

## **NUSD EDUCATIONAL FACILITY MASTER PLAN**

### ***Why did we undertake a comprehensive Educational Facility Master Plan?***

Novato Unified School District (NUSD) has thirteen school sites that provide the educational setting for approximately 8,000 students, 850 teachers, professionals, and classified staff along with administration and parent volunteers. These schools were built over 50 years ago, in the 1960s and 1970s. Our schools were modernized and repaired with the proceeds of the 2001 Measure A Bond. All 2001 Bond funds, \$107 million, were fully expended in 2010.

As we developed the NUSD Graduate Profile, defining the six skills known as “The 6 C’s”, as well as what academic content should be delivered by our teachers, it became evident that our school facilities do not provide the appropriate learning environment to support 21<sup>st</sup> Century learning. Collaboration, Critical Thinking and Communication are three of “The 6 C’s” driving changes in the design of educational learning spaces. As teachers move to Project Based Learning (PBL) curriculum, the classroom or learning space will need to be different than designed in the 1960s and 1970s. PBL requires that teachers be the facilitators of small and large groups as opposed to the traditional teaching method of using lectures. The classroom space should support this new pedagogy. As such, our classrooms require modifications including furniture, technology, and classroom space; or, as said by many in the industry, ***Construction follows Instruction.***

### ***What has the District done to understand the educational and “brick and mortar” facility needs currently and for the next 20 years?***

In December 2015, the Board of Trustees approved an agreement with architectural firm WLC Architects to develop a comprehensive education facility master plan. WLC Architects began the process by conducting community and site meetings to provide information about facility needs, 21<sup>st</sup> learning spaces and to gather input from these stakeholder groups regarding needs and desires. As part of this process, WLC Architects also evaluated the educational suitability of current school facilities. Over 40 meetings were conducted, including teachers and staff, parents, PTA members, booster clubs, students, Cabinet, Board members, and District consultants including Greystone West, construction management firm.

In the beginning of the process, facility needs and wants represented costs exceeding \$500 million; preliminary analysis demonstrated that a General Obligation Bond could generate only \$222 million – a gap of more than \$275 million.

Members of each site community participated in a prioritization process where they discussed and identified site needs, then voted on the site-specific projects identified to prioritize them by placing a dot next to the project(s) most important to them; each person present at the meeting was given four dots for voting. This process allowed project lists to be prioritized and scaled down to approximately \$264 million. After each meeting, a team including WLC, Greystone West, and District staff met to discuss and revise the master project list based on community input, educational needs, and facility structural needs.

In order to allocate the limited resources from an anticipated General Obligation Bond, the master project list was divided into three tiers by priority. The First priority, **Tier I**, identifies basic structural upgrades required at each school site to be in alignment with current code requirements. This list was developed over the past two years by Greystone West, site principals and District Maintenance and Operations (M&O) staff.

The cost associated with **Tier I - Basic Upgrades / Code Requirements** is currently estimated at **\$31 Million**. (Attachment A)

The Second Priority, **Tier II**, identifies District Priorities, which consist of projects to support 21<sup>st</sup> Learning, multipurpose room upgrades (including permanent stages), kitchen upgrades, air conditioning, security system upgrades, classroom device refresh (Chromebook, iPad, Surface, etc.), and relocation of the Central Kitchen.

The cost associated with **Tier II – District Priorities** is currently estimated at **\$68 Million** (Attachment B)

The third priority, **Tier III**, identifies Site-Specific Priorities, which consists of projects specific to each school site. This priority level is further divided into two categories – Levels 1.0 and 1.1. Level 1.0 focuses site-specific projects for the elementary schools (except Lynwood & Olive), Hill Education Center, and Novato Charter School. Level 1.1 focuses on the two oldest school sites, Lynwood and Olive, the Secondary Schools, and Hamilton School.

Projects included in Tier III are based on the educational focus of each school, priorities as expressed by participants in the various meetings, and the 21<sup>st</sup> Century learning concepts.

The cost associated with **Tier III – Site-Specific Priorities** is currently estimated at **\$131 Million** (Attachment C), with Level 1.0 at \$12,630,927 and Level 1.1 at \$118,377,666.

## **RECAP:**

	<u>IN</u> <u>MILLIONS</u>
<b>Bond Proceeds at \$60 per \$100,000</b>	\$ 222
Bond contingency 10%	\$ (23)
Project Management	\$ (6)
<b>Bond Funds Remaining</b>	\$ 193
 <b><u>Tier I:</u></b> Basic Upgrades	 \$ (31)
<b>Bond Funds Remaining</b>	\$ 162
 <b><u>Tier II:</u></b> District Priorities	 \$ (66)
<b>Bond Funds Remaining</b>	\$ 96
 <b><u>Tier III:</u></b> Site-Specific Priorities	
Level 1.0	\$ (13)
<b>Bond Funds Remaining</b>	\$ 83
 <b><u>Tier III:</u></b> Site-Specific Priorities	
Level 1.1	\$ (118)
<b>Bond Funds <u>Shortfall</u></b>	\$ <u>(35)</u>

## ***How will the District fund the needs and determine the projects to be funded?***

Over the past two years, the NUSD Board of Trustees has been exploring the possibility of asking Novato voters to support a Bond measure to provide the resources to fund the identified projects. TBWB Strategies, a strategies and communication consulting firm, has been engaged to perform polling and market research to identify the level of support in our community for a General Obligation (G.O.) Bond. In November 2015, TBWB contacted Godbe Research to conduct polling between November 25, 2016 and December 15, 2015. Polling identified that 69.7% of the Novato voters would support a G.O. Bond.

This level of support is dependent on the annual tax associated with the Bond measure. Current law provides that a Bond measure cannot tax more than \$60 per \$100,000 of assessed valuation (AV); however, a district can choose to offer a Bond measure at less than the \$60 per \$100,000. Polling questions showed support for a Bond measure moving from passage at the required 55% from 55.9% at \$60 tax per \$100,000 AV to 61.9% at \$52 per \$100,000 AV, and 67.2% at \$45 per \$100,000 AV. It is important to note, that after the polling respondents were provided with additional information regarding the projects and rates, support for the Bond measure increased to 65.5%.

The following rates generate Bond proceeds:

- |                         |  |
|-------------------------|--|
| ▶ \$60 per \$100,000 AV | \$222 Million                              |
| ▶ \$52 per \$100,000 AV | \$191 Million - a decrease of \$31 Million |
| ▶ \$45 per \$100,000 AV | \$165 Million – a decrease of \$57 Million |

A process has been followed in determining the priorities as defined by Tier I: Basic Upgrades, Tier II: District Priorities, and Tier III: Site-Specific Priorities, Levels 1.0 and 1.1. At this point in the process, staff is seeking direction and clarification from the Board of Trustees as to projects listed in Tier II and Tier III - Level 1.1.

## ATTACHMENT A

TIER I    BASIC UPGRADES / CODE REQUIREMENTS	
ADA Path of Travel Walkways	\$ 2,346,624
Asphalt/Playground Surface Repairs	\$ 2,257,920
Exterior Painting	\$ 3,225,600
Interior Finishes	\$ 7,744,327
Electrical Infrastructure Upgrade	\$ 3,701,376
Other Site-Specific Projects	\$ 11,477,196
<b>TOTAL: BASIC UPGRADES</b>	<b>\$ 30,753,043</b>

## ATTACHMENT B

TIER II DISTRICT PRIORITIES	
Technology: Flat Screens, etc.	\$ 4,275,533
New Stage and Kitchen	\$ 20,974,464
Air Conditioning	\$ 10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	\$ 11,039,457
21st Century Flexible Furniture	\$ 4,322,954
Add New Preschool Classrooms	\$ 5,922,202
Classroom Device Refresh: Chromebook, iPad, Surface, etc.	\$ 6,000,000
Central Kitchen Relocation	\$ 5,322,240
<b>TOTAL: DISTRICT PRIORITIES</b>	<b>\$ 68,052,085</b>

## ATTACHMENT C (1)

TIER III SITE-SPECIFIC PRIORITIES / LEVEL 1.0	
Loma Verde Elementary	\$ 2,124,864
Lu Sutton Elementary	\$ 2,755,953
Pleasant Valley Elementary	\$ 2,284,370
Rancho Elementary	\$ 2,813,772
San Ramon Elementary	\$ 893,330
Hill Education Center	\$ 1,154,644
Novato Charter School	\$ 603,994
<b>SUBTOTAL: SITE-SPECIFIC PRIORITIES / LEVEL 1.0</b>	<b>\$ 12,630,927</b>

TIER III TOTAL \$ 131,008,593

## ATTACHMENT C (2)

TIER III SITE-SPECIFIC PRIORITIES / LEVEL 1.1	
Lynwood Elementary	\$ 7,632,092
Olive Elementary	\$ 4,963,956
Hamilton K-8 (Community School)	\$ 8,095,450
San Jose Middle School	\$ 9,598,821
Sinaloa Middle School	\$ 7,352,433
Novato High School	\$ 42,142,908
San Marin High School	\$ 38,592,006
<b>SUBTOTAL: SITE-SPECIFIC PRIORITIES / LEVEL 1.1</b>	<b>\$ 118,377,666</b>

TIER III TOTAL \$ 131,008,593



Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 75,000	\$ 75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$ 20,160	\$ 120,960
1	Asphalt/playground surface repairs	1	LS	\$ 75,000	\$ 75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$ 20,160	\$ 120,960
1	Exterior painting	1	LS	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
1	Interior finishes	32,911	SF	\$ 10	\$ 329,110	\$ 65,822	\$ 47,392	\$ 442,324	\$ 88,465	\$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	\$ 155,000	\$ 155,000	\$ 31,000	\$ 22,320	\$ 208,320	\$ 41,664	\$ 249,984
	<b>Subtotal:</b>				<b>\$ 784,110</b>	<b>\$ 156,822</b>	<b>\$ 112,912</b>	<b>\$ 1,053,844</b>	<b>\$ 210,769</b>	<b>\$ 1,264,613</b>
	<b>District Priorities For Schools</b>									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	\$ 6,500	\$ 156,000	\$ 31,200	\$ 22,464	\$ 209,664	\$ 41,933	\$ 251,597
1	New Stage and Kitchen	2,500	SF	\$ 550	\$ 1,375,000	\$ 275,000	\$ 198,000	\$ 1,848,000	\$ 369,600	\$ 2,217,600
1	Air-conditioning	32,911	SF	\$ 25	\$ 822,775	\$ 164,555	\$ 118,480	\$ 1,105,810	\$ 221,162	\$ 1,326,972
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	32,911	SF	\$ 10	\$ 329,110	\$ 65,822	\$ 47,392	\$ 442,324	\$ 88,465	\$ 530,789
1	21st Century Flexible Furniture	10,970	SF	\$ 10	\$ 109,703	\$ 21,941	\$ 15,797	\$ 147,441	\$ 29,488	\$ 176,930
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	\$ 350	\$ 504,000	\$ 100,800	\$ 72,576	\$ 677,376	\$ 135,475	\$ 812,851
	<b>Subtotal:</b>				<b>\$ 3,296,588</b>	<b>\$ 659,318</b>	<b>\$ 474,709</b>	<b>\$ 4,430,615</b>	<b>\$ 886,123</b>	<b>\$ 5,316,738</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios	7,680	SF	\$ 100	\$ 768,000	\$ 153,600	\$ 110,592	\$ 1,032,192	\$ 206,438	\$ 1,238,630
1	Modernize existing MUB	3,252	SF	\$ 50	\$ 162,600	\$ 32,520	\$ 23,414	\$ 218,534	\$ 43,707	\$ 262,241
1	Modernize existing Library into innovation center	960	SF	\$ 50	\$ 48,000	\$ 9,600	\$ 6,912	\$ 64,512	\$ 12,902	\$ 77,414
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300	SF	\$ 350	\$ 105,000	\$ 21,000	\$ 15,120	\$ 141,120	\$ 28,224	\$ 169,344
1	Add Classrooms (3) + Flex Classroom (1)	4,896	SF	\$ 350	\$ 1,713,600	\$ 342,720	\$ 246,758	\$ 2,303,078	\$ 460,616	\$ 2,763,694
1	Reconfigure and Enlarge Administration Space	2,000	SF	\$ 250	\$ 500,000	\$ 100,000	\$ 72,000	\$ 672,000	\$ 134,400	\$ 806,400
1	Outdoor Learning Environments	6,000	SF	\$ 20	\$ 120,000	\$ 24,000	\$ 17,280	\$ 161,280	\$ 32,256	\$ 193,536
1	Shade Structures	1,000	SF	\$ 25	\$ 25,000	\$ 5,000	\$ 3,600	\$ 33,600	\$ 6,720	\$ 40,320
1	Community Center / Adult Education	2,500	SF	\$ 350	\$ 875,000	\$ 175,000	\$ 126,000	\$ 1,176,000	\$ 235,200	\$ 1,411,200
1	Entry facelift	1	ALLOW	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	\$ 30,000	\$ 30,000	\$ 6,000	\$ 4,320	\$ 40,320	\$ 8,064	\$ 48,384
3	Temporary Housing									
1	Screen the fenced area at the playfield	500	LF	\$ 50	\$ 25,000	\$ 5,000	\$ 3,600	\$ 33,600	\$ 6,720	\$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	\$ 15	\$ 30,000	\$ 6,000	\$ 4,320	\$ 40,320	\$ 8,064	\$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
1	Demo Existing Kitchen	2,000	SF	\$ 15	\$ 30,000	\$ 6,000	\$ 4,320	\$ 40,320	\$ 8,064	\$ 48,384
	<b>Subtotal:</b>				<b>\$ 4,732,200</b>	<b>\$ 946,440</b>	<b>\$ 681,437</b>	<b>\$ 6,360,077</b>	<b>\$ 1,272,015</b>	<b>\$ 7,632,092</b>

Notes:

1. This site is designated to be fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. New classrooms replace existing portables.
4. The new Community Center will replace the Family Literacy Center and encompass wellness, agency interaction and daycare.

Novato Unified School District Master Plan - DRAFT

Olive Elementary School

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Asphalt/playground surface repairs	1	LS	\$ 50,000	\$ 50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$ 13,440	\$ 80,640
1	Exterior painting	1	LS	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
1	Interior finishes	30,765	SF	\$ 40	\$ 1,230,600	\$ 246,120	\$ 177,206	\$ 1,653,926	\$ 330,785	\$ 1,984,712
1	Electrical Infrastructure Upgrade	1	LS	\$ 155,000	\$ 155,000	\$ 31,000	\$ 22,320	\$ 208,320	\$ 41,664	\$ 249,984
1	Drainage	1	ALLOW	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
	<b>Subtotal:</b>				<b>\$ 1,785,600</b>	<b>\$ 357,120</b>	<b>\$ 257,126</b>	<b>\$ 2,399,846</b>	<b>\$ 479,969</b>	<b>\$ 2,879,816</b>
	<b>District Priorities For Schools</b>									
1	Technology (classroom tech/voice enhancement)	23	ROOMS	\$ 3,500	\$ 80,500	\$ 16,100	\$ 11,592	\$ 108,192	\$ 21,638	\$ 129,830
1	New MUB and Kitchen	6,500	SF	\$ 350	\$ 2,275,000	\$ 455,000	\$ 327,600	\$ 3,057,600	\$ 611,520	\$ 3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	30,765	SF	\$ 10	\$ 307,650	\$ 61,530	\$ 44,302	\$ 413,482	\$ 82,696	\$ 496,178
1	21st Century Flexible Furniture	10,255	SF	\$ 10	\$ 102,550	\$ 20,510	\$ 14,767	\$ 137,827	\$ 27,565	\$ 165,393
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	\$ 400	\$ 576,000	\$ 115,200	\$ 82,944	\$ 774,144	\$ 154,829	\$ 928,973
	<b>Subtotal:</b>				<b>\$ 3,341,700</b>	<b>\$ 668,340</b>	<b>\$ 481,205</b>	<b>\$ 4,491,245</b>	<b>\$ 898,249</b>	<b>\$ 5,389,494</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios	7,680	SF	\$ 100	\$ 768,000	\$ 153,600	\$ 110,592	\$ 1,032,192	\$ 206,438	\$ 1,238,630
1	Modernize existing MUB into STEAM Center (Includes AC)	3,552	SF	\$ 200	\$ 710,400	\$ 142,080	\$ 102,298	\$ 954,778	\$ 190,956	\$ 1,145,733
1	Modernize existing Library into Innovation Center	1,378	SF	\$ 25	\$ 34,450	\$ 6,890	\$ 4,961	\$ 46,301	\$ 9,260	\$ 55,561
1	New Administration Building	3,000	SF	\$ 350	\$ 1,050,000	\$ 210,000	\$ 151,200	\$ 1,411,200	\$ 282,240	\$ 1,693,440
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Reclaim existing Admin space into classrooms (2)	1,920	SF	\$ 150	\$ 288,000	\$ 57,600	\$ 41,472	\$ 387,072	\$ 77,414	\$ 464,486
1	Storage space/screening	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Outdoor Learning Environments	6,000	SF	\$ 12	\$ 72,000	\$ 14,400	\$ 10,368	\$ 96,768	\$ 19,354	\$ 116,122
1	Shade Structures	1,000	SF	\$ 25	\$ 25,000	\$ 5,000	\$ 3,600	\$ 33,600	\$ 6,720	\$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	\$ 30,000	\$ 30,000	\$ 6,000	\$ 4,320	\$ 40,320	\$ 8,064	\$ 48,384
3	Temporary Housing									
	<b>Subtotal:</b>				<b>\$ 3,077,850</b>	<b>\$ 615,570</b>	<b>\$ 443,210</b>	<b>\$ 4,136,630</b>	<b>\$ 827,326</b>	<b>\$ 4,963,956</b>

Notes:

1. The STEAM Center, new Admin and MP will have air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling elsewhere.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Reclaimed Admin intended to replace portable rooms 19 and 20

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Asphalt/playground surface repairs	1	LS	\$ 200,000	\$ 200,000	\$ 40,000	\$ 28,800	\$ 268,800	\$ 53,760	\$ 322,560
1	Exterior painting	1	LS	\$ 175,000	\$ 175,000	\$ 35,000	\$ 25,200	\$ 235,200	\$ 47,040	\$ 282,240
1	Interior finishes	46,708	SF	\$ 5	\$ 233,540	\$ 46,708	\$ 33,630	\$ 313,878	\$ 62,776	\$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	\$ 155,000	\$ 155,000	\$ 31,000	\$ 22,320	\$ 208,320	\$ 41,664	\$ 249,984
	<b>Subtotal:</b>				<b>\$ 863,540</b>	<b>\$ 172,708</b>	<b>\$ 124,350</b>	<b>\$ 1,160,598</b>	<b>\$ 232,120</b>	<b>\$ 1,392,717</b>
	<b>District Priorities For Schools</b>									
1	Technology (flat screens/classroom tech/voice enhancement)	36	ROOMS	\$ 6,500	\$ 234,000	\$ 46,800	\$ 33,696	\$ 314,496	\$ 62,899	\$ 377,395
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	\$ 10	\$ 467,080	\$ 93,416	\$ 67,260	\$ 627,756	\$ 125,551	\$ 753,307
1	21st Century Flexible Furniture	15,569	SF	\$ 10	\$ 155,693	\$ 31,139	\$ 22,420	\$ 209,252	\$ 41,850	\$ 251,102
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	\$ 400	\$ 576,000	\$ 115,200	\$ 82,944	\$ 774,144	\$ 154,829	\$ 928,973
	<b>Subtotal:</b>				<b>\$ 1,432,773</b>	<b>\$ 286,555</b>	<b>\$ 206,319</b>	<b>\$ 1,925,647</b>	<b>\$ 385,129</b>	<b>\$ 2,310,777</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios	9,600	SF	\$ 100	\$ 960,000	\$ 192,000	\$ 138,240	\$ 1,290,240	\$ 258,048	\$ 1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	\$ 25	\$ 57,500	\$ 11,500	\$ 8,280	\$ 77,280	\$ 15,456	\$ 92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2)	1,920	SF	\$ 200	\$ 384,000	\$ 76,800	\$ 55,296	\$ 516,096	\$ 103,219	\$ 619,315
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	\$ 3,000	\$ 108,000	\$ 21,600	\$ 15,552	\$ 145,152	\$ 29,030	\$ 174,182
1	Outdoor Learning Environments	5,000	SF	\$ 20	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Shade Structures	1,000	SF	\$ 25	\$ 25,000	\$ 5,000	\$ 3,600	\$ 33,600	\$ 6,720	\$ 40,320
1	New Student/Joint Use Community Center / Improve Dropoff and Parking	7,500	SF	\$ 400	\$ 3,000,000	\$ 600,000	\$ 432,000	\$ 4,032,000	\$ 806,400	\$ 4,838,400
1	Infill Covered Walk for new Speed Line	400	SF	\$ 300	\$ 120,000	\$ 24,000	\$ 17,280	\$ 161,280	\$ 32,256	\$ 193,536
1	Pipe grid and additional lights for the gym stage	1	ALLOW	\$ 75,000	\$ 75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$ 20,160	\$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	\$ 50,000	\$ 50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$ 13,440	\$ 80,640
3	Temporary Housing									
1	Add flagpoles at the school admin entry	2	EA	\$ 7,500	\$ 15,000	\$ 3,000	\$ 2,160	\$ 20,160	\$ 4,032	\$ 24,192
1	Bike enclosure to accommodate 100 bikes	1	EA	\$ 20,000	\$ 20,000	\$ 4,000	\$ 2,880	\$ 26,880	\$ 5,376	\$ 32,256
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	\$ 30,000	\$ 30,000	\$ 6,000	\$ 4,320	\$ 40,320	\$ 8,064	\$ 48,384
1	New preschool playground	1	ALLOW	\$ 75,000	\$ 75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$ 20,160	\$ 120,960
	<b>Subtotal:</b>				<b>\$ 5,019,500</b>	<b>\$ 1,003,900</b>	<b>\$ 722,808</b>	<b>\$ 6,746,208</b>	<b>\$ 1,349,242</b>	<b>\$ 8,095,450</b>

Notes:

1. This site is currently fully air conditioned.
2. Low voltage costs have been reduced because this site has been recently upgraded.
3. Relocate current preschool to rooms B1 and B2.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. Reclaim space in Building A for a small Admin Office. (100 sf)

Novato Unified School District Master Plan - DRAFT

San Jose Middle School

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	\$ 250,000	\$ 250,000	\$ 50,000	\$ 36,000	\$ 336,000	\$ 67,200	\$ 403,200
1	Asphalt/playground surface repairs	1	LS	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
1	Exterior painting	1	LS	\$ 225,000	\$ 225,000	\$ 45,000	\$ 32,400	\$ 302,400	\$ 60,480	\$ 362,880
1	Interior finishes	59,471	SF	\$ 5	\$ 297,355	\$ 59,471	\$ 42,819	\$ 399,645	\$ 79,929	\$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	\$ 200,000	\$ 200,000	\$ 40,000	\$ 28,800	\$ 268,800	\$ 53,760	\$ 322,560
1	Roof Replacement	1	LS	\$ 1,025,593	\$ 1,025,593	\$ 205,119	\$ 147,685	\$ 1,378,397	\$ 275,679	\$ 1,654,076
	<b>Subtotal:</b>				<b>\$ 2,147,948</b>	<b>\$ 429,590</b>	<b>\$ 309,305</b>	<b>\$ 2,886,842</b>	<b>\$ 577,368</b>	<b>\$ 3,464,211</b>
	<b>District Priorities For Schools</b>									
1	Technology (flat screens/classroom tech/voice enhancement)	36	ROOMS	\$ 6,500	\$ 234,000	\$ 46,800	\$ 33,696	\$ 314,496	\$ 62,899	\$ 377,395
1	New Stage and Kitchen	3,000	SF	\$ 550	\$ 1,650,000	\$ 330,000	\$ 237,600	\$ 2,217,600	\$ 443,520	\$ 2,661,120
1	Air-conditioning	59,471	SF	\$ 25	\$ 1,486,775	\$ 297,355	\$ 214,096	\$ 1,998,226	\$ 399,645	\$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	\$ 15	\$ 892,065	\$ 178,413	\$ 128,457	\$ 1,198,935	\$ 239,787	\$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	\$ 10	\$ 594,710	\$ 118,942	\$ 85,638	\$ 799,290	\$ 159,858	\$ 959,148
	<b>Subtotal:</b>				<b>\$ 4,857,550</b>	<b>\$ 971,510</b>	<b>\$ 699,487</b>	<b>\$ 6,528,547</b>	<b>\$ 1,305,709</b>	<b>\$ 7,834,257</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios (All 4 pods)	8,500	SF	\$ 300	\$ 2,550,000	\$ 510,000	\$ 367,200	\$ 3,427,200	\$ 685,440	\$ 4,112,640
1	Modernize existing Library into Innovation Center	4,906	SF	\$ 25	\$ 122,650	\$ 24,530	\$ 17,662	\$ 164,842	\$ 32,968	\$ 197,810
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	\$ 100	\$ 640,000	\$ 128,000	\$ 92,160	\$ 860,160	\$ 172,032	\$ 1,032,192
1	Make (3) Science Classrooms into (2) Science Labs with Prep	2,880	SF	\$ 300	\$ 864,000	\$ 172,800	\$ 124,416	\$ 1,161,216	\$ 232,243	\$ 1,393,459
1	Outdoor Learning Environments	5,000	SF	\$ 20	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Shade Structures	1,000	SF	\$ 25	\$ 25,000	\$ 5,000	\$ 3,600	\$ 33,600	\$ 6,720	\$ 40,320
1	Curb appeal from Ignacio	1	ALLOW	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
3	Temporary Housing									
1	Synthetic field and rubberized track / Field Restoration	1	LS	\$ 1,500,000	\$ 1,500,000	\$ 300,000	\$ 216,000	\$ 2,016,000	\$ 403,200	\$ 2,419,200
	<b>Subtotal:</b>				<b>\$ 5,951,650</b>	<b>\$ 1,190,330</b>	<b>\$ 857,038</b>	<b>\$ 7,999,018</b>	<b>\$ 1,599,804</b>	<b>\$ 9,598,821</b>

Notes:

1. This site is designated to be fully air conditioned to achieve parity with Singloa MS.
2. Because this is an all PBL school, all classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 250,000	\$ 250,000	\$ 50,000	\$ 36,000	\$ 336,000	\$ 67,200	\$ 403,200
1	Asphalt/playground surface repairs	1	LS	\$ 150,000	\$ 150,000	\$ 30,000	\$ 21,600	\$ 201,600	\$ 40,320	\$ 241,920
1	Exterior painting	1	LS	\$ 225,000	\$ 225,000	\$ 45,000	\$ 32,400	\$ 302,400	\$ 60,480	\$ 362,880
1	Interior finishes	62,740	SF	\$ 5	\$ 313,700	\$ 62,740	\$ 45,173	\$ 421,613	\$ 84,323	\$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	\$ 200,000	\$ 200,000	\$ 40,000	\$ 28,800	\$ 268,800	\$ 53,760	\$ 322,560
1	Exterior skin replacement	60,000	SF	\$ 20	\$ 1,200,000	\$ 240,000	\$ 172,800	\$ 1,612,800	\$ 322,560	\$ 1,935,360
	<b>Subtotal:</b>				<b>\$ 2,338,700</b>	<b>\$ 467,740</b>	<b>\$ 336,773</b>	<b>\$ 3,143,213</b>	<b>\$ 628,643</b>	<b>\$ 3,771,855</b>
	<b>District Priorities For Schools</b>									
1	Technology (flat screens/classroom tech/voice enhancement)	38	ROOMS	\$ 6,500	\$ 247,000	\$ 49,400	\$ 35,568	\$ 331,968	\$ 66,394	\$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria and Enclose Eating Area.	6,400	SF	\$ 150	\$ 960,000	\$ 192,000	\$ 138,240	\$ 1,290,240	\$ 258,048	\$ 1,548,288
1	New Stage and Kitchen	3,000	SF	\$ 550	\$ 1,650,000	\$ 330,000	\$ 237,600	\$ 2,217,600	\$ 443,520	\$ 2,661,120
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	\$ 15	\$ 941,100	\$ 188,220	\$ 135,518	\$ 1,264,838	\$ 252,968	\$ 1,517,806
1	21st Century Flexible Furniture	20,000	SF	\$ 10	\$ 200,000	\$ 40,000	\$ 28,800	\$ 268,800	\$ 53,760	\$ 322,560
	<b>Subtotal:</b>				<b>\$ 3,998,100</b>	<b>\$ 799,620</b>	<b>\$ 575,726</b>	<b>\$ 5,373,446</b>	<b>\$ 1,074,689</b>	<b>\$ 6,448,136</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios	5,000	SF	\$ 250	\$ 1,250,000	\$ 250,000	\$ 180,000	\$ 1,680,000	\$ 336,000	\$ 2,016,000
1	Modernize existing Library into Innovation Space	4,256	SF	\$ 50	\$ 212,800	\$ 42,560	\$ 30,643	\$ 286,003	\$ 57,201	\$ 343,204
1	New Band Room	2,500	SF	\$ 400	\$ 1,000,000	\$ 200,000	\$ 144,000	\$ 1,344,000	\$ 268,800	\$ 1,612,800
1	Natural Light/Solotubes	76	EA	\$ 3,000	\$ 228,000	\$ 45,600	\$ 32,832	\$ 306,432	\$ 61,286	\$ 367,718
1	Outdoor Learning Environments	5,000	SF	\$ 20	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Shade Structures	1,000	SF	\$ 50	\$ 50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$ 13,440	\$ 80,640
1	New Boys and Girls Gym Lockers for 850 total	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Flooring at room 308 (part of Interior finishes above)	1,500	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Add learning walls to room 306	1	LS	\$ 18,000	\$ 18,000	\$ 3,600	\$ 2,592	\$ 24,192	\$ 4,838	\$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	\$ 50	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
3	Temporary Housing									
1	Synthetic field and rubberized track	1	LS	\$ 1,500,000	\$ 1,500,000	\$ 300,000	\$ 216,000	\$ 2,016,000	\$ 403,200	\$ 2,419,200
	<b>Subtotal:</b>				<b>\$ 4,558,800</b>	<b>\$ 911,760</b>	<b>\$ 656,467</b>	<b>\$ 6,127,027</b>	<b>\$ 1,225,405</b>	<b>\$ 7,352,433</b>

Notes:

1. This site is currently fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Novato Unified School District Master Plan - DRAFT

Novato High School

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Asphalt/playground surface repairs	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Exterior painting	1	LS	\$ 300,000	\$ 300,000	\$ 60,000	\$ 43,200	\$ 403,200	\$ 80,640	\$ 483,840
1	Interior finishes	127,343	SF	\$ 5	\$ 636,715	\$ 127,343	\$ 91,687	\$ 855,745	\$ 171,149	\$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	\$ 250,000	\$ 250,000	\$ 50,000	\$ 36,000	\$ 336,000	\$ 67,200	\$ 403,200
	<b>Subtotal:</b>				<b>\$ 1,386,715</b>	<b>\$ 277,343</b>	<b>\$ 199,687</b>	<b>\$ 1,863,745</b>	<b>\$ 372,749</b>	<b>\$ 2,236,494</b>
	<b>District Priorities For Schools</b>									
1	Technology (flat screens/classroom tech/voice enhancement)	65	ROOMS	\$ 6,500	\$ 422,500	\$ 84,500	\$ 60,840	\$ 567,840	\$ 113,568	\$ 681,408
1	Air-conditioning	127,343	SF	\$ 25	\$ 3,183,575	\$ 636,715	\$ 458,435	\$ 4,278,725	\$ 855,745	\$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	\$ 15	\$ 1,910,145	\$ 382,029	\$ 275,061	\$ 2,567,235	\$ 513,447	\$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	\$ 10	\$ 424,477	\$ 84,895	\$ 61,125	\$ 570,497	\$ 114,099	\$ 684,596
	<b>Subtotal:</b>				<b>\$ 5,940,697</b>	<b>\$ 1,188,139</b>	<b>\$ 855,460</b>	<b>\$ 7,984,296</b>	<b>\$ 1,596,859</b>	<b>\$ 9,581,156</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios	19,200	SF	\$ 100	\$ 1,920,000	\$ 384,000	\$ 276,480	\$ 2,580,480	\$ 516,096	\$ 3,096,576
1	Modernize existing Library into Innovation Space	4,387	SF	\$ 25	\$ 109,675	\$ 21,935	\$ 15,793	\$ 147,403	\$ 29,481	\$ 176,884
1	Performing Arts Center with Art Gallery (450 seats)	18,000	SF	\$ 650	\$ 11,700,000	\$ 2,340,000	\$ 1,684,800	\$ 15,724,800	\$ 3,144,960	\$ 18,869,760
1	Replace Existing Portable Classrooms (9)	10,368	SF	\$ 450	\$ 4,665,600	\$ 933,120	\$ 671,846	\$ 6,270,566	\$ 1,254,113	\$ 7,524,680
1	Reclaim existing science labs into classrooms (Learning Studios)	9,600	SF	\$ 125	\$ 1,200,000	\$ 240,000	\$ 172,800	\$ 1,612,800	\$ 322,560	\$ 1,935,360
1	Outdoor Learning Environments	10,000	SF	\$ 20	\$ 200,000	\$ 40,000	\$ 28,800	\$ 268,800	\$ 53,760	\$ 322,560
1	Shade Structures	1,000	SF	\$ 50	\$ 50,000	\$ 10,000	\$ 7,200	\$ 67,200	\$ 13,440	\$ 80,640
1	New Auxillary Gym	6,800	SF	\$ 450	\$ 3,060,000	\$ 612,000	\$ 440,640	\$ 4,112,640	\$ 822,528	\$ 4,935,168
1	New weight room	1,500	SF	\$ 300	\$ 450,000	\$ 90,000	\$ 64,800	\$ 604,800	\$ 120,960	\$ 725,760
1	Modernize existing Gym	24,000	SF	\$ 50	\$ 1,200,000	\$ 240,000	\$ 172,800	\$ 1,612,800	\$ 322,560	\$ 1,935,360
3	Temporary Housing									
1	Landscaping and irrigation improvements	1	ALLOW	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Replace synthetic turf at Football Field	1	LS	\$ 400,000	\$ 400,000	\$ 80,000	\$ 57,600	\$ 537,600	\$ 107,520	\$ 645,120
1	Synthetic turf field - Soccer	1	EA	\$ 1,000,000	\$ 1,000,000	\$ 200,000	\$ 144,000	\$ 1,344,000	\$ 268,800	\$ 1,612,800
1	Fencing	1	ALLOW	\$ 75,000	\$ 75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$ 20,160	\$ 120,960
	<b>Subtotal:</b>				<b>\$26,130,275</b>	<b>\$ 5,226,055</b>	<b>\$ 3,762,760</b>	<b>\$35,119,090</b>	<b>\$ 7,023,818</b>	<b>\$ 42,142,908</b>

Notes:

1. This site is designated to be fully air conditioned to achieve parity with San Marin High School.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Novato Unified School District Master Plan - DRAFT

San Marin High School

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

PHASE 1

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Asphalt/playground surface repairs	1	LS	\$ 100,000	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Interior finishes	150,000	SF	\$ 5	\$ 750,000	\$ 150,000	\$ 108,000	\$ 1,008,000	\$ 201,600	\$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	\$ 250,000	\$ 250,000	\$ 50,000	\$ 36,000	\$ 336,000	\$ 67,200	\$ 403,200
1	Exterior skin replacement	100,000	SF	\$ 20	\$ 2,000,000	\$ 400,000	\$ 288,000	\$ 2,688,000	\$ 537,600	\$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	\$ 75,000	\$ 75,000	\$ 15,000	\$ 10,800	\$ 100,800	\$ 20,160	\$ 120,960
1	Roof Replacement	1	LS	\$ 1,766,482	\$ 1,766,482	\$ 353,296	\$ 254,373	\$ 2,374,152	\$ 474,830	\$ 2,848,982
	<b>Subtotal:</b>				<b>\$ 5,041,482</b>	<b>\$ 1,008,296</b>	<b>\$ 725,973</b>	<b>\$ 6,775,752</b>	<b>\$ 1,355,150</b>	<b>\$ 8,130,902</b>
	<b>District Priorities For Schools</b>									
1	Technology (flat screens/classroom tech/voice enhancement)	50	ROOMS	\$ 6,500	\$ 325,000	\$ 65,000	\$ 46,800	\$ 436,800	\$ 87,360	\$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	116,947	SF	\$ 15	\$ 1,754,205	\$ 350,841	\$ 252,606	\$ 2,357,652	\$ 471,530	\$ 2,829,182
1	21st Century Flexible Furniture	38,982	SF	\$ 10	\$ 389,823	\$ 77,965	\$ 56,135	\$ 523,923	\$ 104,785	\$ 628,707
	<b>Subtotal:</b>				<b>\$ 2,469,028</b>	<b>\$ 493,806</b>	<b>\$ 355,540</b>	<b>\$ 3,318,374</b>	<b>\$ 663,675</b>	<b>\$ 3,982,049</b>
	<b>Site Specific Projects / 21st Century Education</b>									
1	High Impact Learning Studios (Building D)	11,408	SF	\$ 100	\$ 1,140,800	\$ 228,160	\$ 164,275	\$ 1,533,235	\$ 306,647	\$ 1,839,882
1	Modernize existing Library into Innovation Space	8,203	SF	\$ 25	\$ 205,075	\$ 41,015	\$ 29,531	\$ 275,621	\$ 55,124	\$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	\$ 100	\$ 1,164,100	\$ 232,820	\$ 167,630	\$ 1,564,550	\$ 312,910	\$ 1,877,460
1	New STEM Center (10 Labs/Classrooms and Prep)	22,400	SF	\$ 450	\$ 10,080,000	\$ 2,016,000	\$ 1,451,520	\$ 13,547,520	\$ 2,709,504	\$ 16,257,024
	Reclaim Existing Science Building B into Academy Classrooms which replaces existing portable classrooms.	11,563	SF	\$ 150	\$ 1,734,450	\$ 346,890	\$ 249,761	\$ 2,331,101	\$ 466,220	\$ 2,797,321
1	Natural Light/Solotubes	100	EA	\$ 3,000	\$ 300,000	\$ 60,000	\$ 43,200	\$ 403,200	\$ 80,640	\$ 483,840
1	Outdoor Learning Environments	10,000	SF	\$ 20	\$ 200,000	\$ 40,000	\$ 28,800	\$ 268,800	\$ 53,760	\$ 322,560
1	Shade Structures	2,000	SF	\$ 50	\$ 100,000	\$ 20,000	\$ 14,400	\$ 134,400	\$ 26,880	\$ 161,280
1	Modernize existing Gym	10,000	SF	\$ 100	\$ 1,000,000	\$ 200,000	\$ 144,000	\$ 1,344,000	\$ 268,800	\$ 1,612,800
1	Modernize existing Performing Arts Center	6,855	SF	\$ 150	\$ 1,028,250	\$ 205,650	\$ 148,068	\$ 1,381,968	\$ 276,394	\$ 1,658,362
1	Modernize Art/Music Building I	9,706	SF	\$ 150	\$ 1,455,900	\$ 291,180	\$ 209,650	\$ 1,956,730	\$ 391,346	\$ 2,348,076
1	New Auxillary Gym	6,800	SF	\$ 450	\$ 3,060,000	\$ 612,000	\$ 440,640	\$ 4,112,640	\$ 822,528	\$ 4,935,168
3	Temporary Housing									
1	Replace synthetic turf at Football Field	1	LS	\$ 400,000	\$ 400,000	\$ 80,000	\$ 57,600	\$ 537,600	\$ 107,520	\$ 645,120
1	New Synthetic turf field – soccer and baseball	1	EA	\$ 2,000,000	\$ 2,000,000	\$ 400,000	\$ 288,000	\$ 2,688,000	\$ 537,600	\$ 3,225,600
1	Fencing at baseball field	1,200	LF	\$ 50	\$ 60,000	\$ 12,000	\$ 8,640	\$ 80,640	\$ 16,128	\$ 96,768
	<b>Subtotal:</b>				<b>\$23,928,575</b>	<b>\$ 4,785,715</b>	<b>\$ 3,445,715</b>	<b>\$32,160,005</b>	<b>\$ 6,432,001</b>	<b>\$38,592,006</b>

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.