system upgrades	3,840	sf	\$ 11.00	\$ 42,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	300	sf	\$ 222.00	\$ 67,000		
2f Energy-efficient building systems and controls (EMS 1 system, per sf of Bldg)	11,785	sf	\$ 7.20	\$ 85,000		
03 Site Utilities (For entire campus and site)					\$ 482,000	\$ 641,000
3 3d Updated electrical mains and distribution	343,253	sf	\$ 0.90	\$ 309,000		
3 3f Electrical Capacity Upgrades	1	ls	\$ 172,500.00	\$ 173,000		
04 Classrooms New Construction					\$ 4,356,000	\$ 5,793,000
4b New Construction - Classrooms						
2 4b.3 Demolish Existing Buildings	7,845	sf	\$ 22.00	\$ 173,000		
2 4b.7 New Middle School Classroom Building (2-story)	7,661	sf	\$ 449.00	\$ 3,440,000		
3 4b.10 Sitework & Site Improvements	3,830	sf	\$ 38.00	\$ 146,000		
4d Student Collaboration Lab						
2 4d.1 New Student Collaboration Lab, 2- Story	1,277	sf	\$ 449.00	\$ 573,000		
3 4d.2 Sitework & Site Improvements	638	sf	\$ 38.00	\$ 24,000		
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Elkhorn School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
06 Electives					\$ 1,732,000	\$ 2,304,000
6a MS/HS Electives						
2 6a.6 New MS/HS Electives Building	3,724	sf	\$ 446.04	\$ 1,661,000		2-story building
3 6a.7 Sitework & Site Improvements	1,862	sf	\$ 38.00	\$ 71,000		
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					\$ 1,084,000	\$ 1,442,000
10a Expanded, reorganized or relocated administration spaces						
1 10a.3 Reconfigure Administration	1,920	sf	\$ 235.00	\$ 451,000		
10b Staff Collaboration/Work Rooms						
1 10b.3 Reconfigure Staff Collaboration/Work Rooms	1,440	sf	\$ 235.00	\$ 338,000		
2 10b.4 New Staff Collaboration/Work Rooms	665	sf	\$ 423.36	\$ 282,000		
3 10b.5 Sitework & Site Improvements	333	sf	\$ 38.00	\$ 13,000		
11 Library & Student Support Services					\$ 1,417,000	\$ 1,885,000
11b Middle School/High School Library/Innovation Lab						P3 w/ MPR Scope
2 11b.2 New Library/Innovation Lab	3,192	sf	\$ 406.00	\$ 1,296,000		
3 11b.5 Sitework & Site Improvements	3,192	sf	\$ 38.00	\$ 121,000		
12 Safety, Security & Campus Control					\$ 407,000	\$ 541,000
1 12a Remaining asbestos removal	7,500	sf	\$ 4.00	\$ 30,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.6 Resurface and Repair Access Road	3,650	sf	\$ 8.10	\$ 30,000		
3 12b.9 Repair existing Parking Lot	7,800	sf	\$ 6.30	\$ 49,000		
3 12b.10 Slurry Coat & Stripe Existing Paving	27,050	sf	\$ 2.00	\$ 54,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	4	ea	\$ 449.00	\$ 2,000		
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.1 Fire Alarm System	11,785	sf	\$ 5.40	\$ 64,000		
1 12i.2 Emergency Lighting	11,785	sf	\$ 1.40	\$ 16,000		
12j New public address/emergency communication systems	11,785	sf	\$ 7.60	\$ 90,000		

Prepared by: LPA, Inc. / Cumming

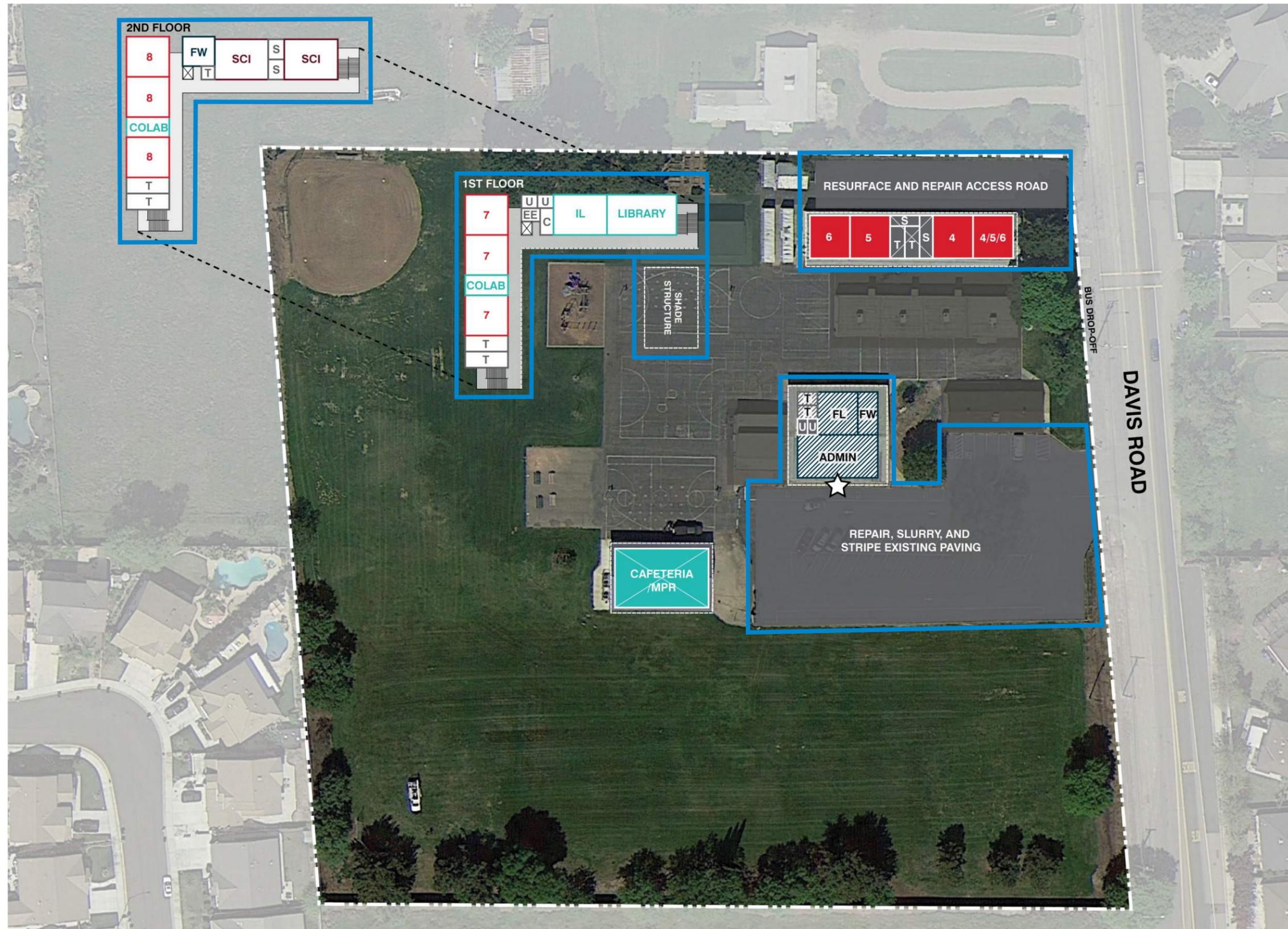
Project Cost Summary (2016\$) - Elkhorn School

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 15b PE Play Yard & Hardcourts					\$ 216,000	\$ 287,000
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment					\$ -	\$ -
17 Technology Infrastructure 17c MDF and IDF data rooms with environmental control					\$ 32,000	\$ 32,000
1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000		
Total Construction/Project Cost (2016\$)					\$ 10,667,000	<u>\$14,177,000</u>
Total Escalated Construction Budget					\$ 11,883,038	<u>\$15,793,178</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:**
- Update Electrical Mains
 - Electrical Capacity Upgrades
 - Fire Alarm System + Emergency Lighting
 - New Public Address/Emergency Communications System
 - Relocate Existing MDF/IDF
 - New EMS System
 - Exterior Lighting to Ensure Student Safety
 - Safety Locks at Classroom Doors
 - Signage for Emergency Response & Wayfinding
- Note: The exact location of the shade structure will be determined during the design process.*

Not to Scale

ELKHORN SCHOOL
4.1 SCOPE-OF-WORK SITE DIAGRAM