



## **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

1. Modernization	\$ 18,000
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

**\$ 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	
<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> <b>1</b> 12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000	\$ 18,000	\$ 24,000
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -		\$ -

Prepared by: LPA, Inc. / Cumming

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

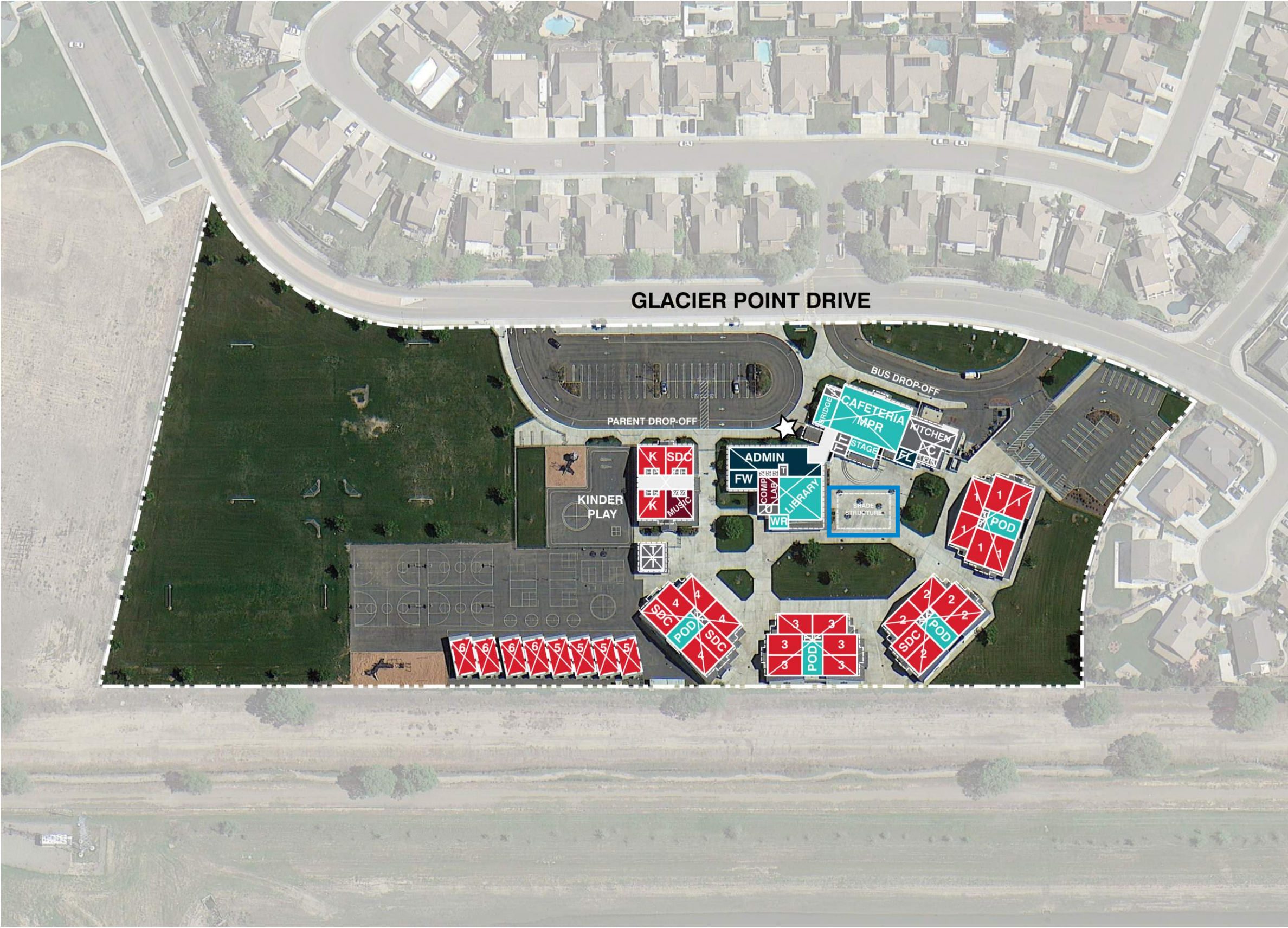
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> 15b PE Play Yard & Hardcourts				\$ -	\$ 216,000	\$ 287,000
<b>3</b> 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>				\$ 234,000		<u>\$311,000</u>
<b>Total Escalated Construction Budget</b>				\$ 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

Kinder Play

Portable Classroom

Main Entry

Fence/Gate

Hardcourts

**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**

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





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

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

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### 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	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b>					\$ 384,000	\$ 511,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	30,450	sf	\$ 12.60	\$ 384,000		
<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						

Prepared by: LPA, Inc. / Cumming

**Lodi Unified School District**  
**Beckman Elementary School**  
**Facilities Master Plan - Total Program Cost**  
**Opinion of Probable Cost**

19-Jan-18

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

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>12 Safety, Security &amp; Campus Control</b>					<b>\$ 1,348,000</b>	<b>\$ 1,793,000</b>
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		
12j New public address/emergency communication systems	39,090	sf	\$ 7.60	\$ 297,000		
<b>13 District Support Facilities</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>14 Outdoor Learning Environments &amp; Quads</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>16 Next Generation Classroom Flexibility (Furniture)</b>					<b>\$ -</b>	<b>\$ -</b>
Not included in this Facilities Needs Assessment						
<b>17 Technology Infrastructure</b>					<b>\$ 32,000</b>	<b>\$ 32,000</b>
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>					<b>\$ 1,764,000</b>	<b><u>\$2,336,000</u></b>
<b>Total Escalated Construction Budget</b>					<b>\$ 2,347,884</b>	<b><u>\$3,109,216</u></b>

**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).

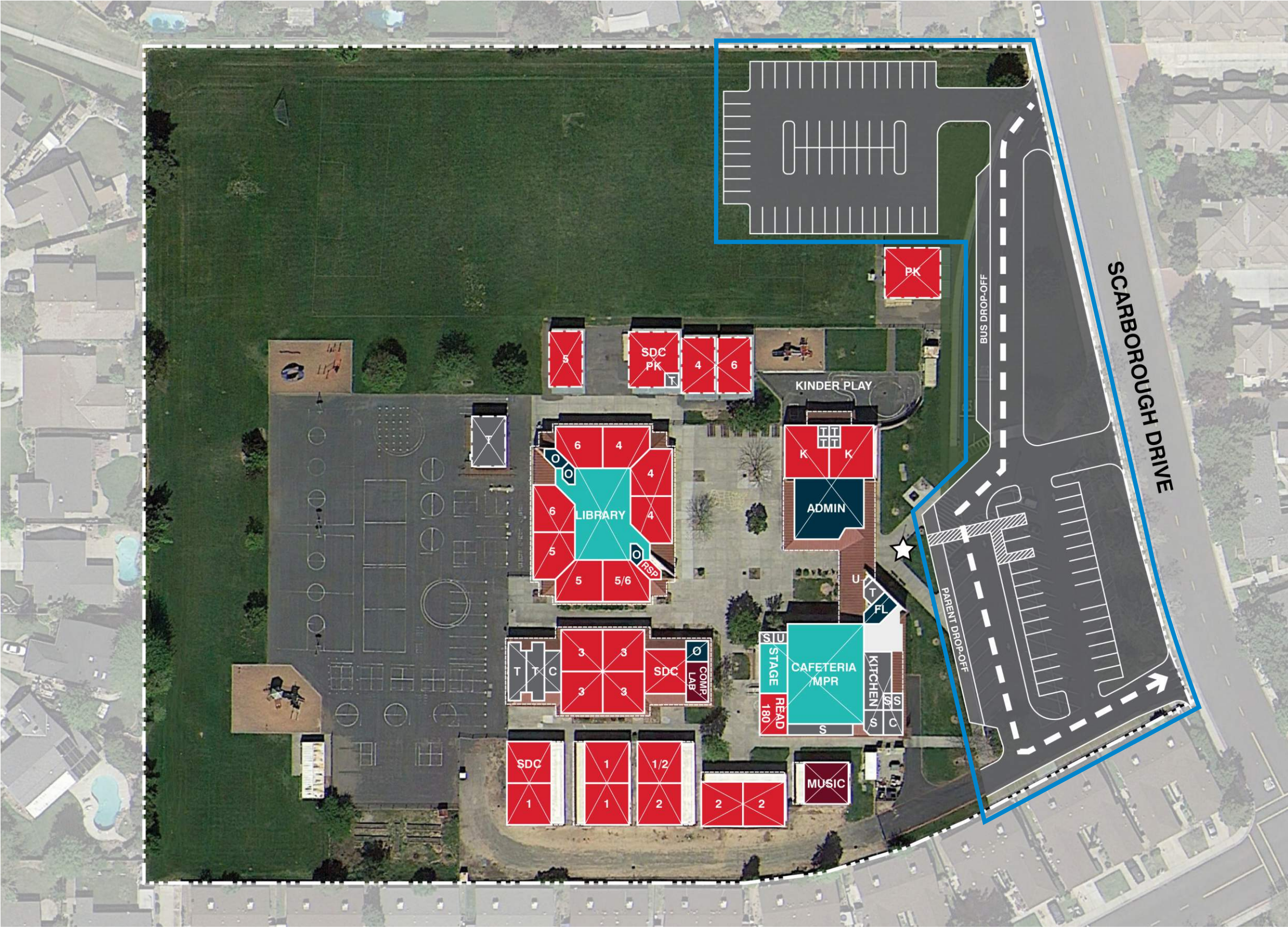
Prepared by: LPA, Inc. / Cumming

**BECKMAN ELEMENTARY**  
**3.2 COST ESTIMATE DETAIL**

Measure U Implementation Plan  
 Lodi Unified School District

**LPA**





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

## **LOIS E. BORCHARDT ELEMENTARY**

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

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 90,000
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

**\$ 306,000**

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

**\$ 407,286**

***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	
<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>					\$ 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		
<b>13 District Support Facilities</b> 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	
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> 15b PE Play Yard & Hardcourts				\$ 216,000	\$ 216,000	\$ 287,000
<b>3</b> 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>				\$ 306,000		<u>\$407,000</u>
<b>Total Escalated Construction Budget</b>				\$ 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

## **2.1 CLAIRMONT ELEMENTARY SCOPE-OF-WORK**

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 311,000
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

**\$ 527,000**

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

**\$ 701,437**

***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

Lodi Unified School District  
 Clairmont Elementary School  
 Facilities Master Plan - Total Program Cost  
 Opinion of Probable Cost

19-Jan-18

Project Cost Summary (2016\$) - Clairmont Elementary 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>					\$ 295,000	\$ 392,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	23,435	sf	\$ 12.60	\$ 295,000		
<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>					\$ 16,000	\$ 21,000
1 12e Safety locks at classroom doors	35	ea	\$ 449.00	\$ 16,000		
<b>13 District Support Facilities</b>					\$ -	\$ -
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

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

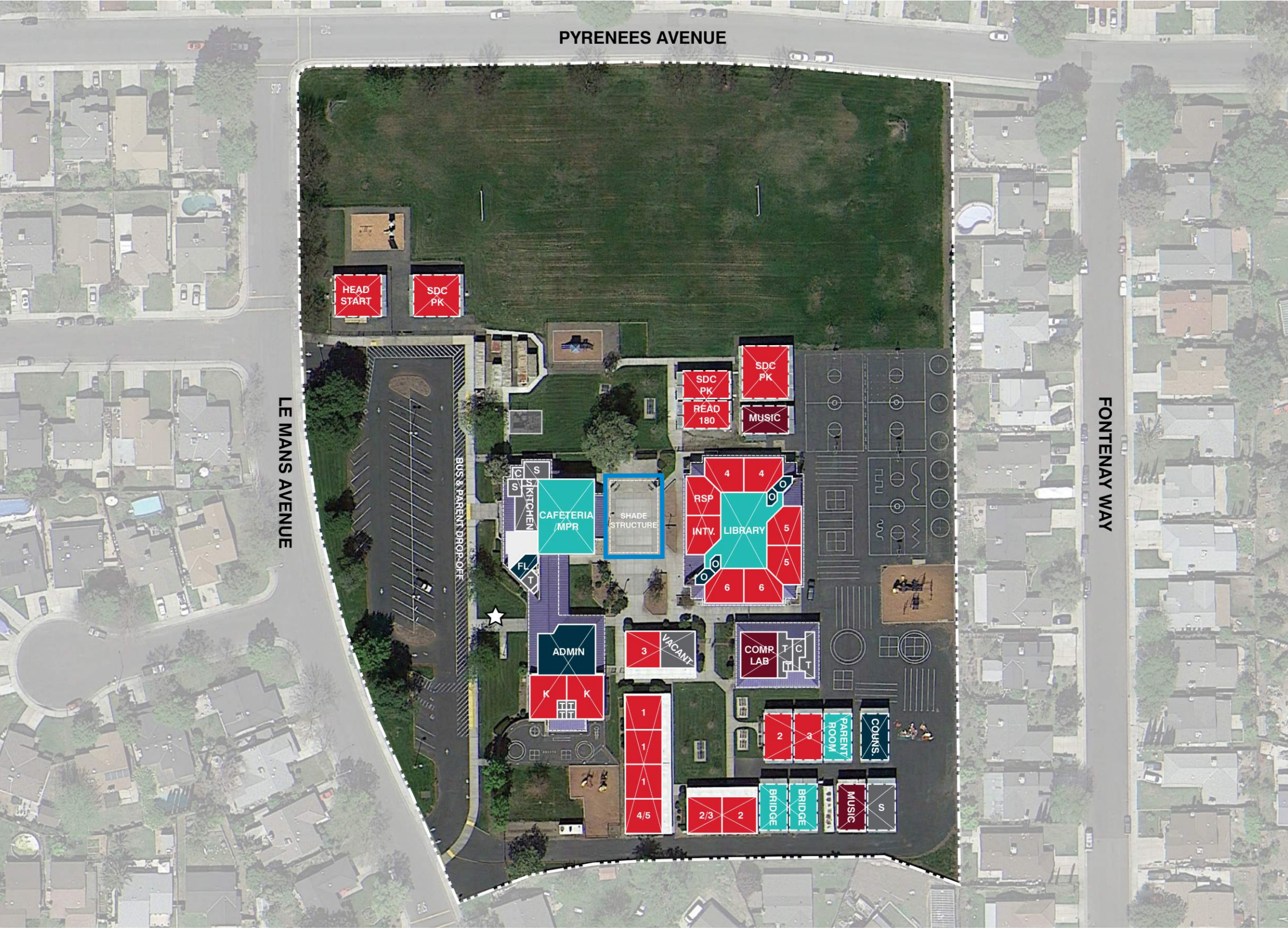
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> 15b PE Play Yard & Hardcourts				\$ 216,000	\$ 216,000	\$ 287,000
<b>3</b> 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>				\$ 527,000		<u>\$700,000</u>
<b>Total Escalated Construction Budget</b>				\$ 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

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

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 458,000**

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

**\$ 609,598**

***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

Lodi Unified School District  
Creekside Elementary School  
Facilities Master Plan - Total Program Cost  
Opinion of Probable Cost

19-Jan-18

Project Cost Summary (2016\$) - Creekside Elementary 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>					\$ 107,000	\$ 142,000
1b Replacement or repair of walls						
1 1b.2 Repair walls, reseal brick	8,460	sf	\$ 12.60	\$ 107,000		
<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>					\$ 180,000	\$ 239,000
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
12j New public address/emergency communication						
2 systems	21,926	sf	\$ 7.60	\$ 167,000		
<b>13 District Support Facilities</b>					\$ -	\$ -
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

CREEKSIDE ELEMENTARY  
**3.2 COST ESTIMATE DETAIL**

Measure U Implementation Plan  
Lodi Unified School District

**LPA**

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

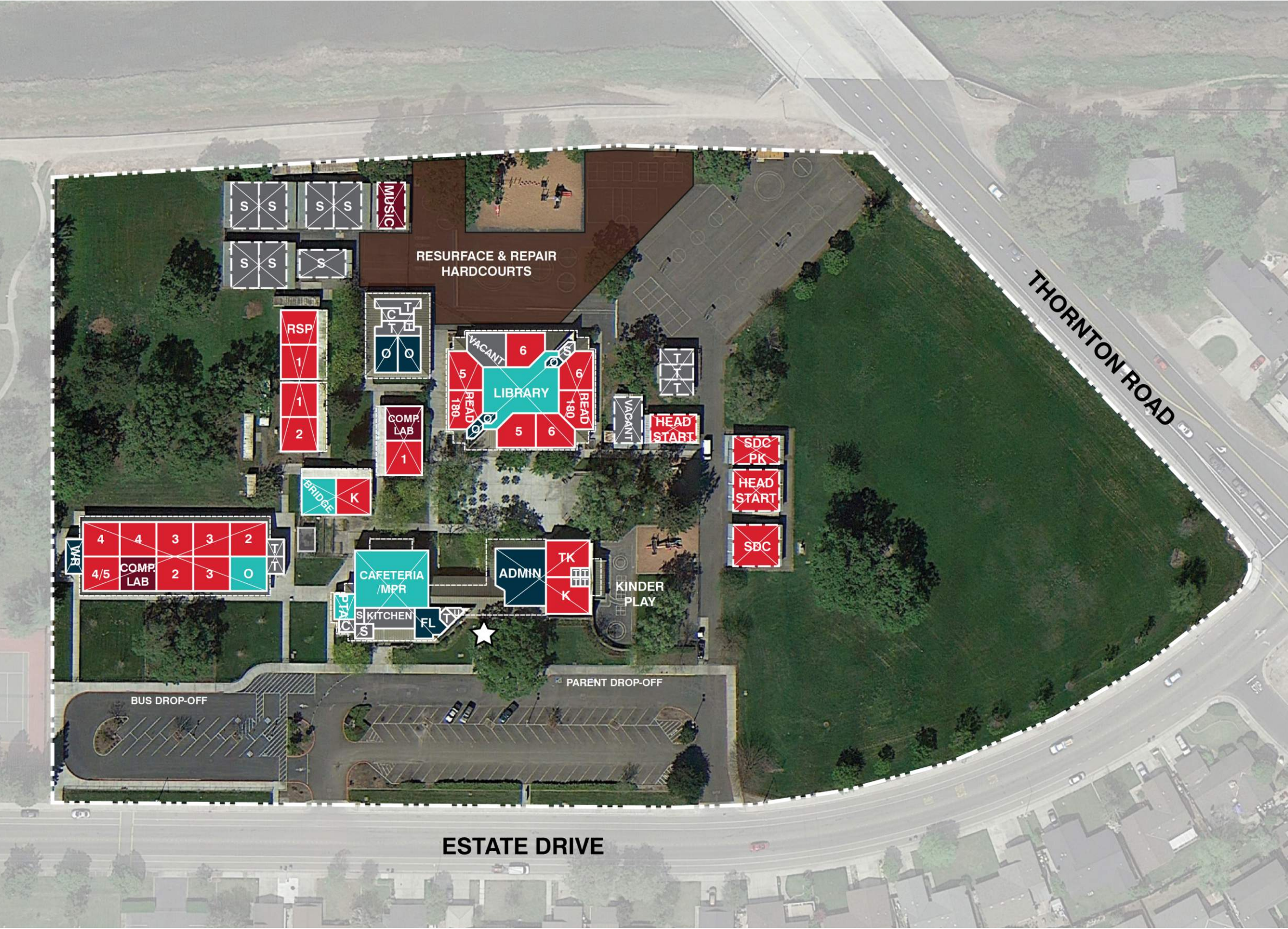
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> 15b PE Play Yard & Hardcourts				\$ 171,000	\$ 171,000	\$ 227,000
3 15b.5 Resurface & Repair Hardcourts	34,250	sf	\$ 5.00	\$ 171,000		
<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>				\$ 458,000		<u>\$608,000</u>
<b>Total Escalated Construction Budget</b>				\$ 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

Kinder Play

Portable Classroom

Main Entry

Hardcourts

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

Measure U Implementation Plan  
Lodi Unified School District  
LPA

28





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

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**

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

**\$ 5,571,566**

***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	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b>					\$ 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		
<b>02 Existing Building Systems &amp; Toilets</b>					\$ 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						
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		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	1,575	sf	\$ 222.00	\$ 350,000		
<b>03 Site Utilities</b> (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		
<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\$) - Davis Elementary School

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>				\$ 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		
<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>				\$ 4,186,000	\$ 5,567,000	\$ 5,567,000
<b>Total Escalated Construction Budget</b>				\$ 5,571,566	\$ 7,409,677	\$ 7,409,677

Prepared by: LPA, Inc. / Cumming

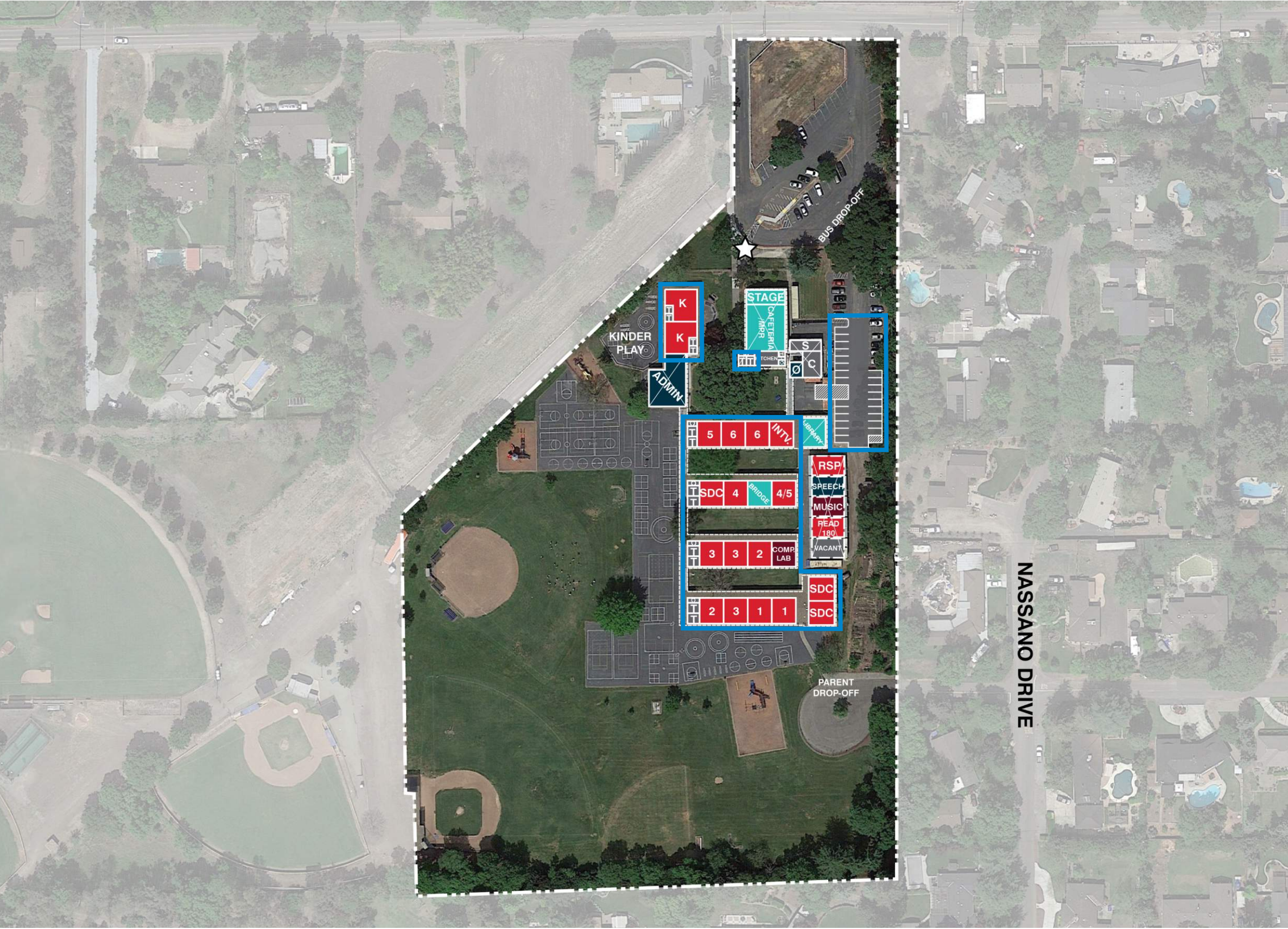
Project Cost Summary (2016\$) - Davis Elementary School

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

## ELKHORN SCHOOL 2.1 SCOPE-OF-WORK

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

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**

### Total Construction Cost Escalated to MOC - Phase 1

**\$ 11,883,038**

***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	
<b>01 Modernize &amp; Reconfigure Aging Classrooms</b>					\$ 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		
<b>02 Existing Building Systems &amp; Toilets</b>					\$ 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						
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 system, per sf of Bldg)	11,785	sf	\$ 7.20	\$ 85,000		
<b>03 Site Utilities</b> (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		
<b>04 Classrooms New Construction</b>					\$ 4,356,000 (6) CR's	\$ 5,793,000 P1
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		
<b>05 Maker Spaces &amp; Science Labs</b> 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	
<b>06 Electives</b>					\$ 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		
<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>					\$ 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		
<b>11 Library &amp; Student Support Services</b>					\$ 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		
<b>12 Safety, Security &amp; Campus Control</b>					\$ 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	
<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> 15b PE Play Yard & Hardcourts				\$ 216,000	\$ 216,000	\$ 287,000
<b>3</b> 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> 17c MDF and IDF data rooms with environmental control				\$ 32,000	\$ 32,000	\$ 32,000
<b>1</b> (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000		
<b>Total Construction/Project Cost (2016\$)</b>				\$ 10,667,000		<u>\$14,177,000</u>
<b>Total Escalated Construction Budget</b>				\$ 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