

Recommended Scope -Tier 1

PVUSD 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1 Renovation of existing MIS prep kitchen - layout OK, plumbing rotten, equipment out of date - cost includes new equipment, new walk-ins, flooring, cart doors/windows, HVAC, electrical.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
PVPUSD Facility Condition Assessment (FAC Scope)
 Master Planning Statement of Probable Cost
 October 1, 2019



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

© 2019 CUMMING CONSTRUCTION MANAGEMENT, INC.. All rights reserved. The contents of this report are protected by copyright. Any unauthorized reproduction of this material by any means without the express written consent of CUMMING CONSTRUCTION MANAGEMENT, INC. is prohibited. User may not modify, reproduce, create derivative works from, or in any way exploit any of the content, in whole or in part, without obtaining prior written authorization.

Recommended Scope - Tier 3
PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost
 October 1, 2019



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

© 2019 CUMMING CONSTRUCTION MANAGEMENT, INC.. All rights reserved. The contents of this report are protected by copyright. Any unauthorized reproduction of this material by any means without the express written consent of CUMMING CONSTRUCTION MANAGEMENT, INC. is prohibited. User may not modify, reproduce, create derivative works from, or in any way exploit any of the content, in whole or in part, without obtaining prior written authorization.