



Pleasanton Unified School District Master Plan
Pleasanton, CA

Master Plan Rev2
March 12, 2018
Cumming Project No. 17-01013.00

Prepared for Pleasanton Unified School District

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EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Pleasanton Unified School District and Cumming, for the purpose of establishing a probable cost of construction at the schematic design stage.

The project scope encompasses master planning for future projects for the existing Pleasanton Unified School District.

1.2 Methodology

To Be Completed

1.3 Markups

The following markups have been applied in accordance with the above methodology. The markups are compounded (not cumulative):

General Conditions:	12.00%
Bonds & Insurance:	2.00%
Contractor's Fee:	8.00%
Design Contingency:	20.00%
Project Soft Costs:	25.00%
Escalation to MOC, 01/01/25:	33.18%

1.3 Project Schedule

	Start	Finish	Duration
Design & Engineering	Mar-18	Dec-19	22 months
Construction	Jan-20	Dec-29	120 months

1.4 Key Assumptions & ExclusionsKey Assumptions

- Lump sum low bid / hard bid delivery

Key Exclusions

SUMMARY

Element	Total
Board Approved Projects	\$213,693,820
Future Projects	\$478,926,106
Total Estimated Construction Cost	\$692,619,926

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas

Building Areas

1. Enclosed Areas (x 100%)

Elementary Schools

Alisal	45,938
Donlon	65,531
Fairlands	51,118
Hearst	60,232
Lydiksen	60,004
Mohr	52,983
Valley View	61,482
Vintage Hills	50,188
Walnut Grove	62,171

Middle Schools

Hart	96,136
Harvest Park	81,017
Pleasanton	130,895

High Schools

Amador Valley	231,606
Foothill	208,066
Village	28,009

Miscellaneous

District Office	64,433
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Total Enclosed	1,349,809
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Board Approved Projects

Pleasanton Unified School District Master Plan

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Project # 17-01013.00
03/12/18

SUMMARY - BOARD APPROVED PROJECTS

Element		Total	Total w/ Markups
01 2a - Upgrade Drop Off at Various Schools		\$16,417,882	\$40,464,863
02 2b - Replace and Reseal Paving & Asphalt (incl. ADA Upgrades at FHS)		\$6,774,244	\$16,696,360
03 2c - Replace / Upgrade Playgrounds		\$4,459,400	\$10,991,004
04 2d - Replace / Upgrade Hard Courts		\$8,040,752	\$19,817,899
05 2e - Upgrade District Wireless Network		\$1,780,657	\$4,388,753
06 2f - Upgrade / Install Synthetic Tracks at High Schools		\$13,280,840	\$32,733,050
07 2g - Upgrade Playfields at Elementary and Middle Schools		\$30,956,030	\$76,296,779
08 2h - School Painting and Repairs		\$4,992,575	\$12,305,112
Subtotal		\$86,702,380	\$213,693,820
General Conditions	12.00%	\$10,404,286	
Subtotal		\$97,106,665	
Bonds & Insurance	2.00%	\$1,942,133	
Subtotal		\$99,048,799	
Contractor's Fee	8.00%	\$7,923,904	
Subtotal		\$106,972,703	
Design Contingency	20.00%	\$21,394,541	
Subtotal		\$128,367,243	
Project Soft Costs	25.00%	\$32,091,811	
Subtotal		\$160,459,054	
Escalation to MOC, 01/01/25	33.18%	\$53,234,766	
TOTAL ESTIMATED CONSTRUCTION COST		\$213,693,820	\$213,693,820

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03/12/18**DETAIL ELEMENTS - BOARD APPROVED PROJECTS**

Element	Quantity	Unit	Unit Cost	Total
2a - Upgrade Drop Off at Various Schools				
Rework Front of House, Plus 10% Area	631,457	sf	\$26.00	\$16,417,882
Demolition - paving and other existing amenities				<i>Included Above</i>
Grading - fine grading, minimal rough grading, erosion control, surveying, etc.				<i>Included Above</i>
Site development - asphalt paving, curbs, minor concrete paving, storm drainage, bio-retention (4% of impervious), lighting excluded				<i>Included Above</i>
Total - 2a - Upgrade Drop Off at Various Schools				\$16,417,882

2b - Replace and Reseal Paving & Asphalt (incl. ADA Upgrades at FHS)

Replace Paving and Asphalt, 50% of Paving at Quads	203,294	sf	\$30.00	\$6,098,820
Demolition - paving and other existing amenities				<i>Included Above</i>
Grading - fine grading, minimal rough grading, erosion control, surveying, etc.				<i>Included Above</i>
Site development - concrete paving, storm drainage, bio-retention (4% of impervious), lighting excluded				<i>Included Above</i>
ADA Upgrades at Foothill, \$1M Construction Cost Today's Dollars	1	ls	\$675,424.49	\$675,424

Total - 2b - Replace and Reseal Paving & Asphalt (incl. ADA Upgrades at FHS)**\$6,774,244****2c - Replace / Upgrade Playgrounds**

Replace Surfacing w/ Poured in Place Rubber, and Equipment, at Elementary Schools				
Remove and replace rubber surfacing, including subgrade and curbs at perimeter	54,990	sf	\$60.00	\$3,299,400
Remove and replace playground equipment	29	ea	\$40,000.00	\$1,160,000

Total - 2c - Replace / Upgrade Playgrounds**\$4,459,400****2d - Replace / Upgrade Hard Courts**

Replace Hardcourt at Play Areas, Asphalt	502,547	sf	\$16.00	\$8,040,752
Demolition - paving and other existing amenities				<i>Included Above</i>
Grading - fine grading, minimal rough grading, erosion control, surveying, etc.				<i>Included Above</i>
Site development - asphalt paving, storm drainage, bio-retention (4% of impervious), lighting excluded				<i>Included Above</i>

Total - 2d - Replace / Upgrade Hard Courts**\$8,040,752****2e - Upgrade District Wireless Network**

Upgrade District Wireless Network

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03/12/18**DETAIL ELEMENTS - BOARD APPROVED PROJECTS**

Element	Quantity	Unit	Unit Cost	Total
Budget, 2016, Less Contingency, and Soft Cost Markups	1	ls	\$1,491,337.28	\$1,491,337
Escalate to current dollars	19.4%		\$1,491,337.28	\$289,319

Total - 2e - Upgrade District Wireless Network**\$1,780,657****2f - Upgrade / Install Synthetic Tracks at High Schools**

Tracks and Fields

Remove existing synthetic track and field, upgrade drainage, and install new	279,249	sf	\$21.00	\$5,864,229
Remove and replace existing paving around track	79,014	sf	\$18.00	\$1,422,252
Remove and replace existing structures				
Amador Valley	3,317	sf	\$440.00	\$1,459,480
Foothill	2,414	sf	\$440.00	\$1,062,160
Metal bleachers	5,200	ea	\$150.00	\$780,000
Trenching for data, patch and repair				
Amador Valley	850	lf	\$160.00	\$136,000
Foothill	1,510	lf	\$160.00	\$241,600
Scoreboards	2	ea	\$250,000.00	\$500,000
Miscellaneous equipment, standards, etc.	279,249	sf	\$1.00	\$279,249
Field lighting, data, etc. (existing power feed)	279,249	sf	\$5.50	\$1,535,870

Total - 2f - Upgrade / Install Synthetic Tracks at High Schools**\$13,280,840****2g - Upgrade Playfields at Elementary and Middle Schools**

Upgrade Playfields

Elementary

Remove and replace existing turf with sod and irrigation, drainage, gopher protection	917,810	sf	\$14.00	\$12,849,340
Remove and replace existing track with decomposed granite, drainage, gopher protection	128,684	sf	\$19.00	\$2,444,996
Cricket pitch, synthetic turf over concrete	5,280	sf	\$39.00	\$205,920
Baseball / softball backstops	8	ea	\$15,000.00	\$120,000

Middle schools

Remove and replace existing turf with sod and irrigation, drainage, gopher protection	499,258	sf	\$14.00	\$6,989,612
Remove and replace existing track with synthetic turf, drainage, gopher protection	100,827	sf	\$21.00	\$2,117,367
Remove and replace existing turf with synthetic turf, drainage, gopher protection, and lighting	285,225	sf	\$21.00	\$5,989,725
Fencing to synthetic turf areas	1,558	lf	\$75.00	\$116,850
Cricket pitch, synthetic turf over concrete	1,980	sf	\$39.00	\$77,220
Baseball / softball backstops	3	ea	\$15,000.00	\$45,000

Total - 2g - Upgrade Playfields at Elementary and Middle Schools**\$30,956,030**

DETAIL ELEMENTS - BOARD APPROVED PROJECTS

Element	Quantity	Unit	Unit Cost	Total
2h - School Painting and Repairs				
Paint Existing Exterior Walls and Soffits				
Elementary schools	509,647	gsf	\$2.25	\$1,146,706
Middle schools	308,048	gsf	\$2.75	\$847,132
High schools	467,681	gsf	\$2.75	\$1,286,123
District Office				<i>Not Required</i>
Paint Existing Overhangs and Walkways - Allowance				
Elementary schools	509,647	gsf	\$1.20	\$611,576
Middle schools	308,048	gsf	\$1.20	\$369,658
High schools	467,681	gsf	\$1.20	\$561,217
District Office				<i>Not Required</i>
Allowance to Correct Wood Rot at Exterior Canopies, Pleasanton MS	130,895	gsf	\$1.30	\$170,164
Total - 2h - School Painting and Repairs				\$4,992,575

Future Projects

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03/12/18**SUMMARY - FUTURE PROJECTS**

Element		Total	Total w/ Markups
01 3a - Replace Furniture District-Wide		\$15,638,478	\$38,543,881
02 3b - Future CTE High School Academy and/or Expansion		\$38,115,974	\$93,943,766
03 3c - Covered Lunch Shelters at all remaining Campuses		\$3,442,500	\$8,484,669
04 3d - New Facilities to Address Capacity		\$43,796,633	\$107,944,786
05 3e - Replacement of High School Gyms		\$16,071,420	\$39,610,944
06 3f - Replacement of High School Swimming Pools		\$8,619,580	\$21,244,526
07 3g - Relocation of District Office		\$16,690,947	\$41,137,882
08 3h - New Maker Space / STEM Lab at Elementary and Middle Schools		\$7,128,000	\$17,568,255
09 3i - High School Theaters (New at FHS, Modernization at AVHS)		\$23,512,750	\$57,951,458
10 3j - New Greenhouse at all Schools (with composting bins)		\$5,070,000	\$12,495,939
11 3k - Rebuild / Modernization at Vintage Hills Elementary School		\$16,229,272	\$40,000,000
12 3l - Employee Housing			
13 3m - Fund Technology Refresh Cycle			
Subtotal		\$194,315,555	\$478,926,106
General Conditions	12.00%	\$23,317,867	
Subtotal		\$217,633,422	
Bonds & Insurance	2.00%	\$4,352,668	
Subtotal		\$221,986,090	
Contractor's Fee	8.00%	\$17,758,887	
Subtotal		\$239,744,977	
Design Contingency	20.00%	\$47,948,995	
Subtotal		\$287,693,973	
Project Soft Costs	25.00%	\$71,923,493	
Subtotal		\$359,617,466	
Escalation to MOC, 01/01/25	33.18%	\$119,308,640	
TOTAL ESTIMATED CONSTRUCTION COST		\$478,926,106	\$478,926,106

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DETAIL ELEMENTS - FUTURE PROJECTS

Element	Quantity	Unit	Unit Cost	Total
3a - Replace Furniture District-Wide				
Replace Existing Furniture, \$1,300/student Construction Cost	15,000	stud.	\$878.05	\$13,170,778
Blackout Shades to Exterior Glazing, Allowance				
Elementary Schools				
Alisal	45,938	gsf	\$1.80	\$82,688
Donlon	65,531	gsf	\$1.80	\$117,956
Fairlands	51,118	gsf	\$1.80	\$92,012
Hearst	60,232	gsf	\$1.80	\$108,418
Lydiksen	60,004	gsf	\$1.80	\$108,007
Mohr	52,983	gsf	\$1.80	\$95,369
Valley View	61,482	gsf	\$1.80	\$110,668
Vintage Hills	50,188	gsf	\$1.80	\$90,338
Walnut Grove	62,171	gsf	\$1.80	\$111,908
Middle Schools				
Hart	96,136	gsf	\$2.30	\$221,113
Harvest Park	81,017	gsf	\$2.30	\$186,339
Pleasanton	130,895	gsf	\$2.30	\$301,059
High Schools				
Amador Valley	231,606	gsf	\$1.80	\$416,891
Foothill	208,066	gsf	\$1.80	\$374,519
Village	28,009	gsf	\$1.80	\$50,416
Miscellaneous				
District Office	64,433	gsf	Assume Not Required	

Total - 3a - Replace Furniture District-Wide

\$15,638,478

3b - Future CTE High School Academy and/or Expansion

Site Acquisition - Land Costs, \$3M/acre Total, Current \$s	522,720	sf		Excluded
Building Construction, 600 Students				
Standard Classrooms, \$550/gsf direct construction cost in today's dollars	16,537	gsf	\$371.48	\$6,143,207
ELD, Special Ed Classrooms, \$550/gsf direct construction cost in today's dollars	3,307	gsf	\$371.48	\$1,228,641
Science/ Lab Classrooms, \$650/gsf direct construction cost in today's dollars	13,781	gsf	\$439.03	\$6,050,128
Fine Arts Classrooms, \$600/gsf direct construction cost in today's dollars	3,216	gsf	\$405.25	\$1,303,105
Fitness Center, \$600/gsf direct construction cost in today's dollars	15,312	gsf	\$405.25	\$6,205,260
Administration Area, \$550/gsf direct construction cost in today's dollars	2,784	gsf	\$371.48	\$1,034,210
Library/Media Center, \$650/gsf direct construction cost in today's dollars	9,744	gsf	\$439.03	\$4,277,869
Student Union/Dining, \$650/gsf direct construction cost in today's dollars	6,334	gsf	\$439.03	\$2,780,615
Site Development				
Exterior- Soccer Field (55 yds x 100 yds) with Running Loop	75,000	sf	\$27.02	\$2,026,273
Exterior- Corp Yard	6,400	sf	\$20.26	\$129,682

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03/12/18**DETAIL ELEMENTS - FUTURE PROJECTS**

Element	Quantity	Unit	Unit Cost	Total
Exterior- 600' drop off (20' fire access + 10' drop off lane)	18,000	sf	\$20.26	\$364,729
Exterior- Parking	150,000	sf	\$20.26	\$3,039,410
Balance of space	202,306	sf	\$13.51	\$2,732,845
Utility Connections, Allowance	1	ls	\$800,000.00	\$800,000

Total - 3b - Future CTE High School Academy and/or Expansion**\$38,115,974****3c - Covered Lunch Shelters at all remaining Campuses**

Prefabricated Metal Canopies, Incl. Structure, Lighting, Fire Alarm, Etc. (FP not required)

Elementary Schools, 2,700sf	21,600	sf	\$75.00	\$1,620,000
Middle School, 3,600sf	10,800	sf	\$75.00	\$810,000
High School, 4,500sf	13,500	sf	\$75.00	\$1,012,500

Total - 3c - Covered Lunch Shelters at all remaining Campuses**\$3,442,500****3d - New Facilities to Address Capacity**

Site Acquisition - Land Costs, \$3M/acre Total, Current \$s	522,720	sf		<i>Excluded</i>
Building Construction				
Standard Classrooms, \$550/gsf direct construction cost in today's dollars	38,880	gsf	\$371.48	\$14,443,277
ELD, Special Ed Classrooms, \$550/gsf direct construction cost in today's dollars		gsf	\$371.48	
Science/ Lab Classrooms, \$650/gsf direct construction cost in today's dollars	28,600	gsf	\$439.03	\$12,556,141
Fine Arts Classrooms, \$600/gsf direct construction cost in today's dollars		gsf	\$405.25	
Fitness Center, \$600/gsf direct construction cost in today's dollars		gsf	\$405.25	
Administration Area, \$550/gsf direct construction cost in today's dollars	4,000	gsf	\$371.48	\$1,485,934
Library/Media Center, \$650/gsf direct construction cost in today's dollars	3,000	gsf	\$439.03	\$1,317,078
Student Union/Dining, \$650/gsf direct construction cost in today's dollars	14,000	gsf	\$439.03	\$6,146,363
Site Development	434,240	sf	\$16.00	\$6,947,840
Utility Connections, Allowance	1	ls	\$900,000.00	\$900,000

Total - 3d - New Facilities to Address Capacity**\$43,796,633****3e - Replacement of High School Gyms**

Remove Existing Gymnasium Buildings	34,880	gsf	\$13.51	\$471,176
New Gymnasium Buildings, \$600/gsf direct construction cost in current dollars	34,880	gsf	\$405.25	\$14,135,284
Associated Site Work, Allow 10% of Above Costs	34,880	gsf	\$42.00	\$1,464,960

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DETAIL ELEMENTS - FUTURE PROJECTS

Element	Quantity	Unit	Unit Cost	Total
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Total - 3e - Replacement of High School Gyms				\$16,071,420
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3f - Replacement of High School Swimming Pools

Remove and Replace Existing				
Swimming pools and appurtenances	14,500	sf	\$400.00	\$5,800,000
Pool decking	39,943	sf	\$25.00	\$998,575
Pool buildings at Foothill	3,477	sf	\$440.00	\$1,529,880
Fencing at perimeter	2,329	lf	\$125.00	\$291,125

Total - 3f - Replacement of High School Swimming Pools				\$8,619,580
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3g - Relocation of District Office

Demolish / Sell Existing District Office				<i>By Owner</i>
Site Acquisition - Land Costs, \$3M/acre Total, Current \$s	50,000	sf		<i>Excluded</i>
Temporary Facilities				
Office rental, 3 year lease, \$2.50 / sf / mo	30,000	sf	\$90.00	\$2,700,000
Interim office TIs / make ready TIs				<i>Excluded</i>
Moving costs, two moves	30,000	sf	\$5.00	\$150,000
Building Construction				
New Office Building, \$600/gsf direct construction cost in today's dollars	30,000	gsf	\$405.25	\$12,157,641
Premium for Board Room, \$100/gsf direct construction cost in today's dollars	1,500	gsf	\$67.54	\$101,314
Site Development	35,000	sf	\$33.77	\$1,181,993
Utility Connections, Allowance	1	ls	\$400,000.00	\$400,000

Total - 3g - Relocation of District Office				\$16,690,947
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3h - New Maker Space / STEM Lab at Elementary and Middle Schools

New Maker Space / STEM Lab, One Per Campus, \$650/gsf Current \$s				
Elementary Schools				
Alisal	1,350	gsf	\$440.00	\$594,000
Donlon	1,350	gsf	\$440.00	\$594,000
Fairlands	1,350	gsf	\$440.00	\$594,000
Hearst	1,350	gsf	\$440.00	\$594,000
Lydiksen	1,350	gsf	\$440.00	\$594,000
Mohr	1,350	gsf	\$440.00	\$594,000
Valley View	1,350	gsf	\$440.00	\$594,000
Vintage Hills	1,350	gsf	\$440.00	\$594,000
Walnut Grove	1,350	gsf	\$440.00	\$594,000
Middle Schools				
Hart	1,350	gsf	\$440.00	\$594,000
Harvest Park	1,350	gsf	\$440.00	\$594,000
Pleasanton	1,350	gsf	\$440.00	\$594,000

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03/12/18**DETAIL ELEMENTS - FUTURE PROJECTS**

Element	Quantity	Unit	Unit Cost	Total
Total - 3h - New Maker Space / STEM Lab at Elementary and Middle Schools				\$7,128,000
3i - High School Theaters (New at FHS, Modernization at AVHS)				
New Theater, 750 Seats, FHS	34,000	gsf	\$541.00	\$18,394,000
Modernize Existing Theater, AVHS	15,750	gsf	\$325.00	\$5,118,750
Total - 3i - High School Theaters (New at FHS, Modernization at AVHS)				\$23,512,750
3j - New Greenhouse at all Schools (with composting bins)				
Greenhouse, One Per Campus				
Elementary Schools				
Alisal	1,000	gsf	\$338.00	\$338,000
Donlon	1,000	gsf	\$338.00	\$338,000
Fairlands	1,000	gsf	\$338.00	\$338,000
Hearst	1,000	gsf	\$338.00	\$338,000
Lydiksen	1,000	gsf	\$338.00	\$338,000
Mohr	1,000	gsf	\$338.00	\$338,000
Valley View	1,000	gsf	\$338.00	\$338,000
Vintage Hills	1,000	gsf	\$338.00	\$338,000
Walnut Grove	1,000	gsf	\$338.00	\$338,000
Middle Schools				
Hart	1,000	gsf	\$338.00	\$338,000
Harvest Park	1,000	gsf	\$338.00	\$338,000
Pleasanton	1,000	gsf	\$338.00	\$338,000
High Schools				
Amador Valley	1,000	gsf	\$338.00	\$338,000
Foothill	1,000	gsf	\$338.00	\$338,000
Village	1,000	gsf	\$338.00	\$338,000
Total - 3j - New Greenhouse at all Schools (with composting bins)				\$5,070,000
3k - Rebuild / Modernization at Vintage Hills Elementary School				
Replace modular classrooms and other modernizations	50,188	gsf	\$323.37	\$16,229,272
Total - 3k - Rebuild / Modernization at Vintage Hills Elementary School				\$16,229,272
3l - Employee Housing				
To Be Determined				
Total - 3l - Employee Housing				

DETAIL ELEMENTS - FUTURE PROJECTS

Element	Quantity	Unit	Unit Cost	Total
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3m - Fund Technology Refresh Cycle

To Be Determined

Total - 3m - Fund Technology Refresh Cycle