



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.



2255 Wagner Heights Road, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors
2. Repair Existing Parking Lot
3. Air Conditioning at MDF/IDF

2.1 DELTA SIERRA MIDDLE **SCOPE-OF-WORK**

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 18,000
2. New Construction	\$ 32,000
3. Site Work	\$ 172,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 222,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 295,482

***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

DELTA SIERRA MIDDLE

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Delta Sierra Middle 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 3 12b.9 Repair existing Parking Lot 1 12e Safety locks at classroom doors	27,350 40	sf ea	\$ 6.30 \$ 449.00	\$ 172,000 \$ 18,000	\$ 190,000	\$ 253,000
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Lodi Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 681,000	\$ 906,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	54,040	sf	\$ 12.60	\$ 681,000		
02 Existing Building Systems & Toilets					\$ 152,000	\$ 202,000
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.1 Modernize Existing Restroom	1,834	sf	\$ 83.00	\$ 152,000		
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					\$ 1,919,000	\$ 2,552,000
5b MS / HS Science Labs						
2 5b.1 New MS/HS Science Labs Building	1,650	sf	\$ 449.00	\$ 741,000		
3 5b.2 Sitework & Site Improvements	1,650	sf	\$ 38.00	\$ 63,000		
1 5b.3 Modernize MS / HS Science Labs Building	8,448	sf	\$ 132.00	\$ 1,115,000		
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



945 S. Ham Lane, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. Science Labs Modernization (6 labs total), including:
 - Remaining Asbestos Removal
2. Modernize Restrooms, including:
 - Remaining Asbestos Removal
3. New STEM Lab and Science Lab (2 labs total), including:
 - Sitework
4. Fire Alarm System + Emergency Lighting
5. New Public Address/Emergency Communications System
6. Exterior Lighting to Ensure Student Safety
7. Safety Locks at Classroom Doors
8. Signage for Emergency Response & Wayfinding
9. Repair Concrete Walkways throughout Campus (5' x 5' landing outside each door - approx. 65)
10. Reseal Brick, Campus-wide
11. Air Conditioning at MDF/IDF
12. Slurry Coat & Stripe Existing Parking Lot

LODI MIDDLE 2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 2,436,000
2. New Construction	\$ 1,152,000
3. Site Work	\$ 162,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 3,750,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 4,177,500

***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

LODI MIDDLE

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Lodi Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms					\$ 681,000	\$ 906,000
1b Replacement or repair of walls						
1 1b.2 Repair walls	54,040	sf	\$ 12.60	\$ 681,000		
02 Existing Building Systems & Toilets					\$ 152,000	\$ 202,000
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
1 2e.1 Modernize Existing Restroom	1,834	sf	\$ 83.00	\$ 152,000		
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					\$ 1,919,000	\$ 2,552,000
5b MS / HS Science Labs						
2 5b.1 New MS/HS Science Labs Building	1,650	sf	\$ 449.00	\$ 741,000		
3 5b.2 Sitework & Site Improvements	1,650	sf	\$ 38.00	\$ 63,000		
1 5b.3 Modernize MS / HS Science Labs Building	8,448	sf	\$ 132.00	\$ 1,115,000		
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\$) - Lodi Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Safety, Security & Campus Control					\$ 966,000	\$ 1,285,000
1 12a Remaining asbestos removal	8,448	sf	\$ 4.00	\$ 34,000		
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.10 Slurry Coat & Stripe Existing Paving	13,240	sf	\$ 2.00	\$ 26,000		
3 12b.12 Repair concrete walkways	1,625	sf	\$ 20.00	\$ 33,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	50	ea	\$ 449.00	\$ 22,000		
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	54,040	sf	\$ 5.40	\$ 292,000		
1 12i.2 Emergency Lighting	54,040	sf	\$ 1.40	\$ 76,000		
12j New public address/emergency communication systems	54,040	sf	\$ 7.60	\$ 411,000		
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\$)					\$ 3,750,000	<u>\$4,977,000</u>
Total Escalated Construction Budget					\$ 4,177,500	<u>\$5,544,378</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:

- Fire Alarm System + Emergency Lighting
- New Public Address/Emergency Communications System
- Exterior Lighting to Ensure Student Safety
- Safety Locks at Classroom Doors
- Signage for Emergency Response & Wayfinding
- Repair Concrete Walkways throughout Campus (5' x 5' landing outside each door - approx. 65)
- Reseal Brick, Campus-wide
- Air Conditioning at MDF/IDF

Not to Scale

LODI MIDDLE
4.1 SCOPE-OF-WORK SITE DIAGRAM

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Measure U Implementation Plan
Lodi Unified School District



3880 Iron Canyon Circle, Stockton, CA 95209

APPROVED SCOPE-OF-WORK

1. Safety Locks at Classroom Doors
2. Parking Lot Expansion, including:
 - Slurry Coat & Stripe Existing Parking Lot
3. Signage for Emergency Response & Wayfinding
4. Exterior Lighting to Ensure Student Safety
5. Quad Expansion, including:
 - Shade Sails/Structure
 - Decorative Metal Fencing & Gates

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 57,000
2. New Construction	\$ 0
3. Site Work	\$ 574,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 631,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 839,861

***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

CHRISTA McAULIFFE MIDDLE

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Christa McAuliffe Middle 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				\$ 272,000	\$ 362,000	\$ 362,000
12b Safety improvements to and/or new parent/bus drop-off areas and parking						
3 12b.1 New Parking Lot	2,400	sf	\$ 16.00	\$ 38,000		
3 12b.10 Slurry Coat & Stripe Existing Paving	39,700	sf	\$ 2.00	\$ 79,000		
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	55	ea	\$ 449.00	\$ 25,000		
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	230	lf	\$ 252.00	\$ 58,000		

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Christa McAuliffe Middle 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 14a Main Student Quad				\$ 143,000		\$ 190,000
3 14a.2 New Main Student Quad	6,200	sf	\$ 23.00	\$ 143,000		
15 Exterior Play Spaces, Playfields & Hardcourts 15b PE Play Yard & Hardcourts				\$ 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\$)				\$ 631,000		<u>\$839,000</u>
Total Escalated Construction Budget				\$ 839,861		<u>\$1,116,709</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
 - Exterior Lighting to Ensure Student Safety

Not to Scale

CHRISTA MCAULIFFE MIDDLE
4.1 SCOPE-OF-WORK SITE DIAGRAM



233 N. Mills Avenue, Lodi, CA 95242

APPROVED SCOPE-OF-WORK

1. Quad Expansion, including:
 - Shade Sails/Structure
 - Decorative Metal Fencing & Gates
2. Safety Locks at Classroom Doors
3. Signage for Emergency Response & Wayfinding
4. Exterior Lighting to Ensure Student Safety

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 57,000
2. New Construction	\$ 0
3. Site Work	\$ 410,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 467,000

Total Construction Cost Escalated to MOC - Phase 3

\$ 621,577

***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

MILLSWOOD MIDDLE

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Millswood Middle 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				\$ 144,000		\$ 192,000
3 12d Exterior lighting to ensure student safety	1	ls	\$ 40,000.00	\$ 40,000		
1 12e Safety locks at classroom doors	55	ea	\$ 449.00	\$ 25,000		
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	185	lf	\$ 252.00	\$ 47,000		
13 District Support Facilities Not included in this Facilities Needs Assessment				\$ -		\$ -

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Millswood Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
14 Outdoor Learning Environments & Quads					\$ 107,000	\$ 142,000
14a Main Student Quad						
3 14a.2 New Main Student Quad	6,200	sf	\$ 17.25	\$ 107,000		
15 Exterior Play Spaces, Playfields & Hardcourts					\$ 216,000	\$ 287,000
15b PE Play Yard & Hardcourts						
3 15b.4 Shade Structure	2,400	sf	\$ 90.00	\$ 216,000		
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\$)					\$ 467,000	<u>\$621,000</u>
Total Escalated Construction Budget					\$ 621,577	<u>\$826,551</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



5001 E. Eastview Drive, Stockton, CA 95212

APPROVED SCOPE-OF-WORK

1. Restroom Modernization, including:
 - Remaining Asbestos Removal
2. Reconfigure (2) Existing Classrooms into (1) Science Lab, including:
 - Remaining Asbestos Removal
3. New Public Address/Emergency Communication System
4. Window Replacement at Classrooms (25,000 sf)
5. Safety Locks at Classroom Doors
6. Shade Structure at MPR

MORADA MIDDLE

2.1 SCOPE-OF-WORK

SCOPE OF WORK CATEGORIES

1. Modernization	\$ 835,000
2. New Construction	\$ 441,000
3. Site Work	\$ 216,000
4. District Support Facilities	\$ 0

Total Construction Cost Subtotal in 2016 dollars

\$ 1,492,000

Total Construction Cost Escalated to MOC - Phase 1

\$ 1,662,088

***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

MORADA MIDDLE

3.1 COST ESTIMATE SUMMARY

Project Cost Summary (2016\$) - Morada Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
01 Modernize & Reconfigure Aging Classrooms 1c Replacement or repair of windows					\$ 225,000	\$ 299,000
1 1c.1 Replace windows	25,000	sf	\$ 18.00	\$ 225,000		
02 Existing Building Systems & Toilets 2e Replace aging plumbing, upgrade and/or expand restroom facilities					\$ 79,500	\$ 106,000
1 2e.1 Modernize Existing Restroom	1,920	sf	\$ 83.00	\$ 79,500		
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 1 5b.3 Reconfigure MS / HS Science Labs Building	2,100	sf	\$ 243.00	\$ 510,000	\$ 510,000	\$ 678,000
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					\$ -	\$ -
12 Safety, Security & Campus Control 1 12e Safety locks at classroom doors 12j New public address/emergency communication 2 systems	45 58,020	ea sf	\$ 449.00 \$ 7.60	\$ 20,000 \$ 441,000	\$ 461,000	\$ 613,000

Prepared by: LPA, Inc. / Cumming

Project Cost Summary (2016\$) - Morada Middle 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				\$	-	\$ -
17 Technology Infrastructure Not included in this Facilities Needs Assessment				\$	-	\$ -
Total Construction/Project Cost (2016\$)				\$	1,491,500	<u>\$1,983,000</u>
Total Escalated Construction Budget				\$	1,662,088	<u>\$2,209,803</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:

New Public Address/Emergency Communication System

Window Replacement at Classrooms (25,000 sf)

Safety Locks at Classroom Doors

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

Not to Scale

MORADA MIDDLE
4.1 SCOPE-OF-WORK SITE DIAGRAM