

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimates

Facilities Master Plan Update

Alternative Sites

September 2021

School/Site	Age of School	Assmt Rating	Repair Cost	Upgrade Cost	Total Cost	Total Bldg Sq Ft	Cost per Sq Ft
<u>Alternative Sites</u>							
Faith Ringgold	73	1.4	\$12,689,621	\$17,999,879	\$30,689,500	39,374	\$779
Helen Turner Children's Ctr	65	1.3	\$7,207,644	\$17,487,506	\$24,695,150	27,458	\$899
Former Sunset HS (Entire Site)	64	1.1	\$27,529,473	\$41,562,197	\$69,091,669	118,019	\$585
Student Info & Assmt Ctr (SIAC)	60	1.6	\$8,753,635	\$16,123,380	\$24,877,015	35,458	\$702
The HUB Parent Resource Ctr	85	1.6	\$12,939,500	\$22,113,281	\$35,052,781	50,603	\$693
Total for all Schools/Sites			\$69,119,872	\$115,286,243	\$184,406,115		

Facilities Master Plan Update

Leased Sites

September 2021

School/Site	Age of School	Assmt Rating	Repair Cost	Upgrade Cost	Total Cost	Total Bldg Sq Ft	Cost per Sq Ft
<u>Leased Sites</u>							
Former Cherryland ES			\$4,817,316		\$4,817,316	60,427	\$80
Highland			\$2,796,736		\$2,796,736	33,480	\$84
Laurel			\$1,865,201		\$1,865,201	19,265	\$97
Peixoto			\$2,004,531		\$2,004,531	23,060	\$87
Total for all Schools/Sites			\$11,483,784	\$0	\$11,483,784		



SITE DATA (EXISTING)

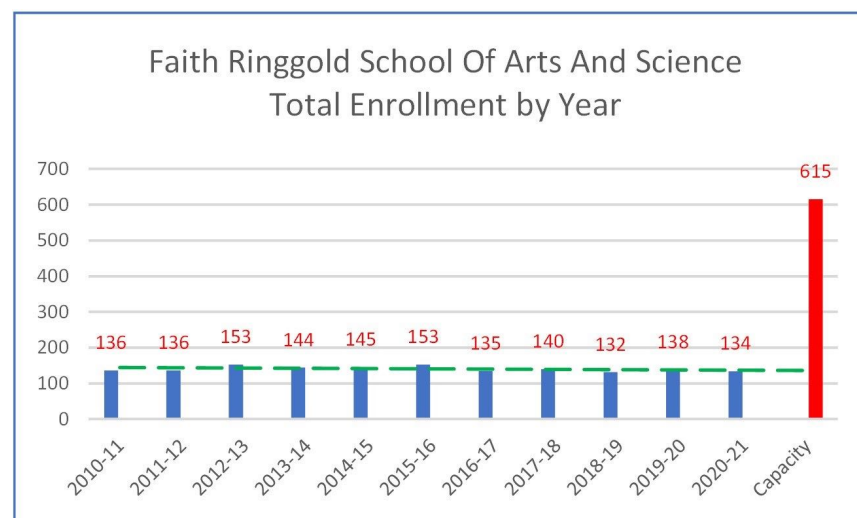
- Original Construction: 1948
- Formerly Markham ES
- Site Acreage: 6
- Total Classrooms: 26
 - Permanent Classrooms: 18
 - Portable Classrooms: 8
- Assessment Rating: 1.4

ENROLLMENT

- Current Enrollment (2021): 134
- Enrollment Capacity: 615

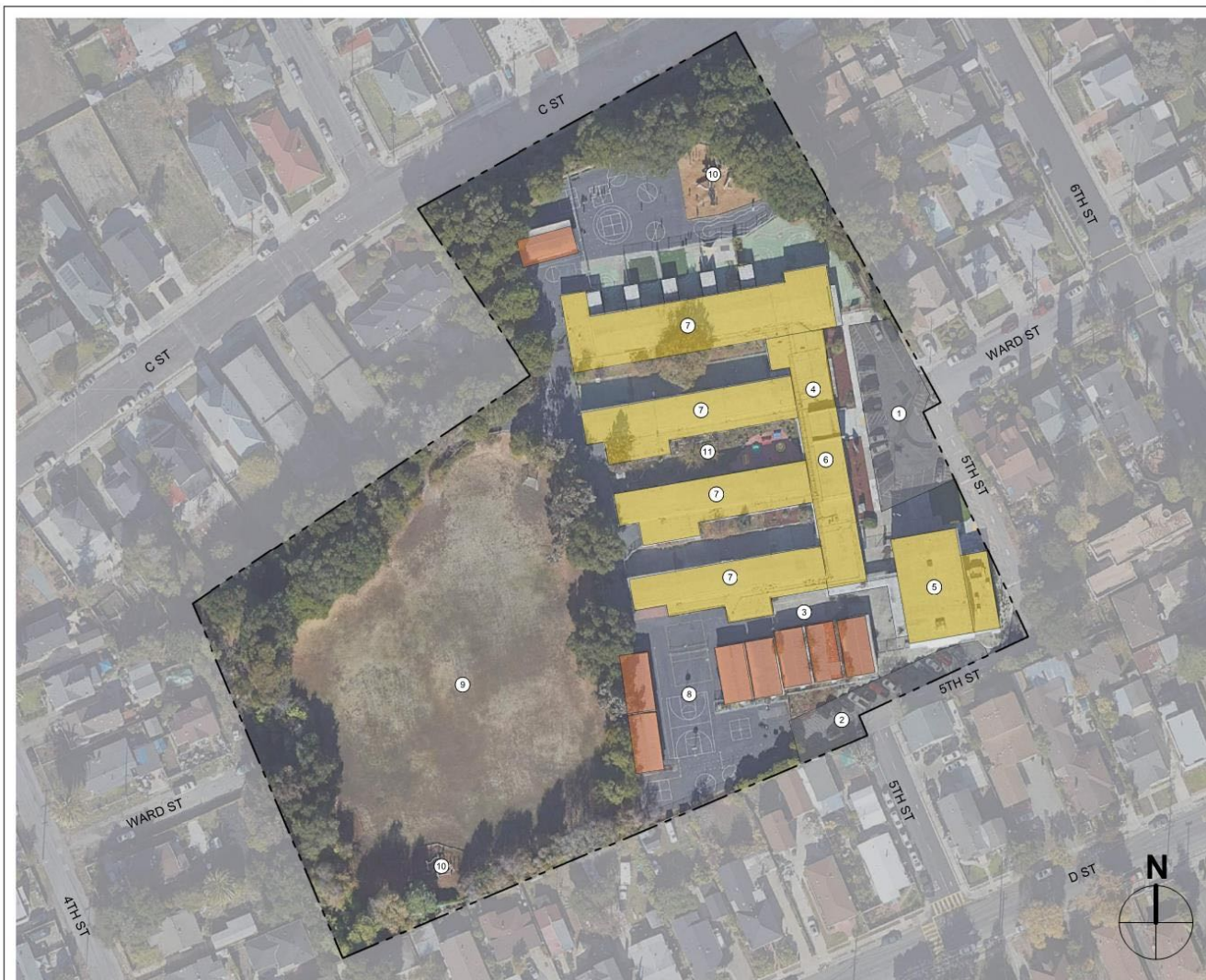
PROGRAMS/SERVICES

- Grades: K-8
- Visual and Performing Arts (VAPA)





FMP UPDATE - FAITH RINGGOLD SCHOOL — EXISTING CONDITIONS
 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 & 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: 1948
 SITE ACREAGE: 6
 TOTAL CLASSROOMS: 26
 PERMANENT CLASSROOMS: 18
 PORTABLE CLASSROOMS: 8
 ASSESSMENT RATING: 1.4
 ENROLLMENT (2021): 134
 ENROLLMENT CAPACITY: 615



Summary of Stakeholder Meeting June 9, 2021

Facilities Needs Identified by Stakeholders

- Updated lighting
- Additional fencing
- Fix blacktop holes and uneven, ADA accessible
- Address roof leaks, over hallways A and C
- Surveillance cameras
- Updated camera system
- Window modernization, open close properly
- New STEAM facility with arts and maker spaces (re-purpose existing facilities?)
- Track installed on lower fields
- New athletic facilities

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
- 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
FAITH RINGGOLD SCHOOL OF ARTS & SCIENCES

PROPOSED FACILITIES
MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Faith Ringgold Elementary School
FMP Site Meeting Date: 6/09/21

Year of original construction: 1948
Age of School: 73
TRi Rating 2019: 1.3
DCA Rating Update 2021: 1.4
2021 Enrollment: 134

Total No. of Classrooms: 26
No. of Permanent Classrooms: 18
No. of Existing Portables: 8
No. of Portables to be replaced: 8
Total Bldg Sq. Ft.: 39,374
Sq. Ft. of Permanent Bldgs: 31,694
Sq. Ft. of New Portables/Prefab Classrooms: 7,680
Site Acreage: 6.00
Usable Site Sq. Ft.: 221,986

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	31,694	\$7,769,544	\$11,842,786	\$19,612,331	\$619
2	Site Modernization Cost	221,986	\$1,783,238	\$3,544,357	\$5,327,595	\$24
3	Portable Replacement Cost	7,680	\$3,136,838	\$2,612,736	\$5,749,574	\$749
4	Total Project Cost Estimate	39,374	\$12,689,621	\$17,999,879	\$30,689,500	\$779

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 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)

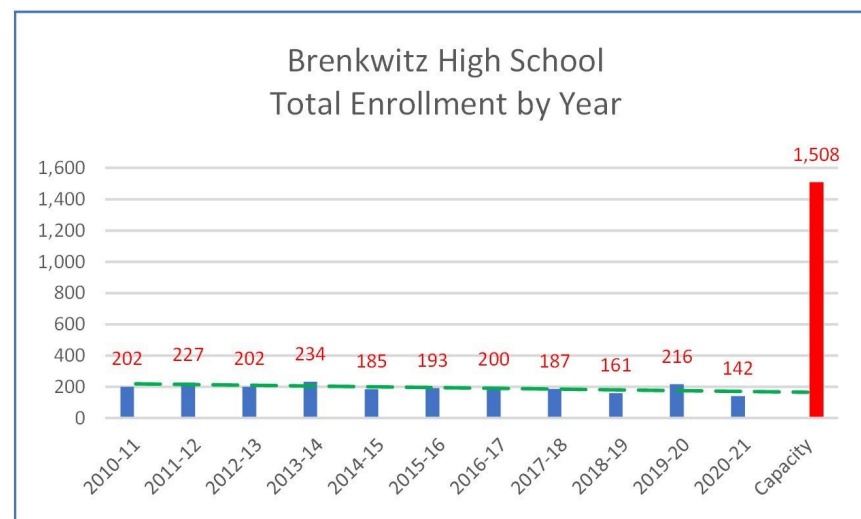
- Original Construction: 1957
- Site Acreage: 16.21
- Total Classrooms: 54
 - Permanent Classrooms: 54
 - Portable Classrooms: 0
- Assessment Rating: 1.1
- Solar PV: 390 kW

ENROLLMENT

- Current Enrollment (2021): 142
- Enrollment Capacity: 1,508

PROGRAMS/SERVICES

- Grades: 9-12
- Continuation High School
- Adult School
- Leased Space

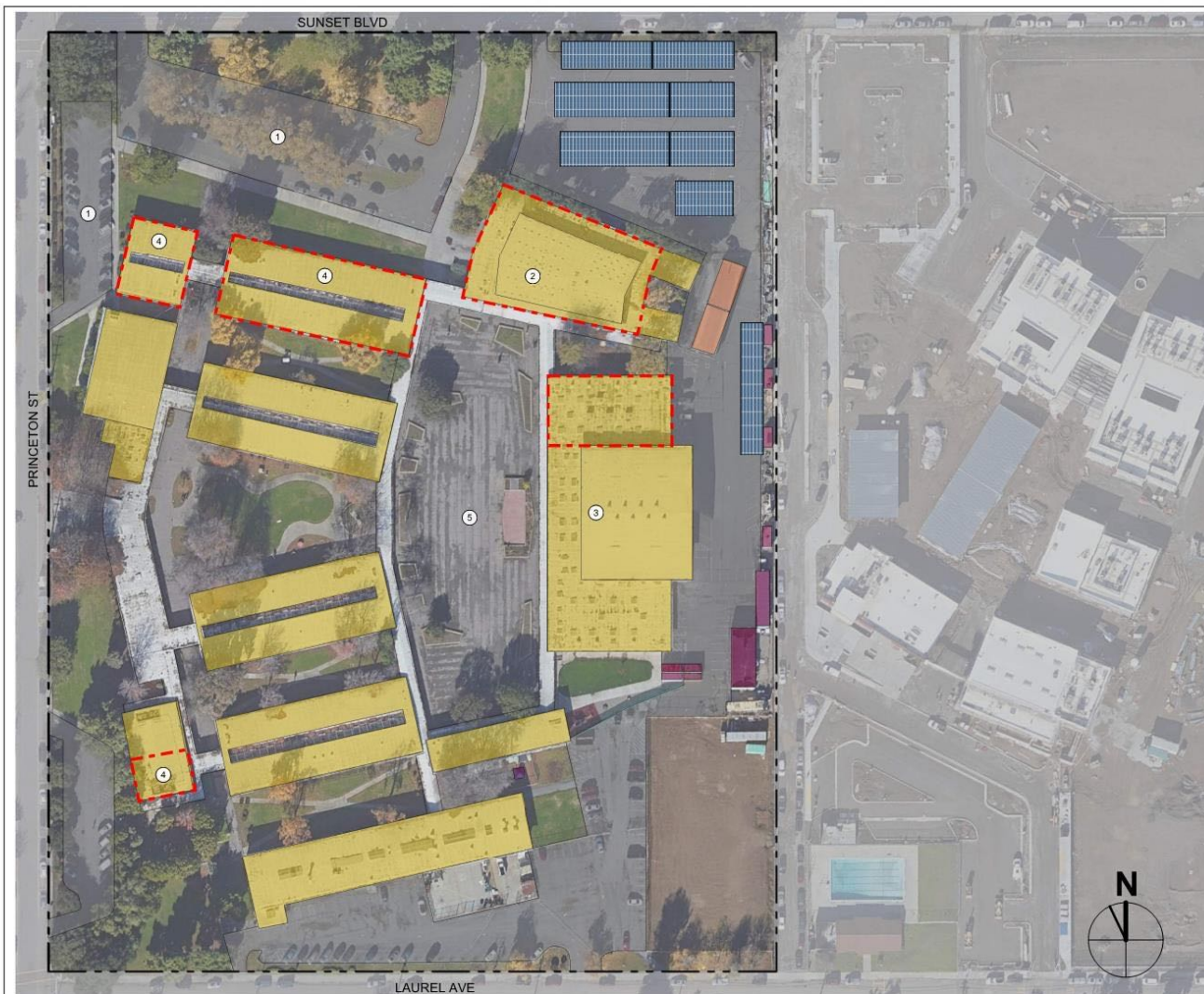




FMP UPDATE - BRENKWITZ HIGH SCHOOL — EXISTING CONDITIONS
07 KEY CONSIDERATIONS GOING FORWARD



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



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING RELOCATABLES
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE
- BRENKWITZ HIGH SCHOOL

KEY

- ① PARKING
- ② MULTI PURPOSE
- ③ GYM
- ④ CLASSROOMS
- ⑤ QUAD

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1957
 SITE ACREAGE: 16.21
 TOTAL CLASSROOMS: 54
 PERMANENT CLASSROOMS: 54
 PORTABLE CLASSROOMS: 0
 ASSESSMENT RATING: 1.1
 SOLAR PHOTOVOLTAIC SYSTEM: 390 kW
 ENROLLMENT (2021): 142
 ENROLLMENT CAPACITY: 1,508



**Summary of Site Stakeholder Meeting
 March 25, 2021**

Facilities Needs Identified by Stakeholders

- Hazard abatement
- Modernization of classrooms
- Modernization of restrooms
- Windows that open/close properly
- Doors that open/close properly
- New furniture
- HVAC, ventilation, air filtration, controllability
- Safety, security, lockdown capability
- Fencing, security
- Surveillance cameras
- New fire alarm system
- New (independent) public address system
- Plumbing repairs, fix leaks throughout
- Modernization of restrooms
- Hot water in classroom sinks
- Additional water stations/bottle fillers
- Additional Parking

Additional Facilities Improvements Recommended
 by Derivi Castellanos Architects (unprioritized)

- Campus-wide modernization
- Access control at front office
- Additional electrical outlets
- All new utilities: electrical, water, sewer, storm drain
- Exterior lighting upgrade
- Fencing repairs, security
- Kitchen renovation, new equipment
- Landscaping, irrigation repairs
- New blinds/curtains
- New cabinetry
- New classroom technology
- New roofing
- Outdoor seating areas and shade structures
- Repairs to blacktop/paving
- 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.



Hayward Unified School District
 BRENKWITZ CONTINUATION HIGH SCHOOL

PROPOSED FACILITIES
 MASTER PLAN
 MP-2



LEGEND

- EXISTING PERMANENT BUILDING
- EXISTING AUXILIARY STRUCTURE
- EXISTING PARKING AREA
- SOLAR PHOTOVOLTAIC STRUCTURE
- HAYWARD ADULT SCHOOL

KEY

- ① STUDENT DROP OFF & VISITOR PARKING
- ② MULTI PURPOSE
- ③ GYM
- ④ CLASSROOMS
- ⑤ QUAD
- ⑥ ADMINISTRATION

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1957
 SITE ACREAGE: 16.21
 TOTAL CLASSROOMS: 54
 PERMANENT CLASSROOMS: 54
 PORTABLE CLASSROOMS: 0
 ASSESSMENT RATING: 1.1
 SOLAR PHOTOVOLTAIC SYSTEM: 390 kW
 ENROLLMENT (2021): 142
 ENROLLMENT CAPACITY: 1,508



Summary of Stakeholder Meeting April 21, 2021

Facilities Needs Identified by Stakeholders

- Updated lighting
- Additional fencing
- Replace/update office locks
- New/updated plumbing
- Updated security camera systems
- Repaving areas on site, uneven walkways and parking lot
- Replace gym floor
- HVAC, ventilation, air filtration, controllability
- Window modernization
- Additional restrooms, ADA restrooms
- Additional staff and student parking lot, need ADA parking
- Expand parking lot, and signage to enforce parking
- Surveillance cameras

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
- 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)
- Technology infrastructure upgrade (wifi)
- Updated classroom technology



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Hayward Unified School District

HAYWARD ADULT SCHOOL

PROPOSED FACILITIES
MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Old Sunset HS Site (Currently Brenkwitz HS & Hayward Adult School)
 FMP Site Meeting Date: n/a

Year of original construction: 1957
 Age of School: 64
 TRi Rating 2019: 1.1
 DCA Rating Update 2021: 1.1
 2021 Enrollment: 142

Total No. of Classrooms: 54
 No. of Permanent Classrooms: 52
 No. of Existing Portables: -
 No. of Portables to be replaced: -
 Total Bldg Sq. Ft.: 118,019
 Sq. Ft. of Permanent Bldgs: 118,019
 Sq. Ft. of New Portables/Prefab Classrooms: -
 Site Acreage: 16.21
 Usable Site Sq. Ft.: 588,089

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	118,019	\$24,213,051	\$36,382,610	\$60,595,661	\$513
2	Site Modernization Cost	588,089	\$3,316,422	\$5,179,586	\$8,496,008	\$14
3	Portable Replacement Cost	-	\$0	\$0	\$0	#DIV/0!
4	Total Project Cost Estimate	118,019	\$27,529,473	\$41,562,197	\$69,091,669	\$585

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)

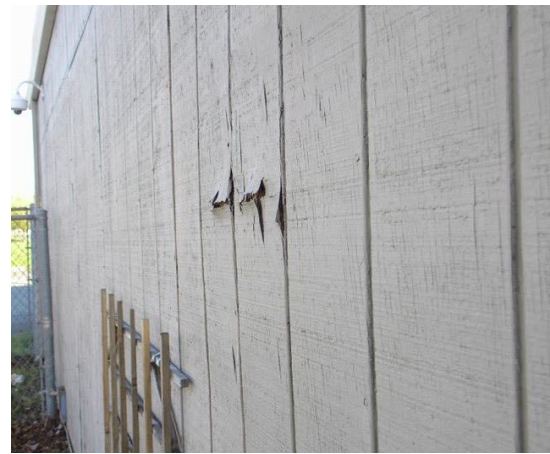
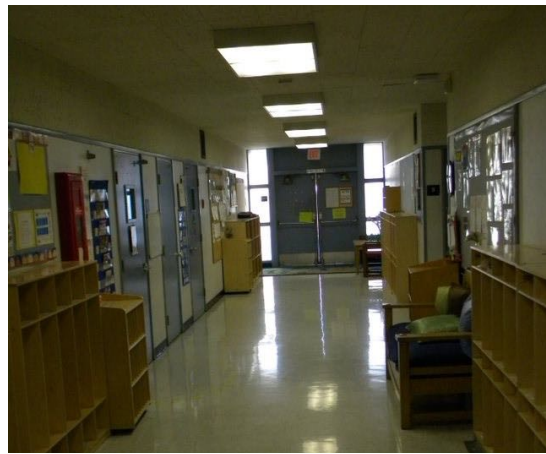
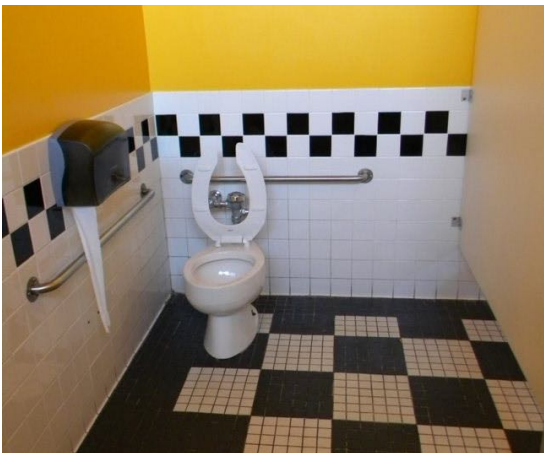
- Original Construction: 1956
- Site Acreage: 7.50
- Total Classrooms: 13
 - Permanent Classrooms: 11
 - Portable Classrooms: 2
- Assessment Rating: 1.3

ENROLLMENT

- Current Preschool Enrollment (2021):

PROGRAMS/SERVICES

- Preschool





LEGEND

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

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 PLAYSTRUCTURE

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1956
SITE ACREAGE: 7.5
TOTAL CLASSROOMS: 13
PERMANENT CLASSROOMS: 11
PORTABLE CLASSROOMS: 2
ASSESSMENT RATING: 1.3



Summary of Stakeholder Meeting April 26, 2021

Facilities Needs Identified by Stakeholders

- Access control at front office
- Additional fencing
- Fix blacktop
- HVAC, ventilation, air filtration, controllability
- New inclusive play structures
- Windows that open close properly
- Replace classroom doors
- Restroom modernization
- Preschool and ADA accessible restrooms
- Additional staff restrooms

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
- Updated lighting
- Hot water in classroom sinks
- Kitchen renovations, new equipment
- Landscaping Irrigation repairs
- New blinds/curtains
- 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

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
Helen Turner Children's Center
FMP Site Meeting Date: 4/26/21

Year of original construction: 1956
Age of School: 65
TRi Rating 2019: 1.2
DCA Rating Update 2021: 1.3

Total No. of Classrooms: 13
No. of Permanent Classrooms: 11
No. of Existing Portables: 2
No. of Portables to be replaced: 2
Total Bldg Sq. Ft.: 27,458
Sq. Ft. of Permanent Bldgs: 25,538
Sq. Ft. of New Portables/Prefab Classrooms: 1,920
Site Acreage: 7.50
Usable Site Sq. Ft.: 299,242

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	25,538	\$5,077,895	\$8,878,164	\$13,956,059	\$546
2	Site Modernization Cost	299,242	\$1,376,644	\$7,956,158	\$9,332,801	\$31
3	Portable Replacement Cost	1,920	\$753,106	\$653,184	\$1,406,290	\$732
4	Total Project Cost Estimate	27,458	\$7,207,644	\$17,487,506	\$24,695,150	\$899

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 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: 1961
- Site Acreage: 7
- Total Classrooms: 27
 - Permanent Classrooms: 20
 - Portable Classrooms: 7
- Assessment Rating: 1.6
- Solar PV: 43 kW

ENROLLMENT

- Current Preschool Enrollment (2021):

PROGRAMS/SERVICES

- Preschool
- Student Assessment
- Youth Homeless Shelter (2022 Leased)





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
- ⑦ CLASSROOMS
- ⑧ HARDCOURTS
- ⑨ SPORTS FIELD
- ⑩ PLAYSTRUCTURE

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1961
 SITE ACREAGE: 7
 TOTAL CLASSROOMS: 27
 PERMANENT CLASSROOMS: 20
 PORTABLE CLASSROOMS: 7
 ASSESSMENT RATING: 1.6
 SOLAR PHOTOVOLTAIC SYSTEM: 43 kW



Summary of Stakeholder Meeting May 12, 2021

Facilities Needs Identified by Stakeholders

- HVAC, ventilation, air filtration, controllability
- Windows that open close properly
- Onsite window assessment
- Parking lot paving maintenance, ADA
- Doors need to be inspected
- Address carpet maintenance/replacement
- Hazmat abatement
- Flooring needs to be removed and updated
- Classroom repainted
- Additional water stations/bottle fillers
- Electrical updates, additional outlets
- Technology infrastructure upgrade (wifi)
- Replace existing portables with new permanent classrooms
- Hot water in classroom sinks
- Plumbing system updates
- Renovated restrooms, ADA
- Campus-wide modernization

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Access control at front office
- 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
- Science, STEM, art specialties (2 classrooms)
- Surveillance cameras
- Updated classroom technology
- Updated lighting

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 Student Information & Assessment Center (SIAC)
 FMP Site Meeting Date: 5/12/21

Year of original construction: 1961
 Age of School: 60
 TRi Rating 2019: 1.6
 DCA Rating Update 2021: 1.6

Total No. of Classrooms: 20
 No. of Permanent Classrooms: 20
 No. of Existing Portables: 32
 No. of Portables to be replaced: -
 Total Bldg Sq. Ft.: 35,458
 Sq. Ft. of Permanent Bldgs: 35,458
 Sq. Ft. of New Portables/Prefab Classrooms: -
 Site Acreage: 7.00
 Usable Site Sq. Ft.: 269,462

# Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1 Building Modernization Cost (includes all permanent buildings)	35,458	\$6,418,753	\$10,546,715	\$16,965,468	\$478
2 Site Modernization Cost	269,462	\$1,453,603	\$5,576,665	\$7,030,268	\$26
3 Portable Replacement Cost	-	\$881,280	\$0	\$881,280	n/a
4 Total Project Cost Estimate	35,458	\$8,753,635	\$16,123,380	\$24,877,015	\$702

Preliminary Implementation Timeline:

* Design 12 months
 * DSA Approval 5 months
 * Bid Process 2 months
 * Construction 16 months
 * Move-in 1 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
- 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
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SITE DATA (EXISTING)

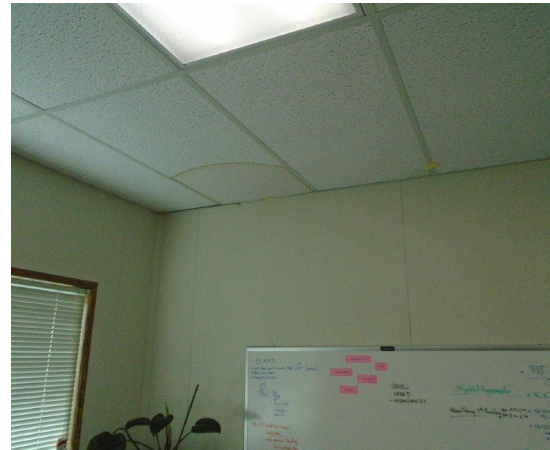
- Original Construction: 1936
- Site Acreage: 7
- Total Classrooms: 28
 - Permanent Classrooms: 20
 - Portable Classrooms: 8
- Assessment Rating: 1.6
- Solar PV: 95 kW

ENROLLMENT

- Current Preschool Enrollment (2021):

PROGRAMS/SERVICES

- Preschool
- Student Registration
- Administrative Offices



FMP UPDATE - THE HUB — EXISTING CONDITIONS 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 CLASSROOMS
- ⑥ HARDCOURTS
- ⑦ SPORTS FIELD
- ⑧ PLAYSTRUCTURE
- ⑨ GARDEN / PLANTER BOXES

SITE DATA (EXISTING)

ORIGINAL CONSTRUCTION: 1936
 SITE ACREAGE: 7
 TOTAL CLASSROOMS: 28
 PERMANENT CLASSROOMS: 20
 PORTABLE CLASSROOMS: 8
 ASSESSMENT RATING: 1.6
 SOLAR PHOTOVOLTAIC SYSTEM: 95 kW



Summary of Stakeholder Meeting May 27, 2021

Facilities Needs Identified by Stakeholders

- Additional fencing
- Updated emergency alarm systems
- Updated public address system
- Paving even out parking areas
- Replace gym floor
- Grass needs to be cut early
- Field area re-designed
- Additional parking spaces
- HVAC, ventilation, air filtration, controllability
- Technology infrastructure upgrade (wifi)
- Updated audio-visual equipment
- Additional restrooms
- Expansion to serve needs of programs
- Replace existing portables with new permanent classroom
- Additional facility space
- New multi use facility family engagement center
- Kitchen renovations, new equipment

Additional Facilities Improvements Recommended by Derivi Castellanos Architects (unprioritized)

- Hazard abatement
- Access control at front office
- 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
- 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
- Updated classroom technology
- Updated lighting
- Windows that open close properly



Hayward Unified School District
THE HUB HUDS PARENT RESOURCE CENTER

PROPOSED FACILITIES
MASTER PLAN
MP-2

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
[The HUB Parent Resource Center](#)
 FMP Site Meeting Date: 5/12/21

Year of original construction: 1936
 Age of School: 85
 TRi Rating 2019: 1.6
 DCA Rating Update 2021: 1.6

Total No. of Classrooms: 32
 No. of Permanent Classrooms: 20
 No. of Existing Portables: 8
 No. of Portables to be replaced: 12
 Total Bldg Sq. Ft.: 50,603
 Sq. Ft. of Permanent Bldgs: 39,083
 Sq. Ft. of New Portables/Prefab Classrooms: 11,520
 Site Acreage: 7.00
 Usable Site Sq. Ft.: 254,317

#	Cost Category	Qty Sq Ft	Repair Cost	Upgrade Cost	Total Cost	Cost per Sq Ft
1	Building Modernization Cost (includes all permanent buildings)	39,083	\$7,055,919	\$12,846,913	\$19,902,832	\$509
2	Site Modernization Cost	254,317	\$1,325,808	\$5,123,316	\$6,449,124	\$25
3	Portable Replacement Cost	11,520	\$4,557,773	\$4,143,053	\$8,700,826	\$755
4	Total Project Cost Estimate	50,603	\$12,939,500	\$22,113,281	\$35,052,781	\$693

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 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