



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

130 VANTIS, SUITE 110 • ALISO VIEJO • CALIFORNIA • 92656
PHONE: 949-900-0440 • FAX: 949-900-0450

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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 & Exclusions

Key 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
Total Enclosed	1,349,809

Board Approved Projects

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

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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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
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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
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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
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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

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	<u>\$194,315,555</u>	<u>\$478,926,106</u>
	General Conditions	12.00% \$23,317,867	
	Subtotal	<u>\$217,633,422</u>	
	Bonds & Insurance	2.00% \$4,352,668	
	Subtotal	<u>\$221,986,090</u>	
	Contractor's Fee	8.00% \$17,758,887	
	Subtotal	<u>\$239,744,977</u>	
	Design Contingency	20.00% \$47,948,995	
	Subtotal	<u>\$287,693,973</u>	
	Project Soft Costs	25.00% \$71,923,493	
	Subtotal	<u>\$359,617,466</u>	
	Escalation to MOC, 01/01/25	33.18% \$119,308,640	
TOTAL ESTIMATED CONSTRUCTION COST		\$478,926,106	\$478,926,106

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		<i>Assume Not Required</i>

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		<i>Excluded</i>
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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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
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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
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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
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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
Total - 3e - Replacement of High School Gyms				\$16,071,420
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
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
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

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
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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
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3k - Rebuild / Modernization at Vintage Hills Elementary School

Replace modular classrooms and other modernizations	50,188	gsf	\$323.37	\$16,229,272
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Total - 3k - Rebuild / Modernization at Vintage Hills Elementary School				\$16,229,272
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3l - Employee Housing

To Be Determined

Total - 3l - Employee Housing				
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DETAIL ELEMENTS - FUTURE PROJECTS

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

Total - 3m - Fund Technology Refresh Cycle