



**REQUEST FOR PROPOSALS (RFP)
FOR THE SALE OR LEASE OF
SURPLUS SCHOOL DISTRICT PROPERTY**

**520 JEFFERSON STREET
HAYWARD, CA 94544**

Presented for
Hayward Unified School District
June 2023

RFP Release Date June 30, 2023
Proposal Submittal Deadline (<i>via email</i>) July 28, 2023 4:00 PM

Contact: DCG Strategies
7600 Dublin Boulevard, Suite 275
Dublin, CA 94568
listings@dcgstrategies.com

TABLE OF CONTENTS

Calendar of Events

Tentative Schedule	3
--------------------------	---

Executive Summary

Background And Context.....	4
Submission Deadline	4
Objectives	5
Property Details.....	5
Property Tour.....	6
Pre-Bidder's Conference.....	6
Transaction Structure	7
Disclaimer	10

Proposal Requirements & Review Process

Proposer's Responsibilities.....	11
Submission Format and Schedule	12
Evaluation Criteria	13
Evaluation Process	13
Right to Reject	14

Exhibits

- Exhibit A: Cost Estimates from Facilities Master Plan Update
- Exhibit B: Assessor's Parcel Map

CALENDAR OF EVENTS

The tentative schedule, subject to change without notice, is as follows.

Request for Proposals (RFP) Advertised	June 30, 2023
Property Tour <i>(optional)</i>	July 12, 2023 11:00 AM – 12:30 PM
Pre-Bidder's Conference <i>(optional)</i>	July 14, 2023 10:00 AM
Questions Due	July 17, 2023 2:00 PM
Final Addendum/Responses Released	July 19, 2023
Proposals Due	July 28, 2023 4:00 PM
Evaluation Committee Review	August - September 2023
Interviews at District's Discretion	TBD
Target Board Approval	September 2023

The RFP is available through the District's website: <https://www.husd.us/departments/business-services/7-11>.

Interested proposers must submit an electronic Proposal via email to listings@dcgstrategies.com. This RFP will only be receiving electronic proposals. No other form will be accepted.

Proposals must be received electronically on or before 4:00 p.m. on the date noted above in the Calendar of Events. Proposers are responsible for checking the District's website for modifications to the RFP via posted Addenda. The District is not responsible for any misunderstanding of the RFP or nonresponsive submission due to failure to check the website for updates or Addendums, and/or other information regarding the RFP. Failing to periodically check the District's website for updates is at a proposer's sole risk.

EXECUTIVE SUMMARY

BACKGROUND AND CONTEXT

The Hayward Unified School District (the “District”) owns approximately 8.37 acres of real property located at 520 Jefferson Street, Hayward, CA 94544; APN’s 452-68-95-3 & 452-56-9-2 (the “Property”). The District is currently seeking proposals from qualified proposers to purchase or lease the entire Property in its **AS IS** condition.

On June 22, 2022, the District’s Board of Education adopted Resolution 2223-09 to declare the Property as “exempt surplus Land.” The District has completed all requirements under the California Surplus Land Act; the Property is designated as exempt surplus land.

Furthermore, on September 28, 2022, the District’s Board of Education adopted Resolution 2223-15 authorizing approval for the District to seek a State Board of Education waiver so that a Request for Proposals (“RFP”) could be issued and declaring its intention to sell or lease the Property in accordance with the terms of the resolution. The District applied for and received a waiver from the State Board of Education allowing the District flexibility in the bidding and sale of the Property. As a result, the District is able to use a request for proposal process, and is not bound to select the successful proposal solely on the basis of price.

In compliance with statutory requirements and the Board-adopted resolution, the District has offered the Property for sale and/or lease to a number of designated agencies. The period in which agencies and other entities with statutorily preferential rights may make a priority offer for the Property has closed and the District now intends to extend its offer of the Property for sale or lease to the public at large.

The 7-11 Surplus Property Advisory Committee, a community advisory board tasked with reviewing the site and compiling community centric recommendations to the Board of Trustees, compiled a report of their findings and priorities. The full report can be found online at <https://www.husd.us/departments/business-services/7-11>. Proposers are encouraged to consult the report as a point of reference. The Board of Trustees are the ultimate decision makers and respect and appreciate the community’s recommendations.

The District will review all Proposals separately. The District reserves the right to reject any and all Proposals and to withdraw the Property from sale or lease.

SUBMISSION DEADLINE

The proposer must submit one electronic copy of their complete Proposal Package (PDF format is acceptable) via email to DCG Strategies at listings@dcgstrategies.com. All proposals must be received at or before **4:00 p.m. on Monday, Friday 28, 2023**, via email. Proposal receipt time is determined by the official clock of DCG Strategies. Any proposals submitted after the deadline may not be considered.

The point of contact for all matters regarding the property is DCG Strategies. All correspondence regarding the RFP process **must be in writing by email** to DCG Strategies. The team can be reached via email at listings@dcgstrategies.com.

OBJECTIVES

The District's objectives are as follows:

- Prioritize HUSD students' access to our best facilities
- Maximize revenues to invest in modern facilities
- Develop strategies to bring in ongoing revenue and support district goals
- Collaborate and align goals with other local municipalities
- Support land use for a positive social impact.

PROPERTY DETAILS

Location:

520 Jefferson Street
Hayward, CA 94544

Assessor's Parcel Number:

Parcel A: 452-56-9-2
Parcel B: 452-68-95-3

Zoning:

MB-CS: Mission Boulevard –
Civic Space Zone

Property Size:

Parcel A: 340,131 SF (7.81 Acres)
Parcel B: 24,243 SF (0.56 Acres)
Total Size: 364,374 SF (8.37 acres)

General Plan:

PQP: Public / Quasi-Public



The Property is the previous home to Bowman Elementary School which closed in 2022. The buildings were originally constructed in 1951 and contain various school facilities totaling approximately 29,916 square feet. As of 2021, estimated cost of repair for major infrastructure only was estimated at \$10,200,000. Additional property information, including the Facilities Master Plan Update, can be found online at <https://www.husd.us/departments/business-services/7-11>. A copy of the cost estimated from the Facilities Master Plan Update is included in Exhibit A.

The Property has been the target of recent vandalism which could affect its immediate use.

Zoning – MB-CS: Mission Boulevard-Civic Space

The Property is currently zoned “MB-CS” for Mission Boulevard - Civic Space Zone and is surrounded by a variety of uses, including multiple Mission Boulevard oriented zones, and single-family residential.

Land Use Designation - PQP: Public and Quasi-Public

Per the Hayward 2040 General Plan, the Property is classified as P/QP for Public/Quasi-Public. This classification is generally for parcels owned by public agencies and applies to major governmental, educational, cultural, and health care facilities located throughout the City.

Environmental Constraints

No information on the environmental condition of the Property has been provided as of the date of this Request For Proposals. Environmental impacts, with regard to physical site constraints and/or costs to clean/mitigate potential contamination, could have significant implications for the development, value and/or use of the Property and thus should be a primary area of investigation for any prospective proposer.

PROPERTY TOUR

The Property will be made available for access on **Wednesday, July 12, 2023 between 11:00 a.m. and 12:30 p.m.** This will be the only access provided for the Property and there will be no exceptions on additional access and/or rescheduling. While attendance is optional, all proposers will be held to the same standard of having toured the Property regardless of actual attendance.

PRE-BIDDER’S CONFERENCE

A pre-bidder’s conference will be held virtually on **Friday, July 14, 2023 at 10:00 a.m.** Attendance is optional. All proposers will be held to the same standard of having attended the pre-bidder’s conference regardless of actual attendance.

<https://us06web.zoom.us/j/85879737625>

Meeting ID: 858 7973 7625

Dial In: (669) 900-6833

TRANSACTION STRUCTURE

Respondents should verify the potential viability of the proposed project with the governing jurisdiction prior to making a proposal for the Property. A sample Letter of Intent for purchase may include, but certainly is not limited to, the terms and conditions below.

Purchase Letter of Intent

The following terms and conditions are proposed for this purchase:

- 1. **Purchase Price:** \$_____, payable in full in cash at Closing, less deposits, as described below.
- 2. **Close of Escrow:** Shall occur on the earlier of (1) City Approval, or (2) _____ (number of months from the Effective Date of the Agreement).
- 3. **Initial Deposit:** Buyer will make an initial deposit of \$_____ at the time a definitive Purchase and Sale Agreement is agreed and executed, which will be immediately released to the District, and is non-refundable under any and all circumstances, but applicable to the Purchase Price.
- 4. **Additional Deposits:** Buyer will make a series of additional deposits which will be released to the District as nonrefundable, but applicable to the Purchase Price, unless the District is unable to deliver good title to the Property. Each deposit shall be subject to the Buyer’s unilateral decision to proceed with the transaction. That is, if the Buyer decides to withdraw from the transaction before making any one of the deposits, then that deposit, and any future deposits, will not be made, although those deposits already released to the District shall remain nonrefundable. The proposed deposit structure is as follows:
_____ (describe amount and timing of deposits).
- 5. **Inspections:** Buyer shall be provided with the opportunity to conduct whatever physical inspections Buyer deems necessary and desirable subject to reasonable notice and noninterference with current users of the site. Buyer shall have the right to review any and all documentation, title reports, surveys, toxic and soil studies, and all other correspondence and documents relating to the Property, and the District shall promptly deliver to Buyer copies of all such documents in its possession, custody, or control, subject to entry into a Purchase and Sale Agreement. District staff and agents will cooperate fully with Buyer in providing such information as Buyer may reasonably require, regarding the history, use, and condition of the Property.
- 6. **Government Approvals:** Buyer shall be seeking various government approvals as may be required for development of the Property in the manner Buyer intends, including a tentative subdivision map and other City permits. The District will cooperate with and assist Buyer as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.
- 7. **Other Provisions:**

7.1 Buyer will request (in a binding Purchase and Sale Agreement) standard representations and warranties as are customary for transactions of this type, including with respect to authority, brokers, completeness of due diligence materials, absence of litigation, absence of hazardous materials or hazardous site conditions, absence of violations of law, and vacancy of all structures on the premises at Close of Escrow.

7.2 Following completion of all conditions set forth in a binding Purchase and Sale Agreement, the District shall convey the Property to Buyer at Close of Escrow in substantially the same condition as at the present time, except as regards the condition of the improvements thereon (which Buyer shall be responsible for removing), and shall have cured any violation of applicable laws, regulations and codes, and shall have removed all monetary liens or other encumbrances to title that would prevent or impair good title from being passed to Buyer.

7.3 Buyer understands that the District has retained DCG Strategies as its real estate agent in connection with this transaction, and that the District will be solely responsible for any compensation due to DCG Strategies based on its arrangements with the firm. Any compensation due to other real estate agents or brokers engaged or retained by Buyer in connection with this transaction will be the sole responsibility of the Buyer.

- 8. Definitive Purchase and Sale Agreement:** As expeditiously as possible, Buyer intends to negotiate with the District and agree to a definitive and binding Purchase and Sale Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.
- 9. Approval Required by District Authorities:** Buyer understands and acknowledges that the District's execution of the Purchase and Sale Agreement must be conditioned on approval of its Board of Trustees.

A sample Letter of Intent for lease may include, but certainly is not limited to, the terms and conditions below.

Lease Letter of Intent

The following terms and conditions are proposed for this lease:

- 1. Type of Lease:** Please describe type of lease.
- 2. Term:** The term of this Lease shall be for the period of _____ months. The Term shall commence on the Commencement date as identified below.
- 3. Option to Extend:** Lessee has _____ option(s) to extend the term of this Lease for an additional _____ year(s).
- 4. Use:** The Premises shall be used for the purposes of _____.
- 5. Rent:** For the period commencing on the Rent Commencement Date, Lessee shall pay to Lessor, as base monthly rent \$_____, with _____% annual increases (include complete rent schedule as an exhibit).
- 6. Security Deposit:** Upon signing the Lease, Lessee shall pay to Lessor a Security Deposit in the amount of \$_____.
- 7. Lease Commencement:** Lease shall be effective immediately upon execution by duly authorized representatives of both parties.
- 8. Rent Commencement:** Rent shall commence upon _____.

- 9. Inspections:** Lessee shall be provided with the opportunity to conduct whatever physical inspections Lessee deems necessary and desirable subject to reasonable notice and noninterference with current users of the site. Lessee shall have the right to review any and all documentation, title reports, surveys, toxic and soil studies, and all other correspondence and documents relating to the Property, and the District shall promptly deliver to Lessee copies of all such documents in its possession, custody, or control, subject to entry into a Lease Agreement. District staff and agents will cooperate fully with Lessee in providing such information as Lessee may reasonably require, regarding the history, use, and condition of the Property.
- 10. Government Approvals:** Lessee shall be seeking various government approvals as may be required for development of the Property in the manner Lessee intends, including a tentative subdivision map and other City permits. The District will cooperate with and assist Lessee as reasonably necessary in submitting applications for such approvals, including signing appropriate documents that may be required by government officials.
- 11. Other Provisions:**
- 11.1** Lessee will request (in a binding Lease Agreement) standard representations and warranties as are customary for transactions of this type, including with respect to authority, brokers, completeness of due diligence materials, absence of litigation, absence of hazardous materials or hazardous site conditions, absence of violations of law, and vacancy of all structures on the premises.
- 11.2** Lessee understands that the District has retained DCG Strategies as its real estate agent in connection with this transaction, and that the District will be solely responsible for any compensation due to DCG Strategies based on its arrangements with the firm. Any compensation due to other real estate agents or brokers engaged or retained by Lessee in connection with this transaction will be the sole responsibility of the Lessee.
- 12. Definitive Lease Agreement:** As expeditiously as possible, Lessee intends to negotiate with the District and agree to a definitive and binding Lease Agreement, but until that has been done, either party may withdraw from this transaction without further obligation of any kind to the other.
- 13. Approval Required by District Authorities:** Lessee understands and acknowledges that the District's execution of the Lease Agreement must be conditioned on approval of its Board of Trustees.

DISCLAIMER

While the information contained herein has been provided in good faith and in an effort to provide prospective respondents with relevant property data, it is not binding on the District nor DCG Strategies and should not be considered a substitute for thorough due diligence investigation.

The District and DCG Strategies have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant.

The information contained herein has been obtained from sources we believe to be reliable; however, the District and DCG Strategies have not verified, and will not verify, any of the information contained herein, nor has the District and DCG Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers or lessees must take appropriate measures to verify all information set forth herein. The Property is being offered for potential purchase or lease in **AS IS** condition.

CALIFORNIA PUBLIC RECORDS ACT

All proposals submitted in response to this RFP become the property of The District. The District shall hold each proposal confidential during its consideration and final acceptance of such proposals. However, after acceptance, all proposals are subject to the provisions of the California Public Records Act.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

PROPOSER'S RESPONSIBILITIES

The District has engaged DCG Strategies, Inc. as their representative in releasing this Request For Proposals which seeks offers from prospective buyers or lessees to acquire or lease the subject property.

The selected proposer will be responsible for the payment of all costs and expenses in connection with the project including, but not limited to: costs associated with securing necessary entitlements and environmental documentation; demolition, ground clearing, site preparation, and construction of new buildings; maintenance; underground utilities; insurance and taxes; permits and inspection fees; costs and mitigation fees associated with the development including school fees; and architectural, environmental, engineering, and other related work, if any.

Proposer will be responsible for all brokerage commissions and fees to be paid to any real estate representative on the proposer's behalf, if any. The District will not pay any broker's fees or finder's fees, other than to their representative, DCG Strategies. The selected proposer will be required to:

- o Select the necessary multi-disciplinary team;
- o Coordinate the General Plan and Zone change process;
- o Obtain all necessary entitlements and permits;
- o Coordinate, manage, and facilitate the review of the project by the local jurisdiction; and
- o Manage the work effort of the entire entitlement team, the architect, land planner, civil and other engineers, etc.

All proposals will have five (5) required sections in the order as set forth below. Please label each section and number all pages.

SECTION 1 - LETTER OF INTENT

SECTION 2 - DEVELOPMENT PROGRAM

SECTION 3 - PROJECT TIMETABLE AND CRITICAL ENTITLEMENT ISSUES

SECTION 4 - KEY TEAM MEMBERS AND PAST EXPERIENCE

SECTION 5 - STATEMENT OF FINANCIAL QUALIFICATIONS

SECTION 1 – LETTER OF INTENT

This section shall include the proposal contact and responsible party information, purchase/lease price, deposits, close of escrow and summary of the critical elements of expected project timeline. Any other critical information can be included in this section.

SECTION 2 – DEVELOPMENT PROGRAM

This section shall include a narrative description of the architectural and land planning theme for the project. Identify the planned improvements including the number of buildings by use, the estimated square footage devoted to each building and use, the approximate building footprints, the proposed unit mix with average unit sizes, amenities, parking, and public uses, if any. Include a preliminary site plan. While a detailed completed site plan, prototype housing and elevations are not required at this time (although strongly encouraged), a preliminary site plan is necessary to properly evaluate each proposal.

SECTION 3 – PROJECT TIMETABLE AND ENTITLEMENT ISSUES

This section shall include a general development timetable showing the various planning and entitlement steps, duration, estimated starting period, deposit amounts and release dates, and any phasing contemplated. As to acquiring the entitlements necessary for execution of the proposed development plan, please provide a narrative description of the issues the proposer has identified as critical. Also, please be sure that the timetable of approximate dates for obtaining these entitlements is realistic – in requesting both the narrative and timetable, the goal is to assess the proposer's understanding of the entitlement process rather than solicit an unrealistically aggressive schedule for this process (although an ability to expedite the process is seen as favorable).

SECTION 4 – KEY TEAM MEMBERS AND PAST EXPERIENCE

Provide resumes for each key member of the team. It is anticipated that key members could include the development entity, the architect and/or land planner, entitlements counsel, equity partner, and other key members, if applicable. Other team members such as civil engineer, traffic planner, or landscape architect, may be identified if the proposer believes that to do so would enhance the proposal, but there is no requirement to do so.

SECTION 5 – STATEMENT OF FINANCIAL QUALIFICATIONS

Provide the following information:

- Is the proposer a subsidiary of, or affiliated with, any other corporation(s), partnerships or firms? If so, please specify.
- Has the proposer or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, please explain.
- Is there pending litigation against the proposer or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under \$250,000? If so, please explain.

Item(s) submitted should be sufficient to permit the District to determine the proposer's financial capacity for purchasing or leasing the Property. The proposer may wish to mark the financial statements, as "CONFIDENTIAL" or "PROPRIETARY." As such, it will be treated as confidential by the District and its agent to the full extent permitted by law.

SUBMISSION FORMAT AND SCHEDULE

The proposer must submit one electronic copy of their complete Proposal Package digitally (PDF format) via email to DCG Strategies at listings@dcgstrategies.com. Proposals should be organized according to the previous section, and should include at least the requested information.

All proposals must be received at or before **4:00 p.m. on Friday, July 28, 2023**, via email. Proposal receipt time is determined by the official clock of DCG Strategies. Any proposals submitted after the deadline will not be considered.

The owner's contact for all matters regarding the property is DCG Strategies. All correspondence regarding the RFP process must be in **writing by email** to DCG Strategies. The team can be reached via email at listings@dcgstrategies.com.

The District shall review the proposals, request written clarification from proposers if necessary, and may, at its sole discretion, select one or more proposers as finalists. The review process may include requests for clarifications and one or more presentations by the proposers. At the conclusion of the review process, the Board plans to select one proposer with whom to enter into an agreement.

The District reserves the right to terminate this process at any point prior to the selection of a proposer, and solicitation of proposals in no way obligates the District to proceed with any agreement. The District reserves the right to reject submittals that fail to contain all required information or fail to follow all of the instructions contained in this RFP, and to waive any irregularities.

EVALUATION CRITERIA

The District's evaluation criteria include, but are not limited to:

- Project alignment with District goals
- Proposer experience and reputation
- Purchase/lease price
- Impact on District's ability to enhance long-term fiscal sustainability
- Entitlement risk
- Project quality
- Design and construction capability and sensitivity to surrounding neighborhood
- Experience with the City of Hayward
- Experience with other relevant projects.

EVALUATION PROCESS

The initial review will compare all proposals for compliance with the submission requirements. Any proposals with significant omissions may be rejected. The District reserves the right to request that proposers bring their submissions into compliance within a very short time period after notification.

IMPORTANT NOTE: The District reserves the right, if it deems it in the best public interest, to reject any and all proposals, and to withdraw the Property from potential sale or lease.

A detailed, point-by-point comparison will be made of all complete proposals for District confidential review. Requests for clarification may be sent to a certain proposer. Based on the evaluation criteria, the proposals will be rated and, at the District's sole discretion, the District will choose finalists who will be asked to an interview.

PROPOSAL REQUIREMENTS & REVIEW PROCESS

At the pre-determined District Board of Education Meeting, the proposals which have been received will be examined and declared by the Board. One or more of the finalists may also be requested to present their proposals at this meeting.

The final selection of the successful proposer will be made at a scheduled Board Meeting, subject to approval by the Board.

RIGHT TO REJECT

At any phase, the District reserves the right to terminate, suspend, or modify the proposal process, reject any or all submittals, and waive any minor irregularities in the proposal process.

EXHIBIT A:

**COST ESTIMATES FROM
FACILITIES MASTER PLAN
UPDATE**

HAYWARD UNIFIED SCHOOL DISTRICT
Total Project Cost Estimate

Facilities Master Plan Update

[520 Jefferson Street](#)

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: 316

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	Building Modernization Cost (includes all permanent buildings)	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 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

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 520 Jefferson Street
 FMP Site Meeting Date: 3/18/21

Year of original construction: 1951
 No. of Permanent Classrooms: 21
 Sq. Ft. of Permanent Bldgs: 26,916
 Site Acreage: 8.06
 Usable Site Sq. Ft.: 314,578

Recommended Scope of Work Building Modernization	Qty	Unit	Repair Unit Cost	Upgrade Unit Cost	Repair Subtotal	Upgrade Subtotal	Full Scope Total
Hazmat abatement	26,916	sf	\$6.00		\$161,496	\$0	\$161,496
Interior demo	26,916	sf	\$2.00	\$4.00	\$53,832	\$107,664	\$161,496
Foundation/slab repairs	26,916	sf	\$10		\$269,160	\$0	\$269,160
Misc. iron for int modernization	26,916	sf		\$5.00	\$0	\$134,580	\$134,580
Misc. iron for roof work	26,916	sf		\$2.50	\$0	\$67,290	\$67,290
Interior carpentry modifications/repairs	26,916	sf	\$5.00	\$5.00	\$134,580	\$134,580	\$269,160
Exterior carpentry repairs	26,916	sf	\$5.00		\$134,580	\$0	\$134,580
Cabinetry repairs/replacement	26,916	sf	\$8.00	\$8.00	\$215,328	\$215,328	\$430,656
Thermal insulation	26,916	sf		\$6.00	\$0	\$161,496	\$161,496
New roofing, sheet metal, incl demo		sf	\$25		\$0	\$0	\$0
Acoustic treatment	26,916	sf		\$2.50	\$0	\$67,290	\$67,290
New doors, hardware	26,916	sf	\$5.00		\$134,580	\$0	\$134,580
New windows, glazing	26,916	sf	\$5.00	\$5.00	\$134,580	\$134,580	\$269,160
Exterior finish repair/patching	26,916	sf	\$8.00		\$215,328	\$0	\$215,328
New drywall/patching	26,916	sf	\$5.00	\$5.00	\$134,580	\$134,580	\$269,160
New ceramic tile	2,692	sf	\$10	\$20	\$26,916	\$53,832	\$80,748
New flooring	26,916	sf	\$2.50	\$4.00	\$67,290	\$107,664	\$174,954
New ceilings	26,916	sf	\$2.50	\$4.00	\$67,290	\$107,664	\$174,954
New interior paint	26,916	sf		\$4.00	\$0	\$107,664	\$107,664
New exterior paint		sf		\$5.00	\$0	\$0	\$0
White boards	42	ea		\$3,500	\$0	\$147,000	\$147,000
Tackable surface	3,360	sf		\$35	\$0	\$117,600	\$117,600
Restroom partitions, specialties	20	ea		\$1,500	\$0	\$30,000	\$30,000
Misc. building specialties, signage	63	ea	\$250	\$250	\$15,750	\$15,750	\$31,500
Food service equipment - cooking kitchen	800	sf		\$500	\$0	\$400,000	\$400,000
Athletic equipment - MPR/Gym	1	ls	\$100,000	\$100,000	\$100,000	\$100,000	\$200,000
Science, STEM, art specialties	1	ls	\$100,000	\$150,000	\$100,000	\$150,000	\$250,000
Stage curtain, lighting, A/V - MPR/Gym	1	ls		\$100,000	\$0	\$100,000	\$100,000
Blinds, shades	26,916	sf	\$3.50		\$94,206	\$0	\$94,206
Walk-off mats	21	ea		\$1,500	\$0	\$31,500	\$31,500
Elevator upgrades		ea	\$50,000		\$0	\$0	\$0
Fire sprinkler modifications		sf		\$4.00	\$0	\$0	\$0
Plumbing repairs/upgrades	26,916	sf	\$6.00	\$8.00	\$161,496	\$215,328	\$376,824
Drinking fountains/bottle fillers	2	ea		\$15,000	\$0	\$30,000	\$30,000
HVAC repairs/upgrades	26,916	sf	\$10	\$35	\$269,160	\$942,060	\$1,211,220
Electrical repairs/upgrades	26,916	sf	\$10	\$25	\$269,160	\$672,900	\$942,060
Fire alarm repairs/upgrades		sf	\$2.00	\$8.00	\$0	\$0	\$0
Phone, data upgrades	26,916	sf		\$4.00	\$0	\$107,664	\$107,664
Clock/bell/speaker/PA	26,916	sf		\$4.00	\$0	\$107,664	\$107,664
Technology infrastructure	1	ls	\$100,000	\$100,000	\$100,000	\$100,000	\$200,000
Classroom technology, WiFi, audio-visual	26,916	sf		\$15	\$0	\$403,740	\$403,740
Furniture	26,916	sf		\$12	\$0	\$322,992	\$322,992
					\$0	\$0	\$0
					\$0	\$0	\$0
Direct Cost Subtotal:					\$2,859,312	\$5,528,410	\$8,387,722
General Contractor Markups: 15.0% Design Contingency: 5.0% Construction Contingency: 5.0% Soft Costs: 27.0% Program Contingency: 10.0% Escalation:							
					\$428,897	\$829,262	\$1,258,158
					\$142,966	\$276,421	\$419,386
					\$142,966	\$276,421	\$419,386
					\$772,014	\$1,492,671	\$2,264,685
					\$285,931	\$552,841	\$838,772
Total Project Cost Estimate for Building Modernization:					\$4,632,085	\$8,956,024	\$13,588,110

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
 520 Jefferson Street
 FMP Site Meeting Date: 3/18/21

No. of Permanent Classrooms: 21
 No. of Existing Portables: 10
 No. of Portables to be replaced: 10
 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

Recommended Scope of Work Site Modernization	Qty	Unit	Repair Unit Cost	Upgrade Unit Cost	Repair Subtotal	Upgrade Subtotal	Full Scope Total
Remove, replace storm drain	1,200	lf	\$125		\$150,000	\$0	\$150,000
Remove, replace sanitary sewer	1,800	lf	\$125		\$225,000	\$0	\$225,000
Remove, replace domestic water lines	1,800	lf	\$100		\$180,000	\$0	\$180,000
New fire water service line		lf		\$125	\$0	\$0	\$0
New fire hydrant and fire dept connections		ea		\$15,000	\$0	\$0	\$0
Remove, replace electrical conduits/conductors	1,200	lf	\$100	\$50	\$120,000	\$60,000	\$180,000
Electrical service upgrade	1	ls		\$150,000	\$0	\$150,000	\$150,000
Remove, replace low voltage conduits/conductors	1,200	lf		\$75	\$0	\$90,000	\$90,000
Perimeter fencing repairs, upgrades	314,578	sf		\$0.50	\$0	\$157,289	\$157,289
Entry access control	1	ls		\$50,000	\$0	\$50,000	\$50,000
Video surveillance	26,916	sf		\$6.50	\$0	\$174,954	\$174,954
Accessibility, path of travel repairs, upgrades	314,578	sf	\$0.25	\$0.25	\$78,644	\$78,644	\$157,289
Drinking fountains/bottle fillers	2	ea		\$15,000	\$0	\$30,000	\$30,000
Playground improvements - Kinder	1	ls	\$25,000	\$125,000	\$25,000	\$125,000	\$150,000
Playground improvements - Lower Elem	1	ls	\$25,000	\$125,000	\$25,000	\$125,000	\$150,000
Playground improvements - Upper Elem	1	ls	\$25,000	\$125,000	\$25,000	\$125,000	\$150,000
Exterior lighting improvements	26,916	sf	\$2.00	\$2.00	\$53,832	\$53,832	\$107,664
Paving repairs, upgrades	62,916	sf		\$2.50	\$0	\$157,289	\$157,289
Additional parking		ls		\$150,000	\$0	\$0	\$0
Reconfigure pick-up/drop-off		ls		\$250,000	\$0	\$0	\$0
New fire lane		ls		\$250,000	\$0	\$0	\$0
Landscaping, irrigation	78,644	sf	\$3.00	\$2.00	\$235,933	\$157,289	\$393,222
Outdoor seating/learning areas	2	ea		\$50,000	\$0	\$100,000	\$100,000
Playground equipment/Ball wall	1	ls		\$50,000	\$0	\$50,000	\$50,000
					\$0	\$0	\$0
					\$0	\$0	\$0
Direct Cost Subtotal:					\$1,118,410	\$1,684,297	\$2,802,706
General Contractor Markups:	15.0%				\$167,761	\$252,645	\$420,406
Design Contingency:	5.0%				\$55,920	\$84,215	\$140,135
Construction Contingency:	5.0%				\$55,920	\$84,215	\$140,135
Soft Costs:	27.0%				\$301,971	\$454,760	\$756,731
Program Contingency:	10.0%				\$111,841	\$168,430	\$280,271
Escalation:							
Total Project Cost Estimate for Site Modernization:					\$1,811,824	\$2,728,561	\$4,540,384

HAYWARD UNIFIED SCHOOL DISTRICT

Total Project Cost Estimate

Facilities Master Plan Update
[520 Jefferson Street](#)
 FMP Site Meeting Date: 3/18/21

No. of Existing Portables: 10
 No. of Portables to be replaced: 10
 Sq. Ft. of New Portables/Prefab Classrooms: 9,600
 Site Acreage: 8.06
 Usable Site Sq. Ft.: 314,578

Recommended Scope of Work Replacement of Portables	Qty	Unit	Repair Unit Cost	Upgrade Unit Cost	Repair Subtotal	Total with Upgrade
Disconnect utilities	40	ea	\$500		\$20,000	\$20,000
Remove, haul away existing portable (24x40)	10	ea	\$10,000		\$100,000	\$100,000
Purchase, install new portable or prefab (24x40)	9,600	ea	\$150	\$200	\$1,440,000	\$3,360,000
Reconnect utilities	40	ea	\$2,500		\$100,000	\$100,000
Misc. sitework repairs	10	ea	\$5,000		\$50,000	\$50,000
Interior modifications, upgrades	9,600	sf	\$15	\$10	\$144,000	\$240,000
Fire alarm system	9,600	sf	\$8.00		\$76,800	\$76,800
Fire sprinklers		sf	\$12.00		\$0	\$0
Phone, data cabling	9,600	sf	\$4.00		\$38,400	\$38,400
Clock/bell/speaker/PA	9,600	sf	\$4.00		\$38,400	\$38,400
Security cameras, access control	9,600	sf	\$4.00		\$38,400	\$38,400
Classroom technology, WiFi, audio-visual	9,600	ea	\$15		\$144,000	\$144,000
Furniture	9,600	sf	\$12		\$115,200	\$115,200
					\$0	\$0
					\$0	\$0
Direct Cost Subtotal:					\$2,305,200	\$4,321,200
General Contractor Markups: 15.0%					\$345,780	\$648,180
Design Contingency: 5.0%					\$115,260	\$216,060
Construction Contingency: 5.0%					\$115,260	\$216,060
Soft Costs: 27.0%					\$622,404	\$1,166,724
Program Contingency: 10.0%					\$230,520	\$432,120
Escalation:						
Total Project Cost Estimate for Replacement of Portables:					\$3,734,424	\$7,000,344

EXHIBIT B:

ASSESSOR'S PARCEL MAP



68

Scale : 1" = 100'

Map of
Ramos Highway Tract (Bk. 7, Pg.78)

P.M. 4134 141/38

*Ramos Addition to the
City of Alta Vista* (Bk. 5, Pg. 40)

Corrected: 6-1-59 G. 6-23-58 RM 2nd-1
10-27-48 CS
2-8-84 AN
5-7-84 ST
4-24-02 CS L
7-30-02 JT
4-15-68 KT
5-22-86 BV
10-10-89 JCR

Fmly. Bk. 78C, Biks. 605, 606, 607, 612, 613, 614; 615, 618, 619, & 620.

64

76

A.C.M. 22

HPN 112

