



TOTAL PROGRAM COST
SCOPES OF WORK

SUNNYVALE SCHOOL DISTRICT | FACILITIES MASTER PLAN **2022**



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SCOPE OF WORK CATEGORIES

Budget Development

The following comments are intended to lend understanding to the development of the budgets included in the Facilities Master Plan and what steps should be taken beyond this study as the District continues planning for future facilities.

Project budgets have been developed for each school site and District support site based on program and campus needs identified by the District and school site educational partners during the Facilities Master Plan process. Each budget contains a breakdown based on the (17) scope categories with associated areas, unit costs, construction costs, and soft costs; which result in a total project cost for each campus.

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs outlined in the Facilities Master Plan are in 2022 dollars. Upon inception of each proposed facilities modernization or new construction project, the cost for each scope of work should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified in consultation with District staff and the Board of Education.

Master Plan Cost Summary

The following pages outline the master plan and school site costs for each of the (9) existing educational facilities and line items for district support sites. These total costs represent the entire need identified for each school site based on the Facility Condition Assessments and input during the master planning process from the Steering Committee, the Facilities Master Plan Committee, and the individual School Site Committees.

The budgets developed for this Facilities Master Plan include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA, and cost estimating consultant, HL Construction Management at this time and have been adjusted to reflect construction costs within the Silicon Valley.

Exclusions

The following unknowns were not included in the cost estimate:

- Utility and City connection fees, off-site improvements, traffic signals or re-stripping of City streets is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No land acquisition costs have been included in these budgets, and should be considered separately.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys for removal of contaminated or unsuitable soils on existing or new sites.
- Phasing and interim housing/facility costs are not included in these budgets. These costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual projects.





PROCESS



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VISION



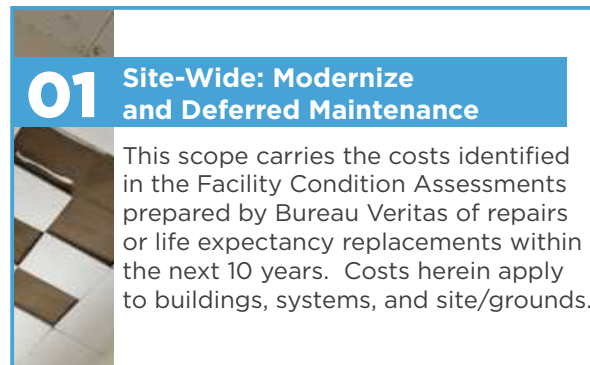
SITES

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SCOPE OF WORK CATEGORIES

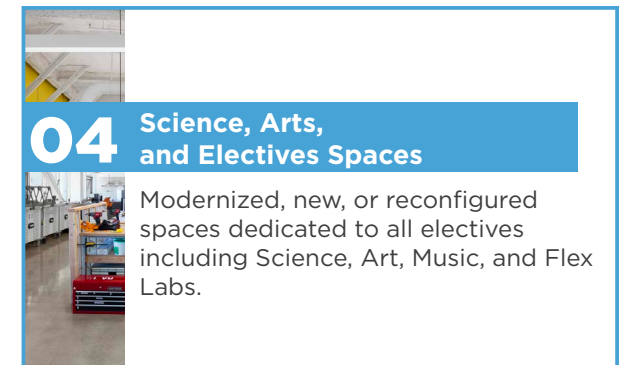
Definitions

Rather than representing costs as one large total sum, the total FMP need was broken into (17) project scope categories that would be the foundation for the work proposed at each school site, aligning with the Learning Space Design Standards in the Vision section of the FMP. This organization serves as a foundation for each conceptual master plan design and ensures parity between educational and support sites in the District while serving as a tool for prioritization as funds become available.



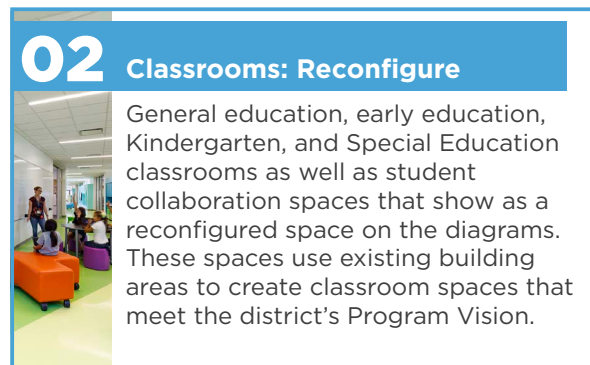
01 Site-Wide: Modernize and Deferred Maintenance

This scope carries the costs identified in the Facility Condition Assessments prepared by Bureau Veritas of repairs or life expectancy replacements within the next 10 years. Costs herein apply to buildings, systems, and site/grounds.



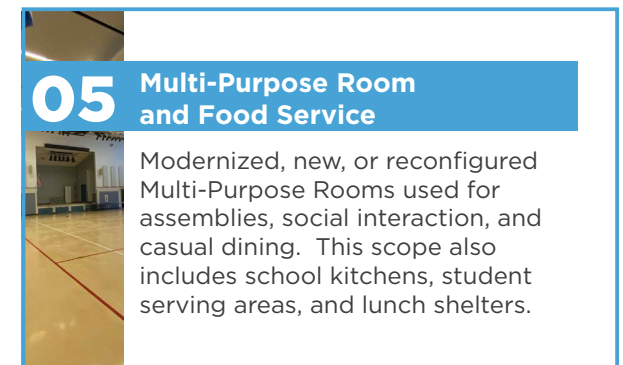
04 Science, Arts, and Electives Spaces

Modernized, new, or reconfigured spaces dedicated to all electives including Science, Art, Music, and Flex Labs.



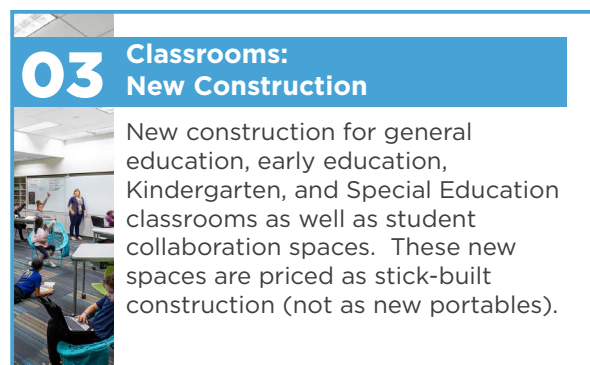
02 Classrooms: Reconfigure

General education, early education, Kindergarten, and Special Education classrooms as well as student collaboration spaces that show as a reconfigured space on the diagrams. These spaces use existing building areas to create classroom spaces that meet the district's Program Vision.



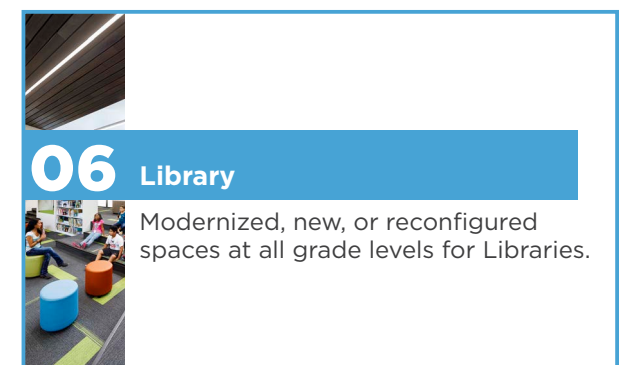
05 Multi-Purpose Room and Food Service

Modernized, new, or reconfigured Multi-Purpose Rooms used for assemblies, social interaction, and casual dining. This scope also includes school kitchens, student serving areas, and lunch shelters.



03 Classrooms: New Construction

New construction for general education, early education, Kindergarten, and Special Education classrooms as well as student collaboration spaces. These new spaces are priced as stick-built construction (not as new portables).




06 Library

Modernized, new, or reconfigured spaces at all grade levels for Libraries.

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SCOPE OF WORK CATEGORIES
Definitions, continued

07 Student Support and Counseling Services



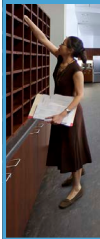
Modernized, new, or reconfigured spaces at all grade levels for the Learning Resource Center and Adaptive Daily Living Skills functions. Providing a purpose-built space for RSP, Psychologist, Speech Pathologist, TLC, and other student support service providers.

10 Building Systems: Restrooms and Power Access




Modernized, new, or reconfigured restrooms for students and staff. Also, the increase of electrical outlet availability throughout the learning environments.

08 Administration and Staff Support




Modernized, new, or reconfigured spaces at all sites dedicated to teachers, staff, and parent volunteers. This scope includes work to the Admin/front office that may be needed to create a secured, single point of entry but does not include fencing.

11 Site Utilities



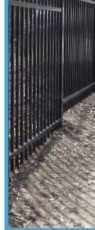
Based on the entire campus area, this scope includes upgrades to existing utilities for natural gas, sanitary sewer, domestic fire water, and storm drain services. Also included are electrical mains, distribution, and capacity upgrades.

09 Physical Education Facilities



Modernized, new, or reconfigured spaces specifically related to Physical Education structures such as the Gymnasium, Locker Rooms, and PE classrooms.

12 Safety and Security



Includes but is not limited to fencing and gates to support a secured campus, safety locks for all existing and reconfigured spaces, as well as electronic marquee signage.



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Definitions, continued




13 **Campus Arrival:
Parking, Drop-Off, and Entry Plaza**

Creation of a clearly identifiable front door to campus. Entry plaza could include student/parent waiting area with seating. The scope includes improvements to parking and drop-off areas for reconfigure or expansion.



16 **Flexible Furniture**

Provides an allowance for new furniture in all learning and shared spaces.




14 **Outdoor Learning
Environments and Quads**

Exterior spaces that serve as an extension of the classroom, typically in between classroom wings. These areas promote the use of outdoor environments as classroom spaces. Shade sails for these areas is included within this scope.



17 **Technology Infrastructure
and Equipment**

Presentation technologies in learning and shared spaces, school site server rooms, and increased wireless internet capacity.



15 **Exterior Play Spaces
and Hardcourts**

Play apparatus with rubber surfacing and hardcourt improvements. This scope includes all components of a Kindergarten play yard, including shade. This scope also includes an allotment per site for bike racks.