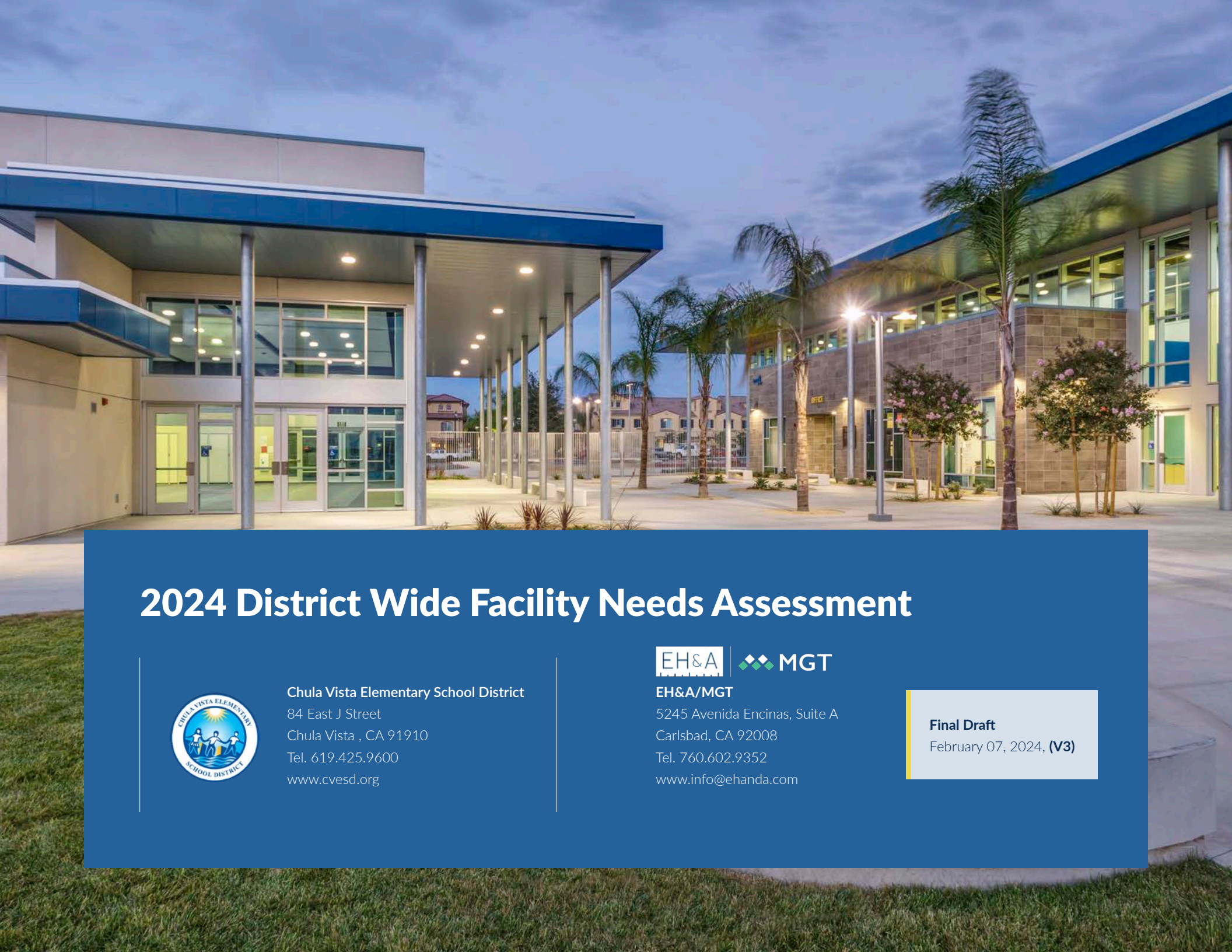


2024 District Wide Facility Needs Assessment

Chula Vista Elementary School District
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Final Draft
February 07, 2024, **(V3)**

Prepared by:

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Acknowledgments

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Executive Summary

SHARED VISION

The Chula Vista Elementary School District is committed to providing a successful, safe, challenging, and nurturing education experience, while promoting the joy and importance of learning for all our children. The primary goal and purpose of the 2024 Facilities Needs Assessment is to document the facilities needs across the District's 47 school sites and two student support facilities. This documentation will serve as a basis for analyzing and addressing these needs in alignment with the District's vision, values, and goals for its community.

This document provides an outline for addressing the various facility needs of the District concerning maintenance, educational delivery improvements, energy saving measures, and technology infrastructure improvements, while also protecting current District assets. It must be emphasized that there is no fixed schedule, and improvements can be prioritized and implemented as priorities, needs, and funds dictate.

PROTECTION OF DISTRICT ASSETS AND MODERNIZATION

Though the District has maintained its schools, the aging infrastructure needs upgrades and, in some cases, updating and/or replacement to support the education programs the District values and implements every day. The infrastructure items include roofing, drains, pipes, heating ventilation and air conditioning, electrical wiring, windows, and other energy saving, and life safety systems. To support and adapt current and new programs, campuses may potentially need to modify existing classroom and support spaces that include space for program support for RSP, school psychologists, counselors, and therapists, including dedicated offices, conference rooms, and other administration support areas. Additionally, the District emphasizes the importance of providing new shade structures and play structures with rubberized safety surfaces, as well as drinking water and bottle filling stations, which are important for the well-being and safety of students.

TRANSITIONAL KINDERGARTEN (TK)

The district has evaluated all of their elementary school sites to expand their Transitional Kindergarten (TK) program in anticipation of the implementation of California's universal Transitional Kindergarten (UTK) program that will expand TK eligibility to all four-year-olds by the 2025-2026 school year. As enrollment is declining throughout most of the school sites, the district examined converting existing general education classrooms into TK classrooms, while also modernizing their existing kindergarten classrooms so that they meet the kindergarten classroom requirements of the Title 5 of the California Code of Regulations. Due to the larger Title 5 size requirements of 1,350 square feet per TK/Kindergarten Classroom, multiple 960 general education classrooms will need to be converted to satisfy the square footage necessary for a TK classroom. The TK Classrooms will require access to the same dedicated playground facilities and restroom facilities as kindergarten therefore the newly converted classrooms will need to be either located within close proximity to the kindergarten playground or a separate TK playground will need to be construction.

AESTHETICS & CURB APPEAL

Schools should project a positive image and be visually appealing to the students, parents, and community. Elements throughout the District need repair and/or replacement including exterior improvements, fencing, landscaping and irrigation, city sidewalks, driveway aprons, and access stairs, concrete paving, windows, and painting.

IMPLEMENTATION

To assess the needs of the District, the project team, led by EH&A/MGT of America and supported by Ruhnau Clarke Architects (RCA), attended various meetings with Senior District Leadership and the District's principals to review how the assessment process would be implemented on the 47 different school sites and District support facilities. In the meetings with Senior District Leadership, the District's Senior Staff included the Superintendent, Deputy Superintendent of Business, Assistant Superintendents, Senior Director of Information Technology, Security Managers, Director of Children Nutrition Services, Director of Early Childhood Education, Director of Special Education, Director of Transportation, and Facilities & Maintenance leaders, identified significant global needs for the campuses (e.g. Information Technology needs, long term maintenance, and modular classroom replacement) along with needs at the District Office complex.

For the school sites, surveys were conducted with the site Principal to discuss the site assessment process. This process began with a survey containing fourteen questions that requested each principal to identify any major challenges such as the conditions of existing spaces to support current and future programs along with the need for landscape, shade structures, or playground equipment upgrades. They were also asked to evaluate the interior and exterior finishes along with general site and building conditions, and to a large degree, the assessment has clearly identified the concerns raised by the community, District, sites, and students regarding the way each campus is utilized. This resulted in identification of needs for the way each unique campus is used. Within this process and the categories identified, substantial resources from Measure VV and Measure M were committed leaving significant unfunded needs. The District continued the methodology used for identification of needs, projects, and costs as used with Measure VV and Measure M. The needs assessment shows the additional projects and associated costs beyond Measure VV and Measure M.

VISUAL AND PERFORMING ARTS/ATHLETIC CENTER

As the district continues to grow and expand program offerings to the greater community, a multi-purpose facility is needed to bring groups together for larger visual and performing arts programs and performances along with providing flexibility for entire district staff (teachers, aids, site leadership, etc.) for training and professional development. The proposed new facility would also include an athletic program element to support indoor sports programs as well as for sites to celebrate graduations and promotions. The proposed multicourt building would include movable seating for various programed uses and include a dedicated parking and entry separate from the proposed school site that it would be housed.

TEACHER-STAFF HOUSING – CONCEPTUAL PLANNING

- Identify appropriate locations within district boundaries suitable for development.
- Engage licensed broker to provide brokers' opinion of value for selected site.
- Work with California Department of Education for site acquisition, as needed/necessary.
- Follow California Environmental Quality Act procedures.

CONCLUSION

The facility and capital improvement projects needed throughout the District to support their growing community and program needs are ongoing. In summary, these include:

School Sites

- Safety and security improvements including new fire alarms systems, security cameras, and door hardware improvements, along with perimeter fencing and access gates.
- Renovation of existing classrooms including new flooring and painting.
- Site improvements including resurfacing of existing exterior hard courts, parking area improvements, and concrete walkway repairs and improvements to meet ADA access requirements.
- Energy efficiency measures include new LED lighting, HVAC replacement, and window replacement to improve classroom environments while lowering operating costs.
- Renovation and replacement of modular classroom space for current and future program needs.
- Space for program support for RSP, school psychologists, counselors, and therapists including dedicated offices, conference rooms, and other administration support areas.
- Increase data streaming, redundancy, and storage capacity.
- Replacement of play apparatus and rubberized play surfaces.
- Other capital improvements to existing campuses.
- Replacement and new shade structures.
- Replacement and/or drinking water and bottle filling stations.

The district intends to prioritize projects based on eligible need to maximize state matching funding for each site with prioritization of the implementation of the Transitional Kindergarten (TK) program.

District Office/District Transportation Center

- Relocate Transportation Department to Maxwell Corporate yard, currently under construction.
- Expand existing cooler/freezer storage along with overall facility improvements to Children Nutrition Services to reduce costs and improve parent support.
- Add new District data center, provide redundancy, and improve overall bandwidth throughout District.
- Update and refurbish District Office to meet staffing space needs for program growth and enhancement.

- Evaluate electrical capacity of the district office and transportation facilities to determine if a modification to the main feed is necessary/required.
- Increase charging capacity at Maxwell for bus charging and battery backup system with possible additional solar panel installation.
- Provide electric vehicle charging stations at ESSC and Maxwell for District Vehicles to include opportunities for staff to purchase charging hours.

Based on this assessment, it is EH&A/MGT professional opinion that the cost to replace and upgrade the Districts capital facilities, the District should anticipate an overall cost as summarized in the following categories:

	Measure VV	*Measure M*	*New Bond Measure Estimated Project Cost*	*Total Estimated Project Cost*
Total Light Modernization	$14,054,929	$52,705,985	$161,602,742	$228,363,656
Total Major Modernization	$8,520,280	$31,951,050	$97,965,671	$138,437,000
Total New Building	$9,660,324	$36,226,216	$111,073,834	$156,960,375
Total Play Area enhancements	$3,678,548	$13,794,554	$42,295,723	$59,768,825
Total Safety, Security, & Technology	$5,655,248	$21,207,179	$65,023,701	$91,886,127
Site & Infrastructure	$8,430,671	$31,615,016	$96,935,352	$136,981,039
Grand Total	***$50,000,000*** *Remaining*	***$187,500,000*** *Remaining*	***$574,897,023***	***$812,397,023***

Deferred Maintenance

Deferred maintenance (DM) refers to delaying repair and/or replacement of aged or deficient equipment or building systems based on a lack of available resources (funding and/or personnel) to complete the needed work.

Project Priorities

A goal of the 2024 District Facility Wide Needs Assessment was to identify projects through assessing the condition of various buildings and building systems to meet both current and future educational program needs. The campuses shall be repaired/modified through careful project planning and coordination with District staff to ensure that all elements are consistent with emerging/evolving District standards and approaches, as this is an area of high importance to the District. Once project scopes and budgets are determined, funding sources are identified and secured, the Board will prioritize and approve projects.

The cost estimates include both hard and soft costs with appropriate construction mark-ups and market escalations of 6% per annum.

Bob Nicholson
Vice President

Caroline Brown
Director, Education Solutions Group

Allen (Ella B.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Aspire Program classroom modernization
- TK/K classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 2 Bard)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New SPED, PS, TK, K, & SDC classroom addition
- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations
- Fencing around campus
- New fire lane



Allen (Ella B.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Aspire Program classroom modernization	SF	9,015	$425	$3,831,375	$1,149,413	$4,980,788	
TK/K classroom modernization	SF	5,322	$250	$1,330,500	$399,150	$1,729,650	
Roofing, gutters, and downspouts replacement	SF	36,939	$25	$923,475	$277,043	$1,200,518	
Patch and paint (E) exterior	SF	36,939	$2	$73,878	$22,163	$96,041	
Lighting replacement	SF	36,939	$15	$554,085	$166,226	$720,311	
Floor covering replacement	SF	36,939	$9	$332,451	$99,735	$432,186	
HVAC replacement & AC controls (Portable Classrooms 2 Bard)	EA	2	$20,000	$40,000	$12,000	$52,000	
Total Light Mod				**$7,085,764**	**$2,125,729**	**$9,211,493**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,500	$800	$1,200,000	$360,000	$1,560,000	
Total Major Mod				**$1,200,000**	**$360,000**	**$1,560,000**	
NEW BUILDING							
New SPED, PS, TK, K, & SDC Classroom Addition	SF	8,100	$525	$4,252,500	$1,275,750	$5,528,250	
New restroom addition	SF	690	$750	$517,500	$155,250	$672,750	
Total New Building				**$4,770,000**	**$1,431,000**	**$6,201,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	135,416	$24	$3,249,984	$974,995	$4,224,979	
Total Play Area Enhancements				**$3,449,984**	**$1,034,995**	**$4,484,979**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	36,939	$7	$258,573	$77,572	$336,145	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	36,939	$12	$443,268	$132,980	$576,248	
General safety upgrades	SF	36,939	$9	$332,451	$99,735	$432,186	
Total Safety, Security, & Technology				**$1,334,292**	**$400,288**	**$1,734,580**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Fencing around campus	Allowance	1	$45,000	$45,000	$13,500	$58,500	
New fire lane	SF	10,100	$15	$151,500	$45,450	$196,950	
Total Site & Infrastructure				**$1,808,500**	**$542,550**	**$2,351,050**	
CONSTRUCTION COST SUB-TOTAL				$19,648,540			
PROJECT SOFT COST				$5,894,562			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$25,543,102			

Arroyo Vista Charter

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- Interim housing
- Water bottle filling stations



Arroyo Vista Charter

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	61,979	$25	$1,549,475	$464,843	$2,014,318	
Replacement of (E) exterior doors, windows and frames	SF	61,979	$22	$1,363,538	$409,061	$1,772,599	
Patch and paint (E) exterior	SF	61,979	$2	$123,958	$37,187	$161,145	
Lighting replacement	SF	61,979	$15	$929,685	$278,906	$1,208,591	
Floor covering replacement	SF	61,979	$9	$557,811	$167,343	$725,154	
Total Light Mod				**$4,524,467**	**$1,357,340**	**$5,881,807**	
NEW BUILDING							
Relocatable replacement	EA	7	$250,000	$1,750,000	$525,000	$2,275,000	
Total New Building				**$1,750,000**	**$525,000**	**$2,275,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	61,979	$7	$433,853	$130,156	$564,009	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	61,979	$4	$247,916	$74,375	$322,291	
General safety upgrades	SF	61,979	$9	$557,811	$167,343	$725,154	
Total Safety, Security, & Technology				**$1,539,580**	**$461,874**	**$2,001,454**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,112,000**	**$633,600**	**$2,745,600**	
CONSTRUCTION COST SUB-TOTAL				$10,126,047			
PROJECT SOFT COST				$3,037,814			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$13,163,861			

Camarena (Enrique S.) Elementary | First Floor Proposed Site Plan

SCOPE OF WORK

LIGHT MODERNIZATION

- TK/K/CR modernization
- Admin/Library/MPR
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement

MAJOR MODERNIZATION

- TK/K/SDC (TK-K) classrooms modernization
- (E) restroom modernization

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and paging systems replacement
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- (E) Parking lot repair, slurry and restriping
- Interim housing
- Water bottle filling stations



Camarena (Enrique S.) Elementary | Second Floor Proposed Site Plan

SCOPE OF WORK

LIGHT MODERNIZATION

- TK/K/CR modernization
- Admin/Library/MPR
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement

MAJOR MODERNIZATION

- TK/K/SDC (TK-K) classrooms modernization
- (E) restroom modernization

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and paging systems replacement
- New security cameras
- General safety upgrades



Camarena (Enrique S.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK/K/CR modernization	SF	23,162	$250	$5,790,500	$1,737,150	$7,527,650	
Admin/Library/MPR	SF	12,965	$585	$7,584,525	$2,275,358	$9,859,883	
Roofing, gutters, and downspouts replacement	SF	74,069	$25	$1,851,725	$555,518	$2,407,243	
Replacement of (E) exterior doors, windows and frames	SF	74,069	$22	$1,629,518	$488,855	$2,118,373	
Patch and paint (E) exterior	SF	74,069	$2	$148,138	$44,441	$192,579	
Lighting replacement	SF	74,069	$15	$1,111,035	$333,311	$1,444,346	
Floor covering replacement	SF	74,069	$9	$666,621	$199,986	$866,607	
Total Light Mod				**$18,782,062**	**$5,634,619**	**$24,416,681**	
MAJOR MODERNIZATION							
TK/K/SDC (TK-K) classrooms modernization	SF	23,660	$425	$10,055,500	$3,016,650	$13,072,150	
(E) restroom modernization	SF	2,300	$800	$1,840,000	$552,000	$2,392,000	
Total Major Mod				**$11,895,500**	**$3,568,650**	**$15,464,150**	
NEW BUILDING							
Relocatable replacement	EA	8	$250,000	$2,000,000	$600,000	$2,600,000	
Total New Building				**$2,000,000**	**$600,000**	**$2,600,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	74,069	$7	$518,483	$155,545	$674,028	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and paging systems replacement	SF	74,069	$12	$888,828	$266,648	$1,155,476	
New security cameras	SF	74,069	$4	$296,276	$88,883	$385,159	
General safety upgrades	SF	74,069	$9	$666,621	$199,986	$866,607	
Total Safety, Security, & Technology				**$2,670,208**	**$801,062**	**$3,471,270**	
SITE & INFRASTRUCTURE							
(E) Parking lot repair, slurry, and restriping	SF	79,430	$6	$476,580	$142,974	$619,554	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,388,580**	**$416,574**	**$1,805,154**	
CONSTRUCTION COST SUB-TOTAL				$36,936,350			
PROJECT SOFT COST				$11,080,905			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$48,017,255			

Casillas (Joseph) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/K-1 classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC EMS upgrade (site)

MAJOR MODERNIZATION

- TK classroom modernization
- (E) restroom modernization

NEW BUILDING

- Relocatable replacement
- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- General safety upgrades
- Security alarm replacement

SAFETY, SECURITY, & TECHNOLOGY

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- Interim housing
- Water bottle filling stations



Casillas (Joseph) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/K-1 classroom modernization	SF	4,020	$250	$1,005,000	$301,500	$1,306,500	
Kindergarten classroom modernization	SF	2,700	$250	$675,000	$202,500	$877,500	
Roofing, gutters, and downspouts replacement	SF	44,752	$25	$1,118,800	$335,640	$1,454,440	
Replacement of (E) exterior doors, windows and frames	SF	44,752	$22	$984,544	$295,363	$1,279,907	
Patch and paint (E) exterior	SF	44,752	$2	$89,504	$26,851	$116,355	
Floor covering replacement	SF	44,752	$9	$402,768	$120,830	$523,598	
HVAC EMS upgrade	SF	44,752	$10	$447,520	$134,256	$581,776	
Total Light Mod				**$4,723,136**	**$1,416,941**	**$6,140,077**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	2,880	$425	$1,224,000	$367,200	$1,591,200	
(E) restroom modernization	SF	2,002	$800	$1,601,600	$480,480	$2,082,080	
Total Major Mod				**$2,825,600**	**$847,680**	**$3,673,280**	
NEW BUILDING							
Relocatable replacement	EA	4	$250,000	$1,000,000	$300,000	$1,300,000	
New restroom addition	SF	210	$750	$157,500	$47,250	$204,750	
Total New Building				**$1,157,500**	**$347,250**	**$1,504,750**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	56,447	$24	$1,354,728	$406,418	$1,761,146	
Total Play Area Enhancements				**$1,554,728**	**$466,418**	**$2,021,146**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	44,752	$7	$313,264	$93,979	$407,243	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	44,752	$12	$537,024	$161,107	$698,131	
New security cameras	SF	44,752	$4	$179,008	$53,702	$232,710	
General safety upgrades	SF	44,752	$3	$134,256	$40,277	$174,533	
Security alarm replacement	SF	44,752	$6	$268,512	$80,554	$349,066	
Total Safety, Security, & Technology				**$1,732,064**	**$519,619**	**$2,251,683**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,112,000**	**$633,600**	**$2,745,600**	
CONSTRUCTION COST SUB-TOTAL				**$14,105,028**			
PROJECT SOFT COST				**$4,231,508**			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				**$18,336,536**			

Castle Park Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK classroom modernization
- Kindergarten classroom modernization
- Gutters and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 6 Bard)

MAJOR MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- Relocatable replacement
- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Castle Park Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK classroom modernization	SF	1350	$250	$337,500	$101,250	$438,750	
Kindergarten classroom modernization	SF	1350	$250	$337,500	$101,250	$438,750	
Gutters and downspouts replacement	SF	37,437	$3	$112,311	$33,693	$146,004	
Patch and paint (E) exterior	SF	37,437	$2	$74,874	$22,462	$97,336	
Lighting replacement	SF	37,437	$15	$561,555	$168,467	$730,022	
Floor covering replacement	SF	37,437	$9	$336,933	$101,080	$438,013	
HVAC replacement & AC controls (Portable Classrooms 6 Bard)	EA	6	$20,000	$120,000	$36,000	$156,000	
Total Light Mod				**$1,880,673**	**$564,202**	**$2,444,875**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	1,350	$425	$573,750	$172,125	$745,875	
Kindergarten classroom modernization	SF	2,700	$425	$1,147,500	$344,250	$1,491,750	
(E) restroom modernization	SF	405	$800	$324,000	$97,200	$421,200	
Total Major Mod				**$2,045,250**	**$613,575**	**$2,658,825**	
NEW BUILDING							
Relocatable replacement	EA	6	$250,000	$1,500,000	$450,000	$1,950,000	
New restroom addition	SF	210	$750	$157,500	$47,250	$204,750	
Total New Building				**$1,657,500**	**$497,250**	**$2,154,750**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	26,303	$24	$631,272	$189,382	$820,654	
Total Play Area Enhancements				**$831,272**	**$249,382**	**$1,080,654**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	37,437	$7	$262,059	$78,618	$340,677	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	37,437	$9	$336,933	$101,080	$438,013	
Total Safety, Security, & Technology				**$898,992**	**$269,698**	**$1,168,690**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$8,925,687			
PROJECT SOFT COST				$2,677,706			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$11,603,393			

Chula Vista Hills Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Floor covering replacement

NEW BUILDING

- Relocatable replacement
- New restroom addition
- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New Data Center (MDF/IDF)
- New security cameras
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Chula Vista Hills Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	3,023	$250	$755,750	$226,725	$982,475	
Kindergarten classroom modernization	SF	3,022	$250	$755,500	$226,650	$982,150	
Roofing, gutters, and downspouts replacement	SF	42,371	$25	$1,059,275	$317,783	$1,377,058	
Replacement of (E) exterior doors, windows and frames	SF	42,371	$22	$932,162	$279,649	$1,211,811	
Patch and paint (E) exterior	SF	42,371	$2	$84,742	$25,423	$110,165	
Floor covering replacement	SF	42,371	$9	$381,339	$114,402	$495,741	
Total Light Mod				**$3,968,768**	**$1,190,630**	**$5,159,398**	
NEW BUILDING							
Relocatable replacement	EA	5	$250,000	$1,250,000	$375,000	$1,625,000	
New restroom addition	SF	600	$750	$450,000	$135,000	$585,000	
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$1,785,000**	**$535,500**	**$2,320,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	42,371	$7	$296,597	$88,979	$385,576	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	42,371	$4	$169,484	$50,845	$220,329	
General safety upgrades	SF	42,371	$9	$381,339	$114,402	$495,741	
Security alarm replacement	SF	42,371	$6	$254,226	$76,268	$330,494	
Total Safety, Security, & Technology				**$1,401,646**	**$420,494**	**$1,822,140**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements	Allowance	1	$1,300,000	$1,300,000	$390,000	$1,690,000	
(E) Parking lot repair, slurry, and restriping	SF	48,820	$6	$292,920	$87,876	$380,796	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,504,920**	**$751,476**	**$3,256,396**	
CONSTRUCTION COST SUB-TOTAL				$9,860,334			
PROJECT SOFT COST				$2,958,100			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,818,434			

Chula Vista Learning Community Charter (CVLCC) | First Floor Proposed Site Plan

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Lighting replacement
- HVAC EMS upgrade
- HVAC replacement & AC controls (Portable Classrooms 4 Bard)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure and rubberized surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- New IT cabling
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry and restriping
- Interim housing
- Water bottle filling stations



Chula Vista Learning Community Charter (CVLCC) | Second Floor Proposed Site Plan

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Lighting replacement
- HVAC EMS Upgrade
- HVAC replacement & AC controls (Portable Classrooms 4 Bard)

MAJOR MODERNIZATION

- (E) restroom modernization

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- New IT cabling
- General safety upgrades



Chula Vista Learning Community Charter (CVLCC)

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	6,600	$250	$1,650,000	$495,000	$2,145,000	
Roofing, gutters, and downspouts replacement	SF	56,996	$25	$1,424,900	$427,470	$1,852,370	
Replacement of (E) exterior doors, windows and frames	SF	56,996	$22	$1,253,912	$376,174	$1,630,086	
Patch and paint (E) exterior	SF	56,996	$2	$113,992	$34,198	$148,190	
Lighting replacement	SF	56,996	$15	$854,940	$256,482	$1,111,422	
HVAC EMS upgrade	SF	56,996	$10	$569,960	$170,988	$740,948	
HVAC replacement & AC controls (Portable Classrooms 4 Bard)	EA	4	$20,000	$80,000	$24,000	$104,000	
Total Light Mod				**$5,947,704**	**$1,784,311**	**$7,732,015**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1000	$800	$800,000	$240,000	$1,040,000	
Total Major Mod				**$800,000**	**$240,000**	**$1,040,000**	
NEW BUILDING							
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$85,000**	**$25,500**	**$110,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	37,633	$24	$903,192	$270,958	$1,174,150	
Total Play Area Enhancements				**$1,103,192**	**$330,958**	**$1,434,150**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	56,996	$7	$398,972	$119,692	$518,664	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	56,996	$12	$683,952	$205,186	$889,138	
New security cameras	SF	56,996	$4	$227,984	$68,395	$296,379	
New IT cabling	SF	56,996	$7	$398,972	$119,692	$518,664	
General safety upgrades	SF	56,996	$9	$512,964	$153,889	$666,853	
Total Safety, Security, & Technology				**$2,522,844**	**$756,853**	**$3,279,697**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements	Allowance	1	$1,300,000	$1,300,000	$390,000	$1,690,000	
(E) Parking lot repair, slurry, and restriping	SF	35,324	$6	$211,944	$63,583	$275,527	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,423,944**	**$727,183**	**$3,151,127**	
CONSTRUCTION COST SUB-TOTAL				$12,882,684			
PROJECT SOFT COST				$3,864,805			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$16,747,489			

Clear View Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/PS classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 1 Bard; 6 Carrier)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield
- Add new fencing

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations
- Access for drop-off/pick-up



Clear View Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/PS classroom modernization	SF	1,300	$250	$325,000	$97,500	$422,500	
TK classroom modernization	SF	3,595	$250	$898,750	$269,625	$1,168,375	
Kindergarten classroom modernization	SF	2,010	$250	$502,500	$150,750	$653,250	
Roofing, gutters, and downspouts replacement	SF	44,871	$25	$1,121,775	$336,533	$1,458,308	
Replacement of (E) exterior doors, windows and frames	SF	44,871	$22	$987,162	$296,149	$1,283,311	
Patch and paint (E) exterior	SF	44,871	$2	$89,742	$26,923	$116,665	
Floor covering replacement	SF	44,871	$9	$403,839	$121,152	$524,991	
HVAC replacement & AC controls (Portable Classrooms 1 Bard; 6 Carrier)	Allowance	1	$1,220,000	$1,220,000	$366,000	$1,586,000	
Total Light Mod				**$5,548,768**	**$1,664,630**	**$7,213,398**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	3150	$800	$2,520,000	$756,000	$3,276,000	
Total Major Mod	SF			**$2,520,000**	**$756,000**	**$3,276,000**	
NEW BUILDING							
New restroom addition	SF	600	$750	$450,000	$135,000	$585,000	
Total New Building				**$450,000**	**$135,000**	**$585,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	47552	$24	$1,141,248	$342,374	$1,483,622	
Add new fencing	LF	480	$135	$64,800	$19,440	$84,240	
Total Play Area Enhancements				**$1,406,048**	**$421,814**	**$1,827,862**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	44,871	$7	$314,097	$94,229	$408,326	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	44,871	$12	$538,452	$161,536	$699,988	
New security cameras	SF	44,871	$4	$179,484	$53,845	$233,329	
General safety upgrades	SF	44,871	$9	$403,839	$121,152	$524,991	
Security alarm replacement	SF	44,871	$6	$269,226	$80,768	$349,994	
Total Safety, Security, & Technology				**$2,005,098**	**$601,529**	**$2,606,627**	

Clear View Elementary (continued)

ESTIMATED COST

SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements	Allowance	1	$1,300,000	$1,300,000	$390,000	$1,690,000	
(E) Parking lot repair, slurry, and restriping	SF	43,778	$6	$262,668	$78,800	$341,468	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Access for drop-off/pick-up	Allowance	1	$25,000	$25,000	$7,500	$32,500	
Total Site & Infrastructure				**$2,499,668**	**$749,900**	**$3,249,568**	
CONSTRUCTION COST SUB-TOTAL				$14,429,582			
PROJECT SOFT COST				$4,328,875			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$18,758,457			

Cook (Hazel Goes) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- PS classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, hardwares, and frames
- Patch and paint (E) exterior
- Floor covering replacement

MAJOR MODERNIZATION

- (E) restrooms modernization

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Abatement, storm water mitigation, and ADA improvements
- Interim housing
- Water bottle filling stations



Cook (Hazel Goes) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
PS classroom modernization	SF	1,350	$250	$337,500	$101,250	$438,750	
TK classroom modernization	SF	1830	$250	$457,500	$137,250	$594,750	
Kindergarten classroom modernization	SF	3,476	$250	$869,000	$260,700	$1,129,700	
Roofing, gutters, and downspouts replacement	SF	1,536	$25	$38,400	$11,520	$49,920	
Replacement of (E) exterior doors, windows and frames	SF	36,551	$22	$804,122	$241,237	$1,045,359	
Patch and paint (E) exterior	SF	36,551	$2	$73,102	$21,931	$95,033	
Floor covering replacement	SF	36551	$9	$328,959	$98,688	$427,647	
Total Light Mod				**$2,908,583**	**$872,575**	**$3,781,158**	
MAJOR MODERNIZATION							
(E) restrooms modernization	SF	2,468	$800	$1,974,400	$592,320	$2,566,720	
Total Major Mod				**$1,974,400**	**$592,320**	**$2,566,720**	
NEW BUILDING							
Relocatable replacement	EA	1	$250,000	$250,000	$75,000	$325,000	
Total New Building				**$250,000**	**$75,000**	**$325,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	36,551	$7	$255,857	$76,757	$332,614	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	36,551	$9	$328,959	$98,688	$427,647	
Security alarm replacement	SF	36,551	$6	$219,306	$65,792	$285,098	
Total Safety, Security, & Technology				**$1,104,122**	**$331,237**	**$1,435,359**	
SITE & INFRASTRUCTURE							
Abatement, storm water mitigation, and ADA improvements	Allowance	1	$800,000	$800,000	$240,000	$1,040,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,712,000**	**$513,600**	**$2,225,600**	
CONSTRUCTION COST SUB-TOTAL				$8,149,105			
PROJECT SOFT COST				$2,444,732			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$10,593,837			

Discovery Charter

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Replacement of (E) windows and frames
- Lighting replacement

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New Data Center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Discovery Charter

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	62,962	$25	$1,574,050	$472,215	$2,046,265	
Replacement of (E) windows and frames	SF	62,962	$18	$1,133,316	$339,995	$1,473,311	
Lighting replacement	SF	62,962	$15	$944,430	$283,329	$1,227,759	
Total Light Mod				**$3,651,796**	**$1,095,539**	**$4,747,335**	
NEW BUILDING							
Relocatable replacement	EA	1	$250,000	$250,000	$75,000	$325,000	
Total New Building				**$250,000**	**$75,000**	**$325,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	46,098	$24	$1,106,352	$331,906	$1,438,258	
Total Play Area Enhancements				**$1,306,352**	**$391,906**	**$1,698,258**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	62,962	$7	$440,734	$132,220	$572,954	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	62,962	$4	$251,848	$75,554	$327,402	
General safety upgrades	SF	62,962	$9	$566,658	$169,997	$736,655	
Total Safety, Security, & Technology				**$1,559,240**	**$467,772**	**$2,027,012**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements	Allowance	1	$1,300,000	$1,300,000	$390,000	$1,690,000	
(E) Parking lot repair, slurry, and restriping	SF	45,848	$6	$275,088	$82,526	$357,614	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,487,088**	**$746,126**	**$3,233,214**	
CONSTRUCTION COST SUB-TOTAL				$9,254,476			
PROJECT SOFT COST				$2,776,343			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,030,819			

Eastlake Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK-K classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior

NEW BUILDING

- New TK classroom
- New restroom addition
- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Eastlake Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK-K classroom modernization	SF	960	$250	$240,000	$72,000	$312,000	
TK classroom modernization	SF	1,300	$250	$325,000	$97,500	$422,500	
Kindergarten classroom modernization	SF	4,744	$250	$1,186,000	$355,800	$1,541,800	
Roofing, gutters, and downspouts replacement	SF	49,050	$25	$1,226,250	$367,875	$1,594,125	
Replacement of (E) exterior doors, windows and frames	SF	49,050	$22	$1,079,100	$323,730	$1,402,830	
Patch and paint (E) exterior	SF	49,050	$2	$98,100	$29,430	$127,530	
Total Light Mod				**$4,154,450**	**$1,246,335**	**$5,400,785**	
NEW BUILDING							
New TK classroom	SF	3,000	$525	$1,575,000	$472,500	$2,047,500	
New restroom addition	SF	1,380	$750	$1,035,000	$310,500	$1,345,500	
Relocatable replacement	EA	4	$250,000	$1,000,000	$300,000	$1,300,000	
Total New Building				**$3,610,000**	**$1,083,000**	**$4,693,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	56,928	$24	$1,366,272	$409,882	$1,776,154	
Total Play Area Enhancements				**$1,566,272**	**$469,882**	**$2,036,154**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	49,050	$7	$343,350	$103,005	$446,355	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	49,050	$12	$588,600	$176,580	$765,180	
New security cameras	SF	49,050	$4	$196,200	$58,860	$255,060	
General safety upgrades	SF	49,050	$9	$441,450	$132,435	$573,885	
Total Safety, Security, & Technology				**$1,869,600**	**$560,880**	**$2,430,480**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements	Allowance	1	$1,100,000	$1,100,000	$330,000	$1,430,000	
(E) Parking lot repair, slurry, and restriping	SF	29,597	$6	$177,582	$53,275	$230,857	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,189,582**	**$656,875**	**$2,846,457**	
CONSTRUCTION COST SUB-TOTAL				**$13,389,904**			
PROJECT SOFT COST				**$4,016,971**			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				**$17,406,875**			

Education Service and Support Center (ESSC)

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors and frames
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- Repaint ceilings
- HVAC Replacement & AC Control

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- Workplace housing

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades
- Emergency Communications Upgrade

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Water bottle filling stations
- Add water meter and source
- Electrical switch gear replacement
- EV charging stations for the white fleet and employees
- Increase site electrical service and battery backup system



Education Service and Support Center (ESSC)

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	114,382	$25	$2,859,550	$857,865	$3,717,415	
Replacement of (E) exterior doors, hardwares, and frames	SF	114,382	$4	$457,528	$137,258	$594,786	
Patch and paint (E) exterior	SF	114,382	$2	$228,764	$68,629	$297,393	
Lighting replacement	SF	114,382	$15	$1,715,730	$514,719	$2,230,449	
Floor covering replacement	SF	114,382	$9	$1,029,438	$308,831	$1,338,269	
Repaint ceilings	Allowance	1	$82,000	$82,000	$24,600	$106,600	
HVAC replacement & AC controls	SF	41,639	$65	$2,706,535	$811,961	$3,518,496	
Total Light Mod				**$9,079,545**	**$2,723,864**	**$11,803,409**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,041	$800	$832,800	$249,840	$1,082,640	
Total Major Mod				**$832,800**	**$249,840**	**$1,082,640**	
NEW BUILDING							
Workplace housing	Allowance	1	$46,250,000	$46,250,000	$13,875,000	$60,125,000	
Total New Building				**$46,250,000**	**$13,875,000**	**$60,125,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	114,382	$7	$800,674	$240,202	$1,040,876	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	114,382	$4	$457,528	$137,258	$594,786	
General safety upgrades	SF	114,382	$9	$1,029,438	$308,831	$1,338,269	
Emergency Communications Upgrade	Allowance	1	$250,000	$250,000	$75,000	$325,000	
Total Safety, Security, & Technology				**$2,837,640**	**$851,292**	**$3,688,932**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	268,426	$6	$1,610,556	$483,167	$2,093,723	
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Add water meter and source	Allowance	1	$100,000	$100,000	$30,000	$130,000	
Electrical switch gear replacement	Allowance	1	$250,000	$250,000	$75,000	$325,000	
EV charging stations for the white fleet and employees	EA	18	$7,500	$135,000	$40,500	$175,500	
Increase site electrical service and battery backup system	Allowance	1	$250,000	$250,000	$75,000	$325,000	
Total Site & Infrastructure				**$3,557,556**	**$1,067,267**	**$4,624,823**	
CONSTRUCTION COST SUB-TOTAL				$62,557,541			
PROJECT SOFT COST				$18,767,262			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$81,324,803			

Fahari Jeffers Elementary | First Floor Proposed Site Plan

SCOPE OF WORK

NEW BUILDING

- New classrooms building

SAFETY, SECURITY, & TECHNOLOGY

- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- (E) Parking lot repair, slurry, and restriping
- Water bottle filling stations



Fahari Jeffers Elementary | Second Floor Proposed Site Plan

SCOPE OF WORK

NEW BUILDING

- New classrooms building

SAFETY, SECURITY, & TECHNOLOGY

- New security cameras
- General safety upgrades



Fahari Jeffers Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
NEW BUILDING							
New classrooms building	SF	11,730	$680	$7,976,400	$2,392,920	$10,369,320	
Total New Building				**$7,976,400**	**$2,392,920**	**$10,369,320**	
SAFETY, SECURITY, & TECHNOLOGY							
New security cameras	SF	68,010	$4	$272,040	$81,612	$353,652	
General safety upgrades	SF	68,010	$9	$612,090	$183,627	$795,717	
Total Safety, Security, & Technology				**$884,130**	**$265,239**	**$1,149,369**	
SITE & INFRASTRUCTURE							
(E) Parking lot repair, slurry, and restriping	SF	36,851	$6	$221,106	$66,332	$287,438	
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$233,106**	**$69,932**	**$303,038**	
CONSTRUCTION COST SUB-TOTAL				$9,093,636			
PROJECT SOFT COST				$2,728,091			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$11,821,727			

Feaster (Mae L.) Charter

SCOPE OF WORK

LIGHT MODERNIZATION

- Patch and paint (E) exterior

NEW BUILDING

- New shade structure

SAFETY, SECURITY, & TECHNOLOGY

- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Water bottle filling stations



Feaster (Mae L.) Charter

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Patch and paint (E) exterior	SF	71,332	$2	$142,664	$42,799	$185,463	
Total Light Mod				**$142,664**	**$42,799**	**$185,463**	
NEW BUILDING							
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$85,000**	**$25,500**	**$110,500**	
SAFETY, SECURITY, & TECHNOLOGY							
New security cameras	SF	71,332	$4	$285,328	$85,598	$370,926	
General safety upgrades	SF	71,332	$9	$641,988	$192,596	$834,584	
Total Safety, Security, & Technology				**$927,316**	**$278,195**	**$1,205,511**	
SITE & INFRASTRUCTURE							
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$12,000**	**$3,600**	**$15,600**	
CONSTRUCTION COST SUB-TOTAL				$1,166,980			
PROJECT SOFT COST				$350,094			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$1,517,074			

Finney (Myrtle S.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 10 Carrier)

MAJOR MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New Data Center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Finney (Myrtle S.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	44,711	$25	$1,117,775	$335,333	$1,453,108	
Patch and paint (E) exterior	SF	44,711	$2	$89,422	$26,827	$116,249	
Floor covering replacement	SF	44,711	$9	$402,399	$120,720	$523,119	
HVAC replacement & AC controls (Portable Classrooms 10 Carrier)	EA	10	$200,000	$2,000,000	$600,000	$2,600,000	
Total Light Mod				**$3,609,596**	**$1,082,879**	**$4,692,475**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	1,000	$425	$425,000	$127,500	$552,500	
Kindergarten classroom modernization	SF	3,370	$425	$1,432,250	$429,675	$1,861,925	
(E) restroom modernization	SF	1,295	$800	$1,036,000	$310,800	$1,346,800	
Total Major Mod				**$2,893,250**	**$867,975**	**$3,761,225**	
NEW BUILDING							
New restroom addition	SF	600	$750	$450,000	$135,000	$585,000	
Total New Building				**$450,000**	**$135,000**	**$585,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	44,711	$7	$312,977	$93,893	$406,870	
New Data Center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	44,711	$12	$536,532	$160,960	$697,492	
General safety upgrades	SF	44,711	$9	$402,399	$120,720	$523,119	
Total Safety, Security, & Technology				**$1,551,908**	**$465,572**	**$2,017,480**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$10,316,754			
PROJECT SOFT COST				$3,095,026			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$13,411,780			

Halecrest Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Gutters and downspouts replacement
- Replacement of (E) exterior doors and frames
- Patch and paint (E) exterior
- Floor covering replacement

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New Library
- New SDC/TK classroom
- New TK classroom
- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Halecrest Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	3,360	$250	$840,000	$252,000	$1,092,000	
Gutters and downspouts replacement	SF	35,615	$3	$106,845	$32,054	$138,899	
Replacement of (E) exterior doors, windows and frames	SF	35,615	$22	$783,530	$235,059	$1,018,589	
Patch and paint (E) exterior	SF	35,615	$2	$71,230	$21,369	$92,599	
Floor covering replacement	SF	35,615	$9	$320,535	$96,161	$416,696	
Total Light Mod				**$2,122,140**	**$636,642**	**$2,758,782**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,300	$800	$1,040,000	$312,000	$1,352,000	
Total Major Mod				**$1,040,000**	**$312,000**	**$1,352,000**	
NEW BUILDING							
New Library	SF	1,500	$720	$1,080,000	$324,000	$1,404,000	
New SDC/TK classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New TK classroom	SF	2,700	$525	$1,417,500	$425,250	$1,842,750	
New restroom addition	SF	480	$750	$360,000	$108,000	$468,000	
Total New Building				**$3,566,250**	**$1,069,875**	**$4,636,125**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	35,615	$7	$249,305	$74,792	$324,097	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	35,615	$12	$427,380	$128,214	$555,594	
General safety upgrades	SF	35,615	$9	$320,535	$96,161	$416,696	
Security alarm replacement	SF	35,615	$6	$213,690	$64,107	$277,797	
Total Safety, Security, & Technology				**$1,510,910**	**$453,273**	**$1,964,183**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	23,645	$6	$141,870	$42,561	$184,431	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,753,870**	**$526,161**	**$2,280,031**	
CONSTRUCTION COST SUB-TOTAL				$10,193,170			
PROJECT SOFT COST				$3,057,951			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$13,251,121			

Harborside Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK-K classroom modernization
- TK classroom modernization
- Gutters and downspouts replacement
- Patch and paint (E) exterior
- Floor covering replacement

MAJOR MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf field

SAFETY, SECURITY, & TECHNOLOGY

- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Harborside Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK-K classroom modernization	SF	1,350	$250	$337,500	$101,250	$438,750	
TK classroom modernization	SF	3,000	$250	$750,000	$225,000	$975,000	
Gutters and downspouts replacement	SF	48,843	$3	$146,529	$43,959	$190,488	
Patch and paint (E) exterior	SF	48,843	$2	$97,686	$29,306	$126,992	
Floor covering replacement	SF	48,843	$9	$439,587	$131,876	$571,463	
Total Light Mod				**$1,771,302**	**$531,391**	**$2,302,693**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	3,855	$425	$1,638,375	$491,513	$2,129,888	
Kindergarten classroom modernization	SF	3,855	$425	$1,638,375	$491,513	$2,129,888	
(E) restroom modernization	SF	2,280	$800	$1,824,000	$547,200	$2,371,200	
Total Major Mod				**$5,100,750**	**$1,530,225**	**$6,630,975**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	87,031	$24	$2,088,744	$626,623	$2,715,367	
Total Play Area Enhancements				**$2,288,744**	**$686,623**	**$2,975,367**	
SAFETY, SECURITY, & TECHNOLOGY							
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	48,843	$4	$195,372	$58,612	$253,984	
General safety upgrades	SF	48,843	$9	$439,587	$131,876	$571,463	
Total Safety, Security, & Technology				**$934,959**	**$280,488**	**$1,215,447**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$11,707,755			
PROJECT SOFT COST				$3,512,327			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$15,220,082			

Hedenkamp (Anne and William) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC EMS upgrade

MAJOR MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- Interim housing
- Water bottle filling stations



Hedenkamp (Anne and William) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	66,901	$25	$1,672,525	$501,758	$2,174,283	
Patch and paint (E) exterior	SF	66,901	$2	$133,802	$40,141	$173,943	
Lighting replacement	SF	66,901	$15	$1,003,515	$301,055	$1,304,570	
Floor covering replacement	SF	66,901	$9	$602,109	$180,633	$782,742	
HVAC EMS upgrade	SF	66,901	$10	$669,010	$200,703	$869,713	
Total Light Mod				**$4,080,961**	**$1,224,288**	**$5,305,249**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	7,375	$425	$3,134,375	$940,313	$4,074,688	
Kindergarten classroom modernization	SF	4,100	$425	$1,742,500	$522,750	$2,265,250	
(E) restroom modernization	SF	2,584	$800	$2,067,200	$620,160	$2,687,360	
Total Major Mod				**$6,944,075**	**$2,083,223**	**$9,027,298**	
NEW BUILDING							
New restroom addition	SF	660	$750	$495,000	$148,500	$643,500	
Total New Building				**$495,000**	**$148,500**	**$643,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	66,901	$7	$468,307	$140,492	$608,799	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	66,901	$4	$267,604	$80,281	$347,885	
General safety upgrades	SF	66,901	$9	$602,109	$180,633	$782,742	
Total Safety, Security, & Technology				**$1,638,020**	**$491,406**	**$2,129,426**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,112,000**	**$633,600**	**$2,745,600**	
CONSTRUCTION COST SUB-TOTAL				**$15,470,056**			
PROJECT SOFT COST				**$4,641,017**			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				**$20,111,073**			

Heritage Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Floor covering replacement
- HVAC EMS upgrade

MAJOR MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry and restriping
- Interim housing
- Water bottle filling stations



Heritage Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	62,399	$25	$1,559,975	$467,993	$2,027,968	
Floor covering replacement	SF	62,399	$9	$561,591	$168,477	$730,068	
HVAC EMS upgrade	SF	62,399	$10	$623,990	$187,197	$811,187	
Total Light Mod				**$2,745,556**	**$823,667**	**$3,569,223**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	3,935	$425	$1,672,375	$501,713	$2,174,088	
Kindergarten classroom modernization	SF	7,865	$425	$3,342,625	$1,002,788	$4,345,413	
(E) restroom modernization	SF	2,100	$800	$1,680,000	$504,000	$2,184,000	
Total Major Mod				**$6,695,000**	**$2,008,500**	**$8,703,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	71,260	$24	$1,710,240	$513,072	$2,223,312	
Total Play Area Enhancements				**$1,910,240**	**$573,072**	**$2,483,312**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	62,399	$7	$436,793	$131,038	$567,831	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	62,399	$4	$249,596	$74,879	$324,475	
General safety upgrades	SF	62,399	$9	$561,591	$168,477	$730,068	
Total Safety, Security, & Technology				**$1,547,980**	**$464,394**	**$2,012,374**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	74,370	$6	$446,220	$133,866	$580,086	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,558,220**	**$767,466**	**$3,325,686**	
CONSTRUCTION COST SUB-TOTAL				$15,456,996			
PROJECT SOFT COST				$4,637,099			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$20,094,095			

Hilltop Drive Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 5 Bard; 5 Carrier)

MAJOR MODERNIZATION

- SDC/TK-1 classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf fields

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and paging systems replacement
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Hilltop Drive Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	5,189	$250	$1,297,250	$389,175	$1,686,425	
Roofing, gutters, and downspouts replacement	SF	42,442	$25	$1,061,050	$318,315	$1,379,365	
Patch and paint (E) exterior	SF	42,442	$2	$84,884	$25,465	$110,349	
Lighting replacement	SF	42,442	$15	$636,630	$190,989	$827,619	
Floor covering replacement	SF	42,442	$9	$381,978	$114,593	$496,571	
HVAC replacement & AC controls (Portable Classrooms 5 Bard; 5 Carrier)	Allowance	1	$1,100,000	$1,100,000	$330,000	$1,430,000	
Total Light Mod				**$4,561,792**	**$1,368,538**	**$5,930,330**	
MAJOR MODERNIZATION							
SDC/TK-1 classroom modernization	SF	1,280	$425	$544,000	$163,200	$707,200	
TK classroom modernization	SF	1,280	$425	$544,000	$163,200	$707,200	
Kindergarten classroom modernization	SF	1,280	$425	$544,000	$163,200	$707,200	
(E) restroom modernization	SF	1,680	$800	$1,344,000	$403,200	$1,747,200	
Total Major Mod				**$2,976,000**	**$892,800**	**$3,868,800**	
NEW BUILDING							
Relocatable replacement	EA	1	$250,000	$250,000	$75,000	$325,000	
Total New Building				**$250,000**	**$75,000**	**$325,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	67,531	$24	$1,620,744	$486,223	$2,106,967	
Total Play Area Enhancements				**$1,820,744**	**$546,223**	**$2,366,967**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	42,442	$7	$297,094	$89,128	$386,222	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and paging systems replacement	SF	42,442	$12	$509,304	$152,791	$662,095	
New security cameras	SF	42,442	$4	$169,768	$50,930	$220,698	
General safety upgrades	SF	42,442	$9	$381,978	$114,593	$496,571	
Total Safety, Security, & Technology				**$1,658,144**	**$497,443**	**$2,155,587**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$12,878,680			
PROJECT SOFT COST				$3,863,604			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$16,742,284			

Juarez-Lincoln Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Gutters and downspouts replacement
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 1 Bard; 16 Carrier)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New shade structure
- Relocatable replacement

PLAY AREA ENHANCEMENTS

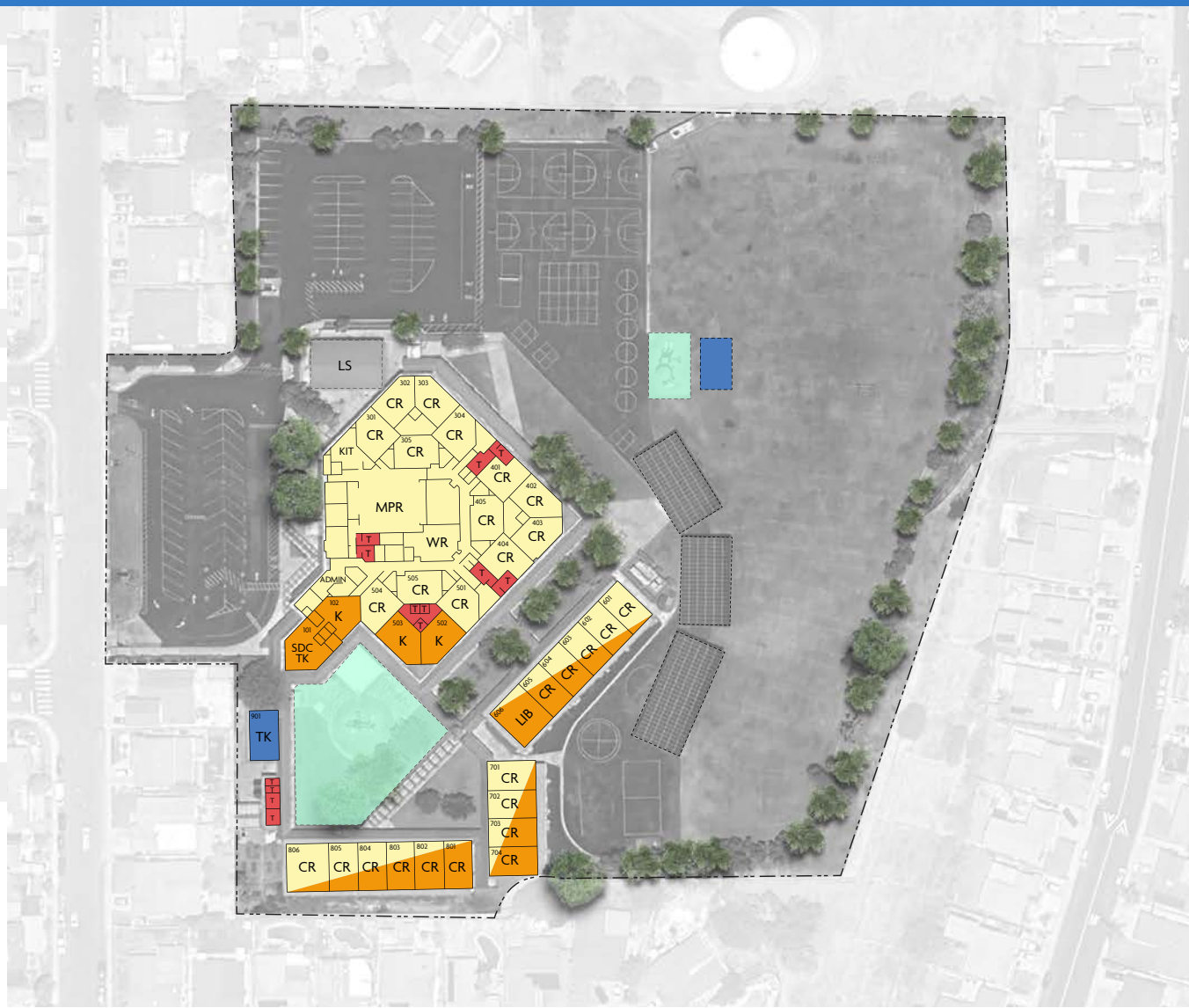
- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations
- Electrical switch gear replacement



Juarez-Lincoln Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK classroom modernization	SF	1,250	$250	$312,500	$93,750	$406,250	
TK classroom modernization	SF	1,250	$250	$312,500	$93,750	$406,250	
Kindergarten classroom modernization	SF	2,000	$250	$500,000	$150,000	$650,000	
Gutters and downspouts replacement	SF	52,984	$3	$158,952	$47,686	$206,638	
Patch and paint (E) exterior	SF	52,984	$2	$105,968	$31,790	$137,758	
Floor covering replacement	SF	52,984	$9	$476,856	$143,057	$619,913	
HVAC replacement & AC controls (Portable Classrooms 1 Bard; 16 Carrier)	Allowance	1	$3,220,000	$3,220,000	$966,000	$4,186,000	
Total Light Mod				**$5,086,776**	**$1,526,033**	**$6,612,809**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	2,415	$800	$1,932,000	$579,600	$2,511,600	
Total Major Mod				**$1,932,000**	**$579,600**	**$2,511,600**	
NEW BUILDING							
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Relocatable replacement	EA	1	$250,000	$250,000	$75,000	$325,000	
Total New Building				**$335,000**	**$100,500**	**$435,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	52,984	$7	$370,888	$111,266	$482,154	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	52,984	$4	$211,936	$63,581	$275,517	
General safety upgrades	SF	52,984	$9	$476,856	$143,057	$619,913	
Total Safety, Security, & Technology				**$1,359,680**	**$407,904**	**$1,767,584**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Electrical switch gear replacement	Allowance	1	$250,000	$250,000	$75,000	$325,000	
Total Site & Infrastructure				**$1,862,000**	**$558,600**	**$2,420,600**	
CONSTRUCTION COST SUB-TOTAL				$10,775,456			
PROJECT SOFT COST				$3,232,637			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$14,008,093			

Kellogg (Karl H.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/PS classroom modernization
- PS classroom modernization
- Gutters and downspouts replacement
- Lighting replacement
- Floor covering replacement

MAJOR MODERNIZATION

- SDC/TK-1 classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and paging systems replacement
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Kellogg (Karl H.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/PS classroom modernization	SF	1,920	$250	$480,000	$144,000	$624,000	
PS classroom modernization	SF	1,500	$250	$375,000	$112,500	$487,500	
Gutters and downspouts replacement	SF	46,047	$3	$138,141	$41,442	$179,583	
Lighting replacement	SF	46,047	$15	$690,705	$207,212	$897,917	
Floor covering replacement	SF	46,047	$9	$414,423	$124,327	$538,750	
Total Light Mod				**$2,098,269**	**$629,481**	**$2,727,750**	
MAJOR MODERNIZATION							
SDC/TK-1 classroom modernization	SF	1,583	$425	$672,775	$201,833	$874,608	
TK classroom modernization	SF	2,000	$425	$850,000	$255,000	$1,105,000	
Kindergarten classroom modernization	SF	2,840	$425	$1,207,000	$362,100	$1,569,100	
(E) restroom modernization	SF	2,010	$800	$1,608,000	$482,400	$2,090,400	
Total Major Mod				**$4,337,775**	**$1,301,333**	**$5,639,108**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	46,047	$7	$322,329	$96,699	$419,028	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and paging systems replacement	SF	46,047	$12	$552,564	$165,769	$718,333	
New security cameras	SF	46,047	$4	$184,188	$55,256	$239,444	
General safety upgrades	SF	46,047	$9	$414,423	$124,327	$538,750	
Total Safety, Security, & Technology				**$1,773,504**	**$532,051**	**$2,305,555**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$10,021,548			
PROJECT SOFT COST				$3,006,464			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$13,028,012			

Lauderbach (J. Calvin) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Gutters and downspouts replacement
- Lighting replacement
- Floor covering replacement

NEW BUILDING

- New SDC/TK-1 classroom
- New TK classroom
- New Kindergarten classroom
- New restroom addition

PLAY AREA ENHANCEMENTS

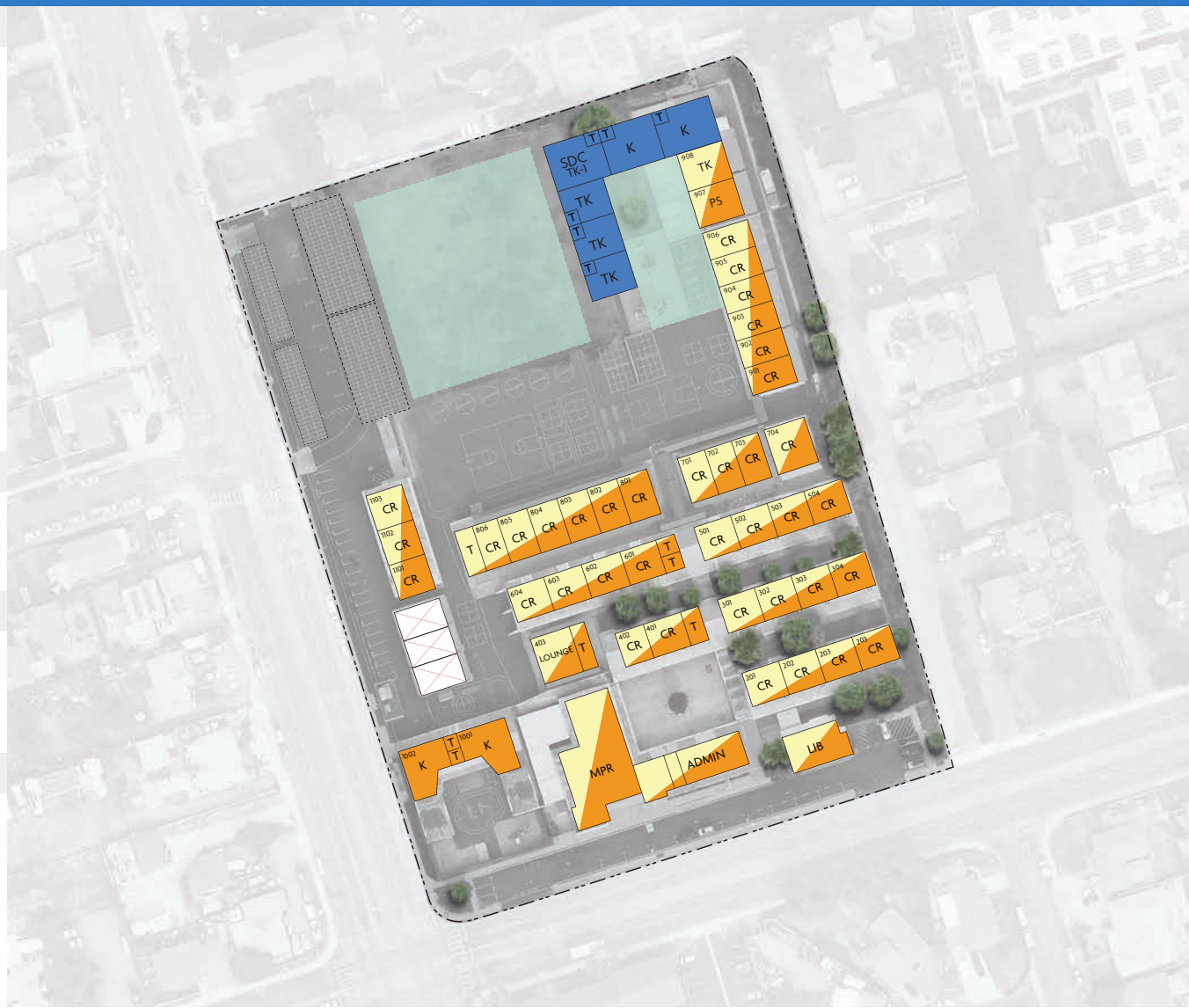
- (E) play structure replacement and rubberized play surface replacement
- New artificial turf and track

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- Interim housing
- Water bottle filling stations



Lauderbach (J. Calvin) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	1,350	$250	$337,500	$101,250	$438,750	
Kindergarten classroom modernization	SF	3,788	$250	$947,000	$284,100	$1,231,100	
Gutters and downspouts replacement	SF	55,364	$3	$166,092	$49,828	$215,920	
Lighting replacement	SF	55,364	$15	$830,460	$249,138	$1,079,598	
Floor covering replacement	SF	55,364	$9	$498,276	$149,483	$647,759	
Total Light Mod				**$2,779,328**	**$833,798**	**$3,613,126**	
NEW BUILDING							
New SDC/TK-1 classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New TK classroom	SF	4,050	$525	$2,126,250	$637,875	$2,764,125	
New Kindergarten classroom	SF	2,700	$525	$1,417,500	$425,250	$1,842,750	
New restroom addition	SF	1,440	$750	$1,080,000	$324,000	$1,404,000	
Total New Building				**$5,332,500**	**$1,599,750**	**$6,932,250**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	39,290	$24	$942,960	$282,888	$1,225,848	
Total Play Area Enhancements				**$1,142,960**	**$342,888**	**$1,485,848**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	55,364	$7	$387,548	$116,264	$503,812	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	55,364	$9	$498,276	$149,483	$647,759	
Total Safety, Security, & Technology				**$1,185,824**	**$355,747**	**$1,541,571**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,112,000**	**$633,600**	**$2,745,600**	
CONSTRUCTION COST SUB-TOTAL				$12,552,612			
PROJECT SOFT COST				$3,765,784			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$16,318,396			

Liberty Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- HVAC EMS upgrade

MAJOR MODERNIZATION

- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Liberty Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK classroom modernization	SF	1,200	$250	$300,000	$90,000	$390,000	
TK classroom modernization	SF	1,550	$250	$387,500	$116,250	$503,750	
Kindergarten classroom modernization	SF	2,750	$250	$687,500	$206,250	$893,750	
Roofing, gutters, and downspouts replacement	SF	56,565	$25	$1,414,125	$424,238	$1,838,363	
Replacement of (E) exterior doors, windows and frames	SF	56,565	$22	$1,244,430	$373,329	$1,617,759	
Patch and paint (E) exterior	SF	56,565	$2	$113,130	$33,939	$147,069	
HVAC EMS upgrade	SF	56,565	$10	$565,650	$169,695	$735,345	
Total Light Mod				**$4,712,335**	**$1,413,701**	**$6,126,036**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	2,345	$800	$1,876,000	$562,800	$2,438,800	
Total Major Mod				**$1,876,000**	**$562,800**	**$2,438,800**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	57,238	$24	$1,373,716	$412,115	$1,785,830	
Total Play Area Enhancements				**$1,573,716**	**$472,115**	**$2,045,830**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	56,565	$7	$395,955	$118,787	$514,742	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	56,565	$4	$226,260	$67,878	$294,138	
General safety upgrades	SF	56,565	$9	$509,085	$152,726	$661,811	
Total Safety, Security, & Technology				**$1,431,300**	**$429,390**	**$1,860,690**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	82,746	$6	$496,476	$148,943	$645,419	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,108,476**	**$632,543**	**$2,741,019**	
CONSTRUCTION COST SUB-TOTAL				$11,701,827			
PROJECT SOFT COST				$3,510,548			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$15,212,375			

Loma Verde Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New SDC/PS classroom
- New PS classroom
- New TK classroom
- New Kindergarten classroom

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations
- Electrical switch gear replacement



Loma Verde Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	43,354	$25	$1,083,850	$325,155	$1,409,005	
Total Light Mod				**$1,083,850**	**$325,155**	**$1,409,005**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	2,500	$800	$2,000,000	$600,000	$2,600,000	
Total Major Mod				**$2,000,000**	**$600,000**	**$2,600,000**	
NEW BUILDING							
New SDC/PS classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New PS classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New TK classroom	SF	2,700	$525	$1,417,500	$425,250	$1,842,750	
New Kindergarten classroom	SF	2,700	$525	$1,417,500	$425,250	$1,842,750	
Total New Building				**$4,252,500**	**$1,275,750**	**$5,528,250**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	43,354	$7	$303,478	$91,043	$394,521	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	43,354	$4	$173,416	$52,025	$225,441	
General safety upgrades	SF	43,354	$9	$390,186	$117,056	$507,242	
Total Safety, Security, & Technology				**$1,167,080**	**$350,124**	**$1,517,204**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	32,731	$6	$196,386	$58,916	$255,302	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Electrical switch gear replacement	Allowance	1	$250,000	$250,000	$75,000	$325,000	
Total Site & Infrastructure				**$2,058,386**	**$617,516**	**$2,675,902**	
CONSTRUCTION COST SUB-TOTAL				$10,761,816			
PROJECT SOFT COST				$3,228,545			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$13,990,361			

Los Altos Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Gutters and downspouts replacement
- Patch and paint (E) exterior
- HVAC replacement & AC controls (Portable Classrooms 1 Bard)

MAJOR MODERNIZATION

- SDC-TK/K classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Los Altos Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Gutters and downspouts replacement	SF	42,280	$3	$126,840	$38,052	$164,892	
Patch and paint (E) exterior	SF	42,280	$2	$84,560	$25,368	$109,928	
HVAC replacement & AC controls (Portable Classrooms 1 Bard)	EA	1	$20,000	$20,000	$6,000	$26,000	
Total Light Mod				**$231,400**	**$69,420**	**$300,820**	
MAJOR MODERNIZATION							
SDC-TK/K classroom modernization	SF	1,920	$425	$816,000	$244,800	$1,060,800	
TK classroom modernization	SF	1,450	$425	$616,250	$184,875	$801,125	
Kindergarten classroom modernization	SF	3,255	$425	$1,383,375	$415,013	$1,798,388	
(E) restroom modernization	SF	800	$800	$640,000	$192,000	$832,000	
Total Major Mod				**$3,455,625**	**$1,036,688**	**$4,492,313**	
NEW BUILDING							
Relocatable replacement	EA	1	$250,000	$250,000	$75,000	$325,000	
Total New Building				**$250,000**	**$75,000**	**$325,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	$60,000	$260,000	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	42,280	$7	$295,960	$88,788	$384,748	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	42,280	$4	$169,120	$50,736	$219,856	
General safety upgrades	SF	42,280	$9	$380,520	$114,156	$494,676	
Total Safety, Security, & Technology				**$1,145,600**	**$343,680**	**$1,489,280**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	35,566	$6	$213,396	$64,019	$277,415	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,825,396**	**$547,619**	**$2,373,015**	
CONSTRUCTION COST SUB-TOTAL				$7,108,021			
PROJECT SOFT COST				$2,132,406			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$9,240,427			

Marshall (Thurgood) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement

NEW BUILDING

- New Kindergarten classroom
- New restrooms addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Water bottle filling stations



Marshall (Thurgood) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	3,260	$250	$815,000	$244,500	$1,059,500	
Kindergarten classroom modernization	SF	3,260	$250	$815,000	$244,500	$1,059,500	
Roofing, gutters, and downspouts replacement	SF	42,832	$25	$1,070,800	$321,240	$1,392,040	
Patch and paint (E) exterior	SF	42,832	$2	$85,664	$25,699	$111,363	
Lighting replacement	SF	42,832	$15	$642,480	$192,744	$835,224	
Floor covering replacement	SF	42,832	$9	$385,488	$115,646	$501,134	
Total Light Mod				**$3,814,432**	**$1,144,330**	**$4,958,762**	
NEW BUILDING							
New Kindergarten classroom	SF	960	$525	$504,000	$151,200	$655,200	
New restrooms addition	SF	480	$750	$360,000	$108,000	$468,000	
Total New Building				**$864,000**	**$259,200**	**$1,123,200**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	119,426	$24	$2,866,224	$859,867	$3,726,091	
Total Play Area Enhancements				**$3,066,224**	**$919,867**	**$3,986,091**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	42,832	$7	$299,824	$89,947	$389,771	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	42,832	$9	$385,488	$115,646	$501,134	
Security alarm replacement	SF	42,832	$6	$256,992	$77,098	$334,090	
Total Safety, Security, & Technology				**$1,242,304**	**$372,691**	**$1,614,995**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, back flow preventor replacement, abatement, storm water mitigation, ADA improvements	Allowance	1	$1,300,000	$1,300,000	$390,000	$1,690,000	
(E) Parking lot repair, slurry, and restriping	SF	67,006	$6	$402,036	$120,611	$522,647	
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,714,036**	**$514,211**	**$2,228,247**	
CONSTRUCTION COST SUB-TOTAL				$10,700,996			
PROJECT SOFT COST				$3,210,299			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$13,911,295			

Maxwell District Transportation Center

SCOPE OF WORK

SAFETY, SECURITY, & TECHNOLOGY

- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Water bottle filling stations
- EV charging stations for the white fleet and employees
- Increase site electrical service and battery backup system
- Future solar panel installation



Maxwell District Transportation Center

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
SAFETY, SECURITY, & TECHNOLOGY							
New security cameras	SF	21,345	$4	$85,380	$25,614	$110,994	
General safety upgrades	SF	21,345	$9	$192,105	$57,632	$249,737	
Total Safety, Security, & Technology				**$277,485**	**$83,246**	**$360,731**	
SITE & INFRASTRUCTURE							
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
EV charging stations for the white fleet and employees	EA	6	$7,500	$45,000	$13,500	$58,500	
Increase site electrical service and battery backup system	Allowance	1	$250,000	$250,000	$75,000	$325,000	
Future solar panel installation	SF	69,321	$200	$13,864,200	$4,159,260	$18,023,460	
Total Site & Infrastructure				**$14,171,200**	**$4,251,360**	**$18,422,560**	
CONSTRUCTION COST SUB-TOTAL				$14,448,685			
PROJECT SOFT COST				$4,334,606			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$18,783,291			

McMillin (Corky) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC EMS upgrade

MAJOR MODERNIZATION

- SDC/TK classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



McMillin (Corky) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters and downspouts replacement	SF	60,479	$25	$1,511,975	$453,593	$1,965,568	
Patch and paint (E) exterior	SF	60,479	$2	$120,958	$36,287	$157,245	
Lighting replacement	SF	60,479	$15	$907,185	$272,156	$1,179,341	
Floor covering replacement	SF	60,479	$9	$544,311	$163,293	$707,604	
HVAC EMS upgrade	SF	60,479	$10	$604,790	$181,437	$786,227	
Total Light Mod				**$3,689,219**	**$1,106,766**	**$4,795,985**	
MAJOR MODERNIZATION							
SDC/TK classroom modernization	SF	1,350	$425	$573,750	$172,125	$745,875	
TK classroom modernization	SF	3,400	$425	$1,445,000	$433,500	$1,878,500	
Kindergarten classroom modernization	SF	7,050	$425	$2,996,250	$898,875	$3,895,125	
(E) restroom modernization	SF	1,000	$800	$800,000	$240,000	$1,040,000	
Total Major Mod				**$5,815,000**	**$1,744,500**	**$7,559,500**	
NEW BUILDING							
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$85,000**	**$25,500**	**$110,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	91,075	$24	$2,185,800	$655,740	$2,841,540	
Total Play Area Enhancements				**$2,385,800**	**$715,740**	**$3,101,540**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	60,479	$7	$423,353	$127,006	$550,359	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	60,479	$4	$241,916	$72,575	$314,491	
General safety upgrades	SF	60,479	$9	$544,311	$163,293	$707,604	
Total Safety, Security, & Technology				**$1,509,580**	**$452,874**	**$1,962,454**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	68,753	$6	$412,518	$123,755	$536,273	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,524,518**	**$757,355**	**$3,281,873**	
CONSTRUCTION COST SUB-TOTAL				$16,009,117			
PROJECT SOFT COST				$4,802,735			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				**$20,811,852**			

Montgomery (John J.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK classroom modernization
- Kindergarten classroom modernization
- Gutters and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New TK classroom

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Montgomery (John J.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK classroom modernization	SF	1,350	$250	$337,500	$101,250	$438,750	
Kindergarten classroom modernization	SF	3,083	$250	$770,750	$231,225	$1,001,975	
Gutters and downspouts replacement	SF	33,597	$3	$100,791	$30,237	$131,028	
Patch and paint (E) exterior	SF	33,597	$2	$67,194	$20,158	$87,352	
Lighting replacement	SF	33,597	$15	$503,955	$151,187	$655,142	
Floor covering replacement	SF	33,597	$9	$302,373	$90,712	$393,085	
HVAC replacement & AC controls	SF	33,597	$65	$2,183,805	$655,142	$2,838,947	
Total Light Mod				**$4,266,368**	**$1,279,910**	**$5,546,278**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,350	$800	$1,080,000	$324,000	$1,404,000	
Total Major Mod				**$1,080,000**	**$324,000**	**$1,404,000**	
NEW BUILDING							
New TK classroom	SF	2,700	$525	$1,417,500	$425,250	$1,842,750	
Total New Building				**$1,417,500**	**$425,250**	**$1,842,750**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	125,521	$24	$3,012,504	$903,751	$3,916,255	
Total Play Area Enhancements				**$3,212,504**	**$963,751**	**$4,176,255**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	33,597	$7	$235,179	$70,554	$305,733	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	33,597	$12	$403,164	$120,949	$524,113	
General safety upgrades	SF	33,597	$9	$302,373	$90,712	$393,085	
Total Safety, Security, & Technology				**$1,240,716**	**$372,215**	**$1,612,931**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	16,867	$6	$101,202	$30,361	$131,563	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,713,202**	**$513,961**	**$2,227,163**	
CONSTRUCTION COST SUB-TOTAL				$12,930,290			
PROJECT SOFT COST				$3,879,087			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$16,809,377			

Mueller Charter (Robert L.)

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Floor covering replacement

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf fields

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Mueller Charter (Robert L.)

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC classroom modernization	SF	308	$250	$77,000	$23,100	$100,100	
Kindergarten classroom modernization	SF	3,330	$250	$832,500	$249,750	$1,082,250	
Roofing, gutters, and downspouts replacement	SF	57,395	$25	$1,434,875	$430,463	$1,865,338	
Floor covering replacement	SF	57,395	$9	$516,555	$154,967	$671,522	
Total Light Mod				**$2,860,930**	**$858,279**	**$3,719,209**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	2,262	$800	$1,809,600	$542,880	$2,352,480	
Total Major Mod				**$1,809,600**	**$542,880**	**$2,352,480**	
NEW BUILDING							
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$85,000**	**$25,500**	**$110,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	64,146	$24	$1,539,504	$461,851	$2,001,355	
Total Play Area Enhancements				**$1,739,504**	**$521,851**	**$2,261,355**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	57,395	$7	$401,765	$120,530	$522,295	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	57,395	$4	$229,580	$68,874	$298,454	
General safety upgrades	SF	57,395	$9	$516,555	$154,967	$671,522	
Total Safety, Security, & Technology				**$1,447,900**	**$434,370**	**$1,882,270**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$9,554,934			
PROJECT SOFT COST				$2,866,480			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,421,414			

Muraoka (Saburo) Elementary | First Floor Proposed Site Plan

SCOPE OF WORK

NEW BUILDING

- New Gym Building
- New Shade Structure

PLAY AREA ENHANCEMENTS

- New artificial turf and track
- New ornamental fencing

SAFETY, SECURITY, & TECHNOLOGY

- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry and restriping
- Water bottle filling stations
- New 40 stall parking lot



Muraoka (Saburo) Elementary | Second Floor Proposed Site Plan

SCOPE OF WORK

NEW BUILDING

- New Gym Building

SAFETY, SECURITY, & TECHNOLOGY

- New security cameras
- General safety upgrades



Muraoka (Saburo) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
NEW BUILDING							
New Gym Building	SF	20,500	$645	$13,222,500	$3,966,750	$17,189,250	
New Shade Structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$13,307,500**	**$3,992,250**	**$17,299,750**	
PLAY AREA ENHANCEMENTS							
New artificial turf playfield	SF	57,441	$24	$1,378,584	$413,575	$1,792,159	
New ornamental fencing	Allowance	1	$100,000	$100,000	$30,000	$130,000	
Total Play Area Enhancements				**$1,478,584**	**$443,575**	**$1,922,159**	
SAFETY, SECURITY, & TECHNOLOGY							
New security cameras	SF	98,395	$4	$393,580	$118,074	$511,654	
General safety upgrades	SF	98,395	$9	$885,555	$265,667	$1,151,222	
Total Safety, Security, & Technology				**$1,279,135**	**$383,741**	**$1,662,876**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	71,891	$6	$431,346	$129,404	$560,750	
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
New 40 stall parking lot	SF	24,000	$10	$240,000	$72,000	$312,000	
Total Site & Infrastructure				**$1,383,346**	**$415,004**	**$1,798,350**	
CONSTRUCTION COST SUB-TOTAL				$17,448,565			
PROJECT SOFT COST				$5,234,570			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$22,683,135			

Olympic View Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) windows and frames
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 14 Bard)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Abatement, storm water mitigation, and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Olympic View Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	2,274	$250	$568,500	$170,550	$739,050	
Kindergarten classroom modernization	SF	1,544	$250	$386,000	$115,800	$501,800	
Roofing, gutters, and downspouts replacement	SF	44,486	$25	$1,112,150	$333,645	$1,445,795	
Replacement of (E) windows and frames	SF	44,486	$18	$800,748	$240,224	$1,040,972	
Patch and paint (E) exterior	SF	44,486	$2	$88,972	$26,692	$115,664	
Floor covering replacement	SF	44,486	$9	$400,374	$120,112	$520,486	
HVAC replacement & AC controls (Portable Classrooms 14 Bard)	EA	14	$20,000	$280,000	$84,000	$364,000	
Total Light Mod				**$3,636,744**	**$1,091,023**	**$4,727,767**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,749	$800	$1,399,200	$419,760	$1,818,960	
Total Major Mod				**$1,399,200**	**$419,760**	**$1,818,960**	
NEW BUILDING							
New restroom addition	SF	900	$750	$675,000	$202,500	$877,500	
Total New Building				**$675,000**	**$202,500**	**$877,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	54,486	$24	$1,307,664	$392,299	$1,699,963	
Total Play Area Enhancements				**$1,507,664**	**$452,299**	**$1,959,963**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	44,486	$7	$311,402	$93,421	$404,823	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	44,486	$12	$533,832	$160,150	$693,982	
New security cameras	SF	44,486	$4	$177,944	$53,383	$231,327	
General safety upgrades	SF	44,486	$9	$400,374	$120,112	$520,486	
Total Safety, Security, & Technology				**$1,723,552**	**$517,066**	**$2,240,618**	
SITE & INFRASTRUCTURE							
Abatement, storm water mitigation, and ADA improvements	Allowance	1	$800,000	$800,000	$240,000	$1,040,000	
(E) Parking lot repair, slurry, and restriping	SF	25,912	$6	$155,472	$46,642	$202,114	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,867,472**	**$560,242**	**$2,427,714**	
CONSTRUCTION COST SUB-TOTAL				$10,809,632			
PROJECT SOFT COST				$3,242,890			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$14,052,522			

Otay Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior

MAJOR MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- Addition to TK and K classrooms

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Otay Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	57,075	$25	$1,426,875	$428,063	$1,854,938	
Patch and paint (E) exterior	SF	57,075	$2	$114,150	$34,245	$148,395	
Total Light Mod				**$1,541,025**	**$462,308**	**$2,003,333**	
MAJOR MODERNIZATION							
TK classroom modernization	SF	1,057	$425	$449,225	$134,768	$583,993	
Kindergarten classroom modernization	SF	6,081	$425	$2,584,425	$775,328	$3,359,753	
(E) restroom modernization	SF	2,643	$800	$2,114,400	$634,320	$2,748,720	
Total Major Mod				**$5,148,050**	**$1,544,415**	**$6,692,465**	
NEW BUILDING							
Addition to TK and K classrooms	SF	13,334	$525	$7,000,350	$2,100,105	$9,100,455	
Total New Building				**$7,000,350**	**$2,100,105**	**$9,100,455**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	57,075	$7	$399,525	$119,858	$519,383	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	57,075	$9	$513,675	$154,103	$667,778	
Total Safety, Security, & Technology				**$1,213,200**	**$363,960**	**$1,577,160**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	45,712	$6	$274,272	$82,282	$356,554	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,886,272**	**$565,882**	**$2,452,154**	
CONSTRUCTION COST SUB-TOTAL				$16,988,897			
PROJECT SOFT COST				$5,096,669			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$22,085,566			

Palomar Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Gutters and downspouts replacement
- Replacement of (E) exterior doors, windows and frames
- Patch and paint (E) exterior
- Floor covering replacement

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New SDC/TK-1 classroom
- New TK classroom
- New Kindergarten classroom
- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades

SITE & INFRASTRUCTURE

- Abatement, storm water mitigation, and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Palomar Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	1,925	$250	$481,250	$144,375	$625,625	
Gutters and downspouts replacement	SF	33,594	$3	$100,782	$30,235	$131,017	
Replacement of (E) exterior doors, windows and frames	SF	33,594	$22	$739,068	$221,720	$960,788	
Patch and paint (E) exterior	SF	33,594	$2	$67,188	$20,156	$87,344	
Floor covering replacement	SF	33,594	$9	$302,346	$90,704	$393,050	
Total Light Mod				**$1,690,634**	**$507,190**	**$2,197,824**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,398	$800	$1,118,400	$335,520	$1,453,920	
Total Major Mod				**$1,118,400**	**$335,520**	**$1,453,920**	
NEW BUILDING							
New SDC/TK-1 classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New TK classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New Kindergarten classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New restroom addition	SF	960	$750	$720,000	$216,000	$936,000	
Total New Building				**$2,846,250**	**$853,875**	**$3,700,125**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	33,594	$7	$235,158	$70,547	$305,705	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	33,594	$9	$302,346	$90,704	$393,050	
Total Safety, Security, & Technology				**$837,504**	**$251,251**	**$1,088,755**	
SITE & INFRASTRUCTURE							
Abatement, storm water mitigation, and ADA improvements	Allowance	1	$800,000	$800,000	$240,000	$1,040,000	
(E) Parking lot repair, slurry, and restriping	SF	41,559	$6	$249,354	$74,806	$324,160	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,961,354**	**$588,406**	**$2,549,760**	
CONSTRUCTION COST SUB-TOTAL				$8,654,142			
PROJECT SOFT COST				$2,596,243			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$11,250,385			

Parkview Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Replacement of (E) exterior doors and frames
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 6 Bard)

NEW BUILDING

- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Water bottle filling stations



Parkview Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK classroom modernization	SF	960	$250	$240,000	$72,000	$312,000	
TK classroom modernization	SF	2,803	$250	$700,750	$210,225	$910,975	
Kindergarten classroom modernization	SF	2,803	$250	$700,750	$210,225	$910,975	
Roofing, gutters, and downspouts replacement	SF	42,763	$25	$1,069,075	$320,723	$1,389,798	
Replacement of (E) exterior doors, windows and frames	SF	42,763	$22	$940,786	$282,236	$1,223,022	
Patch and paint (E) exterior	SF	42,763	$2	$85,526	$25,658	$111,184	
Floor covering replacement	SF	42,763	$9	$384,867	$115,460	$500,327	
HVAC replacement & AC controls (Portable Classrooms 6 Bard)	EA	6	$20,000	$120,000	$36,000	$156,000	
Total Light Mod				**$4,241,754**	**$1,272,526**	**$5,514,280**	
NEW BUILDING							
New restroom addition	SF	210	$750	$157,500	$47,250	$204,750	
Total New Building				**$157,500**	**$47,250**	**$204,750**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	19,116	$24	$458,784	$137,635	$596,419	
Total Play Area Enhancements				**$658,784**	**$197,635**	**$856,419**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	42,763	$7	$299,341	$89,802	$389,143	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	42,763	$9	$384,867	$115,460	$500,327	
Total Safety, Security, & Technology				**$984,208**	**$295,262**	**$1,279,470**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	101,351	$6	$608,106	$182,432	$790,538	
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,820,106**	**$546,032**	**$2,366,138**	
CONSTRUCTION COST SUB-TOTAL				$7,862,352			
PROJECT SOFT COST				$2,358,706			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$10,221,058			

Rice (Lilian J.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 5 Bard)

MAJOR MODERNIZATION

- SDC/TK classroom modernization
- TK classroom modernization
- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Rice (Lilian J.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	1,451	$250	$362,750	$108,825	$471,575	
Kindergarten classroom modernization	SF	4,271	$250	$1,067,750	$320,325	$1,388,075	
Roofing, gutters, and downspouts replacement	SF	47,808	$25	$1,195,200	$358,560	$1,553,760	
Patch and paint (E) exterior	SF	47,808	$2	$95,616	$28,685	$124,301	
Lighting replacement	SF	47,808	$15	$717,120	$215,136	$932,256	
Floor covering replacement	SF	47,808	$9	$430,272	$129,082	$559,354	
HVAC replacement & AC controls (Portable Classrooms 5 Bard)	EA	5	$20,000	$100,000	$30,000	$130,000	
Total Light Mod				**$3,968,708**	**$1,190,612**	**$5,159,320**	
MAJOR MODERNIZATION							
SDC/TK classroom modernization	SF	1,544	$425	$656,200	$196,860	$853,060	
TK classroom modernization	SF	1,544	$425	$656,200	$196,860	$853,060	
(E) restroom modernization	SF	1,472	$800	$1,177,600	$353,280	$1,530,880	
Total Major Mod				**$2,490,000**	**$747,000**	**$3,237,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	47,808	$7	$334,656	$100,397	$435,053	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	47,808	$12	$573,696	$172,109	$745,805	
General safety upgrades	SF	47,808	$9	$430,272	$129,082	$559,354	
Total Safety, Security, & Technology				**$1,638,624**	**$491,587**	**$2,130,211**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$9,909,332			
PROJECT SOFT COST				$2,972,800			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,882,132			

Rogers (Greg) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 9 Bard)

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Rogers (Greg) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	1,400	$250	$350,000	$105,000	$455,000	
Kindergarten classroom modernization	SF	1,400	$250	$350,000	$105,000	$455,000	
Roofing, gutters, and downspouts replacement	SF	71,568	$25	$1,789,200	$536,760	$2,325,960	
Lighting replacement	SF	71,568	$15	$1,073,520	$322,056	$1,395,576	
Floor covering replacement	SF	71,568	$9	$644,112	$193,234	$837,346	
HVAC replacement & AC controls (Portable Classrooms 9 Bard)	EA	9	$20,000	$180,000	$54,000	$234,000	
Total Light Mod				**$4,386,832**	**$1,316,050**	**$5,702,882**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	126,265	$24	$3,030,360	$909,108	$3,939,468	
Total Play Area Enhancements				**$3,230,360**	**$969,108**	**$4,199,468**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	71,568	$7	$500,976	$150,293	$651,269	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
General safety upgrades	SF	71,568	$9	$644,112	$193,234	$837,346	
Total Safety, Security, & Technology				**$1,445,088**	**$433,526**	**$1,878,614**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	52,457	$6	$314,742	$94,423	$409,165	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,926,742**	**$578,023**	**$2,504,765**	
CONSTRUCTION COST SUB-TOTAL				$10,989,022			
PROJECT SOFT COST				$3,296,707			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$14,285,729			

Rohr (Fred H.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- HVAC EMS upgrade

MAJOR MODERNIZATION

- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Water bottle filling stations



Rohr (Fred H.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	1,415	$250	$353,750	$106,125	$459,875	
Kindergarten classroom modernization	SF	1,445	$250	$361,250	$108,375	$469,625	
Roofing, gutters, and downspouts replacement	SF	37,678	$25	$941,950	$282,585	$1,224,535	
HVAC EMS upgrade	SF	37,678	$10	$376,780	$113,034	$489,814	
Total Light Mod				**$2,033,730**	**$610,119**	**$2,643,849**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	380	$800	$304,000	$91,200	$395,200	
Total Major Mod				**$304,000**	**$91,200**	**$395,200**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	37,678	$7	$263,746	$79,124	$342,870	
Clock and bell systems replacement	SF	37,678	$12	$452,136	$135,641	$587,777	
General safety upgrades	SF	37,678	$9	$339,102	$101,731	$440,833	
Total Safety, Security, & Technology				**$1,054,984**	**$316,495**	**$1,371,479**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	25,125	$6	$150,750	$45,225	$195,975	
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$862,750**	**$258,825**	**$1,121,575**	
CONSTRUCTION COST SUB-TOTAL				$4,455,464			
PROJECT SOFT COST				$1,336,639			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$5,792,103			

Rosebank Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Gutters and downspouts replacement
- Replacement of (E) exterior doors and frames
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 13 Bard)

MAJOR MODERNIZATION

- HM-SDC/TK-1 classroom modernization
- TK classroom modernization
- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- Interim housing
- Water bottle filling stations



Rosebank Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	2,520	$250	$630,000	$189,000	$819,000	
Gutters and downspouts replacement	SF	40,831	$3	$122,493	$36,748	$159,241	
Replacement of (E) exterior doors, windows and frames	SF	40,831	$22	$898,282	$269,485	$1,167,767	
Patch and paint (E) exterior	SF	40,831	$2	$81,662	$24,499	$106,161	
Lighting replacement	SF	40,831	$15	$612,465	$183,740	$796,205	
Floor covering replacement	SF	40,831	$9	$367,479	$110,244	$477,723	
HVAC replacement & AC controls (Portable Classrooms 13 Bard)	EA	13	$20,000	$260,000	$78,000	$338,000	
Total Light Mod				**$2,972,381**	**$891,714**	**$3,864,095**	
MAJOR MODERNIZATION							
HM-SDC/TK-1 classroom modernization	SF	910	$425	$386,750	$116,025	$502,775	
TK classroom modernization	SF	1,820	$425	$773,500	$232,050	$1,005,550	
(E) restroom modernization	SF	1,100	$800	$880,000	$264,000	$1,144,000	
Total Major Mod				**$2,040,250**	**$612,075**	**$2,652,325**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	60,605	$24	$1,454,520	$436,356	$1,890,876	
Total Play Area Enhancements				**$1,654,520**	**$496,356**	**$2,150,876**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	40,831	$7	$285,817	$85,745	$371,562	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	40,831	$12	$489,972	$146,992	$636,964	
General safety upgrades	SF	40,831	$9	$367,479	$110,244	$477,723	
Total Safety, Security, & Technology				**$1,443,268**	**$432,980**	**$1,876,248**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,612,000**	**$483,600**	**$2,095,600**	
CONSTRUCTION COST SUB-TOTAL				$9,722,419			
PROJECT SOFT COST				$2,916,726			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,639,145			

Salt Creek Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- HVAC EMS upgrade

MAJOR MODERNIZATION

- TK/K/CR modernization
- (E) restroom modernization

NEW BUILDING

- New restroom addition
- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- Interim housing
- Water bottle filling stations



Salt Creek Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	61,466	$25	$1,536,650	$460,995	$1,997,645	
Patch and paint (E) exterior	SF	61,466	$2	$122,932	$36,880	$159,812	
Lighting replacement	SF	61,466	$15	$921,990	$276,597	$1,198,587	
HVAC EMS upgrade	SF	61,466	$10	$614,660	$184,398	$799,058	
Total Light Mod				**$3,196,232**	**$958,870**	**$4,155,102**	
MAJOR MODERNIZATION							
TK/K/CR modernization	SF	12,067	$425	$5,128,475	$1,538,543	$6,667,018	
(E) restroom modernization	SF	669	$800	$535,200	$160,560	$695,760	
Total Major Mod				**$5,663,675**	**$1,699,103**	**$7,362,778**	
NEW BUILDING							
New restroom addition	SF	330	$750	$247,500	$74,250	$321,750	
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$332,500**	**$99,750**	**$432,250**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	61,466	$7	$430,262	$129,079	$559,341	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	61,466	$12	$737,592	$221,278	$958,870	
New security cameras	SF	61,466	$4	$245,864	$73,759	$319,623	
General safety upgrades	SF	61,466	$9	$553,194	$165,958	$719,152	
Security alarm replacement	SF	61,466	$6	$368,796	$110,639	$479,435	
Total Safety, Security, & Technology				**$2,635,708**	**$790,712**	**$3,426,420**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,112,000**	**$633,600**	**$2,745,600**	
CONSTRUCTION COST SUB-TOTAL				**$14,140,115**			
PROJECT SOFT COST				**$4,242,035**			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				**$18,382,150**			

Silver Wing Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- HVAC replacement & AC controls (Portable Classrooms 2 Package)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New TK classroom
- New restroom addition
- New YMCA
- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- Interim housing
- Water bottle filling stations



Silver Wing Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	2,280	$250	$570,000	$171,000	$741,000	
Roofing, gutters, and downspouts replacement	SF	37,600	$25	$940,000	$282,000	$1,222,000	
HVAC replacement & AC controls (Portable Classrooms 2 Package)	EA	2	$20,000	$40,000	$12,000	$52,000	
Total Light Mod				**$1,550,000**	**$465,000**	**$2,015,000**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	420	$800	$336,000	$100,800	$436,800	
Total Major Mod				**$336,000**	**$100,800**	**$436,800**	
NEW BUILDING							
New TK classroom	SF	1,350	$525	$708,750	$212,625	$921,375	
New restroom addition	SF	480	$750	$360,000	$108,000	$468,000	
New YMCA	EA	1	$250,000	$250,000	$75,000	$325,000	
Relocatable replacement	EA	2	$250,000	$500,000	$150,000	$650,000	
Total New Building				**$1,818,750**	**$545,625**	**$2,364,375**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	37,600	$7	$263,200	$78,960	$342,160	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	37,600	$12	$451,200	$135,360	$586,560	
New security cameras	SF	37,600	$4	$150,400	$45,120	$195,520	
General safety upgrades	SF	37,600	$9	$338,400	$101,520	$439,920	
Total Safety, Security, & Technology				**$1,503,200**	**$450,960**	**$1,954,160**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,112,000**	**$633,600**	**$2,745,600**	
CONSTRUCTION COST SUB-TOTAL				$7,519,950			
PROJECT SOFT COST				$2,255,985			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$9,775,935			

Sunnyside Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Floor covering replacement

MAJOR MODERNIZATION

- SDC/TK-1 classroom modernization
- TK classroom modernization
- (E) restroom modernization

NEW BUILDING

- New modular CR building

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf fields

SAFETY, SECURITY, & TECHNOLOGY

- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Sunnyside Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	3,353	$250	$838,250	$251,475	$1,089,725	
Roofing, gutters, and downspouts replacement	SF	35,239	$25	$880,975	$264,293	$1,145,268	
Patch and paint (E) exterior	SF	35,239	$2	$70,478	$21,143	$91,621	
Floor covering replacement	SF	35,239	$9	$317,151	$95,145	$412,296	
Total Light Mod				**$2,106,854**	**$632,056**	**$2,738,910**	
MAJOR MODERNIZATION							
SDC/TK-1 classroom modernization	SF	1,350	$425	$573,750	$172,125	$745,875	
TK classroom modernization	SF	1,350	$425	$573,750	$172,125	$745,875	
(E) restroom modernization	SF	1,825	$800	$1,460,000	$438,000	$1,898,000	
Total Major Mod				**$2,607,500**	**$782,250**	**$3,389,750**	
NEW BUILDING							
New modular CR building	EA	5	$250,000	$1,250,000	$375,000	$1,625,000	
Total New Building				**$1,250,000**	**$375,000**	**$1,625,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$500,000	$500,000	$150,000	$650,000	
New artificial turf playfield	SF	12,435	$24	$298,440	$89,532	$387,972	
Total Play Area Enhancements				**$798,440**	**$239,532**	**$1,037,972**	
SAFETY, SECURITY, & TECHNOLOGY							
Clock and bell systems replacement	SF	35,239	$12	$422,868	$126,860	$549,728	
General safety upgrades	SF	35,239	$9	$317,151	$95,145	$412,296	
Total Safety, Security, & Technology				**$740,019**	**$222,006**	**$962,025**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	63,476	$6	$380,856	$114,257	$495,113	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,992,856**	**$597,857**	**$2,590,713**	
CONSTRUCTION COST SUB-TOTAL				$9,495,669			
PROJECT SOFT COST				$2,848,701			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,344,370			

Tiffany (Burton C.) Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- HVAC EMS upgrade

MAJOR MODERNIZATION

- SDC/TK-1 classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- Relocatable replacement

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Tiffany (Burton C.) Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Kindergarten classroom modernization	SF	3,000	$250	$750,000	$225,000	$975,000	
Roofing, gutters, and downspouts replacement	SF	50,680	$25	$1,267,000	$380,100	$1,647,100	
Patch and paint (E) exterior	SF	50,680	$2	$101,360	$30,408	$131,768	
HVAC EMS upgrade	SF	50,680	$10	$506,800	$152,040	$658,840	
Total Light Mod				**$2,625,160**	**$787,548**	**$3,412,708**	
MAJOR MODERNIZATION							
SDC/TK-1 classroom modernization	SF	1,145	$425	$486,625	$145,988	$632,613	
TK classroom modernization	SF	2,900	$425	$1,232,500	$369,750	$1,602,250	
Kindergarten classroom modernization	SF	1,145	$425	$486,625	$145,988	$632,613	
(E) restroom modernization	SF	2,695	$800	$2,156,000	$646,800	$2,802,800	
Total Major Mod				**$4,361,750**	**$1,308,525**	**$5,670,275**	
NEW BUILDING							
Relocatable replacement	EA	1	$250,000	$250,000	$75,000	$325,000	
Total New Building				**$250,000**	**$75,000**	**$325,000**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	50,680	$7	$354,760	$106,428	$461,188	
Clock and bell systems replacement	SF	50,680	$12	$608,160	$182,448	$790,608	
General safety upgrades	SF	50,680	$9	$456,120	$136,836	$592,956	
Total Safety, Security, & Technology				**$1,419,040**	**$425,712**	**$1,844,752**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	53,079	$6	$318,474	$95,542	$414,016	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,930,474**	**$579,142**	**$2,509,616**	
CONSTRUCTION COST SUB-TOTAL				$10,786,424			
PROJECT SOFT COST				$3,235,927			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$14,022,351			

Valle Lindo Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- HVAC EMS upgrade

MAJOR MODERNIZATION

- SDC/TK classroom modernization
- Kindergarten classroom modernization
- (E) restroom modernization

NEW BUILDING

- New TK classroom
- New restroom addition

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- General safety upgrades
- Security alarm replacement

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry and restriping
- Interim housing
- Water bottle filling stations



Valle Lindo Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
Roofing, gutters, and downspouts replacement	SF	41,172	$25	$1,029,300	$308,790	$1,338,090	
Patch and paint (E) exterior	SF	41,172	$2	$82,344	$24,703	$107,047	
HVAC EMS upgrade	SF	42,172	$10	$421,720	$126,516	$548,236	
Total Light Mod				**$1,533,364**	**$460,009**	**$1,993,373**	
MAJOR MODERNIZATION							
SDC/TK classroom modernization	SF	2,370	$425	$1,007,250	$302,175	$1,309,425	
Kindergarten classroom modernization	SF	2,580	$425	$1,096,500	$328,950	$1,425,450	
(E) restroom modernization	SF	1,300	$800	$1,040,000	$312,000	$1,352,000	
Total Major Mod				**$3,143,750**	**$943,125**	**$4,086,875**	
NEW BUILDING							
New TK classroom	SF	2,370	$525	$1,244,250	$373,275	$1,617,525	
New restroom addition	SF	480	$750	$360,000	$108,000	$468,000	
Total New Building				**$1,604,250**	**$481,275**	**$2,085,525**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	$41,172	$7	$288,204	$86,461	$374,665	
General safety upgrades	SF	$41,172	$9	$370,548	$111,164	$481,712	
Security alarm replacement	SF	$41,172	$6	$247,032	$74,110	$321,142	
Total Safety, Security, & Technology				**$905,784**	**$271,735**	**$1,177,519**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	48,975	$6	$293,850	$88,155	$382,005	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,405,850**	**$721,755**	**$3,127,605**	
CONSTRUCTION COST SUB-TOTAL				$9,792,998			
PROJECT SOFT COST				$2,937,899			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$12,730,897			

Valley Vista Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- HVAC replacement & AC controls (Portable Classrooms 4 Carrier)

MAJOR MODERNIZATION

- (E) restroom modernization

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Valley Vista Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	2,700	$250	$675,000	$202,500	$877,500	
Kindergarten classroom modernization	SF	3,568	$250	$892,000	$267,600	$1,159,600	
Roofing, gutters, and downspouts replacement	SF	42,808	$25	$1,070,200	$321,060	$1,391,260	
Patch and paint (E) exterior	SF	42,808	$2	$85,616	$25,685	$111,301	
HVAC replacement & AC controls (Portable Classrooms 4 Carrier)	EA	4	$20,000	$80,000	$24,000	$104,000	
Total Light Mod				**$2,802,816**	**$840,845**	**$3,643,661**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,043	$800	$834,400	$250,320	$1,084,720	
Total Major Mod				**$834,400**	**$250,320**	**$1,084,720**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	42,808	$4	$171,232	$51,370	$222,602	
General safety upgrades	SF	42,808	$9	$385,272	$115,582	$500,854	
Total Safety, Security, & Technology				**$856,504**	**$256,951**	**$1,113,455**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	21,369	$6	$128,214	$38,464	$166,678	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,240,214**	**$672,064**	**$2,912,278**	
CONSTRUCTION COST SUB-TOTAL				$6,933,934			
PROJECT SOFT COST				$2,080,180			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$9,014,114			

Veterans Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- SDC/TK classroom modernization
- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Floor covering replacement
- HVAC EMS upgrade

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New restroom addition
- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Veterans Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
SDC/TK classroom modernization	SF	1,180	$250	$295,000	$88,500	$383,500	
TK classroom modernization	SF	3,540	$250	$885,000	$265,500	$1,150,500	
Kindergarten classroom modernization	SF	3,830	$250	$957,500	$287,250	$1,244,750	
Roofing, gutters, and downspouts replacement	SF	63,176	$25	$1,579,400	$473,820	$2,053,220	
Patch and paint (E) exterior	SF	63,176	$2	$126,352	$37,906	$164,258	
Floor covering replacement	SF	63,176	$9	$568,584	$170,575	$739,159	
HVAC EMS upgrade	SF	63,176	$10	$631,760	$189,528	$821,288	
Total Light Mod				**$5,043,596**	**$1,513,079**	**$6,556,675**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,992	$800	$1,593,600	$478,080	$2,071,680	
Total Major Mod	SF			**$1,593,600**	**$478,080**	**$2,071,680**	
NEW BUILDING							
New restroom addition	SF	600	$750	$450,000	$135,000	$585,000	
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$535,000**	**$160,500**	**$695,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	63,176	$7	$442,232	$132,670	$574,902	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	63,176	$4	$252,704	$75,811	$328,515	
General safety upgrades	SF	63,176	$9	$568,584	$170,575	$739,159	
Total Safety, Security, & Technology				**$1,563,520**	**$469,056**	**$2,032,576**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	58,520	$6	$351,120	$105,336	$456,456	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$1,963,120**	**$588,936**	**$2,552,056**	
CONSTRUCTION COST SUB-TOTAL				$10,898,836			
PROJECT SOFT COST				$3,269,651			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$14,168,487			

Vista Square Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Special Services modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Lighting replacement
- Floor covering replacement
- HVAC replacement & AC controls (Portable Classrooms 15 Bard)

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New shade structure

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- Clock and bell systems replacement
- General safety upgrades

SITE & INFRASTRUCTURE

- Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Vista Square Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	3,329	$250	$832,250	$249,675	$1,081,925	
Kindergarten classroom modernization	SF	4,080	$250	$1,020,000	$306,000	$1,326,000	
Special Services modernization	SF	1,380	$460	$634,800	$190,440	$825,240	
Roofing, gutters, and downspouts replacement	SF	55,499	$25	$1,387,475	$416,243	$1,803,718	
Patch and paint (E) exterior	SF	55,499	$2	$110,998	$33,299	$144,297	
Lighting replacement	SF	55,499	$15	$832,485	$249,746	$1,082,231	
Floor covering replacement	SF	55,499	$9	$499,491	$149,847	$649,338	
HVAC replacement & AC controls (Portable Classrooms 15 Bard)	EA	15	$20,000	$300,000	$90,000	$390,000	
Total Light Mod				**$5,617,499**	**$1,685,250**	**$7,302,749**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	1,253	$800	$1,002,400	$300,720	$1,303,120	
Total Major Mod				**$1,002,400**	**$300,720**	**$1,303,120**	
NEW BUILDING							
New shade structure	EA	1	$85,000	$85,000	$25,500	$110,500	
Total New Building				**$85,000**	**$25,500**	**$110,500**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
Total Play Area Enhancements				**$200,000**	**$60,000**	**$260,000**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	55,499	$7	$388,493	$116,548	$505,041	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
Clock and bell systems replacement	SF	55,499	$12	$665,988	$199,796	$865,784	
General safety upgrades	SF	55,499	$9	$499,491	$149,847	$649,338	
Total Safety, Security, & Technology				**$1,853,972**	**$556,192**	**$2,410,164**	
SITE & INFRASTRUCTURE							
Underground utility replacement, irrigation replacement, backflow preventor replacement, storm water mitigation, ADA improvements	Allowance	1	$1,200,000	$1,200,000	$360,000	$1,560,000	
(E) Parking lot repair, slurry, and restriping	SF	49,925	$6	$299,550	$89,865	$389,415	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,411,550**	**$723,465**	**$3,135,015**	
CONSTRUCTION COST SUB-TOTAL				$11,170,421			
PROJECT SOFT COST				$3,351,126			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				$14,521,547			

Wolf Canyon Elementary

SCOPE OF WORK

LIGHT MODERNIZATION

- TK classroom modernization
- Kindergarten classroom modernization
- Roofing, gutters, and downspouts replacement
- Patch and paint (E) exterior
- Floor covering replacement

MAJOR MODERNIZATION

- (E) restroom modernization

NEW BUILDING

- New TK/K classroom

PLAY AREA ENHANCEMENTS

- (E) play structure replacement and rubberized play surface replacement
- New artificial turf playfield

SAFETY, SECURITY, & TECHNOLOGY

- Fire alarm replacement
- New data center (MDF/IDF)
- New security cameras
- General safety upgrades

SITE & INFRASTRUCTURE

- Storm water mitigation and ADA improvements
- (E) Parking lot repair, slurry, and restriping
- Interim housing
- Water bottle filling stations



Wolf Canyon Elementary

ESTIMATED COST

Scope of Work	Unit	Quantity	Rate Per Unit	Construction Budget Amount	Project Soft Cost	Total Project Amount	Notes
LIGHT MODERNIZATION							
TK classroom modernization	SF	3,495	$250	$873,750	$262,125	$1,135,875	
Kindergarten classroom modernization	SF	5,825	$250	$1,456,250	$436,875	$1,893,125	
Roofing, gutters, and downspouts replacement	SF	68,733	$25	$1,718,325	$515,498	$2,233,823	
Patch and paint (E) exterior	SF	68,733	$2	$137,466	$41,240	$178,706	
Floor covering replacement	SF	68,733	$9	$618,597	$185,579	$804,176	
Total Light Mod				**$4,804,388**	**$1,441,316**	**$6,245,704**	
MAJOR MODERNIZATION							
(E) restroom modernization	SF	2,998	$800	$2,398,400	$719,520	$3,117,920	
Total Major Mod				**$2,398,400**	**$719,520**	**$3,117,920**	
NEW BUILDING							
New TK/K classroom	SF	2,700	$525	$1,417,500	$425,250	$1,842,750	
Total New Building				**$1,417,500**	**$425,250**	**$1,842,750**	
PLAY AREA ENHANCEMENTS							
(E) play structure replacement and rubberized play surface replacement	Allowance	1	$200,000	$200,000	$60,000	$260,000	
New artificial turf playfield	SF	70,391	$24	$1,689,384	$506,815	$2,196,199	
Total Play Area Enhancements				**$1,889,384**	**$566,815**	**$2,456,199**	
SAFETY, SECURITY, & TECHNOLOGY							
Fire alarm replacement	SF	68,733	$7	$481,131	$144,339	$625,470	
New data center (MDF/IDF)	Allowance	1	$300,000	$300,000	$90,000	$390,000	
New security cameras	SF	68,733	$4	$274,932	$82,480	$357,412	
General safety upgrades	SF	68,733	$9	$618,597	$185,579	$804,176	
Total Safety, Security, & Technology				**$1,674,660**	**$502,398**	**$2,177,058**	
SITE & INFRASTRUCTURE							
Storm water mitigation and ADA improvements	Allowance	1	$700,000	$700,000	$210,000	$910,000	
(E) Parking lot repair, slurry, and restriping	SF	71,946	$6	$431,676	$129,503	$561,179	
Interim housing	Allowance	1	$900,000	$900,000	$270,000	$1,170,000	Up to 6 temporary classrooms at $150,000 each
Water bottle filling stations	Allowance	1	$12,000	$12,000	$3,600	$15,600	Add 4 per site
Total Site & Infrastructure				**$2,043,676**	**$613,103**	**$2,656,779**	
CONSTRUCTION COST SUB-TOTAL				**$14,228,008**			
PROJECT SOFT COST				**$4,268,402**			
Project Soft Cost (30%)							
TOTAL ESTIMATED PROJECT COST				**$18,496,410**			