



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.



3777 A.G. Spanos Boulevard, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. Shade Structure
2. Exterior Lighting to Ensure Student Safety
3. Safety Locks at Classroom Doors
4. Signage for Emergency Response & Wayfinding

2.1 JULIA MORGAN ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 32,000
2. New Construction	\$ 0
3. Site Work	\$ 236,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 268,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 298,552

***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

JULIA MORGAN ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Julia Morgan 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					\$ 52,000	\$ 69,000
3 12d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
1 12e Safety locks at classroom doors	35	ea	\$ 449.00	\$ 16,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 16,000.00	\$ 16,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Julia Morgan 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\$)				\$ 268,000		<u>\$356,000</u>
Total Escalated Construction Budget				\$ 298,552		<u>\$396,584</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

Hardcourts

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

Exterior Lighting to Ensure Student Safety

Safety Locks at Classroom Doors

Signage for Emergency Response & Wayfinding

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

Not to Scale

JULIA MORGAN ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM

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Measure U Implementation Plan
Lodi Unified School District



3220 Buddy Holly Drive, Stockton, CA 95212

APPROVED SCOPE-OF-WORK

1. Shade Structure
2. Safety Locks at Classroom Doors
3. Signage for Emergency Response & Wayfinding (including clear signage at the drop-off)

2.1 GEORGE LINCOLN MOSHER ELEMENTARY **SCOPE-OF-WORK**

Measure U Implementation Plan
Lodi Unified School District

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 26,000
2. New Construction	\$ 0
3. Site Work	\$ 216,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 242,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 269,588

***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

GEORGE LINCOLN MOSHER ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - George Lincoln Mosher 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				\$ 26,000	\$ 26,000	\$ 35,000
1 12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000		
1 12f Signage for emergency response and wayfinding	1	ls	\$ 8,000.00	\$ 8,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

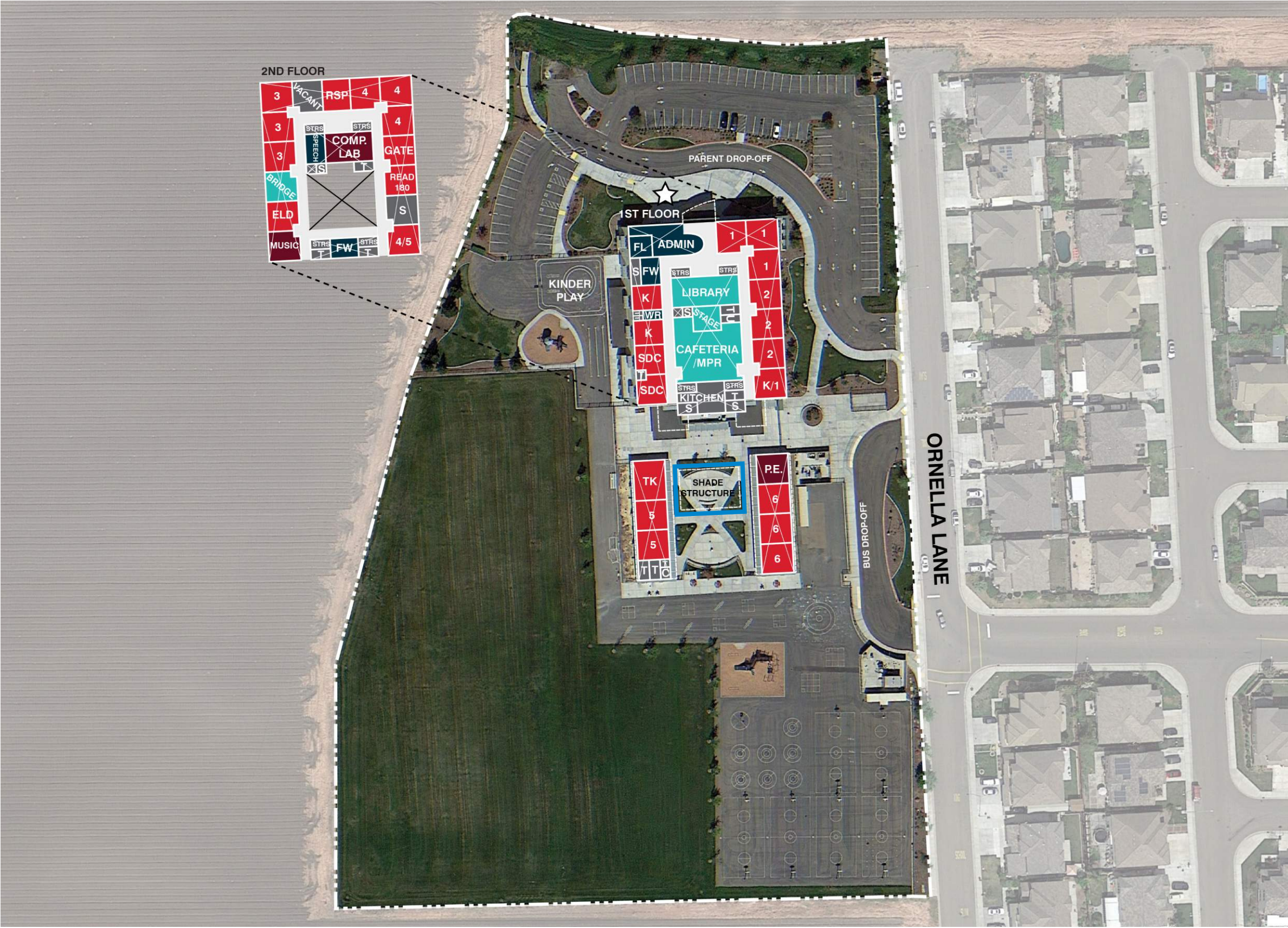
Project Cost Summary (2016\$) - George Lincoln Mosher Elementary School

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\$)				\$ 242,000		<u>\$322,000</u>
Total Escalated Construction Budget				\$ 269,588		<u>\$358,708</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

Signage for Emergency Response & Wayfinding (including clear signage at the drop-off)

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

Not to Scale

GEORGE LINCOLN MOSHER ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



2303 Whistler Way, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. New Parking Lot and Drop-off, including:
 - New Concrete Walkways
 - Slurry Coat Existing Parking Lot
 - Decorative Metal Fencing & Gates
2. Exterior Lighting to Ensure Student Safety
3. Safety Locks at Classroom Doors

2.1 JOHN MUIR ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 16,000
2. New Construction	\$ 0
3. Site Work	\$ 389,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 405,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 451,170

***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

JOHN MUIR ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - John Muir 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				\$ 405,000		\$ 539,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	5,000	sf	\$ 16.00	\$ 80,000		
3 12b.5 New Drop-off Area	7,000	sf	\$ 18.00	\$ 126,000		
3 12b.10 Slurry Coat & Stripe Existing Paving	19,800	sf	\$ 2.00	\$ 40,000		
3 12b.11 New concrete walkways	1,800	sf	\$ 15.00	\$ 27,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
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	300	lf	\$ 252.00	\$ 76,000		

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - John Muir 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\$)				\$ 405,000		<u>\$539,000</u>
Total Escalated Construction Budget				\$ 451,170		<u>\$600,446</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

Hardcourts

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- Exterior Lighting to Ensure Student Safety
- Safety Locks at Classroom Doors

Not to Scale

JOHN MUIR ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM

Measure U Implementation Plan
Lodi Unified School District
LPA

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420 S. Pleasant Street, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. New Multipurpose Room (MPR), Kitchen and Fitness Room, including:
 - Sitework
2. New Electrical Mains & Distribution
3. Electrical Capacity Upgrades
4. Fire Alarm System + Emergency Lighting
5. New Public Address/Emergency Communication System
6. New Classroom Building, including:
 - (5) Typical Classrooms
 - (1) Preschool Classroom + Associated Play Area
 - Sitework
 - Demolish (5) Oldest Portables
 - Demolish Existing Non-Conforming Buildings
7. New Drop-off on Church Street, including:
 - New Concrete Walkways
8. Lunch Shelter
9. Safety Locks at Classroom Doors
10. Air Conditioning at MDF/IDF

CLYDE W. NEEDHAM ELEMENTARY

2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 208,000
2. New Construction	\$ 7,284,000
3. Site Work	\$ 1,480,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 8,972,000

Total Construction Cost Escalated to MOC - Phase 2

\$ 10,631,820

***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

CLYDE W. NEEDHAM ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Clyde W. Needham 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				\$ 590,000	\$ 590,000	\$ 785,000
3 3d New electrical mains and distribution	307,305	sf	\$ 1.17	\$ 360,000		
3 3f Electrical Capacity Upgrades	1	ls	\$ 230,000.00	\$ 230,000		
04 Classrooms New Construction				\$ 3,478,000	\$ 3,478,000	\$ 4,626,000
4a New Construction - Pre-School, TK & Kindergarten						
2 4a.2 New Pre-School, TK & Kindergarten Building	1,485	sf	\$ 395.00	\$ 587,000		
3 4a.4 Sitework & Site Improvements	1,485	sf	\$ 38.00	\$ 56,000		
4b New Construction - Classrooms						
2 4b.1 Remove Portable Classrooms	5	ea	\$ 11,000.00	\$ 55,000		
2 4b.3 Demolish Existing Buildings	20,285	sf	\$ 22.00	\$ 446,000		
2 4b.4 New Elementary Classroom Building (1-story)	5,280	sf	\$ 404.00	\$ 2,133,000		
3 4b.10 Sitework & Site Improvements	5,280	sf	\$ 38.00	\$ 201,000		
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				\$ 3,732,000	\$ 3,732,000	\$ 4,964,000
8a Elementary/Middle School multipurpose rooms						
2 8a.4 New Multipurpose Room	5,005	sf	\$ 494.00	\$ 2,472,000		
3 8a.5 Sitework & Site Improvements	5,005	sf	\$ 38.00	\$ 190,000		
8c Food service areas						
2 8c.4 New Food Service	1,320	sf	\$ 584.00	\$ 771,000		
2 8c.5 New Kitchen Equipment	1,320	sf	\$ 63.00	\$ 83,000		
3 8d New Lunch Shelters	2,400	sf	\$ 90.00	\$ 216,000		
09 Physical Education Improvements				\$ 681,000	\$ 681,000	\$ 906,000
9c PE/Fitness Labs						
2 9c.4 New PE/Fitness Labs	1,540	sf	\$ 404.00	\$ 622,000		
3 9c.5 Sitework & Site Improvements	1,540	sf	\$ 38.00	\$ 59,000		

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Clyde W. Needham 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 12b Safety improvements to and/or new parent/bus drop-off areas and parking				\$ 349,000		\$ 464,000
3 12b.5 New Drop-off Area	2,050	sf	\$ 18.00	\$ 37,000		
3 12b.11 New concrete walkways	850	sf	\$ 15.00	\$ 13,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
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		
12i Fire safety equipment, fire alarms and emergency lighting						
1 12i.1 Fire Alarm System	15,145	sf	\$ 5.40	\$ 82,000		
1 12i.2 Emergency Lighting	15,145	sf	\$ 1.40	\$ 21,000		
12j New public address/emergency communication systems	15,145	sf	\$ 7.60	\$ 115,000		
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 15a Kindergarten Play Yard				\$ 78,000		\$ 104,000
3 15a.1 New Rubberized Surface Play Area	750	sf	\$ 20.00	\$ 15,000		
3 15a.2 Kindergarten Play Apparatus	1	ea	\$ 63,000.00	\$ 63,000		
16 Next Generation Classroom Flexibility (Furniture) Not included in this Facilities Needs Assessment				\$ -		\$ -
17 Technology Infrastructure 17c MDF and IDF data rooms with environmental control				\$ 64,000		\$ 64,000
1 (direct cost only)	2	ea	\$ 32,000.00	\$ 64,000		
Total Construction/Project Cost (2016\$)				\$ 8,972,000		<u>\$11,913,000</u>
Total Escalated Construction Budget				\$ 10,631,820		<u>\$14,116,905</u>

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Clyde W. Needham 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



- APPROVED SCOPE NOT DEPICTED ON PLAN:**
- New Electrical Mains & Distribution
 - Electrical Capacity Upgrades
 - Fire Alarm System + Emergency Lighting
 - New Public Address/Emergency Communication System
 - Safety Locks at Classroom Doors
 - Air Conditioning at MDF/IDF

Not to Scale

CLYDE W. NEEDHAM ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM



1301 S. Crescent Avenue, Lodi, CA 95240

APPROVED SCOPE-OF-WORK

1. Restroom Modernization (specifically all staff restrooms in Admin and student restrooms on campus), including:
 - Remaining Asbestos Removal
 - Repair Concrete Walkways
2. New HVAC at the MPR
3. New Bus Drop-off on Crescent Avenue, including:
 - New Concrete Walkways
4. Safety Locks at Classroom Doors

2.1 LEROY NICHOLS ELEMENTARY SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 762,000
2. New Construction	\$ 0
3. Site Work	\$ 366,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 1,128,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 1,501,368

***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

LEROY NICHOLS ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Leroy Nichols 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				\$ 723,000		\$ 962,000
1 2a HVAC system upgrades	4,000	sf	\$ 29.00	\$ 116,000		
1 2e.1 Modernize Existing Restroom	600	sf	\$ 83.00	\$ 50,000		
1 2e.2 Reconfigure Existing Restroom	2,510	sf	\$ 222.00	\$ 557,000		
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				\$ 405,000		\$ 539,000
1 12a Remaining asbestos removal	6,510	sf	\$ 4.00	\$ 26,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.5 New Drop-off Area	12,150	sf	\$ 18.00	\$ 219,000		
3 12b.11 New concrete walkways	5,925	sf	\$ 15.00	\$ 89,000		
1 12e Safety locks at classroom doors	30	ea	\$ 449.00	\$ 13,000		
12h Fencing with controlled campus entrances						
3 12h.2 Decorative Metal Fencing & Gates	230	lf	\$ 252.00	\$ 58,000		

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Leroy Nichols 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\$)				\$ 1,128,000		<u>\$1,501,000</u>
Total Escalated Construction Budget				\$ 1,501,368		<u>\$1,997,831</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

Hardcourts

Fence/Gate

APPROVED SCOPE NOT DEPICTED ON PLAN:

- New HVAC at the MPR
- Safety Locks at Classroom Doors

Not to Scale

LEROY NICHOLS ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM

105

Measure U Implementation Plan
Lodi Unified School District

LPA



1315 Woodcreek Way, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. New Parking Lot, including:
 - New Concrete Walkways
 - Remove Bridge Program portable; relocate into a vacant classroom
2. Repair Existing Parking Lot, including:
 - Repair Existing Concrete Walkways
3. Repair AC Paving in front of the Portables
4. Replace HVAC Campus-Wide (not including the newer (10) classroom wing and the MPR)
5. Safety Locks at Classroom Doors
6. Air Conditioning at MDF/IDF

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 887,000
2. New Construction	\$ 0
3. Site Work	\$ 575,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 1,462,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 1,945,922

***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

OAKWOOD ELEMENTARY

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Oakwood 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 1 2a HVAC system upgrades	28,870	sf	\$ 29.00	\$ 837,230	\$ 837,230	\$ 1,114,000
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				\$ 593,000	\$ 593,000	\$ 789,000
3 12b.1 New Parking Lot	24,800	sf	\$ 16.00	\$ 397,000		
3 12b.9 Repair existing Parking Lot	21,200	sf	\$ 6.30	\$ 134,000		
3 12b.11 New concrete walkways	2,800	sf	\$ 15.00	\$ 42,000		
3 12b.12 Repair concrete walkways	200	sf	\$ 8.00	\$ 2,000		
1 12e Safety locks at classroom doors	40	ea	\$ 449.00	\$ 18,000		

includes AC paving at portables

Prepared by: LPA, Inc. / Cumming

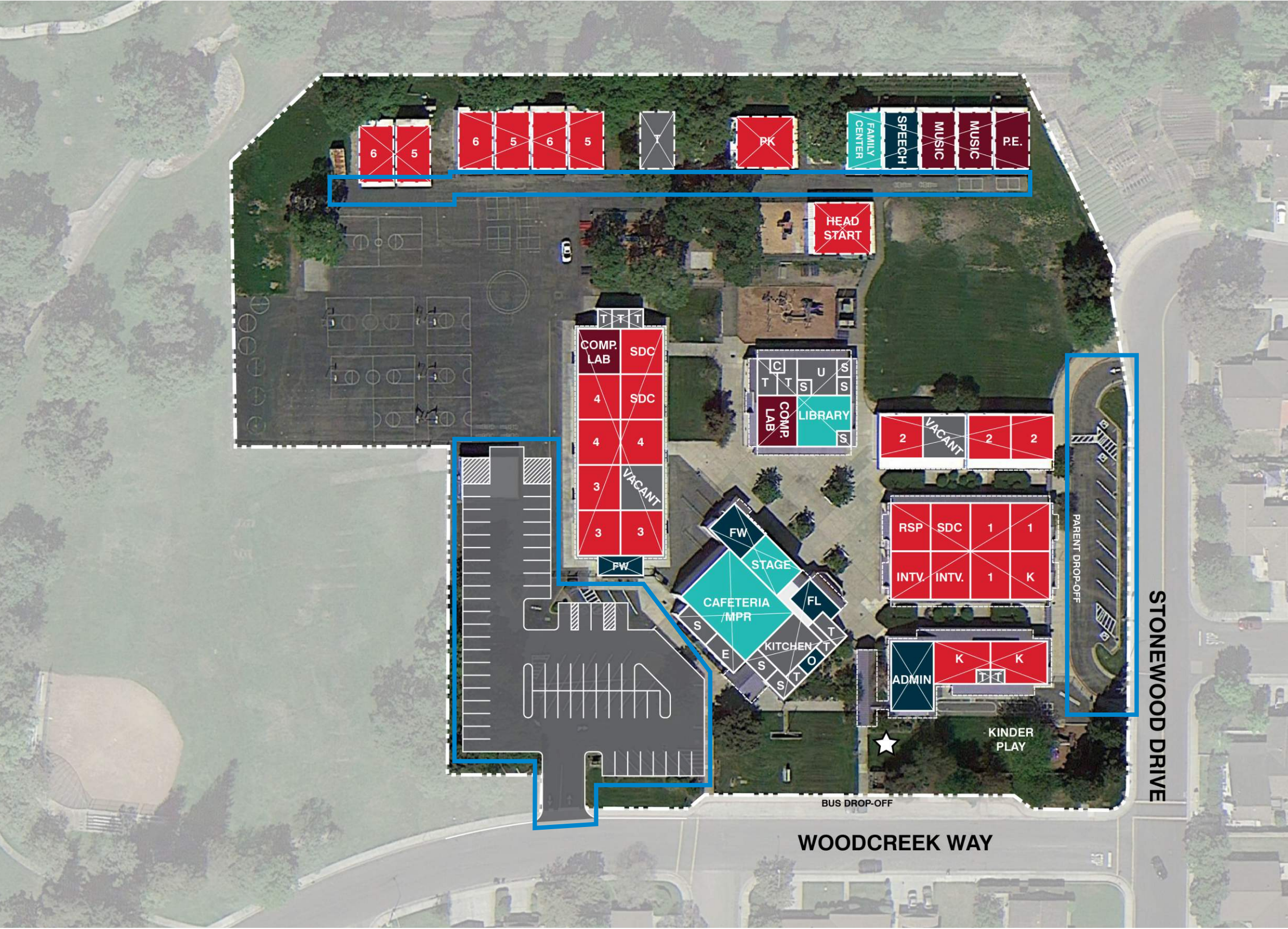
Project Cost Summary (2016\$) - Oakwood Elementary School

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 17c MDF and IDF data rooms with environmental control 1 (direct cost only)	1	ea	\$ 32,000.00	\$ 32,000	\$ 32,000	\$ 32,000
Total Construction/Project Cost (2016\$)				\$ 1,462,230	\$ 1,462,230	<u>\$1,935,000</u>
Total Escalated Construction Budget				\$ 1,945,922	\$ 1,945,922	<u>\$2,575,080</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:
- Replace HVAC Campus-Wide (not including the newer (10) classroom wing and the MPR)
 - Safety Locks at Classroom Doors
 - Air Conditioning at MDF/IDF

Not to Scale

OAKWOOD ELEMENTARY
4.1 SCOPE-OF-WORK SITE DIAGRAM