

Recommended Scope -Tier 1

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019

Tier 1: Bare Bones - Must Have Items		Total Cost
1	Renovation of existing MIS prep kitchen - layout OK, plumbing rotten, equipment out of date - cost includes new equipment, new walk-ins, flooring, cart doors/windows, HVAC, electrical.	\$2,916,706
2	Primarily for secondary distribution upgrade and replacement lighting - cost includes power to added HVAC panels, selected existing panel replacement (where overloaded or weather damaged), addition of secondary circuits where overloaded (assume 10% of building space), LED lighting, site lighting (nighttime security lighting all schools - half dozen exterior motion detector lights at ES, more at MS and HS).	\$43,128,744
3	We have confirmed that most schools had site water, gas, and sanitary already replaced - 3-4 schools incomplete, 3 schools {Dapplegray, PVHS and Miraleste} need fire line upgrade; assume 3 sites need transformer/main switchgear replacement or expansion; assume limited storm line repair all sites.	\$8,987,830
4	Most schools now missing air conditioning - add air conditioning where missing - assume use of non-ducted VRF systems (external heat pump rack with coolant in copper lines to room air coil and fan units).	\$58,578,434
5	Assume every bathroom entire District gets gutted and remodeled, all drinking fountains replaced with ADA compliant bottle fill stations, complete plumbing replacement (water, vent and drain) - most bathrooms currently ADA compliant for stall #/width adequately sized - assume new plumbing lines, fixtures, finishes, partitions, doors, ADA assist, ventilation, lighting.	\$14,626,710
6	Flag certain campuses for ADA upgrades - Pen HS, MIS, Dapplegray elevator upgrades; MIS, Dapplegray, Pen HS, PVHS for ramp upgrades.	\$5,025,987
7	Resurface all existing school playgrounds with resilient surfacing/stripping (some schools already done - extra money goes into reserve account); selected schools for replacement of failing pavement (Miraleste and probably 2 ES); selected schools for new equipment/surfacing/fencing at TK playgrounds (only those schools without a TK playground or where playground is getting moved).	\$5,551,079
8	Fencing not for entire site: inner perimeters only - use DLR quantities for estimating only (conservative quantity) - assume half replaced with 6 ft. chain link with gate upgrades, half 6 ft. wrought iron, both with panic hardware.	\$4,034,154
9	Pen HS conversion of grassed area to artificial turf - running track remains as is and will serve as perimeter border, will require new subgrade, new irrigation - replace both grandstands with grandstand/storage.	\$3,884,659
10	Replace Pen HS main H and S classroom buildings - these buildings include laboratories, STEM areas, and the PAC, +/- 60 classrooms - include cost to shift Special Ed to existing STEM modular building (need to add bathrooms module).	\$48,338,872
11	Seismic assessment incomplete - Assume 4 average elementary classroom buildings will require replacement due to seismic - assume 8 classrooms/building plus baths.	\$14,968,033
12	Waiting for updated roof assessment inventory,- assume 100% roof replacement - funds not used go into roof replacement M&O reserve.	\$26,224,795
13	New road connecting front of Dapplegray Elementary School with baseball road suitable for emergency response - critical fire department requirement - assume 1,000 ft. new 2 lane road, 2000 ft. rebuild/widen existing 1 lane road, all asphalt paved.	\$749,375
14	New science standards require wet labs, gas, lab furniture at all intermediate schools science classrooms - existing 12 labs mixed dry/wet, lab furniture mixed, emergency showers mixed - do general upgrade whatever required to bring all 12 up to standard.	\$5,492,262
TOTAL COST W/ MARKUPS		\$242,507,638
SOFT COSTS - 30%		\$72,752,291
TOTAL PROJECT COSTS		\$315,259,929

Recommended Scope - Tier 2
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Tier 2: Should Have Items		Total Cost
1	District has 50 portables, many at end of life - Pen HS new classroom will require +25 temporary classrooms -plan to buy new portables for Pen HS, then swap out oldest portables when Pen HS new building complete - assume 1/3 require new pads and services, rest can just be relocated.	\$10,524,150
2	Assume new gymnasium at PVIS - single court w/ seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, restrooms - placement will require relocating 6 portables.	\$11,620,400
3	Assume new gymnasium at RIS - single court w/ seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, offices - assume placement without moving other buildings.	\$12,264,189
4	Existing Olympic pool to be renovated at MIS - same configuration, same footprint, all new pool equipment, all new piping and surrounding concrete work.	\$1,834,058
5	Elementary schools only - looking at the FAC revised scope to see which schools need reconfiguration - goal is to reconfigure classrooms to consolidate TK - assume reconfigured space needs 4 kindergarten + 1 transitional classrooms, small student bathrooms, staff bathroom, segregated playground (fence, surface, equipment) - assume adequate numbers of classrooms available, just get reconfigured, assume have to add new TK bathrooms in additional space. Assume add new TK playground with equipment everywhere.	\$12,338,011
6	Renovation and conversion of existing MPR space at PVHS into Performing Arts Center (PAC) - work within existing footprint: add theater seating, add stage with support stuff, recondition space, reconfigure walls for	\$5,484,724
7	Performing Arts Center Pen HS currently in Building H (former cafeteria) - will either go into the new replacement classroom building or become freestanding PAC.	\$3,292,654
8	Shade structures are needed at all elementary and intermediate schools - permanent shade structures (no fabric) large enough to double as rainy weather lunch/emergency gathering locations - assume open sided, hard roofed metal structures - assume PV (photovoltaic) parking shelter as default configuration.	\$2,578,125
TOTAL COST W/ MARKUPS		\$59,936,310
SOFT COSTS - 30%		\$17,980,893
TOTAL PROJECT COSTS		\$77,917,203

Recommended Scope - Tier 3

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Tier 3: Good to have items		Total Cost
1	MIS shop/art/culinary classroom building - too many code violations - needs renovation (besides lighting/HVAC upgrades, needs finishes, doors/windows, equipment upgrades, ADA issues).	\$4,813,268
2	Need wayfinding gate structure at PVHS.	\$20,625
3	Traffic problem almost everywhere - allocate block of money to do traffic study then incremental improvements (small reconfiguration, restriping, better curb cuts, signage) for drop off and pickup zones - no building reconfigurations to allow bigger parking lots/driveways).	\$2,409,647
4	Partly catchup of lagging paint and partly perception. Assume complete re-painting of District building exteriors.	\$7,057,053
5	Partly catchup and partly perception and partly to cover damage from electrical/HVAC work, assume complete re-painting of District interiors.	\$7,467,734
6	Partly security and partly to control solar gain - assume 100% window coverings across District classrooms and offices.	\$3,200,457
7	Add modular restrooms at high use/remote fields/playgrounds - especially problematic at Pen HS, PVIS, MIS, Ridgecrest, Dapplegray - will require utility extension to sites.	\$1,778,560
8	Replace desks with stackable tables/chairs + new teacher stations - allow classes to be rapidly reconfigured - all grades, all classrooms. Allowance to replace outdated Furniture, Fixtures & Equipment at all sites.	Included in Soft Costs
TOTAL COST W/ MARKUPS		\$26,747,345
SOFT COSTS - 30%		\$8,024,203
TOTAL PROJECT COSTS		\$34,771,548