



## **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.



8405 Tam O'Shanter Drive, Stockton, CA 95210

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

1. Repair/Reconfigure Existing Parking Lot (northeast corner) to add a Drop-off, including:
  - Slurry Coat & Stripe Existing Paving
2. New Parking Lot, including:
  - New Concrete Walkways
3. New Public Address/Emergency Communication System
4. Safety Locks at Classroom Doors
5. Signage for Emergency Response & Wayfinding
6. Resurface & Repair Hardcourts, including:
  - Slurry Coat & Stripe Existing Hardcourts

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 52,000
2. New Construction	\$ 350,000
3. Site Work	\$ 535,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 937,000**

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

**\$ 1,247,147**

***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

## PARKLANE ELEMENTARY

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Parklane 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>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> 12b Safety improvements to and/or new parent/bus drop-off areas and parking				\$ 743,000	\$ 743,000	\$ 988,000
3 12b.1 New Parking Lot	17,400	sf	\$ 16.00	\$ 278,000		
3 12b.9 Repair existing Parking Lot	7,000	sf	\$ 6.30	\$ 44,000		
3 12b.11 New concrete walkways	1,250	sf	\$ 15.00	\$ 19,000		
1 12e Safety locks at classroom doors	45	ea	\$ 449.00	\$ 20,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 32,000.00	\$ 32,000		
12j New public address/emergency communication systems	46,060	sf	\$ 7.60	\$ 350,000		
<b>13 District Support Facilities</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

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

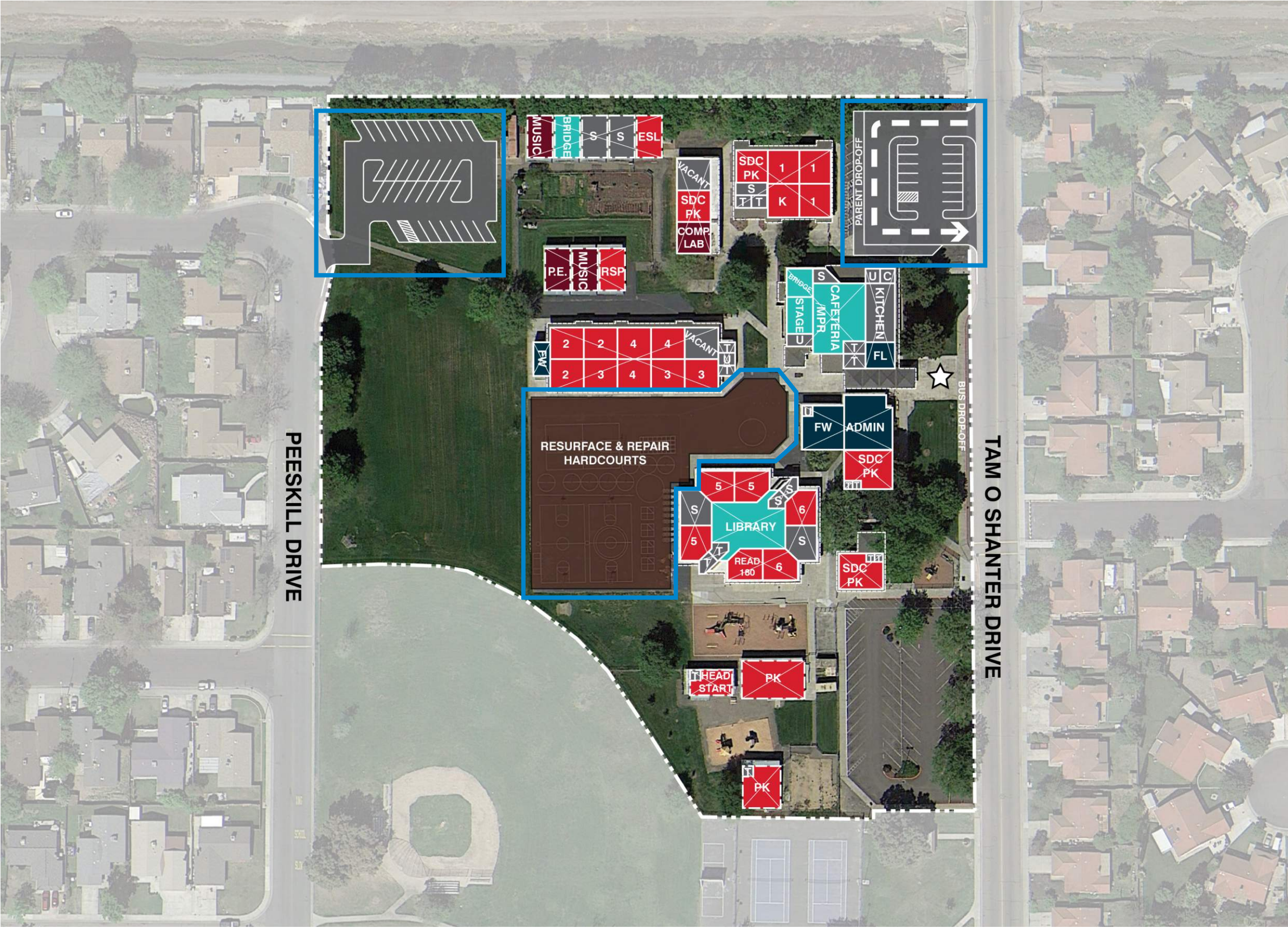
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -		\$ -
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> 15a Kindergarten Play Yard				\$ 194,000		\$ 258,000
3 15a.7 Slurry Coat & Stripe Existing Hardcourts	8,800	sf	\$ 3.00	\$ 26,000		
15b PE Play Yard & Hardcourts						
3 15b.5 Resurface & Repair Hardcourts	33,600	sf	\$ 5.00	\$ 168,000		
<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>				\$ 937,000		<u>\$1,246,000</u>
<b>Total Escalated Construction Budget</b>				\$ 1,247,147		<u>\$1,658,426</u>

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

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

Prepared by: LPA, Inc. / Cumming





- APPROVED SCOPE NOT DEPICTED ON PLAN:**
- New Public Address/Emergency Communication System
  - Safety Locks at Classroom Doors
  - Signage for Emergency Response & Wayfinding

Not to Scale

PARKLANE ELEMENTARY  
**4.1 SCOPE-OF-WORK SITE DIAGRAM**





9950 Windmill Park Drive, Stockton, CA 95209

## APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors

## PODESTA RANCH ELEMENTARY 2.1 SCOPE-OF-WORK

## SCOPE OF WORK CATEGORIES

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

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 18,000**

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

**\$ 23,958**

***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

## PODESTA RANCH ELEMENTARY

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Podesta Ranch 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				\$ -	\$ -	\$ -
<b>14 Outdoor Learning Environments &amp; Quads</b> Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

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

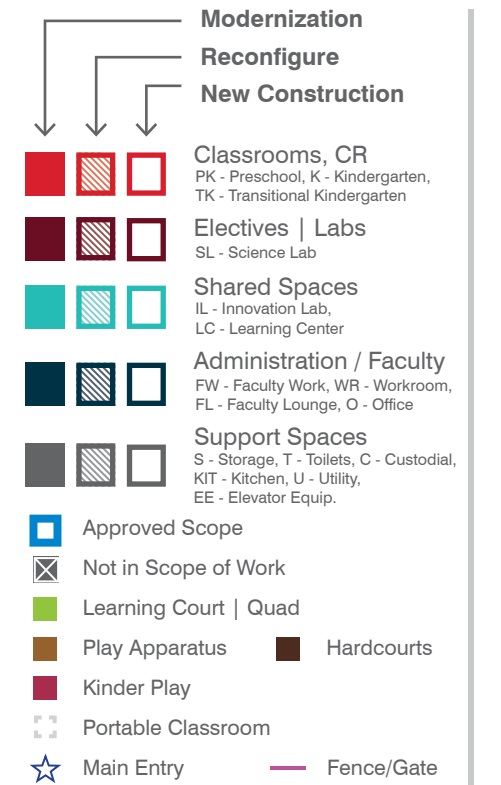
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>16 Next Generation Classroom Flexibility (Furniture)</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>17 Technology Infrastructure</b> Not included in this Facilities Needs Assessment				\$	-	\$ -
<b>Total Construction/Project Cost (2016\$)</b>				\$	18,000	<u>\$24,000</u>
<b>Total Escalated Construction Budget</b>				\$	23,958	<u>\$31,944</u>

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

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


Prepared by: LPA, Inc. / Cumming





**APPROVED SCOPE NOT  
DEPICTED ON PLAN:**

- Safety Locks at Classroom Doors

 *Not to Scale*





1800 West Elm Street, Lodi, CA 95242

### APPROVED SCOPE-OF-WORK

1. New Parking Lot and Drop-off, including:
  - New Concrete Walkways
  - Decorative Metal Fencing & Gates
  - Rolling Decorative Metal Gate
  - New Rubberized Play Area + Elementary Play Apparatus (due to parking lot location)
2. Safety Locks at Classroom Doors
3. Fire Alarm System + Emergency Lighting
4. New Public Address/Emergency Communication System

## 2.1 ERMA B. REESE ELEMENTARY SCOPE-OF-WORK

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 97,000
2. New Construction	\$ 95,000
3. Site Work	\$ 970,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 1,162,000**

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

**\$ 1,294,468**

***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

## ERMA B. REESE ELEMENTARY

### 3.1 COST ESTIMATE SUMMARY



**Project Cost Summary (2016\$) - Erma B. Reese 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> 12b Safety improvements to and/or new parent/bus drop-off areas and parking				\$	1,059,000	\$ 1,408,000
3 12b.1 New Parking Lot	30,625	sf	\$ 16.00	\$	490,000	
3 12b.5 New Drop-off Area	15,275	sf	\$ 18.00	\$	275,000	
3 12b.11 New concrete walkways	6,800	sf	\$ 15.00	\$	102,000	
1 12e Safety locks at classroom doors	25	ea	\$ 449.00	\$	11,000	
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	12,560	sf	\$ 5.40	\$	68,000	
1 12i.2 Emergency Lighting	12,560	sf	\$ 1.40	\$	18,000	
12j New public address/emergency communication systems	12,560	sf	\$ 7.60	\$	95,000	

Prepared by: LPA, Inc. / Cumming

**Project Cost Summary (2016\$) - Erma B. Reese Elementary 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				\$ 103,000		\$ 137,000
3 15a.1 New Rubberized Surface Play Area	2,000	sf	\$ 20.00	\$ 40,000		
3 15b.2 Elementary Play Apparatus	1	ea	\$ 63,000.00	\$ 63,000		
<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>				\$ 1,162,000		<u>\$1,545,000</u>
<b>Total Escalated Construction Budget</b>				\$ 1,294,468		<u>\$1,721,130</u>

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

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

Prepared by: LPA, Inc. / Cumming



- APPROVED SCOPE NOT DEPICTED ON PLAN:**
- Safety Locks at Classroom Doors
  - Fire Alarm System + Emergency Lighting
  - New Public Address/Emergency Communication System

Not to Scale

ERMA B. REESE ELEMENTARY  
**4.1 SCOPE-OF-WORK SITE DIAGRAM**





6250 Scott Creek Drive, Stockton, CA 95219

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

1. Safety Locks at Classroom Doors
2. Signage for Emergency Response & Wayfinding
3. Shade Structure at Main Quad

## **2.1 MANLIO SILVA ELEMENTARY SCOPE-OF-WORK**

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 52,000
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

**\$ 268,000**

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

**\$ 356,708**

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

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

## MANLIO SILVA ELEMENTARY

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Manlio Silva 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>				\$ 52,000	\$ 52,000	\$ 69,000
1 12e Safety locks at classroom doors	45	ea	\$ 449.00	\$ 20,000		
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\$) - Manlio Silva 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>				\$ 268,000		<u>\$356,000</u>
<b>Total Escalated Construction Budget</b>				\$ 356,708		<u>\$473,836</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

Signage for Emergency Response & Wayfinding

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

Not to Scale

MANLIO SILVA ELEMENTARY  
4.1 SCOPE-OF-WORK SITE DIAGRAM

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Measure U Implementation Plan  
Lodi Unified School District

LPA





550 Spring River Circle, Stockton, CA 95210

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

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

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

## SCOPE OF WORK CATEGORIES

1. Modernization	\$ 45,000
2. New Construction	\$ 0
3. Site Work	\$ 256,000
4. District Support Facilities	\$ 0

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### Total Construction Cost Subtotal in 2016 dollars

**\$ 301,000**

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

**\$ 400,631**

***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

## SUTHERLAND ELEMENTARY

### 3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Sutherland 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>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>3</b> 12d Exterior lighting to ensure student safety <b>1</b> 12e Safety locks at classroom doors <b>1</b> 12f Signage for emergency response and wayfinding Not included in this Facilities Needs Assessment	1 30 1	ls ea ls	\$ 40,000.00 \$ 449.00 \$ 32,000.00	\$ 40,000 \$ 13,000 \$ 32,000	\$ 85,000	\$ 113,000
<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\$) - Sutherland Elementary School**

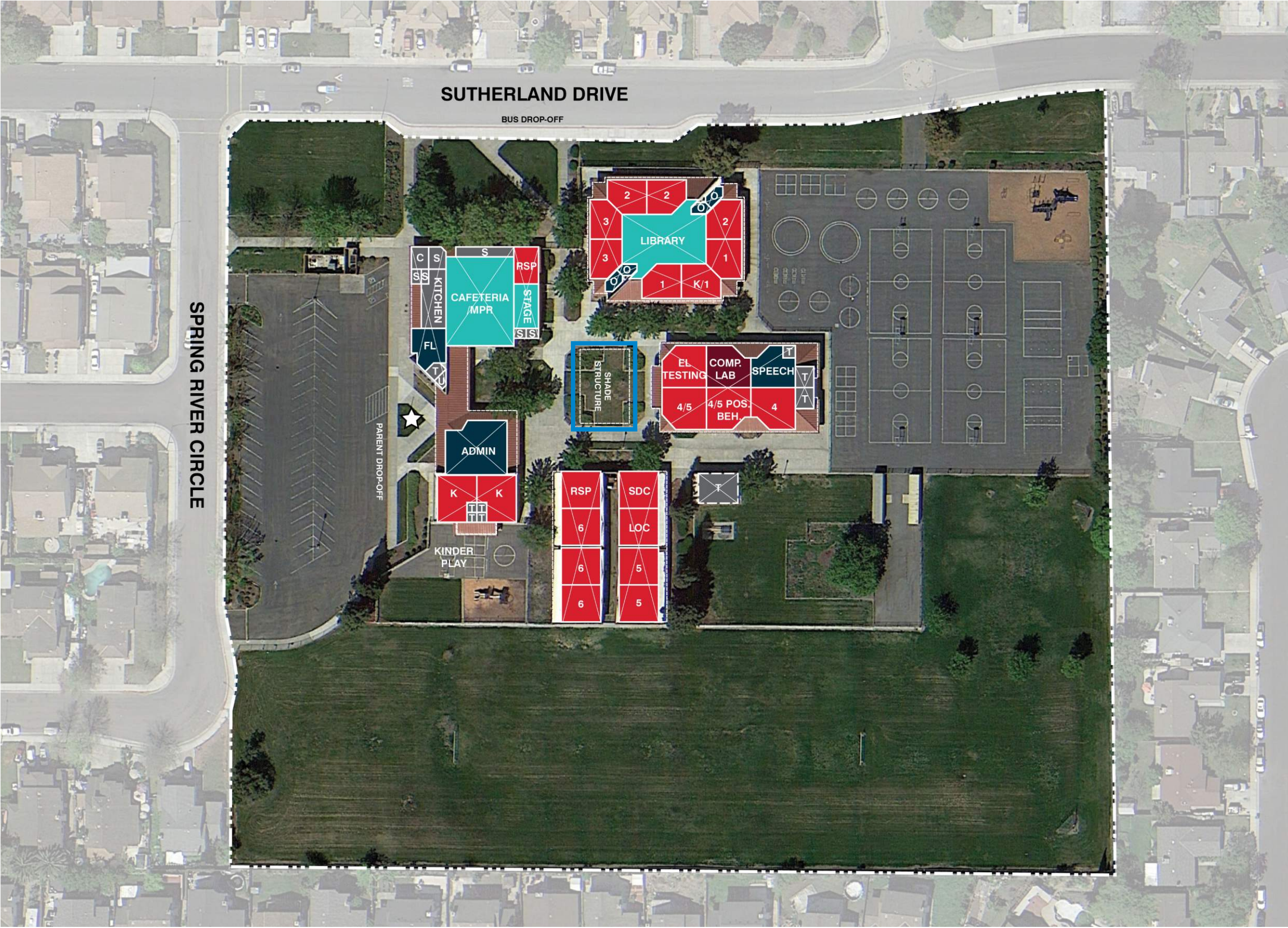
Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
<b>15 Exterior Play Spaces, Playfields &amp; Hardcourts</b>					\$ 216,000	\$ 287,000
15b PE Play Yard & Hardcourts						
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
<b>16 Next Generation Classroom 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>					\$ 301,000	<u>\$400,000</u>
<b>Total Escalated Construction Budget</b>					\$ 400,631	<u>\$532,400</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

SUTHERLAND ELEMENTARY  
4.1 SCOPE-OF-WORK SITE DIAGRAM

Measure U Implementation Plan  
Lodi Unified School District  
135  
LPA