



FACILITIES MASTER PLAN
**DOWNEY UNIFIED
SCHOOL DISTRICT**

June 24, 2014

LPA

5161 California Ave., Suite 100, Irvine, CA 92617
(949) 260 - 1001 | www.lpainc.com

FACILITIES MASTER PLAN

TABLE OF CONTENTS

1.0 INTRODUCTION & PROCESS					
1.1	Purpose of this Document	7	5.9	Old River Elementary School	249
1.2	Background	9	5.10	Price Elementary School	261
1.3	Process	11	5.11	Rio Hondo Elementary School	273
1.4	Planning Participants	13	5.12	Rio San Gabriel Elementary School	287
2.0 PLANNING & CONSIDERATIONS			5.13	Unsworth Elementary School	301
2.1	Planning Assumptions	19	5.14	Ward Elementary School	315
2.2	Scope of Work Categories	21	5.15	Williams Elementary School	327
2.3	Demographics & Capacity Analysis	27	5.16	Doty Middle School	339
3.0 PROGRAM VISION AND STANDARDS			5.17	Griffiths Middle School	351
3.1	Introduction	37	5.18	Sussman Middle School	361
3.2	Educational Vision Document	39	5.19	West Middle School	371
4.0 PROGRAM COSTS			5.20	Columbus High School	383
4.1	Introduction	131	5.21	Downey High School	395
4.2	Master Plan Cost Summary	133	5.22	Warren High School	409
4.3	Analysis of Funding Sources	139	5.23	Downey Adult School	425
4.4	Prioritized Projects Cost Summary	141	5.24	Pace Site	437
4.5	Stakeholder and School Site Priorities	149	6.0 APPENDIX		
5.0 SITE MASTER PLANS			6.1	Detailed Schedule	447
5.1	Overview of Contents	161	6.2	FMP Committee Meeting Minutes	449
5.2	District-Wide Assessment	163	6.3	FMP Committee Priorities	461
5.3	Alameda Elementary School	169	6.4	Master Plan Detailed Cost	485
5.4	Carpenter Elementary School	183	6.5	Master Plan Detailed Prioritized Cost	531
5.5	Gallatin Elementary School	193			
5.6	Gauldin Elementary School	207			
5.7	Imperial Elementary School	221			
5.8	Lewis Elementary School	235			

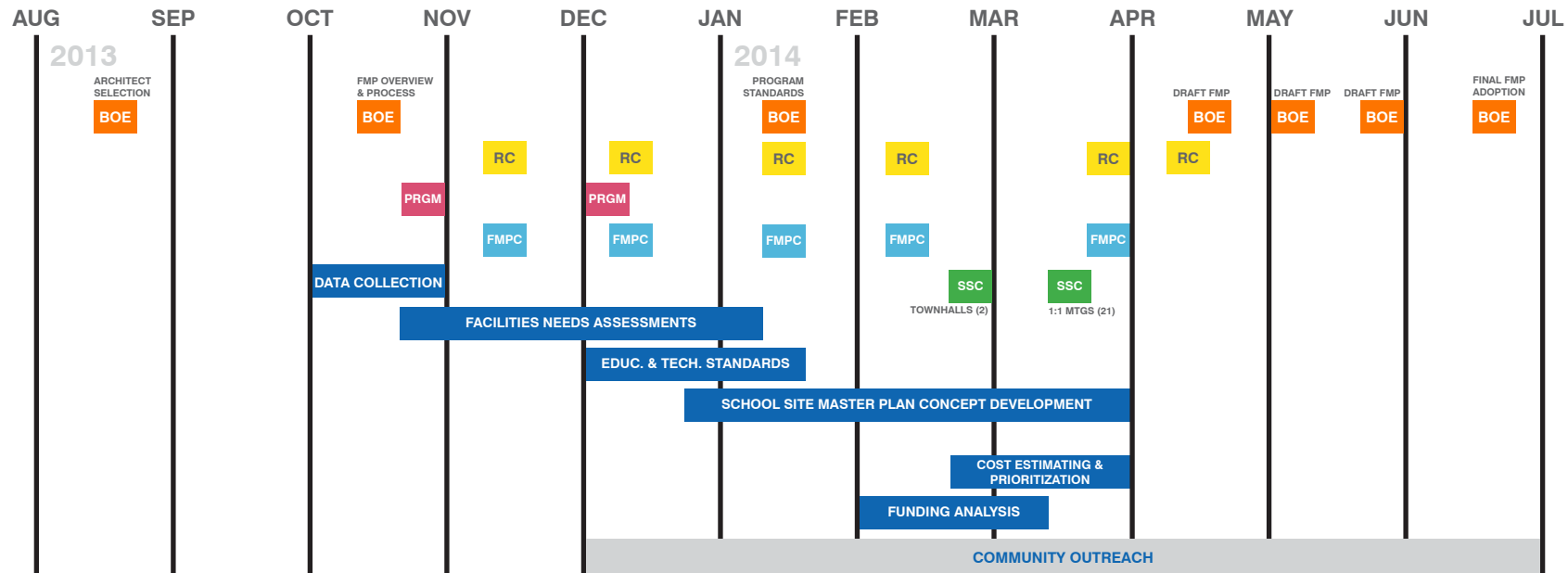


6.1 APPENDIX DETAILED SCHEDULE

LPA began the Facilities Master Plan for the Downey Unified School District in September 2013. Working with District staff and local community members, a process was established to engage a full range of stakeholders inclusive of the following:

- Downey Unified Board of Education
- Resource Committee
- Facilities Master Plan Committee
- School Site Committees
- Focus Groups
 - Elementary Education
 - Secondary Education
 - Food Service
 - Maintenance, Operations & Transportation
 - Special Education
 - Technology

Major activities performed by the LPA team as part of the Facilities Master Plan process included data collection, demographic analysis, existing school site surveys, educational vision standards, conceptual school site master plans, cost estimating and scope prioritization by the various stakeholder groups involved in the plan development. A draft of the plan is to be presented to the Board of Education for their review and comment at the May 2014 meeting, following with a final plan adoption in June 2014. Below is a graphic schedule depicting the Facilities Master Plan activities:



BOE - Board of Education
 RC - Resource Committee
 PRGM - Program Focus Groups
 FMPC - Facilities Master Plan Committee
 SSC - School Site Committee

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #1: NOVEMBER 13, 2013

5161 California Avenue, Suite 100, Irvine, California 92617

p. 949.261.1001 f. 949.260.1190
w. lpainc.com e. lpa@lpainc.com

November 25, 2013

MEETING MINUTES NO. 1
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

DATE: Wednesday, November 13, 2013
TIME: 5:00-8:00pm
PLACE: District Office

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

<u>PRESENT</u>	<u>DISTRIBUTION</u>	<u>CONSULTANTS</u> (as indicated)
Marjan Abudo	All Present	
Tori Annau	Anna Beth Fishman	
Michael Berdelis	Mario Guerra	
Roger Brossmer	Tom Houts	
Kayla Casas	Tammy Loven	
Calvin Davis	Elizabeth Trombley	
Valentin Flores		
Naomi Frontela		
John A. Garcia		
Beth Gendreau		
Leslie Jones		
Karina Madariaga		
Pam Martinez		
Ray Mesler		
Jim Mogan		
Lorraine Neal		
Chris Nezzzer		
Nancy Nien		
John Oskoui		
Brent Shubin		
Jim Tallo		
Roman Torres		
Anne Ullstrom		
Buck Weinfurter		
Mary Weyers		
Kim Coffeen, LPA		
Jim Kisel, LPA		

DISCUSSION ITEMS

ACTION	ITEM NO.	DUE DATE
	1.01 Introductions	
	a. Superintendent Dr. Garcia welcomed the committee members and thanked them for participating on the Facilities Master Planning Committee (FMPC). It was explained that the community approved a general obligation bond about 10 years ago, and a lot of work has been done in that time to maintain the existing facilities. The facilities	

MEETING MINUTES NO. 1
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

November 25, 2013
 Page 2 of 5

ACTION	ITEM NO.	DUE DATE
	1.02 Overview of Process	
	a. LPA presented the four major components of a master plan and noted the various consultants engaged in the process - refer to slide 3 of the presentation.	
	b. It was noted that the Demographics overview will be reviewed at the next FMPC meeting in January.	
	c. Educational Visioning sessions will be conducted on Dec. 5 and 6 with district leadership and select Principals and educators. The information from these sessions as well as the condition assessment reports will inform what improvements may be needed at the schools.	
	d. Financial Analysis will be done by Keygent Advisors. LPA noted that the facility improvement needs will be bigger than what the district can fund. Ultimately the decision about pursuing a bond and the project priorities lies with the board.	
	e. Community polling will be conducted after the projects are defined. The results from the poll will provide insights on what the community believes are the highest priorities.	
	1.03 Needs Assessment	
	a. LPA has walked all the sites in preparation of the Needs Assessment report. All of the Principals have responded to a questionnaire about their facility. The questionnaire was focused on the educational and functional adequacy of the school. Additional interviews were done with Special Education, Information Technology, Food Service and Maintenance, Operations and Transportation. The summaries presented at this meeting is an overview of the common themes and issues that were providing in the data collection activities so far - refer to slides 12, 14, 16-18.	
	1.04 Review of Schedule – refer to slide 5	
	a. LPA reviewed the overall schedule and upcoming meeting agendas.	
	b. The final master plan is scheduled to be adopted by the board in May 2014. This allows the district time to prepare the community poll and the language of the bond resolution for a November election, if this is desired.	
	1.05 School Site Engagement Overview	
	a. Town Halls for each high school attendance area will be facilitated by LPA in March. The FMPC will assist in prioritizing projects in March after sites have reviewed and inputted on their campus recommendations. These recommendations will be brought forward to the board for review and will be coordinated with the community poll results.	
	1.06 Small Group Discussion: Overall Facilities Master Plan (FMP) Goals	
	The following notes were taken from a small group activity that lasted for approximately 30 minutes. The discussion topic was Overall Facilities Master Plan (FMP) Goals and each table responded to the following question:	

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #1: NOVEMBER 13, 2013

ACTION	ITEM NO.	DUE DATE
	a.	November 25, 2013
	What are your goals for the FMP Process? The committee member responses were as follows:	Page 3 of 5
	<ul style="list-style-type: none"> o Frame work on long term plan. o Equal input from all blue collar workers. o Flexibility in facility planning and examining outdoor space usage. o Input from all stake holders. o No fear on breaking from tradition. o Technology in every class. o Campus safety and security. **** <ul style="list-style-type: none"> ▪ Lacking cameras. ▪ Office location closer to front of campus. o Restroom and locker facilities sizes. o Adjusting to new education programs. o Using schools as community centers. o Joint use of facilities. o Code compliance (Downey City regulation). o NPDS (Storm water regulation). o Sustainable Landscaping. o Equity. o Sustainable design. o Standard District-wide design. o Bike Safety. o Replacing portables in permanent structures. o New buildings should focus on Specialty classrooms. o Supervision concerns kept in mind. o Maintenance and upkeep plan. o Creating a 21st Century classroom – this is a moving target. o Schools that foster socialization. o Schools that our community can be proud of and increases value. o Safety, concerning disasters, campus is overcrowded at 4,300+ students. o Lack of infrastructure <ul style="list-style-type: none"> ▪ Water fountains ▪ Restrooms ▪ Eating areas ▪ Bottlenecked hallways o Technology <ul style="list-style-type: none"> ▪ Adapting to the Common Core. ▪ Multi-media lab. ▪ CTE labs/classrooms. ▪ Student ID/Rewards card. o Access to facilities o 21st Century Skills ready. o More outdoor seating. <ul style="list-style-type: none"> ▪ Covered outdoor area as well. o Asphalt cracks (general maintenance) o Update AV equipment and technology for presentations, etc. o Parking. o Teacher Meeting Areas. <ul style="list-style-type: none"> ▪ Intervention rooms. 	

ACTION	ITEM NO.	DUE DATE
		November 25, 2013
		Page 4 of 5
	1.07	
	Thought Starters	
	a.	
	LPA presented a series of concepts for the committee to consider when they discuss facility improvements – refer to slides 21 – 53. The themes presented were:	
	<ul style="list-style-type: none"> o Trends in Educational Delivery o Changes in classroom design o Digital Literacy o Evolution of the Library o Multipurpose rooms o Gathering spaces o Administration spaces, professional learning support o Parent engagement o Project based Learning o Joint-use – schools as center of the community 	
	b.	
	LPA presented a number of case study projects to illustrate the impact of the district's vision (developed through a master planning process) and how this vision impacted the built projects and funding opportunities.	
	1.08	
	Small Group Discussion: Educational Vision – ES, MS and HS	
	The following notes were taken from a small group activity that lasted for approximately 45 minutes. The discussion topic was Educational Vision and each table responded to the following question:	
	a.	
	What program opportunities should be examined for ES, MS and HS environments? The committee member responses were as follows:	
	<ul style="list-style-type: none"> o Elementary Schools: <ul style="list-style-type: none"> ▪ Library/Media Centers that bring in the community and provide space for children to become readers and fulfill their curiosity. ▪ Office space that welcomes and provides families with access to technology and to complete forms and research needs. o Middle Schools: <ul style="list-style-type: none"> ▪ Visual and Performing Arts. ▪ Television Production. ▪ CTE Career Pathways including: <ul style="list-style-type: none"> • Culinary arts • Project Lead The Way • Film Production • Medical • Law Enforcement • Teaching o High Schools: <ul style="list-style-type: none"> ▪ Warren needs a pool/aquatics center. ▪ Facilities that support CTE pathways. ▪ Television Production. ▪ Revamp Columbus High School o General Statements: <ul style="list-style-type: none"> ▪ Specialized spaces for CTE Programs, mimicking real-life work environments. ▪ After school programs facilities 	

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #1: NOVEMBER 13, 2013

ACTION	ITEM NO.	DUE DATE
		<ul style="list-style-type: none"> • Enrichment programs in arts, sports and technology ▪ Utilize all community stakeholders to showcase schools and unite community pride. (Media Center) ▪ AVID tutorial labs. ▪ Collaborative creation spaces. ▪ Creative Play. ▪ Creative fitness spaces. ▪ Outdoor spaces for learning, meeting and eating. ▪ Flexible meeting/conference/PLC rooms. ▪ Art & Cultural display. ▪ Large enough for entire school meetings but adjustable to smaller spaces, Multi-purpose rooms. ▪ Visually appealing fencing. ▪ Public art installations. ▪ Sports facilities/fields (irrigation). ▪ Copy South Tahoe. ▪ Working/Sustainable water source for irrigation. ▪ Furniture that is easy to move. ▪ Configurations of classrooms – innovation lab for CTE programs. ▪ More student friendly areas with access to computers and printers. ▪ Cold water fountains!
	1.09	<p>Cost Estimating Process and Implementation</p> <p>a. LPA explained that the master plan projects will be estimated using a rough order magnitude of cost. LPA utilizes a third party cost estimator that estimates most of LPA's K12 work and has accurate \$/SF costs database for the K12 school program types.</p> <p>b. LPA noted that the state funding program for schools is being developed. There is no state wide bond planned for 2014 but there may be one in 2016. Having the facility master plan in place will give the district greater flexibility on optimizing funding once the State has identified</p>
	1.10	<p>Next Meeting December 9th from 5:30 – 7:30 pm Topic: Facility Related Educational Program Standards</p>
Attachments:		<p>Sign-in sheet – 1 page LPA Presentation - 57 pages (transmitted as a separate document)</p>
Submitted by:		Kim Coffeen
		**** - Mentioned on 4 separate occasions by groups

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #2: DECEMBER 9, 2013

5161 California Avenue, Suite 100, Irvine, California 92617

p. 949.261.1001 f. 949.260.1190
w. lpainc.com e. lpa@lpainc.com

December 26, 2013

MEETING MINUTES NO. 2
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

DATE: Monday, December 9, 2013
TIME: 5:30-7:30pm
PLACE: District Office

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

<u>PRESENT</u>	<u>DISTRIBUTION</u>	<u>CONSULTANTS</u> (as indicated)
Marjan Abudo Tori Arnau Michael Berdelis Roger Brossmer Kayla Casas Calvin Davis Valentin Flores Naomi Frontela John A. Garcia Beth Gendreau Tom Houts Leslie Jones Karina Macdariaga Ray Mesler Jim Mogan Lorraine Neal Chris Nezzzer Nancy Nien Roman Torres Anne Ullstrom Buck Weinfurter Mary Weyers Jim Kisel, LPA Kim Coffeen, LPA	All Present Anna Beth Fishman Mario Guerra Tammy Loven Pam Martinez John Oskoui Brent Shubin Jim Tallo Elizabeth Trombley	

DISCUSSION ITEMS

ACTION	ITEM NO.	DUE DATE
INFO	2.01	Demographic Enrollment Projection Findings: <ul style="list-style-type: none"> • Kim and Roger presented an overview of JSA Demographic Report. See attached Exhibit 'A' - 13 pages. • Projections are stable looking out into the future with minimal growth or decline. • Projections will be compared to capacities at the January and February FMP meetings. • Demographic enrollment projections are a 10 year projection. The

MEETING MINUTES NO. 2
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

December 26, 2013

Page 2 of 3

ACTION	ITEM NO.	DUE DATE
		report did not include a full build-out model.
INFO	2.02	Transitional Kindergarten (TK) will not be located at all elementary schools. The location of TK will be geographically based on need. Approximately 210 TK students will need to be housed or 8 classrooms district-wide.
INFO	2.03	Kim presented an overview of an example Facilities Needs Assessment document. The final draft report for each school will be presented to the Board in January.
INFO	2.04	Design lab concept was most supported by 4 th and 5 th grade level schools only.
INFO	2.05	Some committee members would like to have the master plan consider all elementary schools be <u>K-5</u> , not <u>K-3/4-5</u> . <ul style="list-style-type: none"> • Get neighborhood schools back. • Williams Elementary School is the challenge. (over 1000 students in attendance area) • District staff indicated that this may be addressed, if the board requests it.
INFO	2.06	It was explained that weather protected lunch shelter means roofed.
LPA	2.07	Middle schools were designed for half the current enrollment, therefore the core elements (like locker rooms and restrooms) need to be evaluated for the current student enrollment.
INFO	2.08	High school <ul style="list-style-type: none"> • Multi-purpose (professional development training) room could also serve as student union, if located with library.
LPA/DUSD	2.09	LPA/District to identify high use fields at middle school and high school sites for conversion to synthetic material to improve long term durability and greater use opportunities. It was noted that there is a high correlation between soccer programs and fields with the greatest wear and tear.
LPA/DUSD	2.10	Desire to fence parking lots. LPA noted that the perimeter fencing needs will be evaluated on a school-by-school basis when the school site committees review the proposed school master plans.
LPA	2.11	Storage Downey High School – in old 1950's building, may not last much longer and should be replaced with new storage buildings.
LPA	2.12	Cafeteria at high schools for 4000 students are challenged as they are built for a much small capacity. LPA noted that they had a discussion with the food service director and it was noted that additional lunch shelters are needed as well as multiple point-of-sale locations in the quad.
LPA	2.13	Desire to modernize old bathroom facilities and to add additional restrooms centrally located on campus.
LPA	2.14	Consider areas for revolving display of student work.
LPA	2.15	It was requested that LPA review Columbus High school and adult programs.

6.2

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #2: DECEMBER 9, 2013



MEETING MINUTES NO. 2
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

December 26, 2013

Page 3 of 3

ACTION	ITEM NO.	DUE DATE
		LPA suggested that at the next FMP that a working session on the middle and high school master plans be done.
LPA	2.16	Instructional materials storage room (900 s.f.) is needed at all elementary schools.
LPA	2.17	50% of elementary schools have vice principals, LPA will show an additional office on the Admin. Ed. Spec.
LPA	2.18	Storage rooms needed for computer carts. For example, 12 carts at middle school, (approx. a 200 s.f. room). LPA will incorporate this type of space into the media lab, adjacent to the Library.
INFO	2.19	Next Meeting: January 13, 2014 5:30 – 7:30 PM.
Submitted by:	Jim Kisel and Kim Coffeen, LPA, Inc.	
Attachment:	Sign-in Sheet – 1 page	
Under Separate Cover:	DUSD Draft Demographic Enrollment Projections Exhibit 'A' – 13 pages FMP Mtg 2 Presentation Exhibit 'B' – 32 pages	

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #3: JANUARY 13, 2014

5161 California Avenue, Suite 100, Irvine, California 92617

p. 949.261.1001 f. 949.260.1190
w. lpainc.com e. lpa@lpainc.com

January 27, 2014

MEETING MINUTES NO. 3
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

DATE: Monday, January 13, 2014
TIME: 5:30-7:30pm
PLACE: District Office

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

<u>PRESENT</u>	<u>DISTRIBUTION</u>	<u>CONSULTANTS</u> (as indicated)
Marjan Abudo	All Present	
Tori Arnau	Anna Beth Fishman	
Michael Berdelis	Valenti Flores	
Roger Brossmer	Naomi Frontela	
Kayla Casas	Mario Guerra	
Calvin Davis	Tammy Loven	
John A. Garcia	Karina Madariaga	
Beth Gendreau	Elizabeth Trombley	
Tom Houts		
Leslie Jones		
Pam Martinez		
Ray Mesler		
Alyda Mir		
Jim Mogan		
Lorraine Neal		
Chris Nezzar		
Nancy Nien		
John Oskoui		
Laura Rivas		
Brent Shubin		
Gregg Stapp		
Kathy Succa		
Jim Tallo		
Roman Torres		
Anne Ullstrom		
Joe Webster		
Buck Weinfurter		
Mary Weyers		
Lindsay Hayward, LPA		
Jim Kisel, LPA		

ACTION	ITEM NO.	DUE DATE
INFO	3.01	The focus of this meeting was to review elementary school planning concepts and draft master plans for each elementary school campus as well as conduct a middle and high school charrette to better understand their needs.


MEETING MINUTES NO. 3
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10


January 27, 2014
Page 2 of 5

ACTION	ITEM NO.	DUE DATE
INFO	3.02	For planning purposes, the following loading standards were used to determine classroom quantities. TK and Kindergarten: 24 students per classroom 1 st - 3 rd Grade: 27 students per classroom 4 th - 5 th Grade: 34 students per classroom
INFO	3.03	For planning purposes, the projected enrollment numbers were used for the 2020-2021 school year, provided by Jack Schreder & Associates.
INFO	3.04	The following elementary school planning assumptions used in creating the draft master plans were: <ul style="list-style-type: none"> Transitional Kindergarten (TK) would be located at seven sites regionally distributed throughout the District. 210 TK students were projected which would yield one to two classrooms at each of the seven sites. A Resource Specialist Program (RSP) and Learning Center would be included at each site. A Special Day Class (SDC) classroom would be included at each site. An Intervention Room would be included at each site. A Computer Lab would be included at each site. A Professional Development/Computer Lab would be included at each site. On campuses with 4th and 5th grades, a Design Lab would be included for science/art activities. Special Education and any site specific programs would be maintained. These programs include, but are not limited to: Title I/ELD, Early Intervention, Deaf and Hard of Hearing (DHH). ASPIRE, the after school program, would not have separate facilities. Child Care programs would continue to have their own modular buildings. A Faculty Workroom and Faculty Lounge, each 960 square feet, would be included at each site. The new Multi-purpose Building and Library reconfiguration scenario would be a phased solution. A future location is shown on each site.
LPA	3.05	Feedback on the elementary school assumptions was as follows: <ul style="list-style-type: none"> If ASPIRE will not have their own facilities, they will need their own dedicated storage somewhere on campus.
LPA	3.06	Each elementary school existing and draft master plan were presented. The following feedback was given: <ul style="list-style-type: none"> Rio San Gabriel Elementary School needs fencing around the perimeter to be equitable to the other elementary schools in the District. Could a joint drop-off solution for Price Elementary School and Griffiths Middle School be studied?
INFO	3.07	The remainder of the meeting was spent charretting each of the middle and high school sites. The committee divided into groups, one per school, and were given a large site plan along with the following questions and items for consideration: <ul style="list-style-type: none"> What currently works and doesn't work? What needs to stay?

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #3: JANUARY 13, 2014

 MEETING MINUTES NO. 3 DOWNEY UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN COMMITTEE LPA PROJECT NO. 13144.10			January 27, 2014
			Page 3 of 5
ACTION	ITEM NO.		DUE DATE
		<ul style="list-style-type: none"> What needs to be upgraded or replaced? Circulation improvements (people/cars) Campus organizational changes Vision for the campus potential What programs need new facilities (ie. they do not function well or are located in portables)? 	
INFO	3.08	Each site had one representative present back to the rest of the committee. The following is a summary of the issues identified and solutions proposed: Doty Middle School <ul style="list-style-type: none"> Restrooms are not sufficient for the number of students Locker Rooms are not sufficient for the number of students Drop-off – would it be possible to drive through the campus and exit into the neighborhood to the northwest? Replace portables with permanent construction Maintain campus spine to connect new construction Need additional parking Media/library upgrades Administration near parking Griffiths Middle School <ul style="list-style-type: none"> Student drop-off no sufficient along the residential streets Staff/event parking where portables are currently located Repurpose the existing library and administration for classrooms to allow for a larger, more central library with book distribution and new administration building Replace portables with permanent construction Restrooms are not sufficient for the number of students; locations should be considered to address student gathering areas Sussman Middle School <ul style="list-style-type: none"> Replace portables with two-story permanent construction Locker rooms remodeled to accommodate the number of students Gymnasium and fitness center Would like a Multi-purpose building with permanent seating (about the same number as the Downey HS theater which has a capacity of 254) for drama productions, band concerts, and faculty meetings Project-Lead-the-Way (PLTW) would have a dedicated area with a courtyard Like their quad, but would like more covering over it Remove stage from the cafeteria, if they had a Multi-purpose room, allowing space for a student lounge West Middle School <ul style="list-style-type: none"> New parking lot Relocate administration from the middle of campus to the front of campus Relocate staff parking lot to the back of campus with a gated entrance Locate gym near locker buildings, recognizing this does not provide ideal public access Elective spaces collocated Science labs collocated 	

 MEETING MINUTES NO. 3 DOWNEY UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN COMMITTEE LPA PROJECT NO. 13144.10			January 27, 2014
			Page 4 of 5
ACTION	ITEM NO.		DUE DATE
		<ul style="list-style-type: none"> Replace portables with two-story permanent construction Additional lunch shelters Would love an area for drama productions, band performances, etc. 	
		Columbus High School <ul style="list-style-type: none"> Would like a new two-story administration and classroom building at the front of campus; could potentially share with the Adult School since they are open in the evenings Current Special Education classroom locations are challenging for the bus to access at the back of campus; consider relocating Potential for converting the Patriot Room into a gym with adjacent weight room that could be used by the Adult School in the evenings Potential for the wood shop to be utilized by both campuses Additional restrooms located near the Adult School classrooms Fields are used constantly (including evenings and weekends); is there a way to provide restrooms without compromising the security of the campus? Need better technology infrastructure; they can't currently use many of the devices they already own due to lack of electrical support, etc. 	
		Downey High School <ul style="list-style-type: none"> Get rid of storage unit in the middle of the campus; add new storage at the back of campus (east edge) Relocate the dumpsters from the middle of campus to the east edge of campus Would like to get rid of as many portables as possible south of the fields and recover that space for PE use (basketball, volleyball, handball) Synthetic field behind the gym Replace (10) portables with a two-story building that would contain a Sports therapy class, PE lecture area, Botony class adjacent to the garden and typical classrooms Separate Drama classroom from the Theater Modernize existing locker rooms Air conditioning in the gymnasium Better quad space with a stage and outdoor seating Air conditioning in the woodshop Potential for parking in lieu of basketball courts, adjacent to the tennis courts; relocate basketball courts south edge of the fields 	
		Warren High School <ul style="list-style-type: none"> Additional space for students to walk; currently very crowded hallways along the main campus spine New pool that can host games Additional synthetic field space that can be used to supplement the Collocate drama, choir and band near a small theater; incorporate appropriate support space, such as rehearsal rooms, etc. Replace portables with a two-story building that could house Project-Lead-the-Way, an Engineering lab, computer lab and typical classrooms Modernize existing locker rooms Need additional storage Would like a Parent Center Traffic flow is terrible in the morning and not well defined; entrances 	

6.2

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #3: JANUARY 13, 2014

LPA	MEETING MINUTES NO. 3		January 27, 2014
	DOWNEY UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN COMMITTEE LPA PROJECT NO. 13144.10		Page 5 of 5
ACTION	ITEM NO.		DUE DATE
		and exits are shared	
INFO	3.09	Next Meeting: January 13, 2014 5:30 – 7:30 PM	
Submitted by:	Lindsay Hayward, LPA, Inc.		
Attachment:	Sign-in Sheet – 1 page		

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #4: FEBRUARY 10, 2014

5161 California Avenue, Suite 100, Irvine, California 92617

p. 949.261.1001 f. 949.260.1190
w. lpainc.com e. lpa@lpainc.com

February 24, 2014

MEETING MINUTES NO. 4
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

DATE: Monday, February 10, 2014
TIME: 5:30-7:30pm
PLACE: District Office

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION	CONSULTANTS (as indicated)
Marjan Abudo Tori Arnau Michael Berdelis Roger Brossmer Kayla Casas Calvin Davis Naomi Frontela John A. Garcia Beth Gendreau Tom Houts Leslie Jones Ray Mesler Alyda Mir Jim Mogan Lorraine Neal Chris Nezzler Nancy Nien John Oskoui Laura Rivas Don Rounds Brent Shubin Kathy Succa Jim Tallo Roman Torres Joe Webster Buck Weinfurter Mary Weyers Lindsay Hayward, LPA Jim Kisel, LPA Dave Young, PlanNet Consulting	All Present Phil Davis Anna Beth Fishman Valentin Flores Mario Guerra Tammy Loven Karina Madariaga Pam Martinez Gregg Stapp Elizabeth Trombley Anne Ullstrom	

ACTION	ITEM NO.	DUE DATE
INFO	4.01	The focus of this meeting was to review middle and high school planning concepts and draft master plans for each middle school and high school campus as well as review the findings from the District-wide technology

February 24, 2014


Page 2 of 4


MEETING MINUTES NO. 4
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

ACTION	ITEM NO.	DUE DATE
		assessment performed by PlanNet Consulting.
INFO	4.02	For planning purposes, the following loading standards were used to determine classroom quantities. 6 th – 8 th Grade: 34 students per classroom 9 th – 12 th Grade: 34 students per classroom
INFO	4.03	For planning purposes, the projected enrollment numbers were used for the 2020-2021 school year, provided by Jack Schreder & Associates.
INFO	4.04	The following middle school planning assumptions used in creating the draft master plans were: <ul style="list-style-type: none"> • Space for each of the following electives would be included at each site: <ul style="list-style-type: none"> ○ Drama ○ Band/Choral ○ Art / Digital Graphics ○ Yearbook / Journalism ○ Culinary / Home Economics ○ Project-Lead-the-Way ○ Foreign Language (960 square foot classroom) • A Resource Specialist Program (RSP) would be included per grade at each site. • A Special Day Class (SDC) classroom would be included per grade at each site. • Two Computer Labs will be included at each site. • On campuses with 4th and 5th grades, a Design Lab would be included for science/art activities. • Special Education and any site specific programs would be maintained. These programs include, but are not limited to: Title I/ELD, AVID, Deaf and Hard of Hearing (DHH). • A Faculty Workroom and Faculty Lounge, each 960 square feet, would be included at each site.
LPA	4.05	Feedback on the middle school draft master plans was as follows: <ul style="list-style-type: none"> • General <ul style="list-style-type: none"> • Need a Technology/TV Broadcasting Studio Classroom or Lab that is separate from Project-Lead-the-Way • If a new gymnasium is provided, it is acceptable to lose the Fitness Activity Room in order to expand the locker rooms • RSP and SDC classrooms should be embedded throughout the campus, not centralized. • Doty Middle School <ul style="list-style-type: none"> • Drop-off in the new parking lot, closest to E. Florence Avenue, may not be possible given the need to maintain 200'-0" from the street to a driveway. • Sussman Middle School <ul style="list-style-type: none"> • Would like to fix the interior and exterior of the campus.
INFO	4.06	Given the amount of work recently constructed and/or under construction at the two comprehensive high schools, the following opportunities were considered when creating the draft master plans: <ul style="list-style-type: none"> • Program Opportunities <ul style="list-style-type: none"> ○ Enhance technology and wireless access

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #4: FEBRUARY 10, 2014

 MEETING MINUTES NO. 4 DOWNEY UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN COMMITTEE LPA PROJECT NO. 13144.10			February 24, 2014
			Page 3 of 4
ACTION	ITEM NO.		DUE DATE
		<ul style="list-style-type: none"> o Replace portables with permanent construction o Address undersized spaces o Theaters • Site Enhancements <ul style="list-style-type: none"> o Add shade/lunch shelters o Enhance quad and learning court spaces o Enhance physical education and athletic facilities (Locker Room renovations are already planned at Downey HS and Warren HS) 	
INFO	4.07	Due to the complexity of a typical high school program, individual programs were developed for each high school. This program directly ties to the graduation requirements of the Downey Unified School District (220 units), and takes into consideration the entry requirements of the CSU and UC systems. Each High School's program was shared to illustrate how the number of classrooms required is calculated.	
INFO	4.08	Draft master plans were presented for each high school campus, with two options for Warren High School. Feedback on the drafts was as follows: <ul style="list-style-type: none"> • Downey High School <ul style="list-style-type: none"> • The SELACO building on campus has a 40 year lease; they are currently ten years into the lease currently. Two rooms in this building are currently used for Downey High School. • There are three old oak trees adjacent to the original 1860 building on campus that should be maintained. • The fire lane planned through the campus should be maintained in any master plan proposal. • Given the choice between a new theater or a new Library/Student Union/ASB building, the Library/Student Union building is the priority. • Warren High School <ul style="list-style-type: none"> • Prefer Option Two, with a theater building north of the library, rather than east, as a starting point. • Would like a more ceremonial drop-off for Option Two. • A Parent/Community Center is desired near the administration building. • Need additional field space; consider lighting the existing baseball and softball fields to double the use. • Columbus High School <ul style="list-style-type: none"> • Like the idea of separating the Columbus campus from the Adult School campus, with joint functions in the middle. 	
INFO	4.09	Dave Young from PlanNet Consulting presented an overview of their scope of work. Included in their scope was an evaluation of the following: <ul style="list-style-type: none"> • Phone/Network Platform • Core Switching Equipment • Intra-campus Fiber • MDF/IDF PlanNet walked three elementary schools, one middle school, one comprehensive high school, and the Columbus/Adult School campus to get an understanding of the overall District needs. Their initial findings from these campus surveys were as follows: <ul style="list-style-type: none"> • Ensure cooling/ventilation of all IT spaces • Ensure grounding of all electrical components 	

 MEETING MINUTES NO. 4 DOWNEY UNIFIED SCHOOL DISTRICT FACILITIES MASTER PLAN COMMITTEE LPA PROJECT NO. 13144.10			February 24, 2014
			Page 4 of 4
ACTION	ITEM NO.		DUE DATE
		<ul style="list-style-type: none"> • Address undersized spaces • Ensure IT spaces are dedicated use only • Upgrade phone system to current standard • Upgrade paging/bell system to integrate with communications • Develop Wi-Fi for ubiquitous coverage/density • Add UPS power to all IT spaces • Continue project to develop high-capacity pathways 	
INFO	4.10	Next Meeting: March 31, 2014 5:30 – 7:30 PM	
Submitted by:	Lindsay Hayward, LPA, Inc.		
Attachment:	Sign-in Sheet – 1 page		

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #5: MARCH 31, 2014

5161 California Avenue, Suite 100, Irvine, California 92617

p. 949.261.1001 f. 949.260.1190
w. lpainc.com e. lpa@lpainc.com

April 14, 2014

MEETING MINUTES NO. 5
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

DATE: Monday, March 31, 2014
TIME: 5:30-7:30pm
PLACE: District Office

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION	CONSULTANTS (as indicated)
Marjan Abudo Roger Brossmer Calvin Davis Naomi Frontela John A. Garcia Beth Gendreau Tom Houts Karina Madariaga Pam Martinez Ray Mesler Alyda Mir Jim Mogan Lorraine Neal Nancy Nien Brent Shubin Jim Tallo Roman Torres Anne Ullstrom Joe Webster Buck Weinfurter Mary Weyers Lindsay Hayward, LPA Jim Kisel, LPA	All Present Tori Arnau Michael Berdelis Kayla Casas Anna Beth Fishman Valentin Flores Mario Guerra Leslie Jones Tammy Loven Chris Nezzar John Oskoui Gregg Stapp Elizabeth Trombley	

DISCUSSION ITEMS

ACTION	ITEM NO.	DUE DATE
INFO	5.01	Dr. Garcia opened the meeting and thanked everyone for their dedication, commitment, and input throughout the Facilities Master Plan process.
INFO	5.02	The focus of the meeting was to recap the Facilities Master Plan process, define the scope categories used during the cost estimating process, review the total program cost as well as prioritize scope as a committee.
INFO	5.03	The following (15) scope of work categories were presented to the committee: 1. Modernize and Reconfigure Existing Kindergarten, Classroom and Lab Buildings

April 14, 2014
Page 2 of 3

MEETING MINUTES NO. 5
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

ACTION	ITEM NO.	DUE DATE
	2. Existing Building Systems and Toilets 3. Site Utilities 4a. New Construction – Kindergarten 4b. New Construction – Classrooms 4c. New Construction – Early Intervention Classrooms 5. Design Lab, Science and Career Tech Education 6. Performing Arts Improvements 7. Multi-purpose / Food Service Improvements 8. Physical Education Improvements 9. Administration & Staff Support 10. Student Collaboration & Student Support Services (includes Libraries and Student Unions) 11. Safety and Security 12. Outdoor Learning Quads 13. Exterior Play Spaces, Playfields, and Hardcourts 14. 21 st Century Learning Classroom Flexibility 15. Technology Infrastructure	
INFO	5.04	Following the Town Hall meeting process, each school site was asked to list their top three priorities at their site. The following priority themes were common among many sites: <ul style="list-style-type: none"> • Modernize existing classrooms (Scope Category 1) • Additional restrooms (Scope Category 2) • New Kindergarten classrooms and play space (Scope Category 4a) • Replace portables with permanent classrooms (Scope Category 4b) • Upgrade elective classrooms and support spaces (Scope Category 5) • Lunch Shelters (Scope Category 7) • Adequate locker facilities for the size of student body (Scope Category 8) • New gymnasiums at the middle schools (Scope Category 8) • New pool at Warren High School (Scope Category 8) • Enlarged/updated office (Scope Category 9) • New Library (Scope Category 10) • Improved/increased parking and student drop-off areas (Scope Category 11) • Improvements to hardcourts and fields (Scope Category 12) • Additional hardcourts and fields at the high schools (Scope Category 12) • Upgrade classroom technology and Wi-Fi access (Scope Category 15)
INFO	5.05	The total program costs were presented for each school campus. These costs identified all the scope illustrated on the master plan diagrams, not including the future Multi-purpose Room scope at the elementary school sites. The total program cost for all the campuses was \$469,437,000 in 2014 dollars (ie. does not include escalation).
INFO	5.06	Each FMP Committee member was given an envelope containing stars and dots for voting purposes. The committee was asked to vote in the following three ways: <ul style="list-style-type: none"> • By School Site • By Scope Categories District-wide • By Scope Categories on each school campus

6.2

APPENDIX FACILITIES MASTER PLAN COMMITTEE MEETING MINUTES

MEETING #5: MARCH 31, 2014



MEETING MINUTES NO. 5
DOWNEY UNIFIED SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO. 13144.10

April 14, 2014

Page 3 of 3

ACTION	ITEM NO.	DUE DATE
--------	----------	----------

INFO	5.07	Following the voting period, the following comments were brought up as part of a group discussion: <ul style="list-style-type: none"> • There appeared to be consensus among the voting that the middle schools had the greatest needs. • Price Elementary, Rio Hondo Elementary and Williams Elementary have a lot of portables. • The elementary schools listed above have the highest attendance numbers and therefore take a lot of abuse. • It was noted that Gallatin Elementary is old and outdated and has poor exterior lighting.
------	------	--

INFO	5.08	Next Steps: Board Meeting to present the Draft Facilities Master Plan April 22, 2014
------	------	--

Submitted by: Lindsay Hayward, LPA, Inc.

Attachment: Sign-in Sheet – 1 page



6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

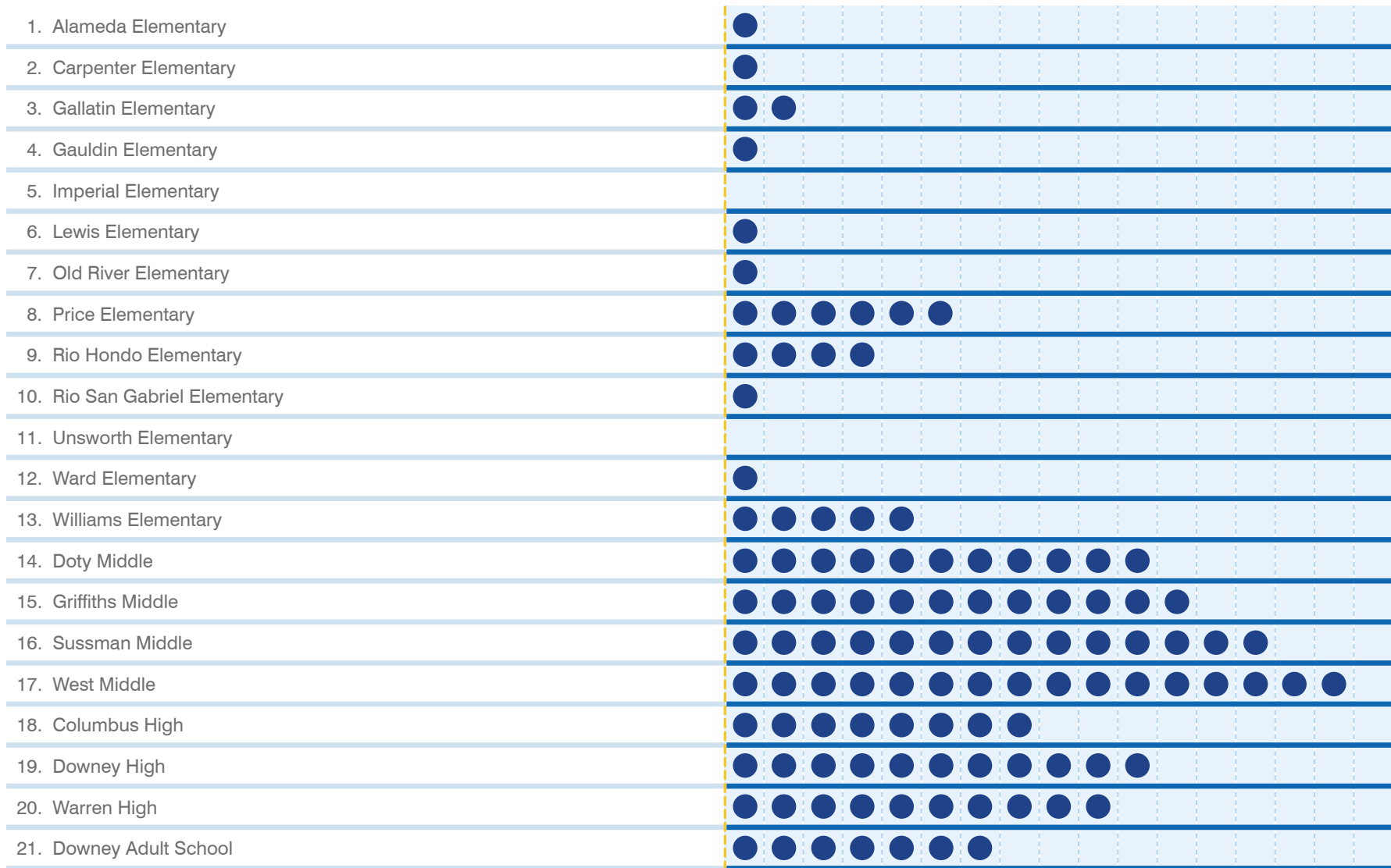
MASTER PLAN SCOPES OF WORK

1. Modernize & Reconfigure Existing Kindergarten and Classroom Buildings	● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ● ●
3. Site Utilities	● ● ● ● ● ● ●
4a. New Construction - Kindergarten	● ●
4b. New Construction - Classrooms	● ● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
6. Performing Arts Improvements	● ● ● ● ● ● ●
7. Multipurpose / Food Service Improvements	● ●
8. Physical Education Improvements	● ● ● ● ● ● ●
9. Administration & Staff Support	● ● ● ● ●
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	● ● ● ● ●
15. Technology Infrastructure	● ● ● ● ● ● ● ● ● ●

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

SCHOOL SITES



6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

ALAMEDA ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ● ● ● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ●
3. Site Utilities	● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

CARPENTER ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ●
3. Site Utilities	● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	●
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

GALLATIN ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ●
3. Site Utilities	● ● ● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ● ● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	● ●
15. Technology Infrastructure	●
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

GAULDIN ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ●
3. Site Utilities	● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	● ● ● ● ●
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

IMPERIAL ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ●
3. Site Utilities	● ● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	●
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

LEWIS ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ● ● ●
3. Site Utilities	● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ● ● ● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	● ●
11. Safety & Security	● ● ● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

OLD RIVER ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	
2. Existing Building Systems & Toilets	
3. Site Utilities	
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	●
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

PRICE ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ●
3. Site Utilities	● ● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	●
10. Student Collaboration & Student Support Services	●
11. Safety & Security	● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	●
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	● ● ● ● ● ●
15. Technology Infrastructure	●
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

RIO HONDO ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ● ● ●
3. Site Utilities	● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	●
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

RIO SAN GABRIEL ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ●
3. Site Utilities	● ● ●
4a. New Construction - Kindergarten	● ●
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

UNSWORTH ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ●
3. Site Utilities	● ●
4a. New Construction - Kindergarten	●
4b. New Construction - Classrooms	●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

WARD ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ●
2. Existing Building Systems & Toilets	● ● ● ● ●
3. Site Utilities	● ● ● ● ● ● ● ● ●
4a. New Construction - Kindergarten	● ● ● ●
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	●
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

WILLIAMS ELEMENTARY SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ●
2. Existing Building Systems & Toilets	● ● ● ●
3. Site Utilities	● ● ●
4a. New Construction - Kindergarten	● ● ●
4b. New Construction - Classrooms	● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ●
12. Outdoor Learning Quads	●
13. Exterior Play Spaces, Playfields & Hardcourts	● ●
14. 21 st Century Learning Classroom Flexibility	●
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

GRIFFITHS MIDDLE SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	●
2. Existing Building Systems & Toilets	● ● ● ● ● ●
3. Site Utilities	● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ● ● ● ● ●
6. Performing Arts Improvements	● ● ● ● ●
7. Multipurpose / Food Service Improvements	●
8. Physical Education Improvements	● ● ● ● ● ● ● ● ● ● ●
9. Administration & Staff Support	
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ● ●
14. 21 st Century Learning Classroom Flexibility	●
15. Technology Infrastructure	● ● ● ● ● ● ● ● ● ●
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

SUSSMAN MIDDLE SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ● ● ● ● ●
3. Site Utilities	● ● ● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ● ● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
6. Performing Arts Improvements	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
9. Administration & Staff Support	● ●
10. Student Collaboration & Student Support Services	
11. Safety & Security	● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	●
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ●
14. 21 st Century Learning Classroom Flexibility	● ●
15. Technology Infrastructure	● ● ● ● ● ● ● ● ●
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

WEST MIDDLE SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ●
3. Site Utilities	● ● ● ● ● ● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ● ● ● ● ● ●
6. Performing Arts Improvements	● ● ● ● ● ● ● ●
7. Multipurpose / Food Service Improvements	●
8. Physical Education Improvements	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
9. Administration & Staff Support	● ● ● ● ● ● ● ●
10. Student Collaboration & Student Support Services	●
11. Safety & Security	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	●
13. Exterior Play Spaces, Playfields & Hardcourts	● ● ●
14. 21 st Century Learning Classroom Flexibility	●
15. Technology Infrastructure	● ● ● ● ● ● ● ● ● ● ● ●
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

COLUMBUS HIGH SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ● ● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ● ● ● ● ● ● ●
3. Site Utilities	● ● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	●
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ● ●
6. Performing Arts Improvements	
7. Multipurpose / Food Service Improvements	
8. Physical Education Improvements	●
9. Administration & Staff Support	●
10. Student Collaboration & Student Support Services	● ●
11. Safety & Security	● ● ● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	●
14. 21 st Century Learning Classroom Flexibility	
15. Technology Infrastructure	
TOTAL Construction / Project Cost (2014\$)	

6.3

APPENDIX FACILITIES MASTER PLAN COMMITTEE PRIORITIES

WARREN HIGH SCHOOL

CATEGORY / PROGRAM DESCRIPTION	DISTRICT & COMMUNITY PRIORITIZATION
1. Modernize & Reconfigure: Existing Kinder and CR Bldgs.	● ●
2. Existing Building Systems & Toilets	● ● ● ● ● ● ● ● ● ●
3. Site Utilities	● ●
4a. New Construction - Kindergarten	
4b. New Construction - Classrooms	
4c. New Construction - Early Intervention Classrooms	
5. Design Lab, Science, and Career Tech Education	● ● ● ●
6. Performing Arts Improvements	● ● ● ● ● ● ● ● ● ● ● ● ● ●
7. Multipurpose / Food Service Improvements	●
8. Physical Education Improvements	● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
9. Administration & Staff Support	●
10. Student Collaboration & Student Support Services	●
11. Safety & Security	● ● ● ● ● ● ● ● ● ●
12. Outdoor Learning Quads	
13. Exterior Play Spaces, Playfields & Hardcourts	● ●
14. 21 st Century Learning Classroom Flexibility	●
15. Technology Infrastructure	● ● ● ● ● ● ●
TOTAL Construction / Project Cost (2014\$)	

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

TOTAL CAMPUSES COMBINED

Downey Unified School District
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$)

Campus	Subtotal Project Cost (2014\$)	Total Project Cost (2014\$)
A Elementary Schools		\$214,204,000
1 Alameda Elementary School	\$15,718,000	
2 Carpenter Elementary School	\$14,394,000	
3 Gallatin School of the Arts	\$22,991,000	
4 Gauldin Elementary School	\$17,383,000	
5 Imperial Elementary School	\$18,241,000	
6 Lewis Elementary School	\$10,444,000	
7 Old River Elementary School	\$3,671,000	
8 Price Elementary School	\$24,291,000	
9 Rio Hondo Elementary School	\$21,756,000	
10 Rio San Gabriel Elementary School	\$22,026,000	
11 Unsworth Elementary School	\$10,316,000	
12 Ward Elementary School	\$9,114,000	
13 Williams Elementary School	\$23,859,000	
B Middle Schools		\$168,334,000
14 Doty Middle School	\$41,765,000	
15 Griffiths Middle School	\$41,943,000	
16 Sussman Middle School	\$38,551,000	
17 West Middle School	\$46,075,000	
C High Schools		\$78,101,000
18 Columbus High School	\$8,116,000	
19 Downey High School	\$29,992,000	
20 Warren High School	\$39,993,000	
D Specialized Programs		\$10,681,000
21 Downey Adult School	\$4,638,000	
22 Pace School	\$6,043,000	
Total Construction/Project Cost (2014\$)		\$471,320,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings			
1a Replacement or repair of roofs		\$ 336,000	\$ 447,000
1a.2 Repair roofs	\$ 336,000		
1b Replacement or repair of walls		\$ 3,555,000	\$ 4,728,000
1b.1 Replace walls	\$ 1,981,000		
1b.2 Repair walls	\$ 1,574,000		
1c Replacement or repair of windows		\$ 11,266,000	\$ 14,983,000
1c.1 Replace windows	\$ 11,266,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)		\$ 1,242,000	\$ 1,652,000
1d.1 Replace doors & hardware	\$ 672,000		
1d.2 Repair doors & hardware	\$ 570,000		
1e Replacement or repair of floors		\$ 2,058,000	\$ 2,737,000
1e.1 Replace floors	\$ 720,000		
1e.2 Repair floors	\$ 1,338,000		
1f Replacement or repair of ceilings		\$ 2,368,000	\$ 3,149,000
1f.1 Replace ceilings	\$ 1,348,000		
1f.2 Repair ceilings	\$ 1,020,000		
1g Patch & Paint Interior/Exterior		\$ 2,233,000	\$ 2,970,000
1g.1 Patch & paint interior	\$ 721,000		
1g.2 Patch & paint exterior	\$ 1,512,000		
2 Existing Building Systems & Toilets			
2a HVAC system upgrades	\$ 14,037,000	\$ 14,037,000	\$ 18,669,000
2b Lighting upgrades - new interior lighting & controls	\$ 4,415,000	\$ 4,415,000	\$ 5,872,000
2c Electrical upgrades		\$ 1,342,000	\$ 1,785,000
2c.1 Upgrade electrical wiring & increase electrical outlets	\$ 1,342,000		
2d Plumbing system upgrades	\$ 6,555,000	\$ 6,555,000	\$ 8,718,000
2e Replace aging plumbing, upgrade and/or expand restroom facilities		\$ 2,656,000	\$ 3,532,000
2e.1 Modernize Existing Restroom	\$ 2,345,000		
2e.3 New Restroom	\$ 301,000		
2f Energy-efficient building systems and controls (EMS system, per sf of Bldg)	\$ 321,000	\$ 321,000	\$ 427,000
3 Site Utilities			
(For entire campus and site)			
3c Updated water service lines	\$ 5,309,000	\$ 5,309,000	\$ 7,060,000

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
4 New Construction Classrooms			
4a New Construction - Kindergarten		\$ 12,739,000	\$ 16,943,000
4a.2 New Kindergarten Building	\$ 11,641,000		
4a.4 Kindergarten Sitework & Site Imprvmts	\$ 1,098,000		
4b New Construction - Classrooms	\$ 84,815,000		\$ 112,804,000
4b.1 Remove Portable Classrooms	\$ 1,728,000		
4b.2 Relocate Portable Classrooms	\$ 352,000		
4b.4 New Elementary Classroom Building (1-story)	\$ 5,676,000		
4b.5 New Elementary Classroom Building (2-story)	\$ 51,203,000		
4b.6 New Middle School Classroom Building (1-story)	\$ 2,592,000		
4b.7 New Middle School Classroom Building (2-story)	\$ 13,961,000		
4b.9 New High school Classroom Building (2-story)	\$ 5,594,000		
4b.10 Sitework & Site Improvements	\$ 3,709,000		
4c New Construction - Early Intervention Classrooms	\$ 9,068,000		\$ 12,061,000
4c.1 Remove Portable Classrooms	\$ 104,000		
4c.4 New Classroom Building - Early Intervention	\$ 8,208,000		
4c.5 Sitework & Site Improvements	\$ 756,000		
5 Design Lab, Science, and Career Tech Education			
5a Design and Science Lab Classrooms	\$ 24,213,000		\$ 32,203,000
5a.1 Remove Portable Classrooms	\$ 16,000		
5a.4 Modernize Science Classroom Building	\$ -		
5a.5 Reconfigure Science Classroom Building	\$ 2,403,000		
5a.6 New Science Classroom Building	\$ 20,783,000		
5a.7 Sitework & Site Improvements	\$ 1,011,000		
5b Middle School Electives	\$ 3,730,000		\$ 4,960,000
5b.3 Modernize Middle School Electives Classrooms*	\$ 726,000		
5b.4 Reconfigure Middle School Electives Classrooms	\$ 1,201,000		
5b.6 New Middle School Electives Classroom Building	\$ 1,648,000		
5b.7 Sitework & Site Improvements	\$ 155,000		
5c High School Electives	\$ 12,484,000		\$ 16,604,000
5c.3 Modernize High School Electives Classrooms*	\$ 2,767,000		
5c.4 Reconfigure High School Electives Classrooms	\$ 703,000		
5c.6 New High School Electives Classroom Building	\$ 8,487,000		
5c.7 Sitework & Site Improvements	\$ 527,000		
6 Performing Arts Improvements			
6b Music/Drama/Dance/Support Space	\$ 7,943,000		\$ 10,563,000
6b.2 Modernize Drama/Music/Dance	\$ 808,000		
6b.3 Reconfigure Drama/Music/Dance	\$ 1,113,000		
6b.4 New Drama/Music/Dance	\$ 5,560,000		
6b.8 Sitework & Site Improvements	\$ 462,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
7 Multipurpose/Food Service Improvements			
7a Elementary/Middle School multipurpose rooms	\$ 2,631,000		\$ 3,499,000
7a.2 Modernize Multipurpose Room	\$ 2,631,000		
7b High School Cafeteria	\$ 242,000		\$ 322,000
7b.2 Modernize High School Cafeteria	\$ 242,000		
7c Food service areas	\$ 2,458,000		\$ 3,269,000
7c.2 Modernize Food Service	\$ 1,662,000		
7c.5 New Kitchen Equipment	\$ 592,000		
7c.6 New Trash Enclosure	\$ 204,000		
7d New Lunch Shelters	\$ 8,100,000		\$ 10,772,000
7e Service Yard Screen Wall	\$ 17,000		\$ 23,000
8 Physical Education Improvements			
8a New Gym and Lobby/Concessions	\$ 19,757,000		\$ 26,277,000
8a.2 Modernize Gymnasium	\$ 1,902,000		
8a.4 New Gymnasium	\$ 16,363,000		
8a.5 Sitework & Site Improvements	\$ 1,492,000		
8b Middle School/High School Shower/Locker Rooms	\$ 8,025,000		\$ 10,673,000
8b.3 Reconfigure Shower/Locker Rooms	\$ 4,391,000		
8b.4 New MS/HS Shower/Locker Rooms	\$ 3,364,000		
8b.5 Sitework & Site Improvements	\$ 270,000		
8c Middle School/High School Fitness/Aerobics Labs	\$ 2,340,000		\$ 3,112,000
8c.2 Modernize Fitness/Aerobics Labs	\$ 498,000		
8c.4 New Fitness/Aerobics Labs	\$ 1,687,000		
8c.5 Sitework & Site Improvements	\$ 155,000		
8d High School Weight Room	\$ 123,000		\$ 164,000
8d.3 Reconfigure Weight Room	\$ 123,000		
9 Administration & Staff Support			
9a Expanded, reorganized or relocated administration spaces	\$ 9,067,000		\$ 12,060,000
9a.2 Modernize Administration	\$ 453,000		
9a.3 Reconfigure Administration	\$ 3,291,000		
9a.4 New Administration	\$ 4,859,000		
9a.5 Sitework & Site Improvements	\$ 464,000		
9b Staff Collaboration/Work Rooms	\$ 3,563,000		\$ 4,739,000
9b.1 Demolish Existing Buildings	\$ -		
9b.2 Modernize Staff Collaboration/Work Rooms	\$ 672,000		
9b.3 Reconfigure Staff Collaboration/Work Rooms	\$ 1,033,000		
9b.4 New Staff Collaboration/Work Rooms	\$ 1,696,000		
9b.5 Sitework & Site Improvements	\$ 162,000		
9c Parent Resource Center	\$ 118,000		\$ 157,000
9c.2 Modernize Parent Resource Center	\$ 118,000		
9d M&O / Warehouse / Support Facilities	\$ 428,000		\$ 569,000
9d.2 Modernize M&O / Warehouse / Support	\$ 428,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
10 Student Collaboration & Student Support Services			
10a Elementary School Library/Media Center		\$ 9,623,000	\$ 12,713,000
10a.2 New Library/Media Center Building	\$ 6,853,000		
10a.3 Modernize Library/Media Center Building	\$ 633,000		
10a.4 Reconfigure Library/Media Center Building	\$ 1,437,000		
10a.5 Sitework & Site Improvements	\$ 636,000		
10d Learning Center		\$ 2,901,000	\$ 3,858,000
10d.2 New Learning Center	\$ 611,000		
10d.3 Modernize Learning Center	\$ 1,020,000		
10d.4 Reconfigure Learning Center	\$ 1,213,000		
10d.5 Sitework & Site Improvements	\$ 57,000		
10e Student Collaboration Lab		\$ -	\$ -
10e.3 Student Collaboration Lab, modernize	\$ -		
11 Safety & Security			
11b Safety improvements to and/or new parent/bus drop-off areas and parking		\$ 10,191,000	\$ 13,654,000
11b.1 New Parking Lot	\$ 6,188,000		
11b.3 Entry Plaza	\$ 650,000		
11b.4 Landscape Enhancement	\$ 465,000		
11b.5 New Drop-off Area/Bus Loop	\$ 1,262,000		
11b.9 Repair existing Parking Lot	\$ 548,000		
11b.10 Slurry Coat & Stripe Existing Paving	\$ 993,000		
11c Covered Walkway	\$ 3,365,000	\$ 3,365,000	\$ 4,477,000
11d Exterior lighting to ensure student safety	\$ 260,000	\$ 260,000	\$ 346,000
11e Safety locks at classroom doors	\$ 216,000	\$ 216,000	\$ 287,000
11f Signage for emergency response and wayfinding	\$ 493,000	\$ 493,000	\$ 656,000
11g Marquee Sign	\$ 144,000	\$ 144,000	\$ 192,000
11h Fencing with controlled campus entrances		\$ 5,690,000	\$ 7,593,000
11h.1 Chain Link Perimeter Fencing	\$ 54,000		
11h.2 Decorative Metal Fencing & Gates	\$ 4,377,000		
11h.3 Rolling Decorative Metal Gate	\$ 1,240,000		
11h.4 Rolling Chain Link Gate	\$ 19,000		
11l Security cameras and other security systems	\$ 1,284,000	\$ 1,284,000	\$ 1,708,000
12 Outdoor Learning Quads			
12a Main Student Quad		\$ 4,255,500	\$ 5,660,000
12a.2 New Main Student Quad	\$ 4,255,500		
12b Learning Courts		\$ 716,000	\$ 952,000
12b.2 New Learning Court	\$ 716,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts			
13a Kindergarten Play Yard		\$ 2,344,000	\$ 3,118,000
13a.1 New Play Pad Surface	\$ 714,000		
13a.2 Kindergarten Play Apparatus	\$ 729,000		
13a.6 New Hardcourts	\$ 544,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	\$ 90,000		
13a.8 Perimeter CMU wall - 8' high	\$ 267,000		
13b PE Play Yard & Hardcourts		\$ 9,497,000	\$ 12,631,000
13b.1 New Play Pad Surface	\$ 1,588,000		
13b.2 Elementary Play Apparatus	\$ 470,000		
13b.3 Relocate Elementary Play Apparatus	\$ 130,000		
13b.5 Resurface & Repair Hardcourts	\$ 83,000		
13b.6 New Hardcourts	\$ 5,648,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	\$ 1,100,000		
13b.8 Basketball Court/Sports Equipment	\$ 394,000		
13b.9 Ball Walls	\$ 84,000		
13c Playfields		\$ 7,433,000	\$ 9,885,000
13c.1 Repair Playfields	\$ 6,041,000		
13c.2 New natural grass turf area	\$ 1,392,000		
13i Synthetic Playfield	\$ 908,000	\$ 908,000	\$ 1,208,000
13k Reconstruct Pool 25yd x 33 meter	\$ 4,455,000	\$ 4,455,000	\$ 5,925,000
14 21st Century Learning Classroom Flexibility			
14a Flexible furniture (Per Classroom, Direct Cost)	\$ 5,680,000	\$ 5,680,000	\$ 5,680,000
15 Technology Infrastructure			
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	\$ 3,704,000	\$ 3,704,000	\$ 3,704,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	\$ 3,869,000	\$ 3,869,000	\$ 3,869,000
15c MDF and IDF data rooms with environmental control (direct cost only)	\$ 841,000	\$ 841,000	\$ 841,000
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	\$ 4,089,000	\$ 4,089,000	\$ 4,089,000
Total Construction/Project Cost (2014\$)		\$ 358,858,500	\$ 471,320,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

ALAMEDA ELEMENTARY

Downey Unified School District
Alameda Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Alameda Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
				\$	1,509,000	\$ 2,007,000
1a Replacement or repair of roofs						
1a.2 Repair roofs	27,740	sf	\$ 12.10	\$ 336,000		
1b Replacement or repair of walls						
1b.1 Replace walls	7,200	sf	\$ 29.70	\$ 214,000		
1b.2 Repair walls	5,460	sf	\$ 4.70	\$ 26,000		
1c Replacement or repair of windows						
1c.1 Replace windows	27,740	sf	\$ 13.50	\$ 374,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	7,200	sf	\$ 10.10	\$ 73,000		
1d.2 Repair doors & hardware	5,460	sf	\$ 1.70	\$ 9,000		
1e Replacement or repair of floors						
1e.1 Replace floors	7,200	sf	\$ 10.80	\$ 78,000		
1e.2 Repair floors	5,460	sf	\$ 4.00	\$ 22,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	7,200	sf	\$ 20.20	\$ 145,000		
1f.2 Repair ceilings	5,460	sf	\$ 3.05	\$ 17,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	12,660	sf	\$ 1.80	\$ 23,000		
1g.2 Patch & paint exterior	56,540	sf	\$ 3.40	\$ 192,000		
				\$	831,000	\$ 1,105,000
2 Existing Building Systems & Toilets						
2a HVAC system upgrades	12,660	sf	\$ 22.00	\$ 279,000		
2b Lighting upgrades - new interior lighting & controls	12,660	sf	\$ 11.00	\$ 139,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	12,660	sf	\$ 3.35	\$ 42,000		
2d Plumbing system upgrades	12,660	sf	\$ 8.00	\$ 101,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,100	sf	\$ 63.00	\$ 69,000		
2e.3 New Restroom	480	sf	\$ 418.00	\$ 201,000		
				\$	195,000	\$ 259,000
3 Site Utilities						
(For entire campus and site)						
3c Updated water service lines	371,200	sf	\$ 0.53	\$ 195,000		
4 New Construction Classrooms						
				\$	4,530,000	\$ 6,025,000
4c New Construction - Early Intervention Classrooms						
4c.1 Remove Portable Classrooms	6	ea	\$ 8,000.00	\$ 48,000		
4c.4 New Classroom Building - Early Intervention	13,500	sf	\$ 304.00	\$ 4,104,000		
4c.5 Sitework & Site Improvements	13,500	sf	\$ 28.00	\$ 378,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Alameda Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Alameda Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education						
Not anticipated				\$	-	\$ -
6 Performing Arts Improvements						
Not anticipated				\$	-	\$ -
7 Multipurpose/Food Service Improvements						
				\$	691,000	\$ 919,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	5,375	sf	\$ 37.00	\$ 199,000		
7c Food service areas						
7c.2 Modernize Food Service	1,500	sf	\$ 66.00	\$ 99,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 23.50	\$ 35,000		
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
Not anticipated				\$	-	\$ -
9 Administration & Staff Support						
				\$	483,000	\$ 642,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	3,300	sf	\$ 88.00	\$ 290,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,875	sf	\$ 88.00	\$ 165,000		
9c Parent Resource Center						
9c.2 Modernize Parent Resource Center	625	sf	\$ 44.00	\$ 28,000		
10 Student Collaboration & Student Support Services						
				\$	410,000	\$ 545,000
10a Elementary School Library/Media Center						
10a.4 Reconfigure Library/Media Center Building	2,625	sf	\$ 91.50	\$ 240,000		
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security						
				\$	1,117,000	\$ 1,486,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	22,800	sf	\$ 12.00	\$ 274,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	11,200	sf	\$ 13.00	\$ 146,000		
11b.10 Slurry Coat & Stripe Existing Paving	33,800	sf	\$ 2.00	\$ 68,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	42	ea	\$ 337.00	\$ 14,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Alameda Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Alameda Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,240	lf	\$ 189.00	\$ 234,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11l Security cameras and other security systems	56,540	sf	\$ 1.60	\$ 90,000		
12 Outdoor Learning Quads				\$ 113,000		\$ 150,000
12a Main Student Quad						
12a.2 New Main Student Quad	6,300	sf	\$ 18.00	\$ 113,000		
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 993,000		\$ 1,321,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,250	sf	\$ 24.00	\$ 54,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	25,000	sf	\$ 9.00	\$ 225,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	2,500	sf	\$ 2.00	\$ 5,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	5,400	sf	\$ 24.00	\$ 130,000		
13b.2 Elementary Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13b.6 New Hardcourts	35,000	sf	\$ 9.00	\$ 315,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 28,000.00	\$ 28,000		
13b.9 Ball Walls	2	ea	\$ 7,000.00	\$ 14,000		
13c Playfields						
13c.1 Repair Playfields	63,800	sf	\$ 2.00	\$ 128,000		
14 21st Century Learning Classroom Flexibility				\$ 420,000		\$ 420,000
14a Flexible furniture (Per Classroom, Direct Cost)	42	ea	\$ 10,000.00	\$ 420,000		
15 Technology Infrastructure				\$ 839,000		\$ 839,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	56,540	sf	\$ 4.43	\$ 250,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	56,540	sf	\$ 4.43	\$ 250,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	42	ea	\$ 7,500.00	\$ 315,000		
Total Construction/Project Cost (2014\$)				\$ 12,131,000		\$15,718,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

CARPENTER ELEMENTARY

Downey Unified School District
Carpenter Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Carpenter Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls					\$ 664,000	\$ 883,000
1b.2 Repair walls	13,830	sf	\$ 4.70	\$ 65,000		
1c Replacement or repair of windows					\$ 406,000	
1c.1 Replace windows	30,050	sf	\$ 13.50	\$ 406,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)					\$ 24,000	
1d.2 Repair doors & hardware	13,830	sf	\$ 1.70	\$ 24,000		
1e Replacement or repair of floors					\$ 55,000	
1e.2 Repair floors	13,830	sf	\$ 4.00	\$ 55,000		
1f Replacement or repair of ceilings					\$ 42,000	
1f.2 Repair ceilings	13,830	sf	\$ 3.05	\$ 42,000		
1g Patch & Paint Interior/Exterior					\$ 25,000	
1g.1 Patch & paint interior	13,830	sf	\$ 1.80	\$ 25,000		
1g.2 Patch & paint exterior	13,830	sf	\$ 3.40	\$ 47,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades	30,050	sf	\$ 22.00	\$ 661,000	\$ 1,267,000	\$ 1,685,000
2b Lighting upgrades - new interior lighting & controls	13,830	sf	\$ 11.00	\$ 152,000		
2c Electrical upgrades					\$ 46,000	
2c.1 Upgrade electrical wiring & increase electrical outlets	13,830	sf	\$ 3.35	\$ 46,000		
2d Plumbing system upgrades	30,050	sf	\$ 8.00	\$ 240,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities					\$ 168,000	
2e.1 Modernize Existing Restroom	2,660	sf	\$ 63.00	\$ 168,000		
3 Site Utilities						
(For entire campus and site)					\$ 202,000	\$ 269,000
3c Updated water service lines	384,400	sf	\$ 0.53	\$ 202,000		
4 New Construction Classrooms						
4b New Construction - Classrooms					\$ 3,681,000	\$ 4,896,000
4b.1 Remove Portable Classrooms	12	ea	\$ 8,000.00	\$ 96,000		
4b.4 New Elementary Classroom Building (1-story)	10,800	sf	\$ 304.00	\$ 3,283,000		
4b.10 Sitework & Site Improvements	10,800	sf	\$ 28.00	\$ 302,000		
5 Design Lab, Science, and Career Tech Education						
5a Design and Science Lab Classrooms					\$ 704,000	\$ 936,000
5a.6 New Science Classroom Building	1,920	sf	\$ 338.30	\$ 650,000		
5a.7 Sitework & Site Improvements	1,920	sf	\$ 28.00	\$ 54,000		
6 Performing Arts Improvements						
Not anticipated					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Carpenter Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Carpenter Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
7 Multipurpose/Food Service Improvements						
7a Elementary/Middle School multipurpose rooms					\$ 625,000	\$ 831,000
7a.2 Modernize Multipurpose Room	4,500	sf	\$ 37.00	\$ 167,000		
7c Food service areas					\$ 99,000	
7c.2 Modernize Food Service	1,500	sf	\$ 66.00	\$ 99,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 23.50	\$ 35,000		
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
Not anticipated					\$ -	\$ -
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces					\$ 392,000	\$ 521,000
9a.3 Reconfigure Administration	3,500	sf	\$ 88.00	\$ 308,000		
9b Staff Collaboration/Work Rooms					\$ 84,000	
9b.2 Modernize Staff Collaboration/Work Rooms	1,920	sf	\$ 44.00	\$ 84,000		
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center					\$ 434,000	\$ 577,000
10a.4 Reconfigure Library/Media Center Building	2,880	sf	\$ 91.50	\$ 264,000		
10d Learning Center					\$ 85,000	
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking					\$ 627,000	\$ 834,000
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	7,350	sf	\$ 13.00	\$ 96,000		
11b.10 Slurry Coat & Stripe Existing Paving	29,850	sf	\$ 2.00	\$ 60,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances					\$ 157,000	
11h.2 Decorative Metal Fencing & Gates	830	lf	\$ 189.00	\$ 157,000		
11h.3 Rolling Decorative Metal Gate	2	ea	\$ 20,000.00	\$ 40,000		
11i Security cameras and other security systems	30,050	sf	\$ 1.60	\$ 48,000		
12 Outdoor Learning Quads						
12a Main Student Quad					\$ 166,000	\$ 221,000
12a.2 New Main Student Quad	9,200	sf	\$ 18.00	\$ 166,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Carpenter Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Carpenter Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 1,632,000	\$ 2,171,000
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.2 Elementary Play Apparatus	2	ea	\$ 47,000.00	\$ 94,000		
13b.6 New Hardcourts	52,400	sf	\$ 9.00	\$ 472,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 28,000.00	\$ 28,000		
13b.9 Ball Walls	2	ea	\$ 7,000.00	\$ 14,000		
13c Playfields						
13c.1 Repair Playfields	104,000	sf	\$ 2.00	\$ 208,000		
13c.2 New natural grass turf area	100,190	sf	\$ 7.00	\$ 701,000		
14 21st Century Learning Classroom Flexibility					\$ 160,000	\$ 160,000
14a Flexible furniture (Per Classroom, Direct Cost)						
	16	ea	\$ 10,000.00	\$ 160,000		
15 Technology Infrastructure					\$ 410,000	\$ 410,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)						
	30,050	sf	\$ 4.43	\$ 133,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)						
	30,050	sf	\$ 4.43	\$ 133,000		
15c MDF and IDF data rooms with environmental control (direct cost only)						
	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)						
	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)					\$ 10,964,000	\$14,394,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

GALLATIN ELEMENTARY

Downey Unified School District
Gallatin School of the Arts
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gallatin School of the Arts

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls				\$ 905,000		\$ 1,204,000
1b.1 Replace walls	4,500	sf	\$ 29.70	\$ 134,000		
1b.2 Repair walls	8,400	sf	\$ 4.70	\$ 39,000		
1c Replacement or repair of windows						
1c.1 Replace windows	30,050	sf	\$ 13.50	\$ 406,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	4,500	sf	\$ 10.10	\$ 45,000		
1d.2 Repair doors & hardware	8,400	sf	\$ 1.70	\$ 14,000		
1e Replacement or repair of floors						
1e.1 Replace floors	4,500	sf	\$ 10.80	\$ 49,000		
1e.2 Repair floors	8,400	sf	\$ 4.00	\$ 34,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	4,500	sf	\$ 20.20	\$ 91,000		
1f.2 Repair ceilings	8,400	sf	\$ 3.05	\$ 26,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	12,900	sf	\$ 1.80	\$ 23,000		
1g.2 Patch & paint exterior	12,900	sf	\$ 3.40	\$ 44,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades				\$ 1,121,000		\$ 1,491,000
2a	30,050	sf	\$ 22.00	\$ 661,000		
2b Lighting upgrades - new interior lighting & controls						
2b	12,900	sf	\$ 11.00	\$ 142,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	12,900	sf	\$ 3.35	\$ 43,000		
2d Plumbing system upgrades	30,050	sf	\$ 8.00	\$ 240,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	550	sf	\$ 63.00	\$ 35,000		
3 Site Utilities						
(For entire campus and site)				\$ 244,000		\$ 325,000
3c Updated water service lines						
3c	464,000	sf	\$ 0.53	\$ 244,000		
4 New Construction Classrooms						
4b New Construction - Classrooms				\$ 10,892,000		\$ 14,486,000
4b.1 Remove Portable Classrooms	13	ea	\$ 8,000.00	\$ 104,000		
4b.2 Relocate Portable Classrooms	2	ea	\$ 16,000.00	\$ 32,000		
4b.5 New Elementary Classroom Building (2-story)	30,643	sf	\$ 337.00	\$ 10,327,000		
4b.10 Sitework & Site Improvements	15,322	sf	\$ 28.00	\$ 429,000		
5 Design Lab, Science, and Career Tech Education						
5a Design and Science Lab Classrooms				\$ 175,000		\$ 233,000
5a.5 Reconfigure Science Classroom Building	1,920	sf	\$ 91.00	\$ 175,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Gallatin School of the Arts
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gallatin School of the Arts

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements						
Not anticipated				\$ -		\$ -
7 Multipurpose/Food Service Improvements						
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	3,250	sf	\$ 37.00	\$ 120,000		
7c Food service areas						
7c.2 Modernize Food Service	1,200	sf	\$ 66.00	\$ 79,000		
7c.5 New Kitchen Equipment	1,200	sf	\$ 23.50	\$ 28,000		
7c.6 New Trash Enclosure	1	ea	\$ 34,000.00	\$ 34,000		
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
Not anticipated				\$ -		\$ -
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	1,800	sf	\$ 44.00	\$ 79,000		
9a.3 Reconfigure Administration	2,900	sf	\$ 88.00	\$ 255,000		
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms	2,150	sf	\$ 44.00	\$ 95,000		
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building	1,050	sf	\$ 45.50	\$ 48,000		
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	31,500	sf	\$ 12.00	\$ 378,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.10 Slurry Coat & Stripe Existing Paving	9,600	sf	\$ 2.00	\$ 19,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,585	lf	\$ 189.00	\$ 300,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	30,050	sf	\$ 1.60	\$ 48,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Gallatin School of the Arts
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gallatin School of the Arts

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads						
12a Main Student Quad					\$ 170,000	\$ 226,000
12a.2 New Main Student Quad	9,425	sf	\$ 18.00	\$ 170,000		
13 Exterior Play Spaces, Playfields & Hardcourts						
13a Kindergarten Play Yard					\$ 1,219,000	\$ 1,621,000
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	200	lf	\$ 310.00	\$ 62,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.3 Relocate Elementary Play Apparatus	2	ea	\$ 13,000.00	\$ 26,000		
13b.6 New Hardcourts	62,800	sf	\$ 9.00	\$ 565,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 28,000.00	\$ 28,000		
13b.9 Ball Walls	2	ea	\$ 7,000.00	\$ 14,000		
13c Playfields						
13c.1 Repair Playfields	134,300	sf	\$ 2.00	\$ 269,000		
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000	\$ 160,000	\$ 160,000
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	30,050	sf	\$ 4.43	\$ 133,000	\$ 410,000	\$ 410,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	30,050	sf	\$ 4.43	\$ 133,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)				\$ 17,427,000	\$22,991,000	

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

GAULDIN ELEMENTARY

Downey Unified School District
Gauldin Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gauldin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 856,000	\$ 1,138,000
1b Replacement or repair of walls						
1b.1 Replace walls	2,700	sf	\$ 29.70	\$ 80,000		
1b.2 Repair walls	13,260	sf	\$ 4.70	\$ 62,000		
1c Replacement or repair of windows						
1c.1 Replace windows	29,955	sf	\$ 13.50	\$ 404,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	2,700	sf	\$ 10.10	\$ 27,000		
1d.2 Repair doors & hardware	13,260	sf	\$ 1.70	\$ 23,000		
1e Replacement or repair of floors						
1e.1 Replace floors	2,700	sf	\$ 10.80	\$ 29,000		
1e.2 Repair floors	13,260	sf	\$ 4.00	\$ 53,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	2,700	sf	\$ 20.20	\$ 55,000		
1f.2 Repair ceilings	13,260	sf	\$ 3.05	\$ 40,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	15,960	sf	\$ 1.80	\$ 29,000		
1g.2 Patch & paint exterior	15,960	sf	\$ 3.40	\$ 54,000		
2 Existing Building Systems & Toilets					\$ 1,204,000	\$ 1,601,000
2a HVAC system upgrades						
	29,955	sf	\$ 22.00	\$ 659,000		
2b Lighting upgrades - new interior lighting & controls						
2c Electrical upgrades	15,960	sf	\$ 11.00	\$ 176,000		
2c.1 Upgrade electrical wiring & increase electrical outlets						
	15,960	sf	\$ 3.35	\$ 53,000		
2d Plumbing system upgrades						
2e Replace aging plumbing, upgrade and/or expand restroom facilities	29,955	sf	\$ 8.00	\$ 240,000		
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities					\$ 186,000	\$ 247,000
(For entire campus and site)						
3c Updated water service lines						
	354,000	sf	\$ 0.53	\$ 186,000		
4 New Construction Classrooms					\$ 6,450,000	\$ 8,579,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms						
	14	ea	\$ 8,000.00	\$ 112,000		
4b.2 Relocate Portable Classrooms						
	4	ea	\$ 16,000.00	\$ 64,000		
4b.5 New Elementary Classroom Building (2-story)						
	17,875	sf	\$ 337.00	\$ 6,024,000		
4b.10 Sitework & Site Improvements						
	8,938	sf	\$ 28.00	\$ 250,000		
5 Design Lab, Science, and Career Tech Education					\$ 677,000	\$ 900,000
5a Design and Science Lab Classrooms						
5a.6 New Science Classroom Building						
	1,920	sf	\$ 338.30	\$ 650,000		
5a.7 Sitework & Site Improvements						
	960.00	sf	\$ 28.00	\$ 27,000		
6 Performing Arts Improvements					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Gauldin Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gauldin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
Not anticipated						
7 Multipurpose/Food Service Improvements					\$ 529,000	\$ 704,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room						
	3,375	sf	\$ 37.00	\$ 125,000		
7c Food service areas						
7c.2 Modernize Food Service						
	900	sf	\$ 66.00	\$ 59,000		
7c.5 New Kitchen Equipment						
	900	sf	\$ 23.50	\$ 21,000		
7d New Lunch Shelters						
	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements					\$ -	\$ -
Not anticipated						
9 Administration & Staff Support					\$ 436,000	\$ 580,000
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration						
	1,400	sf	\$ 44.00	\$ 62,000		
9a.3 Reconfigure Administration						
	3,000	sf	\$ 88.00	\$ 264,000		
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms						
	1,920	sf	\$ 44.00	\$ 84,000		
9c Parent Resource Center						
	600	sf	\$ 44.00	\$ 26,000		
10 Student Collaboration & Student Support Services					\$ 189,000	\$ 251,000
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building						
	1,400	sf	\$ 45.50	\$ 64,000		
10d Learning Center						
10d.4 Reconfigure Learning Center						
	1,400	sf	\$ 89.00	\$ 125,000		
11 Safety & Security					\$ 1,069,000	\$ 1,422,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot						
	46,000	sf	\$ 12.00	\$ 552,000		
11b.4 Landscape Enhancement						
	3,500	sf	\$ 7.00	\$ 25,000		
11b.10 Slurry Coat & Stripe Existing Paving						
	6,400	sf	\$ 2.00	\$ 13,000		
11c Covered Walkway						
	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety						
	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors						
	14	ea	\$ 337.00	\$ 5,000		
11f Signage for emergency response and wayfinding						
	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign						
	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates						
	847	lf	\$ 189.00	\$ 160,000		
11h.3 Rolling Decorative Metal Gate						
	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems						
	29,955	sf	\$ 1.60	\$ 48,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Gauldin Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gauldin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads						
12a Main Student Quad					\$ 170,000	\$ 226,000
12a.2 New Main Student Quad	9,425	sf	\$ 18.00	\$ 170,000		
13 Exterior Play Spaces, Playfields & Hardcourts						
13a Kindergarten Play Yard					\$ 902,000	\$ 1,200,000
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	230	lf	\$ 310.00	\$ 71,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.3 Relocate Elementary Play Apparatus	2	ea	\$ 13,000.00	\$ 26,000		
13b.5 Resurface & Repair Hardcourts	20,700	sf	\$ 4.00	\$ 83,000		
13b.6 New Hardcourts	28,600	sf	\$ 9.00	\$ 257,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 28,000.00	\$ 28,000		
13b.9 Ball Walls	2	ea	\$ 7,000.00	\$ 14,000		
13c Playfields						
13c.1 Repair Playfields	84,000	sf	\$ 2.00	\$ 168,000		
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)	14	ea	\$ 10,000.00	\$ 140,000	\$ 140,000	\$ 140,000
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	29,955	sf	\$ 4.43	\$ 133,000	\$ 395,000	\$ 395,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	29,955	sf	\$ 4.43	\$ 133,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	14	ea	\$ 7,500.00	\$ 105,000		
Total Construction/Project Cost (2014\$)				\$ 13,203,000	\$ 17,383,000	

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

IMPERIAL ELEMENTARY

Downey Unified School District
Imperial Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Imperial Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls						
1b.2 Repair walls	14,220	sf	\$ 4.70	\$ 67,000		\$ 851,000
1c Replacement or repair of windows						
1c.1 Replace windows	27,780	sf	\$ 13.50	\$ 375,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	14,220	sf	\$ 1.70	\$ 24,000		
1e Replacement or repair of floors						
1e.2 Repair floors	14,220	sf	\$ 4.00	\$ 57,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	14,220	sf	\$ 3.05	\$ 43,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	14,220	sf	\$ 1.80	\$ 26,000		
1g.2 Patch & paint exterior	14,220	sf	\$ 3.40	\$ 48,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades						
	27,780	sf	\$ 22.00	\$ 611,000		\$ 1,480,000
2b Lighting upgrades - new interior lighting & controls						
2c Electrical upgrades	14,220	sf	\$ 11.00	\$ 156,000		
2c.1 Upgrade electrical wiring & increase electrical outlets						
	14,220	sf	\$ 3.35	\$ 48,000		
2d Plumbing system upgrades						
2e Replace aging plumbing, upgrade and/or expand restroom facilities	27,780	sf	\$ 8.00	\$ 222,000		
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities						
(For entire campus and site)						
3c Updated water service lines	384,600	sf	\$ 0.53	\$ 202,000		\$ 269,000
4 New Construction Classrooms						
4a New Construction - Kindergarten						
4a.2 New Kindergarten Building	7,425	sf	\$ 297.00	\$ 2,205,000		\$ 3,209,000
4a.4 Kindergarten Sitework & Site Imprvmts	7,425	sf	\$ 28.00	\$ 208,000		
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	16	ea	\$ 8,000.00	\$ 128,000		\$ 8,981,000
4b.4 New Elementary Classroom Building (1-story)	1,056	sf	\$ 304.00	\$ 321,000		
4b.5 New Elementary Classroom Building (2-story)	17,875	sf	\$ 337.00	\$ 6,024,000		
4b.10 Sitework & Site Improvements	9,993.60	sf	\$ 28.00	\$ 280,000		
5 Design Lab, Science, and Career Tech Education						
Not anticipated						

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Imperial Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Imperial Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements						
Not anticipated						
7 Multipurpose/Food Service Improvements						
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	3,375	sf	\$ 37.00	\$ 125,000		\$ 344,000
7c Food service areas						
7c.2 Modernize Food Service	1,500	sf	\$ 66.00	\$ 99,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 23.50	\$ 35,000		
8 Physical Education Improvements						
Not anticipated						
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	2,925	sf	\$ 88.00	\$ 257,000		\$ 454,000
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms	1,920	sf	\$ 44.00	\$ 84,000		
9c Parent Resource Center						
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building	960	sf	\$ 45.50	\$ 44,000		\$ 285,000
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		\$ 908,000
11b.10 Slurry Coat & Stripe Existing Paving	54,100	sf	\$ 2.00	\$ 108,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	15	ea	\$ 337.00	\$ 5,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,190	lf	\$ 189.00	\$ 225,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	27,780	sf	\$ 1.60	\$ 44,000		
12 Outdoor Learning Quads						
12a Main Student Quad						
12a.2 New Main Student Quad	9,000	sf	\$ 18.00	\$ 162,000		\$ 215,000

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Imperial Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Imperial Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts				\$	535,000	\$ 712,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$	60,000	
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$	47,000	
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$	23,000	
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$	10,000	
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$	115,000	
13b.7 Slurry Coat & Stripe Existing Hardcourts	45,500	sf	\$ 2.00	\$	91,000	
13c Playfields						
13c.1 Repair Playfields	94,500	sf	\$ 2.00	\$	189,000	
14 21st Century Learning Classroom Flexibility				\$	150,000	\$ 150,000
14a Flexible furniture (Per Classroom, Direct Cost)						
	15	ea	\$ 10,000.00	\$	150,000	
15 Technology Infrastructure				\$	383,000	\$ 383,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)						
	27,780	sf	\$ 4.43	\$	123,000	
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)						
	27,780	sf	\$ 4.43	\$	123,000	
15c MDF and IDF data rooms with environmental control (direct cost only)						
	1	ea	\$ 24,000.00	\$	24,000	
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)						
	15	ea	\$ 7,500.00	\$	113,000	
Total Construction/Project Cost (2014\$)				\$	13,848,000	\$ 18,241,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

LEWIS ELEMENTARY

Downey Unified School District
Lewis Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Lewis Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 784,000	\$ 1,043,000
1b Replacement or repair of walls						
1b.1 Replace walls	3,000	sf	\$ 29.70	\$ 89,000		
1b.2 Repair walls	10,560	sf	\$ 4.70	\$ 50,000		
1c Replacement or repair of windows						
1c.1 Replace windows	26,630	sf	\$ 13.50	\$ 360,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	3,000	sf	\$ 10.10	\$ 30,000		
1d.2 Repair doors & hardware	10,560	sf	\$ 1.70	\$ 18,000		
1e Replacement or repair of floors						
1e.1 Replace floors	3,000	sf	\$ 10.80	\$ 32,000		
1e.2 Repair floors	10,560	sf	\$ 4.00	\$ 42,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	3,000	sf	\$ 20.20	\$ 61,000		
1f.2 Repair ceilings	10,560	sf	\$ 3.05	\$ 32,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	13,560	sf	\$ 1.80	\$ 24,000		
1g.2 Patch & paint exterior	13,560	sf	\$ 3.40	\$ 46,000		
2 Existing Building Systems & Toilets					\$ 1,100,000	\$ 1,463,000
2a HVAC system upgrades	26,630	sf	\$ 22.00	\$ 586,000		
2b Lighting upgrades - new interior lighting & controls	13,560	sf	\$ 11.00	\$ 149,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	13,560	sf	\$ 3.35	\$ 45,000		
2d Plumbing system upgrades	26,630	sf	\$ 8.00	\$ 213,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,700	sf	\$ 63.00	\$ 107,000		
3 Site Utilities					\$ 202,000	\$ 269,000
(For entire campus and site)						
3c Updated water service lines	384,400	sf	\$ 0.53	\$ 202,000		
4 New Construction Classrooms					\$ 2,633,000	\$ 3,502,000
4a New Construction - Kindergarten						
4a.2 New Kindergarten Building	8,100	sf	\$ 297.00	\$ 2,406,000		
4a.4 Kindergarten Stitework & Site Imprvmts	8,100	sf	\$ 28.00	\$ 227,000		
4b New Construction - Classrooms					\$ 56,000	\$ 74,000
4b.1 Remove Portable Classrooms	7	ea	\$ 8,000.00	\$ 56,000		
5 Design Lab, Science, and Career Tech Education					\$ 140,000	\$ 186,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	1,920	sf	\$ 72.80	\$ 140,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Lewis Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Lewis Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements						
Not anticipated						
7 Multipurpose/Food Service Improvements					\$ 276,000	\$ 367,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	3,825	sf	\$ 37.00	\$ 142,000		
7c Food service areas						
7c.2 Modernize Food Service	1,500	sf	\$ 66.00	\$ 99,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 23.50	\$ 35,000		
8 Physical Education Improvements						
Not anticipated						
9 Administration & Staff Support					\$ 257,000	\$ 342,000
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	2,375	sf	\$ 44.00	\$ 105,000		
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms	700	sf	\$ 44.00	\$ 31,000		
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,225	sf	\$ 88.00	\$ 108,000		
9c Parent Resource Center						
9c.2 Modernize Parent Resource Center	300	sf	\$ 44.00	\$ 13,000		
10 Student Collaboration & Student Support Services					\$ 194,000	\$ 258,000
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	1,225	sf	\$ 89.00	\$ 109,000		
11 Safety & Security					\$ 1,035,000	\$ 1,377,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	18,900	sf	\$ 13.00	\$ 246,000		
11b.10 Slurry Coat & Stripe Existing Paving	11,200	sf	\$ 2.00	\$ 22,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	18	ea	\$ 337.00	\$ 6,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	2,260	lf	\$ 189.00	\$ 427,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	26,630	sf	\$ 1.60	\$ 43,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Lewis Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Lewis Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads						
12a Main Student Quad					\$ 130,000	\$ 173,000
12a.2 New Main Student Quad	7,200	sf	\$ 18.00	\$ 130,000		
13 Exterior Play Spaces, Playfields & Hardcourts						
13a Kindergarten Play Yard					\$ 613,000	\$ 815,000
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	5,000	sf	\$ 9.00	\$ 45,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	2,500	sf	\$ 2.00	\$ 5,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	2,400	sf	\$ 24.00	\$ 58,000		
13b.3 Relocate Elementary Play Apparatus	2	ea	\$ 13,000.00	\$ 26,000		
13b.6 New Hardcourts	12,000	sf	\$ 9.00	\$ 108,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	53,700	sf	\$ 2.00	\$ 107,000		
13c Playfields						
13c.1 Repair Playfields	78,400	sf	\$ 2.00	\$ 157,000		
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)	18	ea	\$ 10,000.00	\$ 180,000	\$ 180,000	\$ 180,000
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	26,630	sf	\$ 4.43	\$ 118,000	\$ 395,000	\$ 395,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	26,630	sf	\$ 4.43	\$ 118,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	18	ea	\$ 7,500.00	\$ 135,000		
Total Construction/Project Cost (2014\$)				\$ 7,995,000	\$ 10,444,000	

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4 APPENDIX FACILITIES MASTER PLAN DETAILED COST

OLD RIVER ELEMENTARY

Downey Unified School District
Old River ES
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Old River ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets Not anticipated				\$ -	\$ -	\$ -
3 Site Utilities Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms 4b New Construction - Classrooms				\$ 869,000	\$ 1,156,000	\$ 1,156,000
4b.4 New Elementary Classroom Building (1-story)	5,760	sf	\$ 136.80	\$ 788,000		
4b.10 Sitework & Site Improvements	5,760	sf	\$ 14.00	\$ 81,000		
5 Design Lab, Science, and Career Tech Education 5a Design and Science Lab Classrooms				\$ 140,000	\$ 186,000	\$ 186,000
5a.5 Reconfigure Science Classroom Building	1,920	sf	\$ 72.80	\$ 140,000		
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements 7e Service Yard Screen Wall	60	lf	\$ 281.00	\$ 17,000	\$ 17,000	\$ 23,000
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services 10a Elementary School Library/Media Center				\$ 489,000	\$ 650,000	\$ 650,000
10a.2 New Library/Media Center Building	1,920	sf	\$ 152.50	\$ 293,000		
10a.5 Sitework & Site Improvements	2,880	sf	\$ 14.00	\$ 40,000		
10d Learning Center						
10d.2 New Learning Center	960	sf	\$ 148.50	\$ 143,000		
10d.5 Sitework & Site Improvements	960	sf	\$ 14.00	\$ 13,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Old River ES
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Old River ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security 11b Safety improvements to and/or new parent/bus drop-off areas and parking				\$ 353,000	\$ 469,000	\$ 469,000
11b.9 Repair existing Parking Lot	22,400	sf	\$ 4.70	\$ 105,000		
11e Safety locks at classroom doors	27	ea	\$ 337.00	\$ 9,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.1 Chain Link Perimeter Fencing	730	lf	\$ 74.00	\$ 54,000		
11h.2 Decorative Metal Fencing & Gates	510	lf	\$ 189.00	\$ 96,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11h.4 Rolling Chain Link Gate	1	ea	\$ 18,900.00	\$ 19,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts 13b PE Play Yard & Hardcourts				\$ 537,000	\$ 714,000	\$ 714,000
13b.1 New Play Pad Surface	5,400	sf	\$ 24.00	\$ 130,000		
13b.6 New Hardcourts	6,000	sf	\$ 9.00	\$ 54,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	26,400	sf	\$ 2.00	\$ 53,000		
13c Playfields						
13c.1 Repair Playfields	24,000	sf	\$ 2.00	\$ 48,000		
13c.2 New natural grass turf area	36,000	sf	\$ 7.00	\$ 252,000		
14 21st Century Learning Classroom Flexibility 14a Flexible furniture (Per Classroom, Direct Cost)	27	ea	\$ 10,000.00	\$ 270,000	\$ 270,000	\$ 270,000
15 Technology Infrastructure 15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)				\$ 203,000	\$ 203,000	\$ 203,000
27	ea	\$ 7,500.00	\$ 203,000			
Total Construction/Project Cost (2014\$)				\$ 2,878,000	\$ 3,671,000	\$ 3,671,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

PRICE ELEMENTARY

Downey Unified School District
Price ES
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Price ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 924,000	\$ 1,229,000
1b Replacement or repair of walls						
1b.1 Replace walls	4,800	sf	\$ 29.70	\$ 143,000		
1b.2 Repair walls	9,120	sf	\$ 4.70	\$ 43,000		
1c Replacement or repair of windows						
1c.1 Replace windows	28,810	sf	\$ 13.50	\$ 389,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	4,800	sf	\$ 10.10	\$ 48,000		
1d.2 Repair doors & hardware	9,120	sf	\$ 1.70	\$ 16,000		
1e Replacement or repair of floors						
1e.1 Replace floors	4,800	sf	\$ 10.80	\$ 52,000		
1e.2 Repair floors	9,120	sf	\$ 4.00	\$ 36,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	4,800	sf	\$ 20.20	\$ 97,000		
1f.2 Repair ceilings	9,120	sf	\$ 3.05	\$ 28,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	13,920	sf	\$ 1.80	\$ 25,000		
1g.2 Patch & paint exterior	13,920	sf	\$ 3.40	\$ 47,000		
2 Existing Building Systems & Toilets					\$ 1,177,000	\$ 1,565,000
2a HVAC system upgrades	28,810	sf	\$ 22.00	\$ 634,000		
2b Lighting upgrades - new interior lighting & controls	13,920	sf	\$ 11.00	\$ 153,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	13,920	sf	\$ 3.35	\$ 47,000		
2d Plumbing system upgrades	28,810	sf	\$ 8.00	\$ 230,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,800	sf	\$ 63.00	\$ 113,000		
3 Site Utilities					\$ 203,000	\$ 270,000
(For entire campus and site)						
3c Updated water service lines	445,200	sf	\$ 0.46	\$ 203,000		
4 New Construction Classrooms					\$ 11,820,000	\$ 15,721,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	17	ea	\$ 8,000.00	\$ 136,000		
4b.2 Relocate Portable Classrooms	2	ea	\$ 16,000.00	\$ 32,000		
4b.5 New Elementary Classroom Building (2-story)	33,197	sf	\$ 337.00	\$ 11,187,000		
4b.10 Sitework & Site Improvements	16,598.40	sf	\$ 28.00	\$ 465,000		
5 Design Lab, Science, and Career Tech Education					\$ 677,000	\$ 900,000
5a Design and Science Lab Classrooms						
5a.6 New Science Classroom Building	1,920	sf	\$ 338.30	\$ 650,000		
5a.7 Sitework & Site Improvements	960.00	sf	\$ 28.00	\$ 27,000		
6 Performing Arts Improvements					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Price ES
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Price ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
Not anticipated						
7 Multipurpose/Food Service Improvements					\$ 291,000	\$ 387,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	4,250	sf	\$ 37.00	\$ 157,000		
7c Food service areas						
7c.2 Modernize Food Service	1,500	sf	\$ 66.00	\$ 99,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 23.50	\$ 35,000		
8 Physical Education Improvements					\$ -	\$ -
Not anticipated						
9 Administration & Staff Support					\$ 269,000	\$ 358,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	2,100	sf	\$ 88.00	\$ 185,000		
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms	1,920	sf	\$ 44.00	\$ 84,000		
10 Student Collaboration & Student Support Services					\$ 283,000	\$ 376,000
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building	2,000	sf	\$ 45.50	\$ 91,000		
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	1,200	sf	\$ 89.00	\$ 107,000		
11 Safety & Security					\$ 1,033,000	\$ 1,374,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	22,500	sf	\$ 12.00	\$ 270,000		
11b.3 Entry Plaza	2,100	sf	\$ 20.00	\$ 42,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	13,200	sf	\$ 13.00	\$ 172,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,150	lf	\$ 189.00	\$ 217,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	28,810	sf	\$ 1.60	\$ 46,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Price ES
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Price ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads						
12a Main Student Quad					\$ 165,000	\$ 219,000
12a.2 New Main Student Quad	6,000	sf	\$ 18.00	\$ 108,000		
12b Learning Courts						
12b.2 New Learning Court	3,150	sf	\$ 18.00	\$ 57,000		
13 Exterior Play Spaces, Playfields & Hardcourts						
13a Kindergarten Play Yard					\$ 1,003,000	\$ 1,334,000
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	250	lf	\$ 310.00	\$ 78,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.2 Elementary Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13b.3 Relocate Elementary Play Apparatus	1	ea	\$ 13,000.00	\$ 13,000		
13b.6 New Hardcourts	21,000	sf	\$ 9.00	\$ 189,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	41,400	sf	\$ 2.00	\$ 83,000		
13c Playfields						
13c.1 Repair Playfields	169,000	sf	\$ 2.00	\$ 338,000		
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000	\$ 160,000	\$ 160,000
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	28,810	sf	\$ 4.43	\$ 127,000	\$ 398,000	\$ 398,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	28,810	sf	\$ 4.43	\$ 127,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)					\$ 18,403,000	\$24,291,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

RIO HONDO ELEMENTARY

Downey Unified School District
Rio Hondo Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio Hondo Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,023,000	\$ 1,361,000
1b Replacement or repair of walls						
1b.1 Replace walls	4,050	sf	\$ 29.70	\$ 120,000		
1b.2 Repair walls	14,220	sf	\$ 4.70	\$ 67,000		
1c Replacement or repair of windows						
1c.1 Replace windows	33,325	sf	\$ 13.50	\$ 450,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	4,050	sf	\$ 10.10	\$ 41,000		
1d.2 Repair doors & hardware	14,220	sf	\$ 1.70	\$ 24,000		
1e Replacement or repair of floors						
1e.1 Replace floors	4,050	sf	\$ 10.80	\$ 44,000		
1e.2 Repair floors	14,220	sf	\$ 4.00	\$ 57,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	4,050	sf	\$ 20.20	\$ 82,000		
1f.2 Repair ceilings	14,220	sf	\$ 3.05	\$ 43,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	18,270	sf	\$ 1.80	\$ 33,000		
1g.2 Patch & paint exterior	18,270	sf	\$ 3.40	\$ 62,000		
2 Existing Building Systems & Toilets					\$ 1,357,000	\$ 1,805,000
2a HVAC system upgrades	33,325	sf	\$ 22.00	\$ 733,000		
2b Lighting upgrades - new interior lighting & controls	18,270	sf	\$ 11.00	\$ 201,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	18,270	sf	\$ 3.35	\$ 61,000		
2d Plumbing system upgrades	33,325	sf	\$ 8.00	\$ 267,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,500	sf	\$ 63.00	\$ 95,000		
3 Site Utilities (For entire campus and site)					\$ 207,000	\$ 275,000
3c Updated water service lines	456,000	sf	\$ 0.46	\$ 207,000		
4 New Construction Classrooms					\$ 10,019,000	\$ 13,325,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	20	ea	\$ 8,000.00	\$ 160,000		
4b.5 New Elementary Classroom Building (2-story)	28,090	sf	\$ 337.00	\$ 9,466,000		
4b.10 Sitework & Site Improvements	14,044.80	sf	\$ 28.00	\$ 393,000		
5 Design Lab, Science, and Career Tech Education					\$ 123,000	\$ 164,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	1,350	sf	\$ 91.00	\$ 123,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Rio Hondo Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio Hondo Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements Not anticipated					\$ -	\$ -
7 Multipurpose/Food Service Improvements					\$ 352,000	\$ 468,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	4,050	sf	\$ 37.00	\$ 150,000		
7c Food service areas						
7c.2 Modernize Food Service	1,500	sf	\$ 99.00	\$ 149,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 35.25	\$ 53,000		
8 Physical Education Improvements Not anticipated					\$ -	\$ -
9 Administration & Staff Support					\$ 278,000	\$ 370,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	2,600	sf	\$ 88.00	\$ 229,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	900	sf	\$ 44.00	\$ 40,000		
9c Parent Resource Center						
9c.2 Modernize Parent Resource Center	200	sf	\$ 44.00	\$ 9,000		
10 Student Collaboration & Student Support Services					\$ 242,000	\$ 322,000
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building	1,575	sf	\$ 45.50	\$ 72,000		
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security					\$ 1,196,000	\$ 1,591,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	41,400	sf	\$ 12.00	\$ 497,000		
11b.3 Entry Plaza	2,800	sf	\$ 20.00	\$ 56,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	21	ea	\$ 337.00	\$ 7,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,440	lf	\$ 189.00	\$ 272,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	33,325	sf	\$ 1.60	\$ 53,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Rio Hondo Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio Hondo Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads Not anticipated				\$ -		\$ -
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 1,044,000		\$ 1,389,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	180	lf	\$ 310.00	\$ 56,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.2 Elementary Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13b.3 Relocate Elementary Play Apparatus	1	ea	\$ 13,000.00	\$ 13,000		
13b.6 New Hardcourts	32,000	sf	\$ 9.00	\$ 288,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	19,600	sf	\$ 2.00	\$ 39,000		
13c Playfields						
13c.1 Repair Playfields	173,000	sf	\$ 2.00	\$ 346,000		
14 21st Century Learning Classroom Flexibility				\$ 210,000		\$ 210,000
14a Flexible furniture (Per Classroom, Direct Cost)	21	ea	\$ 10,000.00	\$ 210,000		
15 Technology Infrastructure				\$ 476,000		\$ 476,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	33,325	sf	\$ 4.43	\$ 147,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	33,325	sf	\$ 4.43	\$ 147,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	21	ea	\$ 7,500.00	\$ 158,000		
Total Construction/Project Cost (2014\$)				\$ 16,527,000		\$21,756,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

RIO SAN GABRIEL ELEMENTARY

Downey Unified School District
Rio San Gabriel Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio San Gabriel Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls					\$ 874,000	\$ 1,162,000
1b.2 Repair walls	21,120	sf	\$ 4.70	\$ 99,000		
1c Replacement or repair of windows					\$ 481,000	
1c.1 Replace windows	35,615	sf	\$ 13.50	\$ 481,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)					\$ 36,000	
1d.2 Repair doors & hardware	21,120	sf	\$ 1.70	\$ 36,000		
1e Replacement or repair of floors					\$ 84,000	
1e.2 Repair floors	21,120	sf	\$ 4.00	\$ 84,000		
1f Replacement or repair of ceilings					\$ 64,000	
1f.2 Repair ceilings	21,120	sf	\$ 3.05	\$ 64,000		
1g Patch & Paint Interior/Exterior					\$ 38,000	
1g.1 Patch & paint interior	21,120	sf	\$ 1.80	\$ 38,000		
1g.2 Patch & paint exterior	21,120	sf	\$ 3.40	\$ 72,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades	35,615	sf	\$ 22.00	\$ 784,000	\$ 1,448,000	\$ 1,926,000
2b Lighting upgrades - new interior lighting & controls	21,120	sf	\$ 11.00	\$ 232,000		
2c Electrical upgrades					\$ 71,000	
2c.1 Upgrade electrical wiring & increase electrical outlets	21,120	sf	\$ 3.35	\$ 71,000		
2d Plumbing system upgrades	35,615	sf	\$ 8.00	\$ 285,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities					\$ 76,000	
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities						
(For entire campus and site)					\$ 203,000	\$ 270,000
3c Updated water service lines	645,000	sf	\$ 0.32	\$ 203,000		
4 New Construction Classrooms						
4a New Construction - Kindergarten					\$ 3,378,000	\$ 4,493,000
4a.2 New Kindergarten Building	10,395	sf	\$ 297.00	\$ 3,087,000		
4a.4 Kindergarten Sitework & Site Imprvmts	10,395	sf	\$ 28.00	\$ 291,000		
4c New Construction - Early Intervention Classrooms					\$ 4,538,000	\$ 6,036,000
4c.1 Remove Portable Classrooms	7	ea	\$ 8,000.00	\$ 56,000		
4c.4 New Classroom Building - Early Intervention	13,500	sf	\$ 304.00	\$ 4,104,000		
4c.5 Sitework & Site Improvements	13,500	sf	\$ 28.00	\$ 378,000		
5 Design Lab, Science, and Career Tech Education						
5a Design and Science Lab Classrooms					\$ 175,000	\$ 233,000
5a.5 Reconfigure Science Classroom Building	1,920	sf	\$ 91.00	\$ 175,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Rio San Gabriel Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio San Gabriel Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements						
Not anticipated					\$ -	\$ -
7 Multipurpose/Food Service Improvements						
7a Elementary/Middle School multipurpose rooms					\$ 622,000	\$ 827,000
7a.2 Modernize Multipurpose Room	4,050	sf	\$ 37.00	\$ 150,000		
7c Food service areas					\$ 109,000	
7c.2 Modernize Food Service	1,500	sf	\$ 72.60	\$ 109,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 25.85	\$ 39,000		
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
Not anticipated					\$ -	\$ -
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces					\$ 1,048,000	\$ 1,394,000
9a.4 New Administration	2,700	sf	\$ 294.00	\$ 794,000		
9a.5 Sitework & Site Improvements	2,700	sf	\$ 28.00	\$ 76,000		
9b Staff Collaboration/Work Rooms					\$ 169,000	
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,920	sf	\$ 88.00	\$ 169,000		
9c Parent Resource Center					\$ 9,000	
9c.2 Modernize Parent Resource Center	200	sf	\$ 44.00	\$ 9,000		
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center					\$ 262,000	\$ 348,000
10a.3 Modernize Library/Media Center Building	2,025	sf	\$ 45.50	\$ 92,000		
10d Learning Center					\$ 85,000	
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking					\$ 1,866,000	\$ 2,482,000
11b.1 New Parking Lot	69,650	sf	\$ 12.00	\$ 836,000		
11b.3 Entry Plaza	3,200	sf	\$ 20.00	\$ 64,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	1,800	sf	\$ 13.00	\$ 23,000		
11c Covered Walkway	3,200	sf	\$ 135.00	\$ 432,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	27	ea	\$ 337.00	\$ 9,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances					\$ 286,000	
11h.2 Decorative Metal Fencing & Gates	1,515	lf	\$ 189.00	\$ 286,000		
11h.3 Rolling Decorative Metal Gate	5	ea	\$ 20,000.00	\$ 100,000		
11i Security cameras and other security systems	35,615	sf	\$ 1.60	\$ 57,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Rio San Gabriel Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio San Gabriel Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads					\$ 169,000	\$ 225,000
12a Main Student Quad						
12a.2 New Main Student Quad	6,400	sf	\$ 18.00	\$ 115,000		
12b Learning Courts						
12b.2 New Learning Court	3,000	sf	\$ 18.00	\$ 54,000		
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 1,366,000	\$ 1,817,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	5,000	sf	\$ 24.00	\$ 120,000		
13a.2 Kindergarten Play Apparatus	1.5	ea	\$ 47,000.00	\$ 71,000		
13a.6 New Hardcourts	5,000	sf	\$ 9.00	\$ 45,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.2 Elementary Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13b.3 Relocate Elementary Play Apparatus	1	ea	\$ 13,000.00	\$ 13,000		
13b.6 New Hardcourts	60,900	sf	\$ 9.00	\$ 548,000		
13c Playfields						
13c.1 Repair Playfields	198,600	sf	\$ 2.00	\$ 397,000		
14 21st Century Learning Classroom Flexibility					\$ 270,000	\$ 270,000
14a Flexible furniture (Per Classroom, Direct Cost)	27	ea	\$ 10,000.00	\$ 270,000		
15 Technology Infrastructure					\$ 543,000	\$ 543,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	35,615	sf	\$ 4.43	\$ 158,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	35,615	sf	\$ 4.43	\$ 158,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	27	ea	\$ 7,500.00	\$ 203,000		
Total Construction/Project Cost (2014\$)					\$ 16,762,000	\$22,026,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

UNSWORTH ELEMENTARY

Downey Unified School District
Unsworth Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Unsworth Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,201,000	\$ 1,597,000
1b Replacement or repair of walls						
1b.1 Replace walls	5,400	sf	\$ 29.70	\$ 160,000		
1b.2 Repair walls	15,840	sf	\$ 4.70	\$ 74,000		
1c Replacement or repair of windows						
1c.1 Replace windows	36,785	sf	\$ 13.50	\$ 497,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	5,400	sf	\$ 10.10	\$ 55,000		
1d.2 Repair doors & hardware	15,840	sf	\$ 1.70	\$ 27,000		
1e Replacement or repair of floors						
1e.1 Replace floors	5,400	sf	\$ 10.80	\$ 58,000		
1e.2 Repair floors	15,840	sf	\$ 4.00	\$ 63,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	5,400	sf	\$ 20.20	\$ 109,000		
1f.2 Repair ceilings	15,840	sf	\$ 3.05	\$ 48,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	21,240	sf	\$ 1.80	\$ 38,000		
1g.2 Patch & paint exterior	21,240	sf	\$ 3.40	\$ 72,000		
2 Existing Building Systems & Toilets					\$ 1,484,000	\$ 1,974,000
2a HVAC system upgrades						
	36,785	sf	\$ 22.00	\$ 809,000		
2b Lighting upgrades - new interior lighting & controls						
	21,240	sf	\$ 11.00	\$ 234,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						
	21,240	sf	\$ 3.35	\$ 71,000		
2d Plumbing system upgrades						
	36,785	sf	\$ 8.00	\$ 294,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities					\$ 207,000	\$ 275,000
(For entire campus and site)						
3c Updated water service lines						
	455,400	sf	\$ 0.46	\$ 207,000		
4 New Construction Classrooms					\$ 234,000	\$ 311,000
4a New Construction - Kindergarten						
4a.2 New Kindergarten Building	1,440	sf	\$ 148.50	\$ 214,000		
4a.4 Kindergarten Sitework & Site Imprvmts	1,440	sf	\$ 14.00	\$ 20,000		
4b New Construction - Classrooms					\$ 1,410,000	\$ 1,875,000
4b.1 Remove Portable Classrooms						
	1	ea	\$ 8,000.00	\$ 8,000		
4b.4 New Elementary Classroom Building (1-story)						
	4,224	sf	\$ 304.00	\$ 1,284,000		
4b.10 Sitework & Site Improvements	4,224.00	sf	\$ 28.00	\$ 118,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Unsworth Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Unsworth Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education					\$ 175,000	\$ 233,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building						
	1,920	sf	\$ 91.00	\$ 175,000		
6 Performing Arts Improvements					\$ -	\$ -
Not anticipated						
7 Multipurpose/Food Service Improvements					\$ 227,000	\$ 302,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room						
	3,600	sf	\$ 37.00	\$ 133,000		
7c Food service areas						
7c.2 Modernize Food Service						
	1,050	sf	\$ 66.00	\$ 69,000		
7c.5 New Kitchen Equipment						
	1,050	sf	\$ 23.50	\$ 25,000		
8 Physical Education Improvements					\$ -	\$ -
Not anticipated						
9 Administration & Staff Support					\$ 322,000	\$ 428,000
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration						
	400	sf	\$ 44.00	\$ 18,000		
9a.3 Reconfigure Administration						
	2,275	sf	\$ 88.00	\$ 200,000		
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms						
	1,920	sf	\$ 44.00	\$ 84,000		
9c Parent Resource Center						
9c.2 Modernize Parent Resource Center						
	450	sf	\$ 44.00	\$ 20,000		
10 Student Collaboration & Student Support Services					\$ 218,000	\$ 290,000
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building						
	1,050	sf	\$ 45.50	\$ 48,000		
10d Learning Center						
10d.3 Modernize Learning Center						
	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center						
	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security					\$ 494,000	\$ 657,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.3 Entry Plaza						
	3,600	sf	\$ 20.00	\$ 72,000		
11b.4 Landscape Enhancement						
	3,500	sf	\$ 7.00	\$ 25,000		
11b.10 Slurry Coat & Stripe Existing Paving						
	34,000	sf	\$ 2.00	\$ 68,000		
11d Exterior lighting to ensure student safety						
	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors						
	29	ea	\$ 337.00	\$ 10,000		
11f Signage for emergency response and wayfinding						
	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign						
	1	ea	\$ 10,000.00	\$ 10,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Unsworth Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Unsworth Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	826	lf	\$ 189.00	\$ 156,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	36,785	sf	\$ 1.60	\$ 59,000		
12 Outdoor Learning Quads				\$ -		\$ -
Not anticipated						
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 1,140,000		\$ 1,516,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.2 Elementary Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13b.3 Relocate Elementary Play Apparatus	1	ea	\$ 13,000.00	\$ 13,000		
13b.6 New Hardcourts	58,700	sf	\$ 9.00	\$ 528,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 28,000.00	\$ 28,000		
13b.9 Ball Walls	2	ea	\$ 7,000.00	\$ 14,000		
13c Playfields						
13c.1 Repair Playfields	127,600	sf	\$ 2.00	\$ 255,000		
14 21st Century Learning Classroom Flexibility				\$ 290,000		\$ 290,000
14a Flexible furniture (Per Classroom, Direct Cost)	29	ea	\$ 10,000.00	\$ 290,000		
15 Technology Infrastructure				\$ 568,000		\$ 568,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	36,785	sf	\$ 4.43	\$ 163,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	36,785	sf	\$ 4.43	\$ 163,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	29	ea	\$ 7,500.00	\$ 218,000		
Total Construction/Project Cost (2014\$)				\$ 7,970,000		\$10,316,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

WARD ELEMENTARY

Downey Unified School District
Ward Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Ward Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls					\$ 628,000	\$ 835,000
1b.2 Repair walls	13,920	sf	\$ 4.70	\$ 65,000		
1c Replacement or repair of windows					\$ 369,000	
1c.1 Replace windows	27,330	sf	\$ 13.50	\$ 369,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)					\$ 24,000	
1d.2 Repair doors & hardware	13,920	sf	\$ 1.70	\$ 24,000		
1e Replacement or repair of floors					\$ 56,000	
1e.2 Repair floors	13,920	sf	\$ 4.00	\$ 56,000		
1f Replacement or repair of ceilings					\$ 42,000	
1f.2 Repair ceilings	13,920	sf	\$ 3.05	\$ 42,000		
1g Patch & Paint Interior/Exterior					\$ 25,000	
1g.1 Patch & paint interior	13,920	sf	\$ 1.80	\$ 25,000		
1g.2 Patch & paint exterior	13,920	sf	\$ 3.40	\$ 47,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades	27,330	sf	\$ 22.00	\$ 601,000	\$ 1,181,000	\$ 1,571,000
2b Lighting upgrades - new interior lighting & controls	13,920	sf	\$ 11.00	\$ 153,000		
2c Electrical upgrades					\$ 47,000	
2c.1 Upgrade electrical wiring & increase electrical outlets	13,920	sf	\$ 3.35	\$ 47,000		
2d Plumbing system upgrades	27,330	sf	\$ 8.00	\$ 219,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities					\$ 161,000	
2e.1 Modernize Existing Restroom	2,550	sf	\$ 63.00	\$ 161,000		
3 Site Utilities						
(For entire campus and site)					\$ 202,000	\$ 269,000
3c Updated water service lines	320,400	sf	\$ 0.63	\$ 202,000		
4 New Construction Classrooms						
4a New Construction - Kindergarten					\$ 1,448,000	\$ 1,926,000
4a.2 New Kindergarten Building	4,455	sf	\$ 297.00	\$ 1,323,000		
4a.4 Kindergarten Sitework & Site Imprvmts	4,455	sf	\$ 28.00	\$ 125,000		
5 Design Lab, Science, and Career Tech Education						
Not anticipated					\$ -	\$ -
6 Performing Arts Improvements						
Not anticipated					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Ward Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Ward Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
7 Multipurpose/Food Service Improvements						
7a Elementary/Middle School multipurpose rooms					\$ 552,000	\$ 734,000
7a.2 Modernize Multipurpose Room	4,000	sf	\$ 37.00	\$ 148,000		
7c Food service areas					\$ 59,000	
7c.2 Modernize Food Service	900	sf	\$ 66.00	\$ 59,000		
7c.5 New Kitchen Equipment	900	sf	\$ 23.50	\$ 21,000		
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
Not anticipated					\$ -	\$ -
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces					\$ 313,000	\$ 416,000
9a.3 Reconfigure Administration	2,450	sf	\$ 88.00	\$ 216,000		
9b Staff Collaboration/Work Rooms					\$ 84,000	
9b.2 Modernize Staff Collaboration/Work Rooms	1,920	sf	\$ 44.00	\$ 84,000		
9c Parent Resource Center					\$ 13,000	
9c.2 Modernize Parent Resource Center	300	sf	\$ 44.00	\$ 13,000		
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center					\$ 257,000	\$ 342,000
10a.3 Modernize Library/Media Center Building	960	sf	\$ 91.00	\$ 87,000		
10d Learning Center					\$ 85,000	
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
10d.4 Reconfigure Learning Center	960	sf	\$ 89.00	\$ 85,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking					\$ 1,097,000	\$ 1,459,000
11b.1 New Parking Lot	26,000	sf	\$ 12.00	\$ 312,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	1,200	sf	\$ 13.00	\$ 16,000		
11b.10 Slurry Coat & Stripe Existing Paving	7,250	sf	\$ 2.00	\$ 15,000		
11c Covered Walkway	1,400	sf	\$ 135.00	\$ 189,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	25	ea	\$ 337.00	\$ 8,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h Fencing with controlled campus entrances					\$ 364,000	
11h.2 Decorative Metal Fencing & Gates	1,925	lf	\$ 189.00	\$ 364,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	27,330	sf	\$ 1.60	\$ 44,000		
12 Outdoor Learning Quads						
Not anticipated					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Ward Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Ward Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts				\$	645,000	\$ 858,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.6 New Hardcourts	18,400	sf	\$ 9.00	\$ 166,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	38,800	sf	\$ 2.00	\$ 78,000		
13c Playfields						
13c.1 Repair Playfields	72,800	sf	\$ 2.00	\$ 146,000		
14 21st Century Learning Classroom Flexibility				\$	250,000	\$ 250,000
14a Flexible furniture (Per Classroom, Direct Cost)	25	ea	\$ 10,000.00	\$ 250,000		
15 Technology Infrastructure				\$	454,000	\$ 454,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	27,330	sf	\$ 4.43	\$ 121,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	27,330	sf	\$ 4.43	\$ 121,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	25	ea	\$ 7,500.00	\$ 188,000		
Total Construction/Project Cost (2014\$)				\$	7,027,000	\$ 9,114,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

WILLIAMS ELEMENTARY

Downey Unified School District
Williams Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Williams Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,216,000	\$ 1,617,000
1b Replacement or repair of walls						
1b.1 Replace walls	8,100	sf	\$ 29.70	\$ 241,000		
1b.2 Repair walls	11,040	sf	\$ 4.70	\$ 52,000		
1c Replacement or repair of windows						
1c.1 Replace windows	29,170	sf	\$ 13.50	\$ 394,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	8,100	sf	\$ 10.10	\$ 82,000		
1d.2 Repair doors & hardware	11,040	sf	\$ 1.70	\$ 19,000		
1e Replacement or repair of floors						
1e.1 Replace floors	8,100	sf	\$ 10.80	\$ 87,000		
1e.2 Repair floors	11,040	sf	\$ 4.00	\$ 44,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	8,100	sf	\$ 20.20	\$ 164,000		
1f.2 Repair ceilings	11,040	sf	\$ 3.05	\$ 34,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	19,140	sf	\$ 1.80	\$ 34,000		
1g.2 Patch & paint exterior	19,140	sf	\$ 3.40	\$ 65,000		
2 Existing Building Systems & Toilets					\$ 1,245,000	\$ 1,656,000
2a HVAC system upgrades	29,170	sf	\$ 22.00	\$ 642,000		
2b Lighting upgrades - new interior lighting & controls	19,140	sf	\$ 11.00	\$ 211,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	19,140	sf	\$ 3.35	\$ 64,000		
2d Plumbing system upgrades	29,170	sf	\$ 8.00	\$ 233,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,500	sf	\$ 63.00	\$ 95,000		
3 Site Utilities					\$ 201,000	\$ 267,000
(For entire campus and site)						
3c Updated water service lines	383,400	sf	\$ 0.53	\$ 201,000		
4 New Construction Classrooms					\$ 2,633,000	\$ 3,502,000
4a New Construction - Kindergarten						
4a.2 New Kindergarten Building	8,100	sf	\$ 297.00	\$ 2,406,000		
4a.4 Kindergarten Sitework & Site Imprvmts	8,100	sf	\$ 28.00	\$ 227,000		
4b New Construction - Classrooms					\$ 8,635,000	\$ 11,485,000
4b.1 Remove Portable Classrooms	15	ea	\$ 8,000.00	\$ 120,000		
4b.5 New Elementary Classroom Building (2-story)	24,259	sf	\$ 337.00	\$ 8,175,000		
4b.10 Sitework & Site Improvements	12,129.60	sf	\$ 28.00	\$ 340,000		
5 Design Lab, Science, and Career Tech Education					\$ -	\$ -
Not anticipated						
6 Performing Arts Improvements					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Williams Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Williams Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
Not anticipated						
7 Multipurpose/Food Service Improvements					\$ 289,000	\$ 384,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	4,000	sf	\$ 37.00	\$ 148,000		
7c Food service areas						
7c.2 Modernize Food Service	1,200	sf	\$ 66.00	\$ 79,000		
7c.5 New Kitchen Equipment	1,200	sf	\$ 23.50	\$ 28,000		
7c.6 New Trash Enclosure	1	ea	\$ 34,000.00	\$ 34,000		
8 Physical Education Improvements					\$ -	\$ -
Not anticipated						
9 Administration & Staff Support					\$ 790,000	\$ 1,051,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	1,950	sf	\$ 88.00	\$ 172,000		
9b Staff Collaboration/Work Rooms						
9b.4 New Staff Collaboration/Work Rooms	1,920	sf	\$ 294.00	\$ 564,000		
9b.5 Sitework & Site Improvements	1,920	sf	\$ 28.00	\$ 54,000		
10 Student Collaboration & Student Support Services					\$ 172,000	\$ 229,000
10a Elementary School Library/Media Center						
10a.3 Modernize Library/Media Center Building	960	sf	\$ 91.00	\$ 87,000		
10d Learning Center						
10d.3 Modernize Learning Center	1,920	sf	\$ 44.50	\$ 85,000		
11 Safety & Security					\$ 1,298,000	\$ 1,726,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	41,800	sf	\$ 12.00	\$ 502,000		
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.5 New Drop-off Area/Bus Loop	9,800	sf	\$ 13.00	\$ 127,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	21	ea	\$ 337.00	\$ 7,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,660	lf	\$ 189.00	\$ 314,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	29,170	sf	\$ 1.60	\$ 47,000		
12 Outdoor Learning Quads					\$ 72,000	\$ 96,000
12b Learning Courts						
12b.2 New Learning Court	4,000	sf	\$ 18.00	\$ 72,000		
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 899,000	\$ 1,196,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Williams Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Williams Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13a.2 Kindergarten Play Apparatus	1.0	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	7,500	sf	\$ 9.00	\$ 68,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,800	sf	\$ 24.00	\$ 115,000		
13b.2 Elementary Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13b.6 New Hardcourts	45,600	sf	\$ 9.00	\$ 410,000		
13c Playfields						
13c.1 Repair Playfields	76,000	sf	\$ 2.00	\$ 152,000		
14 21st Century Learning Classroom Flexibility					\$ 210,000	\$ 210,000
14a Flexible furniture (Per Classroom, Direct Cost)	21	ea	\$ 10,000.00	\$ 210,000		
15 Technology Infrastructure					\$ 440,000	\$ 440,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	29,170	sf	\$ 4.43	\$ 129,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	29,170	sf	\$ 4.43	\$ 129,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	21	ea	\$ 7,500.00	\$ 158,000		
Total Construction/Project Cost (2014\$)					\$ 18,100,000	\$23,859,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

DOTY MIDDLE SCHOOL

Downey Unified School District
Doty Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,718,000	\$ 2,285,000
1b Replacement or repair of walls						
1b.1 Replace walls	8,640	sf	\$ 29.70	\$ 257,000		
1b.2 Repair walls	18,240	sf	\$ 4.70	\$ 86,000		
1c Replacement or repair of windows						
1c.1 Replace windows	53,380	sf	\$ 13.50	\$ 721,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	8,640	sf	\$ 10.10	\$ 87,000		
1d.2 Repair doors & hardware	18,240	sf	\$ 1.70	\$ 31,000		
1e Replacement or repair of floors						
1e.1 Replace floors	8,640	sf	\$ 10.80	\$ 93,000		
1e.2 Repair floors	18,240	sf	\$ 4.00	\$ 73,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	8,640	sf	\$ 20.20	\$ 175,000		
1f.2 Repair ceilings	18,240	sf	\$ 3.05	\$ 56,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	26,880	sf	\$ 1.80	\$ 48,000		
1g.2 Patch & paint exterior	26,880	sf	\$ 3.40	\$ 91,000		
2 Existing Building Systems & Toilets					\$ 2,100,000	\$ 2,793,000
2a HVAC system upgrades						
	53,380	sf	\$ 22.00	\$ 1,174,000		
2b Lighting upgrades - new interior lighting & controls						
	26,880	sf	\$ 11.00	\$ 296,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						
	26,880	sf	\$ 3.35	\$ 90,000		
2d Plumbing system upgrades						
	53,380	sf	\$ 8.00	\$ 427,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
	1,800	sf	\$ 63.00	\$ 113,000		
3 Site Utilities					\$ 353,000	\$ 469,000
(For entire campus and site)						
3c Updated water service lines						
	1,008,000	sf	\$ 0.35	\$ 353,000		
4 New Construction Classrooms					\$ 2,967,000	\$ 3,946,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms						
	17	ea	\$ 8,000.00	\$ 136,000		
4b.6 New Middle School Classroom Building (1-story)						
	8,525	sf	\$ 304.00	\$ 2,592,000		
4b.10 Sitework & Site Improvements						
	8,524.80	sf	\$ 28.00	\$ 239,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Doty Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education					\$ 6,801,000	\$ 9,045,000
5a Design and Science Lab Classrooms						
5a.1 Remove Portable Classrooms						
	2	ea	\$ 8,000.00	\$ 16,000		
5a.5 Reconfigure Science Classroom Building						
	2,700	sf	\$ 91.00	\$ 246,000		
5a.6 New Science Classroom Building						
	11,880	sf	\$ 358.20	\$ 4,255,000		
5a.7 Sitework & Site Improvements						
	11,880.00	sf	\$ 28.00	\$ 333,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms*						
	3,250	ea	\$ 45.50	\$ 148,000		
5b.6 New Middle School Electives Classroom Building						
	5,550	sf	\$ 297.00	\$ 1,648,000		
5b.7 Sitework & Site Improvements						
	5,550	sf	\$ 28.00	\$ 155,000		
6 Performing Arts Improvements					\$ 919,000	\$ 1,222,000
6b Music/Drama/Dance/Support Space						
6b.3 Reconfigure Drama/Music/Dance						
	4,550	sf	\$ 202.00	\$ 919,000		
7 Multipurpose/Food Service Improvements					\$ 1,259,000	\$ 1,674,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room						
	4,400	sf	\$ 37.00	\$ 163,000		
7c Food service areas						
7c.2 Modernize Food Service						
	1,000	sf	\$ 66.00	\$ 66,000		
7c.5 New Kitchen Equipment						
	1,000	sf	\$ 23.50	\$ 24,000		
7c.6 New Trash Enclosure						
	1	ea	\$ 34,000.00	\$ 34,000		
7d New Lunch Shelters						
	7,200	sf	\$ 135.00	\$ 972,000		
8 Physical Education Improvements					\$ 6,143,000	\$ 8,170,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium						
	13,800	sf	\$ 307.00	\$ 4,237,000		
8a.5 Sitework & Site Improvements						
	13,800	sf	\$ 28.00	\$ 386,000		
8b Middle School/High School Shower/Locker Rooms						
8b.3 Reconfigure Shower/Locker Rooms						
	7,200	sf	\$ 196.00	\$ 1,411,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs						
	2,400	sf	\$ 45.50	\$ 109,000		
9 Administration & Staff Support					\$ 1,993,000	\$ 2,651,000
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration						
	1,000	sf	\$ 44.00	\$ 44,000		
9a.4 New Administration						
	4,125	sf	\$ 294.00	\$ 1,213,000		
9a.5 Sitework & Site Improvements						
	4,125	sf	\$ 28.00	\$ 116,000		
9b Staff Collaboration/Work Rooms						
9b.4 New Staff Collaboration/Work Rooms						
	1,925	sf	\$ 294.00	\$ 566,000		
9b.5 Sitework & Site Improvements						
	1,925	sf	\$ 28.00	\$ 54,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Doty Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
10 Student Collaboration & Student Support Services				\$ 2,014,000		\$ 2,679,000
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	6,050	sf	\$ 305.00	\$ 1,845,000		
10a.5 Sitework & Site Improvements	6,050	sf	\$ 28.00	\$ 169,000		
11 Safety & Security				\$ 2,042,000		\$ 2,716,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	85,000	sf	\$ 12.00	\$ 1,020,000		
11b.3 Entry Plaza	3,000	sf	\$ 20.00	\$ 60,000		
11b.4 Landscape Enhancement	5,000	sf	\$ 7.00	\$ 35,000		
11b.5 New Drop-off Area/Bus Loop	7,500	sf	\$ 13.00	\$ 98,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	33	ea	\$ 337.00	\$ 11,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h.2 Decorative Metal Fencing & Gates	2,310	lf	\$ 189.00	\$ 437,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	53,380	sf	\$ 1.60	\$ 85,000		
12 Outdoor Learning Quads				\$ 598,000		
12a Main Student Quad						
12a.2 New Main Student Quad	25,200	sf	\$ 18.00	\$ 454,000		
12b Learning Courts						
12b.2 New Learning Court	8,000	sf	\$ 18.00	\$ 144,000		
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 1,671,000		\$ 2,222,000
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	73,100	sf	\$ 9.00	\$ 658,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 56,000.00	\$ 56,000		
13c Playfields						
13c.1 Repair Playfields	455,200	sf	\$ 2.00	\$ 910,000		
14 21st Century Learning Classroom Flexibility				\$ 330,000		\$ 330,000
14a Flexible furniture (Per Classroom, Direct Cost)						
	33	ea	\$ 10,000.00	\$ 330,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Doty Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
15 Technology Infrastructure				\$ 768,000		\$ 768,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)						
15a	53,380	sf	\$ 4.43	\$ 236,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)						
15b	53,380	sf	\$ 4.43	\$ 236,000		
15c MDF and IDF data rooms with environmental control (direct cost only)						
15c	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e. items attached to the building, direct cost only)						
15d	33	ea	\$ 7,500.00	\$ 248,000		
Total Construction/Project Cost (2014\$)				\$ 31,676,000		\$41,765,000

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Land acquisition costs.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

GRIFFITHS MIDDLE SCHOOL

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,664,000	\$ 2,213,000
1b Replacement or repair of walls						
1b.1 Replace walls	6,720	sf	\$ 29.70	\$ 200,000		
1b.2 Repair walls	17,280	sf	\$ 4.70	\$ 81,000		
1c Replacement or repair of windows						
1c.1 Replace windows	61,450	sf	\$ 13.50	\$ 830,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	6,720	sf	\$ 10.10	\$ 68,000		
1d.2 Repair doors & hardware	17,280	sf	\$ 1.70	\$ 29,000		
1e Replacement or repair of floors						
1e.1 Replace floors	6,720	sf	\$ 10.80	\$ 73,000		
1e.2 Repair floors	17,280	sf	\$ 4.00	\$ 69,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	6,720	sf	\$ 20.20	\$ 136,000		
1f.2 Repair ceilings	17,280	sf	\$ 3.05	\$ 53,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	24,000	sf	\$ 1.80	\$ 43,000		
1g.2 Patch & paint exterior	24,000	sf	\$ 3.40	\$ 82,000		
2 Existing Building Systems & Toilets					\$ 2,377,000	\$ 3,161,000
2a HVAC system upgrades						
	61,450	sf	\$ 22.00	\$ 1,352,000		
2b Lighting upgrades - new interior lighting & controls						
	24,000	sf	\$ 11.00	\$ 264,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						
	24,000	sf	\$ 3.35	\$ 80,000		
2d Plumbing system upgrades						
	61,450	sf	\$ 8.00	\$ 492,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	3,000	sf	\$ 63.00	\$ 189,000		
3 Site Utilities					\$ 346,000	\$ 460,000
(For entire campus and site)						
3c Updated water service lines	988,000	sf	\$ 0.35	\$ 346,000		
4 New Construction Classrooms					\$ 4,642,000	\$ 6,174,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms						
	20	ea	\$ 8,000.00	\$ 160,000		
4b.7 New Middle School Classroom Building (2-story)	12,768	sf	\$ 337.00	\$ 4,303,000		
4b.10 Sitework & Site Improvements	6,384.00	sf	\$ 28.00	\$ 179,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education					\$ 6,236,000	\$ 8,294,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5a.6 New Science Classroom Building	14,364	sf	\$ 358.20	\$ 5,145,000		
5a.7 Sitework & Site Improvements	7,182.00	sf	\$ 28.00	\$ 201,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms	4,550	ea	\$ 45.50	\$ 207,000		
5b.4 Reconfigure Middle School Electives Classrooms	4,800	ea	\$ 91.00	\$ 437,000		
6 Performing Arts Improvements					\$ 404,000	\$ 537,000
6b Music/Drama/Dance/Support Space						
6b.2 Modernize Drama/Music/Dance	4,000	sf	\$ 101.00	\$ 404,000		
7 Multipurpose/Food Service Improvements					\$ 1,335,000	\$ 1,776,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	5,000	sf	\$ 37.00	\$ 185,000		
7c Food service areas						
7c.2 Modernize Food Service	1,600	sf	\$ 66.00	\$ 106,000		
7c.5 New Kitchen Equipment	1,600	sf	\$ 23.50	\$ 38,000		
7c.6 New Trash Enclosure	1	ea	\$ 34,000.00	\$ 34,000		
7d New Lunch Shelters	7,200	sf	\$ 135.00	\$ 972,000		
8 Physical Education Improvements					\$ 6,504,000	\$ 8,650,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium	13,000	sf	\$ 307.00	\$ 3,991,000		
8a.5 Sitework & Site Improvements	13,000	sf	\$ 28.00	\$ 364,000		
8b Middle School/High School Shower/Locker Rooms						
8b.3 Reconfigure Shower/Locker Rooms	7,600	sf	\$ 196.00	\$ 1,490,000		
8b.4 New MS/HS Shower/Locker Rooms	1,200	sf	\$ 384.00	\$ 461,000		
8b.5 Sitework & Site Improvements	1,200	sf	\$ 28.00	\$ 34,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs	3,600	sf	\$ 45.50	\$ 164,000		
9 Administration & Staff Support					\$ 1,499,000	\$ 1,994,000
9a Expanded, reorganized or relocated administration spaces						
9a.4 New Administration	4,000	sf	\$ 294.00	\$ 1,176,000		
9a.5 Sitework & Site Improvements	4,000	sf	\$ 28.00	\$ 112,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	2,400	sf	\$ 88.00	\$ 211,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
				\$ 2,121,000		\$ 2,821,000
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	6,050	sf	\$ 305.00	\$ 1,845,000		
10a.5 Sitework & Site Improvements	6,050	sf	\$ 28.00	\$ 169,000		
10d Learning Center						
10d.4 Reconfigure Learning Center	1,200	sf	\$ 89.00	\$ 107,000		
				\$ 1,380,000		\$ 1,835,000
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	29,400	sf	\$ 12.00	\$ 353,000		
11b.3 Entry Plaza	3,000	sf	\$ 20.00	\$ 60,000		
11b.4 Landscape Enhancement	5,000	sf	\$ 7.00	\$ 35,000		
11b.5 New Drop-off Area/Bus Loop	4,000	sf	\$ 13.00	\$ 52,000		
11b.9 Repair existing Parking Lot	19,800	sf	\$ 4.70	\$ 93,000		
11b.10 Slurry Coat & Stripe Existing Paving	24,300	sf	\$ 2.00	\$ 49,000		
11c Covered Walkway	2,400	sf	\$ 135.00	\$ 324,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	33	ea	\$ 337.00	\$ 11,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h.2 Decorative Metal Fencing & Gates	1,010	lf	\$ 189.00	\$ 191,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	61,450	sf	\$ 1.60	\$ 98,000		
				\$ 630,000		\$ 838,000
12 Outdoor Learning Quads						
12a Main Student Quad						
12a.2 New Main Student Quad	27,800	sf	\$ 18.00	\$ 500,000		
12b Learning Courts						
12b.2 New Learning Court	7,200	sf	\$ 18.00	\$ 130,000		
				\$ 1,519,000		\$ 2,020,000
13 Exterior Play Spaces, Playfields & Hardcourts						
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	39,600	sf	\$ 9.00	\$ 356,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	25,800	sf	\$ 2.00	\$ 52,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 56,000.00	\$ 56,000		
13c Playfields						
13c.1 Repair Playfields	504,000	sf	\$ 2.00	\$ 1,008,000		
				\$ 330,000		\$ 330,000
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)	33	ea	\$ 10,000.00	\$ 330,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
				\$ 840,000		\$ 840,000
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)						
	61,450	sf	\$ 4.43	\$ 272,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)						
	61,450	sf	\$ 4.43	\$ 272,000		
15c MDF and IDF data rooms with environmental control (direct cost only)						
	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)						
	33	ea	\$ 7,500.00	\$ 248,000		
				\$ 31,827,000		\$41,943,000
Total Construction/Project Cost (2014\$)						

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

SUSSMAN MIDDLE SCHOOL

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,567,000	\$ 2,084,000
1b Replacement or repair of walls						
1b.1 Replace walls	4,800	sf	\$ 29.70	\$ 143,000		
1b.2 Repair walls	20,160	sf	\$ 4.70	\$ 95,000		
1c Replacement or repair of windows						
1c.1 Replace windows	61,210	sf	\$ 13.50	\$ 826,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	4,800	sf	\$ 10.10	\$ 48,000		
1d.2 Repair doors & hardware	20,160	sf	\$ 1.70	\$ 34,000		
1e Replacement or repair of floors						
1e.1 Replace floors	4,800	sf	\$ 10.80	\$ 52,000		
1e.2 Repair floors	20,160	sf	\$ 4.00	\$ 81,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	4,800	sf	\$ 20.20	\$ 97,000		
1f.2 Repair ceilings	20,160	sf	\$ 3.05	\$ 61,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	24,960	sf	\$ 1.80	\$ 45,000		
1g.2 Patch & paint exterior	24,960	sf	\$ 3.40	\$ 85,000		
2 Existing Building Systems & Toilets					\$ 2,423,000	\$ 3,223,000
2a HVAC system upgrades						
	61,210	sf	\$ 22.00	\$ 1,347,000		
2b Lighting upgrades - new interior lighting & controls						
	24,960	sf	\$ 11.00	\$ 275,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						
	24,960	sf	\$ 3.35	\$ 84,000		
2d Plumbing system upgrades						
	61,210	sf	\$ 8.00	\$ 490,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	3,600	sf	\$ 63.00	\$ 227,000		
3 Site Utilities					\$ 311,000	\$ 414,000
(For entire campus and site)						
3c Updated water service lines	888,000	sf	\$ 0.35	\$ 311,000		
4 New Construction Classrooms					\$ 4,465,000	\$ 5,938,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	21	ea	\$ 8,000.00	\$ 168,000		
4b.2 Relocate Portable Classrooms	4	ea	\$ 16,000.00	\$ 64,000		
4b.7 New Middle School Classroom Building (2-story)						
	12,060	sf	\$ 337.00	\$ 4,064,000		
4b.10 Sitework & Site Improvements	6,030.00	sf	\$ 28.00	\$ 169,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education					\$ 5,291,000	\$ 7,037,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5a.6 New Science Classroom Building	11,970	sf	\$ 358.20	\$ 4,288,000		
5a.7 Sitework & Site Improvements	5,985.00	sf	\$ 28.00	\$ 168,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms	4,550	ea	\$ 45.50	\$ 207,000		
5b.4 Reconfigure Middle School Electives Classrooms	4,200	ea	\$ 91.00	\$ 382,000		
6 Performing Arts Improvements					\$ 404,000	\$ 537,000
6b Music/Drama/Dance/Support Space						
6b.2 Modernize Drama/Music/Dance	4,000	sf	\$ 101.00	\$ 404,000		
7 Multipurpose/Food Service Improvements					\$ 1,335,000	\$ 1,776,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	5,000	sf	\$ 37.00	\$ 185,000		
7c Food service areas						
7c.2 Modernize Food Service	1,600	sf	\$ 66.00	\$ 106,000		
7c.5 New Kitchen Equipment	1,600	sf	\$ 23.50	\$ 38,000		
7c.6 New Trash Enclosure	1	ea	\$ 34,000.00	\$ 34,000		
7d New Lunch Shelters	7,200	sf	\$ 135.00	\$ 972,000		
8 Physical Education Improvements					\$ 6,558,000	\$ 8,722,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium	13,300	sf	\$ 307.00	\$ 4,083,000		
8a.5 Sitework & Site Improvements	13,300	sf	\$ 28.00	\$ 372,000		
8b Middle School/High School Shower/Locker Rooms						
8b.3 Reconfigure Shower/Locker Rooms	7,600	sf	\$ 196.00	\$ 1,490,000		
8b.4 New MS/HS Shower/Locker Rooms	1,200	sf	\$ 345.60	\$ 415,000		
8b.5 Sitework & Site Improvements	1,200	sf	\$ 28.00	\$ 34,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs	3,600	sf	\$ 45.50	\$ 164,000		
9 Administration & Staff Support					\$ 1,949,000	\$ 2,592,000
9a Expanded, reorganized or relocated administration spaces						
9a.4 New Administration	4,125	sf	\$ 294.00	\$ 1,213,000		
9a.5 Sitework & Site Improvements	4,125	sf	\$ 28.00	\$ 116,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms		sf	\$ 88.00	\$ -		
9b.4 New Staff Collaboration/Work Rooms	1,925	sf	\$ 294.00	\$ 566,000		
9b.5 Sitework & Site Improvements	1,925	sf	\$ 28.00	\$ 54,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	3,000	sf	\$ 305.00	\$ 915,000		\$ 1,411,000
10a.4 Reconfigure Library/Media Center Building	3,000	sf	\$ 137.25	\$ 412,000		\$ 1,877,000
10a.5 Sitework & Site Improvements	3,000	sf	\$ 28.00	\$ 84,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	8,000	sf	\$ 12.00	\$ 96,000		\$ 1,073,000
11b.3 Entry Plaza	3,000	sf	\$ 20.00	\$ 60,000		\$ 1,427,000
11b.4 Landscape Enhancement	5,000	sf	\$ 7.00	\$ 35,000		
11b.5 New Drop-off Area/Bus Loop	11,000	sf	\$ 13.00	\$ 143,000		
11b.9 Repair existing Parking Lot	46,000	sf	\$ 4.70	\$ 216,000		
11b.10 Slurry Coat & Stripe Existing Paving	44,500	sf	\$ 2.00	\$ 89,000		
11c Covered Walkway	1,000	sf	\$ 135.00	\$ 135,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	35	ea	\$ 337.00	\$ 12,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h.2 Decorative Metal Fencing & Gates	395	lf	\$ 189.00	\$ 75,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	61,210	sf	\$ 1.60	\$ 98,000		
12 Outdoor Learning Quads						
12a Main Student Quad						
12a.2 New Main Student Quad	24,800	sf	\$ 18.00	\$ 446,000		\$ 532,000
12b Learning Courts						
12b.2 New Learning Court	4,800	sf	\$ 18.00	\$ 86,000		\$ 708,000
13 Exterior Play Spaces, Playfields & Hardcourts						
13b PE Play Yard & Hardcourts						
13b.7 Slurry Coat & Stripe Existing Hardcourts	80,900	sf	\$ 2.00	\$ 162,000		\$ 762,000
13c Playfields						
13c.1 Repair Playfields	276,675	sf	\$ 2.00	\$ 553,000		\$ 1,013,000
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)						
	35	ea	\$ 10,000.00	\$ 350,000		\$ 350,000

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)						
	61,210	sf	\$ 4.43	\$ 271,000		\$ 853,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)						
	61,210	sf	\$ 4.43	\$ 271,000		\$ 853,000
15c MDF and IDF data rooms with environmental control (direct cost only)						
	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e. items attached to the building, direct cost only)						
	35	ea	\$ 7,500.00	\$ 263,000		
Total Construction/Project Cost (2014\$)						
				\$ 29,284,000		\$38,551,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

WEST MIDDLE SCHOOL

Downey Unified School District
West Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,469,000	\$ 1,954,000
1b Replacement or repair of walls						
1b.1 Replace walls	6,720	sf	\$ 29.70	\$ 200,000		
1b.2 Repair walls	16,320	sf	\$ 4.70	\$ 77,000		
1c Replacement or repair of windows						
1c.1 Replace windows	48,403	sf	\$ 13.50	\$ 653,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	6,720	sf	\$ 10.10	\$ 68,000		
1d.2 Repair doors & hardware	16,320	sf	\$ 1.70	\$ 28,000		
1e Replacement or repair of floors						
1e.1 Replace floors	6,720	sf	\$ 10.80	\$ 73,000		
1e.2 Repair floors	16,320	sf	\$ 4.00	\$ 66,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	6,720	sf	\$ 20.20	\$ 136,000		
1f.2 Repair ceilings	16,320	sf	\$ 3.05	\$ 50,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	23,040	sf	\$ 1.80	\$ 41,000		
1g.2 Patch & paint exterior	23,040	sf	\$ 3.40	\$ 78,000		
2 Existing Building Systems & Toilets					\$ 1,914,000	\$ 2,546,000
2a HVAC system upgrades						
	48,403	sf	\$ 22.00	\$ 1,065,000		
2b Lighting upgrades - new interior lighting & controls						
	23,040	sf	\$ 11.00	\$ 253,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						
	23,040	sf	\$ 3.35	\$ 77,000		
2d Plumbing system upgrades						
	48,403	sf	\$ 8.00	\$ 387,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	2,100	sf	\$ 63.00	\$ 132,000		
3 Site Utilities					\$ 294,000	\$ 391,000
(For entire campus and site)						
3c Updated water service lines	840,000	sf	\$ 0.35	\$ 294,000		
4 New Construction Classrooms					\$ 5,978,000	\$ 7,951,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	19	ea	\$ 8,000.00	\$ 152,000		
4b.7 New Middle School Classroom Building (2-story)	16,598	sf	\$ 337.00	\$ 5,594,000		
4b.10 Sitework & Site Improvements	8,299.20	sf	\$ 28.00	\$ 232,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
West Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education					\$ 6,383,000	\$ 8,489,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	5,400	sf	\$ 91.00	\$ 491,000		
5a.6 New Science Classroom Building	14,364	sf	\$ 358.20	\$ 5,145,000		
5a.7 Sitework & Site Improvements	7,182.00	sf	\$ 28.00	\$ 201,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms*	3,600	ea	\$ 45.50	\$ 164,000		
5b.4 Reconfigure Middle School Electives Classrooms	4,200	ea	\$ 91.00	\$ 382,000		
6 Performing Arts Improvements					\$ 1,533,000	\$ 2,039,000
6b Music/Drama/Dance/Support Space						
6b.4 New Drama/Music/Dance	4,200	sf	\$ 337.00	\$ 1,415,000		
6b.8 Sitework & Site Improvements	4,200	sf	\$ 28.00	\$ 118,000		
7 Multipurpose/Food Service Improvements					\$ 1,283,000	\$ 1,706,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	4,500	sf	\$ 37.00	\$ 167,000		
7c Food service areas						
7c.2 Modernize Food Service	1,600	sf	\$ 66.00	\$ 106,000		
7c.5 New Kitchen Equipment	1,600	sf	\$ 23.50	\$ 38,000		
7d New Lunch Shelters	7,200	sf	\$ 135.00	\$ 972,000		
8 Physical Education Improvements					\$ 8,954,000	\$ 11,909,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium	13,200	sf	\$ 307.00	\$ 4,052,000		
8a.5 Sitework & Site Improvements	13,200	sf	\$ 28.00	\$ 370,000		
8b Middle School/High School Shower/Locker Rooms						
8b.4 New MS/HS Shower/Locker Rooms	7,200	sf	\$ 345.60	\$ 2,488,000		
8b.5 Sitework & Site Improvements	7,200	sf	\$ 28.00	\$ 202,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	5,550	sf	\$ 304.00	\$ 1,687,000		
8c.5 Sitework & Site Improvements	5,550	sf	\$ 28.00	\$ 155,000		
9 Administration & Staff Support					\$ 534,000	\$ 710,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	4,123	sf	\$ 88.00	\$ 363,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,940	sf	\$ 88.00	\$ 171,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
West Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
				\$ 2,065,000		\$ 2,746,000
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	6,200	sf	\$ 305.00	\$ 1,891,000		
10a.5 Sitework & Site Improvements	6,200	sf	\$ 28.00	\$ 174,000		
				\$ 1,589,000		\$ 2,113,000
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	52,700	sf	\$ 12.00	\$ 632,000		
11b.3 Entry Plaza	3,000	sf	\$ 20.00	\$ 60,000		
11b.4 Landscape Enhancement	5,000	sf	\$ 7.00	\$ 35,000		
11b.5 New Drop-off Area/Bus Loop	11,000	sf	\$ 13.00	\$ 143,000		
11b.9 Repair existing Parking Lot	28,600	sf	\$ 4.70	\$ 134,000		
11b.10 Slurry Coat & Stripe Existing Paving	28,200	sf	\$ 2.00	\$ 56,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	32	ea	\$ 337.00	\$ 11,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11g Marquee Sign	1	ea	\$ 10,000.00	\$ 10,000		
11h.2 Decorative Metal Fencing & Gates	875	lf	\$ 189.00	\$ 165,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	48,403	sf	\$ 1.60	\$ 77,000		
				\$ 489,000		\$ 650,000
12 Outdoor Learning Quads						
12a Main Student Quad						
12a.2 New Main Student Quad	17,550	sf	\$ 18.00	\$ 316,000		
12b Learning Courts						
12b.2 New Learning Court	9,600	sf	\$ 18.00	\$ 173,000		
				\$ 1,380,000		\$ 1,835,000
13 Exterior Play Spaces, Playfields & Hardcourts						
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	81,600	sf	\$ 9.00	\$ 734,000		
13c Playfields						
13c.1 Repair Playfields	299,600	sf	\$ 2.00	\$ 599,000		
				\$ 320,000		\$ 320,000
14 21st Century Learning Classroom Flexibility						
14a Flexible furniture (Per Classroom, Direct Cost)	32	ea	\$ 10,000.00	\$ 320,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
West Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
				\$ 716,000		\$ 716,000
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)						
	48,403	sf	\$ 4.43	\$ 214,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)						
	48,403	sf	\$ 4.43	\$ 214,000		
15c MDF and IDF data rooms with environmental control (direct cost only)						
	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e. items attached to the building, direct cost only)						
	32	ea	\$ 7,500.00	\$ 240,000		
				\$ 34,901,000		\$46,075,000
Total Construction/Project Cost (2014\$)						

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

COLUMBUS HIGH SCHOOL

Downey Unified School District
Columbus High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Columbus High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls						
1b.2 Repair walls	10,560	sf	\$ 4.70	\$ 50,000		
1c Replacement or repair of windows						
1c.1 Replace windows	41,265	sf	\$ 13.50	\$ 557,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	10,560	sf	\$ 1.70	\$ 18,000		
1e Replacement or repair of floors						
1e.2 Repair floors	10,560	sf	\$ 4.00	\$ 42,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	10,560	sf	\$ 3.05	\$ 32,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	10,560	sf	\$ 1.80	\$ 19,000		
1g.2 Patch & paint exterior	10,560	sf	\$ 3.40	\$ 36,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades						
	37,965	sf	\$ 22.00	\$ 835,000		
2b Lighting upgrades - new interior lighting & controls						
2c Electrical upgrades	10,560	sf	\$ 11.00	\$ 116,000		
2c.1 Upgrade electrical wiring & increase electrical outlets						
	10,560	sf	\$ 3.35	\$ 35,000		
2d Plumbing system upgrades						
	41,265	sf	\$ 8.00	\$ 330,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,500	sf	\$ 63.00	\$ 95,000		
2f Energy-efficient building systems and controls (EMS systems)	41,265	sf	\$ 5.40	\$ 223,000		
3 Site Utilities						
(For entire campus and site)						
3c Updated water service lines	380,000	sf	\$ 0.35	\$ 133,000		
4 New Construction Classrooms						
Not anticipated						
5 Design Lab, Science, and Career Tech Education						
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5c High School Electives						
5c.3 Modernize High School Electives Classrooms'	960	sf	\$ 89.00	\$ 85,000		
5c.4 Reconfigure High School Electives Classrooms	4,300	sf	\$ 89.00	\$ 383,000		
5c.5 Demolish Existing Buildings		sf	\$ 16.00	\$ -		
				\$ 754,000		\$ 1,003,000
				\$ 1,634,000		\$ 2,173,000
				\$ 133,000		\$ 177,000
				\$ 714,000		\$ 950,000

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Columbus High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Columbus High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements						
Not anticipated						
7 Multipurpose/Food Service Improvements						
7b High School Cafeteria						
7b.2 Modernize High School Cafeteria	4,250	sf	\$ 57.00	\$ 242,000		
7c Food service areas						
7c.2 Modernize Food Service	1,225	sf	\$ 66.00	\$ 81,000		
7c.5 New Kitchen Equipment	1,225	sf	\$ 23.50	\$ 29,000		
8 Physical Education Improvements						
8a New Gym and Lobby/Concessions						
8a.2 Modernize Gymnasium	4,800	sf	\$ 46.00	\$ 221,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs	1,350	sf	\$ 45.50	\$ 61,000		
8d High School Weight Room						
8d.3 Reconfigure Weight Room	2,700	sf	\$ 45.50	\$ 123,000		
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	3,300	sf	\$ 44.00	\$ 145,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,920	sf	\$ 88.00	\$ 169,000		
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center						
10a.4 Reconfigure Library/Media Center Building	3,200	sf	\$ 137.25	\$ 439,000		
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.3 Entry Plaza	2,800	sf	\$ 20.00	\$ 56,000		
11b.10 Slurry Coat & Stripe Existing Paving	33,000	sf	\$ 2.00	\$ 66,000		
11c Covered Walkway	2,500	sf	\$ 135.00	\$ 338,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	275	lf	\$ 189.00	\$ 52,000		
11i Security cameras and other security systems	41,265	sf	\$ 1.60	\$ 66,000		
12 Outdoor Learning Quads						
12a Main Student Quad						
12a.2 New Main Student Quad	10,200	sf	\$ 18.00	\$ 184,000		
				\$ -		\$ -
				\$ 352,000		\$ 468,000
				\$ 405,000		\$ 539,000
				\$ 314,000		\$ 418,000
				\$ 439,000		\$ 584,000
				\$ 617,000		\$ 821,000
				\$ 184,000		\$ 245,000

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Columbus High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Columbus High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 43,000	\$ 57,000
13b PE Play Yard & Hardcourts						
13b.7 Slurry Coat & Stripe Existing Hardcourts	14,400	sf	\$ 2.00	\$ 29,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 14,000.00	\$ 14,000		
14 21st Century Learning Classroom Flexibility					\$ 160,000	\$ 160,000
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000		
15 Technology Infrastructure					\$ 510,000	\$ 510,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	41,265	sf	\$ 4.43	\$ 183,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	41,265	sf	\$ 4.43	\$ 183,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)					\$ 6,267,000	\$8,116,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

DOWNEY HIGH SCHOOL

Downey Unified School District
Downey High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,258,000	\$ 1,673,000
1b Replacement or repair of walls						
1b.2 Repair walls	24,000	sf	\$ 4.70	\$ 113,000		
1c Replacement or repair of windows						
1c.1 Replace windows	59,980	sf	\$ 13.50	\$ 810,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	24,000	sf	\$ 1.70	\$ 41,000		
1e Replacement or repair of floors						
1e.2 Repair floors	24,000	sf	\$ 4.00	\$ 96,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	24,000	sf	\$ 3.05	\$ 73,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	24,000	sf	\$ 1.80	\$ 43,000		
1g.2 Patch & paint exterior	24,000	sf	\$ 3.40	\$ 82,000		
2 Existing Building Systems & Toilets					\$ 982,000	\$ 1,306,000
2b Lighting upgrades - new interior lighting & controls	24,000	sf	\$ 11.00	\$ 264,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	24,000	sf	\$ 3.35	\$ 80,000		
2d Plumbing system upgrades	59,980	sf	\$ 8.00	\$ 480,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	2,500	sf	\$ 63.00	\$ 158,000		
3 Site Utilities (For entire campus and site)					\$ 628,000	\$ 835,000
3c Updated water service lines	1,793,200	sf	\$ 0.35	\$ 628,000		
4 New Construction Classrooms					\$ 120,000	\$ 160,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	15	ea	\$ 8,000.00	\$ 120,000		
5 Design Lab, Science, and Career Tech Education					\$ 6,834,000	\$ 9,089,000
5c High School Electives						
5c.3 Modernize High School Electives Classrooms'	17,280	sf	\$ 44.50	\$ 769,000		
5c.6 New High School Electives Classroom Building	19,500	sf	\$ 297.00	\$ 5,792,000		
5c.7 Sitework & Site Improvements	9,750	sf	\$ 28.00	\$ 273,000		
6 Performing Arts Improvements					\$ 194,000	\$ 258,000
6b Music/Drama/Dance/Support Space						
6b.3 Reconfigure Drama/Music/Dance	1,920	sf	\$ 101.00	\$ 194,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Downey High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
7 Multipurpose/Food Service Improvements					\$ 972,000	\$ 1,293,000
7d New Lunch Shelters	7,200	sf	\$ 135.00	\$ 972,000		
8 Physical Education Improvements					\$ 860,000	\$ 1,144,000
8a New Gym and Lobby/Concessions						
8a.2 Modernize Gymnasium	18,700	sf	\$ 46.00	\$ 860,000		
9 Administration & Staff Support					\$ 374,000	\$ 497,000
9d M&O / Warehouse / Support Facilities						
9d.3 New M&O Support Facility	2,400	sf	\$ 156.00	\$ 374,000		
10 Student Collaboration & Student Support Services					\$ 6,990,000	\$ 9,297,000
10a Elementary School Library/Media Center						
10a.1 Demolish Existing Buildings	4,000	sf	\$ 16.00	\$ 64,000		
10b Middle School/High School Library/Student Union						
10b.2 New Library/Student Union	20,800	sf	\$ 305.00	\$ 6,344,000		
10b.5 Sitework & Site Improvements	20,800	sf	\$ 28.00	\$ 582,000		
11 Safety & Security					\$ 248,000	\$ 330,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.10 Slurry Coat & Stripe Existing Paving	42,250	sf	\$ 2.00	\$ 85,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 30,000.00	\$ 30,000		
11e Safety locks at classroom doors	38	ea	\$ 337.00	\$ 13,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11i Security cameras and other security systems	59,980	sf	\$ 1.60	\$ 96,000		
12 Outdoor Learning Quads					\$ 907,000	\$ 1,206,000
12a Main Student Quad						
12a.2 New Main Student Quad	50,400	sf	\$ 18.00	\$ 907,000		
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 1,267,000	\$ 1,685,000
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	28,800	sf	\$ 9.00	\$ 259,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	50,200	sf	\$ 2.00	\$ 100,000		
13i Synthetic Playfield	45,375	sf	\$ 20.00	\$ 908,000		
14 21st Century Learning Classroom Flexibility					\$ 380,000	\$ 380,000
14a Flexible furniture (Per Classroom, Direct Cost)	38	ea	\$ 10,000.00	\$ 380,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Downey High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
15 Technology Infrastructure					\$ 839,000	\$ 839,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	59,980	sf	\$ 4.43	\$ 265,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	59,980	sf	\$ 4.43	\$ 265,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	38	ea	\$ 7,500.00	\$ 285,000		
Total Construction/Project Cost (2014\$)				\$ 22,853,000		\$29,992,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

WARREN HIGH SCHOOL

Downey Unified School District
Warren High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Warren High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 2,459,000	\$ 3,270,000
1b Replacement or repair of walls						
1b.2 Repair walls	59,520	sf	\$ 4.70	\$ 280,000		
1c Replacement or repair of windows						
1c.1 Replace windows	99,950	sf	\$ 13.50	\$ 1,349,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	59,520	sf	\$ 1.70	\$ 101,000		
1e Replacement or repair of floors						
1e.2 Repair floors	59,520	sf	\$ 4.00	\$ 238,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	59,520	sf	\$ 3.05	\$ 182,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	59,520	sf	\$ 1.80	\$ 107,000		
1g.2 Patch & paint exterior	59,520	sf	\$ 3.40	\$ 202,000		
2 Existing Building Systems & Toilets					\$ 1,824,000	\$ 2,426,000
2b Lighting upgrades - new interior lighting & controls	59,520	sf	\$ 11.00	\$ 655,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	59,520	sf	\$ 3.35	\$ 199,000		
2d Plumbing system upgrades	99,950	sf	\$ 8.00	\$ 800,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	2,700	sf	\$ 63.00	\$ 170,000		
3 Site Utilities (For entire campus and site)					\$ 586,000	\$ 779,000
3c Updated water service lines	1,675,400	sf	\$ 0.35	\$ 586,000		
4 New Construction Classrooms					\$ 5,890,000	\$ 7,834,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	8	ea	\$ 8,000.00	\$ 64,000		
4b.9 New High school Classroom Building (2-story)	16,598	sf	\$ 337.00	\$ 5,594,000		
4b.10 Sitework & Site Improvements	8,299.20	sf	\$ 28.00	\$ 232,000		
5 Design Lab, Science, and Career Tech Education					\$ 3,954,000	\$ 5,259,000
5c High School Electives						
5c.3 Modernize High School Electives Classrooms'	22,580	sf	\$ 44.50	\$ 1,005,000		
5c.6 New High School Electives Classroom Building	9,075	sf	\$ 297.00	\$ 2,695,000		
5c.7 Sitework & Site Improvements	9,075	sf	\$ 28.00	\$ 254,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Warren High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Warren High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
6 Performing Arts Improvements					\$ 4,489,000	\$ 5,970,000
6b Music/Drama/Dance/Support Space						
6b.4 New Drama/Music/Dance	12,300	sf	\$ 337.00	\$ 4,145,000		
6b.8 Sitework & Site Improvements	12,300	sf	\$ 28.00	\$ 344,000		
7 Multipurpose/Food Service Improvements					\$ 972,000	\$ 1,293,000
7d New Lunch Shelters	7,200	sf	\$ 135.00	\$ 972,000		
8 Physical Education Improvements					\$ 821,000	\$ 1,092,000
8a New Gym and Lobby/Concessions						
8a.2 Modernize Gymnasium	17,850	sf	\$ 46.00	\$ 821,000		
9 Administration & Staff Support					\$ 507,000	\$ 674,000
9a Expanded, reorganized or relocated administration spaces						
9a.4 New Administration	1,575	sf	\$ 294.00	\$ 463,000		
9a.5 Sitework & Site Improvements	1,575	sf	\$ 28.00	\$ 44,000		
10 Student Collaboration & Student Support Services					\$ 512,000	\$ 681,000
10d Learning Center						
10d.2 New Learning Center	1,575	sf	\$ 297.00	\$ 468,000		
10d.5 Sitework & Site Improvements	1,575.00	sf	\$ 28.00	\$ 44,000		
11 Safety & Security					\$ 1,083,000	\$ 1,440,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	38,850	sf	\$ 12.00	\$ 466,000		
11b.3 Entry Plaza	6,000	sf	\$ 20.00	\$ 120,000		
11c Covered Walkway	600	sf	\$ 135.00	\$ 81,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 30,000.00	\$ 30,000		
11e Safety locks at classroom doors	76	ea	\$ 337.00	\$ 26,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	720	lf	\$ 189.00	\$ 136,000		
11h.3 Rolling Decorative Metal Gate	2	ea	\$ 20,000.00	\$ 40,000		
11i Security cameras and other security systems	99,950	sf	\$ 1.60	\$ 160,000		
12 Outdoor Learning Quads Not anticipated					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

Downey Unified School District
Warren High School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Warren High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 5,291,000	\$ 7,037,000
13b PE Play Yard & Hardcourts						
13b.7 Slurry Coat & Stripe Existing Hardcourts	48,500	sf	\$ 2.00	\$ 97,000		
13d Baseball/Softball Fields						
13d.7 Field Lighting (Each Pole)	4	ea	\$ 75,000.00	\$ 300,000		
13k Reconstruct Pool 25yrd x 33 meter	9,000	sf	\$ 495.00	\$ 4,455,000		
14 21st Century Learning Classroom Flexibility					\$ 760,000	\$ 760,000
14a Flexible furniture (Per Classroom, Direct Cost)	76	ea	\$ 10,000.00	\$ 760,000		
15 Technology Infrastructure					\$ 1,478,000	\$ 1,478,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	99,950	sf	\$ 4.43	\$ 442,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	99,950	sf	\$ 4.43	\$ 442,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	76	ea	\$ 7,500.00	\$ 570,000		
Total Construction/Project Cost (2014\$)					\$ 30,626,000	\$39,993,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

DOWNEY ADULT SCHOOL

Downey Unified School District
Downey Adult School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1c.1 Replace windows	18,150	sf	\$ 13.50	\$ 245,000	\$ 245,000	\$ 326,000
2 Existing Building Systems & Toilets						
2d Plumbing system upgrades	18,150	sf	\$ 8.00	\$ 145,000	\$ 391,000	\$ 520,000
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	600	sf	\$ 63.00	\$ 38,000		
2e.3 New Restroom	480	sf	\$ 209.00	\$ 100,000		
2e.4 Sitework & Site Improvements	240	sf	\$ 42.00	\$ 10,000		
2f Energy-efficient building systems and controls (EMS systems)	18,150	sf	\$ 5.40	\$ 98,000		
3 Site Utilities						
(For entire campus and site)					\$ 67,000	\$ 89,000
3c Updated water service lines	380,000	sf	\$ 0.18	\$ 67,000		
4 New Construction Classrooms						
4b New Construction - Classrooms					\$ 280,000	\$ 372,000
4b.2 Relocate Portable Classrooms	10	ea	\$ 16,000.00	\$ 160,000		
New Portable Restroom Bldg	480	sf	\$ 250.00	\$ 120,000		
5 Design Lab, Science, and Career Tech Education						
5c High School Electives					\$ 1,228,000	\$ 1,633,000
5c.3 Modernize High School Electives Classrooms'	10,200	sf	\$ 89.00	\$ 908,000		
5c.4 Reconfigure High School Electives Classrooms	3,600	sf	\$ 89.00	\$ 320,000		
6 Performing Arts Improvements						
Not anticipated					\$ -	\$ -
7 Multipurpose/Food Service Improvements						
Not anticipated					\$ -	\$ -
8 Physical Education Improvements						
Not anticipated					\$ -	\$ -
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces					\$ 437,000	\$ 581,000
9a.3 Reconfigure Administration	4,350	sf	\$ 88.00	\$ 383,000		
9d M&O / Warehouse / Support Facilities						
9d.2 Modernize M&O / Warehouse / Support	2,750	sf	\$ 19.50	\$ 54,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Downey Adult School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
10 Student Collaboration & Student Support Services						
Not anticipated					\$ -	\$ -
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking					\$ 468,000	\$ 622,000
11b.10 Slurry Coat & Stripe Existing Paving	156,000	sf	\$ 2.00	\$ 312,000		
11c Covered Walkway	625	sf	\$ 135.00	\$ 84,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	28	ea	\$ 337.00	\$ 9,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11l Security cameras and other security systems	18,150	sf	\$ 1.60	\$ 29,000		
12 Outdoor Learning Quads						
12a Main Student Quad					\$ 234,000	\$ 311,000
12a.2 New Main Student Quad	26,000	sf	\$ 9.00	\$ 234,000		
13 Exterior Play Spaces, Playfields & Hardcourts						
Not anticipated					\$ -	\$ -
14 21st Century Learning Classroom Flexibility						
Not anticipated					\$ -	\$ -
15 Technology Infrastructure						
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	18,150	sf	\$ 4.43	\$ 80,000	\$ 184,000	\$ 184,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	18,150	sf	\$ 4.43	\$ 80,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
Total Construction/Project Cost (2014\$)						
					\$ 3,534,000	\$4,638,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

PACE SITE

Downey Unified School District
Pace School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Pace School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 700,000	\$ 931,000
1b Replacement or repair of walls						
1b.2 Repair walls	17,660	sf	\$ 4.70	\$ 83,000		
1c Replacement or repair of windows						
1c.1 Replace windows	27,440	sf	\$ 13.50	\$ 370,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	17,660	sf	\$ 1.70	\$ 30,000		
1e Replacement or repair of floors						
1e.2 Repair floors	17,660	sf	\$ 4.00	\$ 71,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	17,660	sf	\$ 3.05	\$ 54,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	17,660	sf	\$ 1.80	\$ 32,000		
1g.2 Patch & paint exterior	17,660	sf	\$ 3.40	\$ 60,000		
2 Existing Building Systems & Toilets					\$ 1,153,000	\$ 1,533,000
2a HVAC system upgrades	27,440	sf	\$ 22.00	\$ 604,000		
2b Lighting upgrades - new interior lighting & controls	17,660	sf	\$ 11.00	\$ 194,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	17,660	sf	\$ 3.35	\$ 59,000		
2d Plumbing system upgrades	27,440	sf	\$ 8.00	\$ 220,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities					\$ 137,000	\$ 182,000
(For entire campus and site)						
3c Updated water service lines	261,360	sf	\$ 0.53	\$ 137,000		
4 New Construction Classrooms						
Not anticipated						
5 Design Lab, Science, and Career Tech Education					\$ -	\$ -
Not anticipated						
6 Performing Arts Improvements					\$ -	\$ -
Not anticipated						

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Pace School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Pace School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
7 Multipurpose/Food Service Improvements					\$ 625,000	\$ 831,000
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	4,500	sf	\$ 37.00	\$ 167,000		
7c Food service areas						
7c.2 Modernize Food Service	1,500	sf	\$ 66.00	\$ 99,000		
7c.5 New Kitchen Equipment	1,500	sf	\$ 23.50	\$ 35,000		
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements					\$ -	\$ -
Not anticipated						
9 Administration & Staff Support					\$ 211,000	\$ 281,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	1,920	sf	\$ 88.00	\$ 169,000		
9b Staff Collaboration/Work Rooms						
9b.2 Modernize Staff Collaboration/Work Rooms	960	sf	\$ 44.00	\$ 42,000		
10 Student Collaboration & Student Support Services					\$ 252,000	\$ 335,000
10a Elementary School Library/Media Center						
10a.4 Reconfigure Library/Media Center Building	900	sf	\$ 91.50	\$ 82,000		
11 Safety & Security					\$ 472,000	\$ 628,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.4 Landscape Enhancement	3,500	sf	\$ 7.00	\$ 25,000		
11b.10 Slurry Coat & Stripe Existing Paving	24,000	sf	\$ 2.00	\$ 48,000		
11c Covered Walkway	1,200	sf	\$ 135.00	\$ 162,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	18	ea	\$ 337.00	\$ 6,000		
11f Signage for emergency response and wayfinding	1	ls	\$ 24,000.00	\$ 24,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	600	lf	\$ 189.00	\$ 113,000		
11h.3 Rolling Decorative Metal Gate	2	ea	\$ 20,000.00	\$ 40,000		
11i Security cameras and other security systems	27,440	sf	\$ 1.60	\$ 44,000		
12 Outdoor Learning Quads					\$ 81,000	\$ 108,000
12a Main Student Quad						
12a.2 New Main Student Quad	4,500	sf	\$ 18.00	\$ 81,000		

Prepared by: LPA, Inc. / Cumming

6.4

APPENDIX FACILITIES MASTER PLAN DETAILED COST

PACE SITE

Downey Unified School District
Pace School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Pace School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 476,000	\$ 633,000
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	5,000	sf	\$ 24.00	\$ 120,000		
13b.2 Elementary Play Apparatus	2	ea	\$ 47,000.00	\$ 94,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	25,000	sf	\$ 2.00	\$ 50,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 28,000.00	\$ 28,000		
13b.9 Ball Walls	2	ea	\$ 7,000.00	\$ 14,000		
13c Playfields						
13c.1 Repair Playfields	85,000	sf	\$ 2.00	\$ 170,000		
14 21st Century Learning Classroom Flexibility					\$ 180,000	\$ 180,000
14a Flexible furniture (Per Classroom, Direct Cost)	18	ea	\$ 10,000.00	\$ 180,000		
15 Technology Infrastructure					\$ 401,000	\$ 401,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	27,440	sf	\$ 4.43	\$ 121,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	27,440	sf	\$ 4.43	\$ 121,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	18	ea	\$ 7,500.00	\$ 135,000		
Total Construction/Project Cost (2014\$)					\$ 4,688,000	\$6,043,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

TOTAL CAMPUSES COMBINED

Downey Unified School District
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$)

Campus	Subtotal Project Cost (2014\$)	Total Project Cost (2014\$)
A Elementary Schools		\$50,101,500
1 Alameda Elementary School	\$3,580,500	
2 Carpenter Elementary School	\$3,253,000	
3 Gallatin Elementary School	\$4,032,000	
4 Gauldin Elementary School	\$4,108,000	
5 Imperial Elementary School	\$2,664,000	
6 Lewis Elementary School	\$3,430,000	
7 Old River Elementary School	\$2,649,000	
8 Price Elementary School	\$4,107,000	
9 Rio Hondo Elementary School	\$4,556,000	
10 Rio San Gabriel Elementary School	\$5,967,000	
11 Unsworth Elementary School	\$3,434,000	
12 Ward Elementary School	\$4,274,000	
13 Williams Elementary School	\$4,047,000	
B Middle Schools		\$121,685,000
14 Doty Middle School	\$30,558,000	
15 Griffiths Middle School	\$30,034,000	
16 Sussman Middle School	\$28,586,000	
17 West Middle School	\$32,507,000	
C High Schools		\$21,313,000
18 Columbus High School	\$4,398,000	
19 Downey High School	\$3,409,000	
20 Warren High School	\$13,506,000	
D Specialized Programs		\$1,444,000
21 Downey Adult School	\$1,444,000	
22 Pace School		
Total Construction/Project Cost (2014\$)		\$199,543,500

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings			
1a Replacement or repair of roofs		\$ -	\$ -
1a.2 Repair roofs	\$ -		
1b Replacement or repair of walls		\$ 3,297,000	\$ 4,385,000
1b.1 Replace walls	\$ 1,767,000		
1b.2 Repair walls	\$ 1,530,000		
1c Replacement or repair of windows		\$ 10,251,000	\$ 13,632,000
1c.1 Replace windows	\$ 10,251,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)		\$ 1,154,000	\$ 1,535,000
1d.1 Replace doors & hardware	\$ 599,000		
1d.2 Repair doors & hardware	\$ 555,000		
1e Replacement or repair of floors		\$ 1,942,000	\$ 2,583,000
1e.1 Replace floors	\$ 642,000		
1e.2 Repair floors	\$ 1,300,000		
1f Replacement or repair of ceilings		\$ 2,194,000	\$ 2,918,000
1f.1 Replace ceilings	\$ 1,203,000		
1f.2 Repair ceilings	\$ 991,000		
1g Patch & Paint Interior/Exterior		\$ 1,998,000	\$ 2,657,000
1g.1 Patch & paint interior	\$ 691,000		
1g.2 Patch & paint exterior	\$ 1,307,000		
2 Existing Building Systems & Toilets			
2a HVAC system upgrades	\$ 13,433,000	\$ 13,433,000	\$ 17,865,000
2b Lighting upgrades - new interior lighting & controls	\$ 2,123,000	\$ 2,123,000	\$ 2,824,000
2c Electrical upgrades		\$ 645,000	\$ 858,000
2c.1 Upgrade electrical wiring & increase electrical outlets	\$ 645,000		
2d Plumbing system upgrades	\$ 5,935,000	\$ 5,935,000	\$ 7,894,000
2e Replace aging plumbing, upgrade and/or expand restroom facilities		\$ 2,580,000	\$ 3,431,000
2e.1 Modernize Existing Restroom	\$ 2,269,000		
2e.3 New Restroom	\$ 301,000		
2f Energy-efficient building systems and controls (EMS system, per sf of Bldg)	\$ 266,000	\$ 266,000	\$ 354,000
3 Site Utilities			
(For entire campus and site)			
3c Updated water service lines	\$ 5,172,000	\$ 5,172,000	\$ 6,878,000

Prepared by: LPA, Inc. / Cumming

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
4 New Construction Classrooms			
4a New Construction - Kindergarten		\$ 12,739,000	\$ 16,944,500
4a.2 New Kindergarten Building	\$ 11,641,000		
4a.4 Kindergarten Sitework & Site Imprvmts	\$ 1,098,000		
4b New Construction - Classrooms		\$ 29,014,000	\$ 38,590,000
4b.1 Remove Portable Classrooms	\$ 848,000		
4b.2 Relocate Portable Classrooms	\$ 1,344,000		
4b.4 New Elementary Classroom Building (1-story)	\$ 5,676,000		
4b.5 New Elementary Classroom Building (2-story)	\$ 14,199,000		
4b.6 New Middle School Classroom Building (1-story)	\$ -		
4b.7 New Middle School Classroom Building (2-story)	\$ -		
4b.9 New High school Classroom Building (2-story)	\$ 5,594,000		
4b.10 Sitework & Site Improvements	\$ 1,353,000		
4c New Construction - Early Intervention Classrooms		\$ 9,068,000	\$ 12,061,500
4c.1 Remove Portable Classrooms	\$ 104,000		
4c.4 New Classroom Building - Early Intervention	\$ 8,208,000		
4c.5 Sitework & Site Improvements	\$ 756,000		
5 Design Lab, Science, and Career Tech Education			
5a Design and Science Lab Classrooms		\$ 21,592,000	\$ 28,717,000
5a.1 Remove Portable Classrooms	\$ 16,000		
5a.4 Modernize Science Classroom Building	\$ -		
5a.5 Reconfigure Science Classroom Building	\$ 2,403,000		
5a.6 New Science Classroom Building	\$ 18,261,000		
5a.7 Sitework & Site Improvements	\$ 912,000		
5b Middle School Electives		\$ 1,927,000	\$ 2,564,000
5b.3 Modernize Middle School Electives Classrooms*	\$ 726,000		
5b.4 Reconfigure Middle School Electives Classrooms	\$ 1,201,000		
5b.6 New Middle School Electives Classroom Building	\$ -		
5b.7 Sitework & Site Improvements	\$ -		
5c High School Electives		\$ 6,853,000	\$ 9,114,000
5c.3 Modernize High School Electives Classrooms*	\$ 85,000		
5c.4 Reconfigure High School Electives Classrooms	\$ 703,000		
5c.6 New High School Electives Classroom Building	\$ 5,792,000		
5c.7 Sitework & Site Improvements	\$ 273,000		
6 Performing Arts Improvements			
6b Music/Drama/Dance/Support Space		\$ 6,821,000	\$ 9,071,000
6b.2 Modernize Drama/Music/Dance	\$ 808,000		
6b.3 Reconfigure Drama/Music/Dance	\$ 1,113,000		
6b.4 New Drama/Music/Dance	\$ 4,524,000		
6b.8 Sitework & Site Improvements	\$ 376,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
7 Multipurpose/Food Service Improvements			
7a Elementary/Middle School multipurpose rooms		\$ -	\$ -
7a.2 Modernize Multipurpose Room	\$ -		
7b High School Cafeteria		\$ 242,000	\$ 322,000
7b.2 Modernize High School Cafeteria	\$ 242,000		
7c Food service areas		\$ 144,000	\$ 192,000
7c.2 Modernize Food Service	\$ 81,000		
7c.5 New Kitchen Equipment	\$ 29,000		
7c.6 New Trash Enclosure	\$ 34,000		
7d New Lunch Shelters	\$ 5,832,000	\$ 5,832,000	\$ 7,756,000
7e Service Yard Screen Wall	\$ 17,000	\$ 17,000	\$ 23,000
8 Physical Education Improvements			
8a New Gym and Lobby/Concessions		\$ 17,982,000	\$ 23,916,000
8a.2 Modernize Gymnasium	\$ 1,902,000		
8a.4 New Gymnasium	\$ 14,736,000		
8a.5 Sitework & Site Improvements	\$ 1,344,000		
8b Middle School/High School Shower/Locker Rooms		\$ 8,025,000	\$ 10,673,000
8b.3 Reconfigure Shower/Locker Rooms	\$ 4,391,000		
8b.4 New MS/HS Shower/Locker Rooms	\$ 3,364,000		
8b.5 Sitework & Site Improvements	\$ 270,000		
8c Middle School/High School Fitness/Aerobics Labs		\$ 1,810,000	\$ 2,407,000
8c.2 Modernize Fitness/Aerobics Labs	\$ 498,000		
8c.4 New Fitness/Aerobics Labs	\$ 1,201,000		
8c.5 Sitework & Site Improvements	\$ 111,000		
8d High School Weight Room		\$ 123,000	\$ 164,000
8d.3 Reconfigure Weight Room	\$ 123,000		
9 Administration & Staff Support			
9a Expanded, reorganized or relocated administration spaces		\$ 8,898,000	\$ 11,834,000
9a.2 Modernize Administration	\$ 453,000		
9a.3 Reconfigure Administration	\$ 3,122,000		
9a.4 New Administration	\$ 4,859,000		
9a.5 Sitework & Site Improvements	\$ 464,000		
9b Staff Collaboration/Work Rooms		\$ 3,521,000	\$ 4,683,000
9b.1 Demolish Existing Buildings	\$ -		
9b.2 Modernize Staff Collaboration/Work Rooms	\$ 630,000		
9b.3 Reconfigure Staff Collaboration/Work Rooms	\$ 1,033,000		
9b.4 New Staff Collaboration/Work Rooms	\$ 1,696,000		
9b.5 Sitework & Site Improvements	\$ 162,000		
9c Parent Resource Center		\$ 118,000	\$ 157,000
9c.2 Modernize Parent Resource Center	\$ 118,000		
9d M&O / Warehouse / Support Facilities		\$ 374,000	\$ 497,000
9d.2 Modernize M&O / Warehouse / Support	\$ 374,000		

Prepared by: LPA, Inc. / Cumming

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
10 Student Collaboration & Student Support Services			
10a Elementary School Library/Media Center		\$ 8,443,000	\$ 11,229,000
10a.2 New Library/Media Center Building	\$ 5,847,000		
10a.3 Modernize Library/Media Center Building	\$ 633,000		
10a.4 Reconfigure Library/Media Center Building	\$ 1,355,000		
10a.5 Sitework & Site Improvements	\$ 544,000		
10d Learning Center		\$ 3,525,000	\$ 4,688,000
10d.2 New Learning Center	\$ 1,369,000		
10d.3 Modernize Learning Center	\$ 935,000		
10d.4 Reconfigure Learning Center	\$ 1,128,000		
10d.5 Sitework & Site Improvements	\$ 93,000		
10e Student Collaboration Lab		\$ -	\$ -
10e.3 Student Collaboration Lab, modernize	\$ -		
11 Safety & Security			
11b Safety improvements to and/or new parent/bus drop-off areas and parking		\$ 8,228,000	\$ 10,943,000
11b.1 New Parking Lot	\$ 6,058,000		
11b.3 Entry Plaza	\$ 6,000		
11b.4 Landscape Enhancement	\$ -		
11b.5 New Drop-off Area/Bus Loop	\$ 1,262,000		
11b.9 Repair existing Parking Lot	\$ 414,000		
11b.10 Slurry Coat & Stripe Existing Paving	\$ 403,000		
11c Covered Walkway	\$ -	\$ -	\$ -
11d Exterior lighting to ensure student safety	\$ 250,000	\$ 250,000	\$ 333,000
11e Safety locks at classroom doors	\$ 210,000	\$ 210,000	\$ 279,000
11f Signage for emergency response and wayfinding	\$ 13,000	\$ 13,000	\$ 17,000
11g Marquee Sign	\$ 24,000	\$ 24,000	\$ 32,000
11h Fencing with controlled campus entrances		\$ 5,537,000	\$ 7,364,000
11h.1 Chain Link Perimeter Fencing	\$ 54,000		
11h.2 Decorative Metal Fencing & Gates	\$ 4,264,000		
11h.3 Rolling Decorative Metal Gate	\$ 1,200,000		
11h.4 Rolling Chain Link Gate	\$ 19,000		
11l Security cameras and other security systems	\$ 1,188,000	\$ 1,188,000	\$ 1,580,000
12 Outdoor Learning Quads			
12a Main Student Quad		\$ 3,268,000	\$ 4,346,000
12a.1 Demolish Existing Buildings	\$ -		
12a.2 New Main Student Quad	\$ 3,268,000		
12b Learning Courts		\$ 716,000	\$ 952,000
12b.1 Demolish Existing Buildings	\$ -		
12b.2 New Learning Court	\$ 716,000		
12c Student Amphitheatre		\$ -	\$ -
12c.1 Demolish Existing Buildings	\$ -		
12c.2 New Student Amphitheatre	\$ -		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Total Campuses Combined
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Total Campuses Combined

Item	Construction Costs		Total Project Cost 25% (x 1.33)
	Subtotal	Total	
13 Exterior Play Spaces, Playfields & Hardcourts			
13a Kindergarten Play Yard		\$ 2,092,000	\$ 2,781,000
13a.1 New Play Pad Surface	\$ 660,000		
13a.2 Kindergarten Play Apparatus	\$ 705,000		
13a.6 New Hardcourts	\$ 360,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	\$ 100,000		
13a.8 Perimeter CMU wall - 8' high	\$ 267,000		
13b PE Play Yard & Hardcourts		\$ 3,480,000	\$ 4,627,000
13b.1 New Play Pad Surface	\$ -		
13b.2 Elementary Play Apparatus	\$ -		
13b.3 Relocate Elementary Play Apparatus	\$ -		
13b.5 Resurface & Repair Hardcourts	\$ -		
13b.6 New Hardcourts	\$ 2,721,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	\$ 633,000		
13b.8 Basketball Court/Sports Equipment	\$ 126,000		
13b.9 Ball Walls	\$ -		
13c Playfields		\$ 5,330,000	\$ 7,088,000
13c.1 Repair Playfields	\$ 4,639,000		
13c.2 New natural grass turf area	\$ 691,000		
13i Synthetic Playfield	\$ 908,000	\$ 908,000	\$ 1,208,000
13k Reconstruct Pool 25yd x 33 meter	\$ 4,455,000	\$ 4,455,000	\$ 5,925,000
14 21st Century Learning Classroom Flexibility			
14a Flexible furniture (Per Classroom, Direct Cost)	\$ 5,280,000	\$ 5,280,000	\$ 5,280,000
15 Technology Infrastructure			
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	\$ 3,288,000	\$ 3,288,000	\$ 3,288,000
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	\$ 3,477,000	\$ 3,477,000	\$ 3,477,000
15c MDF and IDF data rooms with environmental control (direct cost only)	\$ 741,000	\$ 741,000	\$ 741,000
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	\$ 3,869,000	\$ 3,869,000	\$ 3,869,000
Total Construction/Project Cost (2014\$)		\$ 257,758,000	\$ 337,318,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

ALAMEDA ELEMENTARY

Downey Unified School District
Alameda Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Alameda Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets				\$ 650,000	\$ 650,000	\$ 865,000
2a HVAC system upgrades	12,660	sf	\$ 22.00	\$ 279,000		
2d Plumbing system upgrades	12,660	sf	\$ 8.00	\$ 101,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,100	sf	\$ 63.00	\$ 69,000		
2e.3 New Restroom	480	sf	\$ 418.00	\$ 201,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements				\$ 324,000	\$ 324,000	\$ 431,000
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Alameda Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Alameda Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security				\$ 896,000	\$ 896,000	\$ 1,192,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	22,800	sf	\$ 12.00	\$ 274,000		
11b.5 New Drop-off Area/Bus Loop	11,200	sf	\$ 13.00	\$ 146,000		
11b.10 Slurry Coat & Stripe Existing Paving	33,800	sf	\$ 2.00	\$ 68,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	42	ea	\$ 337.00	\$ 14,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,240	lf	\$ 189.00	\$ 234,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11l Security cameras and other security systems	56,540	sf	\$ 1.60	\$ 90,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 348,000	\$ 348,000	\$ 463,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	12,000	sf	\$ 9.00	\$ 108,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	2,500	sf	\$ 2.00	\$ 5,000		
13c.1 Repair Playfields	63,800	sf	\$ 2.00	\$ 128,000		
14 21st Century Learning Classroom Flexibility				\$ 210,000	\$ 210,000	\$ 210,000
14a Flexible furniture (Per Classroom, Direct Cost)	42	ea	\$ 10,000.00	\$ 420,000		
15 Technology Infrastructure				\$ 419,500	\$ 419,500	\$ 419,500
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	56,540	sf	\$ 4.43	\$ 250,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	56,540	sf	\$ 4.43	\$ 250,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e. items attached to the building, direct cost only)	42	ea	\$ 7,500.00	\$ 315,000		
Total Construction/Project Cost (2014\$)				\$ 2,847,500	\$ 2,847,500	\$ 3,680,500

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

CARPENTER ELEMENTARY

Downey Unified School District
Carpenter Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Carpenter Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 1,069,000	\$ 1,422,000
2a HVAC system upgrades	30,050	sf	\$ 22.00	\$ 661,000		
2d Plumbing system upgrades	30,050	sf	\$ 8.00	\$ 240,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	2,660	sf	\$ 63.00	\$ 168,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements					\$ 324,000	\$ 431,000
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Carpenter Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Carpenter Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 416,000	\$ 553,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.5 New Drop-off Area/Bus Loop	7,350	sf	\$ 13.00	\$ 96,000		
11b.10 Slurry Coat & Stripe Existing Paving	29,850	sf	\$ 2.00	\$ 60,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	830	lf	\$ 189.00	\$ 157,000		
11h.3 Rolling Decorative Metal Gate	2	ea	\$ 20,000.00	\$ 40,000		
11i Security cameras and other security systems	30,050	sf	\$ 1.60	\$ 48,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 208,000	\$ 277,000
13c Playfields						
13c.1 Repair Playfields	104,000	sf	\$ 2.00	\$ 208,000		
14 21st Century Learning Classroom Flexibility					\$ 160,000	\$ 160,000
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000		
15 Technology Infrastructure					\$ 410,000	\$ 410,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	30,050	sf	\$ 4.43	\$ 133,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	30,050	sf	\$ 4.43	\$ 133,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)					\$ 2,587,000	\$3,253,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

GALLATIN ELEMENTARY

Downey Unified School District
Gallatin Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gallatin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 936,000	\$ 1,245,000
2a HVAC system upgrades	30,050	sf	\$ 22.00	\$ 661,000		
2d Plumbing system upgrades	30,050	sf	\$ 8.00	\$ 240,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities 2e.1 Modernize Existing Restroom	550	sf	\$ 63.00	\$ 35,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms					\$ 32,000	\$ 43,000
4b New Construction - Classrooms 4b.2 Relocate Portable Classrooms	2	ea	\$ 16,000.00	\$ 32,000		
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements					\$ 324,000	\$ 431,000
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Gallatin Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gallatin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 840,000	\$ 1,117,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	31,500	sf	\$ 12.00	\$ 378,000		
11b.10 Slurry Coat & Stripe Existing Paving	9,600	sf	\$ 2.00	\$ 19,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11h.2 Decorative Metal Fencing & Gates	1,585	lf	\$ 189.00	\$ 300,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	30,050	sf	\$ 1.60	\$ 48,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 471,000	\$ 626,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	200	lf	\$ 310.00	\$ 62,000		
13c Playfields						
13c.1 Repair Playfields	134,300	sf	\$ 2.00	\$ 269,000		
14 21st Century Learning Classroom Flexibility					\$ 160,000	\$ 160,000
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000		
15 Technology Infrastructure					\$ 410,000	\$ 410,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	30,050	sf	\$ 4.43	\$ 133,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	30,050	sf	\$ 4.43	\$ 133,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)					\$ 3,173,000	\$ 4,032,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

GAULDIN ELEMENTARY

Downey Unified School District
Gauldin Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gauldin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 975,000	\$ 1,297,000
2a HVAC system upgrades	29,955	sf	\$ 22.00	\$ 659,000		
2d Plumbing system upgrades	29,955	sf	\$ 8.00	\$ 240,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities 2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms					\$ 160,000	\$ 213,000
4b New Construction - Classrooms 4b.2 Relocate Portable Classrooms	10	ea	\$ 16,000.00	\$ 160,000		
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements					\$ 324,000	\$ 431,000
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Gauldin Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Gauldin Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 848,000	\$ 1,128,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	46,000	sf	\$ 12.00	\$ 552,000		
11b.10 Slurry Coat & Stripe Existing Paving	6,400	sf	\$ 2.00	\$ 13,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	14	ea	\$ 337.00	\$ 5,000		
11h.2 Decorative Metal Fencing & Gates	847	lf	\$ 189.00	\$ 160,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	29,955	sf	\$ 1.60	\$ 48,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 379,000	\$ 504,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	230	lf	\$ 310.00	\$ 71,000		
13c Playfields						
13c.1 Repair Playfields	84,000	sf	\$ 2.00	\$ 168,000		
14 21st Century Learning Classroom Flexibility					\$ 140,000	\$ 140,000
14a Flexible furniture (Per Classroom, Direct Cost)	14	ea	\$ 10,000.00	\$ 140,000		
15 Technology Infrastructure					\$ 395,000	\$ 395,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	29,955	sf	\$ 4.43	\$ 133,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	29,955	sf	\$ 4.43	\$ 133,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	14	ea	\$ 7,500.00	\$ 105,000		
Total Construction/Project Cost (2014\$)					\$ 3,221,000	\$ 4,108,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

IMPERIAL ELEMENTARY

Downey Unified School District
Imperial Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Imperial Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 364,000	\$ 484,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	15	ea	\$ 337.00	\$ 5,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,190	lf	\$ 189.00	\$ 225,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11l Security cameras and other security systems	27,780	sf	\$ 1.60	\$ 44,000		
12 Outdoor Learning Quads					\$ -	\$ -
Not anticipated						
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 329,000	\$ 438,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13c.1 Repair Playfields	94,500	sf	\$ 2.00	\$ 189,000		
14 21st Century Learning Classroom Flexibility					\$ 150,000	\$ 150,000
14a Flexible furniture (Per Classroom, Direct Cost)	15	ea	\$ 10,000.00	\$ 150,000		
15 Technology Infrastructure					\$ 383,000	\$ 383,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	27,780	sf	\$ 4.43	\$ 123,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	27,780	sf	\$ 4.43	\$ 123,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	15	ea	\$ 7,500.00	\$ 113,000		
Total Construction/Project Cost (2014\$)					\$ 2,135,000	\$2,664,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

LEWIS ELEMENTARY

Downey Unified School District
Lewis Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Lewis Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets				\$ 906,000	\$ 1,205,000	\$ 1,205,000
2a HVAC system upgrades	26,630	sf	\$ 22.00	\$ 586,000		
2d Plumbing system upgrades	26,630	sf	\$ 8.00	\$ 213,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities 2e.1 Modernize Existing Restroom	1,700	sf	\$ 63.00	\$ 107,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms				\$ 112,000	\$ 149,000	\$ 149,000
4b New Construction - Classrooms 4b.2 Relocate Portable Classrooms	7	ea	\$ 16,000.00	\$ 112,000		
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Lewis Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Lewis Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security				\$ 814,000	\$ 1,083,000	\$ 1,083,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.5 New Drop-off Area/Bus Loop	18,900	sf	\$ 13.00	\$ 246,000		
11b.10 Slurry Coat & Stripe Existing Paving	11,200	sf	\$ 2.00	\$ 22,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	18	ea	\$ 337.00	\$ 6,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	2,260	lf	\$ 189.00	\$ 427,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	26,630	sf	\$ 1.60	\$ 43,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 314,000	\$ 418,000	\$ 418,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	5,000	sf	\$ 9.00	\$ 45,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	2,500	sf	\$ 2.00	\$ 5,000		
13c Playfields						
13c.1 Repair Playfields	78,400	sf	\$ 2.00	\$ 157,000		
14 21st Century Learning Classroom Flexibility				\$ 180,000	\$ 180,000	\$ 180,000
14a Flexible furniture (Per Classroom, Direct Cost)	18	ea	\$ 10,000.00	\$ 180,000		
15 Technology Infrastructure				\$ 395,000	\$ 395,000	\$ 395,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	26,630	sf	\$ 4.43	\$ 118,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	26,630	sf	\$ 4.43	\$ 118,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	18	ea	\$ 7,500.00	\$ 135,000		
Total Construction/Project Cost (2014\$)				\$ 2,721,000	\$ 3,430,000	\$ 3,430,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

OLD RIVER ELEMENTARY

Downey Unified School District
Old River ES
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Old River ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets Not anticipated				\$ -	\$ -	\$ -
3 Site Utilities Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms 4b New Construction - Classrooms				\$ 869,000	\$ 1,156,000	\$ 1,156,000
4b.4 New Elementary Classroom Building (1-story)	5,760	sf	\$ 136.80	\$ 788,000		
4b.10 Sitework & Site Improvements	5,760	sf	\$ 14.00	\$ 81,000		
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements 7e Service Yard Screen Wall	60	lf	\$ 281.00	\$ 17,000	\$ 17,000	\$ 23,000
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -
11 Safety & Security				\$ 343,000	\$ 456,000	\$ 456,000
11b.9 Repair existing Parking Lot	22,400	sf	\$ 4.70	\$ 105,000		
11e Safety locks at classroom doors	27	ea	\$ 337.00	\$ 9,000		
11h Fencing with controlled campus entrances						
11h.1 Chain Link Perimeter Fencing	730	lf	\$ 74.00	\$ 54,000		
11h.2 Decorative Metal Fencing & Gates	510	lf	\$ 189.00	\$ 96,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11h.4 Rolling Chain Link Gate	1	ea	\$ 18,900.00	\$ 19,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Old River ES
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Old River ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts				\$ 407,000	\$ 541,000	\$ 541,000
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	6,000	sf	\$ 9.00	\$ 54,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	26,400	sf	\$ 2.00	\$ 53,000		
13c Playfields						
13c.1 Repair Playfields	24,000	sf	\$ 2.00	\$ 48,000		
13c.2 New natural grass turf area	36,000	sf	\$ 7.00	\$ 252,000		
14 21st Century Learning Classroom Flexibility				\$ 270,000	\$ 270,000	\$ 270,000
14a Flexible furniture (Per Classroom, Direct Cost)	27	ea	\$ 10,000.00	\$ 270,000		
15 Technology Infrastructure				\$ 203,000	\$ 203,000	\$ 203,000
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	27	ea	\$ 7,500.00	\$ 203,000		
Total Construction/Project Cost (2014\$)				\$ 2,109,000	\$ 2,649,000	\$ 2,649,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

PRICE ELEMENTARY

Downey Unified School District
Price ES
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Price ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated					\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 977,000	\$ 1,299,000
2a HVAC system upgrades	28,810	sf	\$ 22.00	\$ 634,000		
2d Plumbing system upgrades	28,810	sf	\$ 8.00	\$ 230,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,800	sf	\$ 63.00	\$ 113,000		
3 Site Utilities (For entire campus and site) Not anticipated					\$ -	\$ -
4 New Construction Classrooms					\$ 32,000	\$ 43,000
4b New Construction - Classrooms						
4b.2 Relocate Portable Classrooms	2	ea	\$ 16,000.00	\$ 32,000		
5 Design Lab, Science, and Career Tech Education Not anticipated					\$ -	\$ -
6 Performing Arts Improvements Not anticipated					\$ -	\$ -
7 Multipurpose/Food Service Improvements					\$ 324,000	\$ 431,000
7a Elementary/Middle School multipurpose rooms						
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements Not anticipated					\$ -	\$ -
9 Administration & Staff Support Not anticipated					\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated					\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Price ES
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Price ES

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 780,000	\$ 1,037,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	22,500	sf	\$ 12.00	\$ 270,000		
11b.5 New Drop-off Area/Bus Loop	13,200	sf	\$ 13.00	\$ 172,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11h.2 Decorative Metal Fencing & Gates	1,150	lf	\$ 189.00	\$ 217,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	28,810	sf	\$ 1.60	\$ 46,000		
12 Outdoor Learning Quads Not anticipated					\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 556,000	\$ 739,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	250	lf	\$ 310.00	\$ 78,000		
13c Playfields						
13c.1 Repair Playfields	169,000	sf	\$ 2.00	\$ 338,000		
14 21st Century Learning Classroom Flexibility					\$ 160,000	\$ 160,000
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000		
15 Technology Infrastructure					\$ 398,000	\$ 398,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	28,810	sf	\$ 4.43	\$ 127,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	28,810	sf	\$ 4.43	\$ 127,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$ 120,000		
Total Construction/Project Cost (2014\$)					\$ 3,227,000	\$ 4,107,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

RIO HONDO ELEMENTARY

Downey Unified School District
Rio Hondo Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio Hondo Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
Not anticipated						
				\$	-	\$ -
2 Existing Building Systems & Toilets						
				\$	1,095,000	\$ 1,456,000
2a HVAC system upgrades	33,325	sf	\$ 22.00	\$ 733,000		
2d Plumbing system upgrades	33,325	sf	\$ 8.00	\$ 267,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,500	sf	\$ 63.00	\$ 95,000		
3 Site Utilities						
(For entire campus and site)						
Not anticipated						
				\$	-	\$ -
4 New Construction Classrooms						
				\$	160,000	\$ 213,000
4b New Construction - Classrooms						
4b.2 Relocate Portable Classrooms	10	ea	\$ 16,000.00	\$ 160,000		
5 Design Lab, Science, and Career Tech Education						
Not anticipated						
				\$	-	\$ -
6 Performing Arts Improvements						
Not anticipated						
				\$	-	\$ -
7 Multipurpose/Food Service Improvements						
				\$	324,000	\$ 431,000
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
Not anticipated						
				\$	-	\$ -
9 Administration & Staff Support						
Not anticipated						
				\$	-	\$ -
10 Student Collaboration & Student Support Services						
Not anticipated						
				\$	-	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Rio Hondo Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio Hondo Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security						
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
				\$	789,000	\$ 1,049,000
11b.1 New Parking Lot	30,600	sf	\$ 12.00	\$ 367,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	21	ea	\$ 337.00	\$ 7,000		
11h Fencing with controlled campus entrances						
				\$	272,000	
11h.2 Decorative Metal Fencing & Gates	1,440	lf	\$ 189.00	\$ 272,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	33,325	sf	\$ 1.60	\$ 53,000		
12 Outdoor Learning Quads						
Not anticipated						
				\$	-	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts						
13a Kindergarten Play Yard						
				\$	542,000	\$ 721,000
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13a.8 Perimeter CMU wall - 8' high	180	lf	\$ 310.00	\$ 56,000		
13c Playfields						
				\$	346,000	
13c.1 Repair Playfields	173,000	sf	\$ 2.00	\$ 346,000		
14 21st Century Learning Classroom Flexibility						
				\$	210,000	\$ 210,000
14a Flexible furniture (Per Classroom, Direct Cost)	21	ea	\$ 10,000.00	\$ 210,000		
15 Technology Infrastructure						
				\$	476,000	\$ 476,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	33,325	sf	\$ 4.43	\$ 147,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	33,325	sf	\$ 4.43	\$ 147,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)						
				\$	158,000	
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	21	ea	\$ 7,500.00	\$ 158,000		
Total Construction/Project Cost (2014\$)				\$	3,596,000	\$ 4,556,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

RIO SAN GABRIEL ELEMENTARY

Downey Unified School District
Rio San Gabriel Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio San Gabriel Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 1,145,000	\$ 1,523,000
2a HVAC system upgrades	35,615	sf	\$ 22.00	\$ 784,000		
2d Plumbing system upgrades	35,615	sf	\$ 8.00	\$ 285,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements				\$ 324,000	\$ 324,000	\$ 431,000
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Rio San Gabriel Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Rio San Gabriel Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 1,321,000	\$ 1,757,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	69,650	sf	\$ 12.00	\$ 836,000		
11b.5 New Drop-off Area/Bus Loop	1,800	sf	\$ 13.00	\$ 23,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	27	ea	\$ 337.00	\$ 9,000		
11h.2 Decorative Metal Fencing & Gates	1,515	lf	\$ 189.00	\$ 286,000		
11h.3 Rolling Decorative Metal Gate	5	ea	\$ 20,000.00	\$ 100,000		
11i Security cameras and other security systems	35,615	sf	\$ 1.60	\$ 57,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 1,085,000	\$ 1,443,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13b.6 New Hardcourts	60,900	sf	\$ 9.00	\$ 548,000		
13c Playfields						
13c.1 Repair Playfields	198,600	sf	\$ 2.00	\$ 397,000		
14 21st Century Learning Classroom Flexibility					\$ 270,000	\$ 270,000
14a Flexible furniture (Per Classroom, Direct Cost)	27	ea	\$ 10,000.00	\$ 270,000		
15 Technology Infrastructure					\$ 543,000	\$ 543,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	35,615	sf	\$ 4.43	\$ 158,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	35,615	sf	\$ 4.43	\$ 158,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	27	ea	\$ 7,500.00	\$ 203,000		
Total Construction/Project Cost (2014\$)					\$ 4,688,000	\$ 5,967,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

UNSWORTH ELEMENTARY

Downey Unified School District
Unsworth Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Unsworth Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 1,179,000	\$ 1,568,000
2a HVAC system upgrades	36,785	sf	\$ 22.00	\$ 809,000		
2b Lighting upgrades - new interior lighting & controls	21,240	sf	\$ 11.00	\$ -		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	21,240	sf	\$ 3.35	\$ -		
2d Plumbing system upgrades	36,785	sf	\$ 8.00	\$ 294,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,200	sf	\$ 63.00	\$ 76,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Unsworth Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Unsworth Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 363,000	\$ 483,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.10 Slurry Coat & Stripe Existing Paving	34,000	sf	\$ 2.00	\$ 68,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	29	ea	\$ 337.00	\$ 10,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	826	lf	\$ 189.00	\$ 156,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	36,785	sf	\$ 1.60	\$ 59,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 395,000	\$ 525,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13c Playfields						
13c.1 Repair Playfields	127,600	sf	\$ 2.00	\$ 255,000		
14 21st Century Learning Classroom Flexibility					\$ 290,000	\$ 290,000
14a Flexible furniture (Per Classroom, Direct Cost)	29	ea	\$ 10,000.00	\$ 290,000		
15 Technology Infrastructure					\$ 568,000	\$ 568,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	36,785	sf	\$ 4.43	\$ 163,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	36,785	sf	\$ 4.43	\$ 163,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	29	ea	\$ 7,500.00	\$ 218,000		
Total Construction/Project Cost (2014\$)					\$ 2,795,000	\$3,434,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

WARD ELEMENTARY

Downey Unified School District
Ward Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Ward Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 981,000	\$ 1,305,000
2a HVAC system upgrades	27,330	sf	\$ 22.00	\$ 601,000		
2d Plumbing system upgrades	27,330	sf	\$ 8.00	\$ 219,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities 2e.1 Modernize Existing Restroom	2,550	sf	\$ 63.00	\$ 161,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements 7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000	\$ 324,000	\$ 431,000
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Ward Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Ward Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 849,000	\$ 1,129,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	26,000	sf	\$ 12.00	\$ 312,000		
11b.5 New Drop-off Area/Bus Loop	1,200	sf	\$ 13.00	\$ 16,000		
11b.10 Slurry Coat & Stripe Existing Paving	7,250	sf	\$ 2.00	\$ 15,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	25	ea	\$ 337.00	\$ 8,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,925	lf	\$ 189.00	\$ 364,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	27,330	sf	\$ 1.60	\$ 44,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 530,000	\$ 705,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	18,400	sf	\$ 9.00	\$ 166,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	38,800	sf	\$ 2.00	\$ 78,000		
13c Playfields						
13c.1 Repair Playfields	72,800	sf	\$ 2.00	\$ 146,000		
14 21st Century Learning Classroom Flexibility 14a Flexible furniture (Per Classroom, Direct Cost)	25	ea	\$ 10,000.00	\$ 250,000	\$ 250,000	\$ 250,000
15 Technology Infrastructure					\$ 454,000	\$ 454,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	27,330	sf	\$ 4.43	\$ 121,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	27,330	sf	\$ 4.43	\$ 121,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e. items attached to the building, direct cost only)	25	ea	\$ 7,500.00	\$ 188,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Ward Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Ward Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
Total Construction/Project Cost (2014\$)				\$ 3,388,000		\$4,274,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

WILLIAMS ELEMENTARY

Downey Unified School District
Williams Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Williams Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets					\$ 970,000	\$ 1,290,000
2a HVAC system upgrades	29,170	sf	\$ 22.00	\$ 642,000		
2d Plumbing system upgrades	29,170	sf	\$ 8.00	\$ 233,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities 2e.1 Modernize Existing Restroom	1,500	sf	\$ 63.00	\$ 95,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Williams Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Williams Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 1,087,000	\$ 1,446,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	41,800	sf	\$ 12.00	\$ 502,000		
11b.5 New Drop-off Area/Bus Loop	9,800	sf	\$ 13.00	\$ 127,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	21	ea	\$ 337.00	\$ 7,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	1,660	lf	\$ 189.00	\$ 314,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11i Security cameras and other security systems	29,170	sf	\$ 1.60	\$ 47,000		
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 497,000	\$ 661,000
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	2,500	sf	\$ 24.00	\$ 60,000		
13a.2 Kindergarten Play Apparatus	1	ea	\$ 47,000.00	\$ 47,000		
13a.6 New Hardcourts	2,500	sf	\$ 9.00	\$ 23,000		
13a.7 Slurry Coat & Stripe Existing Hardcourts	5,000	sf	\$ 2.00	\$ 10,000		
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	22,800	sf	\$ 9.00	\$ 205,000		
13c Playfields						
13c.1 Repair Playfields	76,000	sf	\$ 2.00	\$ 152,000		
14 21st Century Learning Classroom Flexibility					\$ 210,000	\$ 210,000
14a Flexible furniture (Per Classroom, Direct Cost)	21	ea	\$ 10,000.00	\$ 210,000		
15 Technology Infrastructure					\$ 440,000	\$ 440,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	29,170	sf	\$ 4.43	\$ 129,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	29,170	sf	\$ 4.43	\$ 129,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	21	ea	\$ 7,500.00	\$ 158,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Williams Elementary School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Williams Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
Total Construction/Project Cost (2014\$)				\$	3,204,000	\$4,047,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

DOTY MIDDLE SCHOOL

Downey Unified School District
Doty Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						
1b Replacement or repair of walls					\$ 1,718,000	\$ 2,285,000
1b.1 Replace walls	8,640	sf	\$ 29.70	\$ 257,000		
1b.2 Repair walls	18,240	sf	\$ 4.70	\$ 86,000		
1c Replacement or repair of windows						
1c.1 Replace windows	53,380	sf	\$ 13.50	\$ 721,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	8,640	sf	\$ 10.10	\$ 87,000		
1d.2 Repair doors & hardware	18,240	sf	\$ 1.70	\$ 31,000		
1e Replacement or repair of floors						
1e.1 Replace floors	8,640	sf	\$ 10.80	\$ 93,000		
1e.2 Repair floors	18,240	sf	\$ 4.00	\$ 73,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	8,640	sf	\$ 20.20	\$ 175,000		
1f.2 Repair ceilings	18,240	sf	\$ 3.05	\$ 56,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	26,880	sf	\$ 1.80	\$ 48,000		
1g.2 Patch & paint exterior	26,880	sf	\$ 3.40	\$ 91,000		
2 Existing Building Systems & Toilets						
2a HVAC system upgrades				\$ 1,174,000	\$ 2,100,000	\$ 2,793,000
2b Lighting upgrades - new interior lighting & controls				\$ 296,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	26,880	sf	\$ 3.35	\$ 90,000		
2d Plumbing system upgrades				\$ 427,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,800	sf	\$ 63.00	\$ 113,000		
3 Site Utilities						
(For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms						
4b New Construction - Classrooms				\$ 200,000	\$ 266,000	
4b.1 Remove Portable Classrooms	9	ea	\$ 8,000.00	\$ 72,000		
4b.2 Relocate Portable Classrooms	8	ea	\$ 16,000.00	\$ 128,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Doty Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education						
5a Design and Science Lab Classrooms					\$ 4,998,000	\$ 6,647,000
5a.1 Remove Portable Classrooms	2	ea	\$ 8,000.00	\$ 16,000		
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5a.6 New Science Classroom Building	11,880	sf	\$ 358.20	\$ 4,255,000		
5a.7 Sitework & Site Improvements	11,880.00	sf	\$ 28.00	\$ 333,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms*	3,250	ea	\$ 45.50	\$ 148,000		
6 Performing Arts Improvements						
6b Music/Drama/Dance/Support Space					\$ 919,000	\$ 1,222,000
6b.3 Reconfigure Drama/Music/Dance	4,550	sf	\$ 202.00	\$ 919,000		
7 Multipurpose/Food Service Improvements						
7d New Lunch Shelters				\$ 324,000	\$ 431,000	
7d	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						
8a New Gym and Lobby/Concessions					\$ 5,540,000	\$ 7,368,000
8a.4 New Gymnasium	12,000	sf	\$ 307.00	\$ 3,684,000		
8a.5 Sitework & Site Improvements	12,000	sf	\$ 28.00	\$ 336,000		
8b Middle School/High School Shower/Locker Rooms						
8b.3 Reconfigure Shower/Locker Rooms	7,200	sf	\$ 196.00	\$ 1,411,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs	2,400	sf	\$ 45.50	\$ 109,000		
9 Administration & Staff Support						
9a Expanded, reorganized or relocated administration spaces					\$ 1,993,000	\$ 2,651,000
9a.2 Modernize Administration	1,000	sf	\$ 44.00	\$ 44,000		
9a.4 New Administration	4,125	sf	\$ 294.00	\$ 1,213,000		
9a.5 Sitework & Site Improvements	4,125	sf	\$ 28.00	\$ 116,000		
9b Staff Collaboration/Work Rooms						
9b.4 New Staff Collaboration/Work Rooms	1,925	sf	\$ 294.00	\$ 566,000		
9b.5 Sitework & Site Improvements	1,925	sf	\$ 28.00	\$ 54,000		
10 Student Collaboration & Student Support Services						
10a Elementary School Library/Media Center					\$ 1,665,000	\$ 2,214,000
10a.2 New Library/Media Center Building	5,000	sf	\$ 305.00	\$ 1,525,000		
10a.5 Sitework & Site Improvements	5,000	sf	\$ 28.00	\$ 140,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Doty Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Doty Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 1,751,000	\$ 2,329,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	85,000	sf	\$ 12.00	\$ 1,020,000		
11b.5 New Drop-off Area/Bus Loop	7,500	sf	\$ 13.00	\$ 98,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	33	ea	\$ 337.00	\$ 11,000		
11h.2 Decorative Metal Fencing & Gates	2,310	lf	\$ 189.00	\$ 437,000		
11h.3 Rolling Decorative Metal Gate	4	ea	\$ 20,000.00	\$ 80,000		
11l Security cameras and other security systems	53,380	sf	\$ 1.60	\$ 85,000		
12 Outdoor Learning Quads					\$ -	\$ -
Not anticipated						
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 943,000	\$ 1,254,000
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	73,100	sf	\$ 9.00	\$ 658,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 56,000.00	\$ 56,000		
13c Playfields						
13c.1 Repair Playfields	91,200	sf	\$ 2.00	\$ 182,000		
14 21st Century Learning Classroom Flexibility					\$ 330,000	\$ 330,000
14a Flexible furniture (Per Classroom, Direct Cost)	33	ea	\$ 10,000.00	\$ 330,000		
15 Technology Infrastructure					\$ 768,000	\$ 768,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	53,380	sf	\$ 4.43	\$ 236,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	53,380	sf	\$ 4.43	\$ 236,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	33	ea	\$ 7,500.00	\$ 248,000		
Total Construction/Project Cost (2014\$)					\$ 23,249,000	\$30,558,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

GRIFFITHS MIDDLE SCHOOL

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						\$ 2,213,000
1b Replacement or repair of walls						
1b.1 Replace walls	6,720	sf	\$ 29.70	\$ 200,000		
1b.2 Repair walls	17,280	sf	\$ 4.70	\$ 81,000		
1c Replacement or repair of windows						
1c.1 Replace windows	61,450	sf	\$ 13.50	\$ 830,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	6,720	sf	\$ 10.10	\$ 68,000		
1d.2 Repair doors & hardware	17,280	sf	\$ 1.70	\$ 29,000		
1e Replacement or repair of floors						
1e.1 Replace floors	6,720	sf	\$ 10.80	\$ 73,000		
1e.2 Repair floors	17,280	sf	\$ 4.00	\$ 69,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	6,720	sf	\$ 20.20	\$ 136,000		
1f.2 Repair ceilings	17,280	sf	\$ 3.05	\$ 53,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	24,000	sf	\$ 1.80	\$ 43,000		
1g.2 Patch & paint exterior	24,000	sf	\$ 3.40	\$ 82,000		
2 Existing Building Systems & Toilets						\$ 3,161,000
2a HVAC system upgrades						\$ 1,352,000
2a	61,450	sf	\$ 22.00	\$ 1,352,000		
2b Lighting upgrades - new interior lighting & controls						\$ 264,000
2b	24,000	sf	\$ 11.00	\$ 264,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						\$ 80,000
2c.1	24,000	sf	\$ 3.35	\$ 80,000		
2d Plumbing system upgrades						\$ 492,000
2d	61,450	sf	\$ 8.00	\$ 492,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	3,000	sf	\$ 63.00	\$ 189,000		
3 Site Utilities						\$ -
(For entire campus and site) Not anticipated						
4 New Construction Classrooms						\$ 319,000
4b New Construction - Classrooms						\$ 240,000
4b.1 Remove Portable Classrooms	10	ea	\$ 8,000.00	\$ 80,000		
4b.2 Relocate Portable Classrooms	10	ea	\$ 16,000.00	\$ 160,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education						\$ 7,064,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5a.6 New Science Classroom Building	11,880	sf	\$ 358.20	\$ 4,255,000		
5a.7 Sitework & Site Improvements	5,940.00	sf	\$ 28.00	\$ 166,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms	4,550	ea	\$ 45.50	\$ 207,000		
5b.4 Reconfigure Middle School Electives Classrooms	4,800	ea	\$ 91.00	\$ 437,000		
6 Performing Arts Improvements						\$ 537,000
6b Music/Drama/Dance/Support Space						
6b.2 Modernize Drama/Music/Dance	4,000	sf	\$ 101.00	\$ 404,000		
7 Multipurpose/Food Service Improvements						\$ 431,000
7d New Lunch Shelters						\$ 324,000
7d	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements						\$ 8,205,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium	12,000	sf	\$ 307.00	\$ 3,684,000		
8a.5 Sitework & Site Improvements	12,000	sf	\$ 28.00	\$ 336,000		
8b Middle School/High School Shower/Locker Rooms						
8b.3 Reconfigure Shower/Locker Rooms	7,600	sf	\$ 196.00	\$ 1,490,000		
8b.4 New MS/HS Shower/Locker Rooms	1,200	sf	\$ 384.00	\$ 461,000		
8b.5 Sitework & Site Improvements	1,200	sf	\$ 28.00	\$ 34,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs	3,600	sf	\$ 45.50	\$ 164,000		
9 Administration & Staff Support						\$ 1,994,000
9a Expanded, reorganized or relocated administration spaces						
9a.4 New Administration	4,000	sf	\$ 294.00	\$ 1,176,000		
9a.5 Sitework & Site Improvements	4,000	sf	\$ 28.00	\$ 112,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	2,400	sf	\$ 88.00	\$ 211,000		
10 Student Collaboration & Student Support Services						\$ 2,357,000
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	5,000	sf	\$ 305.00	\$ 1,525,000		
10a.5 Sitework & Site Improvements	5,000	sf	\$ 28.00	\$ 140,000		
10d Learning Center						
10d.4 Reconfigure Learning Center	1,200	sf	\$ 89.00	\$ 107,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Griffiths Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Griffiths Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 927,000	\$ 1,233,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	29,400	sf	\$ 12.00	\$ 353,000		
11b.5 New Drop-off Area/Bus Loop	4,000	sf	\$ 13.00	\$ 52,000		
11b.9 Repair existing Parking Lot	19,800	sf	\$ 4.70	\$ 93,000		
11b.10 Slurry Coat & Stripe Existing Paving	24,300	sf	\$ 2.00	\$ 49,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	33	ea	\$ 337.00	\$ 11,000		
11h.2 Decorative Metal Fencing & Gates	1,010	lf	\$ 189.00	\$ 191,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	61,450	sf	\$ 1.60	\$ 98,000		
12 Outdoor Learning Quads					\$ -	\$ -
Not anticipated						
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 1,015,000	\$ 1,350,000
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	39,600	sf	\$ 9.00	\$ 356,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	25,800	sf	\$ 2.00	\$ 52,000		
13b.8 Basketball Court/Sports Equipment	1	ls	\$ 56,000.00	\$ 56,000		
13c Playfields						
13c.1 Repair Playfields	252,000	sf	\$ 2.00	\$ 504,000		
14 21st Century Learning Classroom Flexibility					\$ 330,000	\$ 330,000
14a Flexible furniture (Per Classroom, Direct Cost)	33	ea	\$ 10,000.00	\$ 330,000		
15 Technology Infrastructure					\$ 840,000	\$ 840,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	61,450	sf	\$ 4.43	\$ 272,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	61,450	sf	\$ 4.43	\$ 272,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	33	ea	\$ 7,500.00	\$ 248,000		
Total Construction/Project Cost (2014\$)					\$ 22,872,000	\$30,034,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

SUSSMAN MIDDLE SCHOOL

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					\$ 1,567,000	\$ 2,084,000
1b Replacement or repair of walls						
1b.1 Replace walls	4,800	sf	\$ 29.70	\$ 143,000		
1b.2 Repair walls	20,160	sf	\$ 4.70	\$ 95,000		
1c Replacement or repair of windows						
1c.1 Replace windows	61,210	sf	\$ 13.50	\$ 826,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	4,800	sf	\$ 10.10	\$ 48,000		
1d.2 Repair doors & hardware	20,160	sf	\$ 1.70	\$ 34,000		
1e Replacement or repair of floors						
1e.1 Replace floors	4,800	sf	\$ 10.80	\$ 52,000		
1e.2 Repair floors	20,160	sf	\$ 4.00	\$ 81,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	4,800	sf	\$ 20.20	\$ 97,000		
1f.2 Repair ceilings	20,160	sf	\$ 3.05	\$ 61,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	24,960	sf	\$ 1.80	\$ 45,000		
1g.2 Patch & paint exterior	24,960	sf	\$ 3.40	\$ 85,000		
2 Existing Building Systems & Toilets					\$ 2,423,000	\$ 3,223,000
2a HVAC system upgrades						
	61,210	sf	\$ 22.00	\$ 1,347,000		
2b Lighting upgrades - new interior lighting & controls						
	24,960	sf	\$ 11.00	\$ 275,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets						
	24,960	sf	\$ 3.35	\$ 84,000		
2d Plumbing system upgrades						
	61,210	sf	\$ 8.00	\$ 490,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	3,600	sf	\$ 63.00	\$ 227,000		
3 Site Utilities					\$ -	\$ -
(For entire campus and site) Not anticipated						
4 New Construction Classrooms					\$ 296,000	\$ 394,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	13	ea	\$ 8,000.00	\$ 104,000		
4b.2 Relocate Portable Classrooms	12	ea	\$ 16,000.00	\$ 192,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education					\$ 4,520,000	\$ 6,012,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5a.6 New Science Classroom Building	9,900	sf	\$ 358.20	\$ 3,546,000		
5a.7 Sitework & Site Improvements	4,950.00	sf	\$ 28.00	\$ 139,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms	4,550	ea	\$ 45.50	\$ 207,000		
5b.4 Reconfigure Middle School Electives Classrooms	4,200	ea	\$ 91.00	\$ 382,000		
6 Performing Arts Improvements					\$ 404,000	\$ 537,000
6b Music/Drama/Dance/Support Space						
6b.2 Modernize Drama/Music/Dance	4,000	sf	\$ 101.00	\$ 404,000		
7 Multipurpose/Food Service Improvements					\$ 324,000	\$ 431,000
7d New Lunch Shelters						
	2,400	sf	\$ 135.00	\$ 324,000		
8 Physical Education Improvements					\$ 6,123,000	\$ 8,144,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium	12,000	sf	\$ 307.00	\$ 3,684,000		
8a.5 Sitework & Site Improvements	12,000	sf	\$ 28.00	\$ 336,000		
8b Middle School/High School Shower/Locker Rooms						
8b.3 Reconfigure Shower/Locker Rooms	7,600	sf	\$ 196.00	\$ 1,490,000		
8b.4 New MS/HS Shower/Locker Rooms	1,200	sf	\$ 345.60	\$ 415,000		
8b.5 Sitework & Site Improvements	1,200	sf	\$ 28.00	\$ 34,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.2 Modernize Fitness/Aerobics Labs	3,600	sf	\$ 45.50	\$ 164,000		
9 Administration & Staff Support					\$ 1,949,000	\$ 2,592,000
9a Expanded, reorganized or relocated administration spaces						
9a.4 New Administration	4,125	sf	\$ 294.00	\$ 1,213,000		
9a.5 Sitework & Site Improvements	4,125	sf	\$ 28.00	\$ 116,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms		sf	\$ 88.00	\$ -		
9b.4 New Staff Collaboration/Work Rooms	1,925	sf	\$ 294.00	\$ 566,000		
9b.5 Sitework & Site Improvements	1,925	sf	\$ 28.00	\$ 54,000		
10 Student Collaboration & Student Support Services					\$ 1,411,000	\$ 1,877,000
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	3,000	sf	\$ 305.00	\$ 915,000		
10a.4 Reconfigure Library/Media Center Building	3,000	sf	\$ 137.25	\$ 412,000		
10a.5 Sitework & Site Improvements	3,000	sf	\$ 28.00	\$ 84,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Sussman Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Sussman Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 809,000	\$ 1,076,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	8,000	sf	\$ 12.00	\$ 96,000		
11b.5 New Drop-off Area/Bus Loop	11,000	sf	\$ 13.00	\$ 143,000		
11b.9 Repair existing Parking Lot	46,000	sf	\$ 4.70	\$ 216,000		
11b.10 Slurry Coat & Stripe Existing Paving	44,500	sf	\$ 2.00	\$ 89,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	35	ea	\$ 337.00	\$ 12,000		
11h.2 Decorative Metal Fencing & Gates	395	lf	\$ 189.00	\$ 75,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11i Security cameras and other security systems	61,210	sf	\$ 1.60	\$ 98,000		
12 Outdoor Learning Quads					\$ -	\$ -
Not anticipated						
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 762,000	\$ 1,013,000
13b PE Play Yard & Hardcourts						
13b.7 Slurry Coat & Stripe Existing Hardcourts	80,900	sf	\$ 2.00	\$ 162,000		
13c Playfields						
13c.1 Repair Playfields	276,675	sf	\$ 2.00	\$ 553,000		
14 21st Century Learning Classroom Flexibility					\$ 350,000	\$ 350,000
14a Flexible furniture (Per Classroom, Direct Cost)	35	ea	\$ 10,000.00	\$ 350,000		
15 Technology Infrastructure					\$ 853,000	\$ 853,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	61,210	sf	\$ 4.43	\$ 271,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	61,210	sf	\$ 4.43	\$ 271,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	35	ea	\$ 7,500.00	\$ 263,000		
Total Construction/Project Cost (2014\$)					\$ 21,791,000	\$28,586,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

WEST MIDDLE SCHOOL

Downey Unified School District
West Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings						\$ 1,469,000
1b Replacement or repair of walls						
1b.1 Replace walls	6,720	sf	\$ 29.70	\$ 200,000		
1b.2 Repair walls	16,320	sf	\$ 4.70	\$ 77,000		
1c Replacement or repair of windows						
1c.1 Replace windows	48,403	sf	\$ 13.50	\$ 653,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	6,720	sf	\$ 10.10	\$ 68,000		
1d.2 Repair doors & hardware	16,320	sf	\$ 1.70	\$ 28,000		
1e Replacement or repair of floors						
1e.1 Replace floors	6,720	sf	\$ 10.80	\$ 73,000		
1e.2 Repair floors	16,320	sf	\$ 4.00	\$ 65,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	6,720	sf	\$ 20.20	\$ 136,000		
1f.2 Repair ceilings	16,320	sf	\$ 3.05	\$ 50,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	23,040	sf	\$ 1.80	\$ 41,000		
1g.2 Patch & paint exterior	23,040	sf	\$ 3.40	\$ 78,000		
2 Existing Building Systems & Toilets						\$ 1,914,000
2a HVAC system upgrades						
2a HVAC system upgrades	48,403	sf	\$ 22.00	\$ 1,065,000		
2b Lighting upgrades - new interior lighting & controls						
2b Lighting upgrades - new interior lighting & controls	23,040	sf	\$ 11.00	\$ 253,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	23,040	sf	\$ 3.35	\$ 77,000		
2d Plumbing system upgrades	48,403	sf	\$ 8.00	\$ 387,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	2,100	sf	\$ 63.00	\$ 132,000		
3 Site Utilities						\$ -
(For entire campus and site) Not anticipated						
4 New Construction Classrooms						\$ 256,000
4b New Construction - Classrooms						
4b.1 Remove Portable Classrooms	6	ea	\$ 8,000.00	\$ 48,000		
4b.2 Relocate Portable Classrooms	13	ea	\$ 16,000.00	\$ 208,000		
						\$ 340,000

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
West Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
5 Design Lab, Science, and Career Tech Education						\$ 5,458,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	5,400	sf	\$ 91.00	\$ 491,000		
5a.6 New Science Classroom Building	11,880	sf	\$ 358.20	\$ 4,255,000		
5a.7 Sitework & Site Improvements	5,940.00	sf	\$ 28.00	\$ 166,000		
5b Middle School Electives						
5b.3 Modernize Middle School Electives Classrooms*	3,600	ea	\$ 45.50	\$ 164,000		
5b.4 Reconfigure Middle School Electives Classrooms	4,200	ea	\$ 91.00	\$ 382,000		
						\$ 1,533,000
6 Performing Arts Improvements						\$ 2,039,000
6b Music/Drama/Dance/Support Space						
6b.4 New Drama/Music/Dance	4,200	sf	\$ 337.00	\$ 1,415,000		
6b.8 Sitework & Site Improvements	4,200	sf	\$ 28.00	\$ 118,000		
						\$ 324,000
7 Multipurpose/Food Service Improvements						\$ 431,000
7d New Lunch Shelters						
7d New Lunch Shelters	2,400	sf	\$ 135.00	\$ 324,000		
						\$ 8,022,000
8 Physical Education Improvements						\$ 10,669,000
8a New Gym and Lobby/Concessions						
8a.4 New Gymnasium	12,000	sf	\$ 307.00	\$ 3,684,000		
8a.5 Sitework & Site Improvements	12,000	sf	\$ 28.00	\$ 336,000		
8b Middle School/High School Shower/Locker Rooms						
8b.4 New MS/HS Shower/Locker Rooms	7,200	sf	\$ 345.60	\$ 2,488,000		
8b.5 Sitework & Site Improvements	7,200	sf	\$ 28.00	\$ 202,000		
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	3,950	sf	\$ 304.00	\$ 1,201,000		
8c.5 Sitework & Site Improvements	3,950	sf	\$ 28.00	\$ 111,000		
						\$ 534,000
9 Administration & Staff Support						\$ 710,000
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	4,123	sf	\$ 88.00	\$ 363,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,940	sf	\$ 88.00	\$ 171,000		
						\$ 1,665,000
10 Student Collaboration & Student Support Services						\$ 2,214,000
10a Elementary School Library/Media Center						
10a.2 New Library/Media Center Building	5,000	sf	\$ 305.00	\$ 1,525,000		
10a.5 Sitework & Site Improvements	5,000	sf	\$ 28.00	\$ 140,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
West Middle School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - West Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security					\$ 1,108,000	\$ 1,474,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	52,700	sf	\$ 12.00	\$ 632,000		
11b.5 New Drop-off Area/Bus Loop	11,000	sf	\$ 13.00	\$ 143,000		
11d Exterior lighting to ensure student safety	1	ls	\$ 20,000.00	\$ 20,000		
11e Safety locks at classroom doors	32	ea	\$ 337.00	\$ 11,000		
11h.2 Decorative Metal Fencing & Gates	875	lf	\$ 189.00	\$ 165,000		
11h.3 Rolling Decorative Metal Gate	3	ea	\$ 20,000.00	\$ 60,000		
11l Security cameras and other security systems	48,403	sf	\$ 1.60	\$ 77,000		
12 Outdoor Learning Quads					\$ -	\$ -
Not anticipated						
13 Exterior Play Spaces, Playfields & Hardcourts					\$ 1,380,000	\$ 1,835,000
13b PE Play Yard & Hardcourts						
13b.6 New Hardcourts	81,600	sf	\$ 9.00	\$ 734,000		
13c Playfields						
13c.1 Repair Playfields	299,600	sf	\$ 2.00	\$ 599,000		
14 21st Century Learning Classroom Flexibility					\$ 320,000	\$ 320,000
14a Flexible furniture (Per Classroom, Direct Cost)	32	ea	\$ 10,000.00	\$ 320,000		
15 Technology Infrastructure					\$ 716,000	\$ 716,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	48,403	sf	\$ 4.43	\$ 214,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	48,403	sf	\$ 4.43	\$ 214,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	2	ea	\$ 24,000.00	\$ 48,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	32	ea	\$ 7,500.00	\$ 240,000		
Total Construction/Project Cost (2014\$)					\$ 24,699,000	\$32,507,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

COLUMBUS HIGH SCHOOL

Downey Unified School District
Columbus High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Columbus High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings				\$	377,000	\$ 501,000
1b Replacement or repair of walls						
1b.2 Repair walls	10,560	sf	\$ 4.70	\$ 50,000		
1c Replacement or repair of windows						
1c.1 Replace windows	41,265	sf	\$ 13.50	\$ 557,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	10,560	sf	\$ 1.70	\$ 18,000		
1e Replacement or repair of floors						
1e.2 Repair floors	10,560	sf	\$ 4.00	\$ 42,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	10,560	sf	\$ 3.05	\$ 32,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	10,560	sf	\$ 1.80	\$ 19,000		
1g.2 Patch & paint exterior	10,560	sf	\$ 3.40	\$ 36,000		
2 Existing Building Systems & Toilets				\$	817,000	\$ 1,087,000
2a HVAC system upgrades	37,965	sf	\$ 22.00	\$ 835,000		
2b Lighting upgrades - new interior lighting & controls	10,560	sf	\$ 11.00	\$ 116,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	10,560	sf	\$ 3.35	\$ 35,000		
2d Plumbing system upgrades	41,265	sf	\$ 8.00	\$ 330,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,500	sf	\$ 63.00	\$ 95,000		
2f Energy-efficient building systems and controls (EMS systems)	41,265	sf	\$ 5.40	\$ 223,000		
3 Site Utilities (For entire campus and site) Not anticipated				\$ -		\$ -
4 New Construction Classrooms Not anticipated						
5 Design Lab, Science, and Career Tech Education				\$	714,000	\$ 950,000
5a Design and Science Lab Classrooms						
5a.5 Reconfigure Science Classroom Building	2,700	sf	\$ 91.00	\$ 246,000		
5c High School Electives						
5c.3 Modernize High School Electives Classrooms	960	sf	\$ 89.00	\$ 85,000		
5c.4 Reconfigure High School Electives Classrooms	4,300	sf	\$ 89.00	\$ 383,000		
6 Performing Arts Improvements Not anticipated				\$ -		\$ -
7 Multipurpose/Food Service Improvements				\$ -		\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Columbus High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Columbus High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
Not anticipated						
8 Physical Education Improvements Not anticipated				\$ -		\$ -
9 Administration & Staff Support				\$	314,000	\$ 418,000
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	3,300	sf	\$ 44.00	\$ 145,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,920	sf	\$ 88.00	\$ 169,000		
10 Student Collaboration & Student Support Services				\$	439,000	\$ 584,000
10a Elementary School Library/Media Center						
10a.4 Reconfigure Library/Media Center Building	3,200	sf	\$ 137.25	\$ 439,000		
11 Safety & Security				\$	133,000	\$ 177,000
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	16	ea	\$ 337.00	\$ 5,000		
11h Fencing with controlled campus entrances						
11h.2 Decorative Metal Fencing & Gates	275	lf	\$ 189.00	\$ 52,000		
11i Security cameras and other security systems	41,265	sf	\$ 1.60	\$ 66,000		
12 Outdoor Learning Quads Not anticipated				\$ -		\$ -
13 Exterior Play Spaces, Playfields & Hardcourts Not anticipated				\$ -		\$ -
14 21st Century Learning Classroom Flexibility				\$	160,000	\$ 160,000
14a Flexible furniture (Per Classroom, Direct Cost)	16	ea	\$ 10,000.00	\$ 160,000		

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

Downey Unified School District
Columbus High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Columbus High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
15 Technology Infrastructure				\$	510,000	\$ 510,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	41,265	sf	\$ 4.43	\$	183,000	
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	41,265	sf	\$ 4.43	\$	183,000	
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$	24,000	
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	16	ea	\$ 7,500.00	\$	120,000	
Total Construction/Project Cost (2014\$)				\$	3,472,000	<u>\$4,398,000</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

DOWNEY HIGH SCHOOL

Downey Unified School District
Downey High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets Not anticipated				\$ -	\$ -	\$ -
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support 9d M&O / Warehouse / Support Facilities 9d.3 New M&O Support Facility	2,400	sf	\$ 156.00	\$ 374,000		\$ 497,000
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -
11 Safety & Security 11b Safety improvements to and/or new parent/bus drop-off areas and parking 11b.10 Slurry Coat & Stripe Existing Paving 11d Exterior lighting to ensure student safety 11e Safety locks at classroom doors 11f Signage for emergency response and wayfinding 11i Security cameras and other security systems	42,250 1 1 38 1 42,700	sf ls ls ea ls sf	\$ 2.00 \$ 30,000.00 \$ 337.00 \$ 24,000.00 \$ 1.60	\$ 85,000 \$ 30,000 \$ 13,000 \$ 24,000 \$ 68,000	\$ 220,000	\$ 293,000

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Downey High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts 13b PE Play Yard & Hardcourts 13b.6 New Hardcourts 13i Synthetic Playfield	28,800 45,375	sf sf	\$ 9.00 \$ 20.00	\$ 259,000 \$ 908,000	\$ 1,167,000	\$ 1,552,000
14 21st Century Learning Classroom Flexibility 14a Flexible furniture (Per Classroom, Direct Cost)	38	ea	\$ 10,000.00	\$ 380,000	\$ 380,000	\$ 380,000
15 Technology Infrastructure 15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only) 15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only) 15c MDF and IDF data rooms with environmental control (direct cost only) 15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	42,700 42,700 1 38	sf sf ea ea	\$ 4.43 \$ 4.43 \$ 24,000.00 \$ 7,500.00	\$ 189,000 \$ 189,000 \$ 24,000 \$ 285,000	\$ 687,000	\$ 687,000
Total Construction/Project Cost (2014\$)				\$ 2,828,000		\$3,409,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

WARREN HIGH SCHOOL

Downey Unified School District
Warren High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Warren High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets Not anticipated				\$ -	\$ -	\$ -
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements 6b Music/Drama/Dance/Support Space 6b.4 New Drama/Music/Dance 6b.8 Sitework & Site Improvements	9,225 9,225	sf sf	\$ 337.00 \$ 28.00	\$ 3,109,000 \$ 258,000	\$ 3,367,000	\$ 4,478,000
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Warren High School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Warren High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
11 Safety & Security 11b Safety improvements to and/or new parent/bus drop-off areas and parking 11b.1 New Parking Lot 11b.3 Entry Plaza 11d Exterior lighting to ensure student safety 11e Safety locks at classroom doors 11h Fencing with controlled campus entrances 11h.2 Decorative Metal Fencing & Gates 11h.3 Rolling Decorative Metal Gate 11i Security cameras and other security systems	38,850 300 1 76 720 2 77,370	sf sf ls ea lf ea sf	\$ 12.00 \$ 20.00 \$ 30,000.00 \$ 337.00 \$ 189.00 \$ 20,000.00 \$ 1.60	\$ 466,000 \$ 6,000 \$ 30,000 \$ 26,000 \$ 136,000 \$ 40,000 \$ 124,000	\$ 828,000	\$ 1,101,000
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts 13c Playfields 13c.2 New natural grass turf area 13d Baseball/Softball Fields 13d.7 Field Lighting (Each Pole) 13k Reconstruct Pool 25yrd x 33 meter	62,700 4 9,000	sf ea sf	\$ 7.00 \$ 75,000.00 \$ 495.00	\$ 439,000 \$ 300,000 \$ 4,455,000	\$ 5,194,000	\$ 6,908,000
14 21st Century Learning Classroom Flexibility 14a Flexible furniture (Per Classroom, Direct Cost)	76	ea	\$ 10,000.00	\$ 760,000	\$ 380,000	\$ 380,000
15 Technology Infrastructure 15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only) 15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only) 15c MDF and IDF data rooms with environmental control (direct cost only) 15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (I.e items attached to the building, direct cost only)	77,370 77,370 1 76	sf sf ea ea	\$ 4.43 \$ 4.43 \$ 24,000.00 \$ 7,500.00	\$ 342,000 \$ 342,000 \$ 24,000 \$ 570,000	\$ 639,000	\$ 639,000
Total Construction/Project Cost (2014\$)				\$ 10,408,000	\$ 13,506,000	\$ 13,506,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

DOWNEY ADULT SCHOOL

Downey Unified School District
Downey Adult School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets Not anticipated				\$ -	\$ -	\$ -
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms					\$ 280,000	\$ 372,000
4b New Construction - Classrooms					\$ 160,000	
4b.2 Relocate Portable Classrooms	10	ea	\$ 16,000.00	\$ 160,000		
New Portable Restroom Bldg	480	sf	\$ 250.00	\$ 120,000		
5 Design Lab, Science, and Career Tech Education				\$ 320,000		\$ 426,000
5c High School Electives					\$ 320,000	
5c.4 Reconfigure High School Electives Classrooms	3,600	sf	\$ 89.00	\$ 320,000		
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support				\$ 383,000		\$ 509,000
9a Expanded, reorganized or relocated administration spaces					\$ 383,000	
9a.3 Reconfigure Administration	4,350	sf	\$ 88.00	\$ 383,000		
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -
11 Safety & Security				\$ 32,000		\$ 43,000
11d Exterior lighting to ensure student safety	1	ls	\$ 10,000.00	\$ 10,000		
11e Safety locks at classroom doors	28	ea	\$ 337.00	\$ 9,000		
11f Security cameras and other security systems	7,950	sf	\$ 1.60	\$ 13,000		

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Downey Adult School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Downey Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts Not anticipated				\$ -	\$ -	\$ -
14 21st Century Learning Classroom Flexibility Not anticipated				\$ -	\$ -	\$ -
15 Technology Infrastructure				\$ 94,000		\$ 94,000
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	7,950	sf	\$ 4.43	\$ 35,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	7,950	sf	\$ 4.43	\$ 35,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	1	ea	\$ 24,000.00	\$ 24,000		
Total Construction/Project Cost (2014\$)				\$ 1,109,000		\$ 1,444,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

6.5

APPENDIX FACILITIES MASTER PLAN DETAILED PRIORITIZED COST

PACE SITE

Downey Unified School District
Pace School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Pace School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings Not anticipated				\$ -	\$ -	\$ -
2 Existing Building Systems & Toilets Not anticipated				\$ -	\$ -	\$ -
3 Site Utilities (For entire campus and site) Not anticipated				\$ -	\$ -	\$ -
4 New Construction Classrooms Not anticipated				\$ -	\$ -	\$ -
5 Design Lab, Science, and Career Tech Education Not anticipated				\$ -	\$ -	\$ -
6 Performing Arts Improvements Not anticipated				\$ -	\$ -	\$ -
7 Multipurpose/Food Service Improvements Not anticipated				\$ -	\$ -	\$ -
8 Physical Education Improvements Not anticipated				\$ -	\$ -	\$ -
9 Administration & Staff Support Not anticipated				\$ -	\$ -	\$ -
10 Student Collaboration & Student Support Services Not anticipated				\$ -	\$ -	\$ -
11 Safety & Security Not anticipated				\$ -	\$ -	\$ -
12 Outdoor Learning Quads Not anticipated				\$ -	\$ -	\$ -
13 Exterior Play Spaces, Playfields & Hardcourts Not anticipated				\$ -	\$ -	\$ -

Prepared by: LPA, Inc. / Cumming

Downey Unified School District
Pace School
Facilities Master Plan - Prioritized Projects Cost
Opinion of Probable Cost

17-Jun-14

Project Cost Summary (2014\$) - Pace School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
14 21st Century Learning Classroom Flexibility Not anticipated						\$ -
15 Technology Infrastructure Not anticipated				\$ -	\$ -	\$ -
Total Construction/Project Cost (2014\$)				\$ -	\$ -	\$ -

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Land acquisition costs.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2014\$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming