



October 24, 2019

ADDENDUM 001

THE FOLLOWING REVISIONS AND/OR CLARIFICATIONS SHALL BE MADE PART OF THE EDUCATIONAL SPECIFICATIONS AND THE FACILITIES MASTER PLAN DOCUMENTS. REVISE AND AMEND THE DOCUMENTS FOR THE ABOVE NAMED SECTION(S) IN ACCORDANCE WITH THIS ADDENDUM. THE FACILITIES MASTER PLAN SHALL REFLECT THESE ADDENDUM CHANGES AND EACH PROJECT CAN MAKE REFERENCE IN THEIR SITE MASTER PLAN TO THIS ADDENDUM.

ALL EDUCATIONAL SPECIFICATION REQUIREMENTS AND FACILITIES MASTER PLAN DOCUMENTS SHALL APPLY TO THIS ADDENDUM AS ORIGINALLY INDICATED IN THE APPLICABLE PORTIONS OF THE FACILITIES MASTER PLAN DOCUMENTS, UNLESS OTHERWISE MODIFIED BY THIS ADDENDUM.

1. Updated Facilities Cost Estimate – reference the attached 3 pages

- a. Study performed by LPA, Inc. in collaboration with Ryan Craven with HL Construction Management which performed the original 2017 cost estimate.

Executive Summary:

The following are the three factor categories that contributed to an increase in the projected Facilities Master Plan (“FMP”) cost:

- **Escalation (General Construction Cost Inflation)**
 - From a 2017 to 2020 cost baseline
- **Safety and Security**
 - New electronic safety locks to classroom doors
 - Low voltage systems and other security systems upgrades (including cameras)
- **Sustainability Factors**
 - Building Automation Systems upgrades (in addition to baseline EMS cost)
 - EV charging stations including installation (as required by Cal Green Code changes)
 - New distribution panel for charging stations (as required by Cal Green Code changes)
 - Sustainability upgrades allowance (reflects full campus upgrade vs. partial square footage)

The changes noted above have increased the total Facilities Master Plan (“FMP”) need from \$699,841,000 to \$848,677,000. These totals reflect the site needs as developed through the FMP process and are inclusive of hard construction costs, program soft costs, and a \$10 million technology student devices allowance added to the bottom baseline total.

These totals do not include the alternate costs for potential work at the Machado School, new Maintenance-Operations-Transportation-Technology (“MOTT”) Yard, new District Office Support Facilities, or new Central Kitchen Nutrition projects. The costs for these projects are included in a separate section as part of the updated cost document for future reference.

It should also be noted that these cost summaries reflect only a partial picture of the total FMP need cost. In section 4.6 Measure 'G' Priorities on page 207 of the FMP document the thermometer diagrams and notes below refer to a 1/3 program contingency which should be budgeted into any proposed facilities improvement program. This contingency addresses the following costs:

- Escalation to mid-point of construction from FMP 2020 cost baseline
- Off-site and utility connection costs
- Interim housing
- Program unknowns
- Overall program contingency

In order to arrive at a 1/3 contingency of the gross number, the net baseline total FMP cost must be multiplied by 1.5 per the following analysis:

- **2017 Facilities Master Plan**
 - o \$699,841,000 X 1.5 = \$1,049,761,500 Total FMP Need

- **2020 Facilities Master Plan Update**
 - o \$848,677,000 x 1.5 = \$1,273,015,500 Updated Total FMP Need

This Addendum forms a part of the Facilities Master Plan Documents and modifies and clarifies the Educational Specifications as noted.

If you have any questions regarding this Addendum, please email:

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END OF ADDENDUM

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Morgan Hill USD Masterplan
Morgan Hill, CA
September 23, 2019

Date of Original Construction: 1952 1960 1940 1978 2004 1975 1960 1978 1984

Program Scope	School Site									Total
	PA Walsh STEAM Academy	Encinal Site	Britton MS	Martin Murphy MS	Ann Sobrato HS	Live Oak HS	LBJ Education Center	ACT Education Center	District Office	
A. Modernize / Reconfigure Existing Classrooms	\$ -	\$ 1,799,000	\$ 2,851,000	\$ 4,524,000	\$ 7,637,000	\$ 6,085,000	\$ -	\$ -	\$ -	\$ 34,611,000
B. Existing Building Systems, Toilets and Improved Energy Efficiency	\$ 2,477,000	\$ 3,452,000	\$ 4,009,000	\$ 6,329,000	\$ 8,441,000	\$ 9,518,000	\$ 973,000	\$ 1,539,000	\$ 1,716,000	\$ 61,744,000
C. Site Utilities	\$ 511,000	\$ 880,000	\$ 538,000	\$ 1,205,000	\$ 1,570,000	\$ 2,119,000	\$ 386,000	\$ 953,000	\$ 112,000	\$ 13,506,000
D. New Construction (Classrooms)	\$ 26,291,000	\$ 16,669,000	\$ -	\$ -	\$ -	\$ 20,715,000	\$ -	\$ 12,012,000	\$ -	\$ 199,971,000
E. Science, Arts, CTE and Elective Programs	\$ 4,143,000	\$ 7,624,000	\$ 5,730,000	\$ 1,461,000	\$ 7,587,000	\$ 51,057,000	\$ 2,011,000	\$ 5,733,000	\$ -	\$ 97,527,000
F. Performing Arts Improvements	\$ 1,128,000	\$ 1,107,000	\$ 1,557,000	\$ 2,478,000	\$ -	\$ 12,742,000	\$ -	\$ -	\$ -	\$ 22,504,000
G. MPR, Student Union and Food Service Improvements	\$ 9,519,000	\$ 623,000	\$ 2,392,000	\$ 928,000	\$ 11,112,000	\$ 15,851,000	\$ 1,194,000	\$ -	\$ -	\$ 90,272,000
H. Physical Education Improvements	\$ -	\$ -	\$ 4,437,000	\$ 2,023,000	\$ 2,541,000	\$ 11,985,000	\$ 15,919,000	\$ -	\$ -	\$ 38,823,000
I. Staff and Parent Support	\$ 5,072,000	\$ 4,967,000	\$ 518,000	\$ 4,464,000	\$ 2,518,000	\$ 7,953,000	\$ -	\$ 8,812,000	\$ 8,568,000	\$ 66,861,000
J. Media Center and Student Support Services	\$ 6,162,000	\$ 5,652,000	\$ -	\$ 1,936,000	\$ 972,000	\$ 2,655,000	\$ -	\$ -	\$ -	\$ 46,211,000
K. Safety and Security	\$ 997,000	\$ 1,315,000	\$ 3,698,000	\$ 2,873,000	\$ 4,137,000	\$ 5,956,000	\$ 913,000	\$ 32,000	\$ 126,000	\$ 30,578,000
L. Parking and Drop-off	\$ 1,453,000	\$ 1,519,000	\$ 897,000	\$ 1,712,000	\$ 4,218,000	\$ 2,038,000	\$ 1,817,000	\$ 4,763,000	\$ 515,000	\$ 33,369,000
M. Outdoor Learning Courts, Quads and Landscape	\$ 1,039,000	\$ 276,000	\$ -	\$ 889,000	\$ 3,553,000	\$ 3,268,000	\$ -	\$ -	\$ -	\$ 14,906,000
N. Exterior Play Spaces, Playfields and Hardcourts	\$ 5,564,000	\$ 3,230,000	\$ 8,550,000	\$ 3,740,000	\$ 15,967,000	\$ 7,753,000	\$ 1,313,000	\$ -	\$ -	\$ 69,329,000
O. Instructional Design Furniture	\$ 943,000	\$ 1,268,000	\$ 488,000	\$ 1,008,000	\$ 1,885,000	\$ 2,503,000	\$ 130,000	\$ -	\$ -	\$ 15,311,000
P. Technology Infrastructure and Equipment	\$ -	\$ 172,000	\$ 234,000	\$ 484,000	\$ 905,000	\$ 312,000	\$ -	\$ -	\$ -	\$ 3,154,000
TOTAL PROJECT COST (2020\$)	\$ 65,299,000	\$ 50,553,000	\$ 35,899,000	\$ 36,054,000	\$ 73,043,000	\$ 162,510,000	\$ 24,656,000	\$ 33,844,000	\$ 11,037,000	\$ 838,677,000
Technology - Student Devices										\$ 10,000,000
TOTAL PROJECT COST (2020\$)										\$ 848,677,000

Date of Original Construction:

Program Scope	Alternates			
	New MOTT Yard	New District Office	New Central Kitchen	Machado School
A. Modernize / Reconfigure Existing Classrooms	\$ -	\$ -	\$ -	\$ 266,000
B. Existing Building Systems, Toilets and Improved Energy Efficiency	\$ -	\$ -	\$ -	\$ 380,000
C. Site Utilities	\$ 1,137,000	\$ 814,000	\$ 429,000	\$ 52,000
D. New Construction (Classrooms)	\$ -	\$ -	\$ -	\$ 2,775,000
E. Science, Arts, CTE and Elective Programs	\$ -	\$ -	\$ -	\$ -
F. Performing Arts Improvements	\$ -	\$ -	\$ -	\$ -
G. MPR, Student Union and Food Service Improvements	\$ -	\$ -	\$ -	\$ -
H. Physical Education Improvements	\$ -	\$ -	\$ -	\$ -
I. Staff and Parent Support	\$ 15,128,000	\$ 13,311,000	\$ 12,861,000	\$ -
J. Media Center and Student Support Services	\$ -	\$ -	\$ -	\$ -
K. Safety and Security	\$ -	\$ -	\$ -	\$ -
L. Parking and Drop-off	\$ 7,072,000	\$ 2,722,000	\$ 1,136,000	\$ -
M. Outdoor Learning Courts, Quads and Landscape	\$ -	\$ -	\$ -	\$ -
N. Exterior Play Spaces, Playfields and Hardcourts	\$ -	\$ -	\$ -	\$ 509,000
O. Instructional Design Furniture	\$ -	\$ -	\$ -	\$ 98,000
P. Technology Infrastructure and Equipment	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COST (2020\$)	\$ 23,337,000	\$ 16,847,000	\$ 14,426,000	\$ 4,080,000
Technology - Student Devices	TOTAL PROJECT COST (2020\$)			