

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimates

Facilities Master Plan Update
 Comprehensive High School Sites
 September 2021

School/Site	Age of School	Assmt Rating	A Enroll ment	Repair Cost	Upgrade Cost	B Total Cost	Total Bldg Sq Ft	Cost per Sq Ft	C = B / A Total Cost Per Pupil
<u>Comprehensive High Schools</u>									
Hayward HS	59	1.8	1,696	\$27,177,265	\$44,229,853	\$71,407,118	167,659	\$426	\$26,079
Mt. Eden HS	61	2.1	1,967	\$24,280,250	\$42,938,086	\$67,218,336	171,151	\$393	\$21,829
Tennyson HS	64	2.5	1,501	\$20,993,329	\$40,676,833	\$61,670,161	162,988	\$378	\$27,100
Total for all Schools/Sites				\$72,450,844	\$127,844,772	\$200,295,616			



SITE DATA (EXISTING)

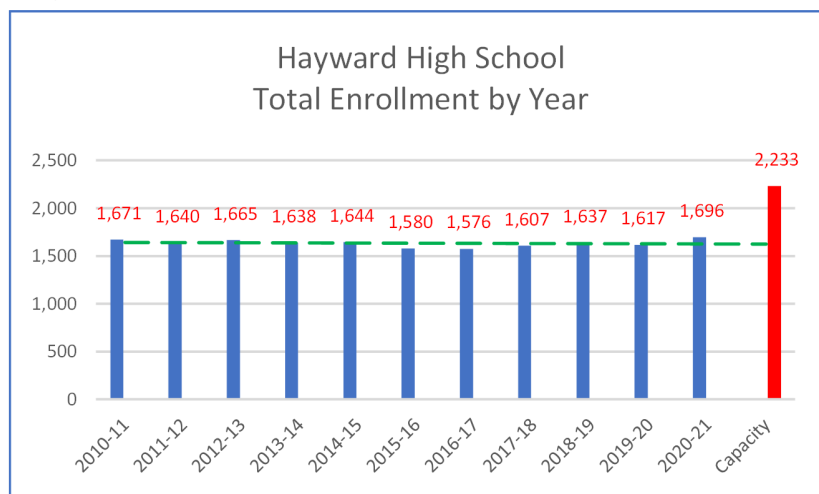
- Original Construction: 1962
- Site Acreage: 57.54
- Total Classrooms: 80
 - Permanent Classrooms: 63
 - Portable Classrooms: 17
- Assessment Rating: 1.8
- Solar PV: 283 kW

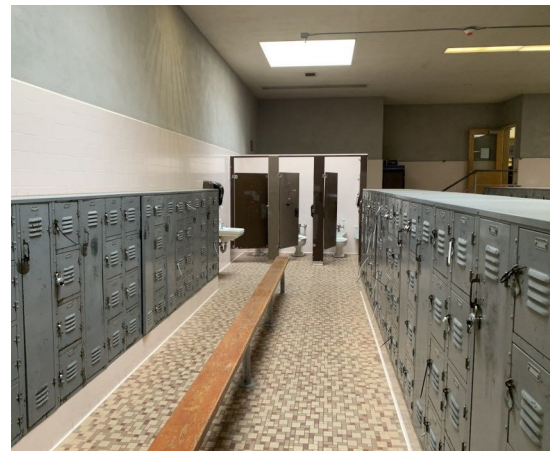
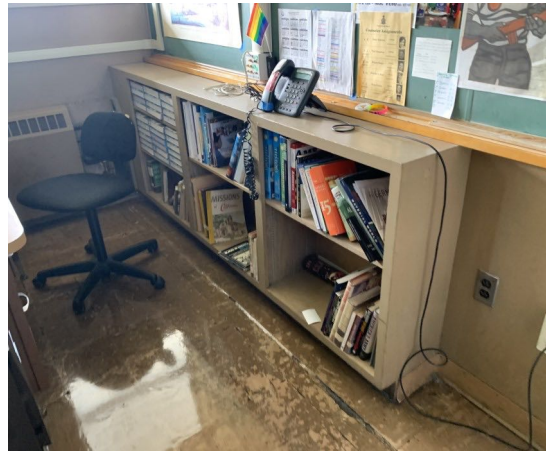
ENROLLMENT

- Current Enrollment (2021): 1,696
- Enrollment Capacity: 2,233

PROGRAMS/SERVICES

- Grades: 9-12
- Advancement Via Individual Determination (AVID)
- Early Academic Outreach Program (EAOP)
- Educational Talent Search (ETS)
- Career Technical Education (CTE)
- Visual and Performing Arts (VAPA)
- Youth Enrichment Program (YEP)
- Summer Search
- Ubuntu Academy
- Puente





FMP UPDATE - HAYWARD HIGH SCHOOL — EXISTING CONDITIONS 07 KEY CONSIDERATIONS GOING FORWARD





Summary of Stakeholder Meeting April 22, 2021

Facilities Needs Identified by Stakeholders

- Updated lighting
- Updated fences
- Classroom modernizations
- Foundation/slab repairs
- Fix blacktop holes and uneven
- Covid Related PPE
- Windows that open close properly
- HVAC, ventilation, air filtration, controllability
- Hazmat abatement
- Updated gym and locker
- Landscaping Irrigation repairs
- Campus-wide modernization
- Sheetrock repairs or replacement
- Updated classroom technology
- Electrical updates
- Additional staff/student restrooms, ADA
- Drop-off/pick-up zone
- Program specific classrooms, (VAPA), (PE), (CTE), (Sports Medicine)
- New stage in cafeteria

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- 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
- 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
- Technology infrastructure upgrade (wifi)



Hayward Unified School District
HAYWARD HIGH SCHOOL

PROPOSED FACILITIES
MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Hayward High School
 FMP Site Meeting Date: 4/20/21

Year of original construction: 1962
 Age of School: 59
 TRi Rating 2019: 1.4
 DCA Rating Update 2021: 1.8
 2021 Enrollment: 1,696

Total No. of Classrooms: 76
 No. of Permanent Classrooms: 67
 No. of Existing Portables: 9
 No. of Portables to be replaced: 9
 Total Bldg Sq. Ft.: 167,659
 Sq. Ft. of Permanent Bldgs: 159,019
 Sq. Ft. of New Portables/Prefab Classrooms: 8,640
 Site Acreage: 57.54
 Usable Site Sq. Ft.: 2,338,783

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	159,019	\$20,016,378	\$34,252,950	\$54,269,328	\$341
2	Site Modernization Cost	2,338,783	\$3,771,911	\$7,037,576	\$10,809,487	\$5
3	Portable Replacement Cost	8,640	\$3,388,975	\$2,939,328	\$6,328,303	\$732
4	Total Project Cost Estimate	167,659	\$27,177,265	\$44,229,853	\$71,407,118	\$426

Preliminary Implementation Timeline:

- * Design 16 months
- * DSA Approval 6 months
- * Bid Process 2 months
- * Construction 30 months
- * Move-in 2 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 plumbing)
- 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)

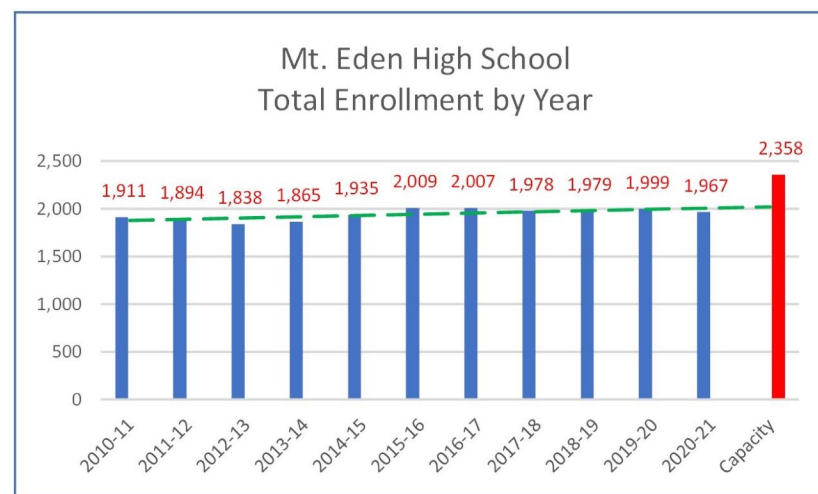
- Original Construction: 1960
- Site Acreage: 38.68
- Total Classrooms: 91
 - Permanent Classrooms: 85
 - Portable Classrooms: 6
- Assessment Rating: 2.1
- Solar PV: 575 kW

ENROLLMENT

- Current Enrollment (2021): 1,967
- Enrollment Capacity: 2,358

PROGRAMS/SERVICES

- Grades: 9-12
- U.C. Berkeley's Early Academic Outreach Program (EAOP)
- Advancement Via Individual Determination (AVID)
- Visual and Performing Arts (VAPA)
- Career Technical Education (CTE)
- Youth Enrichment Program (YEP)
- Educational Talent Search (ETS)
- Parent Club
- Puente
- Ubuntu Academy
- Summer Search
- Reality Mentoring





FMP UPDATE - MT. EDEN HIGH SCHOOL — EXISTING CONDITIONS
 07 KEY CONSIDERATIONS GOING FORWARD



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- PEDESTRIAN PAVED AREA
- NEWLY CONSTRUCTED / FUTURE BUILDING
- PARKING / VEHICULAR AREA

KEY

- ① STUDENT DROP-OFF & VISITOR PARKING
- ② STAFF PARKING / STUDENT PARKING
- ③ ADMINISTRATION
- ④ MULTI PURPOSE
- ⑤ GYM
- ⑥ LIBRARY
- ⑦ CLASSROOMS
- ⑧ HARD COURTS
- ⑨ SPORTS FIELD
- ⑩ TENNIS COURTS
- ⑪ QUAD
- ⑫ S.T.E.A.M BUILDING
- ⑬ FUTURE PERFORMING ARTS BUILDING

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1960
 SITE ACREAGE: 38.68
 TOTAL CLASSROOMS: 91
 PERMANENT CLASSROOMS: 85
 PORTABLE CLASSROOMS: 6
 ASSESSMENT RATING: 2.1
 SOLAR PHOTOVOLTAIC SYSTEM: 575 kW
 ENROLLMENT (2021): 1,967
 ENROLLMENT CAPACITY: 2,358



Summary of Stakeholder Meeting May 10, 2021

Facilities Needs Identified by Stakeholders

- HVAC, ventilation, air filtration, controllability
- Cell phone charging stations
- Signage for parking regulations
- Gym facility modernization

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
- 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
- Technology infrastructure upgrade (wifi)
- Updated classroom technology
- Updated lighting
- Windows that open close properly

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Mt. Eden High School
 FMP Site Meeting Date: 5/10/21

Year of original construction: 1960
 Age of School: 61
 TRi Rating 2019: 2.0
 DCA Rating Update 2021: 2.1
 2021 Enrollment: 1,967

Total No. of Classrooms: 84
 No. of Permanent Classrooms: 75
 No. of Existing Portables: 9
 No. of Portables to be replaced: 9
 Total Bldg Sq. Ft.: 171,151
 Sq. Ft. of Permanent Bldgs: 162,511
 Sq. Ft. of New Portables/Prefab Classrooms: 8,640
 Site Acreage: 38.68
 Usable Site Sq. Ft.: 1,513,750

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	162,511	\$17,851,640	\$34,502,313	\$52,353,953	\$322
2	Site Modernization Cost	1,513,750	\$3,039,635	\$5,496,445	\$8,536,080	\$6
3	Portable Replacement Cost	8,640	\$3,388,975	\$2,939,328	\$6,328,303	\$732
4	Total Project Cost Estimate	171,151	\$24,280,250	\$42,938,086	\$67,218,336	\$393

Preliminary Implementation Timeline:

- * Design 16 months
- * DSA Approval 6 months
- * Bid Process 2 months
- * Construction 30 months
- * Move-in 2 month

Notes:

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- 2 Above figures are Total Project Costs
- 3 See backup sheets for further detail of recommended scope of work and markups
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- 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 plumbing)
- 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)

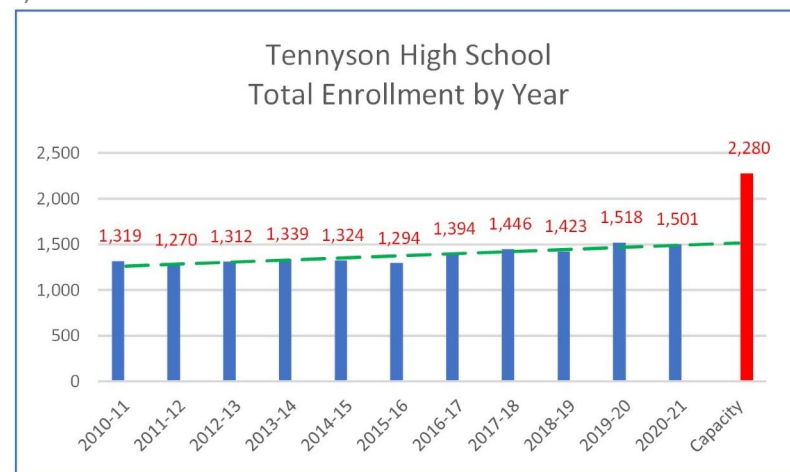
- Original Construction: 1957
- Site Acreage: 42.47
- Total Classrooms: 79
 - Permanent Classrooms: 57
 - Portable Classrooms: 22
- Assessment Rating: 2.5
- Solar PV: 468 kW

ENROLLMENT

- Current Enrollment (2021): 1,501
- Enrollment Capacity: 2,280

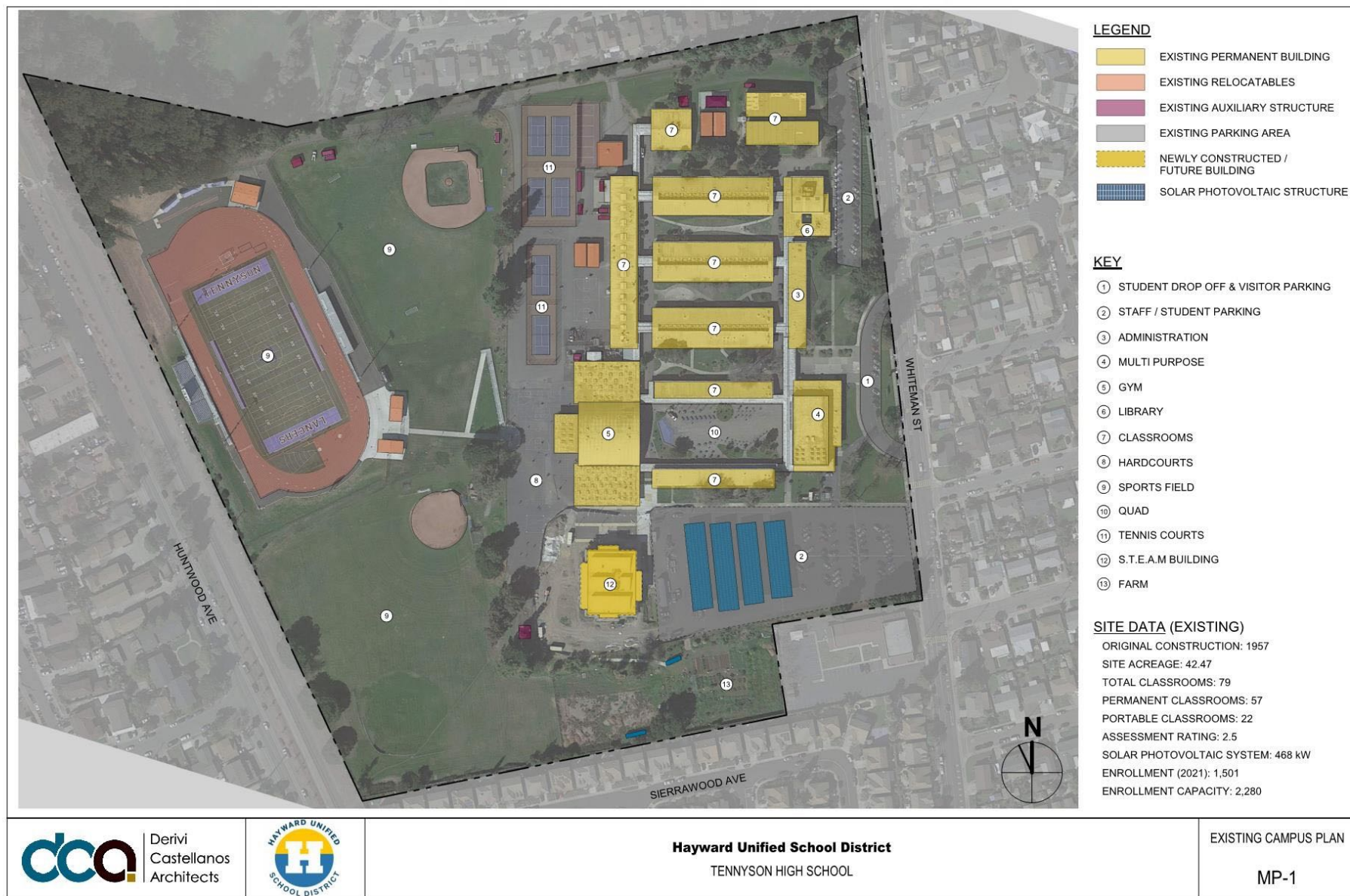
PROGRAMS/SERVICES

- Grades: 9-12
- Advancement Via Individual Determination (AVID)
- Community Multi Media Academy (CMMA)
- Early Academic Outreach Program (EAOP)
- Visual And Performing Arts (VAPA)
- Career Technical Education (CTE)
- Youth Enrichment Program (YEP)
- Summer Search
- Puente
- Ubuntu Academy
- World House





FMP UPDATE - TENNYSON HIGH SCHOOL — EXISTING CONDITIONS
07 KEY CONSIDERATIONS GOING FORWARD



Derivi
Castellanos
Architects



Summary of Stakeholder Meeting April 12, 2021

Facilities Needs Identified by Stakeholders

- Updated lighting and stadium lighting
- Access control at front office
- Outdoor seating area with shade structures
- Additional fencing needed at real of "A hall"
- Higher fencing on train tracks side
- New safe access points
- Updated fire alarm systems
- Fix blacktop holes and uneven
- Replace gym floor

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
- 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
- Replace existing portables with new permanent classrooms
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Technology infrastructure upgrade (wifi)
- Updated classroom technology
- Windows that open close properly



HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Tennyson High School
 FMP Site Meeting Date: 4/12/21

Year of original construction: 1957
 Age of School: 64
 TRi Rating 2019: 2.3
 DCA Rating Update 2021: 2.5
 2021 Enrollment: 1,501

Total No. of Classrooms: 85
 No. of Permanent Classrooms: 83
 No. of Existing Portables: 2
 No. of Portables to be replaced: 2
 Total Bldg Sq. Ft.: 162,988
 Sq. Ft. of Permanent Bldgs: 161,068
 Sq. Ft. of New Portables/Prefab Classrooms: 1,920
 Site Acreage: 42.47
 Usable Site Sq. Ft.: 1,687,005

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	161,068	\$17,047,386	\$33,680,386	\$50,727,773	\$315
2	Site Modernization Cost	1,687,005	\$3,192,837	\$6,343,262	\$9,536,099	\$6
3	Portable Replacement Cost	1,920	\$753,106	\$653,184	\$1,406,290	\$732
4	Total Project Cost Estimate	162,988	\$20,993,329	\$40,676,833	\$61,670,161	\$378

Preliminary Implementation Timeline:

- * Design 16 months
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- * Bid Process 2 months
- * Construction 30 months
- * Move-in 2 month

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