HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimates

Facilities Master Plan Update
Elementary School Sites
September 2021

School/Site	Age of School	Assmt Rating	A Enrollment	Repair Cost	Upgrade Cost	B Total Cost	Total Bldg Sq Ft	Cost per Sq Ft	C = B / A Total Cost Per Pupil
Elementary Schools									
Bowman ES	70	1.6	296	$10,178,333	$14,950,505	$25,128,838	36,516	$688	$50,508
Burbank ES	17	3.5	834	$6,240,114	$4,890,827	$11,130,941	90,989	$122	$5,864
Cherryland ES*	2	n/a	788						
East Ave ES	9	3.9	513	$4,610,448	$5,004,307	$9,614,755	63,240	$152	$9,755
Eden Gardens ES	61	2.2	513	$11,453,248	$17,982,297	$29,435,544	47,531	$619	$35,053
Eldridge ES	65	2.2	327	$10,496,438	$16,117,008	$26,613,447	39,046	$682	$49,287
Fairview ES	9	3.8	537	$5,155,470	$4,822,708	$9,978,178	74,476	$134	$8,981
Glassbrook ES	65	1.9	507	$10,377,582	$18,246,144	$28,623,726	41,578	$688	$35,988
Harder ES*	0	n/a	455						
Longwood ES	69	2.4	552	$12,836,409	$19,144,986	$31,981,394	48,014	$666	$34,683
Lorin Eden ES*	0	n/a	349						
Palma Ceia ES	65	2.1	522	$9,851,442	$17,465,391	$27,316,834	45,328	$603	$33,459
Park ES	62	2.0	512	$13,495,938	$21,585,904	$35,081,842	52,851	$664	$42,160
Ruus ES	65	2.3	430	$10,250,854	$18,500,559	$28,751,413	46,118	$623	$43,025
Schafer Park ES	10	4.0	742	$4,682,979	$4,128,966	$8,811,945	63,828	$133	$5,565
Southgate ES	64	2.3	657	$11,923,692	$19,356,440	$31,280,133	50,336	$621	$29,462
Stonebrae ES	15	3.7	696	$4,300,160	$4,295,172	$8,595,331	53,076	$162	$6,171
Strobridge ES	67	1.5	465	$10,194,781	$16,999,123	$27,193,904	43,186	$630	$36,557
Treeview ES	62	2.0	407	$8,313,024	$15,651,033	$23,964,057	37,399	$641	$38,455
Tyrrell ES	9	3.5	600	$4,885,689	$4,258,641	$9,144,330	67,130	$136	$7,098
Total for all Schools/Sites				**$149,246,600**	**$223,400,012**	**$372,646,612**			



SITE DATA (EXISTING)

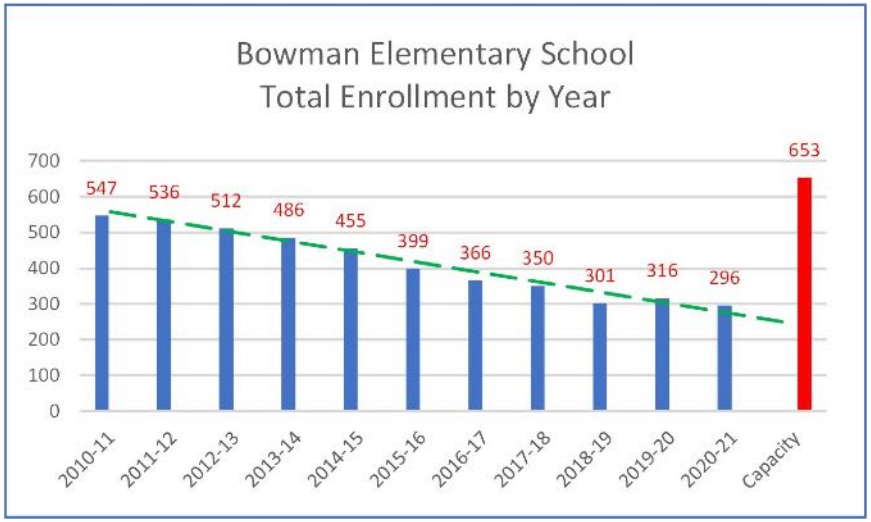
- Original Construction: 1951
- Site Acreage: 8.06
- Total Classrooms: 31
  - Permanent Classrooms: 21
  - Portable Classrooms: 10
- Assessment Rating: 1.6
- Solar PV: 82 kW

ENROLLMENT

- Current Enrollment (2021): 296
- Enrollment Capacity: 653

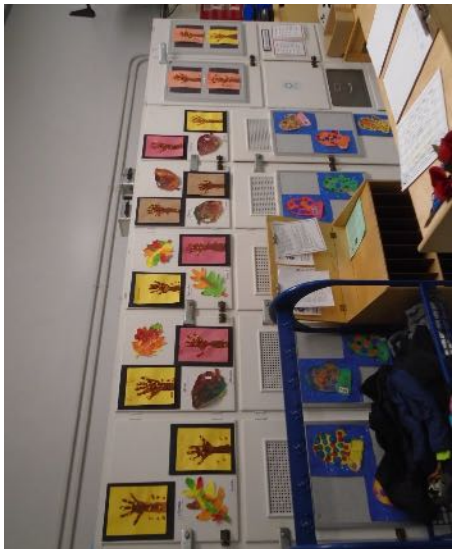
PROGRAMS/SERVICES

- Grades: TK-6
- Preschool
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Year-Round



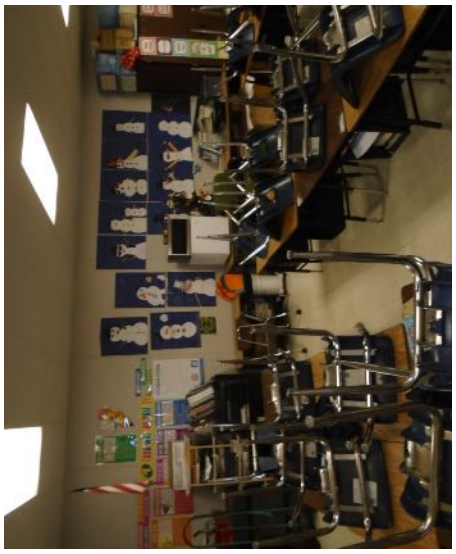
07 KEY CONSIDERATIONS GOING FORWARD



















07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. QUAD
4. ADMINISTRATION
5. MULTI PURPOSE
6. LIBRARY (LOCATION UNKNOWN)
7. CLASSROOMS
8. HARDCOURTS
9. SPORTS FIELD
10. PLAYSTRUCTURE
11. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1951
SITE ACREAGE: 8.06
TOTAL CLASSROOMS: 31
PERMANENT CLASSROOMS: 21
PORTABLE CLASSROOMS: 10
ASSESSMENT RATING: 1.6
SOLAR PHOTOVOLTAIC SYSTEM: 82 kW
ENROLLMENT (2021): 296
ENROLLMENT CAPACITY: 653

Derivi Castellanos Architects	Hayward Unified School District BOWMAN ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
March 18, 2021

Facilities Needs Identified by Stakeholders

- HVAC, ventilation, air filtration, controllability
- Modernization of classrooms, MPR
- Technology, WiFi upgrades
- Electrical upgrades, additional outlets
- Fencing, gates, security
- Playground improvements
- Modernization of restrooms
- Repair building facades
- Remove, replace portables
- Exterior lighting upgrade
- Repairs to blacktop/paving

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Hot water in classroom sinks
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- New cabinetry
- New classroom technology
- New blinds/curtains
- New furniture
- New play structures
- New playground equipment
- Outdoor seating areas and shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Windows that open/close properly

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects	Hayward Unified School District	**Hayward Unified School District** BOWMAN ELEMENTARY SCHOOL	FACILITIES PRIORITIES MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Bowman Elementary School
FMP Site Meeting Date: 3/18/21

Year of original construction:	1951
Age of School:	70
TRi Rating 2019:	1.4
DCA Rating Update 2021:	1.6
2021 Enrollment:	296

Total No. of Classrooms:	31
No. of Permanent Classrooms:	21
No. of Existing Portables:	10
No. of Portables to be replaced:	10
Total Bldg Sq. Ft.:	36,516
Sq. Ft. of Permanent Bldgs:	26,916
Sq. Ft. of New Portables/Prefab Classrooms:	9,600
Site Acreage:	8.06
Usable Site Sq. Ft.:	314,578

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	26,916	$4,632,085	$8,956,024	$13,588,110	$505
2	Site Modernization Cost	314,578	$1,811,824	$2,728,561	$4,540,384	$14
3	Portable Replacement Cost	9,600	$3,734,424	$3,265,920	$7,000,344	$729
4	Total Project Cost Estimate	36,516	$10,178,333	$14,950,505	$25,128,838	$688

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures



SITE DATA (EXISTING)

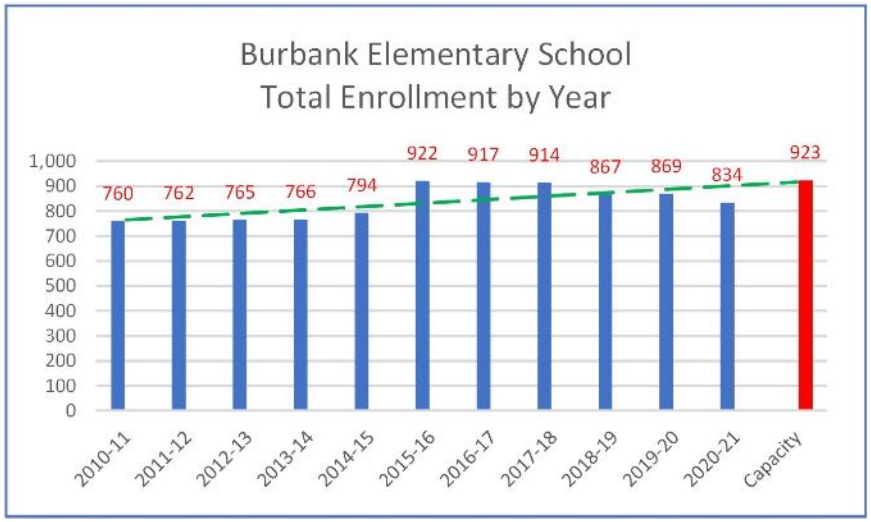
- Original Construction: 2004
- Site Acreage: 5.92
- Total Classrooms: 41
  - Permanent Classrooms: 41
  - Portable Classrooms: 0
- Assessment Rating: 3.5
- Solar PV: 362 kW

ENROLLMENT

- Current Enrollment (2021): 834
- Enrollment Capacity: 923

PROGRAMS/SERVICES

- Grades: TK-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- Dual Immersion

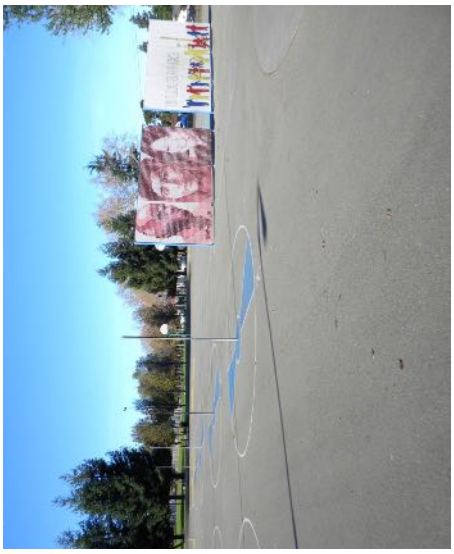


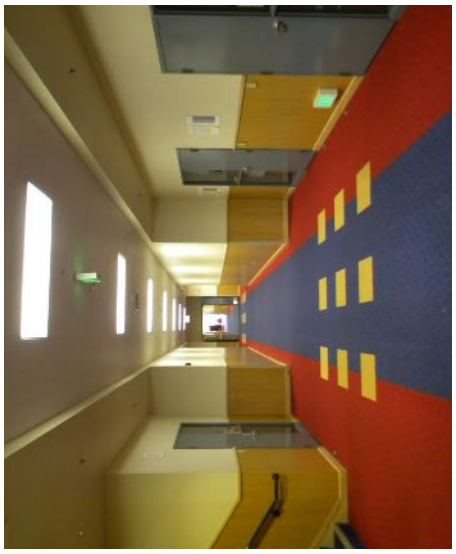
07 KEY CONSIDERATIONS GOING FORWARD







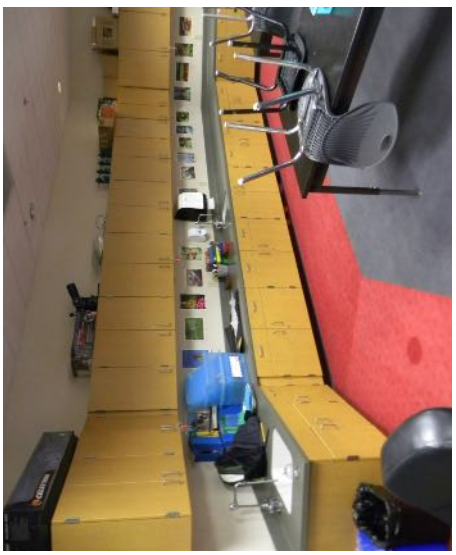




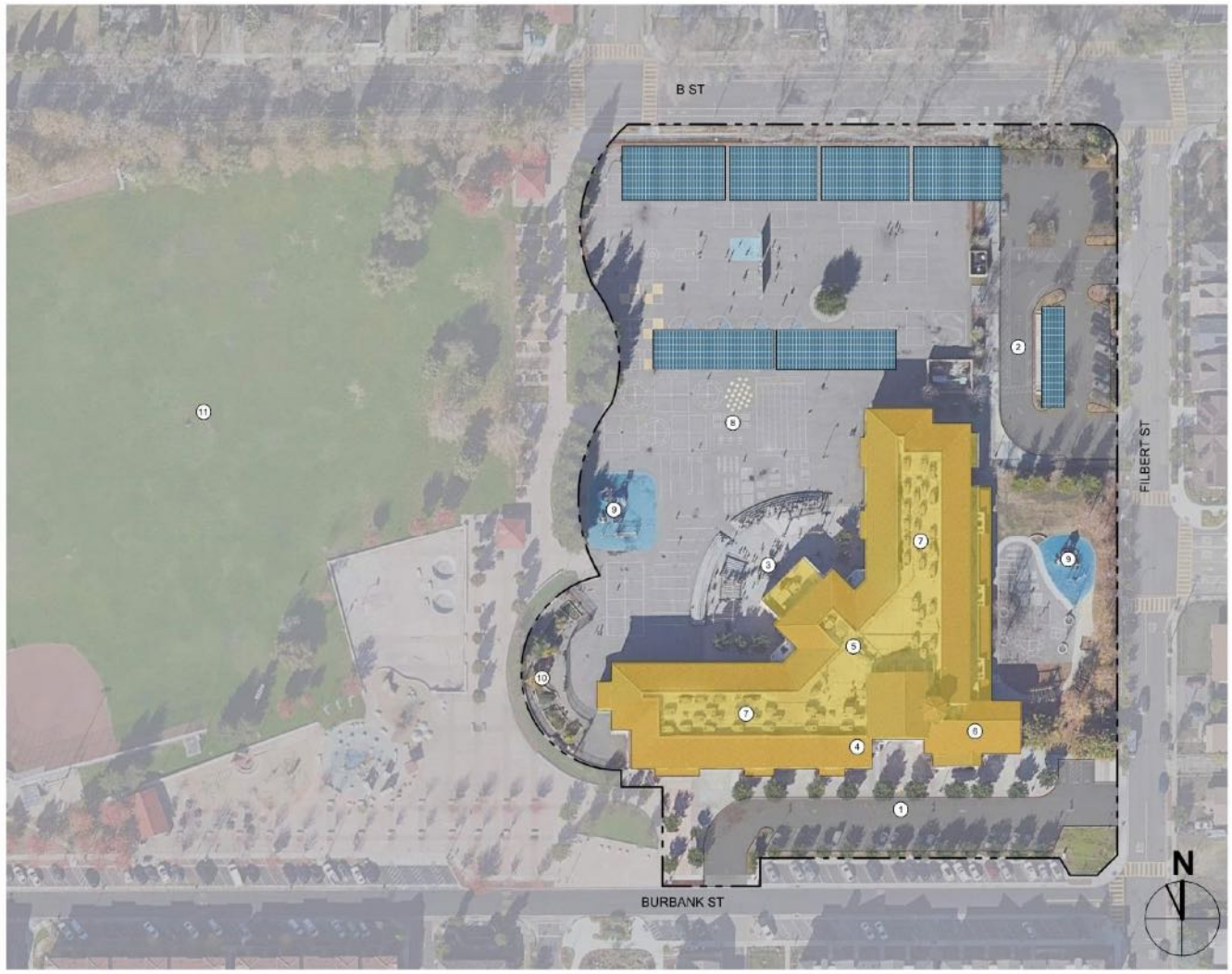








07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. QUAD
4. ADMINISTRATION
5. MULTI PURPOSE
6. LIBRARY
7. CLASSROOMS
8. HARDCOURTS
9. PLAYSTRUCTURE
10. GARDEN / PLANTER BOXES
11. CANNERY PARK

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 2004
SITE ACREAGE: 5.92
TOTAL CLASSROOMS: 41
PERMANENT CLASSROOMS: 41
PORTABLE CLASSROOMS: 0
ASSESSMENT RATING: 3.5
SOLAR PHOTOVOLTAIC SYSTEM: 362 kW
ENROLLMENT (2021): 834
ENROLLMENT CAPACITY: 923

Derivi Castellanos Architects

Hayward Unified School District
BURBANK ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
May 24, 2021

Facilities Needs Identified by Stakeholders

- Outdoor seating area with shade structures
- Extended parking lot, staff and ADA spaces
- Electric vehicle charging areas
- Grassy area/lawn on school site
- Replace furniture in room 20 for Youth Enrichment Program (YEP)
- Additional water stations/bottle fillers
- Replace roofing/ceiling in room 25
- New key cards
- Gates for entrances and exits of the parking lot
- Address plumbing issues
- Carpets need to be removed
- Doors that open close properly
- Updated classroom technology

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Electrical updates, additional outlets
- Hot water in classroom sinks
- HVAC,ventilation, air filtration, controllability
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated lighting
- Windows that open close properly

Derivi Castellanos Architects

Hayward Unified School District
BURBANK ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Burbank Elementary School
FMP Site Meeting Date: 5/24/21

Year of original construction:	2004
Age of School:	17
TRi Rating 2019:	3.5
DCA Rating Update 2021:	3.5
2021 Enrollment:	834

Total No. of Classrooms:	41
No. of Permanent Classrooms:	41
No. of Existing Portables:	-
No. of Portables to be replaced:	-
Total Bldg Sq. Ft.:	90,989
Sq. Ft. of Permanent Bldgs:	90,989
Sq. Ft. of New Portables/Prefab Classrooms:	-
Site Acreage:	5.92
Usable Site Sq. Ft.:	166,886

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	90,989	$5,468,478	$3,303,732	$8,772,210	$96
2	Site Modernization Cost	166,886	$771,636	$1,587,095	$2,358,731	$14
3	Portable Replacement Cost	-	$0	$0	$0	$0
4	Total Project Cost Estimate	90,989	$6,240,114	$4,890,827	$11,130,941	$122

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1 This cost estimate is based on a full modernization scope
2 Above figures are Total Project Costs
3 See backup sheets for further detail of recommended scope of work and markups
4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6 Total Building Sq. Ft. includes permanent and portable buildings
7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
10 Projects in-progress, funded by Measure H are not included in above figures
11 Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

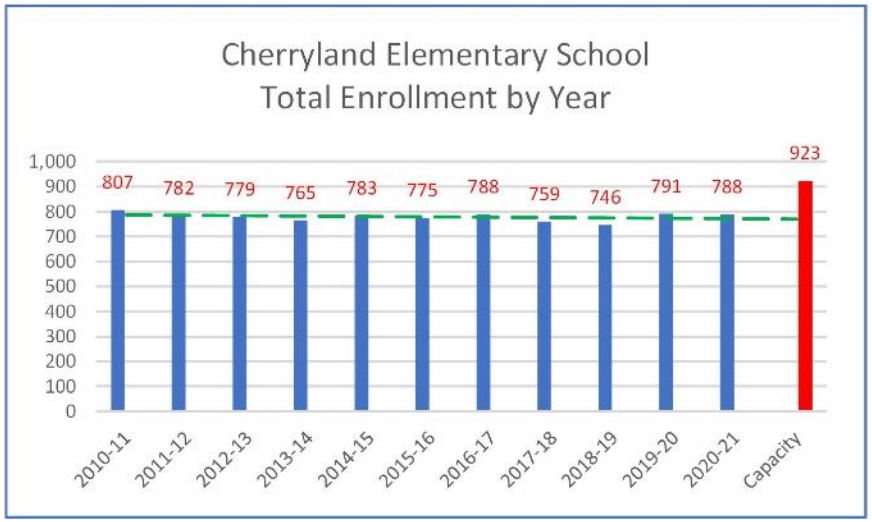
- Original Construction: 2019
- Site Acreage: 19.40
- Total Classrooms: 42
  - Permanent Classrooms: 42
  - Portable Classrooms: 0
- Assessment Rating: 4.0
- Solar PV: 295 kW

ENROLLMENT

- Current Enrollment (2021): 788
- Enrollment Capacity: 923

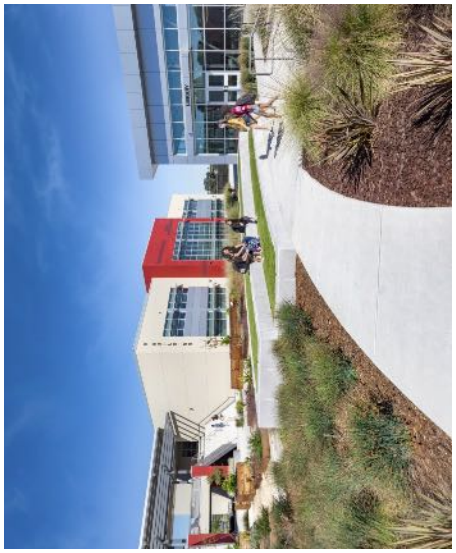
PROGRAMS/SERVICES

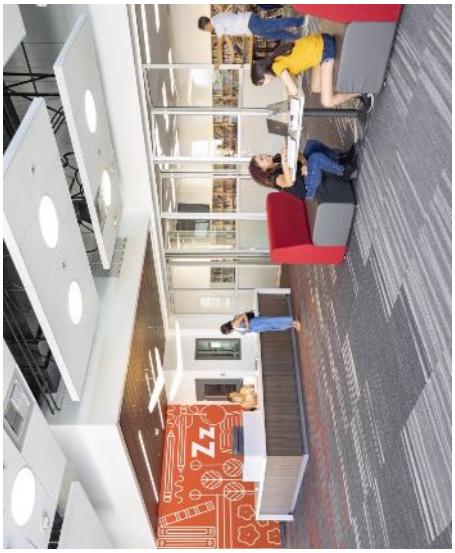
- Grades: K-6
- Preschool
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Bilingual



07 KEY CONSIDERATIONS GOING FORWARD

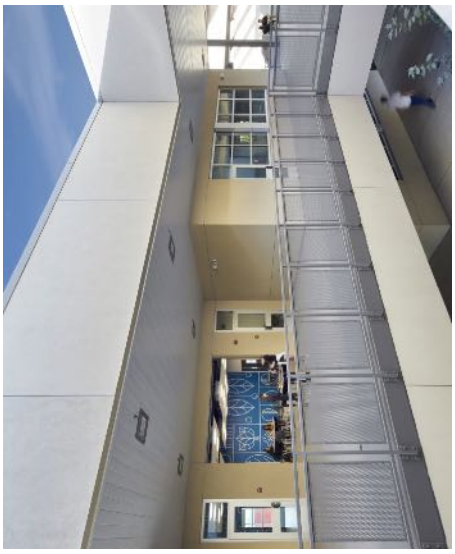


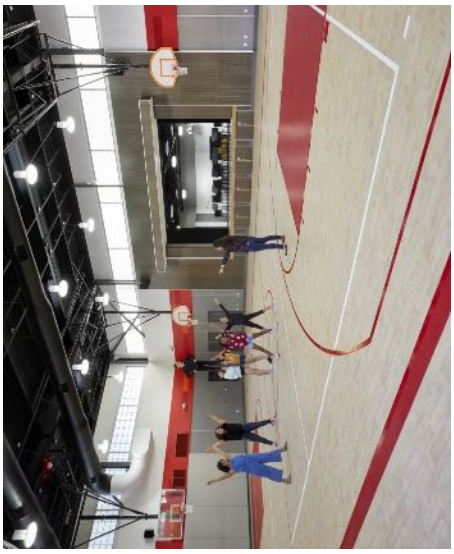


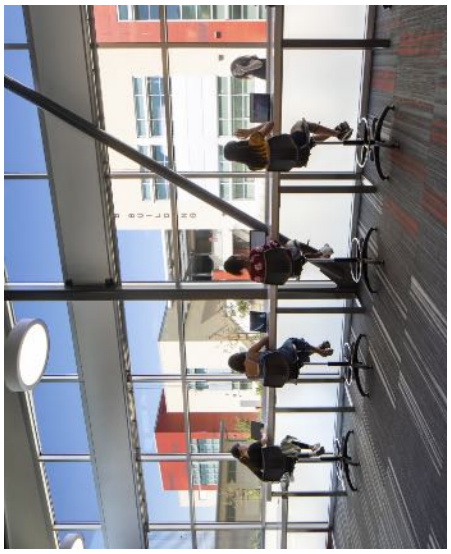


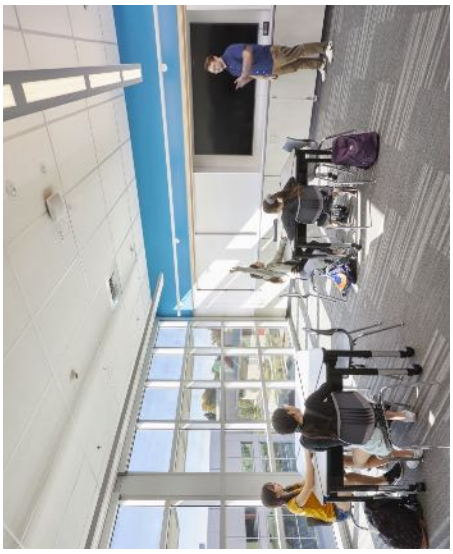












07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. QUAD
4. ADMINISTRATION
5. MULTI PURPOSE
6. LIBRARY
7. CLASSROOMS
8. HARDCOURTS
9. SPORTS FIELD
10. PLAYSTRUCTURE
11. GARDEN / PLANTER BOXES
12. SUNSET SWIM CENTER

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 2019
SITE ACREAGE: 19.40
TOTAL CLASSROOMS: 42
PERMANENT CLASSROOMS: 42
PORTABLE CLASSROOMS: 0
ASSESSMENT RATING: 4.0
SOLAR PHOTOVOLTAIC SYSTEM: 295 kW
ENROLLMENT (2021): 788
ENROLLMENT CAPACITY: 923

Derivi Castellanos Architects

Hayward Unified School District
CHERRYLAND ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
May 17, 2021

As the new Cherryland Elementary School opened in 2019, and was occupied for less than one school year due to the COVID-19 pandemic, it was agreed that DCA would reconvene a meeting with the Cherryland stakeholder group to discuss facilities needs, priorities and concerns in Spring of 2023.

This discussion will be the basis for recommended future improvements and the associated cost estimate.

dca Derivi Castellanos Architects	HAYWARD UNIFIED SCHOOL DISTRICT	**Hayward Unified School District** CHERRYLAND ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2



SITE DATA (EXISTING)

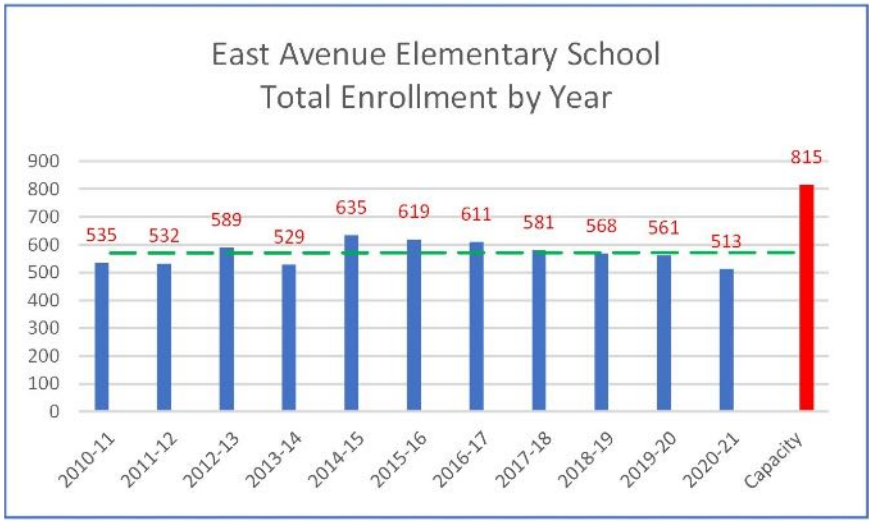
- Original Construction: 2012
- Site Acreage: 9.65
- Total Classrooms: 36
  - Permanent Classrooms: 36
  - Portable Classrooms: 0
- Assessment Rating: 3.9
- Solar PV: 144 kW

ENROLLMENT

- Current Enrollment (2021): 513
- Enrollment Capacity: 815

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Year-Round

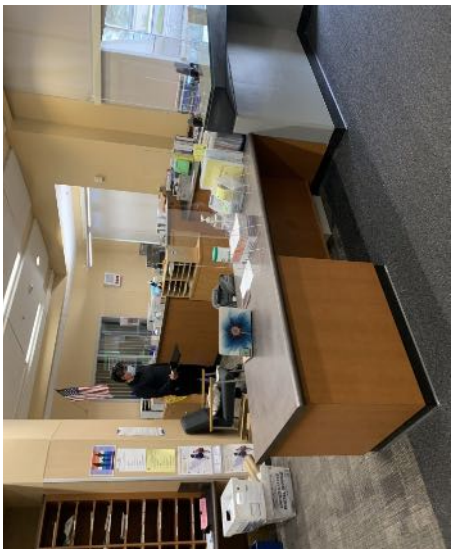


07 KEY CONSIDERATIONS GOING FORWARD

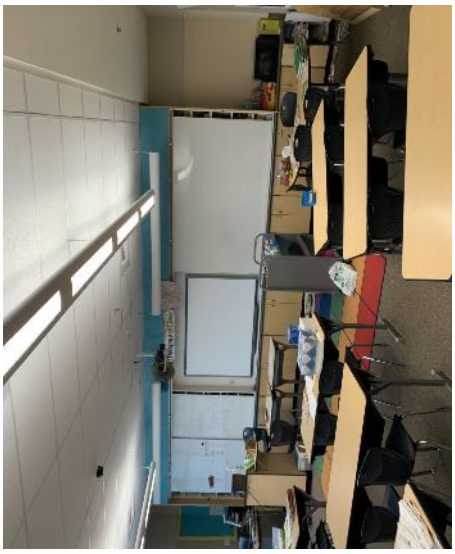


















07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF PARKING
3. MULTIPURPOSE
4. ADMINISTRATION
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAYSTRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 2012
SITE ACREAGE: 9.65
TOTAL CLASSROOMS: 36
PERMANENT CLASSROOMS: 36
PORTABLE CLASSROOMS: 0
ASSESSMENT RATING: 3.9
SOLAR PHOTOVOLTAIC SYSTEM: 144 kW
ENROLLMENT (2021): 513
ENROLLMENT CAPACITY: 815

Derivi Castellanos Architects	Hayward Unified School District EAST AVENUE ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
March 25, 2021

Facilities Priorities Identified by Stakeholders

- HVAC, ventilation, air filtration
- Fencing to limit neighbors parking on school property
- Move/modify sinks in classroom behind doors
- Additional parking
- Improve pick-up/drop-off
- Accessibility improvements
- Additional restrooms near fields
- Additional water stations near fields
- Shade structures
- Updated play structures
- Classroom technology, better WiFi
- Larger bookcases in classrooms
- Doors that open/close properly
- Fix broken windows
- Synthetic fields maintenance

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Access control at front office
- Additional electrical outlets
- CO2 monitors
- Exterior lighting upgrade
- Fencing, security
- Hot water in classroom sinks
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- New blinds/curtains
- New classroom technology and audio-visual
- New furniture
- New playground equipment
- Outdoor seating areas and shade structures
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (WiFi)

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects

Hayward Unified School District
EAST AVENUE ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

07 KEY CONSIDERATIONS GOING FORWARD

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
East Avenue Elementary School
FMP Site Meeting Date: 3/25/21

Year of original construction:	2012
Age of School:	9
TRi Rating 2019:	3.9
DCA Rating Update 2021:	3.9
2021 Enrollment:	513

Total No. of Classrooms:	36
No. of Permanent Classrooms:	36
No. of Existing Portables:	-
No. of Portables to be replaced:	-
Total Bldg Sq. Ft.:	63,240
Sq. Ft. of Permanent Bldgs:	63,240
Sq. Ft. of New Portables/Prefab Classrooms:	-
Site Acreage:	9.65
Usable Site Sq. Ft.:	357,114

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	63,240	$3,952,606	$2,827,030	$6,779,635	$107
2	Site Modernization Cost	357,114	$657,842	$2,177,278	$2,835,120	$8
3	Portable Replacement Cost	-	$0	$0	$0	$0
4	Total Project Cost Estimate	63,240	$4,610,448	$5,004,307	$9,614,755	$152

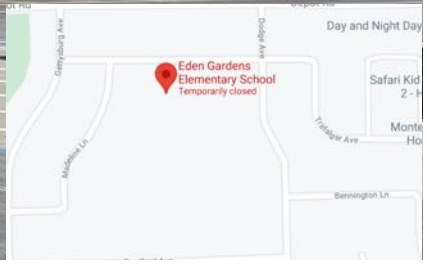
Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1 This cost estimate is based on a full modernization scope
2 Above figures are Total Project Costs
3 See backup sheets for further detail of recommended scope of work and markups
4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6 Total Building Sq. Ft. includes permanent and portable buildings
7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
10 Projects in-progress, funded by Measure H are not included in above figures
11 Cost and timeline assume all scope will be done in one phase





SITE DATA (EXISTING)

- Original Construction: 1960
- Site Acreage: 10.39
- Total Classrooms: 34
  - Permanent Classrooms: 20
  - Portable Classrooms: 14
- Assessment Rating: 2.2
- Solar PV: 79 kW

ENROLLMENT

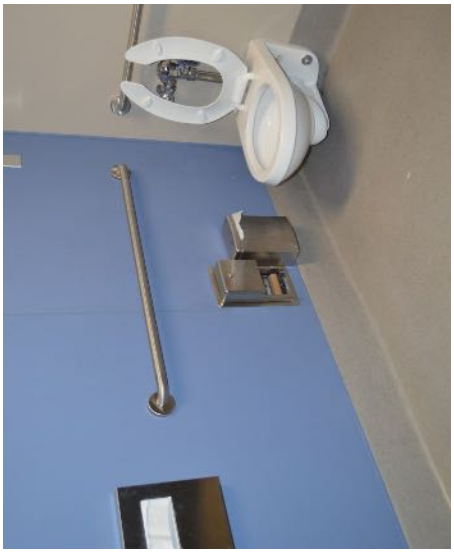
- Current Enrollment (2021): 513
- Enrollment Capacity: 707

PROGRAMS/SERVICES

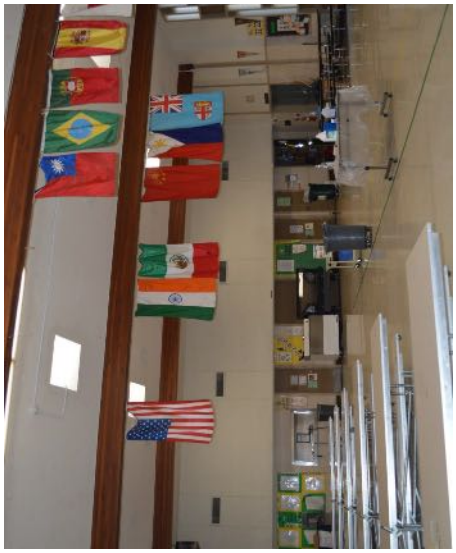
- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)

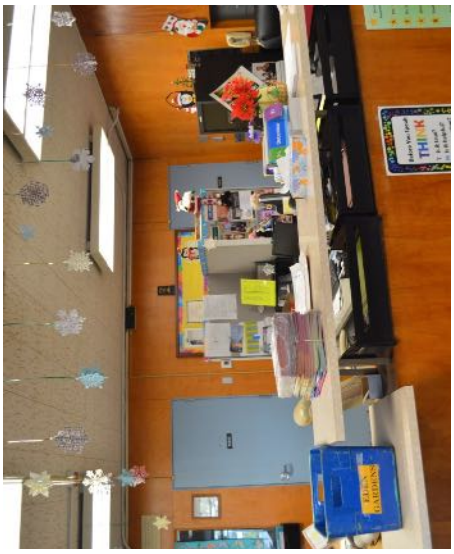


07 KEY CONSIDERATIONS GOING FORWARD



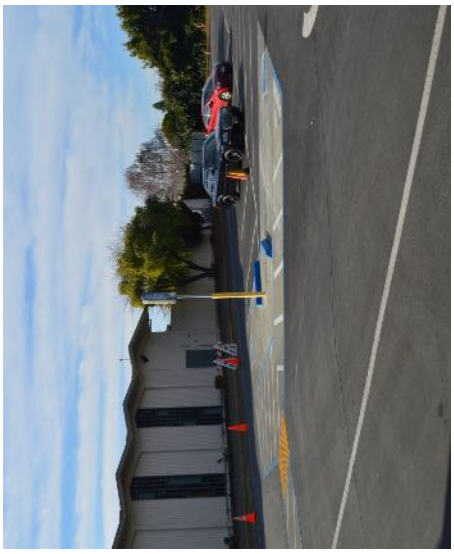




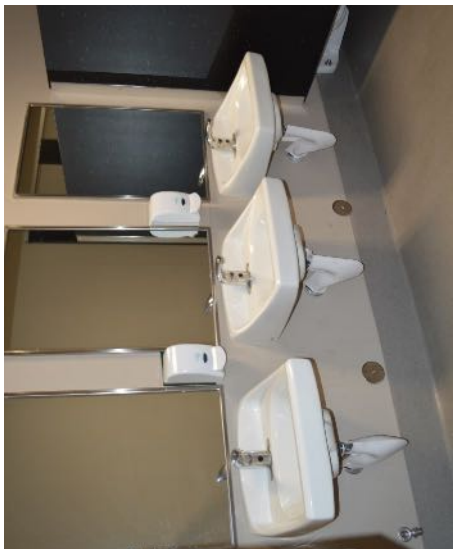












07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. QUAD
4. ADMINISTRATION
5. MULTIPURPOSE
6. LIBRARY
7. CLASSROOMS
8. HARDCOURTS
9. SPORTS FIELD
10. PLAYSTRUCTURE
11. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1960
SITE ACREAGE: 10.39
TOTAL CLASSROOMS: 34
PERMANENT CLASSROOMS: 20
PORTABLE CLASSROOMS: 14
ASSESSMENT RATING: 2.2
SOLAR PHOTOVOLTAIC SYSTEM: 79 kW
ENROLLMENT (2021): 513
ENROLLMENT CAPACITY: 707

Derivi Castellanos Architects

Hayward Unified School District
EDEN GARDEN ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
March 26, 2021

Facilities Needs Identified by Stakeholders

- HVAC, ventilation, air filtration
- Modernization of classroom, MPR, offices
- Disable access at stage
- New perimeter fencing

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- Additional electrical outlets
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Exterior lighting upgrade
- Hot water in classroom sinks
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- New blinds/curtains
- New cabinetry
- New classroom technology
- New furniture
- New play structures
- New playground equipment
- Repairs to blacktop/paving
- Replace existing portables with new permanent classrooms
- Outdoor seating areas and shade structures
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras (update)
- Technology infrastructure upgrade (WiFi)
- Windows that open/close properly

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

dca Derivi Castellanos Architects	HAYWARD UNIFIED SCHOOL DISTRICT	**Hayward Unified School District** EDEN GARDEN ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Eden Gardens Elementary School
FMP Site Meeting Date: 3/26/21

Year of original construction:	1960
Age of School:	61
TRi Rating 2019:	2.1
DCA Rating Update 2021:	2.2
2021 Enrollment:	513

Total No. of Classrooms:	34
No. of Permanent Classrooms:	20
No. of Existing Portables:	14
No. of Portables to be replaced:	14
Total Bldg Sq. Ft.:	47,531
Sq. Ft. of Permanent Bldgs:	34,091
Sq. Ft. of New Portables/Prefab Classrooms:	13,440
Site Acreage:	10.39
Usable Site Sq. Ft.:	405,057

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	34,091	$4,514,288	$10,828,913	$15,343,201	$450
2	Site Modernization Cost	405,057	$1,667,220	$2,581,095	$4,248,316	$10
3	Portable Replacement Cost	13,440	$5,271,739	$4,572,288	$9,844,027	$732
4	Total Project Cost Estimate	47,531	$11,453,248	$17,982,297	$29,435,544	$619

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1 This cost estimate is based on a full modernization scope
2 Above figures are Total Project Costs
3 See backup sheets for further detail of recommended scope of work and markups
4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6 Total Building Sq. Ft. includes permanent and portable buildings
7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
10 Projects in-progress, funded by Measure H are not included in above figures
11 Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

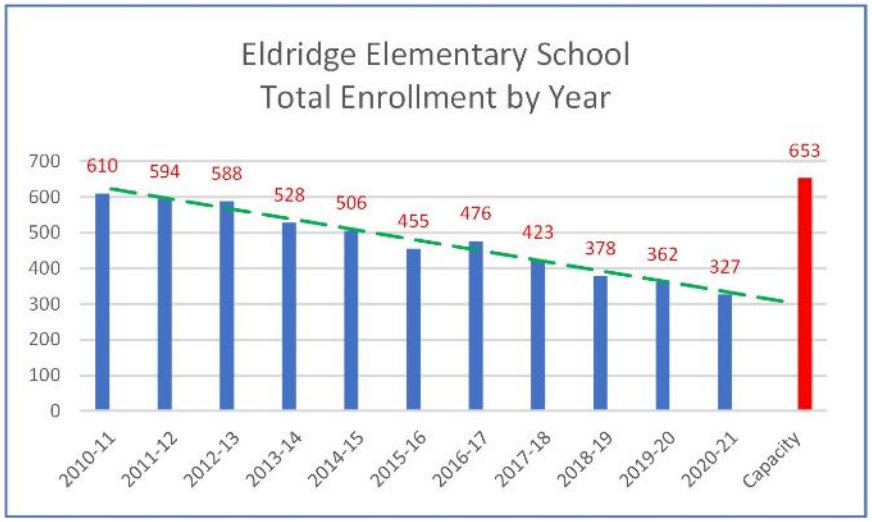
- Original Construction: 1956
- Site Acreage: 10
- Total Classrooms: 32
  - Permanent Classrooms: 19
  - Portable Classrooms: 13
- Assessment Rating: 2.2
- Solar PV: 103 kW

ENROLLMENT

- Current Enrollment (2021): 327
- Enrollment Capacity: 653

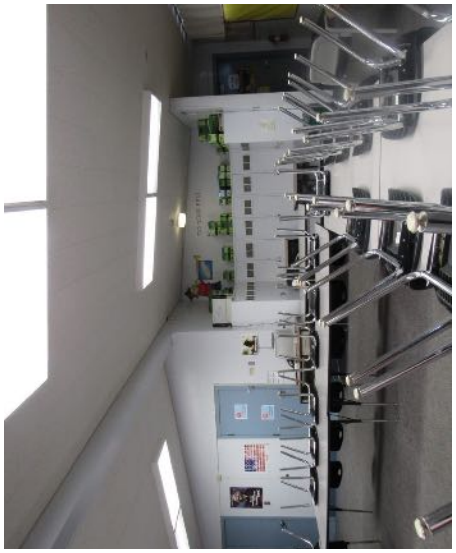
PROGRAMS/SERVICES

- Grades: TK-6
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Year-Round



07 KEY CONSIDERATIONS GOING FORWARD

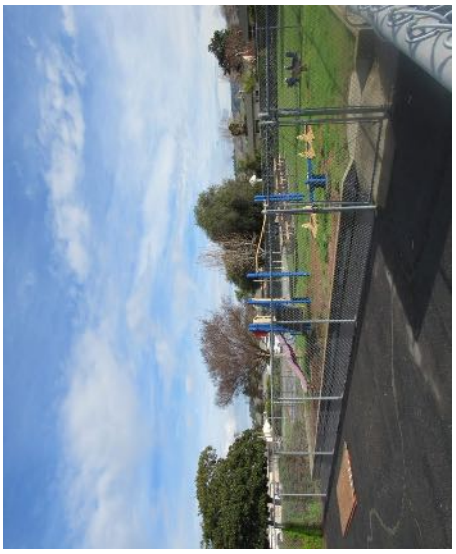


















07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. QUAD
4. ADMINISTRATION
5. MULTI PURPOSE
6. LIBRARY (LOCATION UNKNOWN)
7. CLASSROOMS
8. HARDCOURTS
9. SPORTS FIELD
10. PLAYSTRUCTURE
11. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1956
SITE ACREAGE: 10
TOTAL CLASSROOMS: 32
PERMANENT CLASSROOMS: 19
PORTABLE CLASSROOMS: 13
ASSESSMENT RATING: 2.2
SOLAR PHOTOVOLTAIC SYSTEM: 103 kW
ENROLLMENT (2021): 327
ENROLLMENT CAPACITY: 653

Derivi Castellanos Architects

Hayward Unified School District
ELDRIDGE ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
March 17, 2021

Facilities Needs Identified by Stakeholders

- HVAC, ventilation, air filtration, controllability
- Modernization of classrooms
- Modernization of restrooms
- Fencing, security
- Access control at front office
- Surveillance cameras
- Additional electrical outlets
- New roofing
- Hazmat abatement
- Additional water stations/bottle fillers
- Repairs to blacktop/paving
- Address flooding in breezeways
- Hot water in classroom sinks
- New play structures
- Windows that open/close properly
- New blinds/curtains

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Campus-wide modernization
- All new utilities: electrical, water, sewer, storm drain
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- Exterior lighting upgrade
- New cabinetry
- New classroom technology
- New playground equipment
- New furniture
- New playground equipment
- Outdoor seating areas and shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Technology infrastructure upgrade (WiFi)

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects

Hayward Unified School District
ELDRIDGE ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Eldridge Elementary School
FMP Site Meeting Date: 3/17/21

Year of original construction:	1956
Age of School:	65
TRi Rating 2019:	2.1
DCA Rating Update 2021:	2.2
2021 Enrollment:	327

Total No. of Classrooms:	29
No. of Permanent Classrooms:	19
No. of Existing Portables:	13
No. of Portables to be replaced:	10
Total Bldg Sq. Ft.:	39,046
Sq. Ft. of Permanent Bldgs:	29,446
Sq. Ft. of New Portables/Prefab Classrooms:	9,600
Site Acreage:	10.00
Usable Site Sq. Ft.:	396,554

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	29,446	$4,539,948	$9,563,686	$14,103,634	$479
2	Site Modernization Cost	396,554	$1,952,823	$3,287,402	$5,240,225	$13
3	Portable Replacement Cost	9,600	$4,003,668	$3,265,920	$7,269,588	$757
4	Total Project Cost Estimate	39,046	$10,496,438	$16,117,008	$26,613,447	$682

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

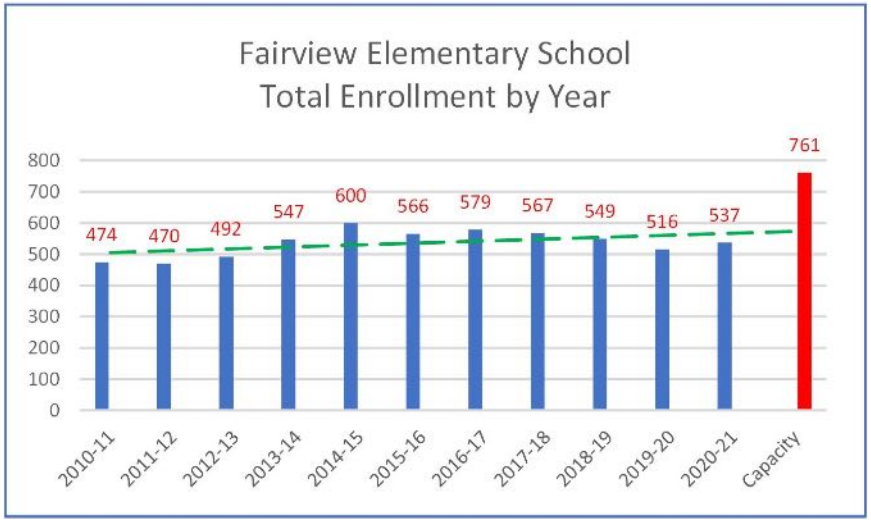
- Original Construction: 2012
- Site Acreage: 5.78
- Total Classrooms: 36
  - Permanent Classrooms: 36
  - Portable Classrooms: 0
- Assessment Rating: 3.8
- Solar PV: 140 kW

ENROLLMENT

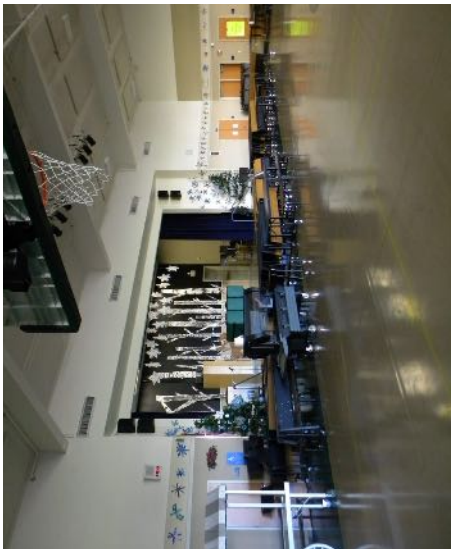
- Current Enrollment (2021): 537
- Enrollment Capacity: 761

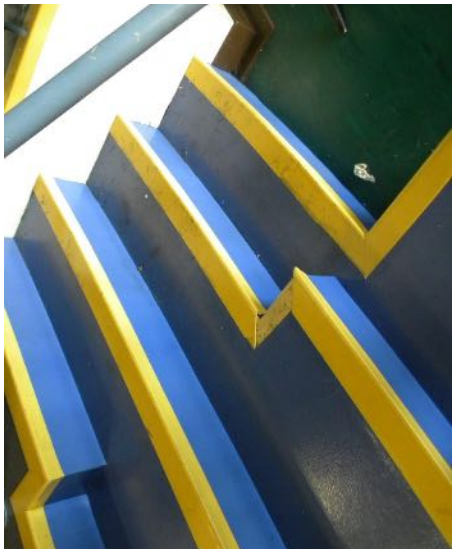
PROGRAMS/SERVICES

- Grades: TK-6
- Preschool
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)



07 KEY CONSIDERATIONS GOING FORWARD



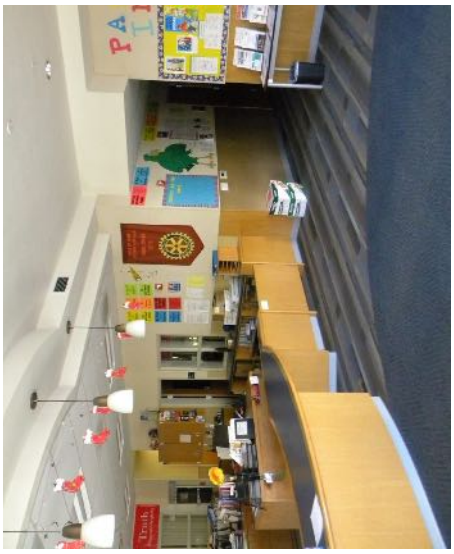
















07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. QUAD
4. ADMINISTRATION
5. MULTI PURPOSE
6. LIBRARY
7. CLASSROOMS
8. HARDCOURTS
9. SPORTS FIELD
10. PLAYSTRUCTURE
11. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 2012
SITE ACREAGE: 5.78
TOTAL CLASSROOMS: 36
PERMANENT CLASSROOMS: 36
PORTABLE CLASSROOMS: 0
ASSESSMENT RATING: 3.8
SOLAR PHOTOVOLTAIC SYSTEM: 140 kW
ENROLLMENT (2021): 537
ENROLLMENT CAPACITY: 761

Derivi Castellanos Architects		**Hayward Unified School District** FAIRVIEW ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1



Summary of Site Stakeholder Meeting
March 22, 2021

Facilities Priorities Identified by Stakeholders

- HVAC, ventilation, air filtration, CO2 monitors
- Safety of play structures
- Technology, audio-visual improvements
- Odor from sewer pipes
- Touchless water stations/bottle fillers
- Shade structures
- Safety, security, lockdown capability
- Intercom and DHH devices
- Blackout curtains in MPR
- Access control at front office
- Improve pick-up/drop-off
- Fix doors throughout so they open/close properly
- Replant turf
- Exterior painting, landscaping, curb appeal

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Additional electrical outlets
- Exterior lighting upgrade
- Fencing, security
- Hot water in classroom sinks
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- New blinds/curtains
- New classroom technology and audio-visual
- New furniture
- New playground equipment
- Outdoor seating areas and shade structures
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (WiFi)

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects

Hayward Unified School District
FAIRVIEW ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Fairview Elementary School
FMP Site Meeting Date: 3/22/21

Year of original construction:	2012
Age of School:	9
TRi Rating 2019:	3.8
DCA Rating Update 2021:	3.8
2021 Enrollment:	537

Total No. of Classrooms:	36
No. of Permanent Classrooms:	36
No. of Existing Portables:	-
No. of Portables to be replaced:	-
Total Bldg Sq. Ft.:	74,476
Sq. Ft. of Permanent Bldgs:	74,476
Sq. Ft. of New Portables/Prefab Classrooms:	-
Site Acreage:	5.78
Usable Site Sq. Ft.:	177,301

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	74,476	$4,626,091	$2,834,841	$7,460,933	$100
2	Site Modernization Cost	177,301	$529,378	$1,987,867	$2,517,245	$14
3	Portable Replacement Cost	-	$0	$0	$0	$0
4	Total Project Cost Estimate	74,476	$5,155,470	$4,822,708	$9,978,178	$134

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1 This cost estimate is based on a full modernization scope
2 Above figures are Total Project Costs
3 See backup sheets for further detail of recommended scope of work and markups
4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6 Total Building Sq. Ft. includes permanent and portable buildings
7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
10 Projects in-progress, funded by Measure H are not included in above figures
11 Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

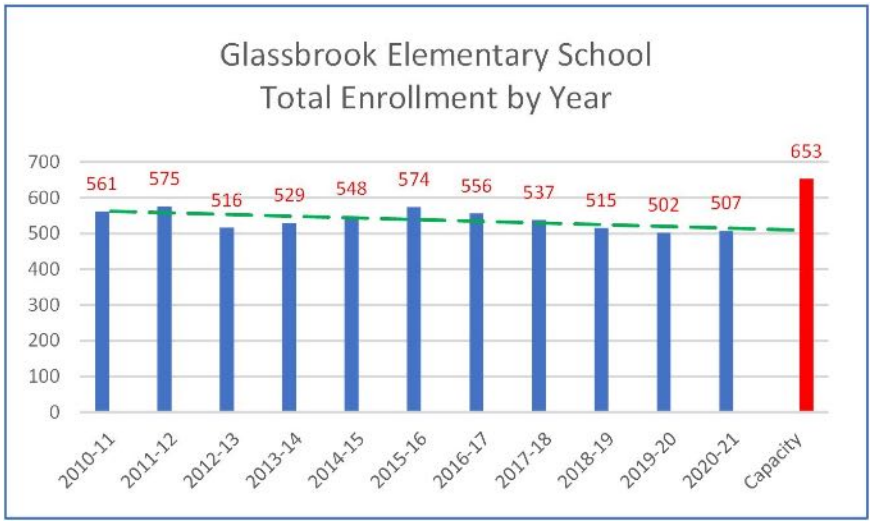
- Original Construction: 1956
- Site Acreage: 9.71
- Total Classrooms: 32
  - Permanent Classrooms: 18
  - Portable Classrooms: 14
- Assessment Rating: 1.9
- Solar PV: 94 kW

ENROLLMENT

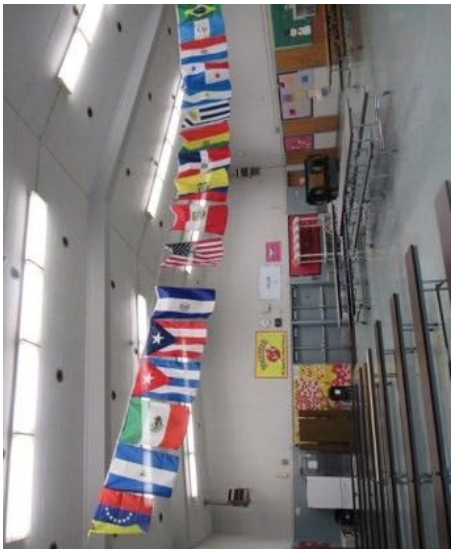
- Current Enrollment (2021): 507
- Enrollment Capacity: 653

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Bilingual

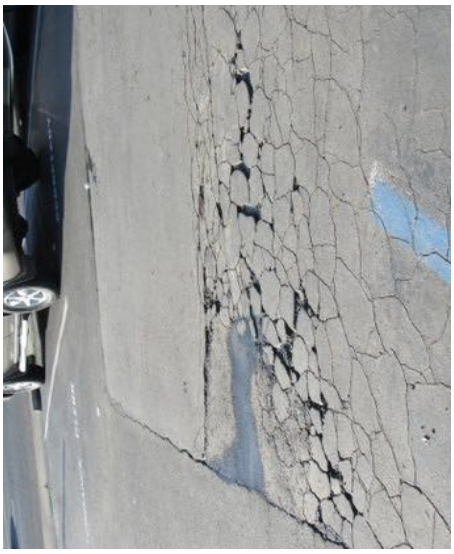


07 KEY CONSIDERATIONS GOING FORWARD

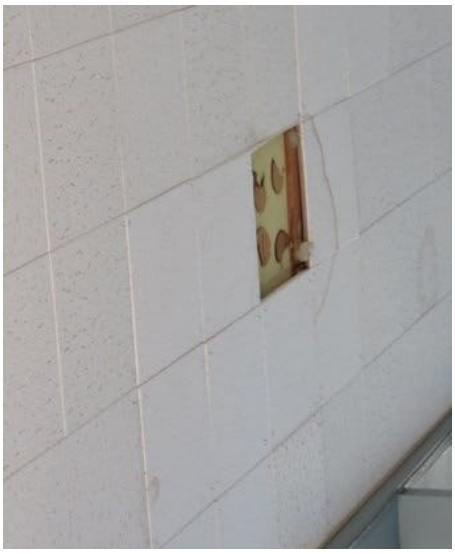






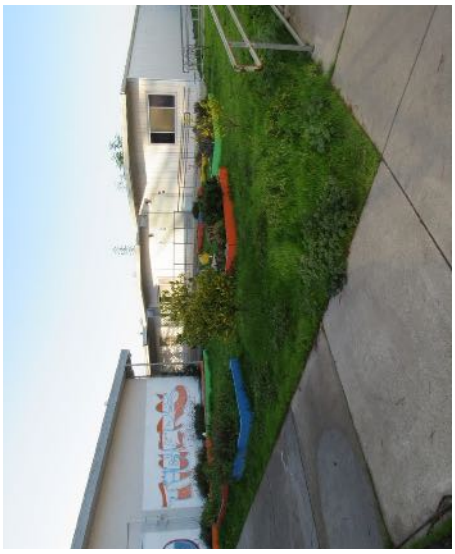














LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. ADMINISTRATION
3. MULTIPURPOSE
4. LIBRARY (LOCATION UNKOWN)
5. CLASSROOMS
6. HARDCOURTS
7. SPORTS FIELD
8. PLAYSTRUCTURE
9. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1956
SITE ACREAGE: 9.71
TOTAL CLASSROOMS: 32
PERMANENT CLASSROOMS: 18
PORTABLE CLASSROOMS: 14
ASSESSMENT RATING: 1.9
SOLAR PHOTOVOLTAIC SYSTEM: 94 kW
ENROLLMENT (2021): 507
ENROLLMENT CAPACITY: 653

Derivi Castellanos Architects

Hayward Unified School District
GLASSBROOK ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
April 26, 2021

Facilities Needs Identified by Stakeholders

- Fencing repairs, on-site assessment
- Fix blacktop holes and uneven
- Replace classroom carpets/tile flooring
- Address stairway to play structure
- Discrete waste bins in each stall (famine hygiene products)
- HVAC,ventilation, air filtration, controllability
- Windows that open close properly
- Additional water stations/bottle fillers
- New blinds/curtains
- New play structures, ADA accessible
- New playground equipment
- Restroom expansion and modernization
- Additional restroom for 1-3rd grade portables
- Drop-off/Pick-up zone, Address parking lot
- Traffic study/redesign
- Updated classroom technology
- Address flooding during rain season
- Multipurpose room modification
- Replace/new plumbing, water assessment
- Outdoor learning area
- Campus-wide modernization
- Environmentally friendly structures and facilities

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Access control at front office
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Electrical updates, additional outlets
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- Outdoor seating area with shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated lighting

Derivi Castellanos Architects

Hayward Unified School District
GLASSBROOK ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Glassbrook Elementary School
FMP Site Meeting Date: 4/26/21

Year of original construction:	1956
Age of School:	65
TRi Rating 2019:	1.7
DCA Rating Update 2021:	1.9
2021 Enrollment:	507

Total No. of Classrooms:	33
No. of Permanent Classrooms:	21
No. of Existing Portables:	12
No. of Portables to be replaced:	12
Total Bldg Sq. Ft.:	41,578
Sq. Ft. of Permanent Bldgs:	30,058
Sq. Ft. of New Portables/Prefab Classrooms:	11,520
Site Acreage:	9.71
Usable Site Sq. Ft.:	381,390

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	30,058	$4,236,603	$10,361,496	$14,598,099	$486
2	Site Modernization Cost	381,390	$1,622,345	$3,965,544	$5,587,889	$15
3	Portable Replacement Cost	11,520	$4,518,634	$3,919,104	$8,437,738	$732
4	Total Project Cost Estimate	41,578	$10,377,582	$18,246,144	$28,623,726	$688

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

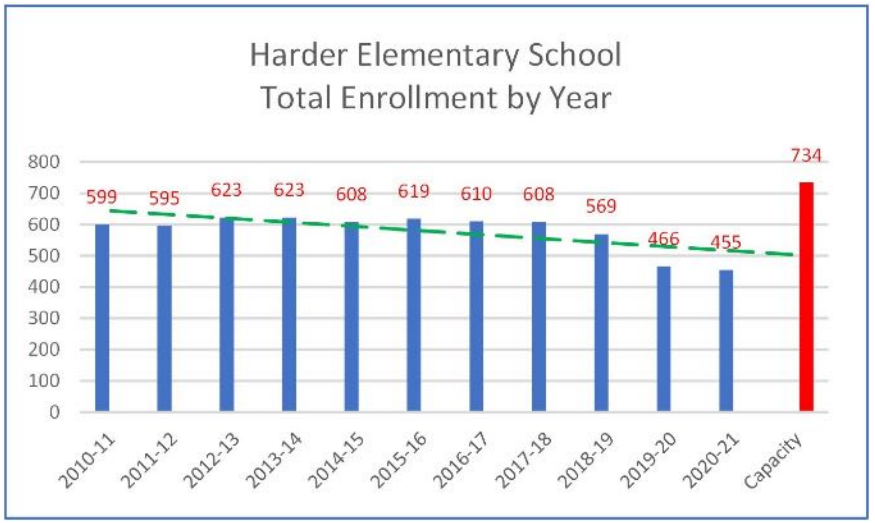
- Original Construction: 1952
- Site Acreage: 7.69
- Total Classrooms: 32
  - Permanent Classrooms: 32
  - Portable Classrooms: 0
- Assessment Rating: 4.0
- Solar PV: 230 kW

ENROLLMENT

- Current Enrollment (2021): 455
- Enrollment Capacity: 734

PROGRAMS/SERVICES

- Grades: K-6
- Preschool
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- Bilingual

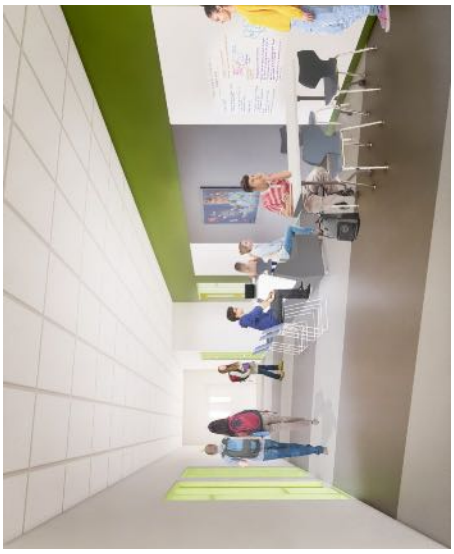


07 KEY CONSIDERATIONS GOING FORWARD

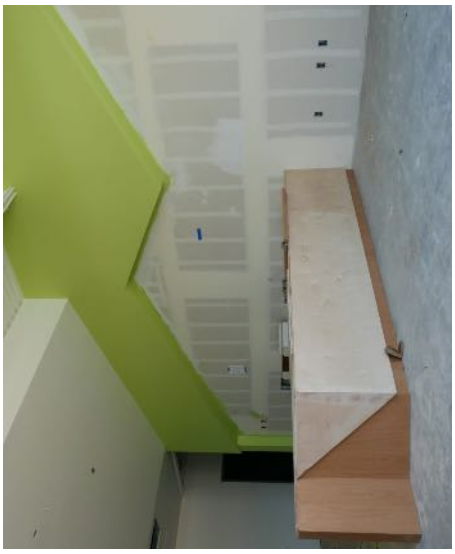




















LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1952
SITE ACREAGE: 7.69
TOTAL CLASSROOMS: 32
PERMANENT CLASSROOMS: 32
PORTABLE CLASSROOMS: 0
ASSESSMENT RATING: 4.0
SOLAR PHOTOVOLTAIC SYSTEM: 230 kW
ENROLLMENT (2021): 455
ENROLLMENT CAPACITY: 734

dca Derivi Castellanos Architects	HAYWARD UNIFIED SCHOOL DISTRICT	**Hayward Unified School District** HARDER ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1



Summary of Stakeholder Meeting
May 17, 2021

As construction of the new Harder School was being completed in Summer of 2021, to be occupied for the 2021-22 school year, it was agreed that DCA would reconvene a meeting with the Harder stakeholder group to discuss facilities needs, priorities and concerns in Spring of 2023.

This discussion will be the basis for recommended future improvements and the associated cost estimate.



SITE DATA (EXISTING)

- Original Construction: 1952
- Site Acreage: 10
- Total Classrooms: 39
  - Permanent Classrooms: 22
  - Portable Classrooms: 17
- Assessment Rating: 2.4
- Solar PV: 129 kW

ENROLLMENT

- Current Enrollment (2021): 552
- Enrollment Capacity: 842

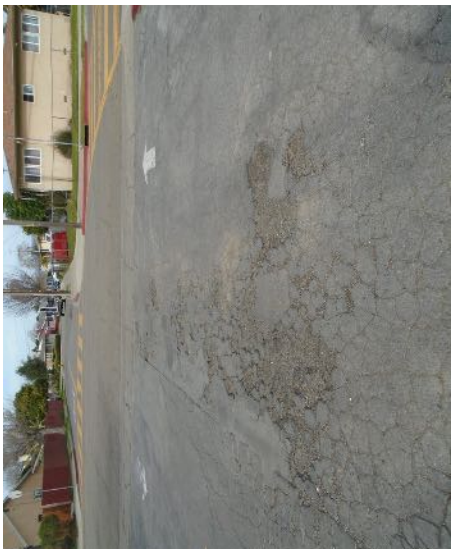
PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- Bilingual



07 KEY CONSIDERATIONS GOING FORWARD








07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES
11. LONGWOOD PARK

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1952
SITE ACREAGE: 10
TOTAL CLASSROOMS: 39
PERMANENT CLASSROOMS: 22
PORTABLE CLASSROOMS: 17
ASSESSMENT RATING: 2.4
SOLAR PHOTOVOLTAIC SYSTEM: 129 kW
ENROLLMENT (2021): 552
ENROLLMENT CAPACITY: 842

Derivi Castellanos Architects		**Hayward Unified School District** LONGWOOD ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
May 27, 2021

Facilities Needs Identified by Stakeholders

- Higher fencing
- Windows and doors that open close properly
- Update plumbing
- Replace existing portables with new permanent classrooms
- Updated classroom furniture
- Electrical updates, additional outlets
- Aesthetic curb appeal re-design

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Hot water in classroom sinks
- HVAC,ventilation, air filtration, controllability
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Outdoor seating area with shade structures
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated classroom technology
- Updated lighting

Derivi Castellanos Architects

Hayward Unified School District
LONGWOOD ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Longwood Elementary School
FMP Site Meeting Date: 5/27/21

Year of original construction:	1952
Age of School:	69
TRi Rating 2019:	2.1
DCA Rating Update 2021:	2.4
2021 Enrollment:	552

Total No. of Classrooms:	39
No. of Permanent Classrooms:	22
No. of Existing Portables:	17
No. of Portables to be replaced:	17
Total Bldg Sq. Ft.:	48,014
Sq. Ft. of Permanent Bldgs:	31,694
Sq. Ft. of New Portables/Prefab Classrooms:	16,320
Site Acreage:	10.00
Usable Site Sq. Ft.:	387,586

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	31,694	$4,799,977	$10,154,978	$14,954,955	$472
2	Site Modernization Cost	387,586	$1,635,034	$3,437,944	$5,072,977	$13
3	Portable Replacement Cost	16,320	$6,401,398	$5,552,064	$11,953,462	$732
4	Total Project Cost Estimate	48,014	$12,836,409	$19,144,986	$31,981,394	$666

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

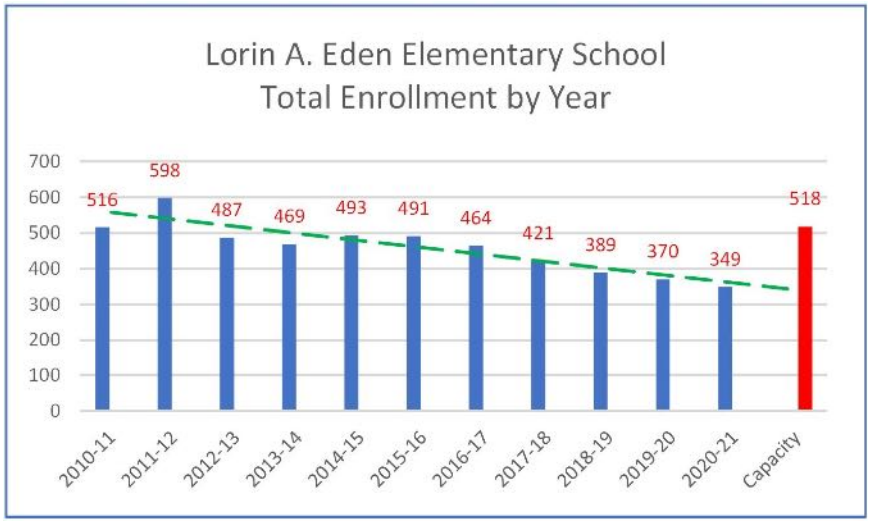
- Original Construction: 1963
- Site Under Modernization Measure H
- Site Acreage: 10.15
- Total Classrooms: 27
  - Permanent Classrooms: 16
  - Portable Classrooms: 11
- Assessment Rating: 1.7
- Solar PV: 68 kW

ENROLLMENT

- Current Enrollment (2021): 349
- Enrollment Capacity: 518

PROGRAMS/SERVICES

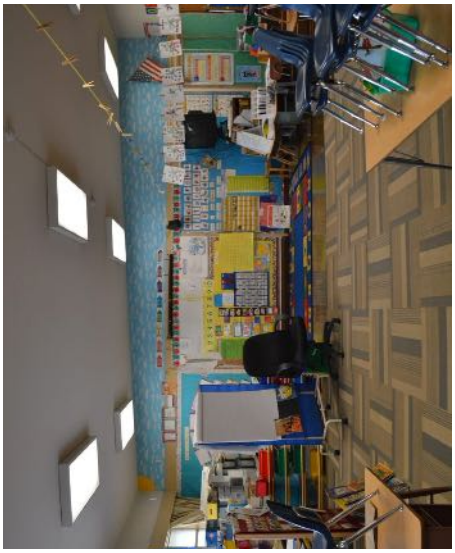
- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)



07 KEY CONSIDERATIONS GOING FORWARD



















07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (As of April 15, 2021)

- ORIGINAL CONSTRUCTION: 1963
- SITE ACREAGE: 10.15
- TOTAL CLASSROOMS: 27
- PERMANENT CLASSROOMS: 16
- PORTABLE CLASSROOMS: 11
- ASSESSMENT RATING: 1.7
- SOLAR PHOTOVOLTAIC SYSTEM: 68 kW
- ENROLLMENT (2021): 349
- ENROLLMENT CAPACITY: 518

Derivi Castellanos Architects

Hayward Unified School District

LORIN A. EDEN ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN

MP-1



Summary of Stakeholder Meeting
May 17, 2021

As Lorin Eden Elementary is planned to begin a comprehensive modernization in 2021-22, it was agreed that DCA would reconvene a meeting with the Lorin Eden stakeholder group to discuss facilities needs, priorities and concerns in Spring of 2024.

This discussion will be the basis for recommended future improvements and the associated cost estimate.

Derivi Castellanos Architects	**Hayward Unified School District** LORIN A. EDEN ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2



SITE DATA (EXISTING)

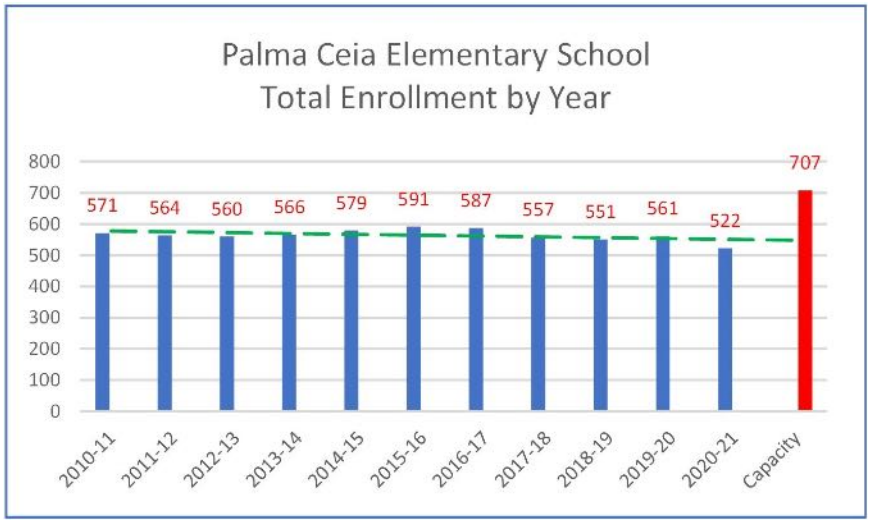
- Original Construction: 1956
- Site Acreage: 9.87
- Total Classrooms: 33
  - Permanent Classrooms: 24
  - Portable Classrooms: 9
- Assessment Rating: 2.1
- Solar PV: 112 kW

ENROLLMENT

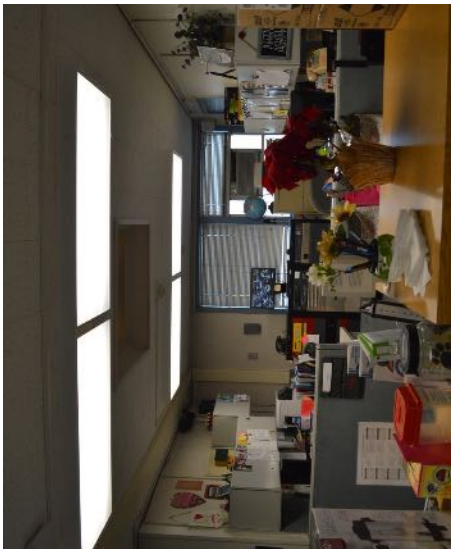
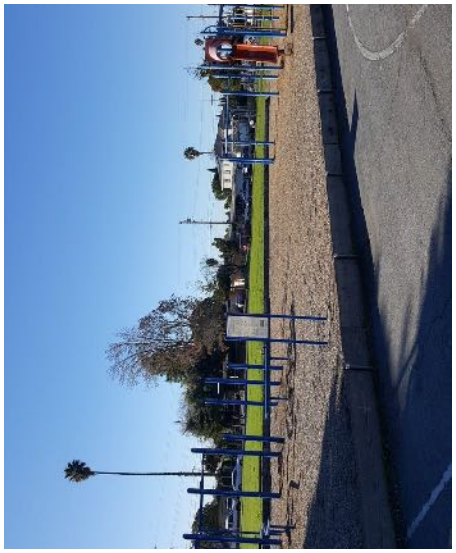
- Current Enrollment (2021): 522
- Enrollment Capacity: 707

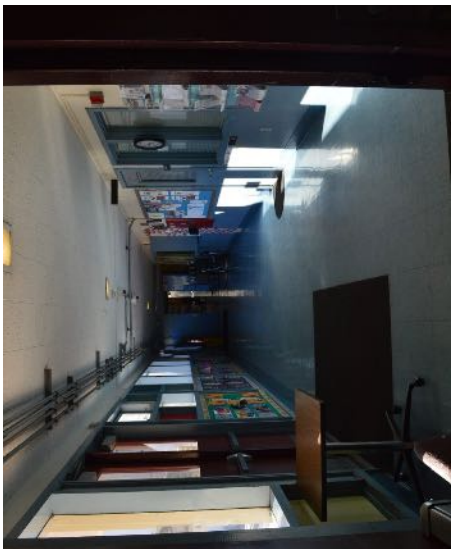
PROGRAMS/SERVICES

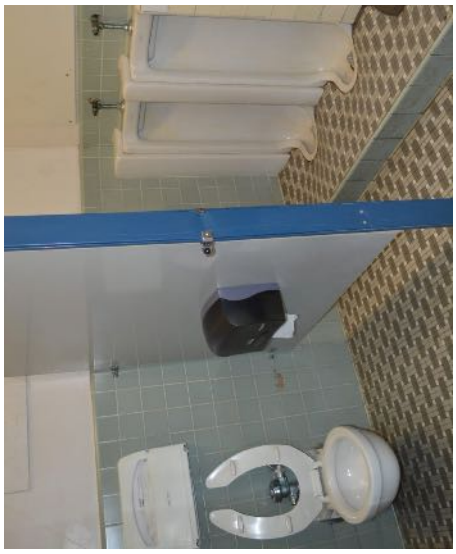
- Grades: K-6
- Preschool
- Youth Enrichment Program (YEP)
- Visual and Performing Arts (VAPA)
- Bilingual

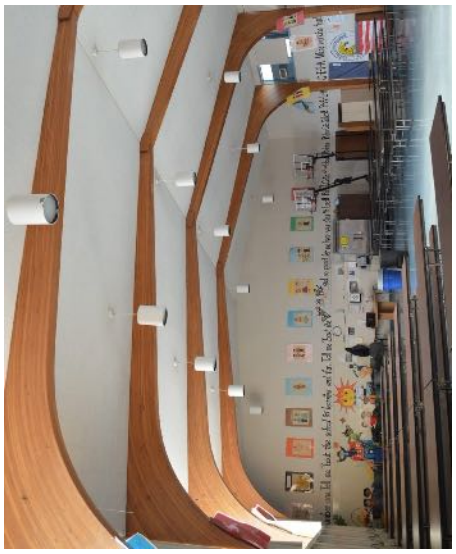


07 KEY CONSIDERATIONS GOING FORWARD








07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES
11. PALMA CEIA PARK

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1956
SITE ACREAGE: 9.87
TOTAL CLASSROOMS: 33
PERMANENT CLASSROOMS: 24
PORTABLE CLASSROOMS: 9
ASSESSMENT RATING: 2.1
SOLAR PHOTOVOLTAIC SYSTEM: 112 kW
ENROLLMENT (2021): 522
ENROLLMENT CAPACITY: 707

Derivi Castellanos Architects		**Hayward Unified School District** PALMA CEIA ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
April 7, 2021

Facilities Needs Identified by Stakeholders

- HVAC, ventilation, air filtration, controllability
- Fencing, security
- Access control at front office
- Address water pressure issues, plumbing repairs
- Classroom technology, audio-visual, WiFi coverage
- Additional electrical outlets
- Windows and doors that open/close properly
- New play structures
- Paving repairs, drainage on blacktop, walkways
- Interior painting
- New furniture
- Hot water at nurse's station
- New carpeting
- Modernize staff restroom
- Exterior lighting upgrade
- Additional water stations/bottle fillers

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- All new utilities: electrical, water, sewer, storm drain
- Hot water in classroom sinks
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- New blinds/curtains
- New cabinetry
- New playground equipment
- New roofing
- Outdoor seating areas and shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (WiFi)

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects	**Hayward Unified School District** PALMA CEIA ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Palma Ceia Elementary School
FMP Site Meeting Date: 4/07/21

Year of original construction:	1956
Age of School:	65
TRi Rating 2019:	2.0
DCA Rating Update 2021:	2.1
2021 Enrollment:	522

Total No. of Classrooms:	33
No. of Permanent Classrooms:	24
No. of Existing Portables:	9
No. of Portables to be replaced:	9
Total Bldg Sq. Ft.:	45,328
Sq. Ft. of Permanent Bldgs:	36,688
Sq. Ft. of New Portables/Prefab Classrooms:	8,640
Site Acreage:	9.87
Usable Site Sq. Ft.:	384,609

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	36,688	$4,824,166	$11,768,704	$16,592,869	$452
2	Site Modernization Cost	384,609	$1,638,301	$2,757,360	$4,395,661	$11
3	Portable Replacement Cost	8,640	$3,388,975	$2,939,328	$6,328,303	$732
4	Total Project Cost Estimate	45,328	$9,851,442	$17,465,391	$27,316,834	$603

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

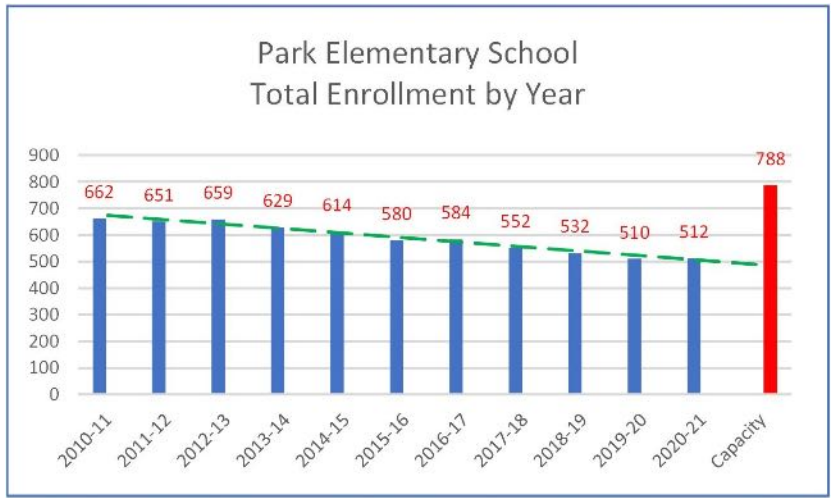
- Original Construction: 1959
- Site Acreage: 9.39
- Total Classrooms: 37
  - Permanent Classrooms: 19
  - Portable Classrooms: 18
- Assessment Rating: 2.0
- Solar PV: 108 kW

ENROLLMENT

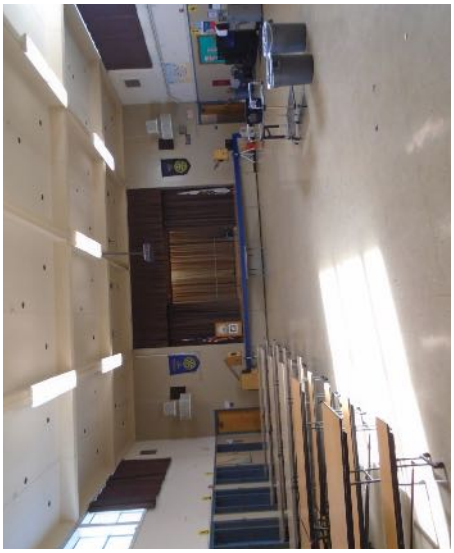
- Current Enrollment (2021): 512
- Enrollment Capacity: 788

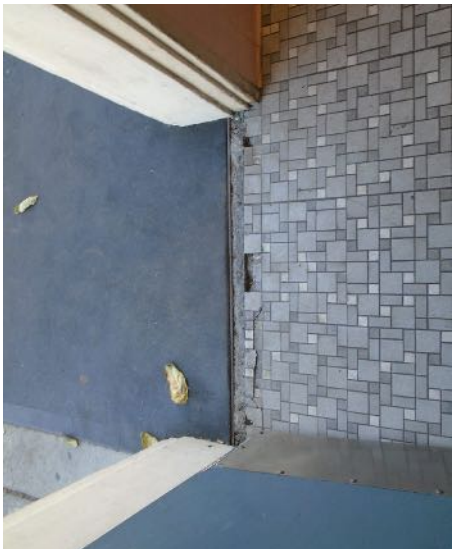
PROGRAMS/SERVICES

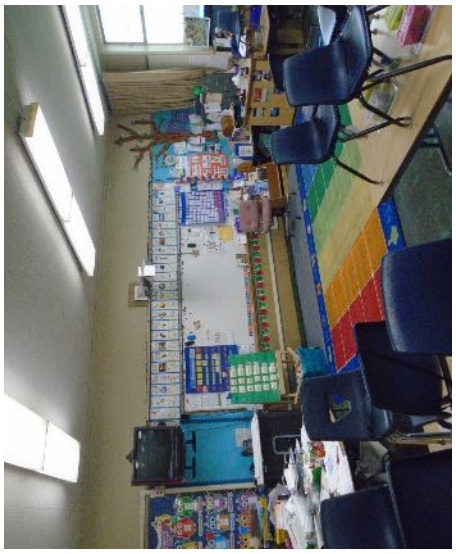
- Grades: K-6
- Preschool
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Year-Round
- Bilingual



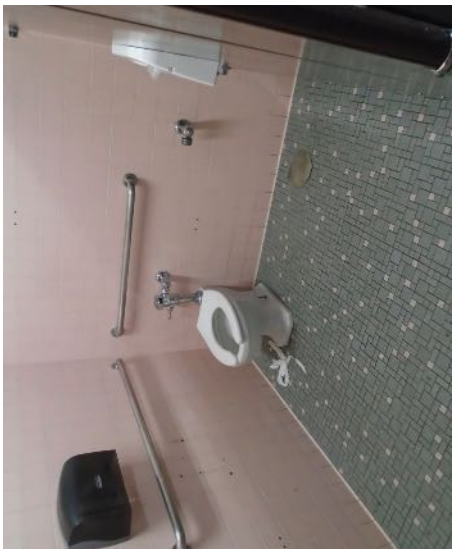
07 KEY CONSIDERATIONS GOING FORWARD











07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

- ORIGINAL CONSTRUCTION: 1959
- SITE ACREAGE: 9.39
- TOTAL CLASSROOMS: 37
- PERMANENT CLASSROOMS: 19
- PORTABLE CLASSROOMS: 18
- ASSESSMENT RATING: 2.0
- SOLAR PHOTOVOLTAIC SYSTEM: 108 kW
- ENROLLMENT (2021): 512
- ENROLLMENT CAPACITY: 788

Derivi Castellanos Architects	**Hayward Unified School District** PARK ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
April 22, 2021

Facilities Needs Identified by Stakeholders

- Access control at front office
- Outdoor seating area with shade structures
- Additional staff restrooms
- Higher fencing on train tracks side
- New safe access points
- Updated fire alarm systems
- Fix blacktop holes and uneven
- Replace flooring
- 2 Permanent portables dedicated for PE and counseling services
- Admin. office expansion
- New dance studio
- New dedicated space for Youth Enrichment Program(YEP)
- Windows that open close properly
- HVAC,ventilation, air filtration, controllability
- Hazmat abatement
- Updated classroom technology
- Additional trees
- Parking expansion

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Campus-wide modernization
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Electrical updates, additional outlets
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated lighting

dca Derivi Castellanos Architects	HAYWARD UNIFIED SCHOOL DISTRICT	**Hayward Unified School District** PARK ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Park Elementary School
FMP Site Meeting Date: 4/22/21

Year of original construction:	1959
Age of School:	62
TRi Rating 2019:	2.0
DCA Rating Update 2021:	2.0
2021 Enrollment:	512

Total No. of Classrooms:	38
No. of Permanent Classrooms:	18
No. of Existing Portables:	17
No. of Portables to be replaced:	20
Total Bldg Sq. Ft.:	52,851
Sq. Ft. of Permanent Bldgs:	33,651
Sq. Ft. of New Portables/Prefab Classrooms:	19,200
Site Acreage:	9.39
Usable Site Sq. Ft.:	356,177

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	33,651	$4,460,180	$11,260,593	$15,720,773	$467
2	Site Modernization Cost	356,177	$1,587,322	$3,793,471	$5,380,793	$15
3	Portable Replacement Cost	19,200	$7,448,436	$6,531,840	$13,980,276	$728
4	Total Project Cost Estimate	52,851	$13,495,938	$21,585,904	$35,081,842	$664

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

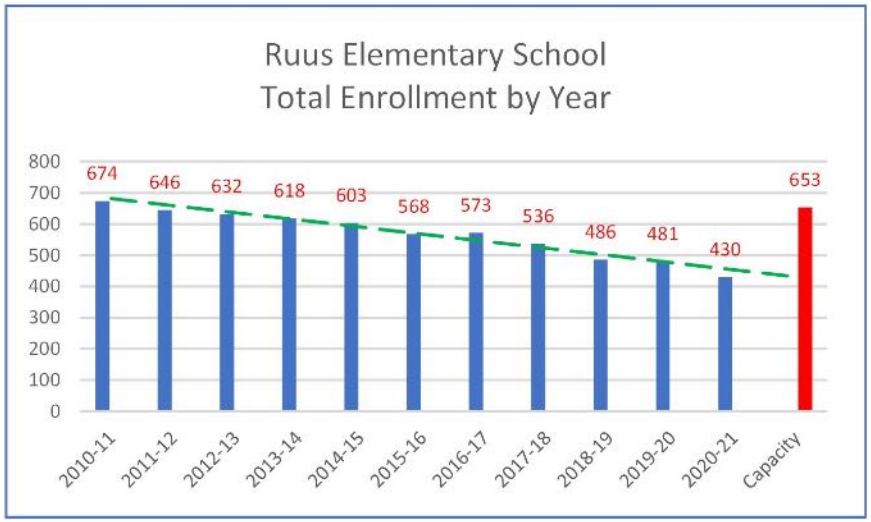
- Original Construction: 1956
- Site Acreage: 7.18
- Total Classrooms: 32
  - Permanent Classrooms: 22
  - Portable Classrooms: 10
- Assessment Rating: 2.1
- Solar PV: 86 kW

ENROLLMENT

- Current Enrollment (2021): 430
- Enrollment Capacity: 653

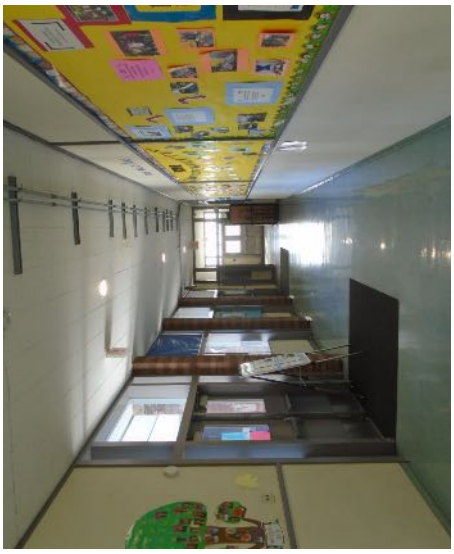
PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Bilingual



07 KEY CONSIDERATIONS GOING FORWARD










LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES
11. RUUS PARK

SITE DATA (EXISTING)

- ORIGINAL CONSTRUCTION: 1956
- SITE ACREAGE: 7.18
- TOTAL CLASSROOMS: 32
- PERMANENT CLASSROOMS: 22
- PORTABLE CLASSROOMS: 10
- ASSESSMENT RATING: 2.1
- SOLAR PHOTOVOLTAIC SYSTEM: 86 kW
- ENROLLMENT (2021): 430
- ENROLLMENT CAPACITY: 653

Derivi Castellanos Architects

Hayward Unified School District
RUUS ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
April 12, 2021

Facilities Needs Identified by Stakeholders

- Access control at front office
- Pick-up/Drop-off zones
- Additional staff parking
- Window modernization, open close properly
- HVAC,ventilation, air filtration, controllability
- Additional staff and student restrooms
- Hot water in sinks
- Updated plumbing
- Electrical updates, additional outlets
- Surveillance cameras

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Outdoor seating area with shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Technology infrastructure upgrade (wifi)
- Updated classroom technology

Derivi Castellanos Architects

Hayward Unified School District
RUUS ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Ruus Elementary School
FMP Site Meeting Date: 4/12/21

Year of original construction:	1956
Age of School:	65
TRi Rating 2019:	1.9
DCA Rating Update 2021:	2.1
2021 Enrollment:	430

Total No. of Classrooms:	32
No. of Permanent Classrooms:	22
No. of Existing Portables:	10
No. of Portables to be replaced:	10
Total Bldg Sq. Ft.:	46,118
Sq. Ft. of Permanent Bldgs:	36,518
Sq. Ft. of New Portables/Prefab Classrooms:	9,600
Site Acreage:	7.18
Usable Site Sq. Ft.:	266,643

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	36,518	$5,038,406	$11,915,503	$16,953,909	$464
2	Site Modernization Cost	266,643	$1,446,920	$3,319,136	$4,766,056	$18
3	Portable Replacement Cost	9,600	$3,765,528	$3,265,920	$7,031,448	$732
4	Total Project Cost Estimate	46,118	$10,250,854	$18,500,559	$28,751,413	$623

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

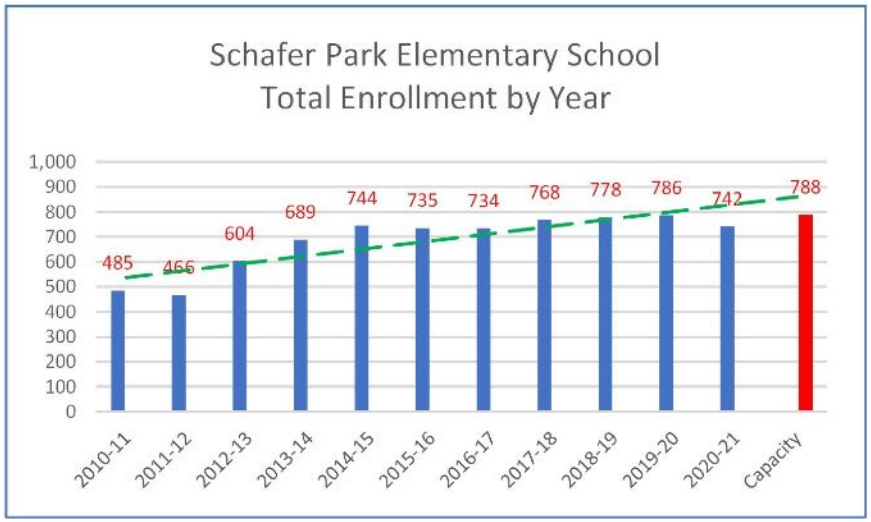
- Original Construction: 2012
- Site Acreage: 10.35
- Total Classrooms: 34
  - Permanent Classrooms: 34
  - Portable Classrooms: 0
- Assessment Rating: 4.0
- Solar PV: 125 kW

ENROLLMENT

- Current Enrollment (2021): 742
- Enrollment Capacity: 788

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- Dual Immersion

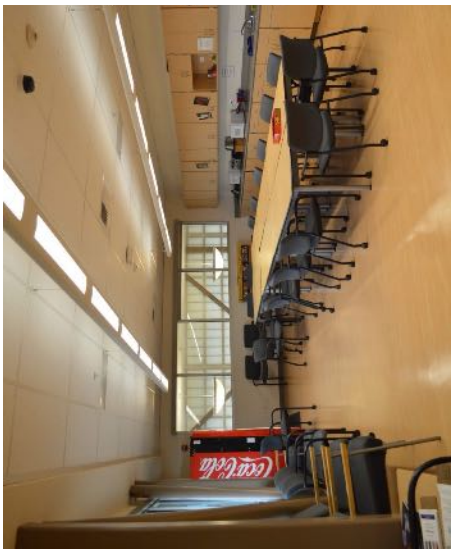


07 KEY CONSIDERATIONS GOING FORWARD



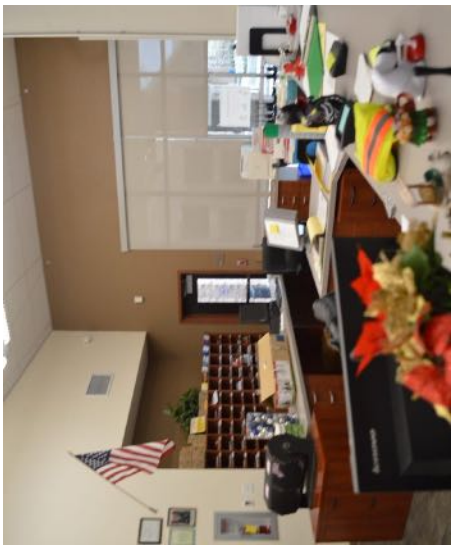




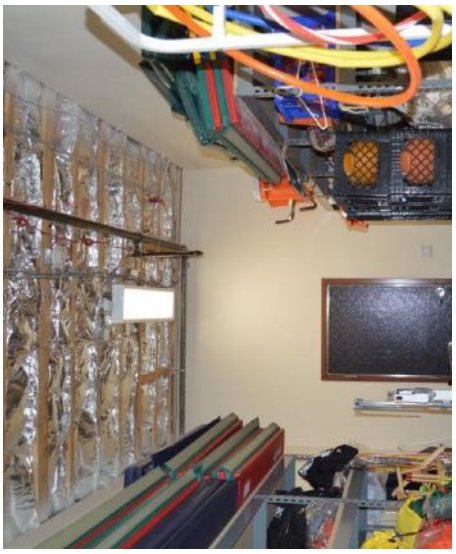












07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 2012
SITE ACREAGE: 10.35
TOTAL CLASSROOMS: 34
PERMANENT CLASSROOMS: 34
PORTABLE CLASSROOMS: 0
ASSESSMENT RATING: 4.0
SOLAR PHOTOVOLTAIC SYSTEM: 125 kW
ENROLLMENT (2021): 742
ENROLLMENT CAPACITY: 788

Derivi Castellanos Architects

Hayward Unified School District
SCHAFER PARK ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
April 6, 2021

Facilities Priorities Identified by Stakeholders

- Parking lot signage and gates to control traffic
- Play structure improvements
- Replace synthetic turf with sod
- Audio-visual in MPR
- Surveillance cameras
- Additional water stations near fields
- Additional restrooms near fields
- New blinds/curtains (for safety)
- Safety, security, lockdown capability
- Shade structures
- Landscape maintenance
- Fencing repairs (to keep cats out)

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Accessibility improvements
- Access control at front office
- Additional electrical outlets
- Doors that open/close properly
- Exterior lighting upgrade
- Hot water in classroom sinks
- HVAC, ventilation, air filtration, CO2 sensors
- Kitchen renovation, new equipment
- New classroom technology and audio-visual
- New furniture
- New playground equipment
- Outdoor seating areas and shade structures
- Updated play structures
- Science, STEM, art specialties (2 classrooms)
- Technology infrastructure upgrade (WiFi)
- Windows that open/close properly

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects

Hayward Unified School District
SCHAFER PARK ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Schafer Park Elementary School
FMP Site Meeting Date: 3/25/21

Year of original construction:	2011
Age of School:	10
TRi Rating 2019:	4.0
DCA Rating Update 2021:	4.0
2021 Enrollment:	742

Total No. of Classrooms:	34
No. of Permanent Classrooms:	34
No. of Existing Portables:	-
No. of Portables to be replaced:	-
Total Bldg Sq. Ft.:	63,828
Sq. Ft. of Permanent Bldgs:	63,828
Sq. Ft. of New Portables/Prefab Classrooms:	-
Site Acreage:	10.35
Usable Site Sq. Ft.:	387,018

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	63,828	$3,987,850	$2,584,720	$6,572,570	$103
2	Site Modernization Cost	387,018	$695,128	$1,544,246	$2,239,375	$6
3	Portable Replacement Cost	-	$0	$0	$0	#DIV/0!
4	Total Project Cost Estimate	63,828	$4,682,979	$4,128,966	$8,811,945	$138

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

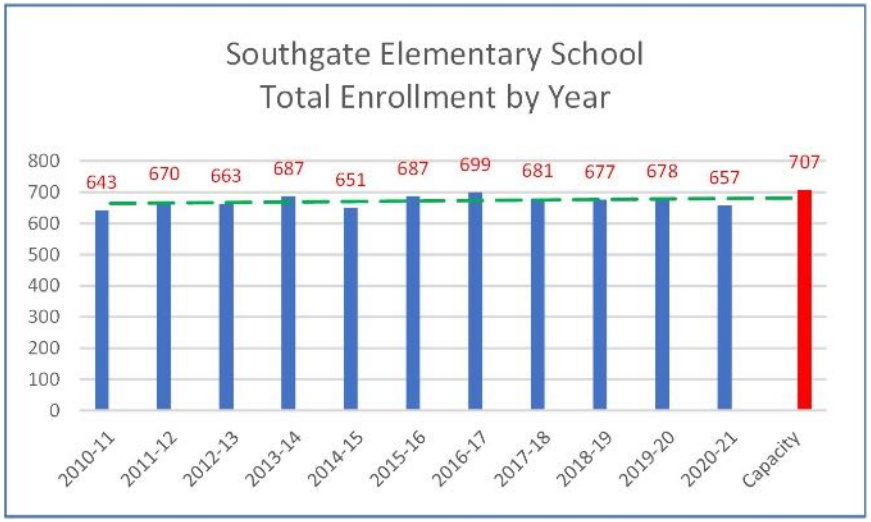
- Original Construction: 1957
- Site Acreage: 9
- Total Classrooms: 34
  - Permanent Classrooms: 20
  - Portable Classrooms: 14
- Assessment Rating: 2.3
- Solar PV: 108 kW

ENROLLMENT

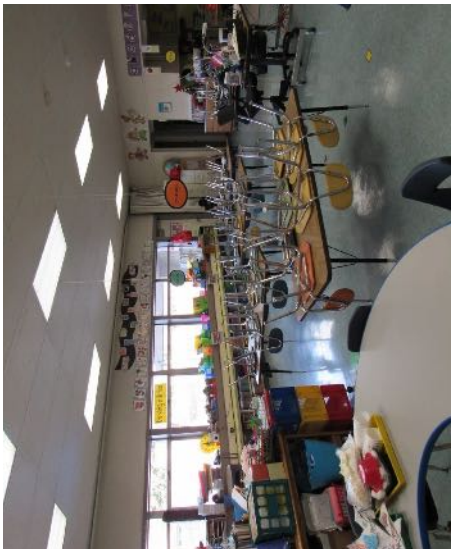
- Current Enrollment (2021): 657
- Enrollment Capacity: 707

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)



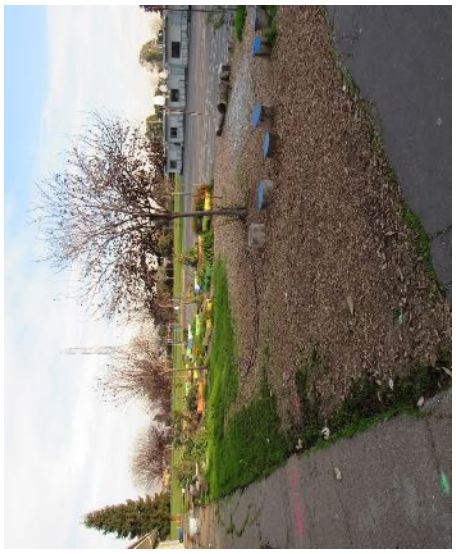
07 KEY CONSIDERATIONS GOING FORWARD



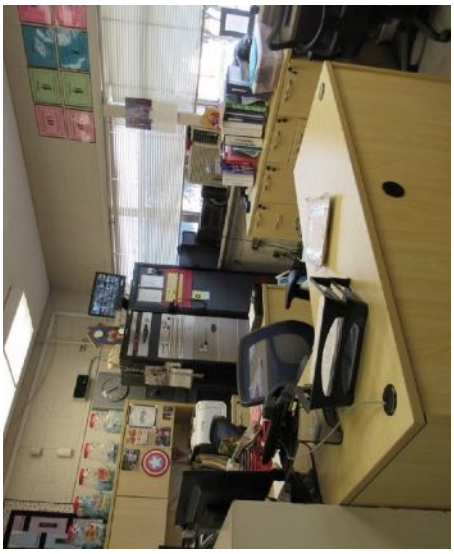


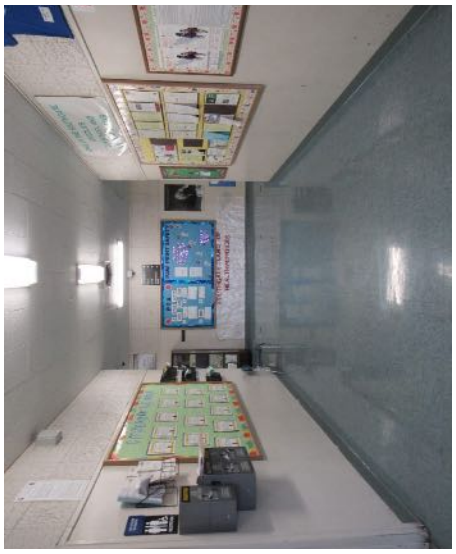














07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING PORTABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY (LOCATION UNKNOWN)
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES
11. SOUTHGATE PARK & SPORTS FACILITY

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1957
SITE ACREAGE: 9
TOTAL CLASSROOMS: 34
PERMANENT CLASSROOMS: 20
PORTABLE CLASSROOMS: 14
ASSESSMENT RATING: 2.3
SOLAR PHOTOVOLTAIC SYSTEM: 108 kW
ENROLLMENT (2021): 657
ENROLLMENT CAPACITY: 707

Derivi Castellanos Architects

Hayward Unified School District
SOUTHGATE ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
April 8, 2021

Facilities Needs Identified by Stakeholders

- Restroom modernization
- Additional staff and student restrooms
- Additional kinder restrooms
- Restroom plumbing
- Electrical updates, additional outlets
- Updated classroom technology
- Technology infrastructure upgrade (wifi)
- Tile flooring and carpet removal and replacement
- Redo classroom wall finishings
- Windows that open close properly
- HVAC,ventilation, air filtration, controllability
- Classroom modernizations

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Outdoor seating area with shade structures
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras

Derivi Castellanos Architects

Hayward Unified School District
SOUTHGATE ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Southgate Elementary School
FMP Site Meeting Date: 4/08/21

Year of original construction:	1957
Age of School:	64
TRi Rating 2019:	1.9
DCA Rating Update 2021:	2.3
2021 Enrollment:	657

Total No. of Classrooms:	34
No. of Permanent Classrooms:	20
No. of Existing Portables:	14
No. of Portables to be replaced:	14
Total Bldg Sq. Ft.:	50,336
Sq. Ft. of Permanent Bldgs:	36,896
Sq. Ft. of New Portables/Prefab Classrooms:	13,440
Site Acreage:	9.00
Usable Site Sq. Ft.:	341,704

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	36,896	$5,082,821	$11,885,525	$16,968,347	$460
2	Site Modernization Cost	341,704	$1,569,132	$2,898,627	$4,467,759	$13
3	Portable Replacement Cost	13,440	$5,271,739	$4,572,288	$9,844,027	$732
4	Total Project Cost Estimate	50,336	$11,923,692	$19,356,440	$31,280,133	$621

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

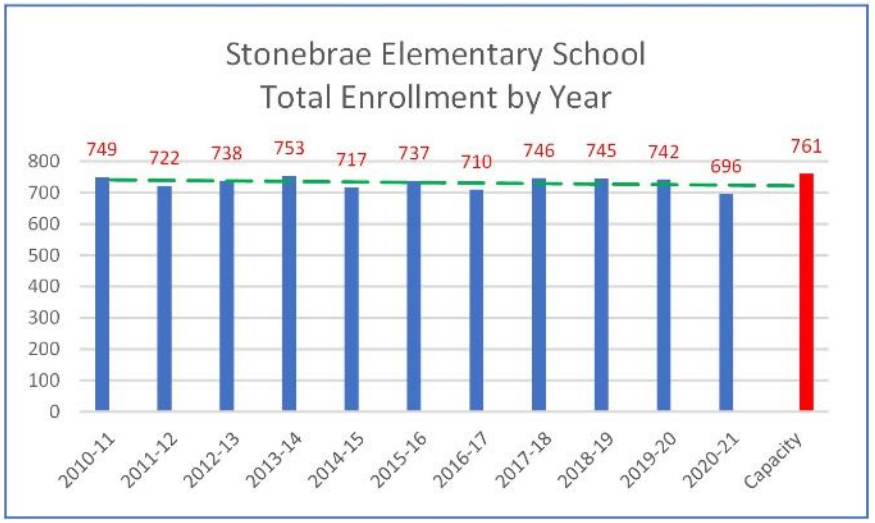
- Original Construction: 2006
- Site Acreage: 11.55
- Total Classrooms: 33
  - Permanent Classrooms: 33
  - Portable Classrooms: 0
- Assessment Rating: 3.7
- Solar PV: 215 kW

ENROLLMENT

- Current Enrollment (2021): 696
- Enrollment Capacity: 761

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Dual Immersion



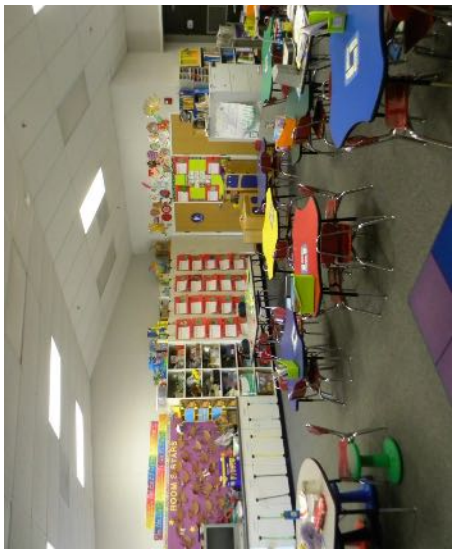
07 KEY CONSIDERATIONS GOING FORWARD







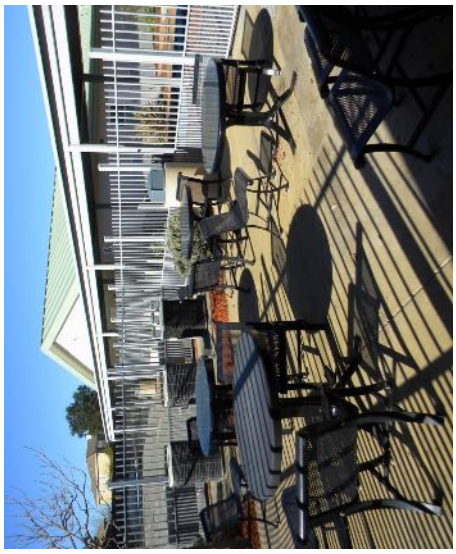












07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

- ORIGINAL CONSTRUCTION: 2006
- SITE ACREAGE: 11.55
- TOTAL CLASSROOMS: 33
- PERMANENT CLASSROOMS: 33
- PORTABLE CLASSROOMS: 0
- ASSESSMENT RATING: 3.7
- SOLAR PHOTOVOLTAIC SYSTEM: 215 kW
- ENROLLMENT (2021): 696
- ENROLLMENT CAPACITY: 761

dca Derivi Castellanos Architects	HAYWARD UNIFIED SCHOOL DISTRICT	**Hayward Unified School District** STONEBRAE ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
April 15, 2021

Facilities Needs Identified by Stakeholders

- Updated exterior lighting, field lighting
- Access control at front office
- Outdoor seating area with shade structures
- Additional surveillance cameras
- Parking lot, pick-up/Drop-off improvements
- HVAC,ventilation, air filtration, controllability
- Windows that open close properly
- New blinds/curtains
- Additional water stations/bottle fillers near field
- Additional restrooms near field
- Updated classroom technology
- New play structures and fields
- New playground equipment
- Classrooms 24/25 modernization
- Multipurpose room modernization
- Addressing rust concerns
- Gutter replacement
- Updated plumbing
- Technology infrastructure upgrade (wifi)

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Classroom modernizations
- Electrical updates, additional outlets
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- Science, STEM, art specialties (2 classrooms)
- Updated lighting
- Windows that open close properly

dca Derivi Castellanos Architects	Hayward Unified School District	**Hayward Unified School District** STONEBRAE ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Stonebrae Elementary School
FMP Site Meeting Date: 4/12/21

Year of original construction:	2006
Age of School:	15
TRi Rating 2019:	3.7
DCA Rating Update 2021:	3.7
2021 Enrollment:	696

Total No. of Classrooms:	33
No. of Permanent Classrooms:	33
No. of Existing Portables:	-
No. of Portables to be replaced:	-
Total Bldg Sq. Ft.:	53,076
Sq. Ft. of Permanent Bldgs:	53,076
Sq. Ft. of New Portables/Prefab Classrooms:	-
Site Acreage:	11.55
Usable Site Sq. Ft.:	450,042

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	53,076	$3,343,375	$2,332,155	$5,675,531	$107
2	Site Modernization Cost	450,042	$956,784	$1,963,016	$2,919,801	$6
3	Portable Replacement Cost	-	$0	$0	$0	#DIV/0!
4	Total Project Cost Estimate	53,076	$4,300,160	$4,295,172	$8,595,331	$162

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

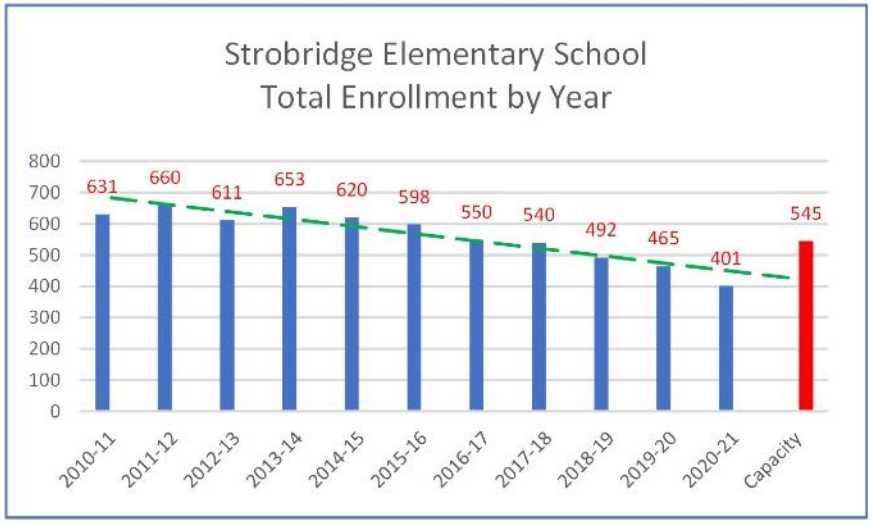
- Original Construction: 1954
- Site Acreage: 12.61
- Total Classrooms: 28
  - Permanent Classrooms: 24
  - Portable Classrooms: 4
- Assessment Rating: 1.5
- Solar PV: 94 kW

ENROLLMENT

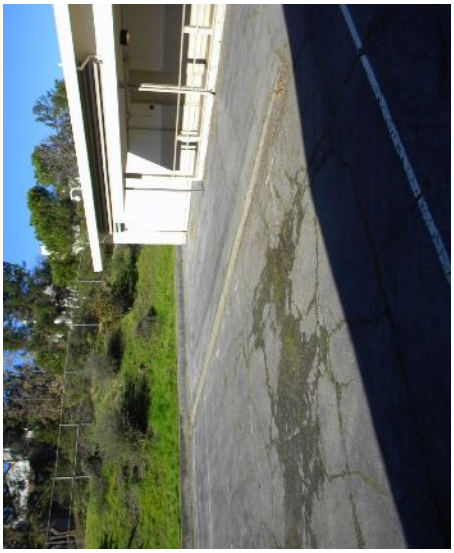
- Current Enrollment (2021): 401
- Enrollment Capacity: 545

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)
- Bilingual



07 KEY CONSIDERATIONS GOING FORWARD





















LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES
11. TENNIS COURTS

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1954
SITE ACREAGE: 12.61
TOTAL CLASSROOMS: 28
PERMANENT CLASSROOMS: 24
PORTABLE CLASSROOMS: 4
ASSESSMENT RATING: 1.5
SOLAR PHOTOVOLTAIC SYSTEM: 94 kW
ENROLLMENT (2021): 401
ENROLLMENT CAPACITY: 545

Derivi Castellanos Architects	Hayward Unified School District STROBRIDGE ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Site Stakeholder Meeting
May 28, 2021

Facilities Needs Identified by Stakeholders

- Repairs to blacktop/paving
- Hazmat abatement
- Additional electrical outlets
- Technology infrastructure upgrade (WiFi)
- New classroom technology/audio-visual
- Modernization of restrooms
- Plumbing repairs, flooding, overflowing
- Outdoor learning areas and shade structures
- New inclusive play structures
- HVAC, ventilation, air filtration, controllability
- Windows that open/close properly
- Fencing, security

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Campus-wide modernization
- All new utilities: electrical, water, sewer, storm drain
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- Exterior lighting upgrade
- New cabinetry
- New playground equipment
- New furniture
- New playground equipment
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Access control at front office
- Surveillance cameras
- New roofing
- Additional water stations/bottle fillers
- Hot water in classroom sinks
- New blinds/curtains

Please refer to Meeting Minutes for additional details shared by the Stakeholder group.

Derivi Castellanos Architects

Hayward Unified School District
STROBRIDGE ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Strobridge Elementary School
FMP Site Meeting Date:

Year of original construction:	1954
Age of School:	67
TRi Rating 2019:	1.4
DCA Rating Update 2021:	1.5
2021 Enrollment:	401

Total No. of Classrooms:	28
No. of Permanent Classrooms:	24
No. of Existing Portables:	4
No. of Portables to be replaced:	4
Total Bldg Sq. Ft.:	43,186
Sq. Ft. of Permanent Bldgs:	39,346
Sq. Ft. of New Portables/Prefab Classrooms:	3,840
Site Acreage:	12.61
Usable Site Sq. Ft.:	506,106

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	39,346	$6,538,639	$12,250,051	$18,788,690	$478
2	Site Modernization Cost	506,106	$2,162,372	$3,442,704	$5,605,076	$11
3	Portable Replacement Cost	3,840	$1,493,770	$1,306,368	$2,800,138	$729
4	Total Project Cost Estimate	43,186	$10,194,781	$16,999,123	$27,193,904	$630

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1 This cost estimate is based on a full modernization scope
2 Above figures are Total Project Costs
3 See backup sheets for further detail of recommended scope of work and markups
4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6 Total Building Sq. Ft. includes permanent and portable buildings
7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
10 Projects in-progress, funded by Measure H are not included in above figures
11 Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

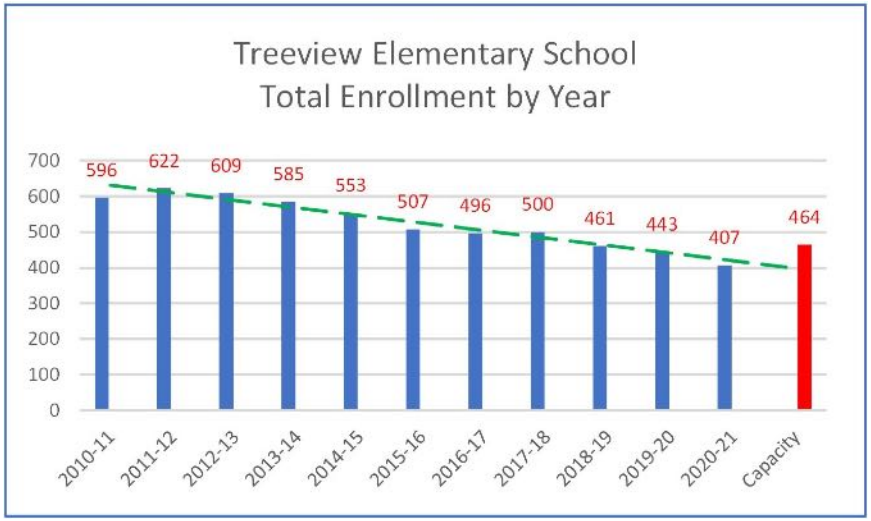
- Original Construction: 1959
- Classroom Refresh Project Funded by Sale at Bidwell
- Site Acreage: 9.63
- Total Classrooms: 25
  - Permanent Classrooms: 18
  - Portable Classrooms: 7
- Assessment Rating: 2.0
- Solar PV: 61 kW

ENROLLMENT

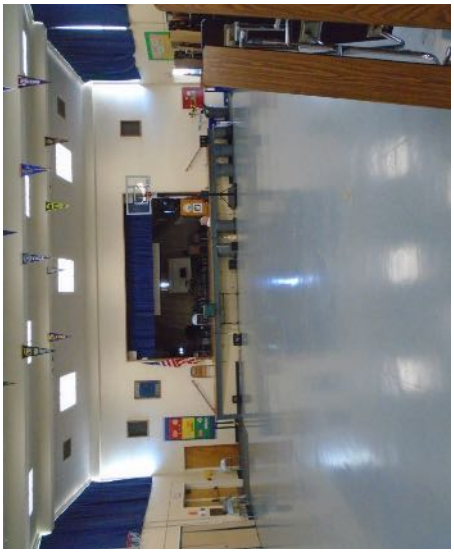
- Current Enrollment (2021): 407
- Enrollment Capacity: 464

PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) PM Only
- Visual and Performing Arts (VAPA)



07 KEY CONSIDERATIONS GOING FORWARD





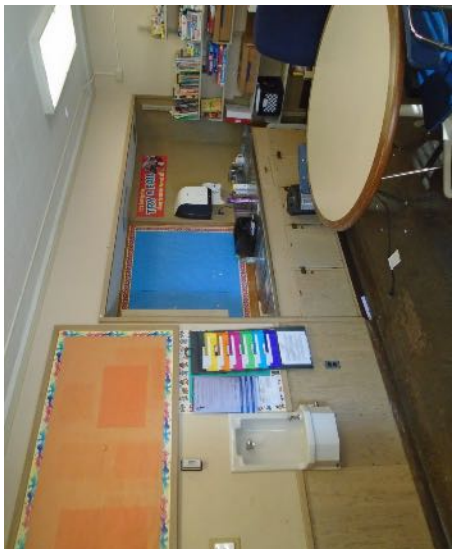














07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF & VISITOR PARKING
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1959
SITE ACREAGE: 9.63
TOTAL CLASSROOMS: 25
PERMANENT CLASSROOMS: 18
PORTABLE CLASSROOMS: 7
ASSESSMENT RATING: 2.0
SOLAR PHOTOVOLTAIC SYSTEM: 61 kW
ENROLLMENT (2021): 407
ENROLLMENT CAPACITY: 464

Derivi Castellanos Architects

Hayward Unified School District
TREEVIEW ELEMENTARY SCHOOL

EXISTING CAMPUS PLAN
MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
May 3, 2021

Facilities Needs Identified by Stakeholders

- Updated lighting
- Repave, Playground, Blacktop, and recreational area
- Repair feild/replace with turf
- Windows that open close properly
- HVAC,ventilation, air filtration, controllability
- Replace overgrown garden w outdoor learning area
- Hazmat abatement
- Access gate in Northeast corner of MPR and E side
- Technology infrastructure upgrade (wifi)
- Updated classroom technology
- New blinds/curtains
- Electrical updates
- Landscaping Irrigation repairs
- New play structures
- New playground equipment
- Hot water in classroom sinks
- Replace existing portables with new permanent classrooms
- Additional storage, locking cabinets
- Replace/repair basketball hoops
- PE Facilities Modernization
- Classroom furniture
- Redo stage and audio visual equipment in MPR
- Additional trees
- Address building foundation slippage

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Campus-wide modernization
- Access control at front office
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Kitchen renovations, new equipment
- Outdoor seating area with shade structures
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Investigate impact of Hayward Fault running through property, see Section Section 10 of this Report

Derivi Castellanos Architects	**Hayward Unified School District** TREEVIEW ELEMENTARY SCHOOL	PROPOSED FACILITIES MASTER PLAN MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Treeview Elementary School
FMP Site Meeting Date: 5/03/21

Year of original construction:	1959
Age of School:	62
TRi Rating 2019:	1.6
DCA Rating Update 2021:	2.0
2021 Enrollment:	407

Total No. of Classrooms:	23
No. of Permanent Classrooms:	17
No. of Existing Portables:	6
No. of Portables to be replaced:	6
Total Bldg Sq. Ft.:	37,399
Sq. Ft. of Permanent Bldgs:	31,639
Sq. Ft. of New Portables/Prefab Classrooms:	5,760
Site Acreage:	9.63
Usable Site Sq. Ft.:	382,084

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	31,639	$4,427,676	$10,668,660	$15,096,336	$477
2	Site Modernization Cost	382,084	$1,626,031	$3,022,821	$4,648,852	$12
3	Portable Replacement Cost	5,760	$2,259,317	$1,959,552	$4,218,869	$732
4	Total Project Cost Estimate	37,399	$8,313,024	$15,651,033	$23,964,057	$641

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1. This cost estimate is based on a full modernization scope
2. Above figures are Total Project Costs
3. See backup sheets for further detail of recommended scope of work and markups
4. Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5. Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6. Total Building Sq. Ft. includes permanent and portable buildings
7. Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8. "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9. "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
   Upgrade scope assumes all Repair scope will be completed concurrently
10. Projects in-progress, funded by Measure H are not included in above figures
11. Cost and timeline assume all scope will be done in one phase



SITE DATA (EXISTING)

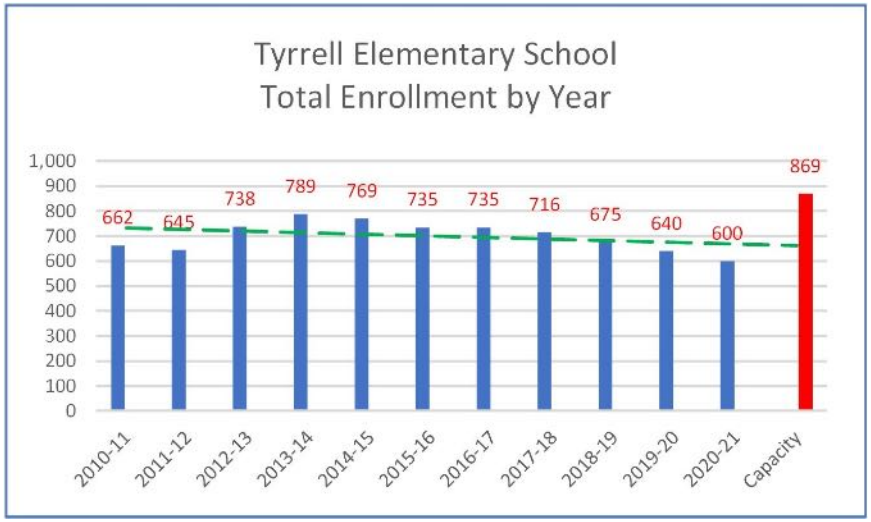
- Original Construction: 2012
- Site Acreage: 12.47
- Total Classrooms: 38
  - Permanent Classrooms: 38
  - Portable Classrooms: 0
- Assessment Rating: 3.5
- Solar PV: 187 kW

ENROLLMENT

- Current Enrollment (2021): 600
- Enrollment Capacity: 869

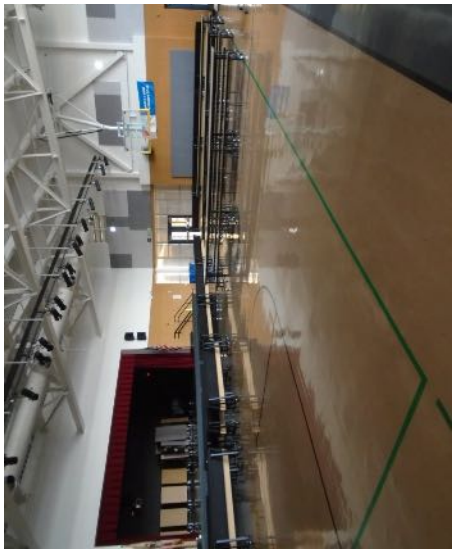
PROGRAMS/SERVICES

- Grades: K-6
- Youth Enrichment Program (YEP) AM & PM
- Visual and Performing Arts (VAPA)
- Bilingual

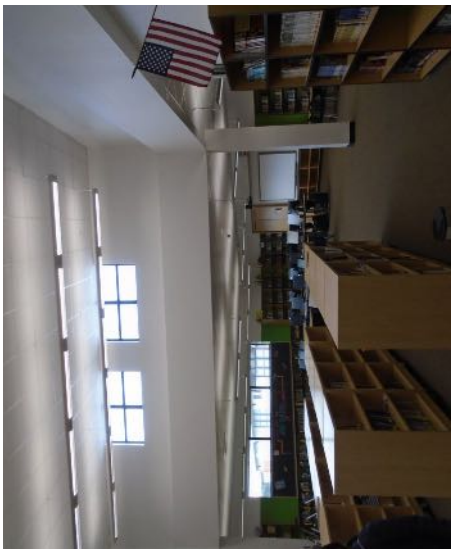


07 KEY CONSIDERATIONS GOING FORWARD



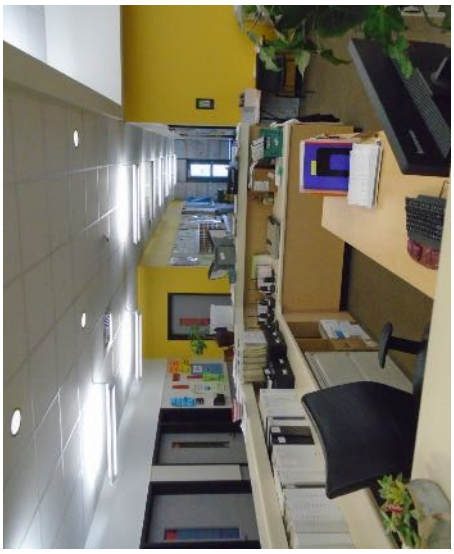


















LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING PARKING AREA
- EXISTING AUXILARY STRUCTURE
- SOLAR PHOTOVOLTAIC STRUCTURE

KEY

1. STUDENT DROP OFF
2. STAFF & VISITOR PARKING
3. ADMINISTRATION
4. MULTI PURPOSE
5. LIBRARY
6. CLASSROOMS
7. HARDCOURTS
8. SPORTS FIELD
9. PLAY STRUCTURE
10. GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

- ORIGINAL CONSTRUCTION: 2012
- SITE ACREAGE: 12.47
- TOTAL CLASSROOMS: 38
- PERMANENT CLASSROOMS: 38
- PORTABLE CLASSROOMS: 0
- ASSESSMENT RATING: 3.5
- SOLAR PHOTOVOLTAIC SYSTEM: 187 kW
- ENROLLMENT (2021): 600
- ENROLLMENT CAPACITY: 869

Derivi Castellanos Architects		**Hayward Unified School District** TYRELL ELEMENTARY SCHOOL	EXISTING CAMPUS PLAN MP-1

07 KEY CONSIDERATIONS GOING FORWARD



Summary of Stakeholder Meeting
May 3, 2021

Facilities Needs Identified by Stakeholders

- New tamper proof fence
- Fence at front needs to be fully installed
- Repairs to the synthetic fields
- Bird abatement
- Additional restrooms

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazmat abatement
- Campus-wide modernization
- Access control at front office
- Additional water stations/bottle fillers
- All new utilities: electrical, water, sewer, storm drain
- Classroom modernizations
- Electrical updates, additional outlets
- Hot water in classroom sinks
- HVAC,ventilation, air filtration, controllability
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- New play structures
- New playground equipment
- Outdoor seating area with shade structures
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated classroom technology
- Updated lighting
- Windows that open close properly

Derivi Castellanos Architects

Hayward Unified School District
TYRELL ELEMENTARY SCHOOL

PROPOSED FACILITIES MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Tyrrell Elementary School
FMP Site Meeting Date: 5/03/21

Year of original construction:	2012
Age of School:	9
TRi Rating 2019:	3.5
DCA Rating Update 2021:	3.5
2021 Enrollment:	600

Total No. of Classrooms:	39
No. of Permanent Classrooms:	39
No. of Existing Portables:	-
No. of Portables to be replaced:	-
Total Bldg Sq. Ft.:	67,130
Sq. Ft. of Permanent Bldgs:	67,130
Sq. Ft. of New Portables/Prefab Classrooms:	-
Site Acreage:	12.47
Usable Site Sq. Ft.:	476,063

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Buliding Modernization Cost (includes all permanent bulidings)	67,130	$4,077,022	$2,662,284	$6,739,305	$100
2	Site Modernization Cost	476,063	$808,667	$1,596,357	$2,405,025	$5
3	Portable Replacement Cost	-	$0	$0	$0	$0
4	Total Project Cost Estimate	67,130	$4,885,689	$4,258,641	$9,144,330	$136

Preliminary Implementation Timeline:

* Design	12 months
* DSA Approval	5 months
* Bid Process	2 months
* Construction	16 months
* Move-in	1 month

Notes:

1 This cost estimate is based on a full modernization scope
2 Above figures are Total Project Costs
3 See backup sheets for further detail of recommended scope of work and markups
4 Cost escalation is not included, above figures are in 2021 dollars (recommend 5% per year)
5 Total No. of Classrooms includes existing permanent classrooms plus new portable/prefab classrooms
6 Total Building Sq. Ft. includes permanent and portable buildings
7 Usable Site Sq. Ft. above is site acreage minus footprint of all buildings
8 "Repair" entails repairing existing construction, systems, finishes to functional condition (Ex: repair leaking plubming)
9 "Upgrade" entails upgrading of existing construction, systems, finishes above original condition (Ex: extend plumbing to new restrooms)
Upgrade scope assumes all Repair scope will be completed concurrently
10 Projects in-progress, funded by Measure H are not included in above figures
11 Cost and timeline assume all scope will be done in one phase