LUHSD - Facilities Master Planning

LIBERTY UNION HIGH SCHOOL DISTRICT
20 Oak Street
Brentwood, CA 94513

Based on review & analysis of:

MASTER PLAN (6 CAMPUSES)

Report Prepared for:

QUATTROCCHI KWOK ARCHITECTS

November 21, 2025

REVISION B. **(Revised 12.02.2025)**

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LUHSD - Facilities Master Planning
20 Oak Street
Brentwood, CA 94513

MASTER PLAN (6 CAMPUSES)

Date: November 21, 2025
Estimator: TDV/KR

GRAND SUMMARY - PROJECT FOCUS GROUPING

DESCRIPTION	CONSTRUCTION TOTAL	SOFT COSTS TOTAL	PROJECT TOTAL	ESCALTION TO MID-POINT (4.0% per Annum (Simple Rate)) YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
LUHSD CAMPSUS								
FREEDOM HIGH SCHOOL	**$139,904,238**	**$41,971,271**	**$181,875,509**	$7,275,020	$14,550,041	$21,825,061	$29,100,081	$36,375,102
- CTE/ Specialized Programs	$25,613,400	$7,684,020	$33,297,420					
- General Modernization & Maintenance	$114,003,963	$34,201,189	$148,205,151					
- Athletic Improvements	$286,875	$86,063	$372,938					
- Safety Improvements								
HERITAGE HIGH SCHOOL	**$111,418,913**	**$33,425,674**	**$144,844,586**	$6,518,006	$13,036,013	$19,554,019	$26,072,026	$32,590,032
- CTE/ Specialized Programs								
- General Modernization & Maintenance	$79,561,775	$23,868,533	$103,430,308					
- Athletic Improvements	$31,857,138	$9,557,141	$41,414,279					
- Safety Improvements								
INDEPENDENCE HIGH SCHOOL	**$23,140,975**	**6,942,293**	**$30,083,268**	$1,353,747	$2,707,494	$4,061,241	$5,414,988	$6,768,735
- CTE/ Specialized Programs								
- General Modernization & Maintenance	$20,579,225	$6,173,768	$26,752,993					
- Athletic Improvements	$2,324,750	$697,425	$3,022,175					
- Safety Improvements	$237,000	$7,110	$244,110					
LA PALOMA HIGH SCHOOL	**$8,025,425**	**$2,407,628**	**$10,433,053**	$469,487	$938,975	$1,408,462	$1,877,949	$2,347,437
- CTE/ Specialized Programs								
- General Modernization & Maintenance	$8,025,425	$2,407,628	$10,433,053					
- Athletic Improvements								
- Safety Improvements								
LIBERTY HIGH SCHOOL	**$158,462,675**	**$47,538,803**	**$206,001,478**	$9,270,066	$18,540,133	$27,810,199	$37,080,266	$46,350,332
- CTE/ Specialized Programs	$15,616,800	$4,685,040	$20,301,840					
- General Modernization & Maintenance	$141,385,625	$42,415,688	$183,801,313					
- Athletic Improvements	$1,460,250	$438,075	$1,898,325					
- Safety Improvements								
DISTRICT OFFICE	**$18,574,875**	**$5,572,463**	**$24,147,338**	$1,086,630	$2,173,260	$3,259,891	$4,346,521	$5,433,151
- CTE/ Specialized Programs								
- General Modernization & Maintenance	$18,574,875	$5,572,463	$24,147,338					
- Athletic Improvements								
- Safety Improvements								

GRAND SUMMARY - PRIORITY A & B

DESCRIPTION	CONSTRUCTION TOTAL	SOFT COSTS TOTAL	PROJECT TOTAL	ESCALTION TO MID-POINT (4.0% per Annum (Simple Rate)) YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
LUHSD CAMPSUS								
FREEDOM HIGH SCHOOL	**$139,904,238**	**$41,971,271**	**$181,875,509**	**$7,275,020**	**$14,550,041**	**$21,825,061**	**$29,100,081**	**$36,375,102**
- PRIORITY A	$56,665,575	$16,999,673	$73,665,248	$2,946,610	$5,893,220	$8,839,830	$11,786,440	$14,733,050
- PRIORITY B	$83,238,663	$24,971,599	$108,210,261	$4,328,410	$8,656,821	$12,985,231	$17,313,642	$21,642,052
HERITAGE HIGH SCHOOL	**$111,418,913**	**$33,425,674**	**$144,844,586**	**$6,518,006**	**$13,036,013**	**$19,554,019**	**$26,072,026**	**$32,590,032**
- PRIORITY A	$30,069,425	$9,020,828	$39,090,253	$1,563,610	$3,127,220	$4,690,830	$6,254,440	$7,818,051
- PRIORITY B	$81,349,488	$24,404,846	$105,754,334	$4,230,173	$8,460,347	$12,690,520	$16,920,693	$21,150,867
INDEPENDENCE HIGH SCHOOL	**$23,140,975**	**6,942,293**	**$30,083,268**	**$1,353,747**	**$2,707,494**	**$4,061,241**	**$5,414,988**	**$6,768,735**
- PRIORITY A	$4,436,000	$1,330,800	$5,766,800	$230,672	$461,344	$692,016	$922,688	$1,153,360
- PRIORITY B	$18,704,975	$5,611,493	$24,316,468	$972,659	$1,945,317	$2,917,976	$3,890,635	$4,863,294
LA PALOMA HIGH SCHOOL	**$8,025,425**	**$2,407,628**	**$10,433,053**	**$469,487**	**$938,975**	**$1,408,462**	**$1,877,949**	**$2,347,437**
- PRIORITY A	$2,771,000	$831,300	$3,602,300	$144,092	$288,184	$432,276	$576,368	$720,460
- PRIORITY B	$5,254,425	$1,576,328	$6,830,753	$273,230	$546,460	$819,690	$1,092,920	$1,366,151
LIBERTY HIGH SCHOOL	**$158,462,675**	**$47,538,803**	**$206,001,478**	**$9,270,066**	**$18,540,133**	**$27,810,199**	**$37,080,266**	**$46,350,332**
- PRIORITY A	$61,566,075	$18,469,823	$80,035,898	$3,201,436	$6,402,872	$9,604,308	$12,805,744	$16,007,180
- PRIORITY B	$96,896,600	$29,068,980	$125,965,580	$5,038,623	$10,077,246	$15,115,870	$20,154,493	$25,193,116
DISTRICT OFFICE	**$18,574,875**	**$5,572,463**	**$24,147,338**	**$1,086,630**	**$2,173,260**	**$3,259,891**	**$4,346,521**	**$5,433,151**
- PRIORITY A								
- PRIORITY B	$18,574,875	$5,572,463	$24,147,338	$965,894	$1,931,787	$2,897,681	$3,863,574	$4,829,468

LUHSD - Facilities Master Planning
20 Oak Street
Brentwood, CA 94513

MASTER PLAN (6 CAMPUSES)

Date: November 21, 2025
Estimator: TDV/KR

EXECUTIVE SUMMARY - FREEDOM HIGH SCHOOL

DESCRIPTION	ENCLOSED (SF)	COVERED (SF)	GSF	MODERNIZATION AREA OF WORK (SF)	SITEWORK	UoM	UNIT RATE (inc. 50% Mark-Ups)	CONSTRUCTION COST TOTAL	SOFT COSTS (Assume 30%)	PROJECT COST TOTAL	PROJECT FOCUS GROUPING	LEVEL OF MODERNIZATION
NEW CONSTRUCTION								**$63,561,575**	$19,068,473	**$82,630,048**		
Storage Building (4)	7,520		7,520				$700.00	**$5,264,000**	$1,579,200	**$6,843,200**	GEN.MOD. & MAIN.	
Classroom Building (Modular)	1,920		1,920				$850.00	**$1,632,000**	$489,600	**$2,121,600**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
CTE Classroom	10,640	1,064	11,172				$950.00	**$10,613,400**	$3,184,020	**$13,797,420**	CTE/ SPEC. PROG.	Ass.10% Cov. Area
Classroom Building	15,860	1,586	16,653				$950.00	**$15,820,350**	$4,746,105	**$20,566,455**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Classroom Building	15,270	1,527	16,034				$950.00	**$15,231,825**	$4,569,548	**$19,801,373**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Agriculture Complex	19,000	2,000	20,000				$750.00	**$15,000,000**	$4,500,000	**$19,500,000**	CTE/ SPEC. PROG.	
EXISTING BUILDINGS MODERNIZATION								**$75,395,750**	$22,618,725	**$98,014,475**		
Building A	20,390		20,390	20,390			$200.00	**$4,078,000**	$1,223,400	**$5,301,400**	GEN.MOD. & MAIN.	Minor Modernization
Building B	14,500		14,500	14,500			$550.00	**$7,975,000**	$2,392,500	**$10,367,500**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building C	14,250		14,250	14,250			$550.00	**$7,837,500**	$2,351,250	**$10,188,750**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building D	14,580		14,580	14,580			$550.00	**$8,019,000**	$2,405,700	**$10,424,700**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building E	14,600		14,600	14,600			$600.00	**$8,760,000**	$2,628,000	**$11,388,000**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building I	20,210		20,210	20,210			$200.00	**$4,042,000**	$1,212,600	**$5,254,600**	GEN.MOD. & MAIN.	Minor Modernization
Building K	4,650		4,650	4,650			$200.00	**$930,000**	$279,000	**$1,209,000**	GEN.MOD. & MAIN.	Minor Modernization
Team/ Locker Room	3,255		3,255	3,255			$600.00	**$1,953,000**	$585,900	**$2,538,900**	GEN.MOD. & MAIN.	Heavy/ Remodel
Performing Arts Center Building	20,900		20,900	20,900			$250.00	**$5,225,000**	$1,567,500	**$6,792,500**	GEN.MOD. & MAIN.	Minor Modernization
MPR Building	37,500		37,500	37,500			$250.00	**$9,375,000**	$2,812,500	**$12,187,500**	GEN.MOD. & MAIN.	Minor Modernization
Small Gymnasium	10,775		10,775	10,775			$250.00	**$2,693,750**	$808,125	**$3,501,875**	ATHLETIC IMPROVE.	Minor Modernization
Gymnasium	56,750		56,750	56,750			$250.00	**$14,187,500**	$4,256,250	**$18,443,750**	ATHLETIC IMPROVE.	Minor Modernization
Storage (Fire Truck)	3,200		3,200	3,200			$100.00	**$320,000**	$96,000	**$416,000**	GEN.MOD. & MAIN.	Minor Modernization
SITE IMPROVEMENTS								**$946,913**	$284,074	**$1,230,986**		
Site Development												
Redevelop Site to Support Athletic Program					15,300	SF	$18.75	**$286,875**	$86,063	**$372,938**	ATHLETIC IMPROVE.	Exc. lights, fence. etc.
Landscaping & Irrigation												
New site Improvements (landscaping & irrigation)					26,335	SF	$22.50	**$592,538**	$177,761	**$770,299**	GEN.MOD. & MAIN.	New Construction
New Trees inc. Preparation					36	EA	$1,875.00	**$67,500**	$20,250	**$87,750**	GEN.MOD. & MAIN.	
TOTAL								**$139,904,238**	$41,971,271	**$181,875,509**		

EXECUTIVE SUMMARY - HERITAGE HIGH SCHOOL

DESCRIPTION	ENCLOSED (SF)	COVERED (SF)	GSF	MODERNIZATION AREA OF WORK (SF)	SITEWORK	UoM	UNIT RATE (inc. 50% Mark-Ups)	CONSTRUCTION COST TOTAL	SOFT COSTS (Assume 30%)	PROJECT COST TOTAL	PROJECT FOCUS GROUPING	LEVEL OF MODERNIZATION
NEW CONSTRUCTION								**$32,495,225**	$9,748,568	**$42,243,793**		
Classroom Building	5,810	581	6,101				$950.00	**$5,795,475**	$1,738,643	**$7,534,118**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Gymnasium Building	19,050	1,905	20,003				$1,100.00	**$22,002,750**	$6,600,825	**$28,603,575**	ATHLETIC IMPROVE.	Ass.10% Cov. Area
Concessions/ Restrooms	3,540	354	3,717				$1,000.00	**$3,717,000**	$1,115,100	**$4,832,100**	ATHLETIC IMPROVE.	Ass.10% Cov. Area
Athletic Storage Building	1,225		1,225				$800.00	**$980,000**	$294,000	**$1,274,000**	ATHLETIC IMPROVE.	Ass.10% Cov. Area
EXISTING BUILDINGS MODERNIZATION								**$73,605,050**	$22,081,515	**$95,686,565**		
Building A	30,420		30,420	30,420			$550.00	**$16,731,000**	$5,019,300	**$21,750,300**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building B	9,125		9,125	9,125			$550.00	**$5,018,750**	$1,505,625	**$6,524,375**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building C	11,970		11,970	11,970			$200.00	**$2,394,000**	$718,200	**$3,112,200**	GEN.MOD. & MAIN.	Minor Modernization
Building D	11,725		11,725	11,725			$200.00	**$2,345,000**	$703,500	**$3,048,500**	GEN.MOD. & MAIN.	Minor Modernization
Building E	18,730		18,730	18,730			$550.00	**$10,301,500**	$3,090,450	**$13,391,950**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building F (inc. others)	24,990		24,990	24,990			$200.00	**$4,998,000**	$1,499,400	**$6,497,400**	GEN.MOD. & MAIN.	Minor Modernization
Building G	13,915		13,915	13,915			$200.00	**$2,783,000**	$834,900	**$3,617,900**	GEN.MOD. & MAIN.	Minor Modernization
Building H, J & K	51,370		51,370	51,370			$200.00	**$10,274,000**	$3,082,200	**$13,356,200**	GEN.MOD. & MAIN.	Minor Modernization
Building L	1,260		1,260	1,260			$200.00	**$252,000**	$75,600	**$327,600**	GEN.MOD. & MAIN.	Minor Modernization
Building N1	4,400		4,400	4,400			$200.00	**$880,000**	$264,000	**$1,144,000**	GEN.MOD. & MAIN.	Minor Modernization
Building N2	4,780		4,780	4,780			$200.00	**$956,000**	$286,800	**$1,242,800**	GEN.MOD. & MAIN.	Minor Modernization
Building N3	4,540		4,540	4,540			$200.00	**$908,000**	$272,400	**$1,180,400**	GEN.MOD. & MAIN.	Minor Modernization
Building M1	4,430		4,430	4,430			$200.00	**$886,000**	$265,800	**$1,151,800**	GEN.MOD. & MAIN.	Minor Modernization
Building M2	4,705		4,705	4,705			$200.00	**$941,000**	$282,300	**$1,223,300**	GEN.MOD. & MAIN.	Minor Modernization
Building M3	4,260		4,260	4,260			$200.00	**$852,000**	$255,600	**$1,107,600**	GEN.MOD. & MAIN.	Minor Modernization
Building P1	7,910		7,910	7,910			$200.00	**$1,582,000**	$474,600	**$2,056,600**	GEN.MOD. & MAIN.	Minor Modernization
Building P2	6,560		6,560	6,560			$200.00	**$1,312,000**	$393,600	**$1,705,600**	GEN.MOD. & MAIN.	Minor Modernization
Building P3	5,070		5,070	5,070			$200.00	**$1,014,000**	$304,200	**$1,318,200**	GEN.MOD. & MAIN.	Minor Modernization
Building Q1	7,740		7,740	7,740			$200.00	**$1,548,000**	$464,400	**$2,012,400**	GEN.MOD. & MAIN.	Minor Modernization
Building Q2	3,980		3,980	3,980			$200.00	**$796,000**	$238,800	**$1,034,800**	GEN.MOD. & MAIN.	Minor Modernization
Building R1	7,055		7,055	7,055			$200.00	**$1,411,000**	$423,300	**$1,834,300**	GEN.MOD. & MAIN.	Minor Modernization
Building S1	6,980		6,980	6,980			$200.00	**$1,396,000**	$418,800	**$1,814,800**	GEN.MOD. & MAIN.	Minor Modernization
Building S2	4,570		4,570	4,570			$200.00	**$914,000**	$274,200	**$1,188,200**	GEN.MOD. & MAIN.	Minor Modernization
Building S3	4,900		4,900	4,900			$200.00	**$980,000**	$294,000	**$1,274,000**	GEN.MOD. & MAIN.	Minor Modernization
Culinary Arts Building	4,380		4,380	4,380			$250.00	**$1,095,000**	$328,500	**$1,423,500**	GEN.MOD. & MAIN.	Minor Modernization
Portable Classroom (9)	10,368		10,368	10,368			$100.00	**$1,036,800**	$311,040	**$1,347,840**	GEN.MOD. & MAIN.	Minor Modernization
SITE IMPROVEMENTS								**$5,318,638**	$1,595,591	**$6,914,229**		
Site Development												
New Tennis Court					32,280	SF	$40.00	**$1,291,200**	$387,360	**$1,678,560**	ATHLETIC IMPROVE.	
Existing Tennis Court					40,000	SF	$20.00	**$800,000**	$240,000	**$1,040,000**	ATHLETIC IMPROVE.	
Site Structures												
Shade Structures												
10'-0"x 10'-0"					1	EA	$18,750.00	**$18,750**	$5,625	**$24,375**	GEN.MOD. & MAIN.	
Exist. Swimming Pool Modernization					12,640	SF	$225.00	**$2,844,000**	$853,200	**$3,697,200**	ATHLETIC IMPROVE.	
Site Furnishings												
New chain Link Fencing (Tennis)					1,185	LF	$187.50	**$222,188**	$66,656	**$288,844**	ATHLETIC IMPROVE.	
Landscaping & Irrigation												
New site Improvements (landscaping & irrigation)					4,000	SF	$22.50	**$90,000**	$27,000	**$117,000**	GEN.MOD. & MAIN.	New Construction
New Trees inc. Preparation					28	SF	$1,875.00	**$52,500**	$15,750	**$68,250**	GEN.MOD. & MAIN.	
TOTAL								**$111,418,913**	$33,425,674	**$144,844,586**		

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20 Oak Street
Brentwood, CA 94513

MASTER PLAN (6 CAMPUSES)

Date: November 21, 2025
Estimator: TDV/KR

EXECUTIVE SUMMARY - INDEPENDENCE HIGH SCHOOL

DESCRIPTION	ENCLOSED (SF)	COVERED (SF)	GSF	MODERNIZATION AREA OF WORK (SF)	SITEWORK	UoM	UNIT RATE (inc. 50% Mark-Ups)	CONSTRUCTION COST TOTAL	SOFT COSTS (Assume 30%)	PROJECT COST TOTAL	PROJECT FOCUS GROUPING	LEVEL OF MODERNIZATION
NEW CONSTRUCTION								**$11,326,000**	$3,397,800	**$14,723,800**		
Classroom Building	8,725	1,500	9,475				$950.00	**$9,001,250**	$2,700,375	**$11,701,625**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Custodial/ Maintenance	315	1,000	815				$850.00	**$692,750**	$207,825	**$900,575**	ATHLETIC IMPROVE.	Ass.10% Cov. Area
Modular Classroom Building	1,920		1,920				$850.00	**$1,632,000**	$489,600	**$2,121,600**	ATHLETIC IMPROVE.	
EXISTING BUILDINGS MODERNIZATION								**$11,242,350**	$3,372,705	**$14,615,055**		
Building A	1,780		1,780	1,780			$550.00	**$979,000**	$293,700	**$1,272,700**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building B	1,230		1,230	1,230			$550.00	**$676,500**	$202,950	**$879,450**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building C	1,200		1,200	1,200			$200.00	**$240,000**	$72,000	**$312,000**	GEN.MOD. & MAIN.	Minor Modernization
Building D	1,200		1,200	1,200			$200.00	**$240,000**	$72,000	**$312,000**	GEN.MOD. & MAIN.	Minor Modernization
Building E	1,155		1,155	1,155			$550.00	**$635,250**	$190,575	**$825,825**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building F	1,150		1,150	5,600			$200.00	**$1,120,000**	$336,000	**$1,456,000**	GEN.MOD. & MAIN.	Minor Modernization
Building G	540		540	540			$200.00	**$108,000**	$32,400	**$140,400**	GEN.MOD. & MAIN.	Minor Modernization
Building H	1,580		1,580	1,580			$200.00	**$316,000**	$94,800	**$410,800**	GEN.MOD. & MAIN.	Minor Modernization
Building I	1,135		1,135	1,135			$200.00	**$227,000**	$68,100	**$295,100**	GEN.MOD. & MAIN.	Minor Modernization
Building J	1,165		1,165	1,165			$200.00	**$233,000**	$69,900	**$302,900**	GEN.MOD. & MAIN.	Minor Modernization
Professional Development Center	4,660		4,660	4,660			$200.00	**$932,000**	$279,600	**$1,211,600**	GEN.MOD. & MAIN.	Minor Modernization
Main Building	22,180		22,180	22,180			$200.00	**$4,436,000**	$1,330,800	**$5,766,800**	GEN.MOD. & MAIN.	Minor Modernization
Adult Community Education	3,770		3,770	3,770			$200.00	**$754,000**	$226,200	**$980,200**	GEN.MOD. & MAIN.	Minor Modernization
Portable Classroom (3)	3,456		3,456	3,456			$100.00	**$345,600**	$103,680	**$449,280**	GEN.MOD. & MAIN.	Minor Modernization
SITE IMPROVEMENTS								**$572,625**	$171,788	**$744,413**		
Site Development												
New/ Improvements to Exist. Asphalt & Concrete					12,640	SF	$18.75	**$237,000**	$71,100	**$308,100**	SAFE. & SECURITY	
Site Structures												
Shade Structures												
25'-0"x 15'-0"					1	EA	$70,312.50	**$70,313**	$21,094	**$91,406**	GEN.MOD. & MAIN.	
40'-0"x 20'-0"					1	EA	$150,000.00	**$150,000**	$45,000	**$195,000**	GEN.MOD. & MAIN.	
Site Furnishings												
New chain Link Fencing					75	LF	$187.50	**$14,063**	$4,219	**$18,281**	GEN.MOD. & MAIN.	
New Ornamental Fencing					270	LF	$375.00	**$101,250**	$30,375	**$131,625**	GEN.MOD. & MAIN.	
TOTAL								**$23,140,975**	$6,942,293	**$30,083,268**		

LUHSD - Facilities Master Planning
20 Oak Street
Brentwood, CA 94513

MASTER PLAN (6 CAMPUSES)

Date: November 21, 2025
Estimator: TDV/KR

EXECUTIVE SUMMARY - LA PALOMA H.S

DESCRIPTION	ENCLOSED (SF)	COVERED (SF)	GSF	MODERNIZATION AREA OF WORK (SF)	SITEWORK	UoM	UNIT RATE (inc. 50% Mark-Ups)	CONSTRUCTION COST TOTAL	SOFT COSTS (Assume 30%)	PROJECT COST TOTAL	PROJECT FOCUS GROUPING	LEVEL OF MODERNIZATION
NEW CONSTRUCTION								**$2,771,000**	$831,300	**$3,602,300**		
Modular Classroom Building (1)	3,260		3,260				$850.00	**$2,771,000**	$831,300	**$3,602,300**	**GEN.MOD. & MAIN.**	
EXISTING BUILDINGS MODERNIZATION								**$4,863,000**	$1,458,900	**$6,321,900**		
Building A	9,550		9,550	9,550			$200.00	**$1,910,000**	$573,000	**$2,483,000**	**GEN.MOD. & MAIN.**	Minor Modernization
Building B	5,550		5,550	5,550			$200.00	**$1,110,000**	$333,000	**$1,443,000**	**GEN.MOD. & MAIN.**	Minor Modernization
Building C	3,130		3,130	3,130			$200.00	**$626,000**	$187,800	**$813,800**	**GEN.MOD. & MAIN.**	Minor Modernization
Building D	3,100		3,100	3,100			$200.00	**$620,000**	$186,000	**$806,000**	**GEN.MOD. & MAIN.**	Minor Modernization
Building E	2,985		2,985	2,985			$200.00	**$597,000**	$179,100	**$776,100**	**GEN.MOD. & MAIN.**	Minor Modernization
SITE IMPROVEMENTS								**$391,425**	$117,428	**$508,853**		
Site Structures												
Shade Structures												
10'-0"x 10'-0"					6	EA	$18,750.00	**$112,500**	$33,750	**$146,250**	**GEN.MOD. & MAIN.**	
Site Furnishings												
Chain Link Fencing					200	LF	$187.50	**$37,500**	$11,250	**$48,750**	**GEN.MOD. & MAIN.**	
Landscaping & Irrigation												
Site Improvements (landscaping & irrigation)					6,980	SF	$22.50	**$157,050**	$47,115	**$204,165**	**GEN.MOD. & MAIN.**	
New Trees inc. Preparation					45	SF	$1,875.00	**$84,375**	$25,313	**$109,688**	**GEN.MOD. & MAIN.**	
TOTAL								**$8,025,425**	$2,407,628	**$10,433,053**		

LUHSD - Facilities Master Planning
20 Oak Street
Brentwood, CA 94513

MASTER PLAN (6 CAMPUSES)

EXECUTIVE SUMMARY - LIBERTY H.S

Date: November 21, 2025
Estimator: TDV/KR

DESCRIPTION	ENCLOSED (SF)	COVERED (SF)	GSF	MODERNIZATION AREA OF WORK (SF)	SITEWORK	UoM	UNIT RATE (inc. 50% Mark-Ups)	CONSTRUCTION COST TOTAL	SOFT COSTS (Assume 30%)	PROJECT COST TOTAL	PROJECT FOCUS GROUPING	LEVEL OF MODERNIZATION
NEW CONSTRUCTION								**$54,387,875**	$16,316,363	**$70,704,238**		
Classroom Building (2 Story)	19,000	2,000	20,000				$950.00	**$19,000,000**	$5,700,000	**$24,700,000**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Classroom Building (2 Story)	19,000	2,000	20,000				$950.00	**$19,000,000**	$5,700,000	**$24,700,000**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Classroom Building	10,570	1,057	11,099				$950.00	**$10,543,575**	$3,163,073	**$13,706,648**	GEN.MOD. & MAIN.	Ass.10% Cov. Area
Laboratory Building B (Addition)	580	58	609				$1,150.00	**$700,350**	$210,105	**$910,455**	CTE/ SPEC. PROG.	Ass.10% Cov. Area
Laboratory Building C	4,260	426	4,473				$1,150.00	**$5,143,950**	$1,543,185	**$6,687,135**	CTE/ SPEC. PROG.	Ass.10% Cov. Area
EXISTING BUILDINGS MODERNIZATION								**$102,482,250**	$30,744,675	**$133,226,925**		
Building A	14,475			14,475			$400.00	**$5,790,000**	$1,737,000	**$7,527,000**	GEN.MOD. & MAIN.	Moderate Modernization
Building B	6,415			6,415			$400.00	**$2,566,000**	$769,800	**$3,335,800**	GEN.MOD. & MAIN.	Moderate Modernization
Building 1	30,895			30,895			$400.00	**$12,358,000**	$3,707,400	**$16,065,400**	GEN.MOD. & MAIN.	Moderate Modernization
Building 9	5,360			5,360			$400.00	**$2,144,000**	$643,200	**$2,787,200**	GEN.MOD. & MAIN.	Moderate Modernization
Building 10	10,670			10,670			$400.00	**$4,268,000**	$1,280,400	**$5,548,400**	GEN.MOD. & MAIN.	Moderate Modernization
Building 11	11,545			11,545			$400.00	**$4,618,000**	$1,385,400	**$6,003,400**	GEN.MOD. & MAIN.	Moderate Modernization
Building 11a	6,180			6,180			$400.00	**$2,472,000**	$741,600	**$3,213,600**	GEN.MOD. & MAIN.	Moderate Modernization
Building 11b	6,810			6,810			$400.00	**$2,724,000**	$817,200	**$3,541,200**	GEN.MOD. & MAIN.	Moderate Modernization
Building 13	6,870			6,870			$550.00	**$3,778,500**	$1,133,550	**$4,912,050**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building 14	6,330			6,330			$400.00	**$2,532,000**	$759,600	**$3,291,600**	GEN.MOD. & MAIN.	Moderate Modernization
Building 15	7,110			7,110			$400.00	**$2,844,000**	$853,200	**$3,697,200**	GEN.MOD. & MAIN.	Moderate Modernization
Building 16	4,780			4,780			$400.00	**$1,912,000**	$573,600	**$2,485,600**	GEN.MOD. & MAIN.	Moderate Modernization
Building 22T	2,465			2,465			$400.00	**$986,000**	$295,800	**$1,281,800**	GEN.MOD. & MAIN.	Moderate Modernization
Building 24	6,640			6,640			$400.00	**$2,656,000**	$796,800	**$3,452,800**	GEN.MOD. & MAIN.	Moderate Modernization
Building 25	15,100			15,100			$400.00	**$6,040,000**	$1,812,000	**$7,852,000**	GEN.MOD. & MAIN.	Moderate Modernization
Building 26	5,980			5,980			$550.00	**$3,289,000**	$986,700	**$4,275,700**	GEN.MOD. & MAIN.	Heavy/ Remodel
Building 28a	6,715			6,715			$400.00	**$2,686,000**	$805,800	**$3,491,800**	GEN.MOD. & MAIN.	Moderate Modernization
Building 28b	4,410			4,410			$400.00	**$1,764,000**	$529,200	**$2,293,200**	GEN.MOD. & MAIN.	Moderate Modernization
Building 29	22,575			22,575			$400.00	**$9,030,000**	$2,709,000	**$11,739,000**	GEN.MOD. & MAIN.	Moderate Modernization
Building 32	19,305			19,305			$400.00	**$7,722,000**	$2,316,600	**$10,038,600**	GEN.MOD. & MAIN.	Moderate Modernization
Building 35a	4,320			4,320			$400.00	**$1,728,000**	$518,400	**$2,246,400**	GEN.MOD. & MAIN.	Moderate Modernization
Building 35b	4,890			4,890			$400.00	**$1,956,000**	$586,800	**$2,542,800**	GEN.MOD. & MAIN.	Moderate Modernization
Building 35c	5,090			5,090			$400.00	**$2,036,000**	$610,800	**$2,646,800**	GEN.MOD. & MAIN.	Moderate Modernization
Building 35d	8,375			8,375			$400.00	**$3,350,000**	$1,005,000	**$4,355,000**	GEN.MOD. & MAIN.	Moderate Modernization
Laboratory Building A	4,150			4,150			$500.00	**$2,075,000**	$622,500	**$2,697,500**	CTE/ SPEC. PROG.	Moderate Modernization
Laboratory Building B	3,485			3,485			$500.00	**$1,742,500**	$522,750	**$2,265,250**	CTE/ SPEC. PROG.	Moderate Modernization
Concessions Building	3,245			3,245			$450.00	**$1,460,250**	$438,075	**$1,898,325**	ATHLETIC IMPROVE.	Moderate Modernization
Library Building	9,925			9,925			$600.00	**$5,955,000**	$1,786,500	**$7,741,500**	CTE/ SPEC. PROG.	Heavy/ Remodel
SITE IMPROVEMENTS								**$1,592,550**	$477,765	**$2,070,315**		
Landscaping & Irrigation												
Site Improvements (landscaping & irrigation)					69,730	SF	$22.50	**$1,568,925**	$470,678	**$2,039,603**	GEN.MOD. & MAIN.	
New Trees inc. Preparation					11	SF	$1,875.00	**$20,625**	$6,188	**$26,813**	GEN.MOD. & MAIN.	
Misc. Site Improvements												
Remove Exist. Portables					3	EA	$1,000.00	**$3,000**	$900	**$3,900**	GEN.MOD. & MAIN.	
TOTAL								**$158,462,675**	$47,538,803	**$206,001,478**		

LUHSD - Facilities Master Planning
20 Oak Street
Brentwood, CA 94513

MASTER PLAN (6 CAMPUSES)

EXECUTIVE SUMMARY - DISTRICT OFFICE

Date: **Date:** November 21, 2025
Estimator: **Estimator:** TDV/KR

DESCRIPTION	ENCLOSED (SF)	COVERED (SF)	GSF	MODERNIZATION AREA OF WORK (SF)	SITEWORK	UoM	UNIT RATE (inc. 50% Mark-Ups)	CONSTRUCTION COST TOTAL	SOFT COSTS (Assume 30%)	PROJECT COST TOTAL	PROJECT FOCUS GROUPING	LEVEL OF MODERNIZATION
NEW CONSTRUCTION								**$15,012,375**	$4,503,713	**$19,516,088**		
Student Services & Office Building	9,050	905	9,503				$950.00	**$9,027,375**	$2,708,213	**$11,735,588**	**GEN.MOD. & MAIN.**	Ass.10% Cov. Area
Office Building	6,000	600	6,300				$950.00	**$5,985,000**	$1,795,500	**$7,780,500**	**GEN.MOD. & MAIN.**	Ass.10% Cov. Area
EXISTING BUILDINGS MODERNIZATION								**$2,814,500**	$844,350	**$3,658,850**		
Administration/ Offices Building	6,800		6,800	6,800			$200.00	**$1,360,000**	$408,000	**$1,768,000**	**GEN.MOD. & MAIN.**	Minor Modernization
Office Building	3,100		3,100	3,100			$200.00	**$620,000**	$186,000	**$806,000**	**GEN.MOD. & MAIN.**	Minor Modernization
Student Service Technology Building	2,680		2,680	2,680			$200.00	**$536,000**	$160,800	**$696,800**	**GEN.MOD. & MAIN.**	Minor Modernization
Shed Storage	2,985		2,985	2,985			$100.00	**$298,500**	$89,550	**$388,050**	**GEN.MOD. & MAIN.**	Minor Modernization
SITE IMPROVEMENTS								**$748,000**	$224,400	**$972,400**		
Site Development												
Parking Lot Expansion					8,600	SF	$80.00	**$688,000**	$206,400	**$894,400**	**GEN.MOD. & MAIN.**	
Site Furnishings												
New chain Link Fencing					80	LF	$187.50	**$15,000**	$4,500	**$19,500**	**GEN.MOD. & MAIN.**	
Landscaping & Irrigation												
Site Improvements (landscaping & irrigation)					2,000	SF	$22.50	**$45,000**	$13,500	**$58,500**	**GEN.MOD. & MAIN.**	New Construction
TOTAL								**$18,574,875**	$5,572,463	**$24,147,338**		