



MEASURE U IMPLEMENTATION PLAN

LODI UNIFIED SCHOOL DISTRICT

"Educating Students for Success!"

JANUARY 2018

LPA

Measure U Implementation Plan

Utilizing a collaborative consensus building planning process with school site and community stakeholders, LPA developed a Facilities Master Plan for the Lodi Unified School District which was completed in June 2016. Following engagement with the District's Board of Education to prioritize scopes-of-work to match potential dollars available, the master plan document was then utilized to develop a proposed project list for the successful Measure U local bond campaign that November. Eligible projects were grouped into Level One, Level Two and Level Three categories of work. Of which Level One represents approximately \$162.5 million available from Measure U for future construction.

In July 2017, in order to facilitate an efficient and coordinated roll out of the program, LPA was contracted by Lodi Unified School District for development of an Implementation Plan for each of the school sites within the Measure U program. The process to develop the site-specific plans included the following activities:

- Facilities, Maintenance & Operations Meeting – Reviewed Level One work proposed against current improvements completed or in-progress.
- School Site Committee Meeting 01 – Explanation of Board approved priorities and confirmation of scope in context with eligible site needs.
- Detailed Site Surveys – Completed by the LPA architectural, LP Engineering and Cumming cost estimating team to verify existing on the ground conditions.
- Cost Estimating – Update of FMP cost estimates with new information and escalation of Level One costs to projected mid-points of construction.
- School Site Committee Meeting 02 – Ranking of scopes through comparison of escalated estimates to approved Measure U budget allocations.
- District Leadership Review and Board of Education Approval

Measure U Implementation Plan

The primary goal of the Lodi Unified School District, for the development of site-specific Implementation Plans, was to facilitate implementation clarity and parity across the campuses involved in the Measure U facilities improvement program. The intent of this document is to provide a conceptual design for each school site with scopes-of-work and confirmed design-to budgets specified. Supporting standards in addition to the school site Implementation Plans developed by LPA include Learning Spaces Design Standards establishing spatial characteristics and Technical Design Specifications for products/materials in CSI format. Together these three Board approved documents provide each architect with the tools necessary to develop the project design and documentation without the need for extensive meetings with District and/or school site staff to program, budget or scope the work.

Measure U Implementation Plan

The individual school site Implementation Plan proposals have been organized into an easy to use format. The document for each campus in the Measure U program contains the following items:

- Planning Process Overview Description
- Purpose of the Document
- Detailed Scope of Work Description
- Budget Allocation/Cost Estimate (Escalated to Mid-Point of Construction)
- FMP Diagram (Overlay with Proposed Level One Scopes of Work Highlighted)

The purpose of the information contained in the school site plans is to guide the future development of the design solution. As each project is executed, with more detailed information becoming available as the documentation progresses, questions that arise regarding the work or budgets specified in the Implementation Plan should be brought to the attention of the Lodi Unified School District facilities leadership for review, evaluation and ultimately direction in context with the overall District and Measure U program parameters.



509 E. Eden Street, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. New Parking Lot & New Drop-off, including:
 - New Concrete Walkways
 - Decorative Metal Fencing & Gates
 - Relocate (4) Portables
2. New Lunch Shelter
3. Repair Existing Parking Lot
4. Exterior Lighting to Ensure Student Safety
5. Signage for Emergency Response & Wayfinding
6. Fire Alarm System + Emergency Lighting
7. Air Conditioning at MDF/IDF

HERITAGE PRIMARY ELEMENTARY

2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 482,000
2. New Construction	\$ 0
3. Site Work	\$ 684,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 1,166,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 1,551,946

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

HERITAGE PRIMARY ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Heritage Primary Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining 3 8d New Lunch Shelters	2,400	sf	\$ 90.00	\$ 216,000	\$ 216,000	\$ 287,000
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Heritage Primary Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 918,000	\$ 1,221,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	17,000	sf	\$ 16.00	\$ 272,000		
3 12b.5 New Drop-off Area	3,200	sf	\$ 18.00	\$ 58,000		
3 12b.9 Repair existing Parking Lot	6,400	sf	\$ 6.30	\$ 40,000		
3 12b.11 New concrete walkways	1,500	sf	\$ 15.00	\$ 23,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 32,000.00	\$ 32,000		
12h Fencing with controlled campus entrances						
3 12h.1 Chain Link Perimeter Fencing	350	lf	\$ 99.00	\$ 35,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	61,430	sf	\$ 5.40	\$ 332,000		
1 12i.2 Emergency Lighting	61,430	sf	\$ 1.40	\$ 86,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						
14 Outdoor Learning Environments & Quads					\$ -	\$ -
Not included in this Facilities Needs Assessment						
15 Exterior Play Spaces, Playfields & Hardcourts					\$ -	\$ -
Not included in this Facilities Needs Assessment						
16 Next Generation Classroom Flexibility (Furniture)					\$ -	\$ -
Not included in this Facilities Needs Assessment						
17 Technology Infrastructure					\$ 32,000	\$ 32,000
17c MDF and IDF data rooms with environmental control						
1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000		
Total Construction/Project Cost (2016\$)					\$ 1,166,000	<u>\$1,540,000</u>
Total Escalated Construction Budget					\$ 1,551,946	<u>\$2,049,740</u>

The following items are excluded from this budget:

Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2016\$ calculated to the end of the year).

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Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten, TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab, LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom, FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial, KIT - Kitchen, U - Utility, EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Hardcourts

Kinder Play

Portable Classroom

Main Entry

Fence/Gate

- APPROVED SCOPE NOT DEPICTED ON PLAN:
- Exterior Lighting to Ensure Student Safety
 - Signage for Emergency Response & Wayfinding
 - Fire Alarm System + Emergency Lighting
 - Air Conditioning at MDF/IDF
- Note: The exact location of the lunch shelter and portables will be determined during the design process.*

Not to Scale

HERITAGE PRIMARY ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



4600 Acampo Road, Acampo, CA 95220

APPROVED SCOPE-OF-WORK

1. Decorative Metal Fencing & Gates + (2) Rolling Decorative Metal Gates
2. Modernization of Student & Staff Restrooms, including:
 - Asbestos Removal
3. HVAC System Upgrades, except at the MPR
4. Updated Electrical Mains & Distribution
5. Electrical Capacity Upgrades
6. New EMS System
7. Safety Locks at Classroom Doors
8. Fire Alarm System + Emergency Lighting
9. New Public Address/Emergency Communication System
10. ADA Upgrades - Add Accessible Lift at the Stage in the MPR
11. Air Conditioning at MDF/IDF

HOUSTON ELEMENTARY

2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 1,207,000
2. New Construction	\$ 250,000
3. Site Work	\$ 576,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 2,033,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 2,264,762

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

HOUSTON ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Houston Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
02 Existing Building Systems & Toilets				\$ 901,760	\$ 901,760	\$ 1,199,000
1 2a HVAC system upgrades	15,800	sf	\$ 29.00	\$ 458,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	1,485	sf	\$ 222.00	\$ 330,000		
2f Energy-efficient building systems and controls (EMS system, per sf of Bldg)	15,800	sf	\$ 7.20	\$ 113,760		
03 Site Utilities				\$ 450,978	\$ 450,978	\$ 600,000
3 3d Updated electrical mains and distribution	373,309	sf	\$ 0.90	\$ 335,978		50% of cost
3 3f Electrical Capacity Upgrades	1	ls	\$ 115,000.00	\$ 115,000		50% of cost
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Houston Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 648,365	\$ 862,000
1 12a Remaining asbestos removal	17,285	sf	\$ 4.00	\$ 69,140		
1 12e Safety locks at classroom doors	25	ea	\$ 449.00	\$ 11,225		
12h Fencing with controlled campus entrances						
3 12h.2 Decorative Metal Fencing & Gates	280	lf	\$ 252.00	\$ 71,000		
3 12h.3 Rolling Decorative Metal Gate	2	ea	\$ 27,000.00	\$ 54,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	28,350	sf	\$ 5.40	\$ 153,000		
1 12i.2 Emergency Lighting	28,350	sf	\$ 1.40	\$ 40,000		
12j New public address/emergency communication						
2 systems	28,350	sf	\$ 7.60	\$ 215,000		
2 12m ADA upgrades	1	ls	\$ 35,000.00	\$ 35,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						
14 Outdoor Learning Environments & Quads					\$ -	\$ -
Not included in this Facilities Needs Assessment						
15 Exterior Play Spaces, Playfields & Hardcourts					\$ -	\$ -
Not included in this Facilities Needs Assessment						
16 Next Generation Classroom Flexibility (Furniture)					\$ -	\$ -
Not included in this Facilities Needs Assessment						
17 Technology Infrastructure					\$ 32,000	\$ 32,000
17c MDF and IDF data rooms with environmental control						
1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000		
Total Construction/Project Cost (2016\$)					\$ 2,033,103	<u>\$2,693,000</u>
Total Escalated Construction Budget					\$ 2,264,762	<u>\$2,999,850</u>

The following items are excluded from this budget:

Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten, TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab, LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom, FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial, KIT - Kitchen, U - Utility, EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Kinder Play

Portable Classroom

Main Entry

Fence/Gate

Hardcourts

APPROVED SCOPE NOT DEPICTED ON PLAN:

- HVAC System Upgrades, except at the MPR
- Updated Electrical Mains & Distribution
- Electrical Capacity Upgrades
- New EMS System
- Safety Locks at Classroom Doors
- Fire Alarm System + Emergency Lighting
- New Public Address/Emergency Communication System
- ADA Upgrades - Add Accessible Lift at the Stage in the MPR
- Air Conditioning at MDF/IDF

Not to Scale

HOUSTON ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM

Measure U Implementation Plan
Lodi Unified School District
LPA

52



1100 N. Ham Lane, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. New HVAC at stand-alone Kindergarten classroom
2. New Public Address/Emergency Communication Systems
3. New Parking Lot, including:
 - New Concrete Walkways
 - Decorative Metal Fencing & Gates
 - New Hardcourts + Play Equipment
4. Restroom Modernization (excluding the MPR restrooms which have already been done), including:
 - Remaining Asbestos Removal
5. Classroom Modernization (16 typical classrooms, 2 larger center classrooms, & TK), including:
 - Repair Walls at 100%
 - Replace Windows at 30%
 - Replace Floors at 50% (50% has already been done)
 - Patch & Paint Interiors
 - Patch Existing Roofing
 - Upgrade Electrical Wiring & Increase Electrical Outlets
 - Remaining Asbestos Removal
6. Repair the Flooding/Drainage Issues between Rooms 14 & 15, including:
 - Repair Concrete Walkways
7. New EMS System
8. Updated Electrical Mains & Distribution

LAKEWOOD ELEMENTARY

2.1 SCOPE-OF-WORK

9. Electrical Capacity Upgrades
10. Safety Locks at Classroom Doors
11. Fire Alarm System + Emergency Lighting
12. New Public Address/Emergency Communication System
13. Air Conditioning at MDF/IDF
14. Secondary Perimeter Fencing adjacent to residences

2.1 LAKEWOOD ELEMENTARY **SCOPE-OF-WORK**

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 1,498,000
2. New Construction	\$ 148,000
3. Site Work	\$ 2,085,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 3,731,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 4,156,334

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

LAKEWOOD ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lakewood Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 688,000	\$ 915,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	19,470	sf	\$ 12.60	\$ 245,000		
1c Replacement or repair of windows						
1 1c.1 Replace windows	5,841	sf	\$ 18.00	\$ 105,000		
1e Replacement or repair of floors						
1 1e.1 Replace floors	9,735	sf	\$ 14.40	\$ 140,000		
1 1e.2 Repair floors	1,920	sf	\$ 10.80	\$ 21,000		
1g Patch & Paint Interior/Exterior						
1 1g.1 Patch & paint interior	19,470	sf	\$ 3.10	\$ 60,000		
1 1m Patch Existing Roofing	19,470	sf	\$ 6.00	\$ 117,000		
02 Existing Building Systems & Toilets					\$ 555,000	\$ 738,000
1 2a HVAC system upgrades	1,350	sf	\$ 29.00	\$ 39,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	19,470	sf	\$ 9.00	\$ 175,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.2 Reconfigure Existing Restroom	1,492	sf	\$ 222.00	\$ 331,000		
2f Energy-efficient building systems and controls (EMS 1 system, per sf of Bldg)	1,350	sf	\$ 7.20	\$ 10,000		
03 Site Utilities (For entire campus and site)					\$ 487,000	\$ 648,000
3 3d Updated electrical mains and distribution	453,024	sf	\$ 0.72	\$ 326,000		
3 3f Electrical Capacity Upgrades	1	ls	\$ 161,000.00	\$ 161,000		
04 Classrooms New Construction Not included in this Facilities Needs Assessment					\$ -	\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment					\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment					\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment					\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment					\$ -	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Lakewood Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -		\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -		\$ -
12 Safety, Security & Campus Control				\$ 1,411,000		\$ 1,877,000
1 12a Remaining asbestos removal	19,470	sf	\$ 4.00	\$ 78,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	47,850	sf	\$ 16.00	\$ 766,000		
3 12b.11 New concrete walkways	5,600	sf	\$ 15.00	\$ 84,000		
3 12b.12 Repair concrete walkways	800	sf	\$ 8.00	\$ 6,000		
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
12h Fencing with controlled campus entrances						
3 12h.1 Slatted Privacy Fencing	1,020	lf	\$ 99.00	\$ 101,000		
3 12h.2 Decorative Metal Fencing & Gates	330	lf	\$ 252.00	\$ 83,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	19,470	sf	\$ 5.40	\$ 105,000		
1 12i.2 Emergency Lighting	19,470	sf	\$ 1.40	\$ 27,000		
12j New public address/emergency communication systems	19,470	sf	\$ 7.60	\$ 148,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -		\$ -
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment				\$ -		\$ -
15 Exterior Play Spaces, Playfields & Hardcourts				\$ 558,000		\$ 742,000
15a Kindergarten Play Yard						P2 w/ K
3 15a.6 New Hardcourts	43,400	sf	\$ 11.00	\$ 477,000		
15d Baseball/Softball Fields						
3 15d.4 Backstops, per field	3	ea	\$ 27,000.00	\$ 81,000		
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$ -		\$ -
17 Technology Infrastructure				\$ 32,000		\$ 32,000
17c MDF and IDF data rooms with environmental control						
1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000.00		
Total Construction/Project Cost (2016\$)				\$ 3,731,000		<u>\$4,952,000</u>
Total Escalated Construction Budget				\$ 4,156,334		<u>\$5,516,528</u>

Prepared by: LPA, Inc. / Cumming

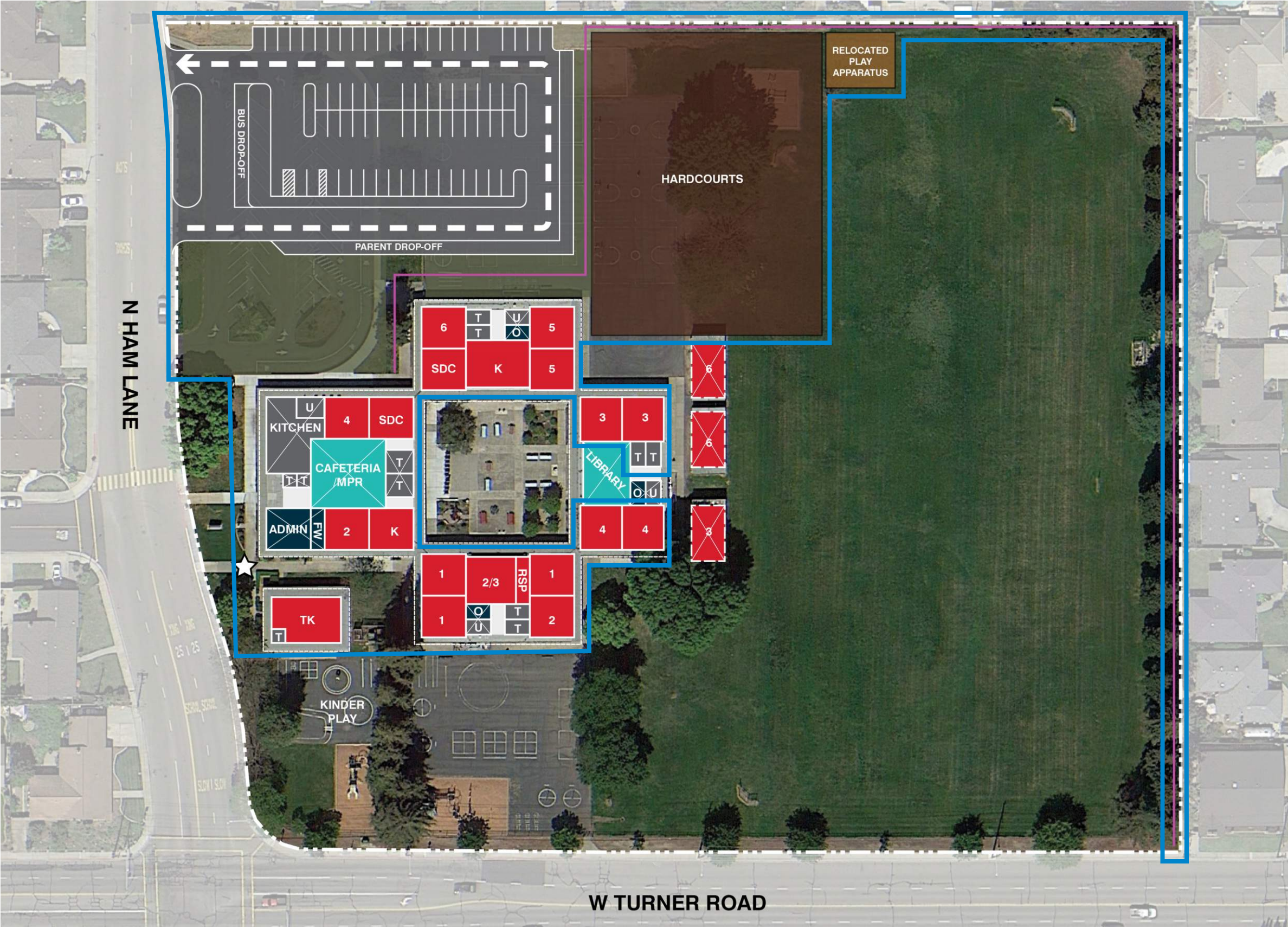
Project Cost Summary (2016\$) - Lakewood Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten, TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab, LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom, FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial, KIT - Kitchen, U - Utility, EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Hardcourts

Kinder Play

Portable Classroom

Main Entry

Fence/Gate

- APPROVED SCOPE NOT DEPICTED ON PLAN:
- New HVAC at stand-alone Kindergarten classroom
 - New Public Address/Emergency Communication Systems
 - Repair the Flooding/Drainage Issues between Rooms 14 & 15, including Repair Concrete Walkways
 - New EMS System
 - Updated Electrical Mains & Distribution
 - Electrical Capacity Upgrades
 - Safety Locks at Classroom Doors
 - Fire Alarm System + Emergency Lighting
 - New Public Address/Emergency Communication System
 - Air Conditioning at MDF/IDF
 - Secondary Perimeter Fencing

Not to Scale

LAKWOOD ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



2375 Giannoni Way, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. Shade Structure
2. Exterior Lighting at the Portable Classrooms to Ensure Student Safety
3. Drop-off Expansion, including:
 - New Concrete Walkways
4. Safety Locks at Classroom Doors

2.1 ELLERTH E. LARSON ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 18,000
2. New Construction	\$ 0
3. Site Work	\$ 486,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 504,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 670,824

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

ELLERTH E. LARSON ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Ellerth E. Larson Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
12 Safety, Security & Campus Control 12b Safety improvements to and/or new parent/bus drop-off areas and parking				\$ 288,000	\$ 288,000	\$ 383,000
3 12b.5 New Drop-off Area	10,800	sf	\$ 18.00	\$ 194,000		
3 12b.11 New concrete walkways	2,400	sf	\$ 15.00	\$ 36,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Ellerth E. Larson Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
15 Exterior Play Spaces, Playfields & Hardcourts 15b PE Play Yard & Hardcourts				\$ 216,000	\$ 216,000	\$ 287,000
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
17 Technology Infrastructure Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
Total Construction/Project Cost (2016\$)				\$ 504,000		<u>\$670,000</u>
Total Escalated Construction Budget				\$ 670,824		<u>\$891,770</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2016\$ calculated to the end of the year).

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Modernization
Reconfigure
New Construction

Classrooms, CR
PK - Preschool, K - Kindergarten,
TK - Transitional Kindergarten

Electives | Labs
SL - Science Lab

Shared Spaces
IL - Innovation Lab,
LC - Learning Center

Administration / Faculty
FW - Faculty Work, WR - Workroom,
FL - Faculty Lounge, O - Office

Support Spaces
S - Storage, T - Toilets, C - Custodial,
KIT - Kitchen, U - Utility,
EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus **Hardcourts**

Kinder Play

Portable Classroom

Main Entry **Fence/Gate**

**APPROVED SCOPE NOT
DEPICTED ON PLAN:**

- Exterior Lighting at the Portable Classrooms to Ensure Student Safety
- Safety Locks at Classroom Doors

Note: The exact location of the shade structure will be determined during the design process.

Not to Scale

ELLERTH E. LARSON ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



721 Calaveras Street, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. Fire Alarm System + Emergency Lighting
2. New Public Address System/Emergency Communication System
3. Safety Locks at Classroom Doors

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 162,000
2. New Construction	\$ 167,000
3. Site Work	\$ 0
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 329,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 366,506

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

LAWRENCE ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lawrence Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
12 Safety, Security & Campus Control					\$ 329,000	\$ 438,000
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	21,936	sf	\$ 5.40	\$ 118,000		
1 12i.2 Emergency Lighting	21,936	sf	\$ 1.40	\$ 31,000		
12j New public address/emergency communication 2 systems	21,936	sf	\$ 7.60	\$ 167,000		

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Lawrence Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -		\$ -
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment				\$ -		\$ -
15 Exterior Play Spaces, Playfields & Hardcourts Not included in this Facilities Needs Assessment				\$ -		\$ -
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$ -		\$ -
17 Technology Infrastructure Not included in this Facilities Needs Assessment				\$ -		\$ -
Total Construction/Project Cost (2016\$)				\$ 329,000		<u>\$438,000</u>
Total Escalated Construction Budget				\$ 366,506		<u>\$487,932</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



- APPROVED SCOPE NOT DEPICTED ON PLAN:**
- Fire Alarm System + Emergency Lighting
 - New Public Address System/ Emergency Communication System
 - Safety Locks at Classroom Doors

Not to Scale

LAWRENCE ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



5099 Bear Creek Road, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. New Parking Lot and Drop-Off, including:
 - New Concrete Walkways
 - Kinder Play Area Relocation
2. Decorative Metal Fencing & Gates
3. Electrical Capacity Upgrade
4. Air Conditioning at MDF/IDF
5. Exterior Lighting to Ensure Student Safety
6. Safety Locks at Classroom Doors
7. Signage for Emergency Response & Wayfinding

LIVE OAK ELEMENTARY

2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 73,000
2. New Construction	\$ 0
3. Site Work	\$ 995,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 1,068,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 1,421,508

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

LIVE OAK ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Live Oak Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -		\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -		\$ -
03 Site Utilities (For entire campus and site)				\$ 115,000		\$ 153,000
3 3f Electrical Capacity Upgrades	1	ls	\$ 115,000.00	\$ 115,000		
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -		\$ -
05 Maker Spaces & Science Labs Not included in this Facilities Needs Assessment				\$ -		\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -		\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -		\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -		\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -		\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -		\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -		\$ -

Prepared by: LPA, Inc. / Cumming

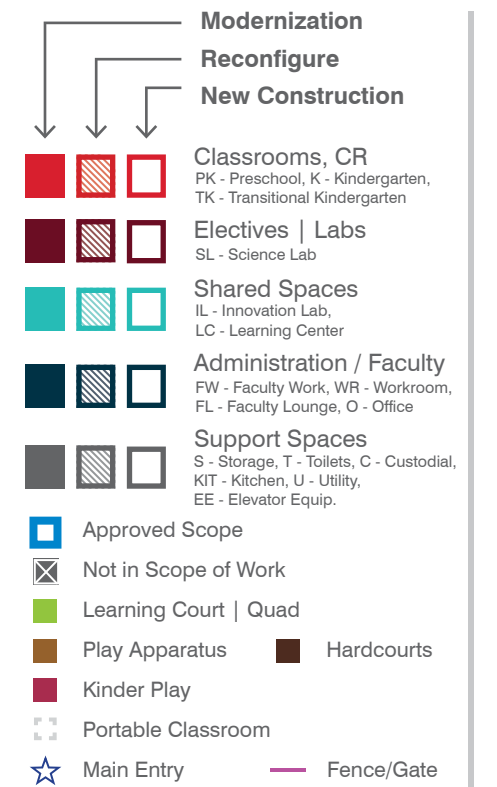
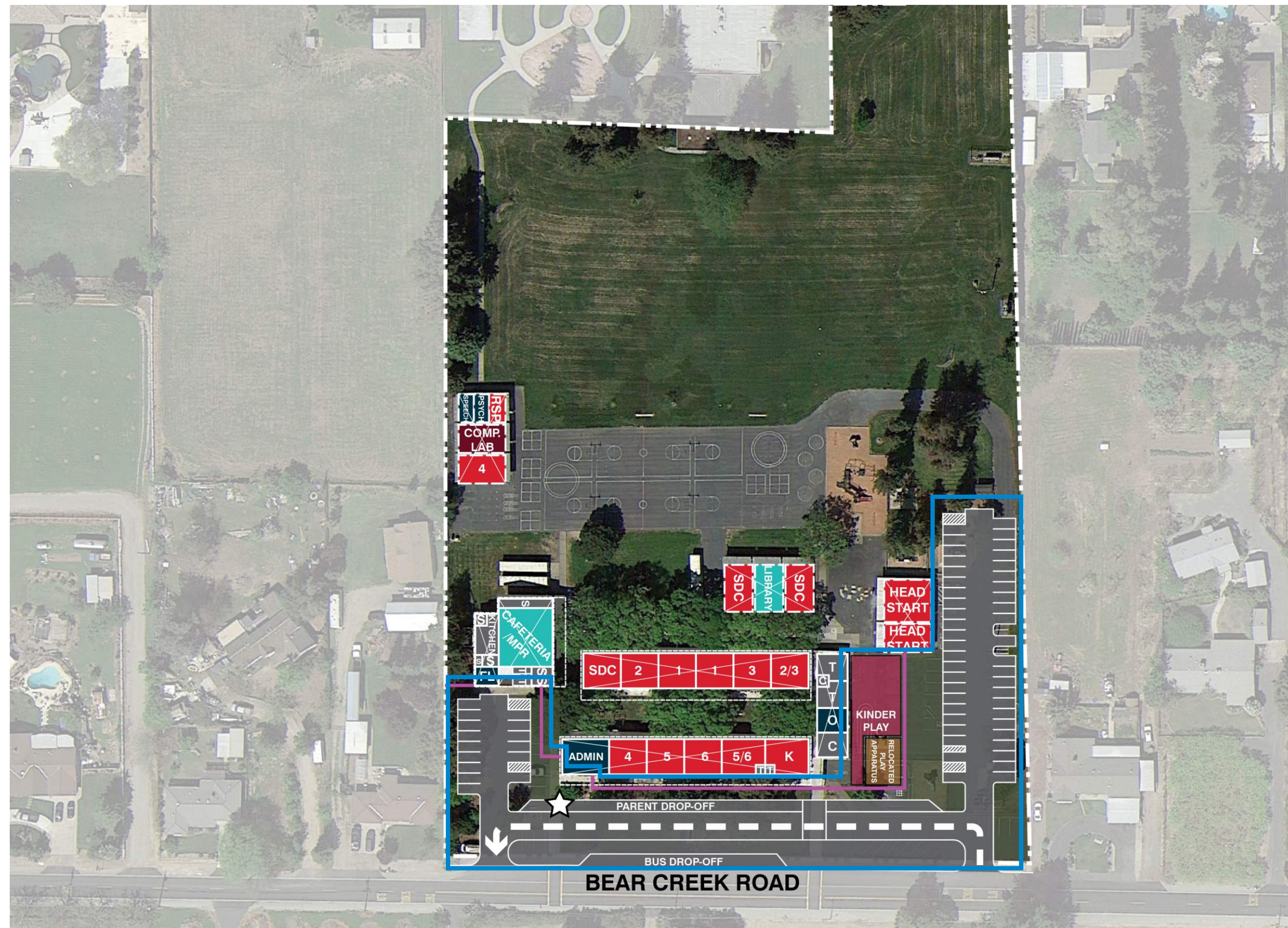
Project Cost Summary (2016\$) - Live Oak Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 837,000	\$ 1,113,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	12,500	sf	\$ 16.00	\$ 200,000		
3 12b.5 New Drop-off Area	15,800	sf	\$ 18.00	\$ 284,000		
3 12b.6 New Access Road	1,500	sf	\$ 16.20	\$ 24,000		
3 12b.11 New concrete walkways	2,800	sf	\$ 15.00	\$ 42,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 60,000.00	\$ 60,000		
1 12e Safety locks at classroom doors	20	ea	\$ 449.00	\$ 9,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 32,000.00	\$ 32,000		
12h Fencing with controlled campus entrances						
3 12h.2 Decorative Metal Fencing & Gates	629	lf	\$ 252.00	\$ 159,000		
3 12h.3 Rolling Decorative Metal Gate	1	ea	\$ 27,000.00	\$ 27,000		
13 District Support Facilities					\$ -	\$ -
Not included in this Facilities Needs Assessment						
14 Outdoor Learning Environments & Quads					\$ -	\$ -
Not included in this Facilities Needs Assessment						
15 Exterior Play Spaces, Playfields & Hardcourts					\$ 84,000	\$ 112,000
15a Kindergarten Play Yard						
3 15a.1 New Rubberized Surface Play Area	1,200	sf	\$ 20.00	\$ 24,000		
3 15a.2 Relocate Kindergarten Play Apparatus	1	ea	\$ 18,000.00	\$ 18,000		
3 15a.5 Resurface & Repair Hardcourts	6,100	sf	\$ 5.00	\$ 31,000		
3 15a.6 New Hardcourts	1,040	sf	\$ 11.00	\$ 11,000		
16 Next Generation Classroom Flexibility (Furniture)					\$ -	\$ -
Not included in this Facilities Needs Assessment						
17 Technology Infrastructure					\$ 32,000	\$ 32,000
17c MDF and IDF data rooms with environmental control						
1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000		
Total Construction/Project Cost (2016\$)					\$ 1,068,000	<u>\$1,410,000</u>
Total Escalated Construction Budget					\$ 1,421,508	<u>\$1,876,710</u>

The following items are excluded from this budget:


Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



**APPROVED SCOPE NOT
DEPICTED ON PLAN:**

- Electrical Capacity Upgrade
- Air Conditioning at MDF/IDF
- Exterior Lighting to Ensure Student Safety
- Safety Locks at Classroom Doors
- Signage for Emergency Response & Wayfinding

 *Not to Scale*



19456 N. Tully Road, Lockeford, CA 95237

APPROVED SCOPE-OF-WORK

1. Resurface & Repair Hardcourts
2. Safety Locks at Classroom Doors
3. New Parking Lot and Drop-off, including:
 - New Concrete Walkways
 - Decorative Metal Fencing & Gates

2.1 LOCKEFORD ELEMENTARY **SCOPE-OF-WORK**

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 16,000
2. New Construction	\$ 0
3. Site Work	\$ 631,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 647,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 720,758

***The following items are
excluded from this budget:***

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys
- Abatement and disposal

LOCKEFORD ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lockeford Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
02 Existing Building Systems & Toilets Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
03 Site Utilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
04 Classrooms New Construction Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
06 Electives Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
07 Performing Arts Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
08 Multi-Purpose Room / Food Service Improvements & Student Dining Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
09 Physical Education Improvements Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
10 Administration & Staff Support Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
11 Library & Student Support Services Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
12 Safety, Security & Campus Control 12b Safety improvements to and/or new parent/bus drop-off areas and parking				\$ 438,000	\$ 438,000	\$ 583,000
3 12b.1 New Parking Lot	20,300	sf	\$ 16.00	\$ 325,000		
3 12b.11 New concrete walkways	4,000	sf	\$ 15.00	\$ 60,000		
1 12e Safety locks at classroom doors	35	ea	\$ 449.00	\$ 16,000		
12h Fencing with controlled campus entrances						
3 12h.2 Decorative Metal Fencing & Gates	145	lf	\$ 252.00	\$ 37,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

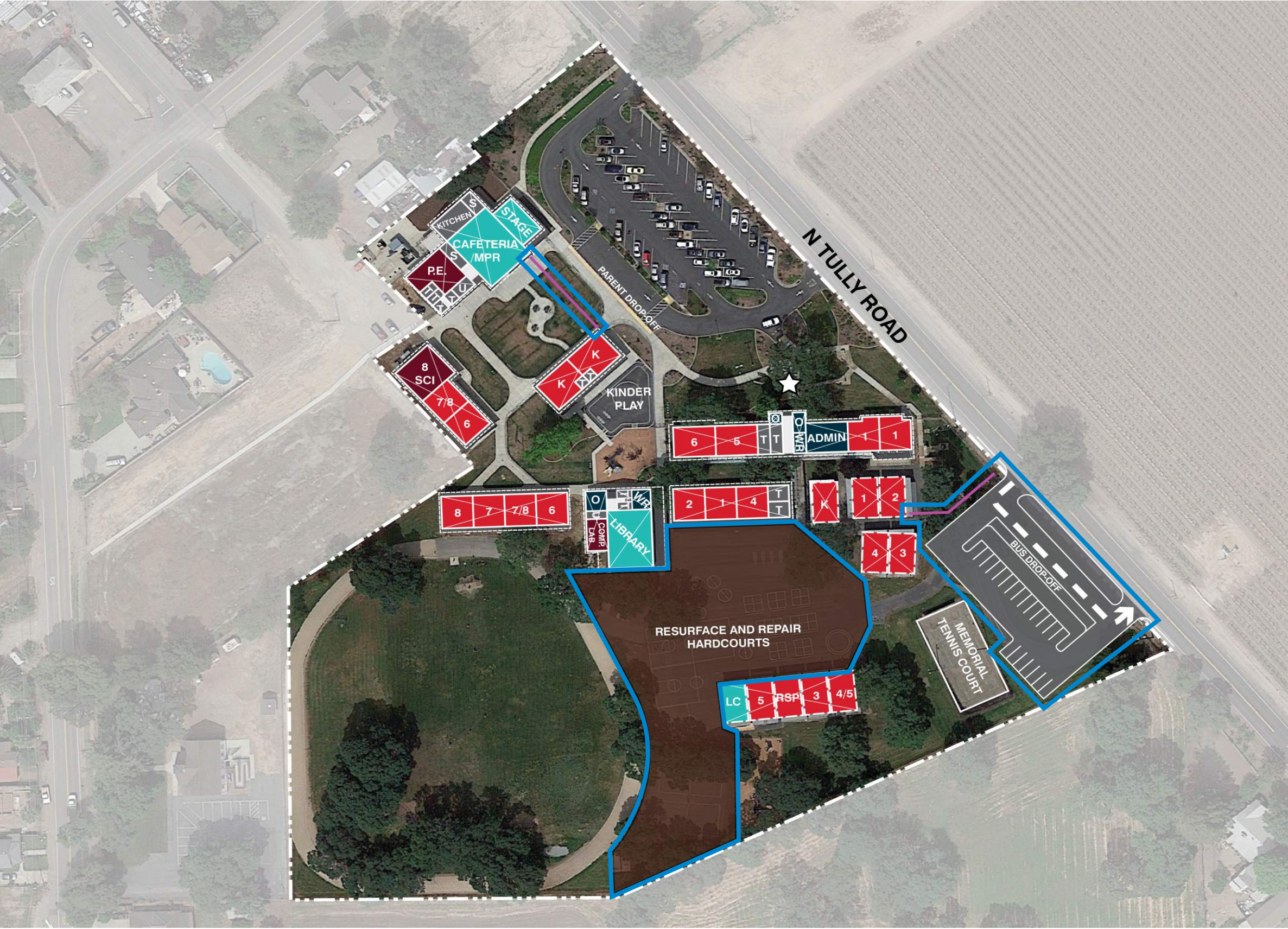
Project Cost Summary (2016\$) - Lockeford Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
14 Outdoor Learning Environments & Quads Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
15 Exterior Play Spaces, Playfields & Hardcourts 15b PE Play Yard & Hardcourts				\$ 209,000	\$ 209,000	\$ 278,000
3 15b.5 Resurface & Repair Hardcourts	41,750	sf	\$ 5.00	\$ 209,000		
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
17 Technology Infrastructure Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -
Total Construction/Project Cost (2016\$)				\$ 647,000		<u>\$861,000</u>
Total Escalated Construction Budget				\$ 720,758		<u>\$959,154</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2016\$ calculated to the end of the year).

Prepared by: LPA, Inc. / Cumming



Modernization

Reconfigure

New Construction

Classrooms, CR

PK - Preschool, K - Kindergarten, TK - Transitional Kindergarten

Electives | Labs

SL - Science Lab

Shared Spaces

IL - Innovation Lab, LC - Learning Center

Administration / Faculty

FW - Faculty Work, WR - Workroom, FL - Faculty Lounge, O - Office

Support Spaces

S - Storage, T - Toilets, C - Custodial, KIT - Kitchen, U - Utility, EE - Elevator Equip.

Approved Scope

Not in Scope of Work

Learning Court | Quad

Play Apparatus

Hardcourts

Kinder Play

Portable Classroom

Main Entry

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- Safety Locks at Classroom Doors

Not to Scale

LOCKEFORD ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM