



# PIEDMONT

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## UNIFIED SCHOOL DISTRICT

*Office of the Superintendent*

760 Magnolia Avenue • Piedmont, CA 94611 • 510-594-2614

### **Facilities Master Planning: Preliminary Cost Estimates** February 26, 2016

Educational programs and objectives must constantly keep pace with the changing needs of the world outside the classroom. Readiness for higher education and future careers requires different types of knowledge, educational experiences, and skills than in the past.

To serve the needs of students, it is essential to offer a broad range of educational opportunities. For example, students must have the opportunity to learn through project-based exploration, collaboration, and presentation. Students must have the opportunity to investigate connections among the sciences, and develop and test hypotheses. They must have opportunities to work individually, in small groups, and in large groups, to complete service projects and take full advantage of modern educational technologies.

Piedmont Unified School District is dedicated to providing an excellent education that prepares and inspires students for whatever educational and career paths they may pursue. To that end, the District is assessing whether its facilities support changing educational programs and goals, and making plans to ensure that facilities enhance educational programs now and in the future. This process, called “facilities master planning,” is intended to further the District’s fundamental goal of educational excellence.

Once a Facilities Master Plan is adopted, it will serve as a long-range planning document that will guide short-term and long-term facilities improvements. The District cannot afford to address everything in the Plan at one time, and that is not the intent. Instead, the Plan is intended to be implemented in phases. The Board of Education will prioritize improvements based on educational needs and goals, considering input from the school community, broader Piedmont community, and City of Piedmont.

District staff estimates that, if all work identified in the Facilities Master Plan were to be addressed in a single (multi-year) phase, the total cost would be roughly \$137 million. This estimate includes hard costs (cost of construction), soft costs (architectural and engineering fees, fees for design review by the Division of the State Architect, inspection and permit fees, utility fees, estimated price escalation over the next few years, and furnishings, fixtures, and equipment), and contingency funds. This preliminary estimate is detailed below.

Please note that actual costs will depend on the scope and sequence of each phase, which have yet to be determined.

We encourage all families to get involved and provide input on the Facilities Master Plan. Additional public meetings concerning the proposed Plan, setting priorities for near-term facilities improvements, and seeking voter approval for a bond measure to fund these improvements, will be held throughout the remainder of this school year. These meetings include Board of Education meetings on March 9 and 23, May 11 and 25, and June 8 and 22, and a community town hall meeting in April or May (date to be determined). In addition, comments and questions can be addressed at any time to Superintendent Randall Booker at [rbooker@piedmont.k12.ca.us](mailto:rbooker@piedmont.k12.ca.us)

# DRAFT PUSD FMP Cost Est Summary by site 2-24-16 x3

Task Name	Bld Sq Ft	Cost Per Sq Ft	Lump Sum	Sub T Hard cost	Site work = 5% of construction cost	Annual Cost Escalation (x2yrs)=10.25%	Construction Contingency=10%	Total Hard Costs	Soft Costs = 33%	Estimate Total	Site Totals
<b>Project Summary</b>											
<b>DRAFT PUSD Facilities Master Plan Cost Estimate per QKA Generated Ed Specs &amp; Facilities Assessment Documents</b>											
<b>Phase 1- Pre Construction Tasks</b>											
Architect- Request for Qualifications/Pricing											
Bond Approval											
Soft Construction Costs- Architect Design = 15% of hard construction costs											
Soft Construction Costs- DSA Fees = 8% of hard construction costs											
Program Contingency = 10% of hard construction costs											
Special inspections & soils inspections = 1.5%											
DSA Inspector = .5%											
Total soft costs range between 33%-->35%											
<b>DRAFT PUSD FMP Overall Cost Est--&gt;</b>										<b>\$136,835,738</b>	
<b>District wide PV Panels Total--&gt;</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,837,370</b>
KyotoUSA Solar Master Plan 10/7/15: cost = \$3.8 million, estim annual generation = 1.6 mil KWH, PUSD annual consumption = 1.8 mil KWH at a cost = \$352,684 (total estimated annual savings with solar system = \$313,600, payback period = 12.1yrs)			\$3,800,000	\$3,800,000	\$190,000	\$0	\$399,000	\$4,389,000	\$1,448,370	\$5,837,370	
<b>Per Site: New Construction &amp; Modernization Cost Estimates</b>											
<b>PMS Total Estimated Cost--&gt;</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,183,637</b>
PHS- Relocate Binks Portables to Berns Court?? (add 1/2 trailer to create x2 double wide classrooms)			\$125,000	\$125,000	\$6,250	\$12,813	\$14,406	\$158,469	\$52,295	\$210,763	
PMS- Construct new 2 story x10 Standard Classrooms on Binks parking lot	14000	\$530		\$7,420,000	\$371,000	\$760,550	\$855,155	\$9,406,705	\$3,104,213	\$12,510,918	
PMS- Construct x25 car parking structure under the new 2 story x10 classroom bld on Binks parking lot (25x \$50k = \$1,250,000)			\$1,250,000	\$1,250,000	\$62,500	\$128,125	\$144,063	\$1,584,688	\$522,947	\$2,107,634	
PMS- FF&E for all x36 classrooms	36	\$19,500		\$702,000		\$71,955	\$0	\$773,955	\$255,405	\$1,029,360	
PMS- 40's bld modernize Lower Floor x4 classrooms	4000	\$400		\$1,600,000	\$80,000	\$164,000	\$184,400	\$2,028,400	\$669,372	\$2,697,772	
PMS 500 Bld- modernize weight & locker rms	4400	\$325		\$1,430,000	\$0	\$146,575	\$157,658	\$1,734,233	\$572,297	\$2,306,529	
PMS Redford Gym Wing top floor- modernize existing x4 classrooms	3613	\$325		\$1,174,225	\$0	\$120,358	\$129,458	\$1,424,041	\$469,934	\$1,893,975	
PMS Redford Gym main floor- remodel bleachers & build new Admin office & counseling rms	3100	\$325		\$1,007,500	\$50,375	\$103,269	\$116,114	\$1,277,258	\$421,495	\$1,698,753	
PMS Redford Gym Wing lower floor- modernize existing classrooms	7950	\$325		\$2,583,750	\$129,188	\$264,834	\$297,777	\$3,275,549	\$1,080,931	\$4,356,480	
PMS- Library Wing main floor add x2 restrooms and modernize	7920	\$325	\$0	\$2,574,000	\$0	\$263,835	\$283,784	\$3,121,619	\$1,030,134	\$4,151,753	
PMS- Library Wing top floor, add x2 restrooms, gut, reconfigure and modernize all classrooms	7920	\$400	\$0	\$3,168,000	\$0	\$324,720	\$349,272	\$3,841,992	\$1,267,857	\$5,109,849	
PMS- Library Wing lower floor, add x2 restrooms, gut, reconfigure and modernize all classrooms	7920	\$400	\$0	\$3,168,000	\$0	\$324,720	\$349,272	\$3,841,992	\$1,267,857	\$5,109,849	
<b>PMS x 6 flr remodel sub total--&gt; \$22,320,660</b>											

Task Name	Bld Sq Ft	Cost Per Sq Ft	Lump Sum	Sub T Hard cost	Site work = 5% of construction cost	Annual Cost Escalation (x2yrs)=10.25%	Construction Contingency=10%	Total Hard Costs	Soft Costs = 33%	Estimate Total	Site Totals
<b>Wildwood Total Estimated Cost--&gt;</b>				\$0		\$0	\$0	\$0	\$0	\$0	\$2,771,633
Wildwood- FF&E for all existing classrooms = x16 (cost range:\$16k-->\$19.5k + 20% add for chemical tops)	16	\$19,500		\$312,000	\$0	\$31,980	\$0	\$343,980	\$113,513	\$457,493	
**Wildwood- install x1 triple wide modular (36x40), 1440sqft, equipped with x2 restrooms & kitchen on lower playground at \$271,266			\$271,266	\$271,266	\$13,563	\$27,805	\$31,263	\$343,897	\$113,486	\$457,384	
Wildwood- convert existing Schoolmates portable on upper playground to kindergarten classroom	960	\$325		\$312,000	\$15,600	\$31,980	\$35,958	\$395,538	\$130,528	\$526,066	
Wildwood- install classroom cooling solutions (=x15) (new variable refrigerant Flow System (VRF) = \$55k ea, retro cooling coil with rooftop condensing unit = \$25kea)	15	\$55,000		\$825,000	\$0	\$84,563	\$90,956	\$1,000,519	\$330,171	\$1,330,690	
<b>Beach Total Estimated Cost--&gt;</b>				\$0		\$0	\$0	\$0	\$0	\$0	\$3,577,920
Beach- FF&E for all existing classrooms (=x20 incl new modular)	20	\$19,500		\$390,000	\$0	\$39,975	\$0	\$429,975	\$141,892	\$571,867	
**Beach- install x1 double wide, (24x40) 960 sqft modulars on playground? at \$177,242			\$177,242	\$177,242	\$8,862	\$18,167	\$20,427	\$224,699	\$74,151	\$298,849	
Beach- install classroom cooling solutions (=x19) (new variable refrigerant Flow System (VRF) = \$55k ea, retro cooling coil with rooftop condensing unit = \$25kea)	19	\$55,000		\$1,045,000	\$0	\$107,113	\$115,211	\$1,267,324	\$418,217	\$1,685,541	
Beach (640') retaining wall on piers, height varies 4' to 8' from grade + 640' of 10' high blk fencing = \$44.8k			\$605,930	\$605,930	\$30,297	\$62,108	\$69,833	\$768,168	\$253,495	\$1,021,663	
<b>Havens Total Estimated Cost--&gt;</b>				\$0		\$0	\$0	\$0	\$0	\$0	\$3,779,920
Havens- FF&E for all existing classrooms (=x26 including x2 modulars on playground)	26	\$19,500		\$507,000	\$0	\$51,968	\$55,897	\$614,864	\$202,905	\$817,769	
**Havens- install x1 double wide (24x60) 960 sqft modulars on playground/existing garden area at \$206,240			\$206,240	\$206,240	\$10,312	\$21,140	\$23,769	\$261,461	\$86,282	\$347,743	
Havens- install classroom cooling solutions (=x23) (new variable refrigerant Flow System (VRF) = \$55k ea, retro cooling coil with rooftop condensing unit = \$25kea)	23	\$55,000		\$1,265,000	\$0	\$129,663	\$139,466	\$1,534,129	\$506,262	\$2,040,391	
Havens Bonita (190') & Vista (160') retaining walls on piers (total 350 lft) (wall height to be level with playground varying from 3' to 12' h) Add 4,260 Sqft of 4" AC, add 300 lft of curb and gutter + 350 10' high blk fencing = \$24.5k			\$340,439	\$340,439	\$17,022	\$34,895	\$39,236	\$431,592	\$142,425	\$574,017	
<b>PHS/MHS Total Estimated Cost --&gt;</b>											\$77,685,259
PHS- Demo AHT, construct new 2 story x6 Science & x6 Standard Classrooms (includes PHS admin, Special Ed and DO in basement flr)	27250	\$530	\$0	\$14,442,500	\$722,125	\$1,480,356	\$1,664,498	\$18,309,479	\$6,042,128	\$24,351,608	
PHS- Binks Gym, partial demo of concrete amphitheater & construct multi-use classroom/presentation rm over existing weight rm + shade structure(\$45,000)	3600	\$530	\$45,000	\$1,953,000	\$97,650	\$200,183	\$225,083	\$2,475,916	\$817,052	\$3,292,968	
PHS- Demo 10's bld and construct new AHT (450 seat theater which includes 50 seat balcony, drama classroom, lobby, ADA compliant restrooms & concessions, also includes shipping & Receiving)	18498	\$530	\$0	\$9,803,940	\$490,197	\$1,004,904	\$1,129,904	\$12,428,945	\$4,101,552	\$16,530,497	
PHS- FF&E for all x39 classrooms	39	\$19,500		\$760,500	\$0	\$77,951	\$0	\$838,451	\$276,689	\$1,115,140	
PHS- convert special ed to culinary art/classroom	860	\$325		\$279,500	\$13,975	\$28,649	\$32,212	\$354,336	\$116,931	\$471,267	
PHS- Binks Gym- remodel bleachers & locker rms	3500	\$325		\$1,137,500	\$0	\$116,594	\$125,409	\$1,379,503	\$455,236	\$1,834,739	
PHS- 20's bld, gut, reconfigure and modernize all classrooms	11950	\$400	\$0	\$4,780,000	\$0	\$489,950	\$526,995	\$5,796,945	\$1,912,992	\$7,709,937	
PHS- 30's Bld- modernize	6000	\$325		\$1,950,000	\$0	\$199,875	\$214,988	\$2,364,863	\$780,405	\$3,145,267	

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73 PHS 40's Bld- modernize 2nd Floor (x4 art classrooms + x1 STEM classroom)	8500	\$400		\$3,400,000	\$0	\$348,500	\$374,850	\$4,123,350	\$1,360,706	\$5,484,056	
74 PHS- Replace wood trellis with translucent (CalWall) panels, upgrade downspouts & drainage system			\$750,000	\$750,000	\$0	\$76,875	\$82,688	\$909,563	\$300,156	\$1,209,718	
75 PHS- DROPS Grant work commons in front of student center, grant = \$650k, PUSD may have to contribute \$100k			\$100,000	\$100,000	\$5,000	\$10,250	\$11,525	\$126,775	\$41,836	\$168,611	
76 PHS- Witter Field- replace sub drain system and artificial turf field (will need to start this project early-prior to the end of school year 2018)			\$4,000,000	\$4,000,000	\$200,000	\$410,000	\$461,000	\$5,071,000	\$1,673,430	\$6,744,430	
77 MHS- FF&E for all x5 classrooms	5	\$19,500		\$97,500	\$0	\$9,994	\$0	\$107,494	\$35,473	\$142,967	
78 MHS 40's Bld- modernize Top Floor (x5 classrooms + admin)(includes new courtyard deck)	8500	\$400		\$3,400,000	\$0	\$348,500	\$374,850	\$4,123,350	\$1,360,706	\$5,484,056	
79 40's Bld Total remodel cost-->\$13,665,884											
80 <b>Total Project Cost--&gt;</b>										<b>\$136,835,738</b>	<b>\$136,835,738</b>

# DRAFT PUSD FMP Cost Est Sum by site Bsln2-24-16x4

Task Name	Bld Sq Ft	Cost Per Sq Ft	Lump Sum	Sub T Hard cost	Site work = 5% of construction cost	Annual Cost Escalation (x2yrs)=10.25%	Construction Contingency=10%	Total Hard Costs	Soft Costs = 33%	Estimate Total	Site Totals
<b>Project Summary</b>											
<b>DRAFT PUSD Facilities Master Plan Cost Estimate per QKA Generated Ed Specs &amp; Facilities Assessment Documents</b>											
<b>Phase 1- Pre Construction Tasks</b>											
Architect- Request for Qualifications/Pricing											
Bond Approval											
Soft Construction Costs- Architect Design = 15% of hard construction costs											
Architect- Programming (define needs of end users-functional and operational requirements "scoping") (detailed information to guide building design)											
Architect- Schematic Design Phase (clearly defined, feasible concept that achieves PUSD understanding & acceptance)											
Architect- Design Development Phase (Define and describe all of the important aspects of the projects, most all design issues are resolved)											
Architect- Construction Documents (Drawings and specifications required for DSA submission and contractor RFP/Bidding)											
DSA- Review/approval											
RFQ & RFP to general contractors, GC selection, GC value engineering											
DSA- Plans complete, permit issued											
GC to finalize construction costs based upon approved set of DSA plans											
Soft Construction Costs- DSA Fees = 8% of hard construction costs											
Program Contingency = 10% of hard construction costs											
Special inspections & soils inspections = 1.5%											
DSA Inspector = .5%											
Total soft costs range between 33%-->35%											
<b>DRAFT PUSD FMP Overall Cost Est--&gt;</b>										<b>\$136,835,738</b>	
<b>District wide PV Panels Total--&gt;</b>				<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,837,370</b>
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<b>Per Site: New Construction &amp; Modernization Cost Estimates</b>											
<b>PMS Total Estimated Cost--&gt;</b>				<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,183,637</b>
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37 PMS Redford Gym main floor- remodel bleachers & build new Admin office & counseling rms	3100	\$325		\$1,007,500	\$50,375	\$103,269	\$116,114	\$1,277,258	\$421,495	\$1,698,753	
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42 PMS x 6 flr remodel sub total--> \$22,320,660											
43											
44											
45 <b>Wildwood Total Estimated Cost--&gt;</b>				\$0		\$0	\$0	\$0	\$0	\$0	\$2,771,633
46 Wildwood- FF&E for all existing classrooms = x16 (cost range:\$16k-->\$19.5k + 20% add for chemical tops)	16	\$19,500		\$312,000	\$0	\$31,980	\$0	\$343,980	\$113,513	\$457,493	
47 **Wildwood- install x1 triple wide modular (36x40), 1440sqft, equipped with x2 restrooms & kitchen on lower playground at \$271,266			\$271,266	\$271,266	\$13,563	\$27,805	\$31,263	\$343,897	\$113,486	\$457,384	
48 Wildwood- convert existing Schoolmates portable on upper playground to kindergarten classroom	960	\$325		\$312,000	\$15,600	\$31,980	\$35,958	\$395,538	\$130,528	\$526,066	
49 Wildwood- install classroom cooling solutions (=x15) (new variable refrigerant Flow System (VRF) = \$55k ea, retro cooling coil with rooftop condensing unit = \$25kea)	15	\$55,000		\$825,000	\$0	\$84,563	\$90,956	\$1,000,519	\$330,171	\$1,330,690	
50											
51 <b>Beach Total Estimated Cost--&gt;</b>				\$0		\$0	\$0	\$0	\$0	\$0	\$3,577,920
52 Beach- FF&E for all existing classrooms (=x20 incl new modular)	20	\$19,500		\$390,000	\$0	\$39,975	\$0	\$429,975	\$141,892	\$571,867	
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54 Beach- install classroom cooling solutions (=x19) (new variable refrigerant Flow System (VRF) = \$55k ea, retro cooling coil with rooftop condensing unit = \$25kea)	19	\$55,000		\$1,045,000	\$0	\$107,113	\$115,211	\$1,267,324	\$418,217	\$1,685,541	
55 Beach (640') retaining wall on piers, height varies 4' to 8' from grade + 640' of 10' high blk fencing = \$44.8k			\$605,930	\$605,930	\$30,297	\$62,108	\$69,833	\$768,168	\$253,495	\$1,021,663	
56											
57 <b>Havens Total Estimated Cost--&gt;</b>				\$0		\$0	\$0	\$0	\$0	\$0	\$3,779,920
58 Havens- FF&E for all existing classrooms (=x26 including x2 modulars on playground)	26	\$19,500		\$507,000	\$0	\$51,968	\$55,897	\$614,864	\$202,905	\$817,769	
59 **Havens- install x1 double wide (24x60) 960 sqft modulars on playground/existing garden area at \$206,240			\$206,240	\$206,240	\$10,312	\$21,140	\$23,769	\$261,461	\$86,282	\$347,743	
60 Havens- install classroom cooling solutions (=x23) (new variable refrigerant Flow System (VRF) = \$55k ea, retro cooling coil with rooftop condensing unit = \$25kea)	23	\$55,000		\$1,265,000	\$0	\$129,663	\$139,466	\$1,534,129	\$506,262	\$2,040,391	
61 Havens Bonita (190') & Vista (160') retaining walls on piers (total 350 lft) (wall height to be level with playground varying from 3' to 12' h) Add 4,260 Sqft of 4" AC, add 300 lft of curb and gutter + 350 10' high blk fencing = \$24.5k			\$340,439	\$340,439	\$17,022	\$34,895	\$39,236	\$431,592	\$142,425	\$574,017	
62											
63 <b>PHS/MHS Total Estimated Cost --&gt;</b>											\$77,685,259
64 PHS- Demo AHT, construct new 2 story x6 Science & x6 Standard Classrooms (includes PHS admin, Special Ed and DO in basement flr)	27250	\$530	\$0	\$14,442,500	\$722,125	\$1,480,356	\$1,664,498	\$18,309,479	\$6,042,128	\$24,351,608	

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66 PHS- Demo 10's bld and construct new AHT (450 seat theater which includes 50 seat balcony, drama classroom, lobby, ADA compliant restrooms & concessions, also includes shipping & Receiving)	18498	\$530	\$0	\$9,803,940	\$490,197	\$1,004,904	\$1,129,904	\$12,428,945	\$4,101,552	\$16,530,497	
67											
68 PHS- FF&E for all x39 classrooms	39	\$19,500		\$760,500	\$0	\$77,951	\$0	\$838,451	\$276,689	\$1,115,140	
69 PHS- convert special ed to culinary art/classroom	860	\$325		\$279,500	\$13,975	\$28,649	\$32,212	\$354,336	\$116,931	\$471,267	
70 PHS- Binks Gym- remodel bleachers & locker rms	3500	\$325		\$1,137,500	\$0	\$116,594	\$125,409	\$1,379,503	\$455,236	\$1,834,739	
71 PHS- 20's bld, gut, reconfigure and modernize all classrooms	11950	\$400	\$0	\$4,780,000	\$0	\$489,950	\$526,995	\$5,796,945	\$1,912,992	\$7,709,937	
72 PHS- 30's Bld- modernize	6000	\$325		\$1,950,000	\$0	\$199,875	\$214,988	\$2,364,863	\$780,405	\$3,145,267	
73 PHS 40's Bld- modernize 2nd Floor (x4 art classrooms + x1 STEM classroom)	8500	\$400		\$3,400,000	\$0	\$348,500	\$374,850	\$4,123,350	\$1,360,706	\$5,484,056	
74 PHS- Replace wood trellis with translucent (CalWall) panels, upgrade downspouts & drainage system			\$750,000	\$750,000	\$0	\$76,875	\$82,688	\$909,563	\$300,156	\$1,209,718	
75 PHS- DROPS Grant work commons in front of student center, grant = \$650k, PUSD may have to contribute \$100k			\$100,000	\$100,000	\$5,000	\$10,250	\$11,525	\$126,775	\$41,836	\$168,611	
76 PHS- Witter Field- replace sub drain system and artificial turf field (will need to start this project early-prior to the end of school year 2018)			\$4,000,000	\$4,000,000	\$200,000	\$410,000	\$461,000	\$5,071,000	\$1,673,430	\$6,744,430	
77 MHS- FF&E for all x5 classrooms	5	\$19,500		\$97,500	\$0	\$9,994	\$0	\$107,494	\$35,473	\$142,967	
78 MHS 40's Bld- modernize Top Floor (x5 classrooms + admin)(includes new courtyard deck)	8500	\$400		\$3,400,000	\$0	\$348,500	\$374,850	\$4,123,350	\$1,360,706	\$5,484,056	
79 40's Bld Total remodel cost-->\$13,665,884											
80 <b>Total Project Cost--&gt;</b>										<b>\$136,835,738</b>	<b>\$136,835,738</b>
81											
82 <b>FMP Support Documents</b>											
83 <b>FMP Facilities Assessment Intro Pgs. 1-8 12-1-15</b>											
84 <b>FMP PHS &amp; MHS Pgs. 8-59 12-1-15</b>											
85 <b>FMP PMS Pgs. 60-78 12-1-15</b>											
86 <b>FMP Beach ES Pgs. 79-82 12-1-15</b>											
87 <b>FMP Havens ES Pgs. 83-87 12-1-15</b>											
88 <b>FMP Wildwood ES Pgs. 88-91 12-1-15</b>											
89 <b>Edu Specs Intro Pgs. 1-11 12-1-15</b>											
90 <b>Edu Specs Elementary Schools Pgs. 12-17 12-1-15</b>											
91 <b>Edu Specs Magnolia Campus Pgs. 18-19 12-1-15</b>											
92 <b>Edu Specs PMS Pgs. 20-25 12-1-15</b>											
93 <b>Edu Specs PHS Pgs. 26-32 12-1-15</b>											
94 <b>Edu Specs MHS Pgs. 33 12-1-15</b>											
95 <b>Edu Specs Appendices 12-1-15</b>											
96 <b>Title 5, CA Code of Regulations 3-11-16</b>											
97 <b>Classroom of the Future 2-26-16</b>											
98											
99 <u>Modernization/Remodel- Tentative Scope of Work:</u>											

Task Name	Bld Sq Ft	Cost Per Sq Ft	Lump Sum	Sub T Hard cost	Site work = 5% of construction cost	Annual Cost Escalation (x2yrs)=10.25%	Construction Contingency=10%	Total Hard Costs	Soft Costs = 33%	Estimate Total	Site Totals
100 1. Energy management system (EMS)- Will allow PUSD Maintenance Dept to monitor/adjust, wirelessly, classroom temperature, interior & exterior lights (including Witter Field, gyms, MPR's & theaters. EMS system will also monitor and track (future) solar PV panels and electricity generation district wide. (PUSD goal will attempt to achieve "Net Zero Energy Standard" district wide)											
101 2. Replace old antiquated boilers in the 30's and 40's bld and in the (10's) and 20's blds- end of life span rooftop heat pumps with fiberglass duct board supply lines that are brittle and falling apart with individual classroom package units that meet indoor air quality standards (ANSI/ASHRAE 62.1-2013- min Outside Air Changes per hour, ACH) (or replace old boilers and radiators in 30's & 30's bld with new and add unit ventilators at each classroom) (replace Binks gym boiler and HW system with 1200gal tank- issue with heating dance studio and locker rms separate from gym)											
102 3. Each classroom to have it's own thermostat-monitored and controlled by EMS system- install individual package units where rooftop units are at the end of their life											
103 4. Install proper exhaust/makeup air in all labs and restrooms, monitored and controlled by EMS											
104 5. Classroom ceiling fans to be installed- monitored and controlled by EMS (incorporate fan "sequence of operations" for heating and cooling seasons)											
105 6. Improve classroom/bld exterior envelope by installing improved wall/ceiling insulation, windows & door weather stripping (PMS-new windows/thermally broken/dual glazed, low E) (PHS-20's, 30's existing windows to remain- weather strip/seal only) (40's bld replace existing windows with dual glazed low E laminate glass)											
106 7. Improve classroom acoustics (PMS- new interior dual stud/multi layer drywall construction w/STC-Sound Transmission Class ratings of 50 and up, background noise dBA as low as 35, target 25)											
107 8. New interior LED ceiling lighting with daylight zones, switching and occupancy sensors											
108 9. Use of natural daylight in gyms & common areas via skylights or solar tubes											
109 10. ADA adherence- proper path of travel & restroom compliance											
110 11. Fire/life safety issues- no fire sprinkler system in 20's or 40's blds, the student center and AHT have minimal fire sprinkler coverage, hydrant locations, fire egress, emergency lighting/signage, etc..											
111 12. Drought tolerant landscaping, proper storm sewer piping- repair failing/aging systems such as the storm drain behind 40's bld and below PMS, Witter parking lot, Witter Field											
112 13. Implement Crisis Management Solutions- "Safe Schools Plan" as and associated improvements & protocol											
113 14. Upgrade existing PMS, 40's bld & Wildwood elevators (x3), hydraulic shafts are leaking oil, machinery is at the end of its lifespan and car control panels need to be ADA upgraded											
114 15. Roof, gutters & downspout replacement where needed											
115 16. New interior paint, flooring, t-bar & ceiling panels											
116 17. Waterproof leaking existing concrete walls with epoxy injection (Redford Gym, Morrison Gym & 400 bld computer lab)											
117											