

Facility Modernization Project List

11/1/2019

Project Number	Cumming Report Cost Estimate*	For March 2020 Bond
1	\$43,128,744	Electrical Upgrades: 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 at all schools - half dozen exterior motion detector lights at Elementary, Intermediate and High Schools).
2	\$8,987,830	Site Utilities: Confirmed that most schools had site water, gas, and sanitary already replaced - 3-4 schools incomplete, 3 schools need fire line upgrades; assume 3 sites need transformer/main switchgear replacement or expansion; assume limited storm line repair all sites.
3	\$58,578,434	HVAC: Most schools without air conditioning - add air conditioning to campuses that do not have - assume use of non-ducted VRF systems (external heat pump rack with coolant in copper lines to room air coil and fan units).
4	\$14,626,710	Bathrooms: Assumes every bathroom throughout the District is refurbished and remodeled; all drinking fountains replaced with ADA compliant bottle filling stations; complete plumbing replacement (water, vent and drain) - most bathrooms currently ADA compliant for number of stalls and adequate width size - assume new plumbing lines, fixtures, finishes, partitions, doors, ADA assist, ventilation, lighting. As modernization work is completed, look for opportunities to increase the number of bathrooms available for outdoor recreation spaces.
5	\$5,025,987	ADA Upgrades: ramp and elevator upgrades as needed.
6	\$14,968,033	Additional Seismic: Assume 4 average elementary classroom buildings will require replacement due to seismic - assume 8 classrooms/building plus baths.
7	\$48,338,872	Replace Pen HS "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).

8	\$9,435,738	Playgrounds/Fields: Resurface all existing school playgrounds with resilient surfacing/stripping; replacement of failing pavement as needed; new equipment/surfacing/fencing at TK playgrounds for schools without a TK playground, install and maintain synthetic turf and spectator seating as needed at high schools.
9	\$26,224,795	Roofing: Assume 100% roof replacement.
10	\$5,484,724	PVHS PAC: 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 equipment, recondition space, reconfigure walls.
11	\$3,159,022	Traffic: Traffic problems at most campuses - allocate block of money to complete a traffic study and proceed with incremental improvements (small reconfiguration, restriping, better curb cuts, signage) for drop off and pickup zones - no building reconfigurations to allow bigger parking lots/driveways).
12	\$4,054,779	Fencing of Inner Perimeters: - Use DLR quantities for estimating (conservative quantity) - assume half replaced with 6 ft. chain link and gate upgrades, half 6 ft. wrought iron, both with panic hardware.
13	\$10,524,150	Portables: District has 50 portables, many at end of life - Pen HS new classroom buildings 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, remaining can be relocated.
14	\$10,000,000	IT Infrastructure: Switches, Fiber, Security Cameras, Etc.
15	\$5,492,262	Intermediate School Science/STEM Labs: New science standards require wet labs, gas, lab furniture at all intermediate school science classrooms - existing labs mixed dry/wet, lab furniture mixed, emergency showers mixed - address general upgrades/modernization, compliance with current codes where required to bring all up to standard.
16	\$11,620,400	New Gymnasium at PVIS: Single court with seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, restrooms - placement will require relocating 6 portables.
17	\$12,264,189	New Gymnasium at RIS: Single court with seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, offices - assume placement without moving other buildings.
18	\$1,834,058	MIS Pool: Existing Olympic sized pool to be renovated - same configuration, same footprint, all new pool equipment, all new piping and surrounding concrete work.

19	\$2,578,125	Shade Structures: Shade structures 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.
20	\$3,200,457	Window Coverings: 100% window coverings across District classrooms and offices.
21		Exterior Painting: Complete re-painting of District exteriors.
22		Interior Painting: A combination of ongoing maintenance needs, perception and cover damage from electrical/HVAC work, assume re-painting of District interiors.
23		Renovation of Kitchen Spaces: Plumbing, equipment - cost includes new equipment, new walk-ins, flooring, cart doors/windows, HVAC, electrical.
	\$299,527,309	Subtotal*
	\$89,858,193	30% Soft Cost (architects, construction management, inspections, DSA fees, etc.)
	\$389,385,502	Total with Soft Costs

*Costs do not include escalation

Specific Inclusions

Modernization includes:

- Seismic Retrofit at Selected Elementary Classrooms (average 4 elementary classroom buildings)
- Miscellaneous structural support as required - minimal
- ADA Upgrade - ramps
- New exterior/interior paint throughout
- Allowance for patch/repair existing floor and ceiling finishes affected by new Mechanical,
- Electrical and Plumbing works
- All bathrooms gutted and remodeled
- Replace roofing, substrate, insulation, flashing
- HVAC & plumbing upgrade throughout
- 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, half dozen exterior motion detector lights at ES, more at MS and HS)
- Paving and utilities upgrade
- Play Structure at Elementary Campus
- New transformer and main switchgear (Dapplegray, PVHS, MIS)

Specific Exclusions

Items which are not detailed in the backup to this estimate include the following:

- Hazmat abatement
- Methane mitigation
- Marketing studies
- Market escalation
- Construction/Change Order Contingency

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate
- Restrictive technical specifications or excessive contract conditions
- Any specified item of equipment, material, or product that cannot be obtained from at least three (3) different sources
- Any other non-competitive bid situations
- Acts of God
- Unforeseen soil conditions
- Additional coordination cost for the use of multiple general contractors
- Water table issues which may arise during construction
- Foundation design resulting in special systems such as mat pads, deep piles, etc.
- All utility scope is considered an allowance