



QUATTROCCHI KWOK
ARCHITECTS

Donald Lum Elementary School

Modernization

Schematic Design Presentation to Board

December 8, 2015



RITTLER PARK

DONALD LUM
ELEMENTARY
SCHOOL

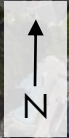
WOOD MIDDLE SCHOOL

OTIS DRIVE

SANDCREEK WAY

SANDCREEK WAY

KITTY HAWK PLACE

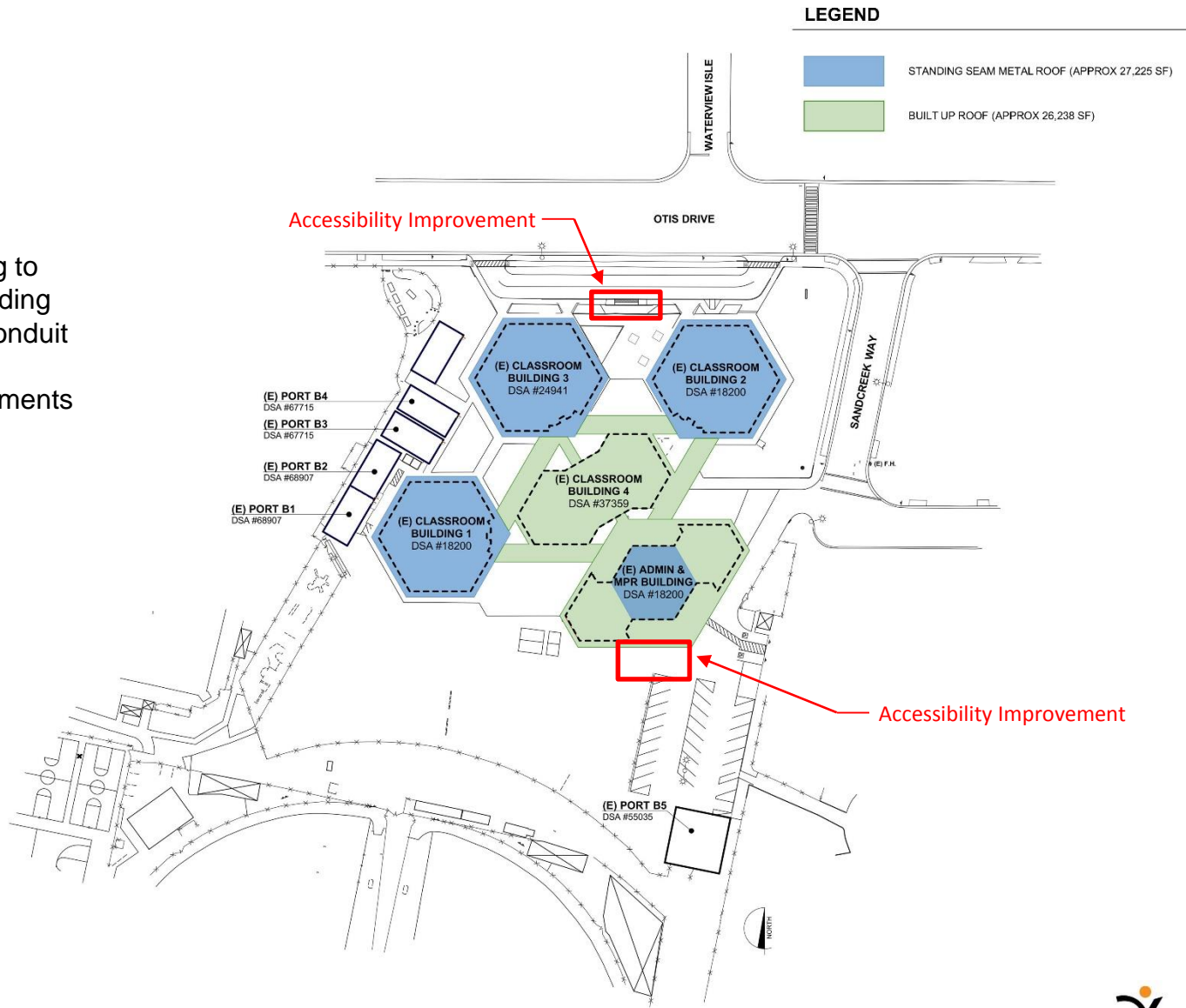


Quattrocchi Kwok Architects

Donald Lum Elementary School Modernization

Project Scope:

- Window Replacement
- Roofing Replacement
- New Rooftop Boiler Piping to Building 4 and MPR Building
- New Rooftop Electrical Conduit
- New Rooftop Gas Piping
- Site Accessibility Improvements



CAMPUS SITE PLAN

DONALD LUM ELEMENTARY SCHOOL
ALAMEDA UNIFIED SCHOOL DISTRICT



Donald Lum Elementary School

Project Cost Summary Update

Updated: November 30, 2015

Campus Budget (2014 Implementation Plan B, includes soft costs)	\$6,500,000
Escalation to 2015 dollars (5%)	\$325,000
Campus Budget (2015)	\$6,825,000

Construction Projects	Construction Timeline	Construction Allowance	30% Soft Cost	5% Escalation	Total project costs
New Windows*	2016	\$479,875	\$143,963	\$0	\$623,838
Critical Electrical/Mechanical/Accessibility Upgrades*	2016	\$328,225	\$98,468	\$0	\$426,693
New Roofing*	2016	\$752,250	\$225,675	\$0	\$977,925
Safety / Security Upgrades	2017	\$256,560	\$76,968	\$16,676	\$350,204
Technology / Communication Upgrades	2017	\$253,141	\$75,942	\$16,454	\$345,537
New Building - 3 Kindergarten Classrooms	2017	\$1,752,193	\$525,658	\$113,893	\$2,391,743
New Building - 1 Science Classroom	2017	\$1,375,862	\$412,759	\$89,431	\$1,878,052
Paving	2017	\$2,862	\$859	\$186	\$3,907
		\$5,200,968	\$1,560,290	\$236,640	

Current Estimated Construction Campus Cost

Total \$6,997,899

Notes:

1. *Indicates Board approval of Schematic Design on December 8, 2015.
2. The costs provided for Construction Projects are estimates or allowances until Bidding is complete.
3. "Soft Costs" include Change Order contingency and fees for Architect and Consultants, Construction Management, DSA, and Inspection and Testing.



Quattrocchi Kwok Architects

Donald Lum Elementary School
Modernization

Thank You!



Quattrocchi Kwok Architects