SECTION ONE

INTRODUCTION & PROCESS

1

A Facilities Master Plan (FMP) is strategic in nature. It identifies a vision for the next 10 to 15 years. The site master plans (refer to Section 5.0) provide a graphic representation of this vision for each site. It is important to note that the individual school site master plan is not a design but rather a plan for the future improvement of the District's facilities, in support of the educational program goals for student achievement.

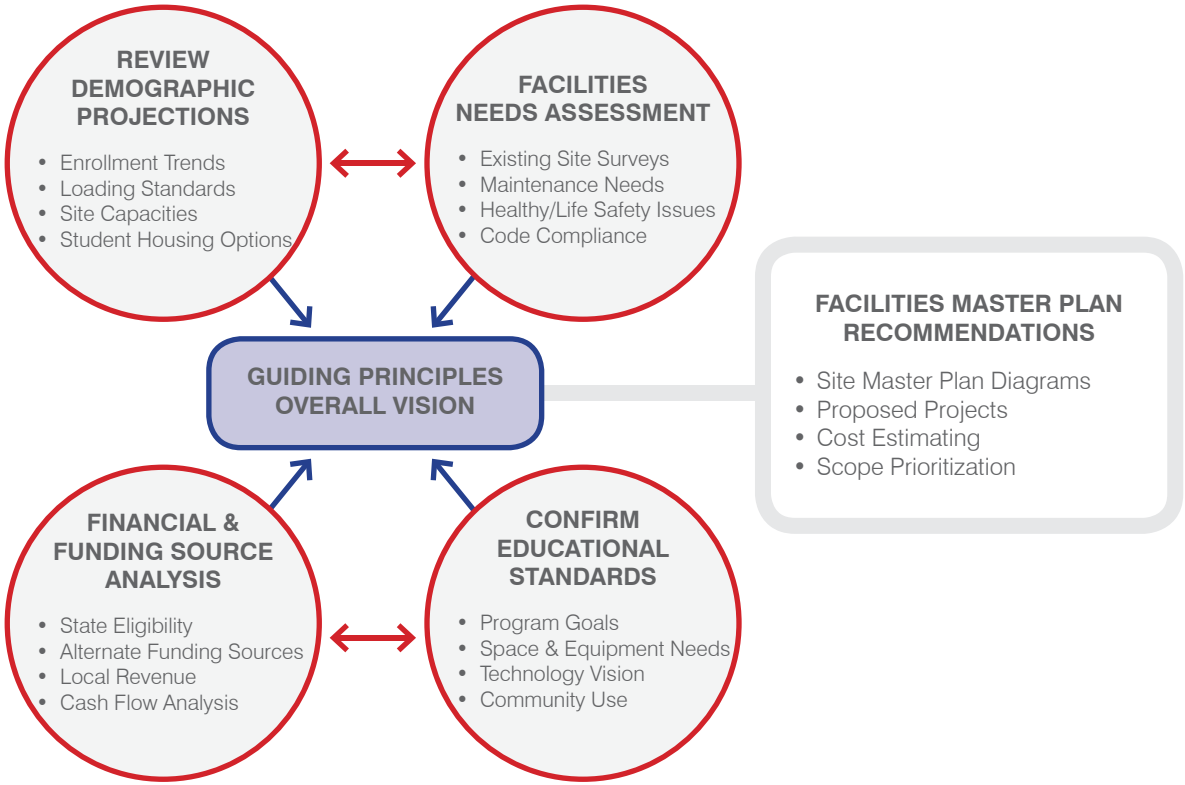
This plan shows a general path of how to get to the goal, but it does not provide specific design solutions. It represents long range improvement recommendations and was a tool in establishing estimated budgets for the FMP. The budget spreadsheet developed as part of this document can be utilized as a "tool kit" by the District for planning purposes, to run program phasing scenarios, as funding becomes available.

As projects move forward, design teams (architects and engineers) will plan individual aspects of the projects recommended in the FMP. At that time, a school site Design Committee should be assembled to meet with the design team and provide input on the design of the individual elements of the plan. The plans that result from the more detailed design phase process may vary from the concept shown in the FMP plan, but should be a reflection of the program elements identified through the FMP process.

The campus master plans are not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase as projects are implemented. It is also likely that the projects listed in the FMP will be addressed incrementally, not as one large comprehensive project. Therefore, it is important that when designing individual projects in the plan, they are planned in such a way that future scopes can be realized and that each project can stand on its own without negatively impacting operation of the school.
As projects are developed over time, the FMP should be revisited and updated so that it reflects the changing needs of the District. This update process is recommended by the California Department of Education to occur on a 3-5 year cycle.

Today, the economic conditions and changing demographics are affecting how schools are being planned, designed and managed. The purpose of the FMP is to define the long-range goals for facility planning that support the educational goals of the District; this ultimately aids in decision making so that school facility improvements move toward a common, coordinated vision.

The FMP is intended to be a guideline to allow sites to maintain flexibility as enrollment and programs change. The following diagram illustrates the primary components of a comprehensive FMP process:



The Galt Joint Union Elementary School District (GJUESD) is a TK-8 District comprised of seven (7) schools, five (5) K-6 elementary schools, one (1) middle school, and one (1) preschool site. GJUESD serves more than 3,500 students from the City of Galt. The mission of Galt Joint Union Elementary School District is 'building a bright future for all learners.'

In October 2014, Galt Joint Union Elementary School District conducted interviews to select a firm for their Facilities Master Plan (FMP). The intent of the plan was to analyze current facility conditions and needs, analyze future facility needs, help define educational facility goals for the next 10-15 years and suggest financial strategies to fund future needs. The facilities master planning process began in January 2015.

The FMP assessed the condition of existing school facilities and developed an understanding of anticipated long-range facilities needs. Coupled with the District goals and educational program vision, a strategic facilities master plan was developed for each site to address their needs.

Why is a Facilities Master Plan important?

- School facilities should support the District's educational goals
- Population changes and community demographics affect facility needs
- A Master Plan identifies facility needs to encourage parity throughout the District
- A plan allows for mindful use of funds in the short term, with long-range goals in mind

Why now?

- Continued residential development will impact facility needs
- Educational approaches to teaching 21st century skills are rapidly changing how teachers and students interact
- Sustainability and energy costs are critical to the District's long-term operation and should be incorporated into future facility standards

What is unique about this process and focus?

The Facilities Master Plan (FMP) has a far reaching stakeholder engagement process. This has been accomplished through the use of online surveys, community meetings, and focused interviews. This collaborative process developed a list of guiding principles (refer to Section 2 of this document) that will influence the future improvement recommendations at each school.

In addition to the extensive outreach process, the FMP focuses on coordinating the District's educational program goals with the proposed facility improvements. The projects are listed and shown on a site master plan (refer to Section 5), to allow for better coordination of short range improvements. Each project is itemized to provide better continuity of the overall plan and is coordinated with the estimated budgets. The intent of listing each project allows the District to manage the implementation of the projects with the greatest flexibility in the future.

Facilities Condition Assessment

In early February 2015, GJUESD and the District Leadership team kicked off the Facilities Condition Assessment portion of the Facilities Master Plan by conducting site walks at each school within the District. During that time, members of the planning team met with each Principal and walked each site, verifying the accuracy of the District's site plans, taking representative photographs of typical spaces inside and outside the buildings and documented room uses.

Site Master Planning

After analyzing information gathered during the site walks and various surveys and interviews on the condition of the facilities and program needs, the planning team began master planning each site in March 2015.

From March through May, a number of meetings were held to review the draft site master plans with the school site committees and District leadership to ensure the accuracy and relevance of the plans to the sites. Stakeholders were selected to serve on a School Site Committee which provided input on the proposed modifications and enhancements shown on the draft site master plans. The site master plans were revised to reflect this input, resulting in the final proposed site master plans.

In the process of creating the master plans, there was an evaluation of the existing programs. Adjustments were made if the existing layout needed modifications to improve the overall school function. The following items guided the planning:

- Determine best location of core spaces; Main Office and Learning Center (LC)
- Determine best location for the Bright Future Learning Center (BFLC)
- Determine best location of Kindergarten classrooms and associated play area
- Determine best location of additions to replace portable classrooms
- Optimize facility layout to maximize learning and collaboration opportunities
- Incorporate sustainable strategies in an effort to provide safe and healthy environments that are energy efficient, conserve natural resources and reduce operating and maintenance costs

At the outset of the facilities master planning process, the District Leadership team set out to define the roles and responsibilities of the stakeholder participant groups. These groups were refined in the process and ultimately comprised an Executive Steering Committee, a Facilities Master Plan (FMP) Committee, School Site Committees and representatives of specialized topics.

The groups provided input throughout the project, defining educational program goals and offering direction on facilities master planning goals. The main task during the initial stages of the process was to define the guiding principles that would best support the educational vision of the district for the next ten to fifteen years. Throughout the process, these principles became a lens through which all master planning decisions were filtered, to ensure alignment with District goals.

All input eventually led to the creation of a set of final recommendations that was brought before the School Board for approval.

DESCRIPTION OF STAKEHOLDER GROUPS

The **Executive Steering Committee (ESC)** guided and coordinated the process and ensured that input from a range of stakeholders would be optimized. In addition, through regular meetings, the team was responsible for reviewing outcomes from stakeholder committee meetings and reviewing and providing input on the development of the site master plans and estimated budgets.

The **Facilities Master Plan Committee (FMPC)** was comprised of a diverse group of District leadership, school site representatives, and local community stakeholders. Meetings were held to develop broad visioning concepts and to review and provide input on the development of the site master plans and the proposed prioritization of projects.

School Site Committees (SSC) were formed to interact with the planning team to develop and confirm the specific master plan proposal for each school site in the District. Interaction with these stakeholders included one Town Hall Meeting, and a follow-up one-on-one meeting with each Principal to convey the feedback. Between these two sessions, each School Site Committee was tasked with engaging their local community stakeholders as they best saw fit to meet the needs of their site. Participants included School Site Counsels, PTAs, teachers, students, parents and site administrators.

Program Focus Group sub-committee meetings were held on an as-needed basis, to focus on particular programs, including overarching topics such as Special Education and the Bright Future Learning Centers (BFLCs). Additionally, focused interviews of key District staff for Maintenance, Transportation, Food Service, and Information Technology took place to determine facilities needs within their areas of expertise. This examination was performed at both the District wide and individual school site levels to develop a holistic vision of the District's needs within all areas of operation.

FACILITIES MASTER PLAN ACTIVITIES

The facilities master planning process comprised a number of activities organized by phase: Visioning, Community Outreach, Conceptual Site Master Plans, Estimated Budgets, and Project Prioritization. The following is a list of activities that were conducted:

FACILITIES NEEDS SITE OBSERVATIONS

Site visits were conducted at all (5) K-6, (1) Middle and (1) Preschool campuses in the District. Each site visit began with an interview of the school site principal regarding the perceived needs at their school site prior to walking the campus.

Following each interview, the LPA planning team surveyed each site and documented the campus through photography. The condition assessment task included visual observations of each school to determine the condition of the grounds and buildings. Input from School Principals and Facilities Department staff focused on needed upgrades to site work, plumbing, roofs, heating and air conditioning units, playgrounds and interior finishes. This analysis was used as the basis for each site's master plan and estimated project budgets.

COMMUNITY OUTREACH

In early April 2015, a Town Hall Meeting was conducted at Marengo Ranch Elementary School to encourage participation throughout the District from community members, parents and students. The focus of this meeting was to obtain school site, parent and community input about needs and goals for each of the school sites.

SCHOOL SITE MASTER PLANS DEVELOPMENT

The focus of this phase was to arrive at potential solutions and improvement strategies for each school facility in the District based on the assessment of needs conducted earlier in the process. Recommended master plan solutions for each school site were developed by overlaying the educational program goals and facilities needs assessment findings onto each campus.

Development of site master plans took place from March 2015 through May 2015 with active involvement from the Executive Steering Committee, Facilities Master Plan Committee and the School Site Committee groups.

FINAL PLAN PACKAGING AND RECOMMENDATIONS

During this final phase, proposed projects and estimated budgets were finalized and prioritization of all projects were determined (refer to Section 4.0 for total program costs and funding source analysis). All cost estimate Excel Spreadsheet templates will be provided to the District upon conclusion of the planning process. This

electronic document may be utilized by District staff in the future as a “tool kit” to run program implementation scenarios as funds become available.

The DRAFT Facilities Master Plan document has been submitted to the Board of Education for review and input.

Board of Education

Karen Schauer	Superintendent
John Gordon	President
Kevin Papineau	Vice President
Matthew Giblin	Clerk
Wesley Cagle	Board Representative
Grace Malson	Member

Executive Steering Committee Members

John Gordon	Board of Education President
Judi Hayes	Lake Canyon ES Principal
Leesa Kloz	Community Member
Brian Meddings	GEFA President
Robert Milligan	Maintenance Supervisor
Karen Schauer	Superintendent
Scot Sutton	Director of Business Services

Facilities Master Plan Committee Members

Cathy Burnett
Brandy Campbell
Timothy Denham
Ida Denier
Chris Erias
Myla Frantson
Sabrena Fry
Gina Fuentes
Gayleen Gomez
John Gordon
Jamie Hughes
Deb Kenneweg
Leesa Klotz
Burt Lo
Monica Lopez
Amy Mangili
Willie Marlin
Leeann McCabe
Teresa Miche
Robert Milligan
Robert Nacario
Abby Partridge
Kirsten Patrick
Annel Perez
Nicolas Picazo
Clare Raboy
Ron Rammer
Karen Schauer
Debbie Schmidt
Robert Seavgraves
Kevin Sellstrom
Scot Sutton
Heather Trovinger
Donna Whitlock
Barbara Woods

100+ participants

School Site Committee Members

Greer Elementary School

Emily Peckham	Principal
Maria Anaya	Secretary
Lynn Byerly	Teacher
Karen Gumm	Teacher
Susan Hugues	Teacher
Tammy Perry	Teacher
Melissa Pruitt	Parent
Robert Seagraves	Teacher
Kitty Setberg	Teacher
Stephanie Simonich	Administrator

Lake Canyon Elementary School

Judi Hayes	Principal
Cathy Aschwanden	Teacher
Gina Fuentes	Assistant Principal
Amy Havens	Parent & SSC Secretary
Julie Jennings	Parent
Andrea Johnson	Parent
Val Seamons	Teacher & SSC Vice Chair
Fred Sheldon	Teacher & SSC Chairman
Lyn Cotton Smith	Parent

Marengo Ranch Elementary School

Jennifer Porter	Principal
Susan Kasimatis	Teacher
Tahnru Mort	Parent
Devan Rappleye	Teacher
Katie Sutton	Parent
Kendall Sutton	Student
Cristina Torres	Parent
Heather Trovinger	Parent
Suzie Whelihan	Teacher

River Oaks Elementary School

Lois Yount	Principal
Carmela Baker	Parent
Monica Brixey	Parent
Krista Dawley	Teacher & Parent
Kristen DeVoogd	Parent
Cindy McCown	Teacher
Annel Perez	Parent

Valley Oaks Elementary School

Connie Hinkle	Principal
Gayleen Gomez	Teacher
Kim Lizama	Teacher
Kathy Loesch	Teacher
Amy Mangili	Teacher
Laura Marquez	Assistant Principal
Teresa Miche	Teacher
Ida Swank	SSC Representative
Patti Wolfe	SSC Representative & Parent
Stephen Wolfe	SSC Representative & Parent
Barbara Woods	District Site Coach

McCaffrey Middle School

Ron Rammer	Principal
Karen Albert	Teacher
Lori Corona	Teacher
Claudia Del Toro-Anguiano	Principal
Michael Depew	Parent
Donna Gill	Assistant Principal
Leesa Klotz	Parent
Kathy Lucchesi	Teacher
Eva McCormick	Classified
Nicolas Picazzo	Student
Leann Salamy	Teacher

Fairsite Preschool

Donna Whitlock	Site Administrator
Katie DuBois	Teacher
Yvette Odell	Classified Staff
Annel Perez	Parent

LPA, Inc. Master Planning Team Members

Jim Kisel	Principal
Steve Newsom	Associate, Project Director
Lindsay Hayward	Educational Facilities Planner
Jomay Liao	Educational Facilities Planner
Krista Smallwood	Design Support

LPA, Inc. Consultants

Ryan Craven	Cumming Corporation

Other Associated District Consultants

Blair Aas	SCI Consulting Group

SECTION TWO

PLANNING & CONSIDERATIONS

2

Through a series of Facilities Master Plan (FMP) Committee meetings, six Guiding Principles were created to help align the development of the facilities planning strategies with the overarching Mission of GJUESD, "Building a Bright Future for All Learners". The visioning process allowed the FMP Committee to engage in conversations about the current challenges and long-term goals of the District, and how GJUESD schools might best support the learning experience moving forward. The result was the identification of fundamental values alongside a vision of possibilities for future school designs and improvements. The Guiding Principles are intentionally not numbered, so no one principle is considered more important.

Creating *– **innovative facilities** that align with and support the GJUESD **Bright Future Learning** mission and vision.*

Building *– upon past success to **engage GJUESD students, staff, parents and community** in the envisioning process.*

Promoting *– **learner focused programs and facilities** with equity of opportunities for all GJUESD students to **reach their full potential**.*

Developing *– a **sustainable plan that is achievable** and able to grow and adapt with the GJUESD community.*

Communicating *– identifiable needs and sharing **short and long term goals** with GJUESD stakeholders and community to **promote future investment**.*

Enhancing *– our neighborhoods by creating **learning centers** in our schools.*

As a result of visioning meetings and District stakeholder input, the following planning assumptions were made at each campus to ensure parity between school sites.

All school sites were planned for their projected enrollment (see Section 2.4).

The following loading standards (per classroom) were used for planning purposes:

TK and Kindergarten	20 students
1st - 3rd Grade	20 students
4th - 6th Grade	30 students
7th - 8th Grade	32 students

ELEMENTARY SCHOOLS

Kindergarten Classrooms

Kindergarten classrooms will be reconfigured or newly constructed depending on site constraints and organization to comply with the California Department of Education's recommendations. Each classroom will have access to student restrooms and a shared work space for teachers, for a total of 1,350 square feet. Additionally, the kindergarten play area will be appropriately separated from the rest of the campus with a secure fence.

For more information on Kindergarten classrooms, refer to Section 3.

Learning Center (LC)

A Learning Center is included at each site. The Learning Center is comprised of a Speech Pathologist's office, a Psychologist's office, an IEP conference room, a Flex Office and a small group area. The Learning Center is ideally located centrally on campus to allow easy access by all students.

For more information on the Learning Center, refer to Section 3.

Staff Collaboration

Spaces for Coaches and Instructional Assistants are included at each site. Each space is 480 sf, half the size of a typical classroom. In the event that these services change in the future, these spaces can be used as additional collaboration spaces for staff and students.

Bright Future Learning Center (BFLC)

A Bright Future Learning Center (BFLC) is included at each site. The BFLC expands on the existing program by reconfiguring the existing space and adding on the following programs to promote additional hands-on opportunities as well as community engagement.

Parent Resource Center

A Parent Resource Center is included in the BFLC. The Parent Resource Center is comprised of a resource room, a conference room, a volunteer workroom/storage room, and a small group area. These program spaces total 960 square feet, the size of a typical classroom.

Creativity Center

A 1,200 square foot Creativity Center is included in the BFLC to promote project-based and hands-on learning.

Innovation Center

A 1,200 square foot Innovation Center is included in the BFLC and located to allow for public use during non-school hours. This space is a technology-rich computer-based classroom. As the educational environment transitions toward one-to-one student device atmospheres, the purpose of this room may transition over time.

For more information on any of the BFLC program spaces, refer to Section 3.

Physical Education Classroom

A Physical Education (PE) classroom is included at each site. This dedicated room, with associated storage, is intended to supplement and support the physical education program, particularly when exterior conditions limit the use of outdoor spaces.

Fitness Track

An allowance for a Fitness Track is included at each site to enhance physical education opportunities.

Unique Programs

On campuses where specialty programs currently exist, they will remain. These specialty programs include but are not limited to Intervention, Home Study, and ELD.

Faculty Workroom and Lounge

To better facilitate faculty interaction, as well as create parity among the elementary school sites, consideration was given to the size and location of the existing Faculty Workroom and Faculty Lounge. A 960 square foot Faculty Workroom and a 960 square foot Faculty Lounge is included at each site.

MIDDLE SCHOOLS

Electives

Electives are a vital part of any middle school experience; they introduce students to a variety of curriculum and serve as a building block for the array of electives offered at the high school level. To that end, the following elective spaces were provided as part of the middle school master plans:

- Band
- Choir
- Media Arts
- Technology
- (2) Additional Electives
- Foreign Language

All of these elective spaces are larger in size than a typical classroom, except for Foreign Language which would occur in a typical 960 square foot classroom. For more information about the elective spaces, refer to Section 3.

Learning Center (LC)

A Learning Center is included at each site. The Learning Center is comprised of a Speech Pathologist's office, a Psychologist's office, an IEP conference room, a Flex Office and a small group area. The Learning Center is ideally located centrally on campus to allow easy access by all students.

For more information on the Learning Center, refer to Section 3.

Staff Collaboration

Spaces for Coaches and Instructional Assistants are included at each site. Each space is 480 sf, half the size of a typical classroom. In the event that these services change in the future, these spaces can be used as additional collaboration spaces for staff and students.

Bright Future Learning Center (BFLC)

A Bright Future Learning Center (BFLC) is included at each site. The BFLC expands on the existing program by reconfiguring the existing space and adding on the following programs to promote additional hands-on opportunities as well as community engagement.

Parent Resource Center

A Parent Resource Center is included in the BFLC. The Parent Resource Center is comprised of a resource room, a conference room, a volunteer workroom/storage room, and a small group area. These program spaces total 960 square feet, the size of a typical classroom.

Creativity Center

A 1,200 square foot Creativity Center is included in the BFLC to promote project-based and hands-on learning.

Innovation Center

A 1,200 square foot Innovation Center is included in the BFLC and located to allow for public use during non-school hours. This space is a technology-rich computer-based classroom. As the educational environment transitions toward one-to-one student device atmospheres, the purpose of this room may transition over time.

Physical Education Classroom

A Physical Education (PE) classroom is included at each site. This dedicated room, with associated storage, is intended to supplement and support the physical education program, particularly when exterior conditions limit the use of outdoor spaces.

Track & Field

A 6-lane synthetic track with turf infield is included at each site to enhance the physical education program.

Unique Programs

Where specialty programs currently exist, they will remain. These specialty programs include but are not limited to County Programs.

Faculty Workroom and Lounge

To better facilitate faculty interaction, as well as create parity among the elementary school sites, consideration was given to the size and location of the existing Faculty Workroom and Faculty Lounge. A 960 square foot Faculty Workroom and a 960 square foot Faculty Lounge is included at each site.

Based on the District goals and stakeholder input, the Facilities Master Plan Committee, along with LPA, generated (15) project scope categories that would be the foundation for the work proposed at each school site. This set of guidelines serves as a foundation for each master plan design and ensures parity between school sites in the District while allowing ease of prioritization as funds become available.

SCOPE #1

Modernize & Reconfigure Existing Kindergarten, Classroom Buildings

Scope of work typically includes replacement/ repair of roofs, walls, windows, doors, floors, ceilings; interior/ exterior painting and replacement/ repair of specialized program labs casework.

SCOPE #2

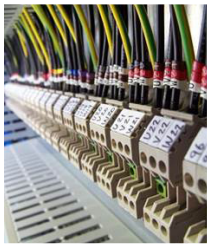
Existing Building Systems & Toilets

HVAC upgrades, lighting upgrades, electrical upgrades, plumbing upgrades and toilet modernization or reconfiguration.

SCOPE #3

Site Utilities

Update gas service lines, update sewer service lines, update water service lines, update electrical mains and distribution, energy-efficient building systems & controls (EMS).



SCOPE #4a

New Construction - Kindergarten

Addition of Kindergarten classrooms and/or Kindergarten classroom building(s) to reflect replacement of existing portables and/or house forecasted increases in student enrollment.

SCOPE #4b

New Construction - Classrooms

Addition of classrooms and/or classroom building(s) to reflect replacement of existing portables and/or house forecasted increases in student enrollment.

SCOPE #4c

New Construction - Preschool Program

Addition of classrooms and/or classroom building(s) to reflect replacement of existing portables and/or house forecasted increases in student enrollment.

SCOPE #5

Science & Elective Programs

Addition and/or reconfiguration of existing science labs and elective spaces to meet the educational program needs including appropriate prep rooms and support spaces at the Middle School.

SCOPE #6

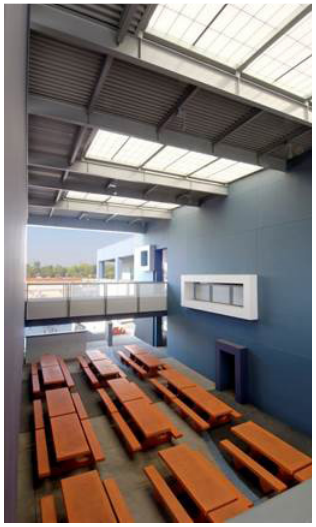
Performing Arts Improvements

Addition and/or reconfiguration of specialized elective spaces.

SCOPE #7

Multipurpose Building & Food Service Improvements

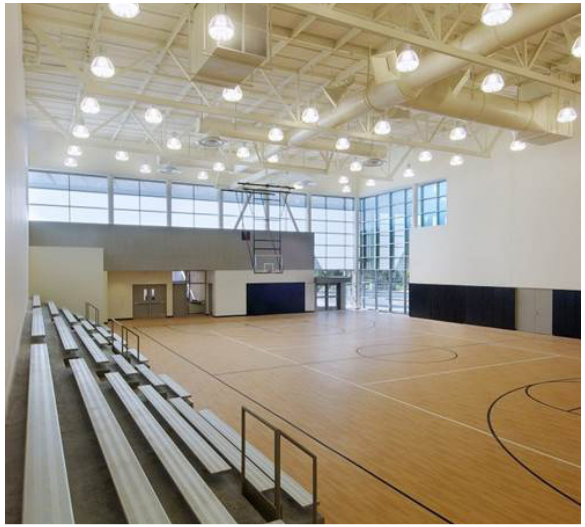
Addition and/or reconfiguration of multi-use buildings to support music and performing arts programs where applicable. This includes reconfiguration of food service programs and any necessary lunch shelter additions.



SCOPE #8

Physical Education Improvements

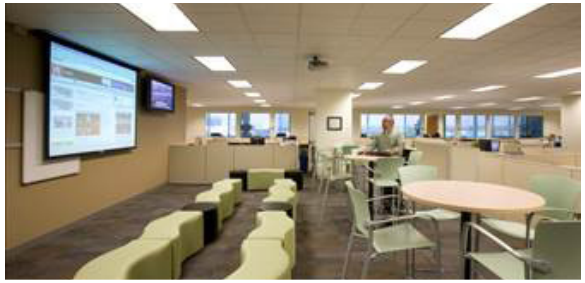
Reconfiguration and/or addition of interior and exterior program spaces to support the needs of the Physical Education program.



SCOPE #9

Administration & Staff Support

Modernization, reconfiguration or new construction depending on the needs of each school site. Provide staff collaboration spaces and work rooms.



SCOPE #10a

Bright Future Learning Centers (BFLC)

Modernization, reconfiguration or new construction of the BFLC, Parent Resource Center, Creativity Center and Innovation Center.

SCOPE #10b

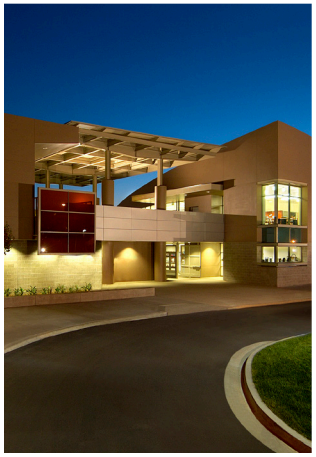
Student Collaboration & Student Support Services

Includes student collaboration spaces, Coaches and Instructional Assistants spaces, as well as the Learning Center.

SCOPE #11

Safety & Security

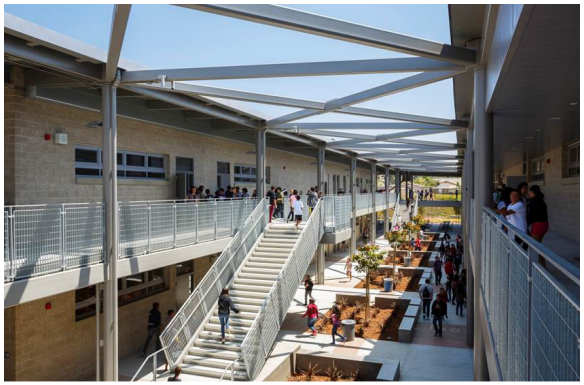
Asbestos removal, safety improvements to and/or new parent/bus drop-off areas and parking, exterior lighting, safety locks in classroom doors, signage & wayfinding, marquee signs, fencing with controlled campus entrances, fire alarms & emergency lighting, public address / emergency communication systems, intrusion alarms, security cameras & other security systems.



SCOPE #12

Outdoor Learning & Quads

Addition and/or improvement of outdoor student gathering and instructional spaces so learning can occur anywhere.



SCOPE #13

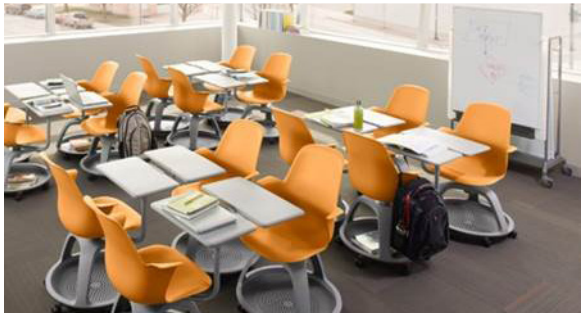
Exterior Play Spaces, Playfields & Hardcourts

The expansion and/or reconfiguration of existing Kindergarten play areas/apparatus with special consideration to safety and supervision. Also includes shade structures, elementary play apparatus, hardcourts, playfields (new and/or repair), baseball & softball fields, fitness courses, and synthetic tracks.

SCOPE #14

21st Century Learning Classroom Flexibility

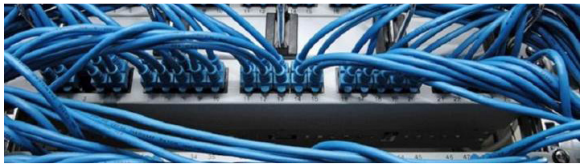
Addition of flexible furniture and equipment to accommodate multi-modal learning and teaching opportunities.



SCOPE #15

Technology Infrastructure

Improvements to network infrastructure and technology access across each site.



The 2015 Demographics Study by SCI Consulting Group shows the predicted changes in enrollment at all school sites. Both a moderate and a conservative projection were generated for the District. Assuming District revenue is generated on a per pupil basis, the conservative projections are more suitable for budget planning purposes, while the moderate projections are more suitable for facilities planning purposes.

New Housing Development

Under a medium growth scenario, 2,046 new housing units are projected to be permitted over the next 10 years. This equates to approximately 200 housing units annually. These units will generate approximately 815 K-6 students and 230 7-8 students. Approximately 70% of these students will attend Marengo Ranch Elementary School and the remaining will attend Valley Oaks Elementary School, River Oaks Elementary School, and Lake Canyon Elementary School. This allocation is based upon current residential development projects with the City.

The Eastview Specific Plan will generate between 637 and 702 K-6 students and 209 and 240 7-8 students at buildout. The first development project within the Eastview Specific Plan is the Liberty Ranch development. It is projected to generate between 515 and 568 K-6 students and 169-194 7-8 students at buildout of the project. This project is currently within the Marengo Ranch Elementary School attendance area, however an elementary school site is planned with the project. See Section 5.0 for a preliminary elementary school program for 600 students.

Planning Assumptions

The following loading standards were used in the development of the Facilities Master Plan:

Grade	Loading Standard
TK and Kindergarten	20 students
1st - 3rd Grade	20 students
4th - 6th Grade	30 students
7th - 8th Grade	32 students

The TK and K classes are assumed to be a half day instruction program, therefore each classroom shown on the master plan diagram represents two classes.

Specialized spaces such as PE classrooms, Music classrooms, Creativity Centers or Innovation Centers, are not considered 'full-time' teaching stations as these classrooms are considered pullout spaces.

Provide Necessary Classrooms at Existing Sites

The Facilities Master Plan addresses the educational program and facility needs at the existing schools based on the anticipated student population changes over the next ten years.

The 2024/2025 enrollment projections were used to analyze and determine each school site master plan teaching station requirement.

The demographics on the following page illustrate which elementary school campuses will be impacted by the new residential development if a new elementary school does not occur. For planning purposes, the campuses potentially impacted by the new residential units were based on the projected enrollment within their specific areas as follows:

Marengo Ranch Elementary School
- Projected Enrollment **without** new residential development: 587
- Projected Enrollment **with** new residential development: 1065

Valley Oaks Elementary School
- Projected Enrollment **without** new residential development: 624
- Project Enrollment **with** new residential development: 729

For planning purposes, the schools listed above show permanent construction for the projected enrollment **without** new residential development. Most elementary schools within GJUESD fall within the 500-650 student range, which the planned projections align with. The cost estimates are based on this solution. To show the impact of the total projected enrollment on these two campuses, a second proposed master plan is included to demonstrate the impact of the projected enrollment **with** the new residential development. The additional classrooms are shown as portable classrooms.

McCaffrey Middle School will not see the impact of the additional students generated by the new residential units during the ten-year lifespan of this Facilities Master Plan. When the additional students matriculate to the middle school in twenty years, the projected enrollment will be approximately 1,200 students. To that end, an area on the master plan diagram has been identified for this future growth. The additional students will generate the need for ten classrooms.

Enrollment by School - Total Projected Enrollment

(Used for Master Planning Purposes)

School Name	2014	2015	2020	2025
Greer Elementary School	493	507	471	535
Lake Canyon Elementary School	546	558	526	625
Marengo Ranch Elementary School*	588	546	675	1,065*
River Oaks Elementary School	594	586	529	620
Valley Oaks Elementary School*	665	631	633	729*
McCaffrey Middle School	893	849	872	870

* increased enrollment due to planned housing developments

Enrollment by School - Projected Master Plan Enrollment

(assumes a new Elementary School will be built as part of the Eastview Specific Plan)

School Name	2014	2015	2020	2025
Greer Elementary School	493	507	471	535
Lake Canyon Elementary School	546	558	526	625
Marengo Ranch Elementary School**	588	546	675	587**
River Oaks Elementary School	594	586	529	620
Valley Oaks Elementary School**	665	631	633	624**
McCaffrey Middle School	893	849	872	870

** used for master planning purposes

Office DEPOT
Learning Styles and Environment
• Benches and outdoor mini-quads by portables and D. Building: a place to hang out and for classroom use.
• Add on pods to the portables
• Not alot of space for 34 students/desks in our classrooms
• Get rid of cabinets and sink in the pods and open it up for a teaching space
• Integrated Technology - chromebooks out at workstations vs. at desks
• More flexible work areas within the classroom (bean bags, exercise balls, etc.)
• More white board space - standing white boards that are movable.
• Flooring that allows for easy moving of furniture.
• Sliding walls in the portables - prioritize work on the portables to get them updated and able to function for a department. * white board on the sliding wall
line learning needs: connectivity band width) chromebooks for every student desk.)
Ceiling mounted projectors - two
arts and cords are a hazard for all!
on of screen - currently they cover whiteboard

3

INTRODUCTION

Background

In 1994, California Department of Education (CDE) formalized regulations governing standards on the design and construction of new school facilities. Included in those standards are requirements for the submittal of educational specifications (Facility Standards) – see California Code of Regulations, Title 5, Section 14034. The requirements are delineated in the Education Code Section 39101 (c) and California Code of Regulations, Title 5, Section 1403o (a). Specific School design standards are contained in California Code of Regulations, Title 5, Section 14001, 14010 and 14030.

2009 CDE Changes
In 2009, CDE added a Plan Summary form for those projects applying for new construction funds from the State Allocation Board for a new school or additions to an existing school. In July 2010, all Facility Standards were required to be approved by the District's governing Board and submitted to CDE as part of any applications for funding.

Purpose of this Document

The purpose of K-8 Facility Standards are to ensure the following:

- *A Common Baseline*
  To guide a consistent approach in developing each school master plan proposed improvements.

- *Common Goals*
  To engage District stakeholders in a participatory process in developing their vision.

- *Outcome Focused*
  To serve to document educator's intent for program delivery and goals.

- *Equitable Quality*
  To be used for assessing existing facilities and budgeting project for a long term financial plan.

- *Continuous Improvement*
  As a tool for the reevaluation, adjustment and measurement of the plan over time.

- *Implementation*
  Even though this document represents a district-wide guideline, it is important that when these guidelines are implemented, that the administrators, faculty, students and community at each site are allowed to validate their site-specific program needs. If a school design team has suggestions on how to improve or tailor this document for their site-specific needs, these suggestions should be brought to the Facility Planning Department's attention prior to designing it. It is understood that the degree of consistency between the site-specific solutions and the district-wide educational specifications may vary from site to site.

  Adjacencies shown in the diagrams following were determined for the ideal program placement but may vary from site to site based on existing conditions or programmatic specific solutions. Once projects are released to proceed into the next phase of design, a school site committee shall be formed to analyze the impact of site specific constraints and program specific needs. This analysis may result in solutions that deviate from the Educational Program Vision described in this document. The design team should inform the Facilities Department of any significant deviations identified or proposed prior to the presentation of these solutions or options to the school site or committee members.

Contents

Space Programs:

Provided in this section are space programs for Elementary and Middle Schools. The space programs identify the square footages that are used in the implementation plans and are used in determining area takeoffs for the cost estimates.

The purpose of the space programs are to provide a guideline and basis of the master plan assumptions used in the proposed project recommendations for new construction or reconfiguration. The programs are based on an assumed school size in order to determine the adequate size of the core spaces such as the Administration, Media Center, Multipurpose Room and other student support spaces.

These programs are to be used as a guideline and may not be typical for each school. For specific site projects refer to the individual school Proposed Plan and the cost estimates for actual square footage areas. The areas in the cost estimates include circulation and support factors (gross areas) specific to the scheme

INTRODUCTION

represented in the proposed master plan. The square footages shown with the diagrams are net areas only.

One of the main purposes of the Educational Vision Document is to describe clearly and concisely the various learning activities in each space, the spatial relationships and special features to support these activities. The following categories are described for each space program component described here in:

A. Adjacency Diagram:
- Shows a graphic representation of the spaces and how they are organized as a group

B. Program Activities:
- Provides a description of the functional goals of the space
- Describes types of activities and user needs
- Describes how the program is delivered and its schedule, if applicable

C. Characteristics:
- Describes specific room characteristics, general shape and feel of the space
- Correlates the qualities of the space with specific program activities

TABLE OF CONTENTS

ELEMENTARY SCHOOL

MIDDLE SCHOOL

3.2 EDUCATIONAL VISION DOCUMENT
ELEMENTARY SCHOOL

LPA

LPA

EDUCATIONAL VISION DOCUMENT
KINDERGARTEN

ACTIVITIES

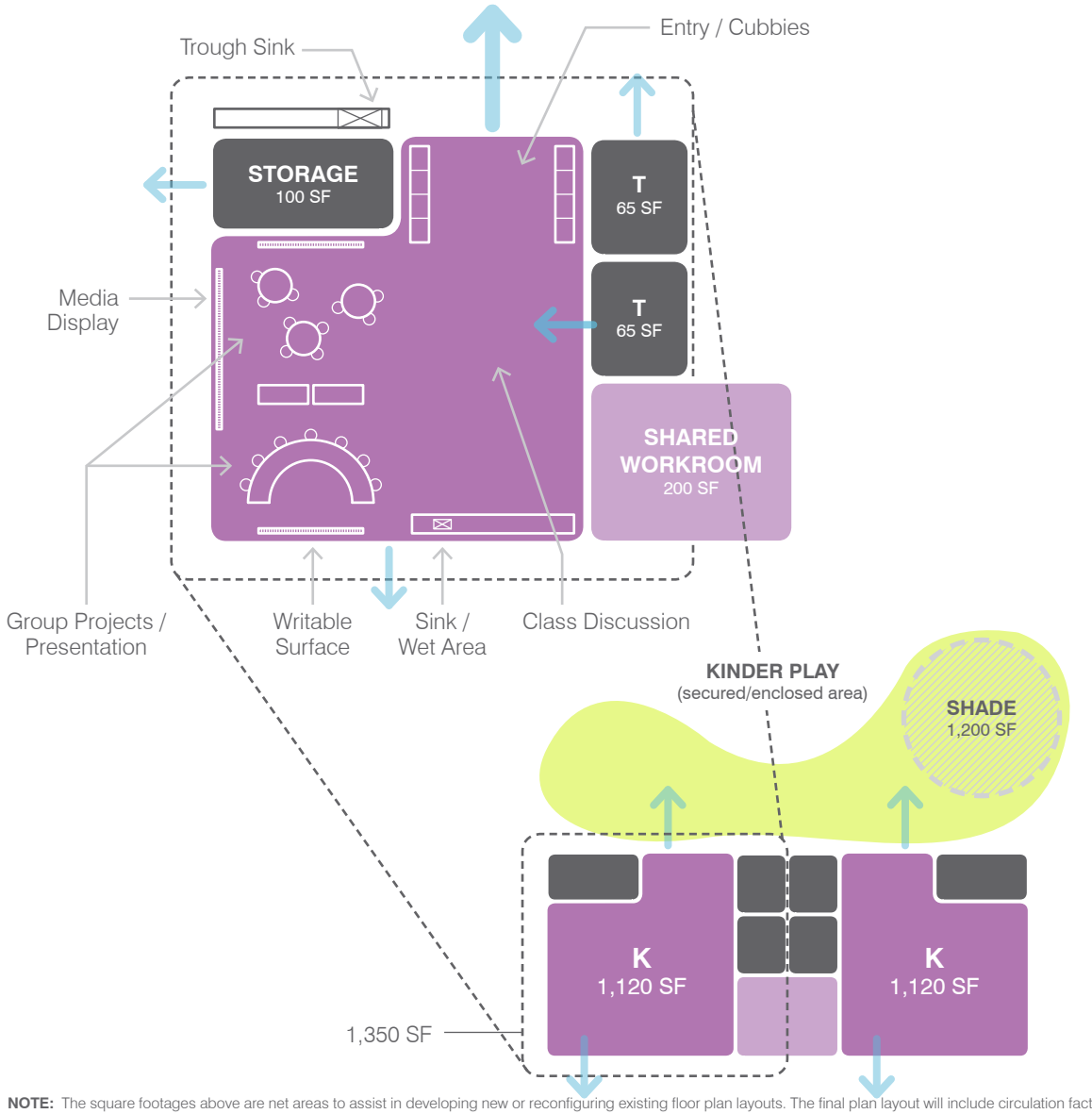
- Instructional Lessons, Group and Individual Work with active and passive spaces supporting student's various learning styles
- Project Art/Craft Space and Stations for students to explore independent learning, including outdoor exploration

DESIGN OBJECTIVES & CHARACTERISTICS

- The campus organization should group Kindergarten classrooms together with Pre-K and TK, located near drop-off and bus loading.
- Provide easy access to outdoor play, including shade - when possible, provide access to student restrooms outside.
- Environmental design considerations should include high indoor air quality, highly efficient HVAC systems, potentially individually controlled, opportunities for natural ventilation and balanced daylighting with efficient lighting systems. The classrooms should be acoustically separated with high-performing acoustics within the classroom.
- The spaces should be inviting and engaging – utilize color and appropriate lighting strategies. In areas that are dedicated to small group or individual focus, lower ceilings can provide a sense of scale.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Finishes should accommodate the activities listed above. The space should have resilient flooring for project based activities and soft flooring for passive activities. The finishes contribute to the acoustical qualities; include materials that absorb sound within the space.
- Disperse writable surfaces throughout, with locations on the main wall and small-group spaces. Movable whiteboards as a furniture-solution may also be provided to support small-group instruction.
- Furniture should vary based on the activities. Include a variety of types, soft furnishings or stools to encourage mobility throughout the space. Furniture scaled for young children should be the focus.
- Integrated technology (audio systems and wireless access) should be uniformly provided. Include LCD display at group areas and large projection at class discussion space.



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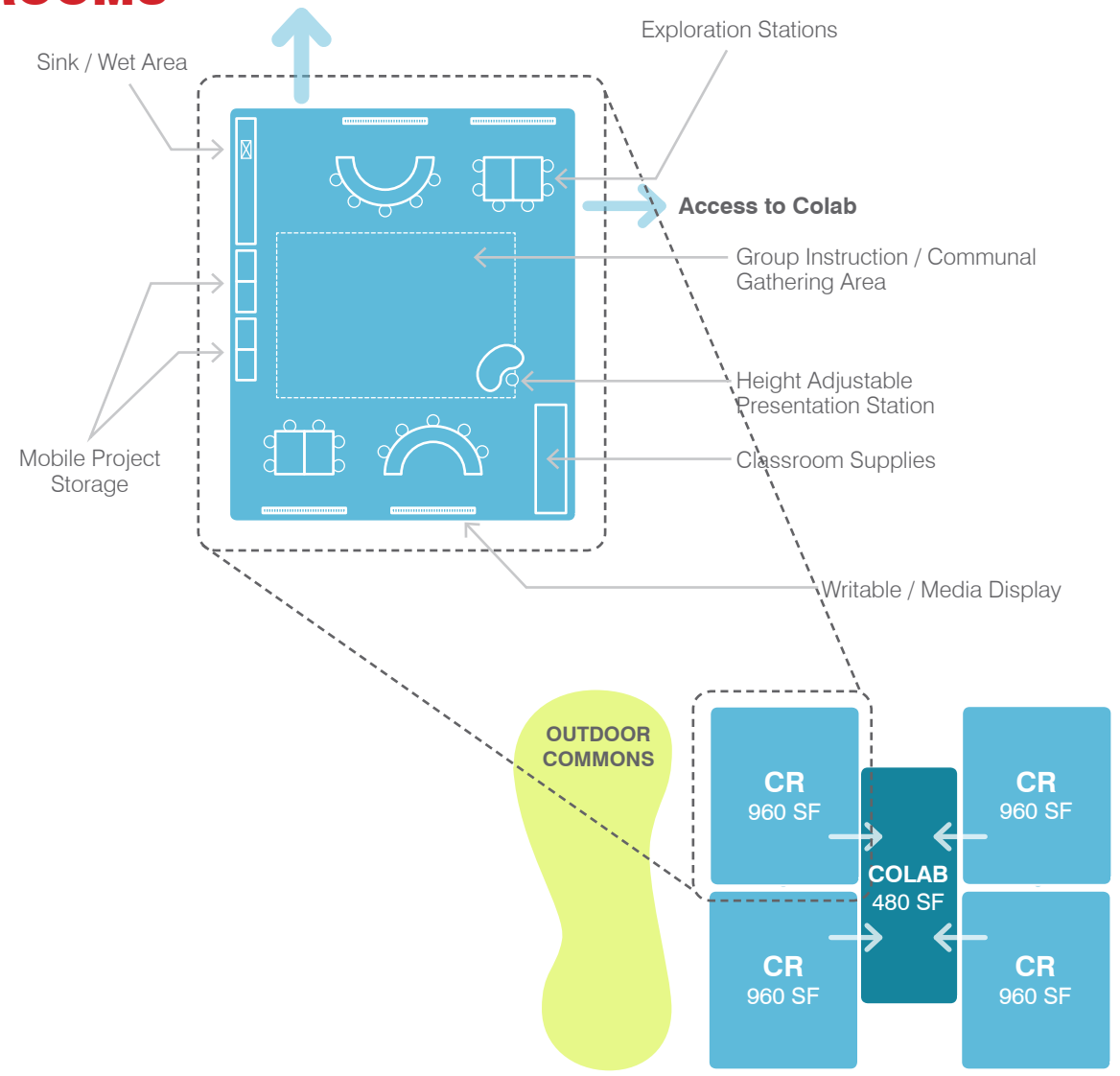
EDUCATIONAL VISION DOCUMENT
21ST CENTURY CLASSROOMS

ACTIVITIES
- Exploration and Active Learning
- Project Based Learning for students to explore independent learning, group and team learning, including outdoor exploration

DESIGN OBJECTIVES & CHARACTERISTICS
- Provide easy access to outdoor commons, including shade.
- Environmental design considerations should include high indoor air quality, highly efficient HVAC systems, potentially individually controlled, opportunities for natural ventilation and balanced daylighting with efficient lighting systems. The classrooms should be acoustically separated with high-performing acoustics within the classroom.
- The spaces should be inviting and engaging – utilize color and appropriate lighting strategies. In areas that are dedicated to small group or individual focus, consider lowering ceilings to provide a sense of scale.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)
- Finishes should accommodate the activities listed above. The space should have resilient flooring for project based activities. The finishes contribute to the acoustical qualities; include materials that absorb sound within the space.
- Disperse writable surfaces throughout, with locations for communal gathering and small-group break-out. Movable whiteboards as a furniture-solution may also be provided to support small-group instruction.
- Furniture should vary based on the activities. Include a variety of types, soft furnishings or stools to encourage mobility throughout the space.
- Integrated technology (audio systems and wireless access) should be uniformly provided. Include LCD display at group areas and large projection at class discussion space.
- Include natural lighting + adjustable lighting with consideration to temperature controls within individual classrooms.
- Presentation spaces for instructor and students alike.



ORGANIZATIONAL DIAGRAM :: NEW CONSTRUCTION

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EDUCATIONAL VISION DOCUMENT
OUTDOOR LEARNING CENTERS

ACTIVITIES

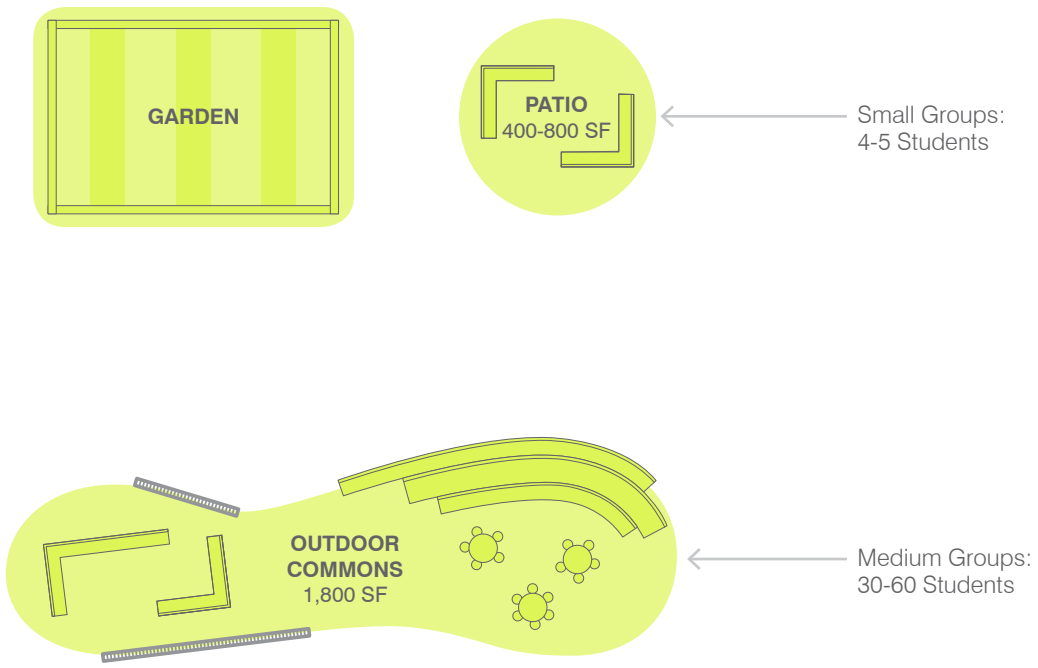
- Instructional Lessons, Group and Individual Work with active and passive spaces supporting student's various learning styles.
- Open, multipurpose outdoor stations for classes to explore independent learning. Activities include: arts and crafts, science labs, etc.
- School garden to accentuate a new learning environment and teach about water conservation.

DESIGN OBJECTIVES & CHARACTERISTICS

- Provide easy access to outdoor play, including shade - when possible; provide access to student restrooms outside.
- The spaces should be inviting and engaging – utilize different floor materials and vegetation opportunities to design the passive and active spaces.
- Spaces should allow "messy" areas for student experimentation, dependent upon age group.
- Environmental design considerations should include drought resistant plants/vegetation.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Some spaces will rely on vegetation for designation of space.
- Outdoor areas need to be monitored and have visual boundaries, but should allow children to experience the space freely.
- Furniture should vary based on the activities. Include a variety of types to allow for flexible use of the space. Include group tables and individual type furniture to accommodate different densities of students and purposes.
- Integrated technology (audio systems and wireless access) with the ability to present or project information to a large group should be considered.
- Include open green space, as well as hard space, for children to experience individual activity/playtime.



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EDUCATIONAL VISION DOCUMENT
SPECIAL EDUCATION: TYPE 1

ACTIVITIES

- Individual Educational Program (IEP)
- Student-centered planning
- Assessment and instruction in the least restrictive environments
- Development of and improvement of communication and language skills
- Assistive technology and communications devices for those in need
- Instructional program includes transition planning

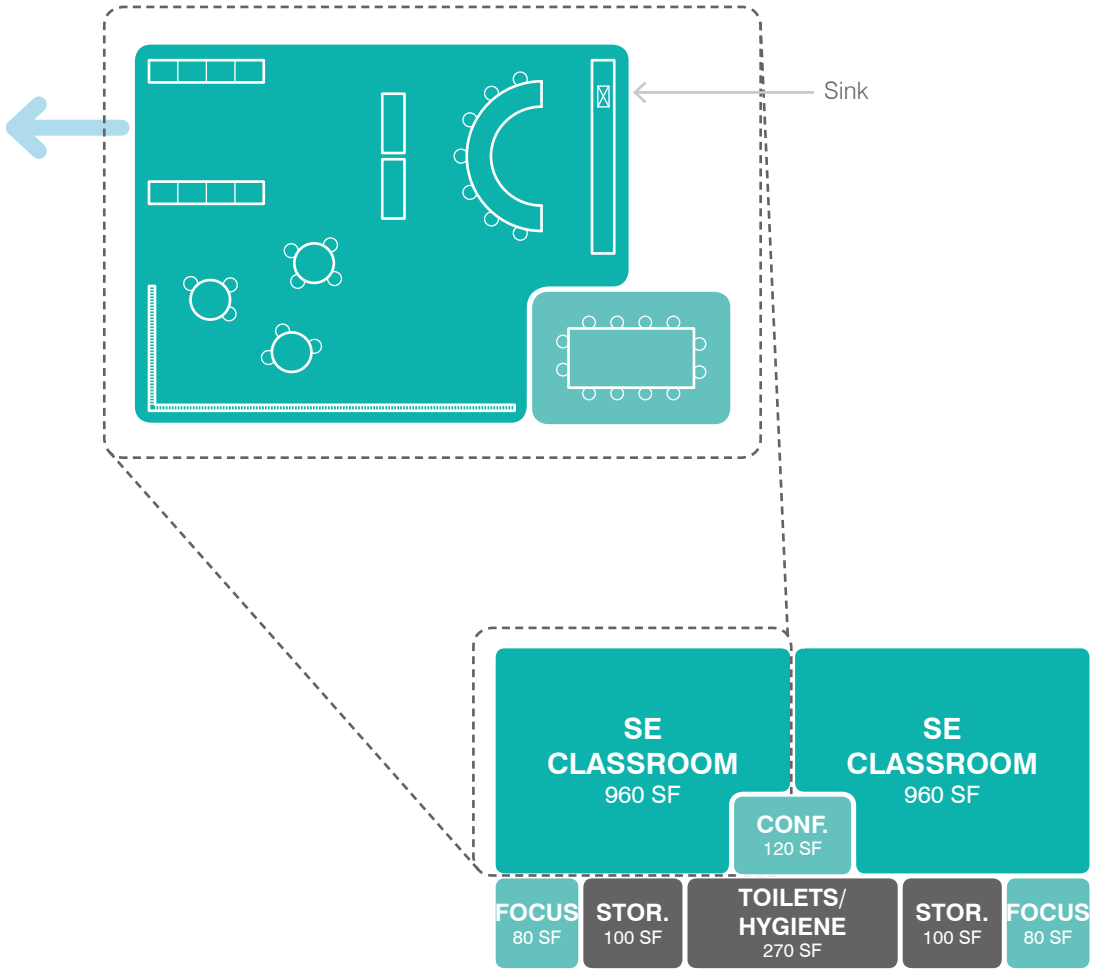
DESIGN OBJECTIVES & CHARACTERISTICS

- Integrate special education (SE) into campus "Least Restrictive Environment" to have full inclusion of SE students on campus
- Collaborative Team Teaching in which a special education teacher and a general instructor teach a class together that includes both general and special education students
- Instructional support provided by a special education teacher

SPATIAL FEATURES

(FURNITURE, FINISHES & EQUIPMENT)

- Flooring should be carpeted in learning spaces, focus rooms, and conference spaces, resilient in living skills or storage areas
- Ceiling should be highly acoustic to reduce reverberation time and include acoustical wall treatments
- Structural grid/support above acoustic ceiling for ability to hang therapy equipment
- Dimmable lighting with high color rendering index (CRI 85 or higher) to reduce student sensitivities
- Calming colors and finishes with minimal patterning



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EDUCATIONAL VISION DOCUMENT
SPECIAL EDUCATION: TYPE 2

ACTIVITIES

- Individual Educational Program (IEP)
- Student-centered planning
- Assessment and instruction in the least restrictive environments
- Development of and improvement of communication and language skills
- Assistive technology and communications devices for those in need
- Instructional program includes transition planning

DESIGN OBJECTIVES & CHARACTERISTICS

- Integrate special education (SE) into campus "Least Restrictive Environment" to have full inclusion of SE students on campus
- Collaborative Team Teaching in which a special education teacher and a general instructor teach a class together that includes both general and special education students
- Instructional support provided by a special education teacher

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Flooring should be carpeted in learning spaces, focus rooms, and conference spaces, resilient in living skills or storage areas
- Ceiling should be highly acoustic to reduce reverberation time and include acoustical wall treatments
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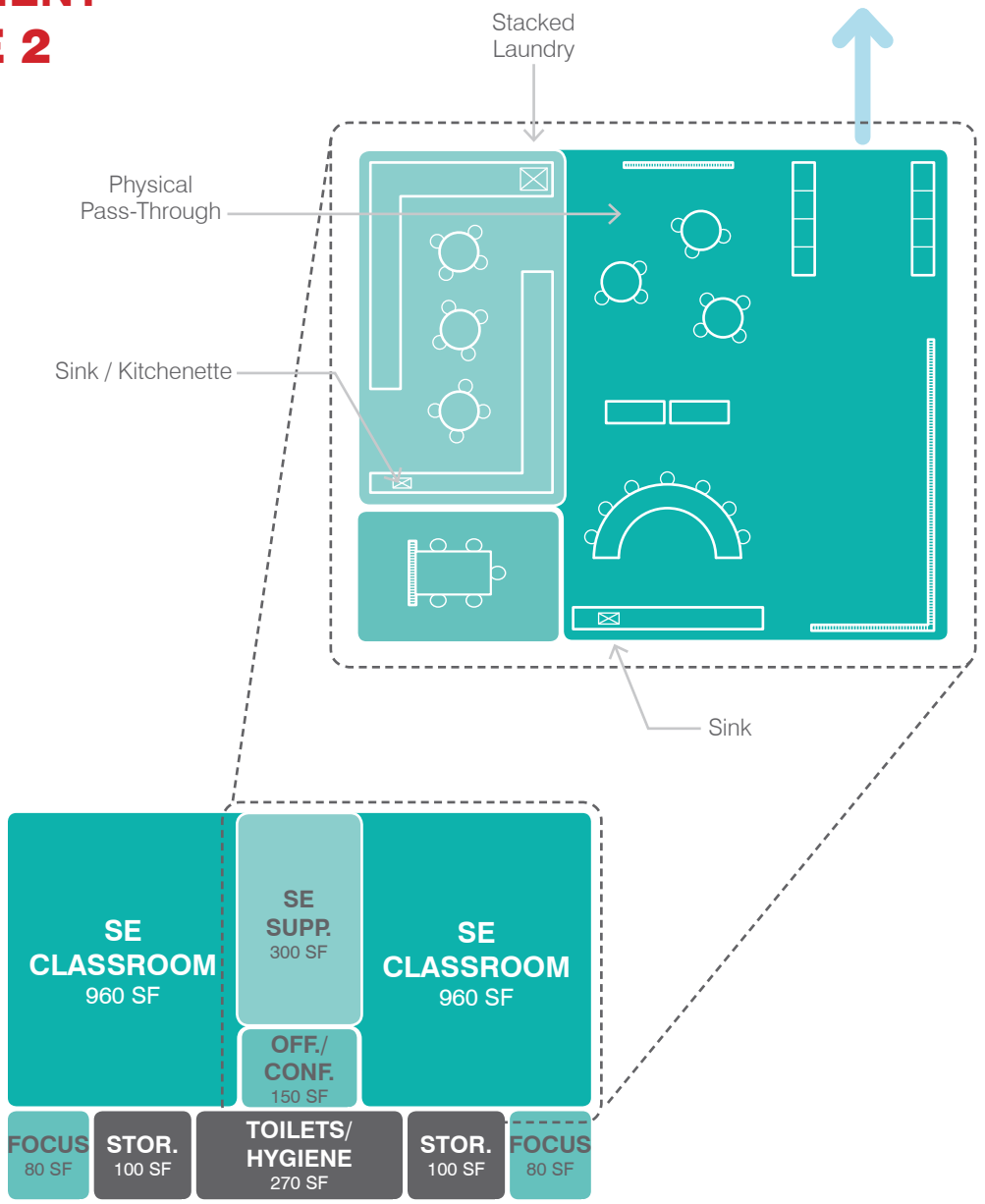

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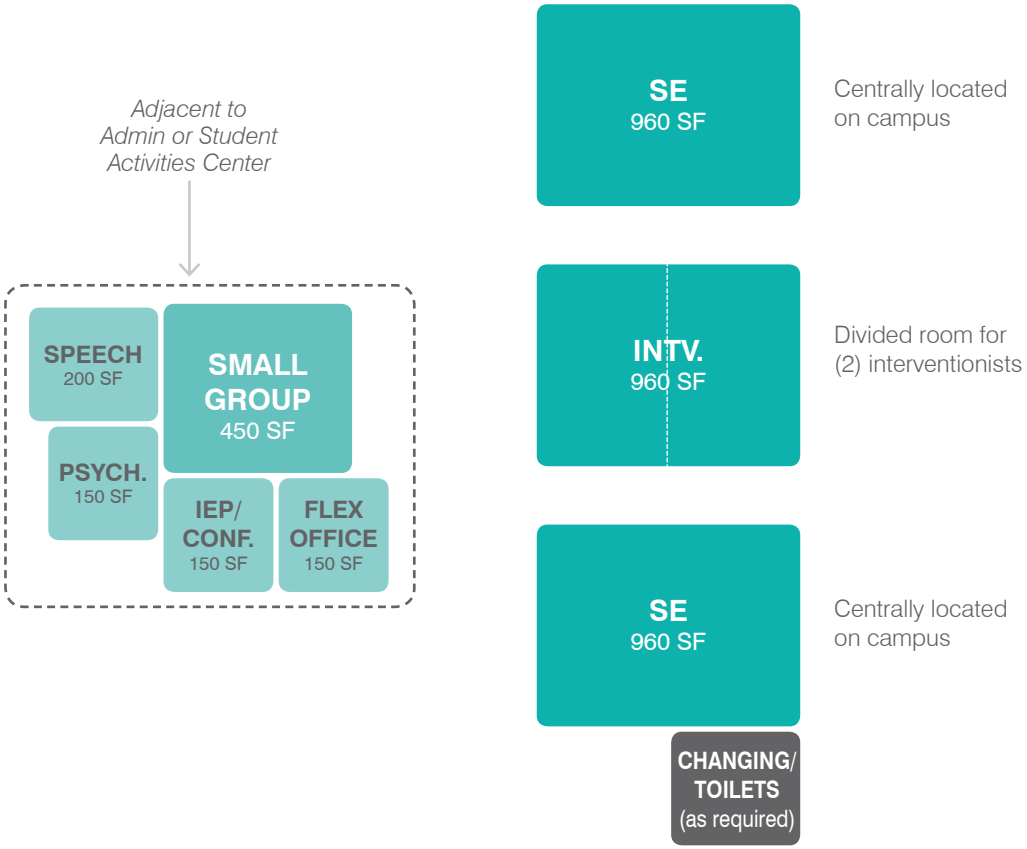
EDUCATIONAL VISION DOCUMENT
LEARNING CENTER

ACTIVITIES
- One-on-one instruction
- Small group instruction
- Tutoring, Counseling
- Conferences and meetings
- IEP meetings
- Testing and Observation

DESIGN OBJECTIVES & CHARACTERISTICS
- Acoustical separation and privacy between rooms
- Visual connection of all rooms to exterior and to small group room
- Ability to control lighting and shading, views to exterior
- Technology integration in each space
- This space may be co-located with the Bright Future Learning Center or the Campus Activity Center/MPR.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)
- Writable wall finishes or markerboards
- Digital monitors for sharing or working at computer stations
- Acoustical ceiling and low background noise, high acoustical separation between spaces
- Carpet or soft flooring
- Ergonomic workstations with comfortable, soft seating areas and kid-friendly furniture
- Dimmable lighting with high color rendering index (CRI 85 or higher) to reduce student sensitivities
- Calming colors and finishes with minimal patterning



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EDUCATIONAL VISION DOCUMENT
BRIGHT FUTURE LEARNING CENTER (BFLC)

ACTIVITIES

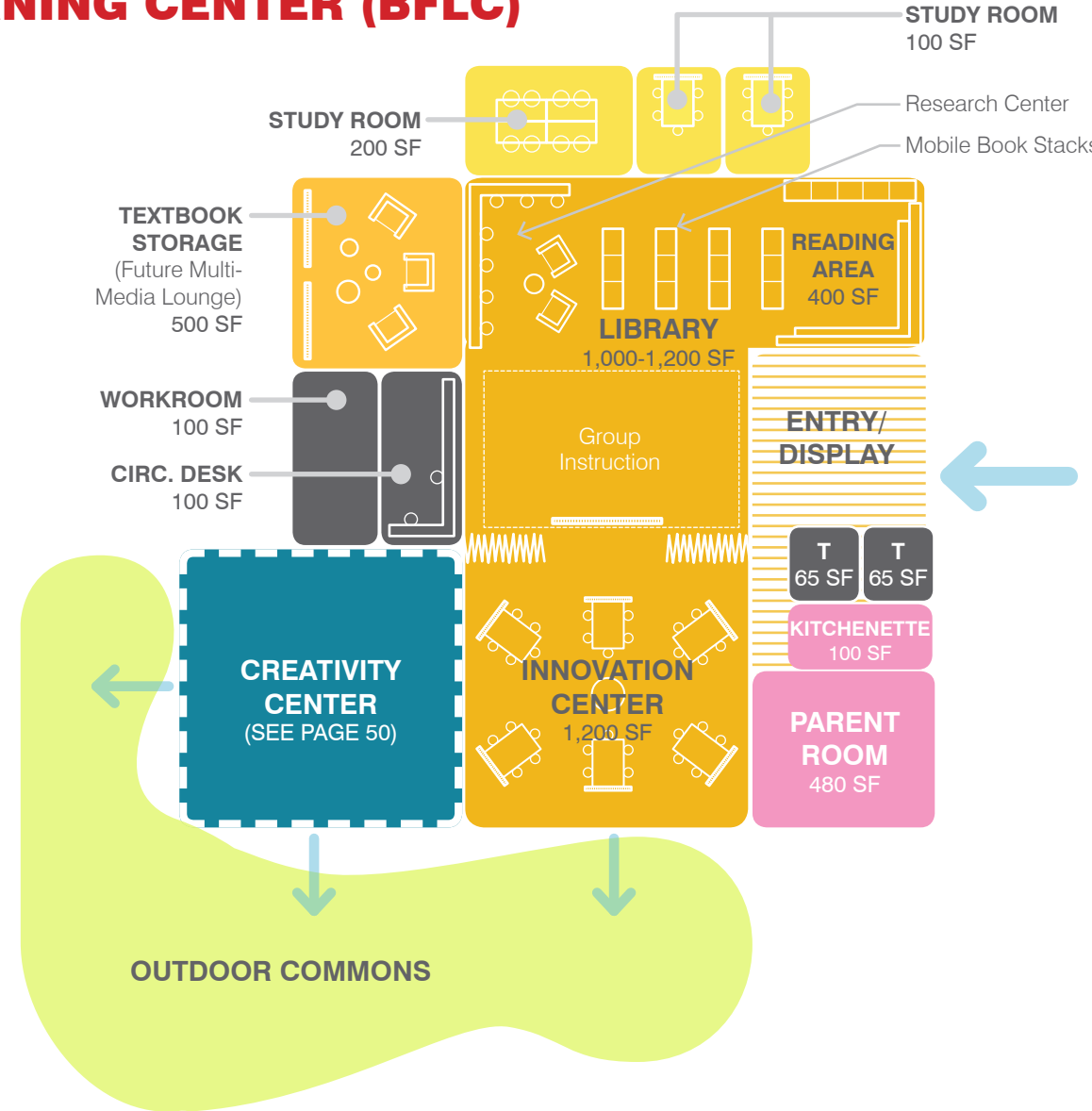
- Collaborative Research, Group Instruction, Technology Exploration and Quiet Reading
- The BFLC should be a space for accessing information and a space for creating content
- As the campus hub, this space may also be used for professional development and community meetings.

DESIGN OBJECTIVES & CHARACTERISTICS

- Consider before / after school hours for parent and/or student access
- Locate close to parking for community events
- Not all ES have an Innovation Lab - this should be an inclusion that is well-blended with the BFLC. As the GJUESD moves to a 1:1 technology plan, the innovation lab should become part of the overall BFLC. This evolution can be a planned phasing.
- Optional Study Rooms will allow students to explore technology and create media-content or participate in focused activities without distraction.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Technology-rich workstations and meeting spaces, with connectivity to internet and easy sharing of mobile devices
- Comfortable, soft seating with access to power/ wireless internet for personal devices
- Acoustically absorptive finishes, including ceilings, floors and walls as necessary to maintain a quiet environment with multiple group activities occurring
- Whole-class instruction area, with associated classroom technology and flexible furniture
- Research center - computer counter available for students to search for books or online information
- Innovation Lab - computer-based classroom with flexible furnishings and enhanced classroom technology
- Media Lounge - comfortable soft seating, quiet environment for individual study/focus
- Writable wall surfaces in study rooms and innovation lab



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EDUCATIONAL VISION DOCUMENT
PROJECT-BASED LEARNING: CREATIVITY CENTER

ACTIVITIES

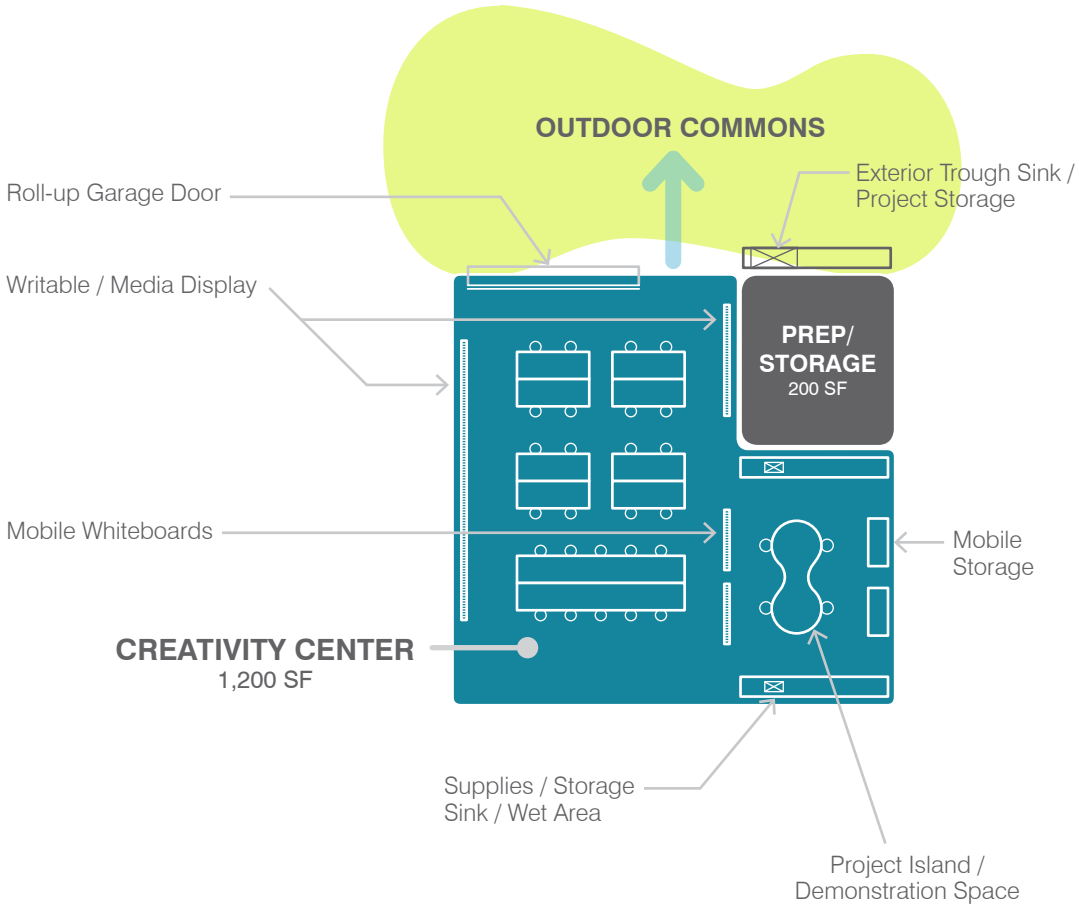
- Learner-centered instruction
- Large group instruction and demonstration
- Individual project-based learning and investigation
- Beginning science lab experimentation and arts-based education and creative exploration
- Cross-collaboration with other fields of study
- Showcase and presentation of student work

DESIGN OBJECTIVES & CHARACTERISTICS

- Support Active and Interactive learning
- Create opportunities to use the building as a teaching tool
- Visibility across classroom space to outdoor spaces for supervision
- Student work gallery to showcase and display student work

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Resilient, easy to clean flooring
- Acoustical ceiling system with high-efficiency indirect/direct lighting
- Agile, durable furniture that will support arts, crafts, and small science project experimentation at seated and standing heights
- Flexible power and data, consider power cord reels at ceiling to respond to changing furniture configurations and future technology and equipment needs
- Multiple sinks for project cleanup
- High-efficiency lighting with natural daylighting controlled by interior shading devices, blackout capability for science experiments or art projects requiring controlled amounts of light
- Operable windows for natural ventilation and increased occupant comfort



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EDUCATIONAL VISION DOCUMENT
ADMINISTRATION

ACTIVITIES

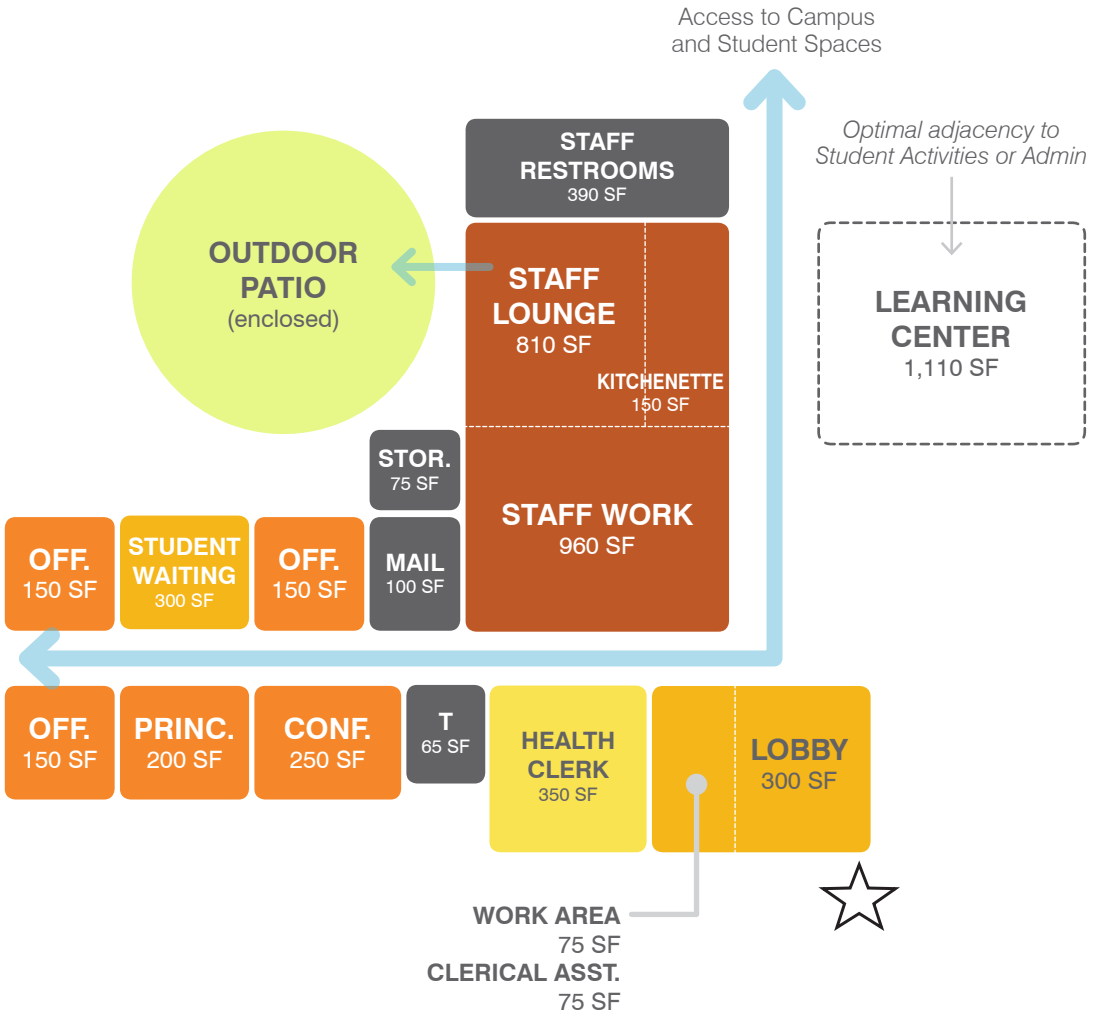
- Check-in, Front Entry, "Welcome Center"
- Administrative duties
- Conference
- Discipline meetings
- Counseling
- Health Support
- Staff Collaboration and Professional Development
- Attendance, enrollment, supply/records storage

DESIGN OBJECTIVES & CHARACTERISTICS

- Create a Lobby where students, parents and community members are exposed to a welcoming entry with student work on display and comfortable seating and meeting space. Internet Kiosks or space to "touch-down" can encourage a community environment on campus.
- The Staff Work-Lounge should be a fluid space that allows for social interaction and professional collaborative space.
- Administration spaces should be accessible to visitors, yet allow for private and confidential conversations. Clearly delineate public versus private space.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Flooring: carpet in office/conference areas, resilient in workrooms and health office
- Ceilings should be primarily acoustic with limited areas of dropped hard lid
- Digital Display area for announcements, student work
- Casework at standing and seated working heights for reception and workrooms
- An energy efficient mix of indirect/direct lighting, with natural daylight and shading devices for personal control
- Health Office should include casework with work area and lockable storage cabinets for student medicine and refrigerator with ice maker, and cubicle curtains at ceiling to separate cot area
- Signage, lighting, site design and interior plan and furnishings should reinforce the strong "entry" identity to the campus



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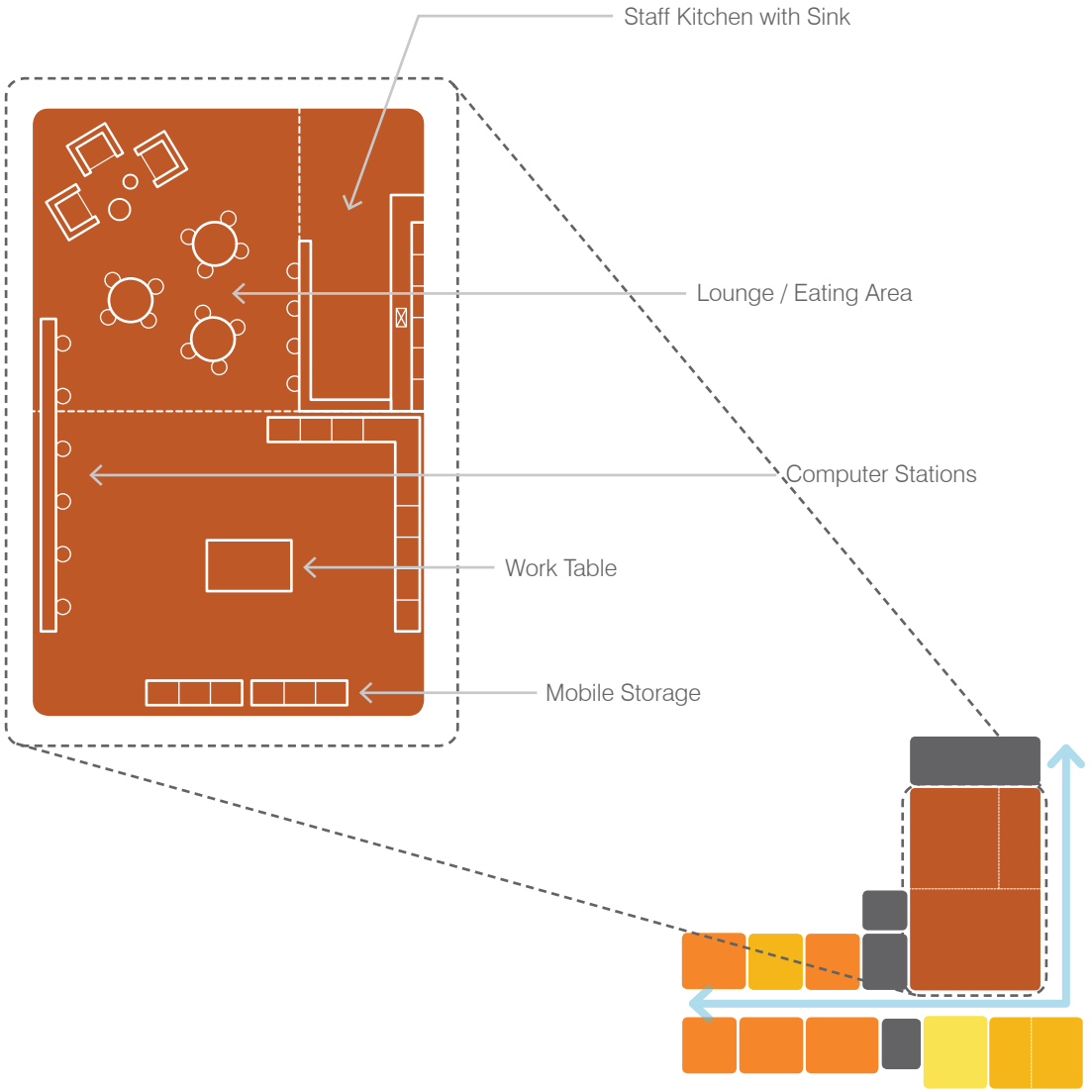
EDUCATIONAL VISION DOCUMENT
ADMINISTRATION - ENLARGED



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EDUCATIONAL VISION DOCUMENT
SITE ELEMENTS

SITE LAYOUT

- Parking drop off, bus loading areas, and parking shall be separated to allow students to enter and exit the school grounds safely, where feasible.
- Parking spaces are sufficient for staff and visitors. Provide a minimum of 2.25 parking stalls per teaching station, and accessible spaces per code.
- Identify placement for future solar panel carports.
- Locate site storage areas in places that do not obstruct supervision.
- Perimeter fencing and security to be evaluated on a school by school basis.

PLAYGROUND AND FIELD AREAS

- Adequate physical education teaching stations shall be available to accommodate course requirements for the planned enrollment
- Supervision of playfields is not obstructed by buildings or objects that impair observation.
- Weather protected shade structures to be provided over play equipment (at elementary schools) and outdoor lunch areas.
- Rubberized play equipment surface, at elementary schools.
- Restrooms with direct access from the fields.

DELIVERY AND UTILITY AREAS

- Delivery and service areas shall be located to provide vehicular access that does not impact the safety of students and staff.
- Trash pickup is fenced or otherwise isolated and away from foot traffic areas.

PLACEMENT OF BUILDINGS

- Building placement shall consider compatibility of the various functions on campus and provide optimum patterns of pedestrian flow around and within buildings.
- Restrooms are conveniently located, require minimum supervision, and to the extent possible, are easily accessible from playground, classrooms and child care. The restroom count should meet current plumbing fixture code requirements.
- Student entry points into Classrooms from the playground shall be carefully planned to optimize supervision.

OUTDOOR LEARNING COURTS

- Protected areas near classrooms to allow for outdoor classroom activities.
- This space should have landscaping and seating for student gathering.

3.3 EDUCATIONAL VISION DOCUMENT
MIDDLE SCHOOL

LPA

LPA

EDUCATIONAL VISION DOCUMENT
MIDDLE SCHOOL

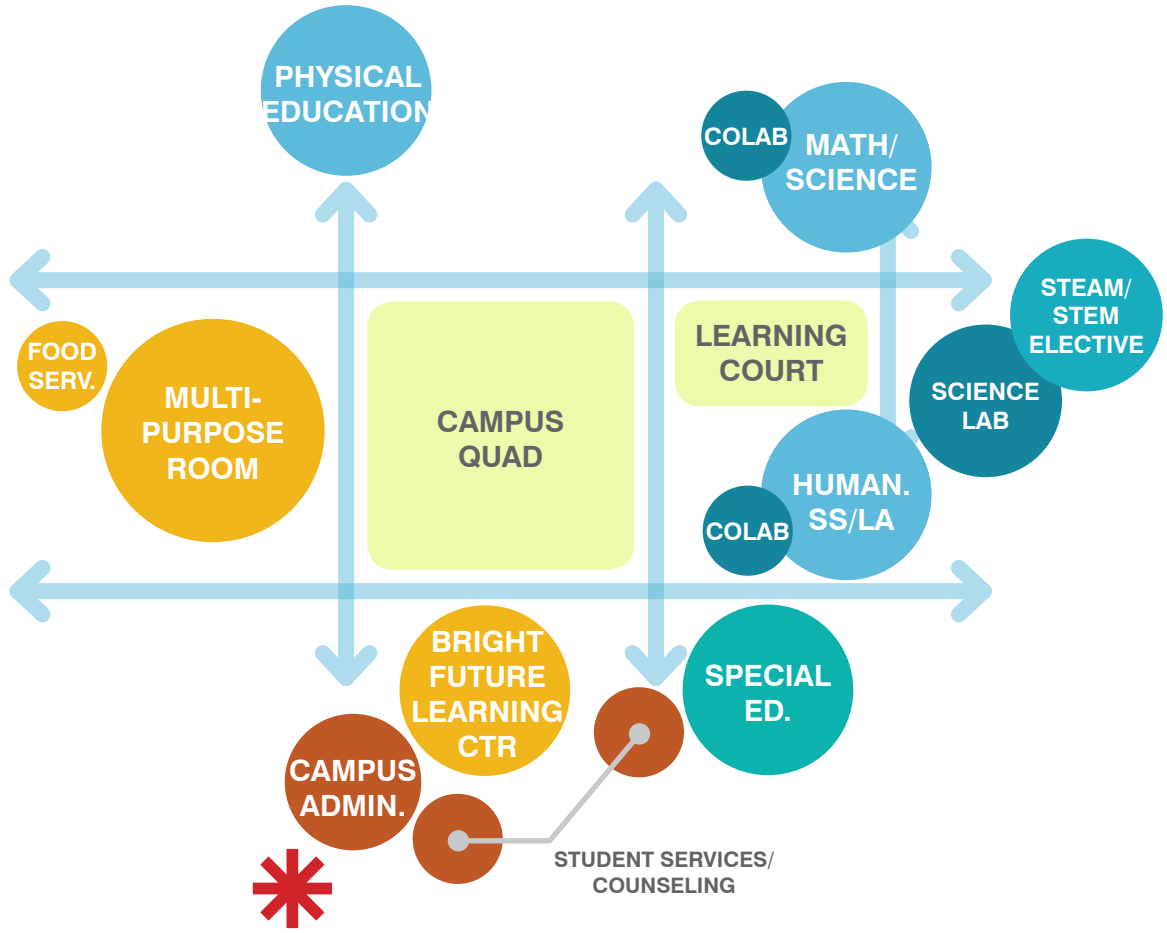
PROGRAM STANDARDS

870 Student School

7th / 8th Grade Academic Classrooms	18
Science Labs	6
STEM / STEAM Electives	4
Music: Band / Choir & Drama	2
Total Teaching Stations	**30**

Other Programs

ASB	1
Special Education	7
ILS	1
Total Base Program	**39**



EDUCATIONAL VISION DOCUMENT
CLASSROOM ORGANIZATION: NEW CONSTRUCTION

OVERALL CLASSROOM ORGANIZATION

- Classrooms to be acoustically separated from each other, organized in a cluster with direct access to an outdoor commons collaboration space with visibility across classroom space to exterior
- At new construction, optional focus rooms for small group project-based learning team rooms can be provided off the classrooms and outdoor commons
- Adaptive and agile learning environment that allows for a quick reconfiguration.
- Display space outside of classroom (outdoor commons, interior hallways, administration and shared spaces) to free up walls in the classroom for instructional use
- No "front - create a multi-directional classroom
- Classrooms should be adaptable over time, build in the flexibility

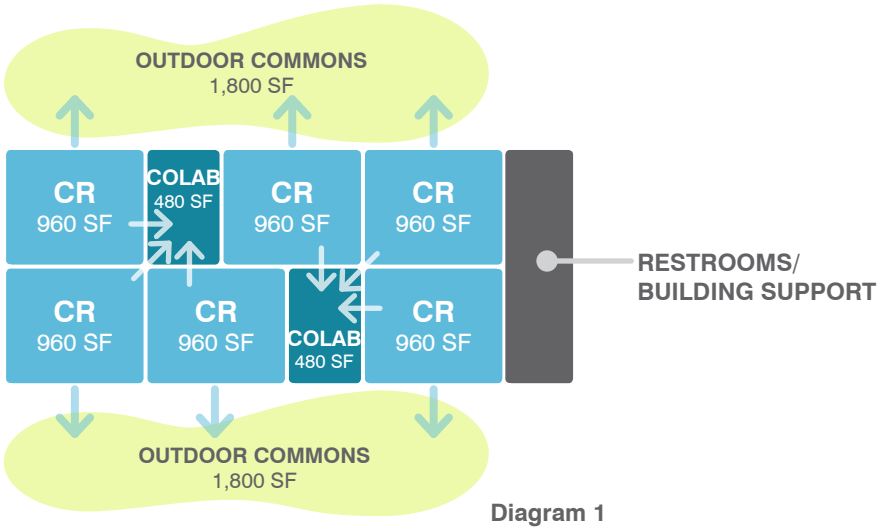


Diagram 1

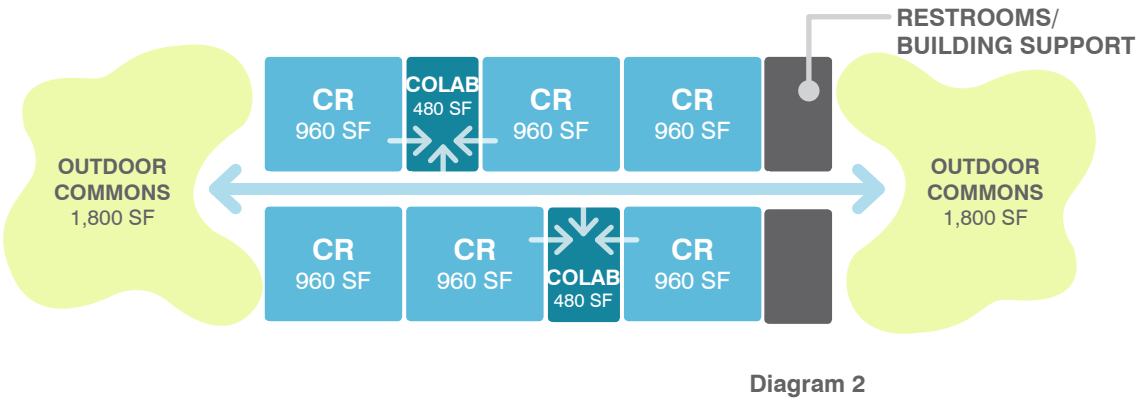


Diagram 2

ORGANIZATIONAL DIAGRAM :: NEW CONSTRUCTION

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EDUCATIONAL VISION DOCUMENT
CLASSROOM ORGANIZATION: MODERNIZATION

OVERALL CLASSROOM ORGANIZATION

- Classrooms to be acoustically separated from each other, organized in a cluster with direct access to an outdoor commons collaboration space with visibility across classroom space to exterior
- At new construction, optional focus rooms for small group project-based learning team rooms can be provided off the classrooms and outdoor commons
- Adaptive and agile learning environment that allows for a quick reconfiguration.
- Display space outside of classroom (outdoor commons, interior hallways, administration and shared spaces) to free up walls in the classroom for instructional use
- No "front - create a multi-directional classroom
- Classrooms should be adaptable over time, build in the flexibility

ORGANIZATIONAL DIAGRAM :: MODERNIZATION

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EDUCATIONAL VISION DOCUMENT
21ST CENTURY CLASSROOMS

ACTIVITIES

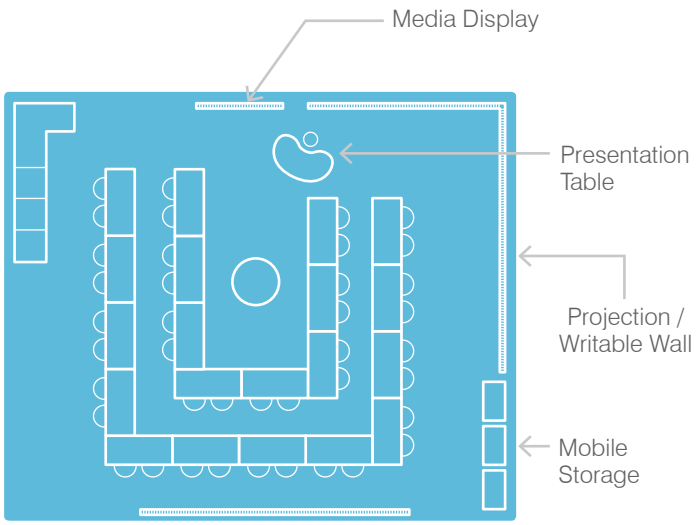
- Interdisciplinary, learner-centered instruction with full-integration of technology
- Active and passive learning activities
- Large lecture, small group, and individual work
- Core subject instruction: Language Arts, Social Studies, Mathematics / Science (when not able to be located in STEAM/STEM clusters)

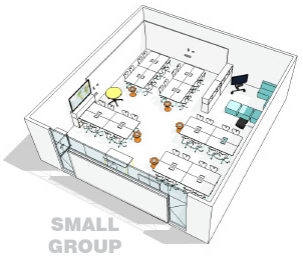
DESIGN OBJECTIVES & CHARACTERISTICS

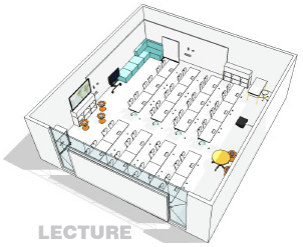
- Classrooms to be acoustically separated from each other, organized in a cluster with direct access to an outdoor commons collaboration space with visibility across classroom space to exterior.
- Lighting quality should be naturally daylit supplemented with high-efficiency lamped light fixtures that supply a balance of indirect and direct light to reduce shadows and glare and provide an even level of illumination
- Lighting should be occupant-controlled around areas of projection, through shading devices and separate switches or dimming
- Thermal comfort should be supported through high-efficiency mechanical ventilation systems, the ability to operate windows and improve air circulation and comfort through ceiling fans
- Mobile technology use should be supported through a multitude of electrical outlets and a combination of data port locations, with wireless internet access available and able to expand capacity in the future

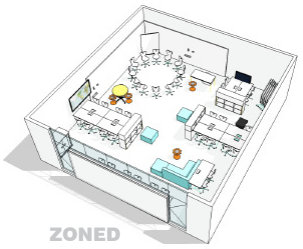
SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

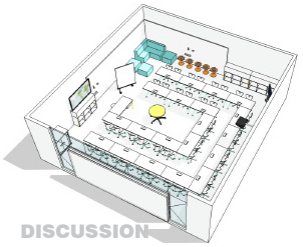
- No built-in storage, furniture should be agile, on casters to best support the activities listed above
- Walls should be freed up for more presentation and writing surfaces, with display areas in the hallway
- Flooring should be resilient and durable, easy to maintain in the active learning zone, with smaller areas of carpet at more passive learning zones
- Ceilings should be a majority of acoustically absorptive material. In areas that are dedicated to small group or individual focus, lower ceilings can provide a sense of scale
- The spaces should be inviting and engaging – utilize color and appropriate lighting strategies











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EDUCATIONAL VISION DOCUMENT
OUTDOOR LEARNING CENTERS

ACTIVITIES

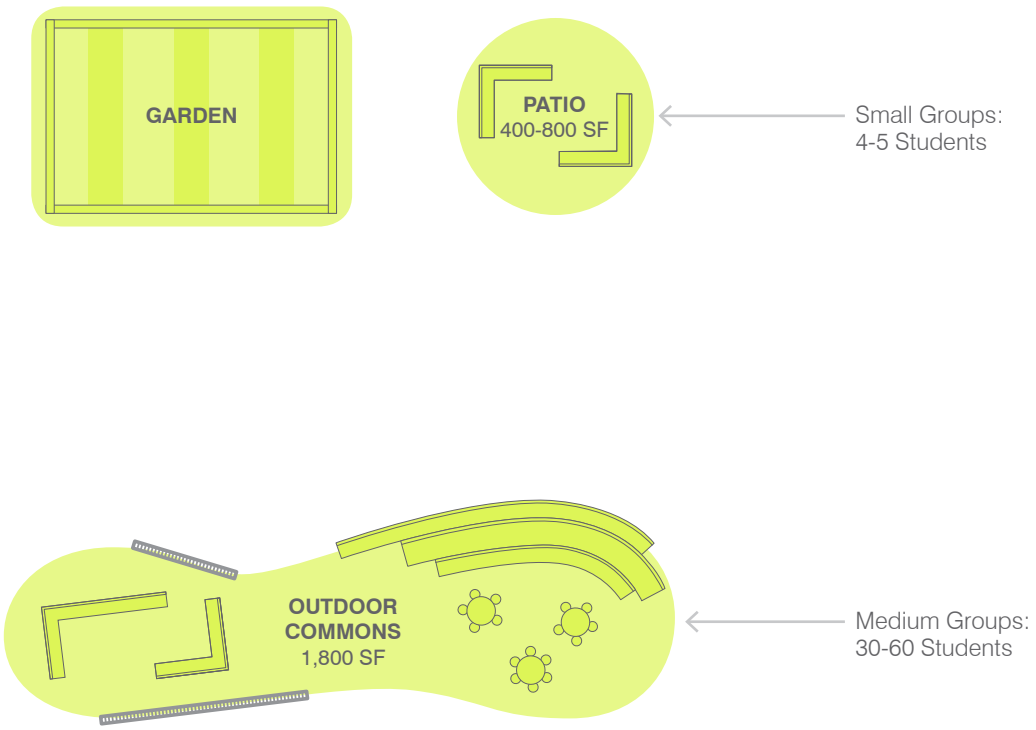
- Classroom break-out space for group work or full-class setting
- Active and passive learning activities
- Project-based learning activities and small group work
- “Wet” area with sink that is located at adjacent building exterior for arts integration and “maker” space
- Social gathering space for both students and teachers to converse, study, and eat lunch together.
- Garden space should be provided to allow for horticultural lessons and projects
- Small patio areas should be dispersed throughout the campus to allow for social gathering during lunch, breaks, or additional meeting space

DESIGN OBJECTIVES & CHARACTERISTICS

- Outdoor commons areas should support classroom and social activities, taking advantage of the local climate and providing both students and teachers with the access to nature, daylight, and fresh air that they desire
- Shade should be provided through a shade structure or overhangs to reduce glare at presentation areas
- Presentation space should be provided through chalkable/writable surfaces and areas where mobile projectors may be brought out to project onto
- Student Work is an important component that should be shared with others, having a dedicated space on the outside of the classroom space will allow for sharing
- Audio visual system integration, ability to present

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Areas of individual seating, immobile built-in benches and tiered seating should be provided to allow for the variety of activities and uses above
- Lighting may be provided as necessary to meet safety concerns or supplement daylighting in deeply shaded areas
- Consider overhead fans for outdoor temperature control.
- Ability to expand technology into these areas, including wireless internet, exterior electrical outlets, and outdoor speakers/amplification at outdoor amphitheater areas



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EDUCATIONAL VISION DOCUMENT
STEAM / STEM: ELECTIVE CLUSTER

ACTIVITIES

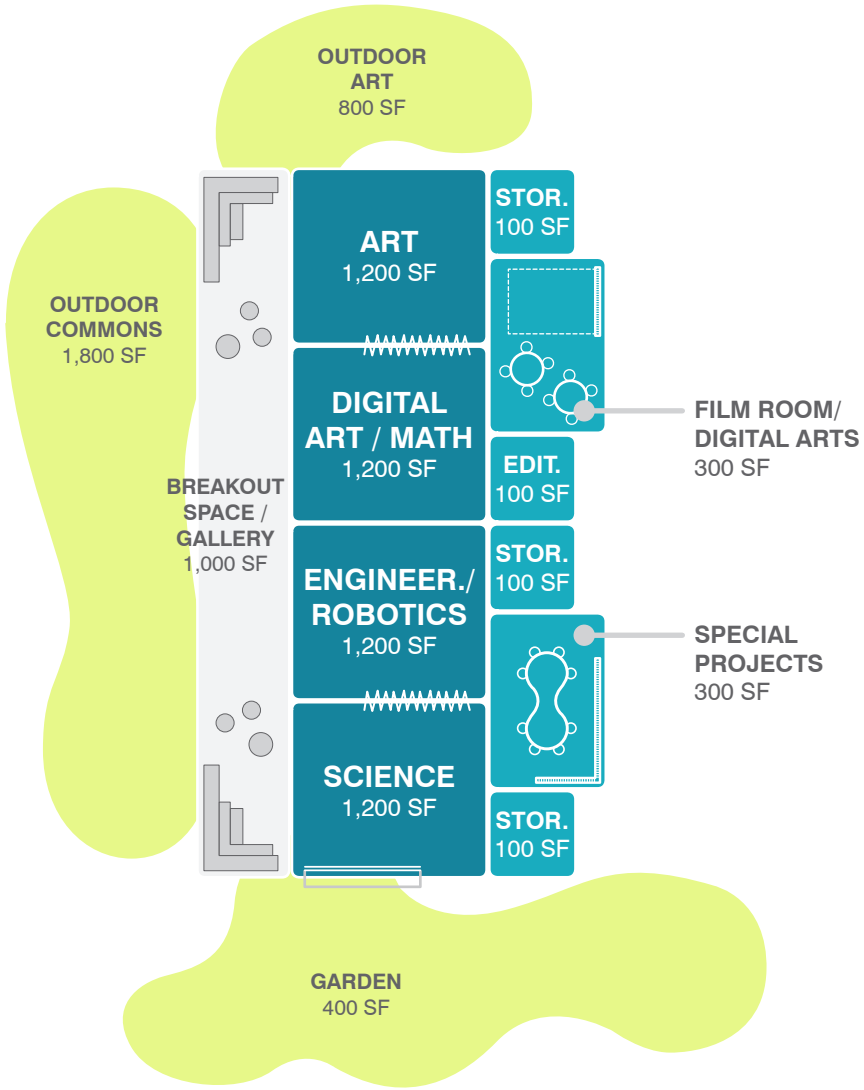
- Interdisciplinary, project-based learning in areas of Science, Technology, Engineering, Arts, and Mathematics
- Self-directed study, team-based project collaboration
- Hands-on lab experimentation and demonstration
- Arts-based projects and "maker" space for building/ crafting + investigating
- Computer-based digital arts and technology-based lessons and work, ability to film project process and create a digital presentation of projects and ideas
- Engineering / Robotics based teamwork and project-based learning

DESIGN OBJECTIVES & CHARACTERISTICS

- Support team-teaching opportunities through collocation, diverse shared support spaces, and gallery area for project display and presentations
- Spaces should be representative of the exploration of curriculum activities, inspiring and engaging students to pursue interests in STEAM fields of study
- Adapt to changing technologies with flexible solutions such as pull-down power cord reels from the ceilings, and infrastructure to allow expandable utility access to power, data, wireless data, and water
- Ability to combine classrooms into larger open space for combined classes, parent/community nights as well as to be able to expand program spaces as future needs change
- Energy efficient lighting and natural daylighting, with task lighting at work areas

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Flexible, mobile furniture and furnishings to support active learning, locate utilities at ceiling or perimeter of classroom
- Flooring should be resilient and durable, able to resist acids and paint stains, encouraging use for creative endeavors and "messy" work, design thinking
- Allow for technology connectivity, with stand-up workstations/tables, multiple presentation areas, digital screens on all walls
- Writable wall surfaces and operable partitions
- Acoustical ceiling and finishes to reduce reverberation time and increase speech intelligibility



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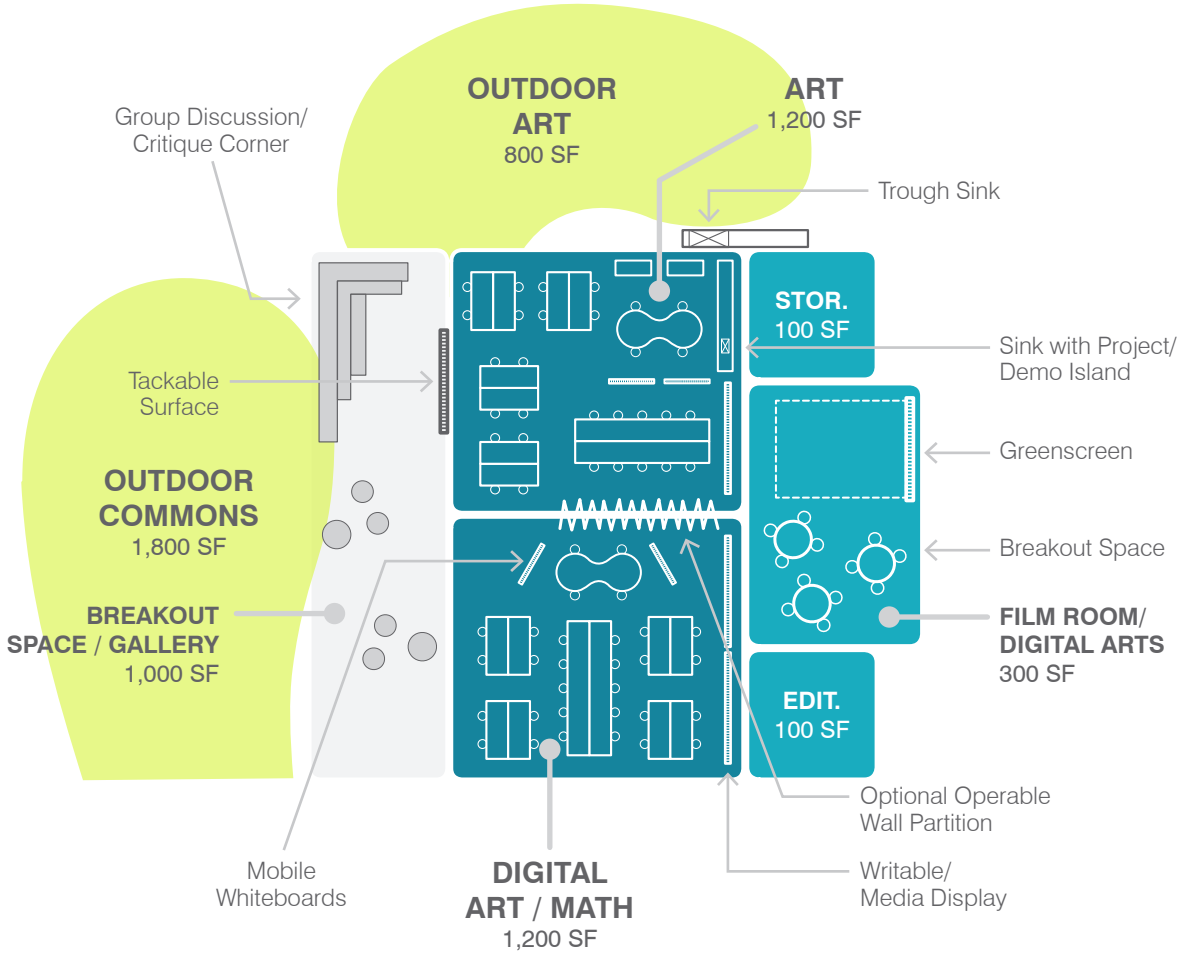
EDUCATIONAL VISION DOCUMENT
STEAM / STEM: ART LABS - ENLARGED



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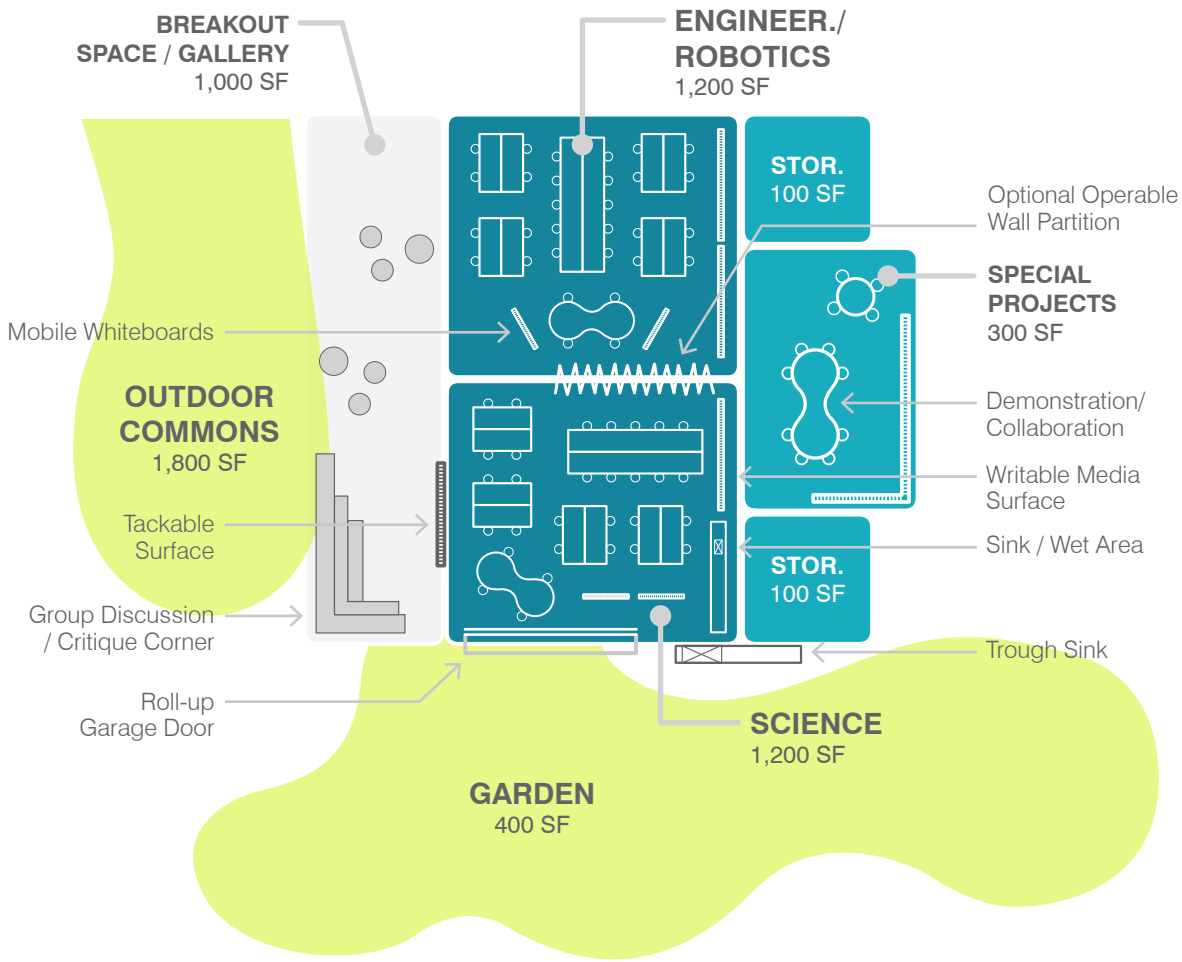
EDUCATIONAL VISION DOCUMENT
STEAM / STEM: SCIENCE LABS - ENLARGED



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EDUCATIONAL VISION DOCUMENT
SPECIAL EDUCATION

ACTIVITIES

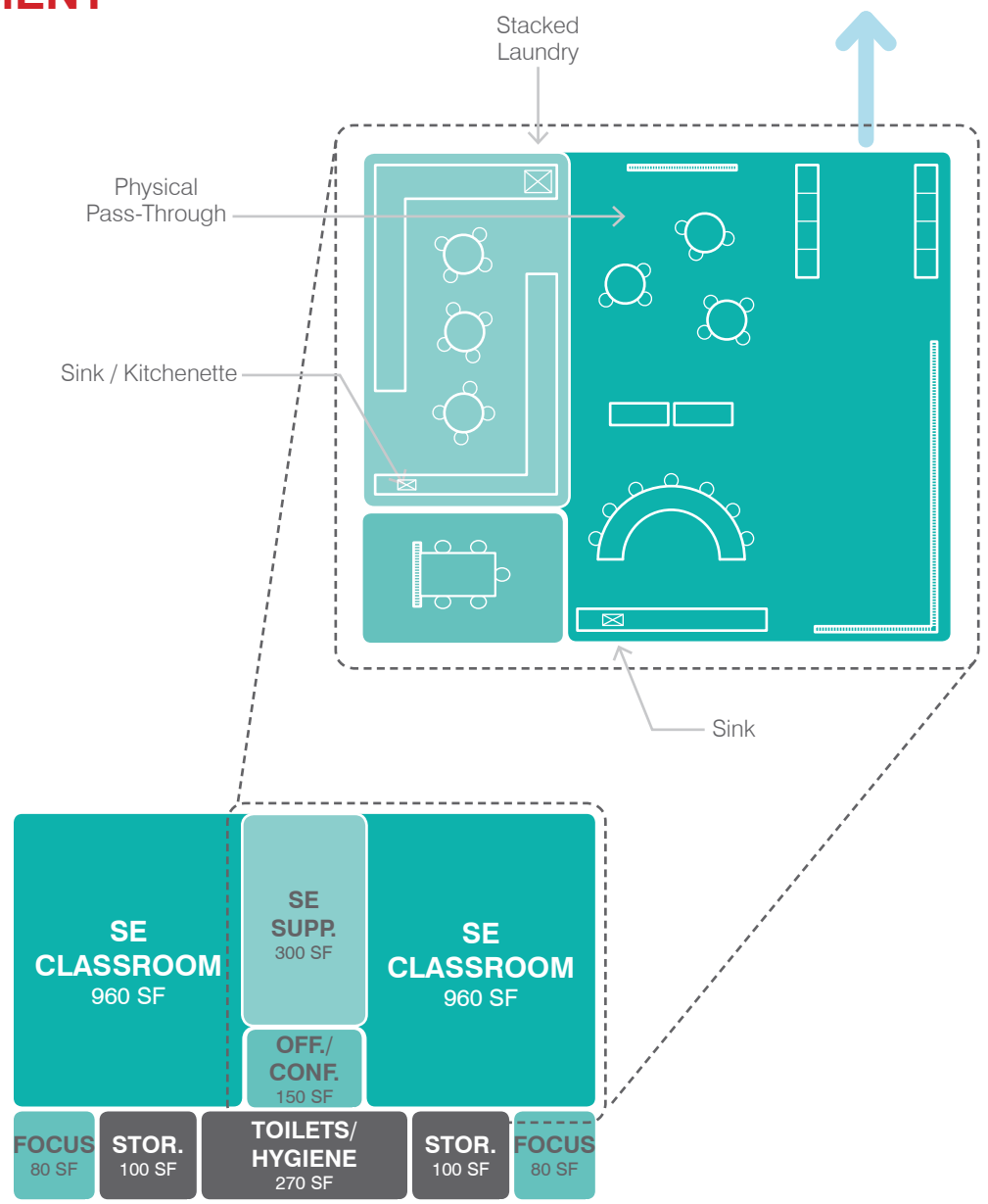
- Individual Educational Program (IEP)
- Student-centered planning
- Assessment and instruction in the least restrictive environments
- Development of and improvement of communication and language skills
- Assistive technology and communications devices for those in need
- Instructional program includes transition planning

DESIGN OBJECTIVES & CHARACTERISTICS

- Integrate special education (SE) into campus "Least Restrictive Environment" to have full inclusion of SE students on campus
- Collaborative Team Teaching in which a special education teacher and a general instructor teach a class together that includes both general and special education students
- Instructional support provided by a special education teacher
- Integrated Living Skills (ILS) area

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Flooring should be carpeted in learning spaces, focus rooms, and conference spaces, resilient in living skills or storage areas
- Living Skills area should include residential kitchen and laundry equipment and storage including sink, refrigerator, stove and oven with exhaust, microwave, and washer/dryer area with acoustic separation from main learning space
- Ceiling should be highly acoustic to reduce reverberation time and include acoustical wall treatments
- Focus room to have high-acoustical separation and visual connection to classroom but not to exterior, with ability to darken space
- Dimmable lighting with high color rendering index (CRI 85 or higher) to reduce student sensitivities
- Calming colors and finishes with minimal patterning



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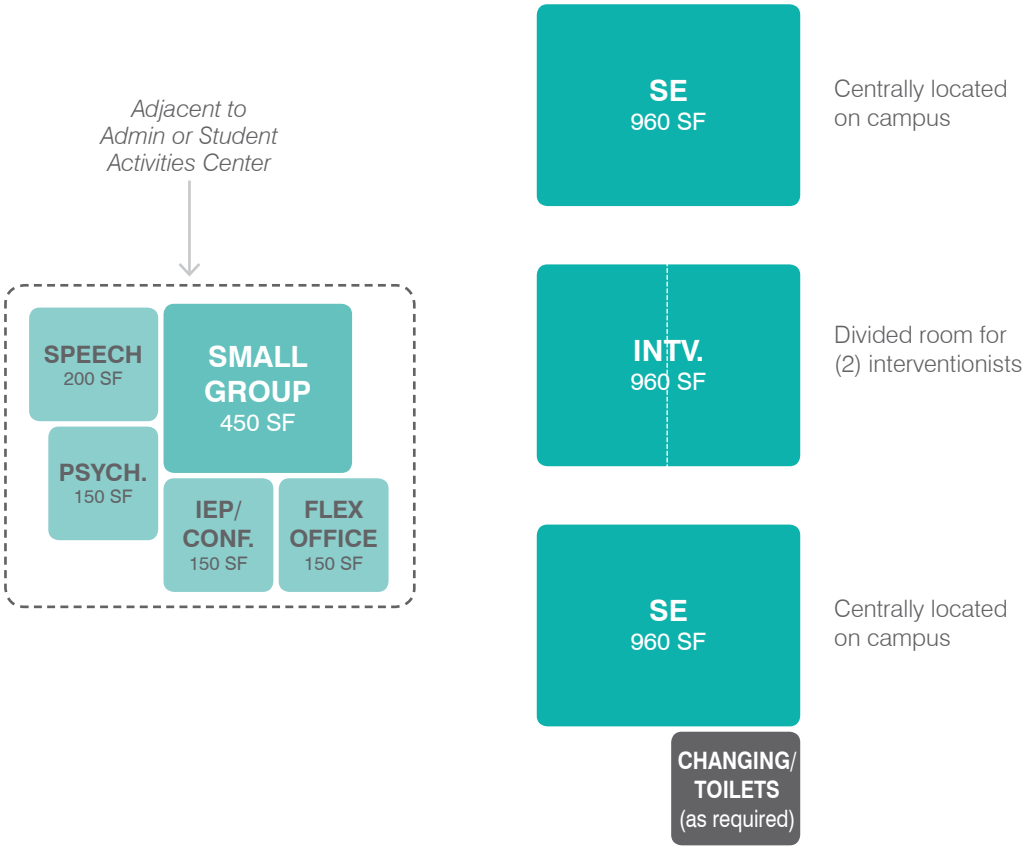
EDUCATIONAL VISION DOCUMENT
LEARNING CENTER

ACTIVITIES
- One-on-one instruction
- Small group instruction
- Tutoring, Counseling
- Conferences and meetings
- Testing

DESIGN OBJECTIVES & CHARACTERISTICS
- Acoustical separation and privacy between rooms
- Visual connection of all rooms to exterior and to small group room
- Ability to control lighting and shading, views to exterior
- Technology integration in each space
- This space may be co-located with the Bright Future Learning Center or the Campus Activity Center/MPR.

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)
- Writable wall finishes or markerboards
- Digital monitors for sharing or working at computer stations
- Acoustical ceiling and low background noise, high acoustical separation between spaces
- Carpet or soft flooring
- Ergonomic workstations with comfortable, soft seating areas and kid-friendly furniture
- Dimmable lighting with high color rendering index (CRI 85 or higher) to reduce student sensitivities
- Calming colors and finishes with minimal patterning



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EDUCATIONAL VISION DOCUMENT
BRIGHT FUTURE LEARNING CENTER (BFLC)

ACTIVITIES

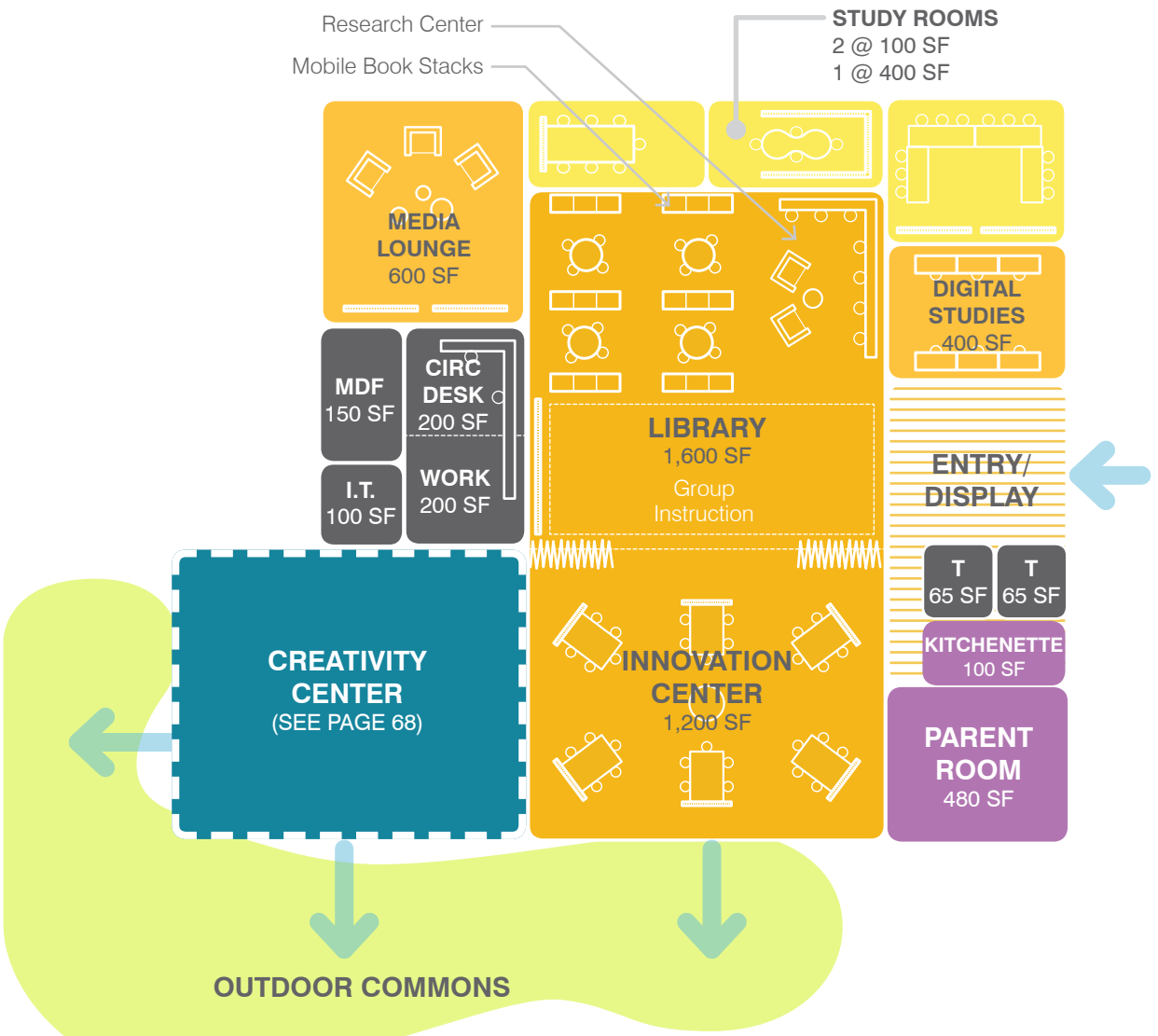
- Reading, individual, self-directed study
- Circulation of materials and resources
- Student Work Display and presentation
- Research, self-directed investigation
- Small and large group instruction
- Community access (if applicable)
- Optional Learning Center adjacent location

DESIGN OBJECTIVES & CHARACTERISTICS

- Support technology-rich individual research and investigation, along with acoustically separated, visually connected group and team working spaces
- Controlled natural daylighting and views to the exterior, with soft, ambient indirect lighting and task lighting available in select areas
- Create a 'campus hub' for the school, where students can study before and after school creating a "bridge to independence" as students transition to high school
- Promote student and staff interaction in a comfortable, stimulus-rich environment that will support multiple concurrent activities
- 3.3 SF per pupil plus 600 SF per California Dept. of Education

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Technology-rich workstations and meeting spaces, with connectivity to internet and easy sharing of mobile devices
- Comfortable, soft seating with access to power/ wireless internet for personal devices
- Acoustically absorptive finishes, including ceilings, floors and walls as necessary to maintain a quiet environment with multiple group activities occurring
- Whole-class instruction area, with associated classroom technology and flexible furniture
- Research center - computer counter available for students to search for books or online information
- Innovation Lab - computer-based classroom with flexible furnishings and enhanced classroom technology
- Media Lounge - comfortable soft seating, quiet environment for individual study/focus
- Writable wall surfaces in study rooms and innovation lab



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EDUCATIONAL VISION DOCUMENT
PROJECT-BASED LEARNING: CREATIVITY CENTER

ACTIVITIES

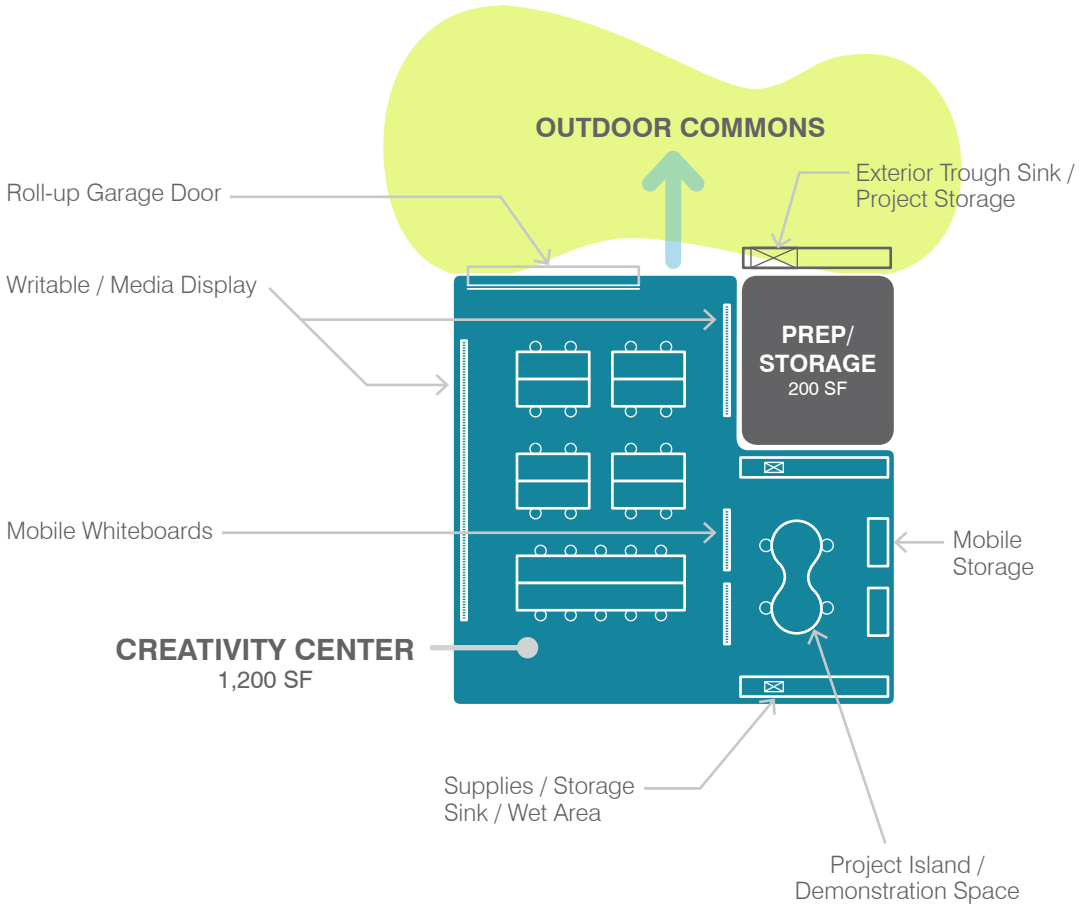
- Learner-centered instruction
- Large group instruction and demonstration
- Individual project-based learning and investigation
- Beginning science lab experimentation and arts-based education and creative exploration
- Cross-collaboration with other fields of study
- Showcase and presentation of student work

DESIGN OBJECTIVES & CHARACTERISTICS

- Support Active and Interactive learning
- Create opportunities to use the building as a teaching tool
- Visibility across classroom space to outdoor spaces for supervision
- Student work gallery to showcase and display student work

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Resilient, easy to clean flooring
- Acoustical ceiling system with high-efficiency indirect/direct lighting
- Agile, durable furniture that will support arts, crafts, and small science project experimentation at seated and standing heights
- Flexible power and data, consider power cord reels at ceiling to respond to changing furniture configurations and future technology and equipment needs
- Multiple sinks for project cleanup
- High-efficiency lighting with natural daylighting controlled by interior shading devices, blackout capability for science experiments or art projects requiring controlled amounts of light
- Operable windows for natural ventilation and increased occupant comfort



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EDUCATIONAL VISION DOCUMENT
ADMINISTRATION

ACTIVITIES

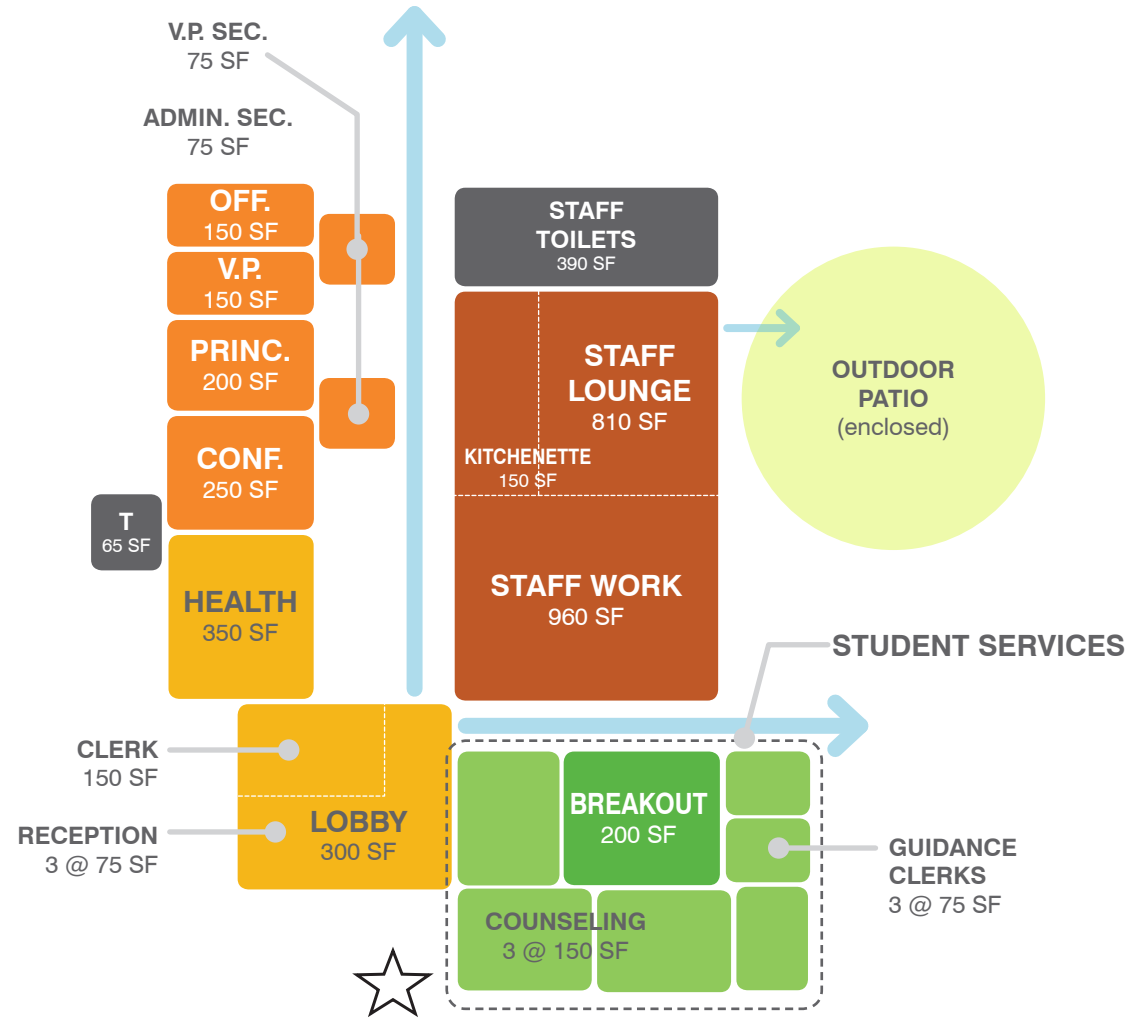
- Check-in, Front Entry, "Welcome Center"
- Administrative duties
- Conference
- Discipline meetings
- Student Services/Counseling
- Health Support
- Staff Collaboration and Professional Development
- Attendance, enrollment, supply/records storage

DESIGN OBJECTIVES & CHARACTERISTICS

- Define a clear, single-point entry of campus, establish school identity and pride
- Welcoming, obvious presence to visitors and parents
- Area for student work display
- Limit access to private staff spaces, clearly define public spaces (lobby/waiting area)
- Encourage staff communication and collaboration by creating welcoming areas with soft furniture, varied lighting, views to exterior, and amenities such as coffee makers
- Meet CDE standards for health office
- Parent / volunteer workroom area
- 3 SF per pupil (min. 600 SF) per California Dept. of Education

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

- Flooring: carpet in office/conference areas, resilient in workrooms and health office
- Ceilings should be primarily acoustic with limited areas of dropped hard lid
- Digital display area for announcements, student work, etc.
- Casework at standing and seated working heights for reception and workrooms
- An energy efficient mix of indirect/direct lighting, with natural daylight and shading devices for personal control
- Health Office should include casework with work area and lockable storage cabinets for student medicine and refrigerator with icemaker, and cubicle curtains at ceiling to separate cot area



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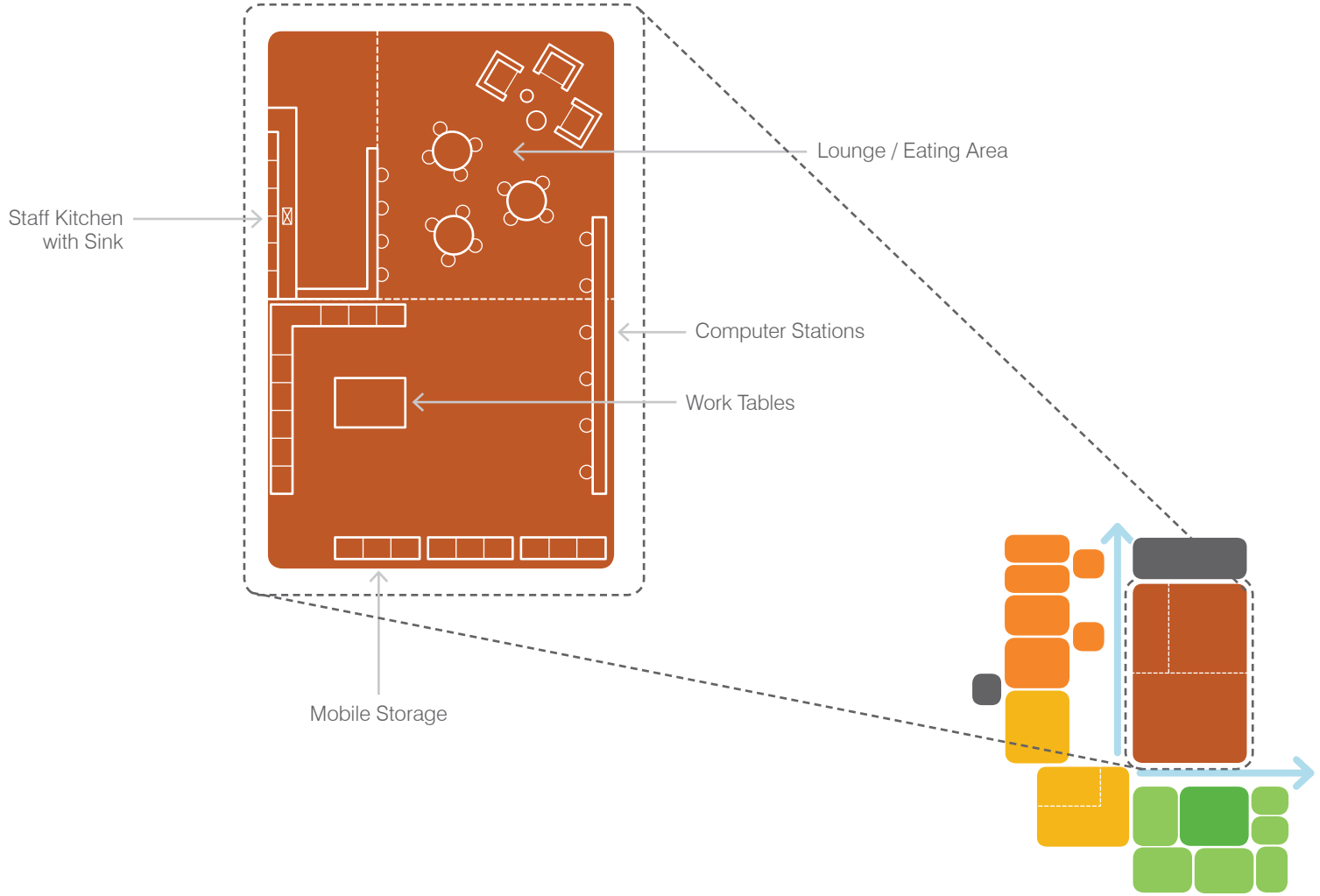
EDUCATIONAL VISION DOCUMENT
ADMINISTRATION - ENLARGED



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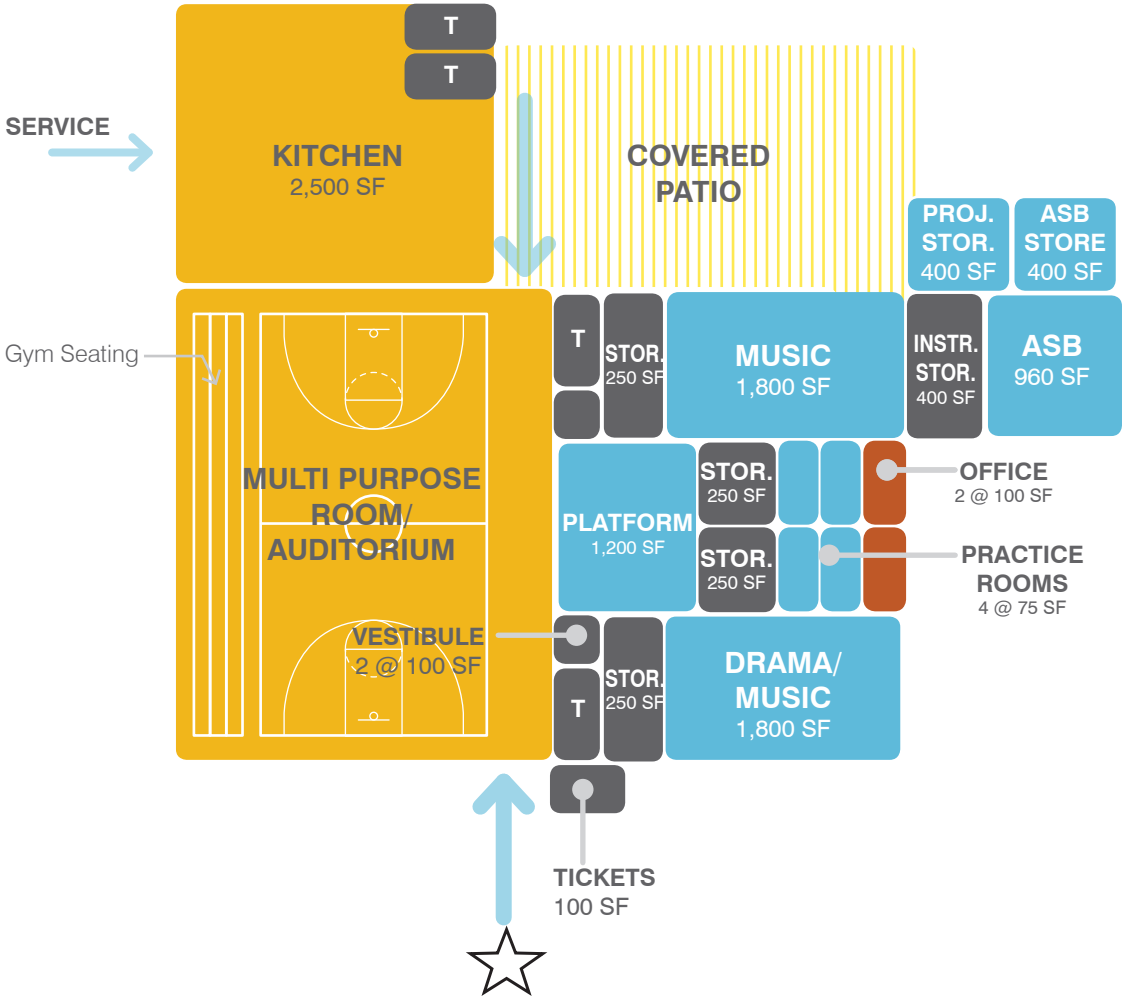
EDUCATIONAL VISION DOCUMENT
CAMPUS ACTIVITY CENTER: MULTIPURPOSE ROOM

ACTIVITIES

- Assemblies and large group presentations
- Community Use
- Food Service seating / social gathering
- Campus Hub, student and teacher social gathering, locate adjacent to Gymnasium
- Overflow instructional activities for PE/Fitness, Music, or flexible classroom
- Large group performances for drama, music, assemblies, lectures, large group meetings
- Music and Drama classroom space with storage and teacher office area
- Hands-on experience through rehearsals and after-school performances
- Development of technical abilities and improvisation techniques
- Optional Learning Center adjacent location

DESIGN OBJECTIVES & CHARACTERISTICS

- Provide quality sound, lighting and acoustic systems
- Food Service area should have easy access and queuing system that flows through serving lines and into interior dining area, encouraging student use of food service
- Access to restrooms adjacent to lunch areas
- Shade/covered areas at exterior for dining
- Ample storage for chairs & tables, instructional equipment
- Inspire students and instill a sense of school pride through color, graphics, signage, display areas
- Music Classroom: appropriate acoustical design, including wall/ceiling shaping, absorptive panels. and door/window assemblies to practice rooms with high STC ratings. Furnish classroom with typical classroom technology and A/V system.
- Drama classroom: furnish classroom with typical classroom technology and A/V system. Additional equipment includes lighting/curtain pipe grid, storage for costumes and props, mirror/makeup area. Flooring should be masonite, comparable to stage flooring, and walls painted black with levels of lighting for classroom use as well as performance use. Utilize acoustical treatment at ceiling/exposed roof deck and walls at high elevation
- Classrooms should emulate the performance environment as much as possible in terms of acoustics
- Utilize high-efficiency, low noise mechanical systems at auditorium and classrooms to reduce background noise to a level between NC-20 to 25.



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EDUCATIONAL VISION DOCUMENT
CAMPUS ACTIVITY CENTER: MULTI PURPOSE ROOM (CONT'D)

- ASB classroom area with school store and project storage room
- Adjacent to Parking / After School Events

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)

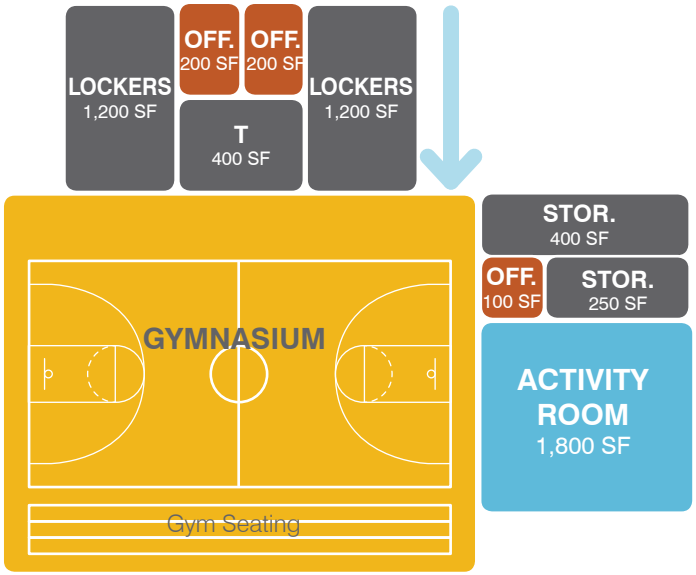
- Flooring should be resilient, durable, and easy to clean
- Ceilings should be acoustically absorptive and durable/appropriate for dining areas
- Acoustical wall panels may be necessary to control reverberant sound during large events
- Recycling area for storage and collection of recyclables
- Display area for non-sports related clubs and activities
- Food service area to conform to health dept. standards and equipment to be verified by District
- Kiosk locations spread throughout campus to reduce overcrowding at serving lines and create more access to food options for students and teachers
- Instrument storage at Music, prop/costume storage at Drama, accessible sinks at each for cleaning out instruments and washing up stage makeup
- Appropriate finishes for acoustics at walls, resilient flooring at Music and masonite/stage flooring at Drama
- Display area for upcoming shows & awards

EDUCATIONAL VISION DOCUMENT
CAMPUS ACTIVITY CENTER: GYMNASIUM

ACTIVITIES
- Assemblies and large group presentations
- Community Use
- Campus Hub, student and teacher social gathering, locate adjacent to Multi Purpose Room
- Overflow instructional activities for PE/Fitness, Music, or flexible classroom
- Optional Learning Center adjacent location

DESIGN OBJECTIVES & CHARACTERISTICS
- Provide quality sound, lighting and acoustic systems
- Ample storage for athletic equipment
- Inspire students and instill a sense of school pride through color, graphics, signage, display areas
- Adjacent to Parking / After School Events

SPATIAL FEATURES
(FURNITURE, FINISHES & EQUIPMENT)
- Flooring should be resilient, durable, and easy to clean
- Ceilings should be acoustically absorptive and durable
- Acoustical wall panels may be necessary to control reverberant sound during large events
- Recycling area for storage and collection of recyclables
- Display area



NOTE: The square footages above are net areas to assist in developing new or reconfiguring existing floor plan layouts. The final plan layout will include circulation factors to achieve the gross square footage. This figure will vary depending upon the layout of the building (single story or multi-story) and type of program spaces. Refer to the individual school Implementation Plan diagrams for specific program improvements and the cost estimates for square footage takeoffs (circulation factor included).

EDUCATIONAL VISION DOCUMENT
SITE ELEMENTS

SITE LAYOUT

- Parking drop off, bus loading areas, and parking shall be separated to allow students to enter and exit the school grounds safely, where feasible.
- Parking spaces are sufficient for staff and visitors. Provide a minimum of 2.25 parking stalls per teaching station, and accessible spaces per code.
- Identify placement for future solar panel carports.
- Locate site storage areas in places that do not obstruct supervision.
- Perimeter fencing and security to be evaluated on a school by school basis.

PLAYGROUND AND FIELD AREAS

- Adequate physical education teaching stations shall be available to accommodate course requirements for the planned enrollment
- Supervision of playfields is not obstructed by buildings or objects that impair observation.
- Weather protected shade structures to be provided over play equipment (at elementary schools) and outdoor lunch areas.
- Rubberized play equipment surface, at elementary schools.
- Restrooms with direct access from the fields.

DELIVERY AND UTILITY AREAS

- Delivery and service areas shall be located to provide vehicular access that does not impact the safety of students and staff.
- Trash pickup is fenced or otherwise isolated and away from foot traffic areas.

PLACEMENT OF BUILDINGS

- Building placement shall consider compatibility of the various functions on campus and provide optimum patterns of pedestrian flow around and within buildings.
- Restrooms are conveniently located, require minimum supervision, and to the extent possible, are easily accessible from playground, classrooms and child care. The restroom count should meet current plumbing fixture code requirements.
- Student entry points into Classrooms from the playground shall be carefully planned to optimize supervision.

OUTDOOR LEARNING COURTS

- Protected areas near classrooms to allow for outdoor classroom activities.
- This space should have landscaping and seating for student gathering.

SECTION FOUR

PROGRAM COSTS

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 costs have been developed for each District school site based on program and campus needs identified by District and school site stakeholders during the Facilities Master Plan process. Each budget contains a breakdown based on the (15) 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 2015 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.

Construction Cost Mark-ups:	**% Mark-up**
General Contractor, Overhead & Profit	15.00%
Escalation	3.00%
Bonds & Insurance	2.00%
Design/Phasing Contingency	10.00%
Subtotal Mark-ups (Compound)	**30.00%**
Soft Cost Mark-ups:	
Architect/Engineer Design Fee	10.00%
DSA Plan Check Fee	0.75%
Printing/Advertising	0.05%
Test/Survey	1.25%
Inspection	1.25%
Project Management Fees	5.00%
Project / Construction Contingency	5.00%
Relocation Costs	0.80%
Labor Compliance	0.25%
Builders Risk Insurance	0.80%
Legal	0.03%
Commissioning	0.08%
FF&E (Other than Classroom)	4.00%
Other Miscellaneous Consultants	4.00%
Subtotal Soft Costs (Additive) (75% Construction/25% Soft Cost Scenario)	**33.26%**

Exclusions

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 our cost estimating consultant Cumming at this time.

- Utility and City Connection Fees, off-site improvements, traffic signals or re-striping 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 land acquisition costs are anticipated for the existing schools, but could be required if a new Elementary School is needed in the future to accommodate new residential construction growth.
- 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 or 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.

MASTER PLAN COST SUMMARY

The following three pages outline the master plan and school site costs for each of the (7) educational facilities in the Galt Joint Union Elementary School District. These total costs represent the entire need identified for each school site based on input during the master planning process from the Facilities Master Plan Committee and the individual School Site Committees.

Campus	
1. Greer Elementary School	$ 26,175,000
2. Lake Canyon Elementary School	$ 11,018,000
3. Marengo Ranch Elementary School	$ 23,725,000
4. River Oaks Elementary School	$ 26,306,000
5. Valley Oaks Elementary School	$ 29,845,000
6. McCaffrey Middle School	$ 23,901,000
7. Fairsite Preschool	$ 15,219,000
Total Construction / Project Cost (2015$)	**$ 156,189,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)

Scope Category	School Site							
	Greer Elementary	Lake Canyon Elementary	Marengo Ranch Elementary	River Oaks Elementary	Valley Oaks Elementary	McCaffrey Middle	Fairsite Preschool	Total Cost
1. Modernize & Reconfigure: Kindergarten & Classrooms	1,451,000	--	1,172,000	1,990,000	2,500,000	492,000	1,039,000	**8,644,000**
2. Existing Building Systems & Toilets	854,000	267,000	833,000	2,339,000	1,873,000	622,000	724,000	**7,512,000**
3. Site Utilities	229,000	--	--	--	--	--	--	**229,000**
4a. New Construction - Kindergarten	--	1,459,000	299,000	1,459,000	--	--	--	**3,217,000**
4b. New Construction - Classrooms	13,466,000	2,649,000	13,027,000	8,108,000	9,253,000	6,239,000	-	**52,742,000**
4c. New Construction - Preschool Program	--	--	--	--	--	--	7,806,000	**7,806,000**
5. Science & Elective Programs	--	--	--	--	--	3,036,000	--	**3,036,000**
6. Performing Arts Improvements	850,000	--	218,000	850,000	850,000	--	--	**2,768,000**
7. Multipurpose Building & Food Service Improvements	1,131,000	787,000	835,000	948,000	1,132,000	617,000	726,000	**6,176,000**
8. Physical Education Improvements	773,000	773,000	787,000	773,000	773,000	1,017,000	--	**4,896,000**
9. Administration & Staff Support	303,000	43,000	580,000	1,342,000	2,673,000	795,000	438,000	**6,174,000**
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	980,000	2,035,000	898,000	3,173,000	3,814,000	1,092,000	932,000	**12,924,000**
10b. Student Collaboration & Student Support Spaces	2,814,000	689,000	2,723,000	1,838,000	2,701,000	5,168,000	144,000	**16,077,000**
11. Safety & Security	1,242,000	1,091,000	505,000	1,301,000	1,256,000	1,076,000	1,693,000	**8,164,000**
12. Outdoor Learning Courts & Quads	162,000	132,000	620,000	231,000	601,000	454,000	144,000	**2,344,000**
13. Exterior Play Spaces, Playfields & Hardcourts	1,019,000	86,000	384,000	892,000	1,314,000	1,664,000	1,004,000	**6,363,000**
14. 21st Century Learning Classroom Flexibility	310,000	340,000	370,000	360,000	390,000	460,000	150,000	**2,380,000**
15. Technology Infrastructure	591,000	667,000	474,000	702,000	715,000	1,169,000	419,000	**4,737,000**
Total Project Cost (2015$)	**$26,175,000**	**$11,018,000**	**$23,725,000**	**$26,306,000**	**$29,845,000**	**$23,901,000**	**$15,219,000**	**$156,189,000**

Scope Categories	
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 8,644,000
2. Existing Building Systems & Toilets	$ 7,512,000
3. Site Utilities	$ 229,000
4a. New Construction - Kindergarten	$ 3,217,000
4b. New Construction - Classrooms	$ 52,742,000
4c. New Construction - Preschool Program	$ 7,806,000
5. Science & Elective Programs	$ 3,036,000
6. Performing Arts Improvements	$ 2,768,000
7. Multipurpose Building & Food Service Improvements	$ 6,176,000
8. Physical Education Improvements	$ 4,896,000
9. Administration & Staff Support	$ 6,174,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 12,924,000
10b. Student Collaboration & Student Support Services	$ 16,077,000
11. Safety & Security	$ 8,164,000
12. Outdoor Learning Courts & Quads	$ 2,344,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 6,363,000
14. 21st Century Learning Classroom Flexibility	$ 2,380,000
15. Technology Infrastructure	$ 4,737,000
Total Construction / Project Cost (2015$)	**$ 156,189,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)

INTRODUCTION

As a component of the Facilities Master Plan (FMP), a funding program analysis was developed by SCI Consulting Group to address the capital facility needs identified within the FMP. Funding sources are categorized within two primary areas: State Funding and Local Funding. For each applicable funding source, the analysis considers facility money currently on-hand at the Galt Joint Union Elementary School District and also future money to be realized over the long-term master planning period.

The School Facility State Funding Program allows school districts to seek facilities funding based on eligibility for modernization and new construction projects. For all eligible projects, the School District can prepare and submit a funding application to the State Allocation Board in order to receive an appropriate share of project funding. Although resources are currently limited within the State budget, the State is considering a new facilities bond to replenish funds and meet state-wide obligations. Throughout implementation of the FMP, the School District will seek to continually monitor eligibility and maximize the amount of State funds available for modernization of existing facilities and the construction of new facilities.

Once all potential revenues are analyzed for State Funding, the next step was to determine if there is a shortfall that exists between long-term facility costs/needs and available facility funding. The difference between the costs and the funding is usually the starting point of identifying the amount of bond authorization needed to be approved by the voters. Should the District proceed in that direction, several General Obligation (GO) Bond tax rate scenarios were evaluated within the funding program to provide insight as to how much a future GO bond measure could potentially generate for the School District.

STATE FUNDING PROGRAM

New Construction Grant Program

- State funds on a 50/50 state and local sharing basis for eligible projects that add new capacity
- Adding capacity to a school district can include the construction of a new school, or the addition of classrooms to an existing school
- Eligibility is based on the gap between a District's projected enrollment and its existing classroom capacity
- Eligibility translates directly into students
- As of January 2015, the elementary and middle per pupil grant amounts are $10,344 and $10,942 respectively.
- District has new construction eligibility for 1,356 elementary school students and 0 middle school students as of March 2014 ($14 million).
- There is much uncertainty regarding the future of State funding of new school construction projects.

Modernization Construction Grant Program

- State funds on a 60 state/40 local sharing basis for improvements that educationally enhance existing school facilities.
- Projects eligible under this program include modifications such as air conditioning, plumbing, lighting, and electrical systems.
- Eligibility for modernization funding is established separately for each school site.
- Factors affecting eligibility for modernization funding include the age of the facilities on the site and the total student enrollment.
- Eligibility translates directly into pupil grants.
- As of January 2014, the elementary and middle per pupil grant amounts are $3,939 and $4,167 respectively.
- The District has modernization construction eligibility for 515 students for Valley Oaks Elementary ($2 million), however during the life of this facilities master plan, additional sites will be eligible.
- There is much uncertainty regarding the future of State funding of new school construction projects.

DEVELOPER & MITIGATION FEES

- The District levies a district-wide developer fees on new development not within the Galt Schools JPA CFD No. 1 or subject to a mitigation agreement.
  - $3.23 per square foot for new residential construction
  - $0.324 per square foot for new commercial or industrial construction
- Existing and future developer fee proceeds will be needed for land, site development and design and construction of the District's next elementary school within the Eastview Specific Plan ($34.4 million).
- Developers and a school district may enter into a development agreement for the payment of fees in lieu of developer fees (mitigation fees) to augment funding need to construct school facilities to serve the students generated by the development project.

COMMUNITY FACILITIES DISTRICTS

Galt Schools Joint Powers Authority CFD No. 1 Special Tax

- The Galt Schools Joint Powers Authority CFD levies a special tax on 2,794 parcels with the financing district.
- $16.7 million towards expansion of GHS; construction of MRES, MMS, LCES and LRHS.
- The special tax proceeds are used to pay the lease payments on the JPA's Refunding Lease Revenue Bonds scheduled to expire in 2024.

- CFD special tax proceeds may only be used for new elementary, middle and high school construction to serve the students generated by the homes within the CFD.

G.O. BOND

The Galt Joint Union Elementary School District and Galt Joint Union High School District have passed one previous General Obligation Bond each. Measure W passed in October 2001 for $9,240,000 and paid for the construction of Lake Canyon Elementary School and McCaffrey Middle School. Measure B passed in November 2005 for $29,200,000 and paid for the construction of Liberty Ranch High School.

The analysis below assumes the issuance of only current interest bonds and are fully compliant with AB182.

Estimated Bond Authorization from 2016 Bond Election

Scenario	1	2	3
Projected Tax Rate	$20 per $100,000 of AV	$25 per $100,000 of AV	$30 per $100,000 of AV
Estimated Bond Authorization*	$12,000,000 to $14,000,000	$14,900,000 to $17,500,000	$17,900,000 to $21,000,000

**Low end of range uses 4% assessed valuation growth assumptions, high end of range uses 5% assessed valuation assumptions.*

SCHOOL SITE & STAKEHOLDER GROUP PRIORITIES

The following is a list of needs/scope-of-work priorities as outlined by the Facilities Master Plan Committee and each individual School Site Committee (SSC). Each SSC developed three top priorities based on their review and comment of the proposed Draft Master Plan diagram for their site. For detailed voting results of the Facilities Master Plan Committee, please refer to the charts in the appendix of this document.

FACILITIES MASTER PLAN COMMITTEE

- Modernize & Reconfigure Kindergarten and Classroom Buildings
- Existing Buildings Systems & Toilets
- Safety & Security
- Technology Infrastructure

SCHOOL SITE COMMITTEES

Greer Elementary School
- Quantity of flexible learning spaces (including the outdoors)
- Placement of the program spaces
- Restrooms & Traffic

Lake Canyon Elementary School
- Staff parking and traffic
- Fence extension near MPR
- Kindergarten parking changes

Marengo Ranch Elementary School
- Shade structures
- BFLC at the front of the school
- Centralized Faculty Work, Faculty Lounge and Music Classroom

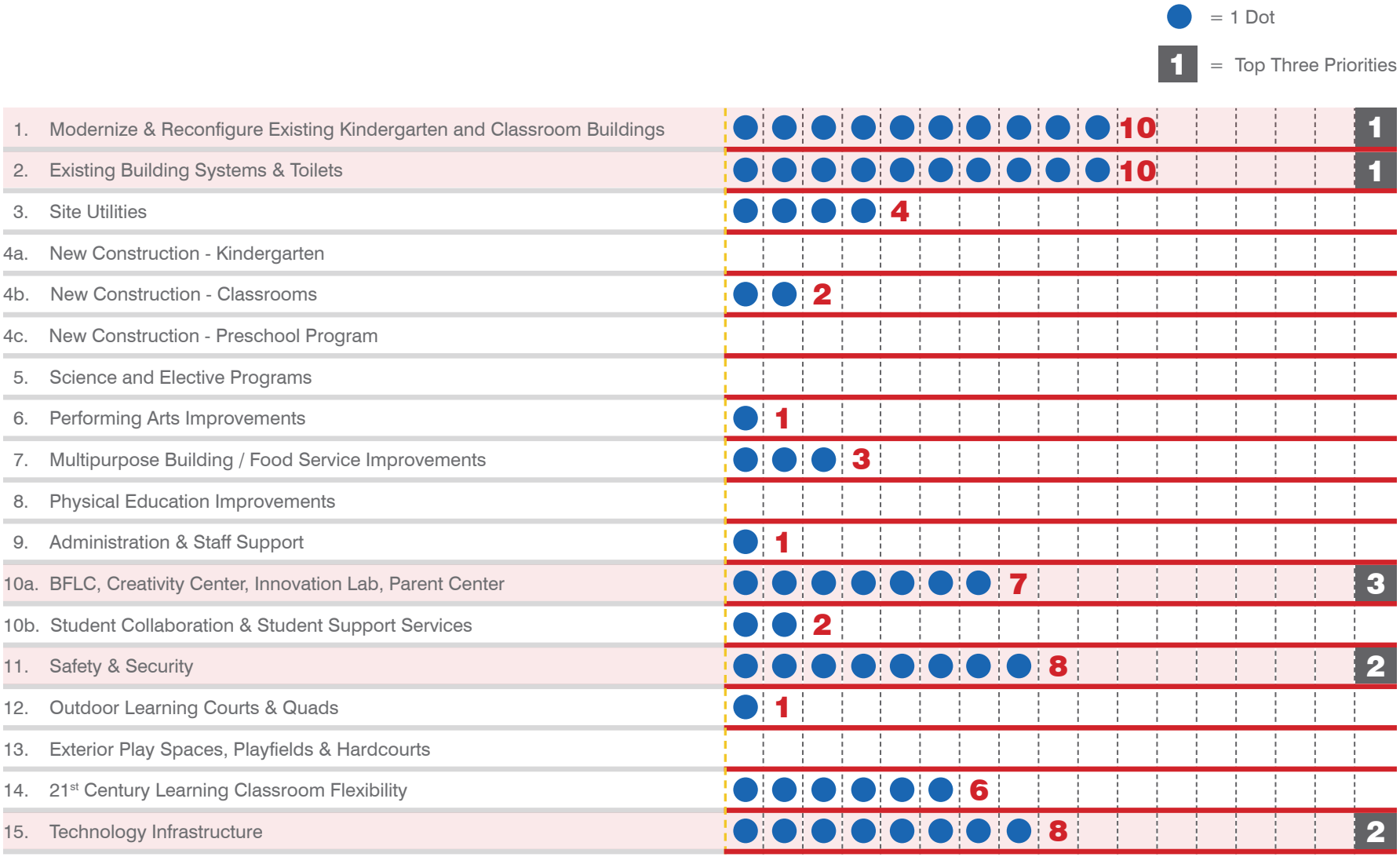
River Oaks Elementary School
- Centralized location for IEPs, psychologist, speech, and OT room
- Replace portables with permanent buildings with common pods and windows to increase teacher collaboration
- Larger instructional areas for student sharing and collaboration

Valley Oaks Elementary School
- Each grade level has a pod to share
- Access to pod from classroom and to outside (2 doors)
- Kinder access to the front of school

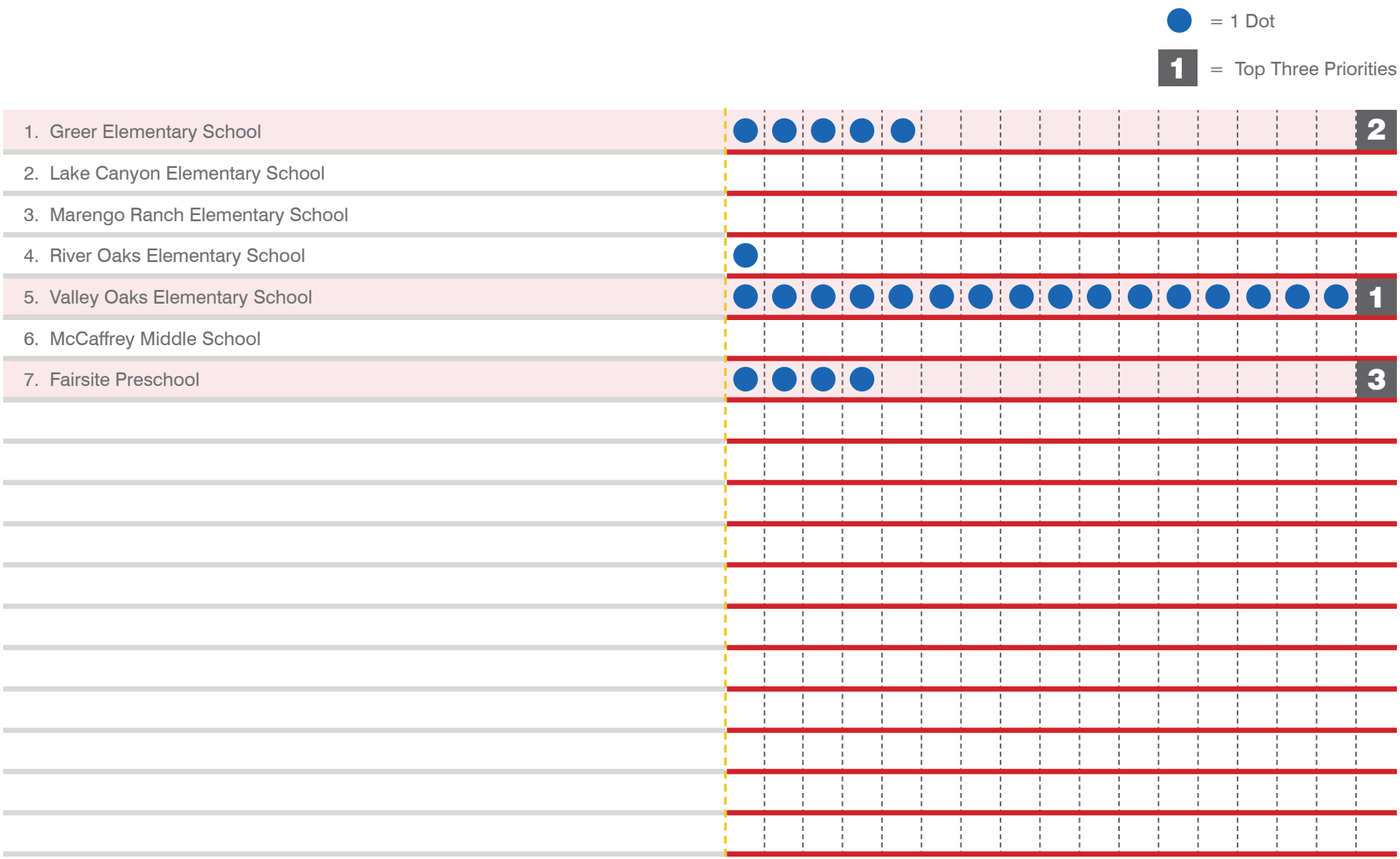
McCaffrey Middle School
- Replacement of portables with permanent construction
- New building near the gymnasium & MPR
- All-weather track

Fairsite Preschool
- Playgrounds
- Adequately sized preschool classrooms
- Administration at the front of the school

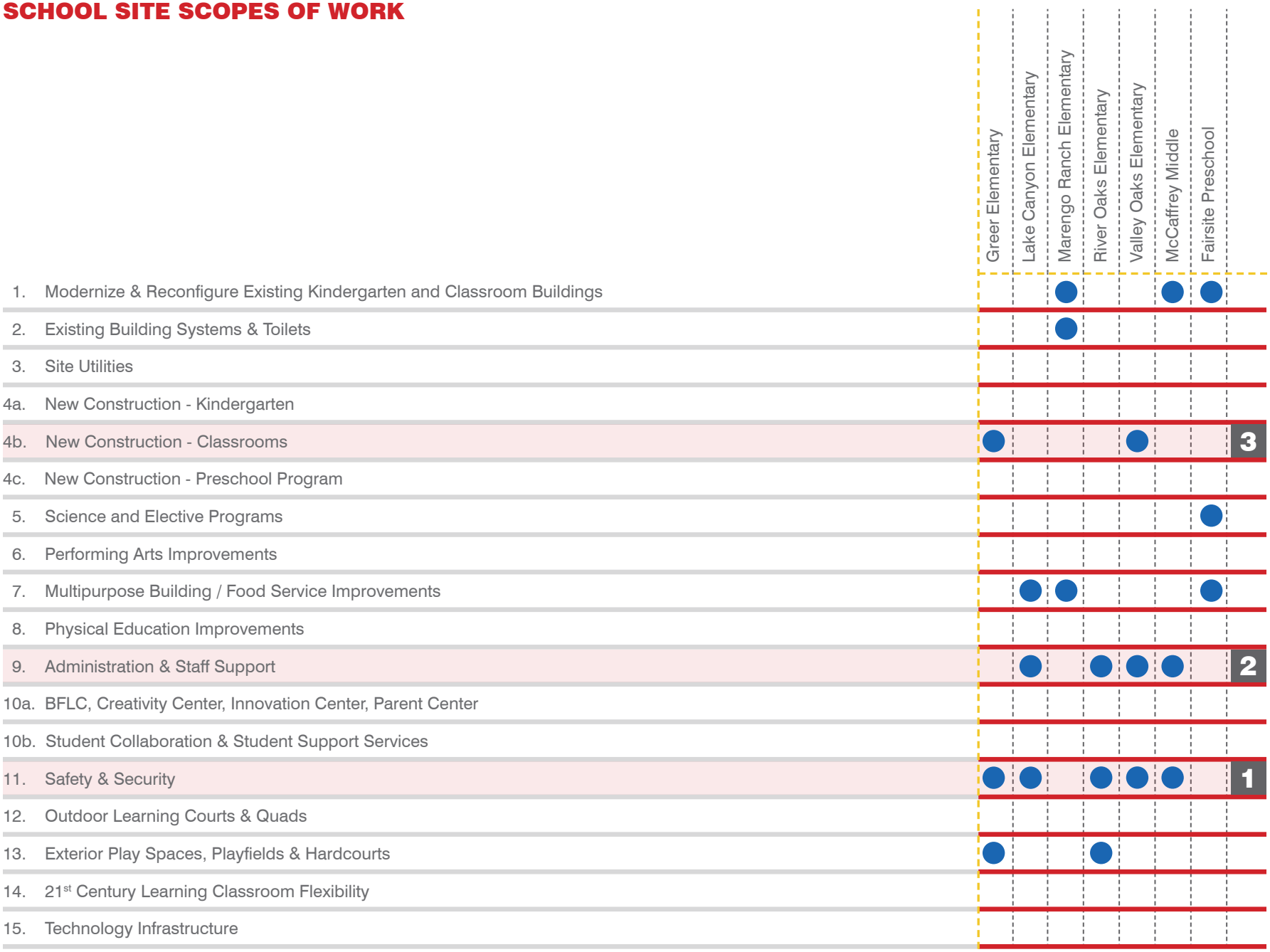
DISTRICT WIDE SCOPES OF WORK



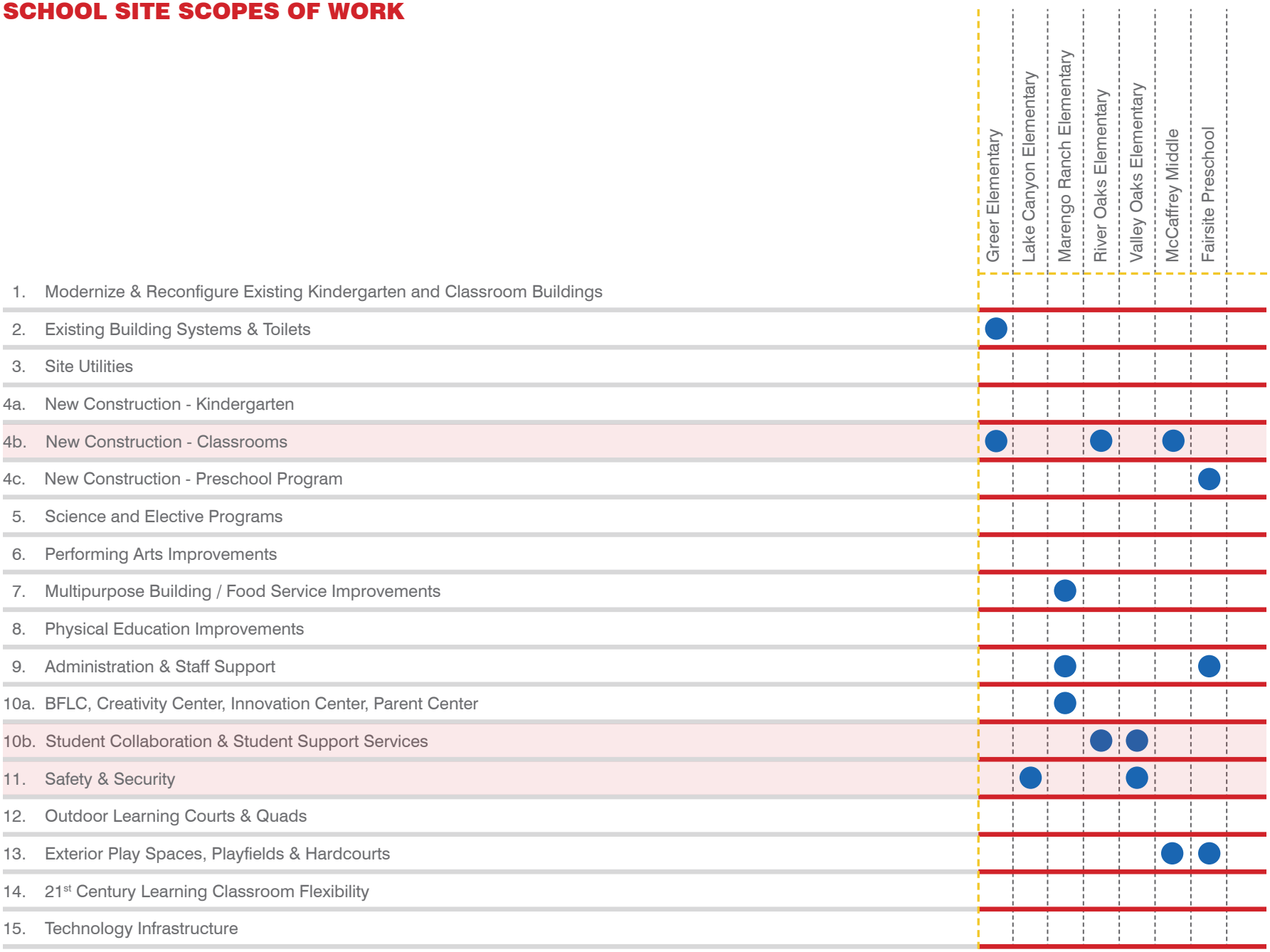
SCHOOL SITES



SCHOOL SITE SCOPES OF WORK



SCHOOL SITE SCOPES OF WORK



SECTION FIVE

SITE MASTER PLANS

Buildings and Grounds Condition Assessment

Within Section 5, the first two pages of each of the Galt Joint Union Elementary School District's (7) School Site Master Plans include a representation of the current state of each school site at the time of the school site survey. The third page is a summary of the prioritized project cost estimate and the fourth, fifth and in some cases, sixth pages consist of diagrams showing the existing conditions at each school site and the proposed changes. Each section is comprised of:

- **School Photo**
  Indicates existing building placement, hardscape and landscaped areas. This aerial is used in the site master plan and scaled to confirm location of proposed existing facilities improvements and/or new building structures.

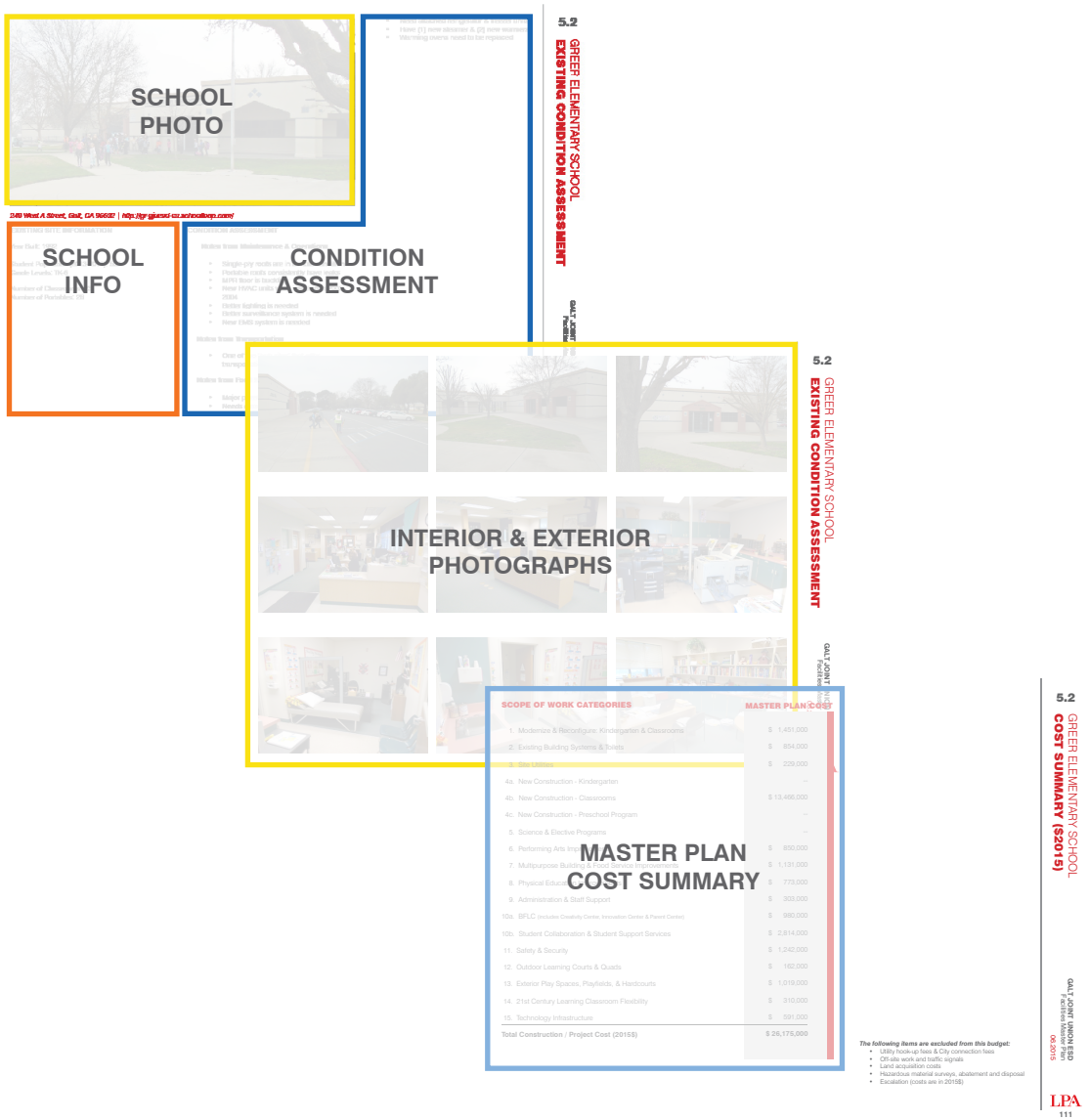
- **School Information**
  Includes information about the school facility such as address, year constructed/modernized, square footage, site size and modular classroom counts. Also included is a list of recent construction and modernization projects.

- **Condition Assessment**
  Includes a description of building and grounds issues identified by District Facilities staff.

- **Assessment of Program Needs**
  Includes facility needs that will support the school's educational program goals in conformance with the Galt Joint Union Elementary School District's Board of Education goals.

- **Interior and Exterior Photographs**
  Includes representative photographs of the facility and site during LPA's site observation in February 2015.

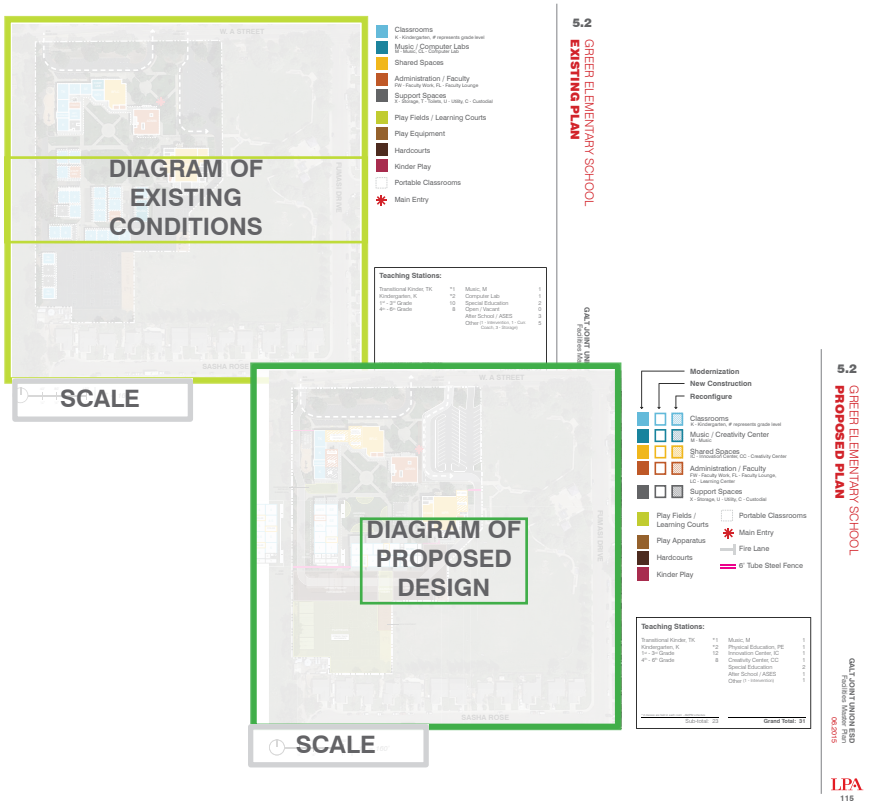
- **Master Plan Cost Summary**
  Includes a description of the overall costs of proposed facilities improvements.**



***It should be noted that estimates are in 2015 dollars inclusive of both hard construction and project soft costs. Once an implementation schedule for a project has been determined appropriate escalation to the proposed mid-point of construction should be budgeted.*

- **Existing Site Diagram**
  Indicates existing building placement, hardscape and landscaped areas. In addition, the existing site diagram locates relevant program spaces, adjacencies and current uses.

- **Proposed Site Diagram**
  Includes proposed building placement and hardscape and landscape reconfiguration, if needed. The proposed site diagram notes proposed new construction, reconfiguration of existing spaces and the modernization of all existing spaces, where eligible, to the standards outlined in the Facilities Master Plan.



Notes from GJUESD Maintenance & Operations

The information on the following pages (95 - 105) has been provided by the GJUESD Maintenance and Operations staff.

Campus **Year**

	2015	2016	2017	2018	2019	Total Cost
Greer Elementary School	450,000	--	--	--	--	**$450,000**
Lake Canyon Elementary School	--	--	--	--	187,400	**$187,400**
Marengo Elementary School	--	89,500	--	75,000	--	**$164,500**
River Oaks Elementary School	500,000	--	--	--	--	**$500,000**
Valley Oaks Elementary School	--	92,000	--	135,000	82,000	**$309,000**
McCaffrey Middle School	--	--	--	--	284,250	**$284,250**
Fairsite Preschool	48,000	30,000	--	26,200	82,000	**$186,200**
Total Cost (2015$)	**$998,000**	**$211,500**	**--**	**$236,200**	**$635,650**	**$156,189,000**

Greer Elemantary School

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
Exterior	X	X				X		X	X	X	X	X		whole campus
Slurry Seal				X	X								X	
Striping/paint				X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X						X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X	X		New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X					X						new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains			X								X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X	X		New cmera system IP network
Fire system	X	X				X		X	X	X	X	X		Updated fire system
Alarm system	X	X				X		X	X	X	X	X		Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing					X									
Turf fields			X		X									
Building/shop														
Structural damage						X								Repair or replace Headers on sofffits
MUA/swamp cooler								X						New swamp cooler in Kitchens
Roof replacement						X		X						
Roof repairs	X	X							X		X			
Landscaping														

Lake Canyon Elementary School

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
Exterior	X	X				X		X	X	X	X	X	X	whole campus
Slurry Seal			X	X	X								X	
Striping/paint			X	X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X		X	X	X	X	X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X		X	New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X										X	new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains	X	X	X		X	X		X		X	X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X		X	New cmera system IP network
Fire system	X	X				X		X	X	X	X			Updated fire system
Alarm system	X	X				X		X	X	X	X			Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage	X	X				X		X	X	X	X			Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement	X	X				X		X	X	X	X			
Roof repairs														
Landscaping														

Marengo Ranch Elementary School

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
Exterior	X	X				X		X	X	X	X	X	X	whole campus
Slurry Seal			X	X	X								X	
Striping/paint			X	X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X		X	X	X	X	X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X		X	New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X										X	new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains	X	X	X		X	X		X		X	X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X		X	New cmera system IP network
Fire system	X	X				X		X	X	X	X			Updated fire system
Alarm system	X	X				X		X	X	X	X			Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage	X	X				X		X	X	X	X		X	Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement	X	X				X		X	X	X	X			
Roof repairs														
Landscaping														

River Oaks Elementary School

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
Exterior	X	X				X		X	X	X	X	X	X	whole campus
Slurry Seal			X	X	X								X	
Striping/paint			X	X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X		X	X	X	X	X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X		X	New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X										X	new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains	X	X	X		X	X		X		X	X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X		X	New cmera system IP network
Fire system	X	X				X		X	X	X	X			Updated fire system
Alarm system	X	X				X		X	X	X	X			Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage	X	X				X		X	X	X	X			Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement	X	X				X		X	X	X	X			
Roof repairs														
Landscaping														

Valley Oaks Elementary School

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
Exterior	X	X				X		X	X	X	X	X	X	whole campus
Slurry Seal			X	X	X								X	
Striping/paint			X	X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X		X	X	X	X	X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X		X	New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X										X	new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains	X	X	X		X	X		X		X	X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X		X	New cmera system IP network
Fire system	X	X				X		X	X	X	X			Updated fire system
Alarm system	X	X				X		X	X	X	X			Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage	X	X				X		X	X	X	X			Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement	X	X				X		X	X	X	X			
Roof repairs														
Landscaping														

McCaffrey Middle School

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
Exterior	X	X				X		X	X	X	X	X	X	whole campus
Slurry Seal			X	X	X								X	
Striping/paint			X	X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X		X	X	X	X	X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X		X	New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X										X	new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains	X	X	X		X	X		X		X	X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X		X	New cmera system IP network
Fire system	X	X				X		X	X	X	X			Updated fire system
Alarm system	X	X				X		X	X	X	X			Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage	X	X				X		X	X	X	X			Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement														
Roof repairs	X	X				X		X	X	X	X			
Landscaping														

Fairsite Preschool

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint	X	X				X		X	X	X	X	X		Office, Bath, Break Room
Interior	X	X				X		X	X	X	X	X		Kitchen,staff room, Etc
exterior	X	X				X		X	X	X	X	X	X	whole campus
Slurry Seal			X	X	X								X	
Striping/paint			X	X	X								X	Slurry Seal all parking lots and play ground surfeces
Gutters	X	X				X		X	X	X	X	X		Repair or replace Gutters
LED Lights	X	X				X		X	X	X	X	X	X	New LED lighting needed
Interior	X	X				X		X	X	X	X		X	New LED lighting needed
Exterior	X	X				X		X	X	X	X	X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X										X	new gates and fencing
Carpet/flooring	X	X				X		X	X	X	X			
Drinking Fountains	X	X	X		X	X		X		X	X			Install New drinking fountians on campus
Surveillance	X	X				X		X	X	X	X		X	New cmera system IP network
Fire system	X	X				X		X	X	X	X			Updated fire system
Alarm system	X	X				X		X	X	X	X			Updated Alarm system
EMS/Hvac system	X	X				X		X	X	X	X			install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage	X	X				X		X	X	X	X			Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement	X	X				X		X	X	X	X			
Roof repairs														
Landscaping														

District Office

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint														Office, Bath, Break Room
Interior								X	X	X				Kitchen,staff room, Etc
exterior									X					whole campus
Slurry Seal				X									X	
Striping/paint				X									X	Slurry Seal all parking lots and play ground surfeces
Gutters														Repair or replace Gutters
LED Lights														New LED lighting needed
Interior								X	X	X				New LED lighting needed
Exterior									X			X	X	New LED lighting needed
Sprinklers			X											Update Irrigation system
Fences/Gates			X											new gates and fencing
Carpet/flooring									X					
Drinking Fountains														Install New drinking fountians on campus
Surveillance									X					New cmera system IP network
Fire system									X					Updated fire system
Alarm system									X					Updated Alarm system
EMS/Hvac system									X					install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop														
Structural damage														Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement														
Roof repairs									X					
Landscaping			X											

Bus Barn

	BFLC	MPR	Grounds	Blacktop	Play-ground	Portables	Maint. Dept.	Food Service	Office	Restroom	Classroom	Soffits/ Fascia	Parking Lots	Comments
Paint						X	X	X	X	X	X			Office, Bath, Break Room
Interior						X	X	X	X	X				Kitchen,staff room, Etc
exterior						X	X		X	X				whole campus
Slurry Seal			X	X									X	Slurry Seal all parking lots and play ground surfeces
Striping/paint			X	X									X	Slurry Seal all parking lots and play ground surfeces
Gutters														Repair or replace Gutters
LED Lights						X	X	X	X	X		X	X	New LED lighting needed
Interior						X	X	X	X	X			X	New LED lighting needed
Exterior						X	X		X					New LED lighting needed
Sprinklers			X				X							Update Irrigation system
Fences/Gates			X				X							new gates and fencing
Carpet/flooring							X							
Drinking Fountains			X				X							Install New drinking fountians on campus
Surveillance			X				X							New cmera system IP network
Fire system							X							Updated fire system
Alarm system			X				X							Updated Alarm system
EMS/Hvac system			X				X							install New EMS Hvac system
Play Surfacing														
Turf fields														
Building/shop			X				X							
Structural damage														Repair or replace Headers on sofffits
MUA/swamp cooler														New swamp cooler in Kitchens
Roof replacement														
Roof repairs														
Landscaping														

248 West A Street, Galt, CA 95632 | http://gr-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built: 1992

Student Population (2013-2014): 509
Grade Levels: TK-6

Number of Classrooms: 23
Number of Portables: 26

CONDITION ASSESSMENT

Notes from Maintenance & Operations

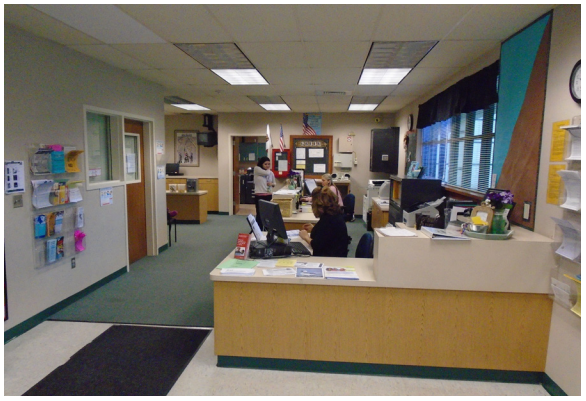
- Single-ply roofs are in terrible condition
- Portable roofs consistently have leaks
- MPR floor is buckling
- New HVAC units were installed in 2003-2004
- Better lighting is needed
- Better surveillance system is needed
- New EMS system is needed

Notes from Transportation

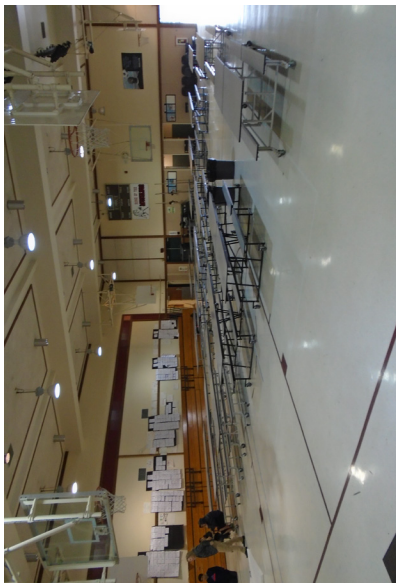
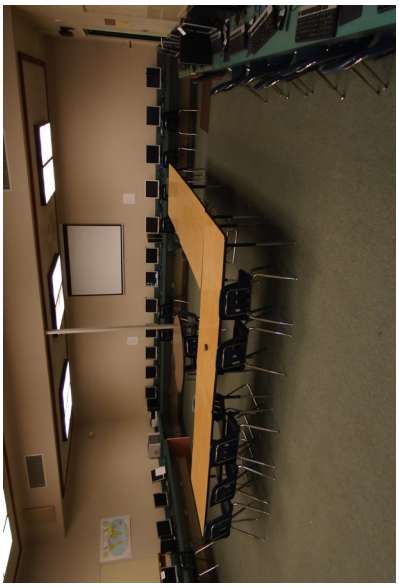
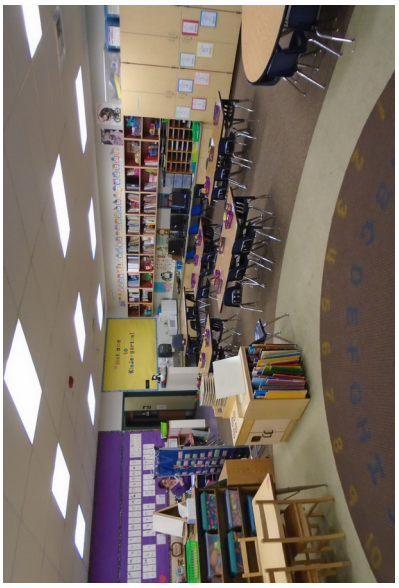
- One of two 'hub sites' that offer transportation to McCaffrey Middle School

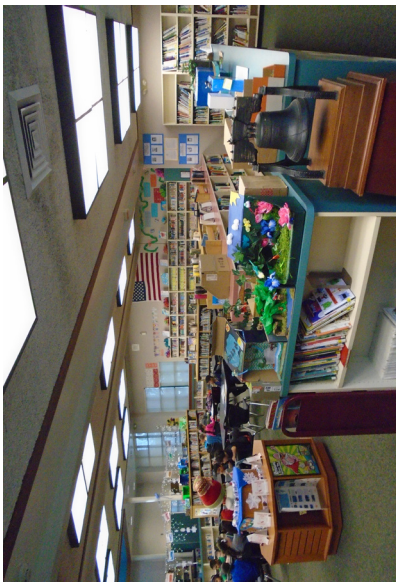
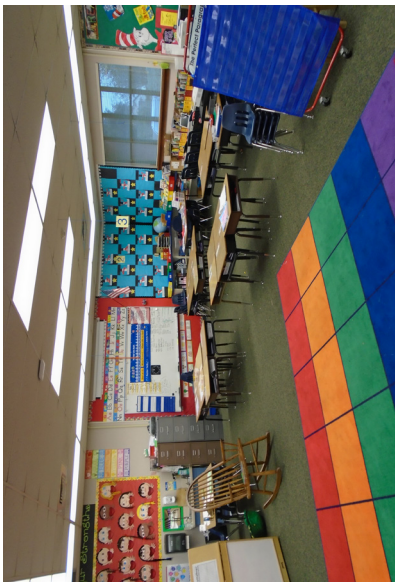
Notes from Food Service

- Major plumbing issues
- Needs a restroom off the kitchen
- Need attached refrigerator & freezer units
- Have (1) new steamer & (2) new warmers
- Warming ovens need to be replaced





SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 1,451,000
2. Existing Building Systems & Toilets	$ 854,000
3. Site Utilities	$ 229,000
4a. New Construction - Kindergarten	--
4b. New Construction - Classrooms	$ 13,466,000
4c. New Construction - Preschool Program	--
5. Science & Elective Programs	--
6. Performing Arts Improvements	$ 850,000
7. Multipurpose Building & Food Service Improvements	$ 1,131,000
8. Physical Education Improvements	$ 773,000
9. Administration & Staff Support	$ 303,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 980,000
10b. Student Collaboration & Student Support Services	$ 2,814,000
11. Safety & Security	$ 1,242,000
12. Outdoor Learning Courts & Quads	$ 162,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 1,019,000
14. 21st Century Learning Classroom Flexibility	$ 310,000
15. Technology Infrastructure	$ 591,000
Total Construction / Project Cost (2015$)	**$ 26,175,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)

40' 80' 160'
¼" ½" 1"

1" = 160'

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Computer Labs
  M - Music, CL - Computer Lab
- Shared Spaces
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry

Teaching Stations:

Transitional Kinder, TK	*1	Music, M	1
Kindergarten, K	*2	Computer Lab	1
1st - 3rd Grade	10	Special Education	2
4th - 6th Grade	8	Open / Vacant	0
		After School / ASES	3
		Other (1 - Intervention, 1 - Curr. Coach, 3 - Storage)	5

* 2 classes are held in each room - AM/PM schedule

Sub-total: 21

Grand Total: 33

40' 80' 160'
¼" ½" 1"

1" = 160'

Modernization
New Construction
Reconfigure

Classrooms
K - Kindergarten, # represents grade level

Music / Creativity Center
M - Music

Shared Spaces
IC - Innovation Center, CC - Creativity Center

Administration / Faculty
FW - Faculty Work, FL - Faculty Lounge,
LC - Learning Center

Support Spaces
X - Storage, U - Utility, C - Custodial

Play Fields / Learning Courts

Play Apparatus

Hardcourts

Kinder Play

Portable Classrooms

Main Entry

Fire Lane

6' Tube Steel Fence

Teaching Stations:

Transitional Kinder, TK	*1	Music, M	1
Kindergarten, K	*2	Physical Education, PE	1
1st - 3rd Grade	12	Innovation Center, IC	1
4th - 6th Grade	8	Creativity Center, CC	1
		Special Education	2
		After School / ASES	1
		Other (1 - Intervention)	1

* 2 classes are held in each room - AM/PM schedule

Sub-total: 23

Grand Total: 31

800 Lake Canyon Avenue, Galt, CA 95632 | http://lc-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built: 2005

Student Population (2013-2014): 555
Grade Levels: TK-6

Number of Classrooms: 24
Number of Portables: 0

CONDITION ASSESSMENT

Notes from Maintenance & Operations

- Shade structures are desired around campus
- Need a guardrail at the edge of the outside stage
- Currently installing a fitness track using PTA funds
- New EMS system is needed

Notes from Transportation

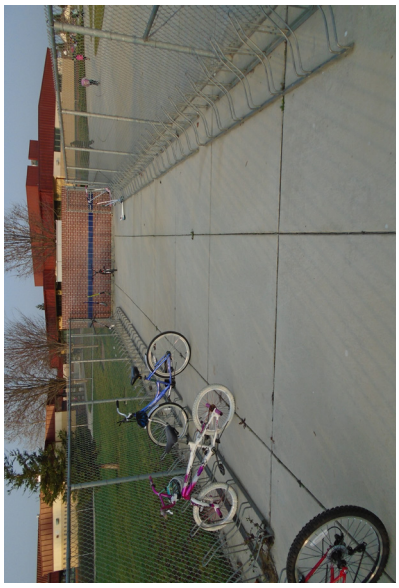
- Currently have dedicated bus drop-off
- Parent drop-off requires students to walk through the bus drop-off
- Challenging to get buses out of the campus due to crosswalk and parent traffic

Notes from Food Service

- Layout is not functional
- Needs a restroom off the kitchen
- Needs a kitchen manager office separate from dry storage
- Need attached refrigerator & freezer units
- Warming ovens need to be replaced



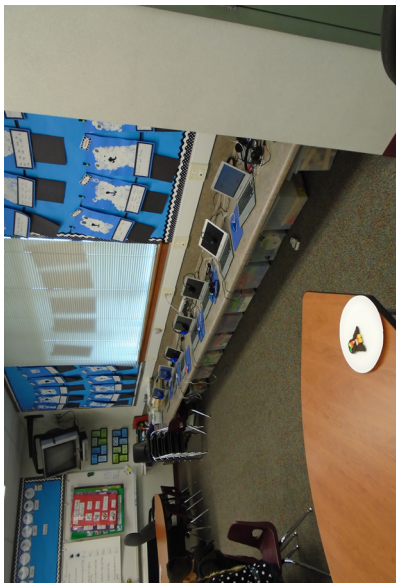


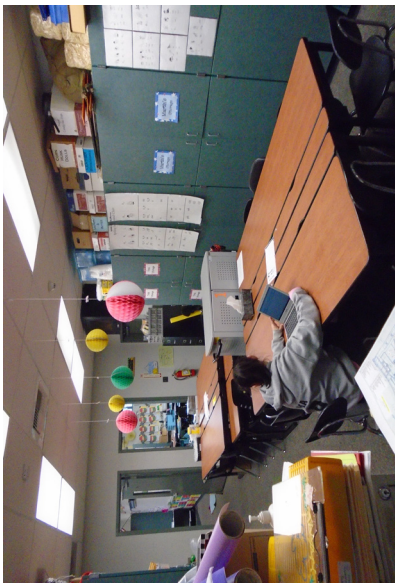


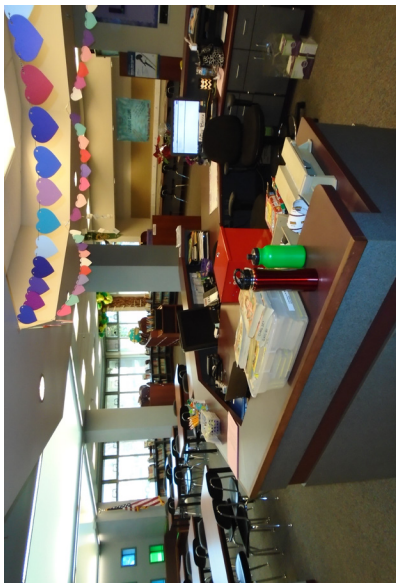


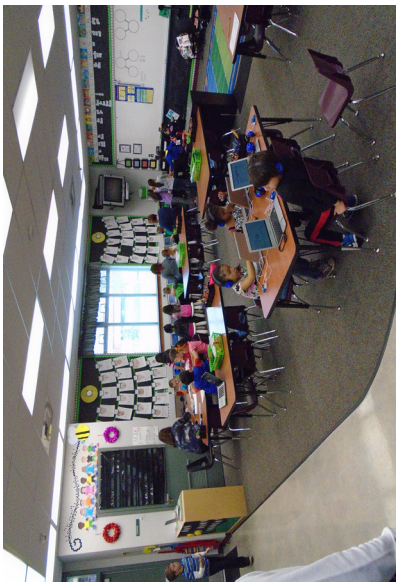

Recorder
Karate
Belts

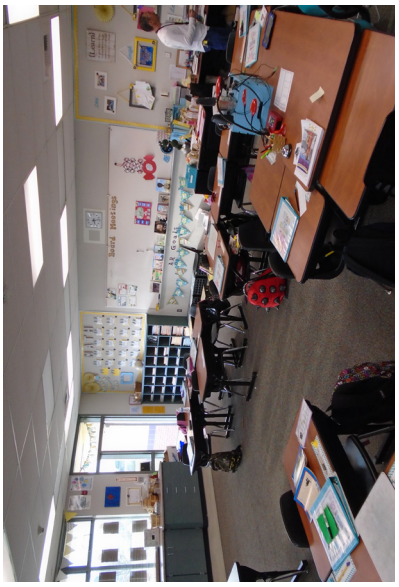

Your friends. Your stories.
Your school. Your year.











SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	--
2. Existing Building Systems & Toilets	$ 267,000
3. Site Utilities	--
4a. New Construction - Kindergarten	$ 1,459,000
4b. New Construction - Classrooms	$ 2,649,000
4c. New Construction - Preschool Program	--
5. Science & Elective Programs	--
6. Performing Arts Improvements	--
7. Multipurpose Building & Food Service Improvements	$ 787,000
8. Physical Education Improvements	$ 773,000
9. Administration & Staff Support	$ 43,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 2,035,000
10b. Student Collaboration & Student Support Services	$ 699,000
11. Safety & Security	$ 1,091,000
12. Outdoor Learning Courts & Quads	$ 132,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 86,000
14. 21st Century Learning Classroom Flexibility	$ 340,000
15. Technology Infrastructure	$ 667,000
Total Construction / Project Cost (2015$)	**$ 11,018,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Computer Labs
  M - Music, CL - Computer Lab
- Shared Spaces
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry

1" = 160'

Teaching Stations:

Transitional Kinder, TK	*1	Music, M	1
Kindergarten, K	*1	Computer Lab	0
1st - 3rd Grade	10	Special Education	3
4th - 6th Grade	9	Open / Vacant	0
		After School / ASES	0
		Other (1 - Reading)	1

* 2 classes are held in each room - AM/PM schedule

Sub-total: 21

Grand Total: 26

40' 80' 160'
¼" ½" 1"

1" = 160'

Modernization
New Construction
Reconfigure

- **Classrooms**
  K - Kindergarten, # represents grade level
- **Music / Creativity Center**
  M - Music
- **Shared Spaces**
  IC - Innovation Center, CC - Creativity Center
- **Administration / Faculty**
  FW - Faculty Work, FL - Faculty Lounge, LC - Learning Center
- **Support Spaces**
  X - Storage, U - Utility, C - Custodial
- **Play Fields / Learning Courts**
- **Play Apparatus**
- **Hardcourts**
- **Kinder Play**
- **Portable Classrooms**
- **Main Entry**
- **Fire Lane**
- **6' Tube Steel Fence**

Teaching Stations:

Transitional Kinder, TK	*1	Music, M	1
Kindergarten, K	*3	Physical Education, PE	1
1st - 3rd Grade	13	Innovation Center, IC	1
4th - 6th Grade	9	Creativity Center, CC	1
		Special Education	3
		After School / ASES	0
		Other (1 - Reading)	1

* 2 classes are held in each room - AM/PM schedule

Sub-total: 26

Grand Total: 34

1000 Elk Hills Drive, Galt, CA 95632 | http://mg-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built: 1997

Student Population (2013-2014): 588
Grade Levels: K-6

Number of Classrooms: 29
Number of Portables: 22

CONDITION ASSESSMENT

Notes from Maintenance & Operations

- Brick is peeling away at the front of the campus
- Headers at the front of the school are damaged
- New HVAC units were installed in 2004-2007
- Swamp cooler at the kitchen needs to be replaced
- Better surveillance system is needed
- New EMS system is needed

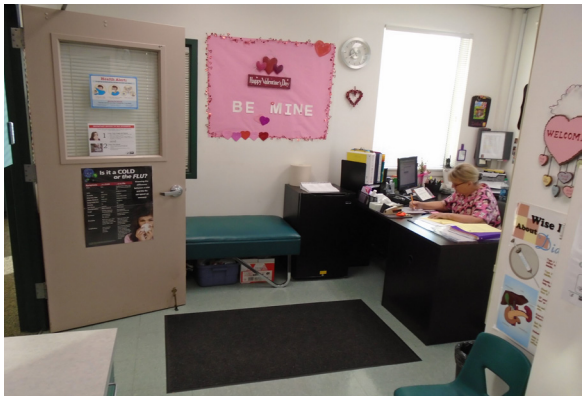
Notes from Transportation

- Challenging bus loading in staff parking; there is not enough room for buses to pass each other
- Difficult for buses to access the campus with parent traffic
- The 90 degree turn into the driveway is difficult for buses
- There is currently no fence to divide the students from the buses

Notes from Food Service

- Need larger attached refrigerator & freezer units
- Warming ovens need to be replaced
- Lockable curtain between the kitchen & MPR was just replaced
- Compost pilot program with Cal Waster occurs at this campus


MULTIPURPOSE


BE MINE


Welcome to
Marengo Ranch


Home of the Monarchs

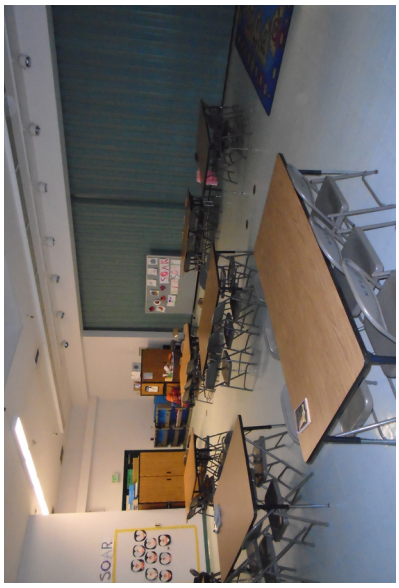


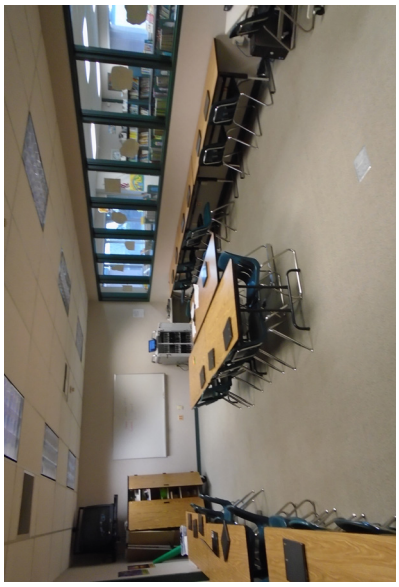








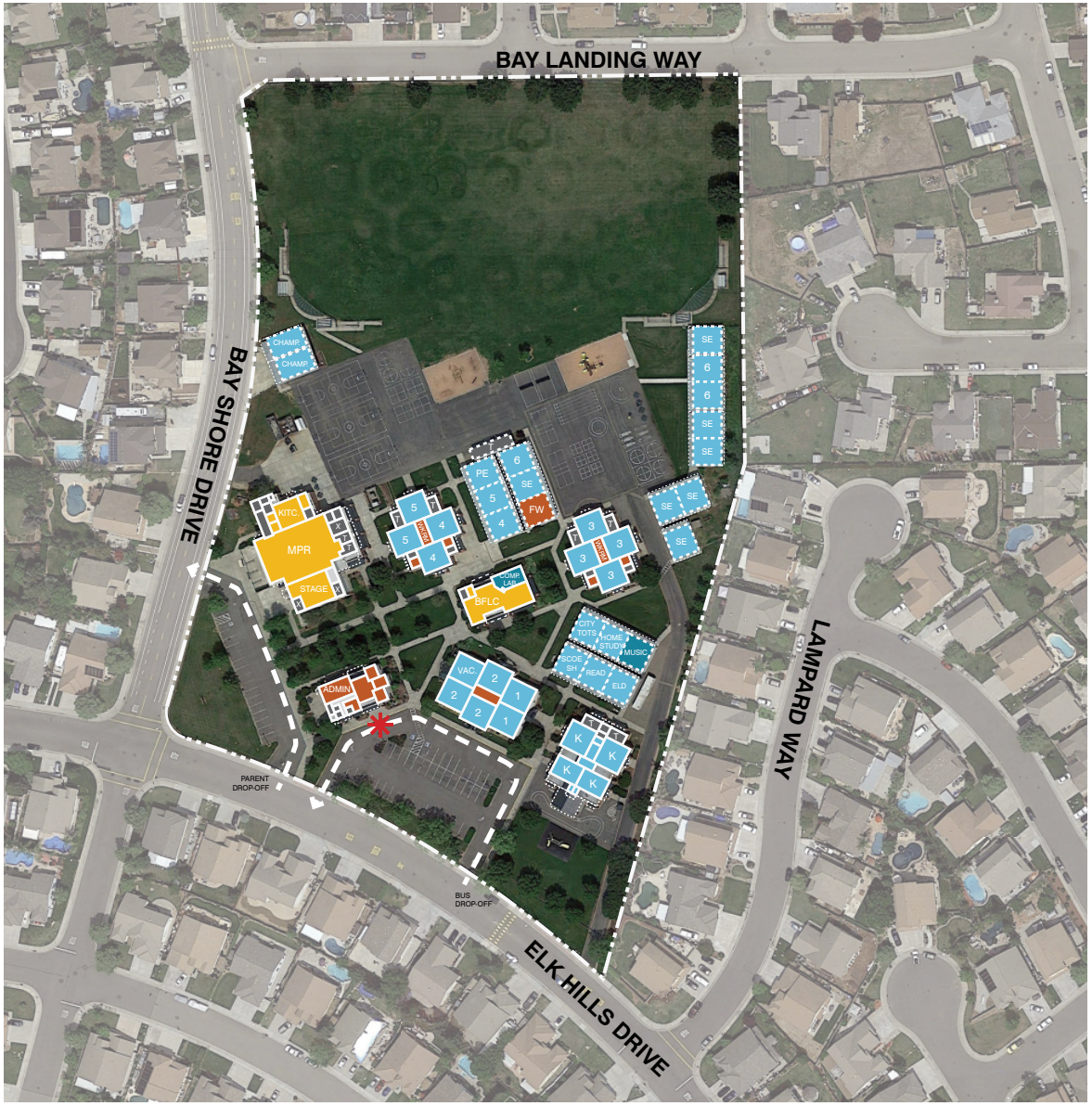



SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 1,172,000
2. Existing Building Systems & Toilets	$ 833,000
3. Site Utilities	--
4a. New Construction - Kindergarten	$ 299,000
4b. New Construction - Classrooms	$ 13,027,000
4c. New Construction - Preschool Program	--
5. Science & Elective Programs	--
6. Performing Arts Improvements	$ 218,000
7. Multipurpose Building & Food Service Improvements	$ 835,000
8. Physical Education Improvements	$ 787,000
9. Administration & Staff Support	$ 580,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 898,000
10b. Student Collaboration & Student Support Services	$ 2,723,000
11. Safety & Security	$ 505,000
12. Outdoor Learning Courts & Quads	$ 620,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 384,000
14. 21st Century Learning Classroom Flexibility	$ 370,000
15. Technology Infrastructure	$ 474,000
Total Construction / Project Cost (2015$)	**$ 23,725,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)



25' 50' 100' 200'
½" 1" 2" 4"

1" = 200'

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Computer Labs
  M - Music, CL - Computer Lab
- Shared Spaces
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry

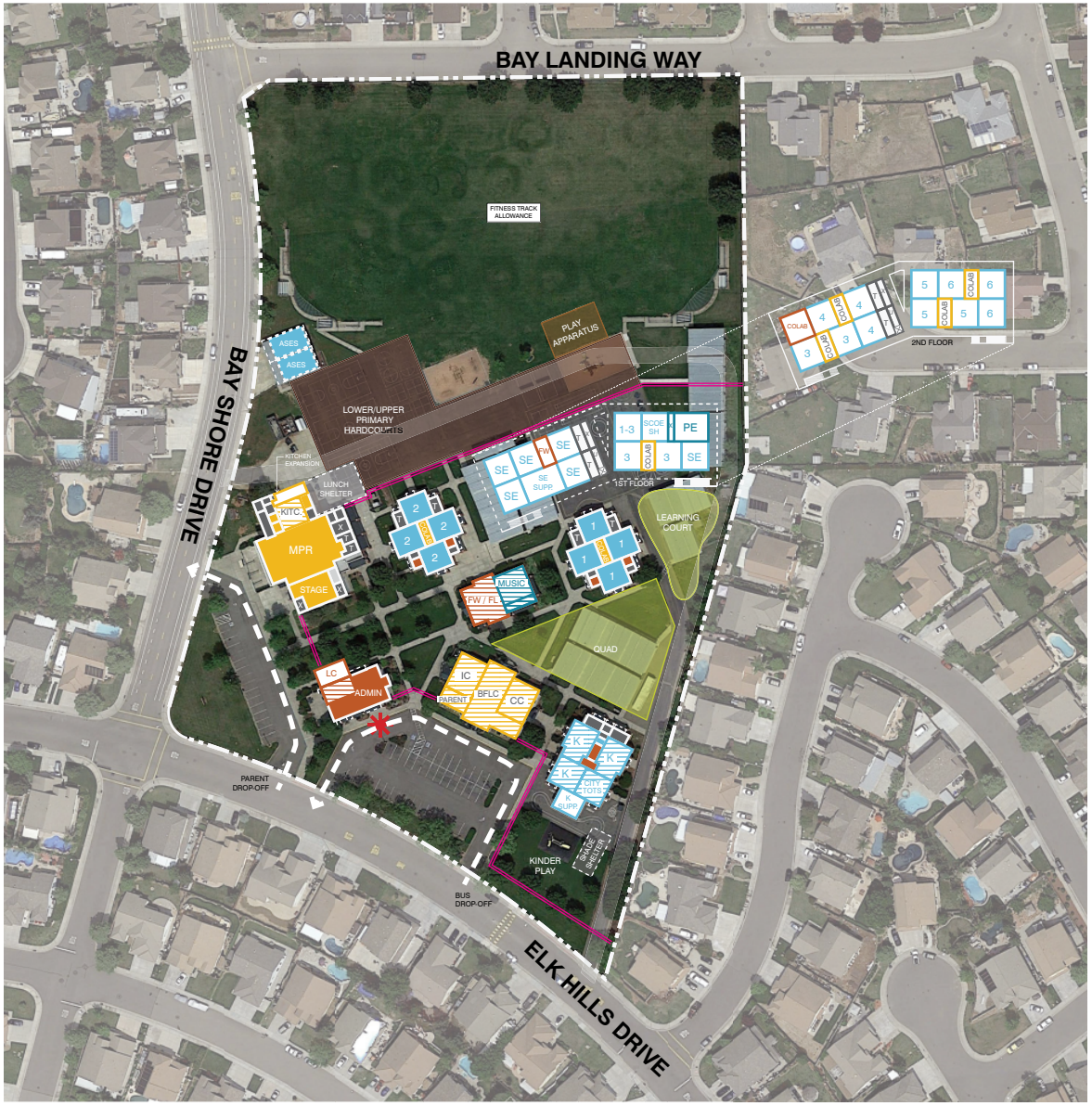
Teaching Stations:

Transitional Kinder, TK	0	Music, M	1
Kindergarten, K	*3	Computer Lab	1
1st - 3rd Grade	10	Special Education	7
4th - 6th Grade	9	Open / Vacant	1
		After School / Champions	2
		Other (1 - ELD, 1 - Reading, 1 - PE, 1 - Home Study, 1 - City Tots, 1 - SCOE SH)	6

* 2 classes are held in each room - AM/PM schedule

Sub-total: 22

Grand Total: 40



25' 50' 100' 200'
½" 1" 2" 4"

1" = 200'

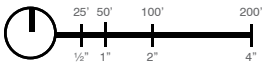
Modernization
New Construction
Reconfigure

- **Classrooms**
  K - Kindergarten, # represents grade level
- **Music / Creativity Center**
  M - Music
- **Shared Spaces**
  IC - Innovation Center, CC - Creativity Center
- **Administration / Faculty**
  FW - Faculty Work, FL - Faculty Lounge, LC - Learning Center
- **Support Spaces**
  X - Storage, U - Utility, C - Custodial
- **Play Fields / Learning Courts**
- **Play Apparatus**
- **Hardcourts**
- **Kinder Play**
- **Portable Classrooms**
- **Main Entry**
- **Fire Lane**
- **6' Tube Steel Fence**

Teaching Stations:

Transitional Kinder, TK	0	Music, M	1
Kindergarten, K	*3	Physical Education, PE	1
1st - 3rd Grade	13	Innovation Center, IC	1
4th - 6th Grade	9	Creativity Center, CC	1
		Special Education	6
		After School / Champions	2
		Other (1 - City Tots, 1 - SCOE SH)	2
Sub-total:	25	**Grand Total:**	**39**

* 2 classes are held in each room - AM/PM schedule



1" = 200'

Modernization
New Construction
Reconfigure

- **Classrooms**
  K - Kindergarten, # represents grade level
- **Music / Creativity Center**
  M - Music
- **Shared Spaces**
  IC - Innovation Center, CC - Creativity Center
- **Administration / Faculty**
  FW - Faculty Work, FL - Faculty Lounge, LC - Learning Center
- **Support Spaces**
  X - Storage, U - Utility, C - Custodial
- **Play Fields / Learning Courts**
- **Play Apparatus**
- **Hardcourts**
- **Kinder Play**
- **Portable Classrooms**
- **Main Entry**
- **Fire Lane**
- **6' Tube Steel Fence**

Teaching Stations:

Transitional Kinder, TK	0	Music, M	1
Kindergarten, K	*3/2	Physical Education, PE	1
1st - 3rd Grade	13/10	Innovation Center, IC	1
4th - 6th Grade	9/7	Creativity Center, CC	1
		Special Education	6
		After School / Champions	2
		Other (1 - City Tots, 1 - SCOE SH)	2

* 2 classes are held in each room - AM/PM schedule

Sub-total: 25/19

Grand Total: 37/21

905 Vintage Oak Avenue, Galt, CA 95632 | http://ro-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built: 1993

Student Population (2013-2014): 599
Grade Levels: TK-6

Number of Classrooms: 29
Number of Portables: 15

CONDITION ASSESSMENT

Notes from Maintenance & Operations

- MPR floor is buckling
- Need additional parking
- Fields have settled and are uneven
- All roofs need to be replaced
- HVAC needs to be replaced
- Swamp cooler at the kitchen needs to be replaced
- Better lighting is needed
- Better surveillance system is needed
- New EMS system is needed

Notes from Transportation

- Currently have dedicated bus drop-off
- Difficult to make the turn in and out of the driveway due to the width
- More 'walkers' at this site

Notes from Food Service

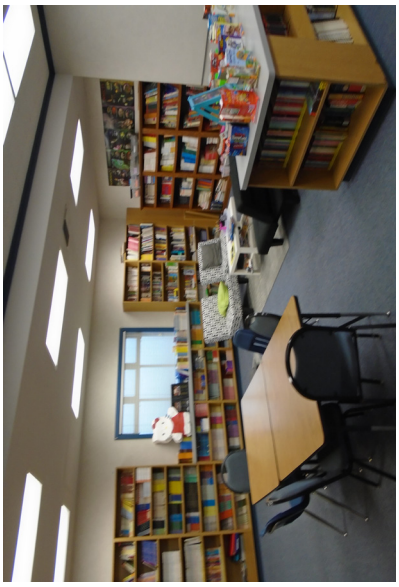
- Minor modernization needed
- Need larger attached refrigerator & freezer units
- Warming ovens need to be replaced


Move It!








SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 1,990,000
2. Existing Building Systems & Toilets	$ 2,339,000
3. Site Utilities	--
4a. New Construction - Kindergarten	$ 1,459,000
4b. New Construction - Classrooms	$ 8,108,000
4c. New Construction - Preschool Program	--
5. Science & Elective Programs	--
6. Performing Arts Improvements	$ 850,000
7. Multipurpose Building & Food Service Improvements	$ 948,000
8. Physical Education Improvements	$ 773,000
9. Administration & Staff Support	$ 1,342,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 3,173,000
10b. Student Collaboration & Student Support Services	$ 1,838,000
11. Safety & Security	$ 1,301,000
12. Outdoor Learning Courts & Quads	$ 231,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 892,000
14. 21st Century Learning Classroom Flexibility	$ 360,000
15. Technology Infrastructure	$ 702,000
Total Construction / Project Cost (2015$)	**$ 26,306,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Computer Labs
  M - Music, CL - Computer Lab
- Shared Spaces
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry

Teaching Stations:

Transitional Kinder, TK	*1	Music, M	0
Kindergarten, K	*2	Computer Lab	0
1st - 3rd Grade	11	Special Education	6
4th - 6th Grade	9	Open / Vacant	0
		After School / ASES	0
		Other (1 - Testing, 1 - Coach, 1 - IEP Meetings)	3

* 2 classes are held in each room - AM/PM schedule

Sub-total: 23

Grand Total: 32

40' 80' 160'
¼" ½" 1"

1" = 160'

40' 80' 160'
¼" ½" 1"

1" = 160'

Modernization
New Construction
Reconfigure

Classrooms
K - Kindergarten, # represents grade level

Music / Creativity Center
M - Music

Shared Spaces
IC - Innovation Center, CC - Creativity Center

Administration / Faculty
FW - Faculty Work, FL - Faculty Lounge,
LC - Learning Center

Support Spaces
X - Storage, U - Utility, C - Custodial

Play Fields / Learning Courts

Play Apparatus

Hardcourts

Kinder Play

Portable Classrooms

Main Entry

Fire Lane

6' Tube Steel Fence

Teaching Stations:

Transitional Kinder, TK	*1	Music, M	1
Kindergarten, K	*3	Physical Education, PE	1
1st - 3rd Grade	13	Innovation Center, IC	1
4th - 6th Grade	9	Creativity Center, CC	1
		Special Education	6
		After School / ASES	0
		Other	0

* 2 classes are held in each room - AM/PM schedule

Sub-total: 26

Grand Total: 36

21 C Street, Galt, CA 95632 | http://vo-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built: 1966

Student Population (2013-2014): 655
Grade Levels: K-6

Number of Classrooms: 30
Number of Portables: 23

CONDITION ASSESSMENT

Notes from Maintenance & Operations

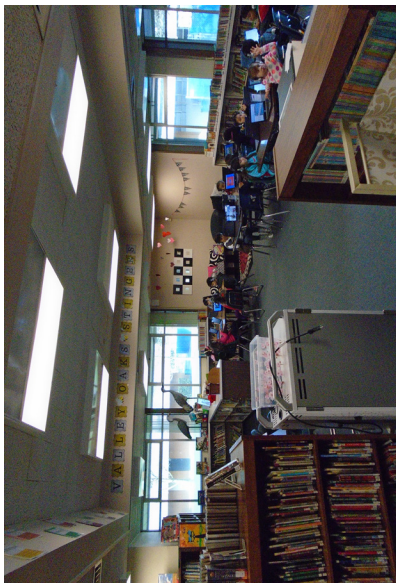
- MPR floor is buckling
- Need additional parking
- Fields are uneven
- HVAC needs to be replaced, (12) new units were replaced in 2006
- Better lighting is needed
- Better surveillance system is needed
- New EMS system is needed

Note from Transportation

- One of two 'hub sites' that offer transportation to McCaffrey Middle School
- Not enough parent drop-off currently
- Bus drop-off is shared with parent drop-off
- Straighter access in and out of the campus would benefit bus maneuverability
- Crosswalk is currently conflicting with the bus loading area

Notes from Food Service

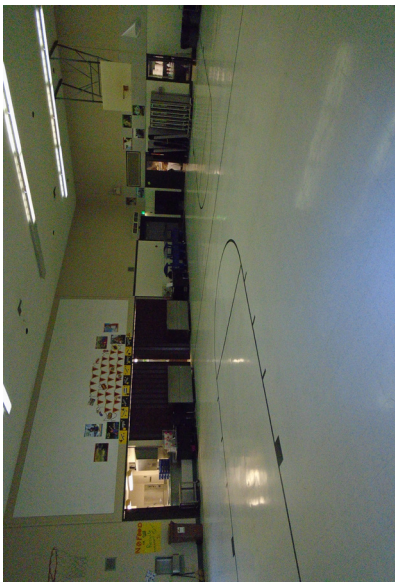
- Needs comprehensive modernization
- Additional dry storage is needed
- Need steam tables
- Need attached refrigerator & freezer units
- Warming ovens need to be replaced
- Lockable curtain between the kitchen & MPR needs replacement
- Need better cart access
- The grease trap is an issue









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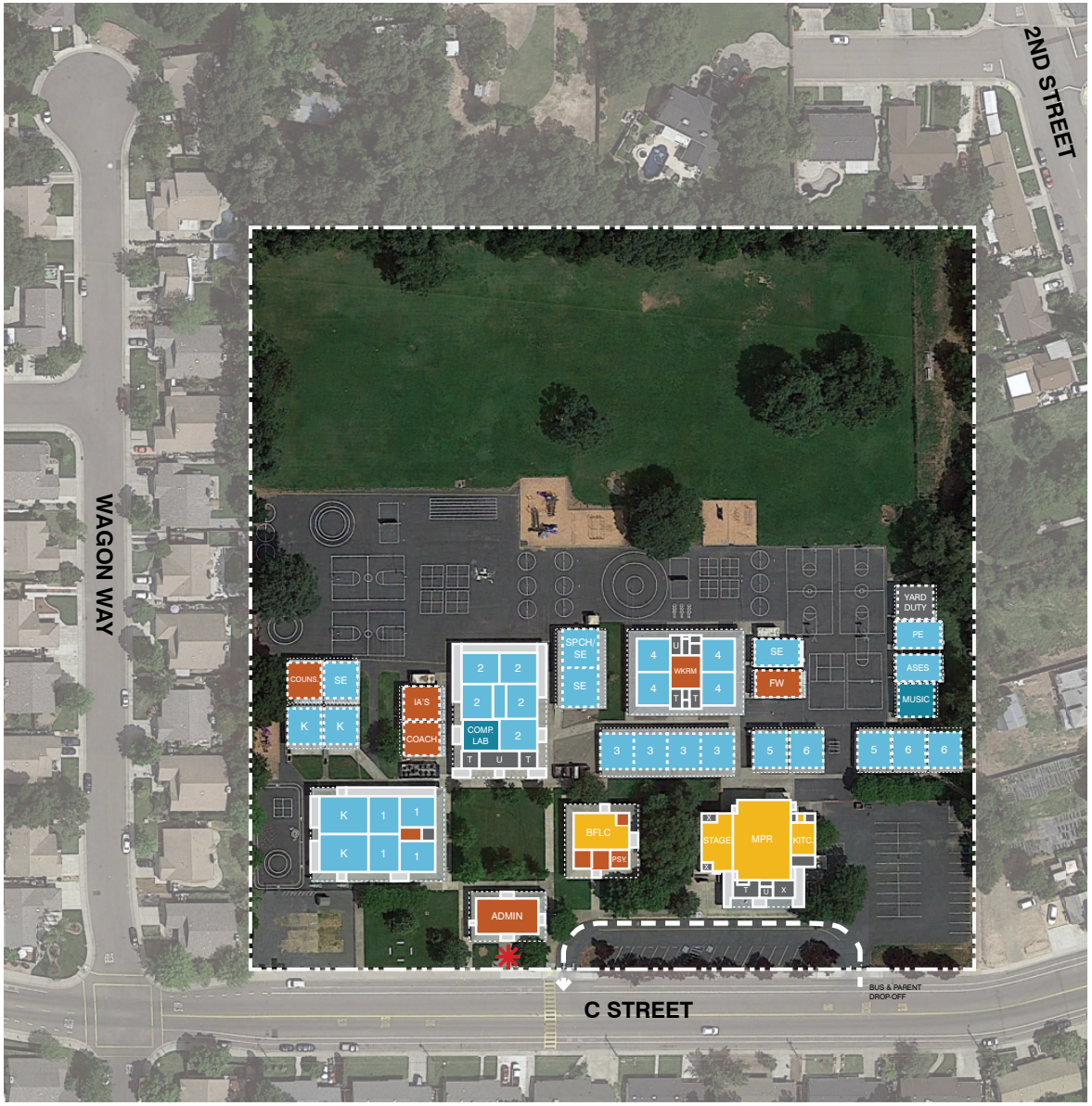
SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 2,500,000
2. Existing Building Systems & Toilets	$ 1,873,000
3. Site Utilities	--
4a. New Construction - Kindergarten	--
4b. New Construction - Classrooms	$ 9,253,000
4c. New Construction - Preschool Program	--
5. Science & Elective Programs	--
6. Performing Arts Improvements	$ 850,000
7. Multipurpose Building & Food Service Improvements	$ 1,132,000
8. Physical Education Improvements	$ 773,000
9. Administration & Staff Support	$ 2,673,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 3,814,000
10b. Student Collaboration & Student Support Services	$ 2,701,000
11. Safety & Security	$ 1,256,000
12. Outdoor Learning Courts & Quads	$ 601,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 1,314,000
14. 21st Century Learning Classroom Flexibility	$ 390,000
15. Technology Infrastructure	$ 715,000
Total Construction / Project Cost (2015$)	**$ 29,845,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)



- Classrooms
  K - Kindergarten, # represents grade level
- Music / Computer Labs
  M - Music, CL - Computer Lab
- Shared Spaces
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry

Teaching Stations:

Transitional Kinder, TK	0	Music, M	1
Kindergarten, K	*4	Computer Lab	1
1st - 3rd Grade	13	Special Education	4
4th - 6th Grade	9	Open / Vacant	0
		After School / ASES	1
		Other (1 - IA's, 1 - Coach, 1 - Counseling, 1 - Yard Duty, 1 - PE)	0 5

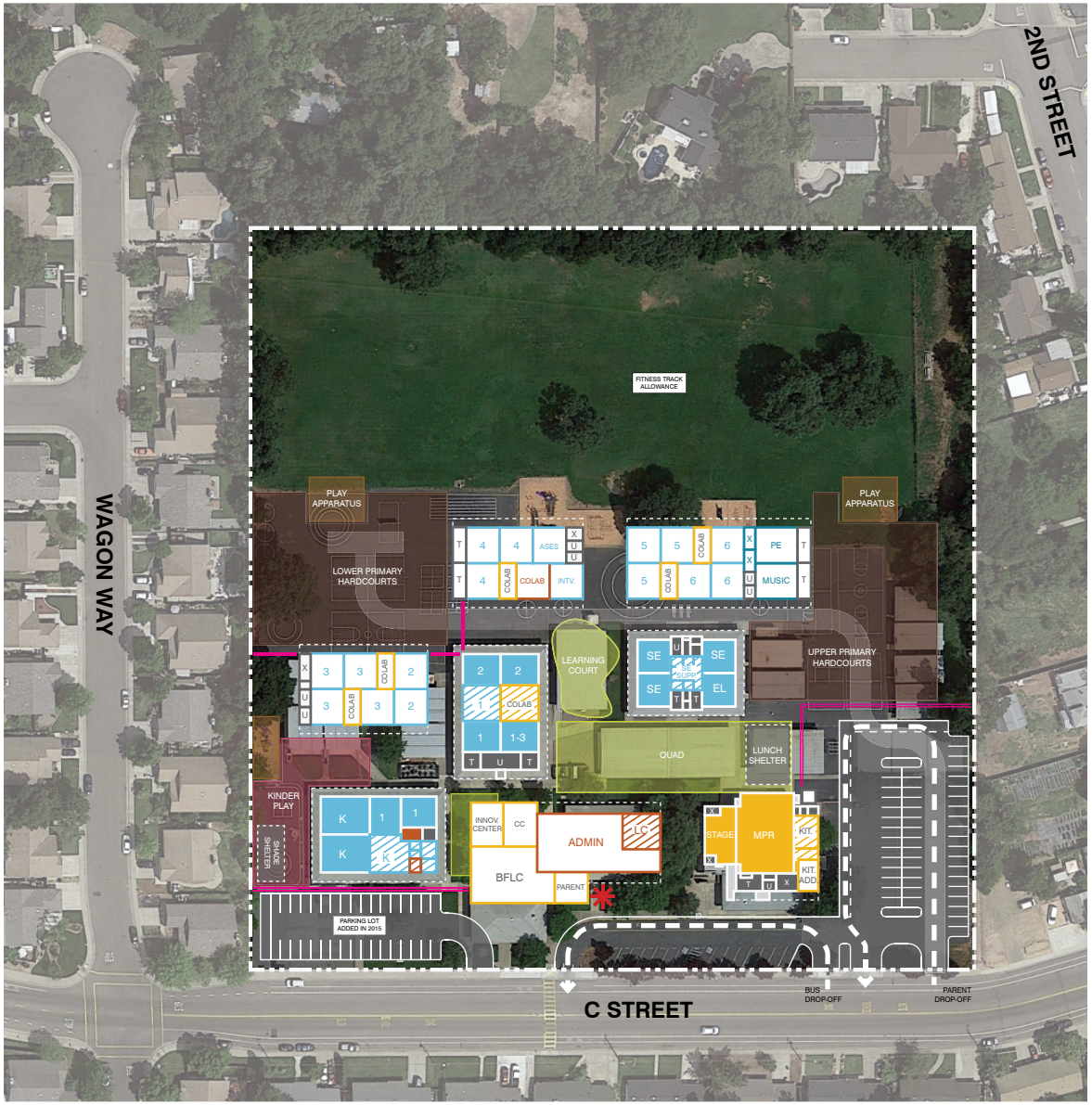
* 2 classes are held in each room - AM/PM schedule

Sub-total: 26

Grand Total: 38

40' 80' 160'
¼" ½" 1"

1" = 160'



40' 80' 160'
¼" ½" 1"

1" = 160'

Modernization
New Construction
Reconfigure

- **Classrooms**
  K - Kindergarten, # represents grade level
- **Music / Creativity Center**
  M - Music
- **Shared Spaces**
  IC - Innovation Center, CC - Creativity Center
- **Administration / Faculty**
  FW - Faculty Work, FL - Faculty Lounge, LC - Learning Center
- **Support Spaces**
  X - Storage, U - Utility, C - Custodial
- **Play Fields / Learning Courts**
- **Play Apparatus**
- **Hardcourts**
- **Kinder Play**
- **Portable Classrooms**
- **Main Entry**
- **Fire Lane**
- **6' Tube Steel Fence**

Teaching Stations:

Transitional Kinder, TK	0	Music, M	1
Kindergarten, K	*3	Physical Education, PE	1
1st - 3rd Grade	13	Innovation Center, IC	1
4th - 6th Grade	9	Creativity Center, CC	1
		Special Education	3
		After School / ASES	1
		Other (1 - Intervention)	1
Sub-total:	25	**Grand Total:**	**34**

* 2 classes are held in each room - AM/PM schedule

40' 80' 160'
¼" ½" 1"
1" = 160'

Modernization
New Construction
Reconfigure

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Creativity Center
  M - Music
- Shared Spaces
  IC - Innovation Center, CC - Creativity Center
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge, LC - Learning Center
- Support Spaces
  X - Storage, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Apparatus
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry
- Fire Lane
- 6' Tube Steel Fence

Teaching Stations:

Transitional Kinder, TK	0	Music, M	1
Kindergarten, K	*3	Physical Education, PE	1
1st - 3rd Grade	13/2	Innovation Center, IC	1
4th - 6th Grade	9/2	Creativity Center, CC	1
		Special Education	3
		After School / ASES	1
		Other (1 - Intervention)	1

* 2 classes are held in each room - AM/PM schedule

Sub-total: 25/4

Grand Total: 34/4

997 Park Terrace Drive, Galt, CA 95632 | http://mc-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built: 2003

Student Population (2013-2014): 886
Grade Levels: 7-8

Number of Classrooms: 41
Number of Portables: 12

CONDITION ASSESSMENT

Notes from Maintenance & Operations

- MPR floor is buckling
- Interior campus lawns are all dead
- Need additional seating for students
- Campus needs to be painted
- All roofs need to be replaced
- New HVAC units were installed in 2003-2004
- Better lighting is needed
- Better surveillance system is needed
- New EMS system is needed

Notes from Transportation

- Bus loading area is small
- Bus, parent and pedestrian traffic all mix
- Parent drop-off requires students to walk through the bus drop-off
- Difficult for buses to access the campus with parent traffic

Notes from Food Service

- Kitchen space is cramped
- Modernization is needed
- Need attached refrigerator & freezer units
- Warming ovens need to be replaced
- Compost pilot program with Cal Waster occurs at this campus


McCAFFREY





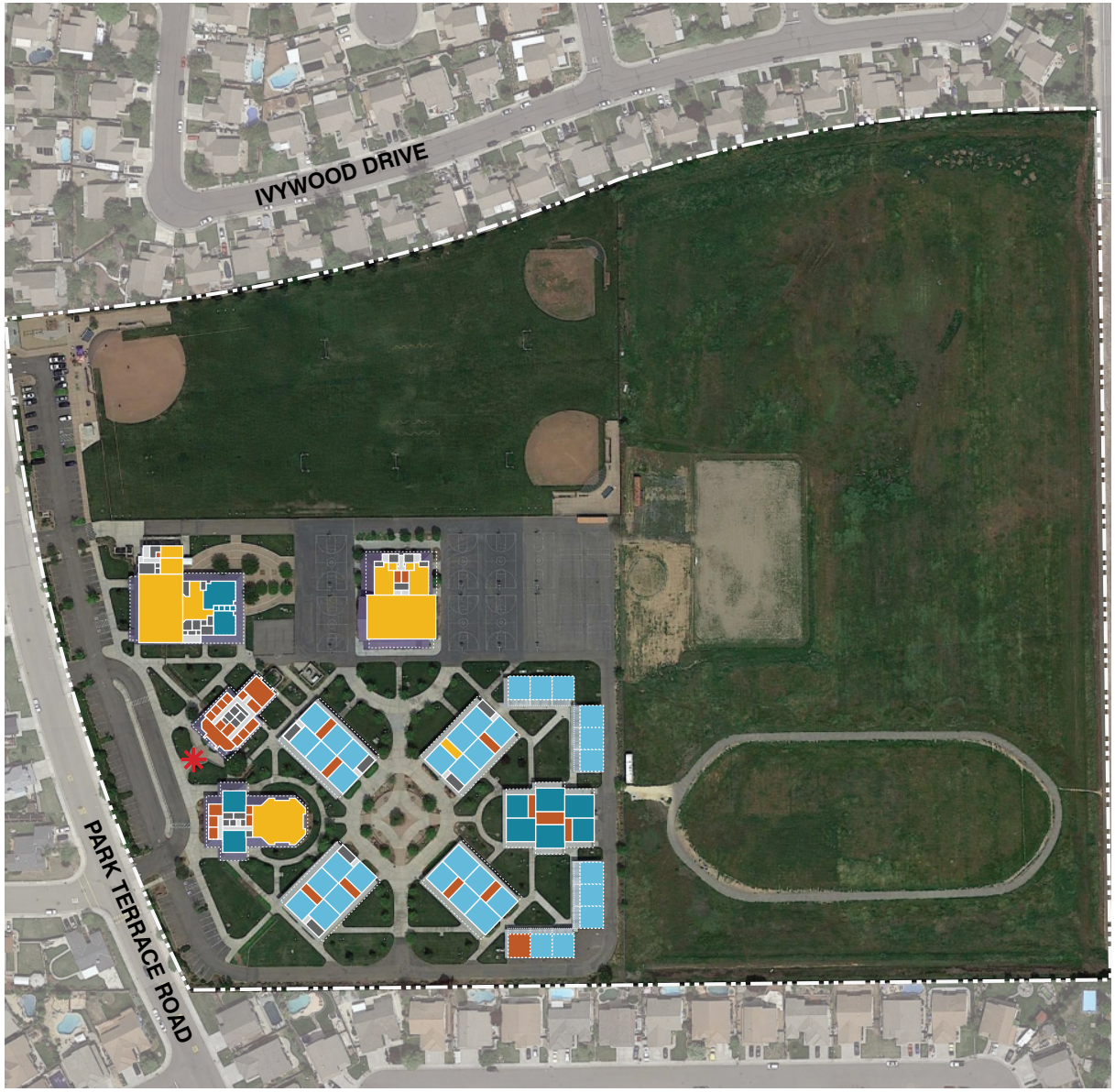




SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 492,000
2. Existing Building Systems & Toilets	$ 622,000
3. Site Utilities	--
4a. New Construction - Kindergarten	--
4b. New Construction - Classrooms	$ 6,239,000
4c. New Construction - Preschool Program	--
5. Science & Elective Programs	$ 3,036,000
6. Performing Arts Improvements	--
7. Multipurpose Building & Food Service Improvements	$ 617,000
8. Physical Education Improvements	$ 1,017,000
9. Administration & Staff Support	$ 795,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 1,092,000
10b. Student Collaboration & Student Support Services	$ 5,168,000
11. Safety & Security	$ 1,076,000
12. Outdoor Learning Courts & Quads	$ 454,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 1,664,000
14. 21st Century Learning Classroom Flexibility	$ 460,000
15. Technology Infrastructure	$ 1,169,000
Total Construction / Project Cost (2015$)	**$ 23,901,000**

The following items are excluded from this budget:

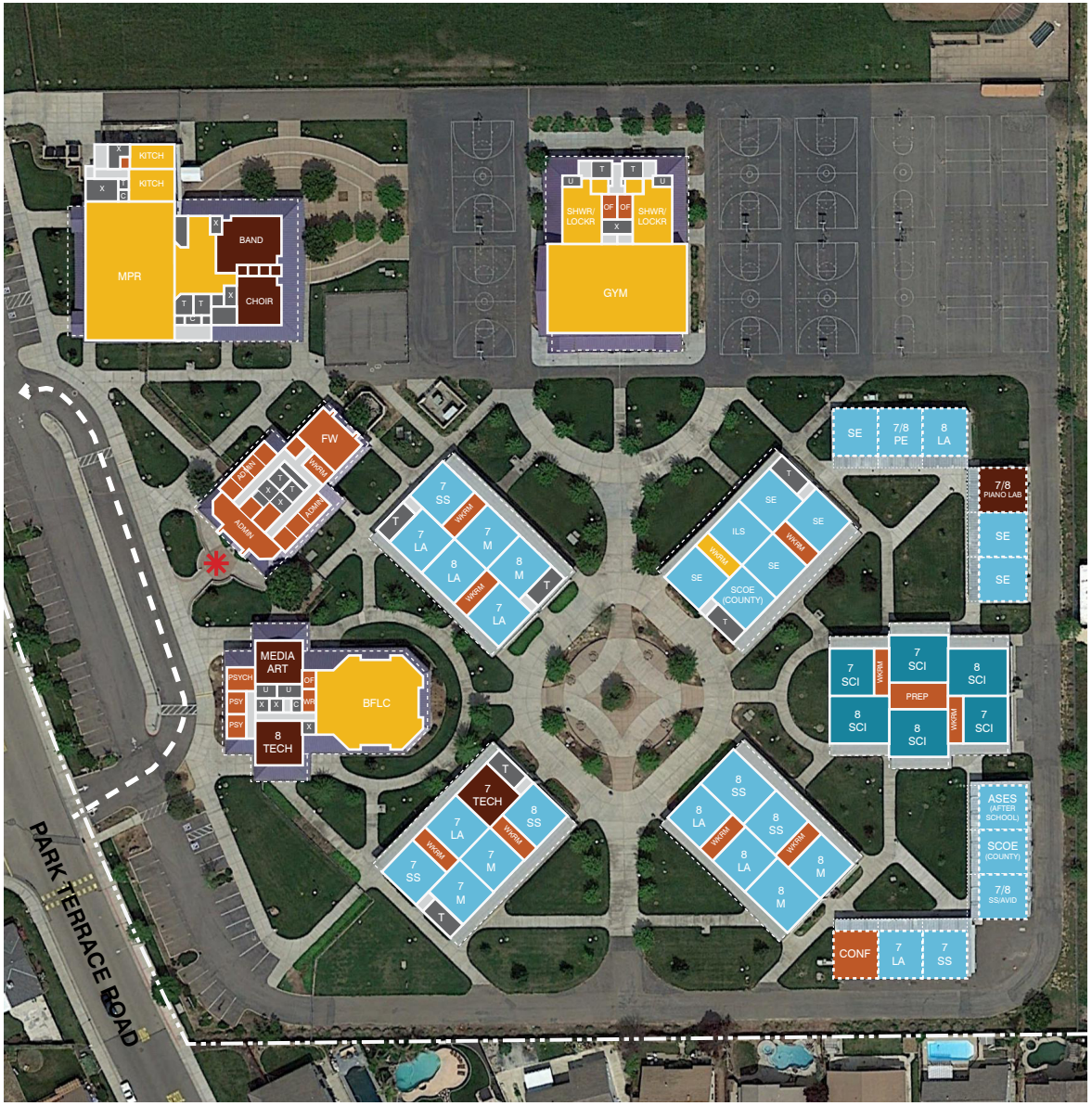
- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)



- Classrooms, CR
  LA - Language Arts, SS - Social Sciences, SCI - Science, M - Math
- Science Labs, SCI
- Shared Spaces
- Elective Classrooms
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Hardcourts
- Portable Classrooms
- Main Entry

30' 60' 120' 240'
½" 1" 2" 4"

1" = 240'



1" = 120'

- Classrooms, CR
  LA - Language Arts, SS - Social Sciences, SCI - Science, M - Math
- Science Labs, SCI
- Shared Spaces
- Elective Classrooms
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Hardcourts
- Portable Classrooms
- Main Entry

Teaching Stations:

Core: LA / M / SS	20	Special Education, SE	7
Science Lab	6	Independent Learning, ILS	1
Music	3	After School	1
Electives	3	Other (2-SCOE County, 1-AVID)	3
Physical Education, P.E.	1		
Computer Lab	0		
Sub-total:	33	**Grand Total:**	**45**

30' 60' 120' 240'
½" 1" 2" 4"

1" = 240'

Existing Conditions
New Construction
Reconfigure

- Classrooms, CR
- Science Labs, SCI
  P - Prep
- Shared Spaces
- Elective Classrooms
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial

- Play Fields / Learning Courts
- Hardcourts
- Portable Classrooms
- Main Entry
- Fire Lane
- 6' Tube Steel Fence

15' 30' 60' 120'
½" 1" 2" 4"

1" = 120'

Existing Conditions
New Construction
Reconfigure

- Classrooms, CR
- Science Labs, SCI
  P - Prep
- Shared Spaces
- Elective Classrooms
- Admin / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial

- Play Fields / Learning Courts
- Hardcourts
- Portable Classrooms
- Main Entry
- Fire Lane
- 6' Tube Steel Fence

Teaching Stations:

Core: LA / M / SS	18	Special Education, SE	7
Science Lab	6	Independent Learning, ILS	1
Music	2	After School	1
Electives	4	Other (2 - SCOE County, 1 - AVID, 1 - ASB)	4
Physical Education, P.E.	1		
Innovation Center, IC	1		
Creativity Center, CC	1		
Sub-total:	33	**Grand Total:**	**46**

902 Caroline Avenue, Galt, CA 95632 | http://fs-gjuesd-ca.schoolloop.com/

EXISTING SITE INFORMATION

Year Built:

Student Population (2013-2014): 180
Grade Levels: Pre-K

Number of Classrooms: 11
Number of Portables: 16

CONDITION ASSESSMENT

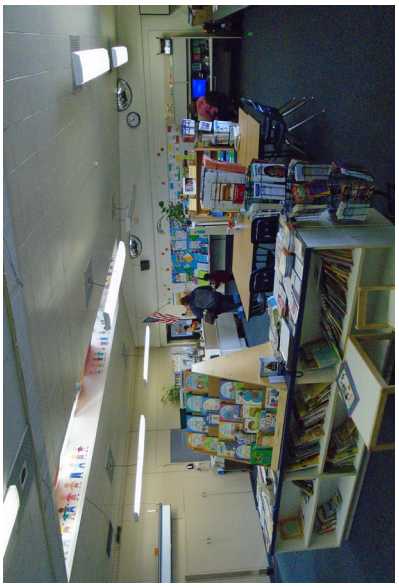
Notes from Maintenance & Operations

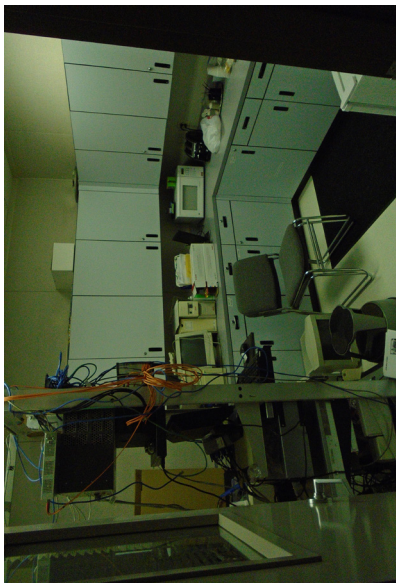
- Campus needs to be painted
- The cafeteria is undersized
- Portables need replacement
- Playground is in terrible condition
- Hardcourts need to be replaced
- Ball walls need to be replaced
- HVAC needs to be replaced
- All windows need to be replaced
- Better lighting is needed
- Better surveillance system is needed
- New EMS system is needed

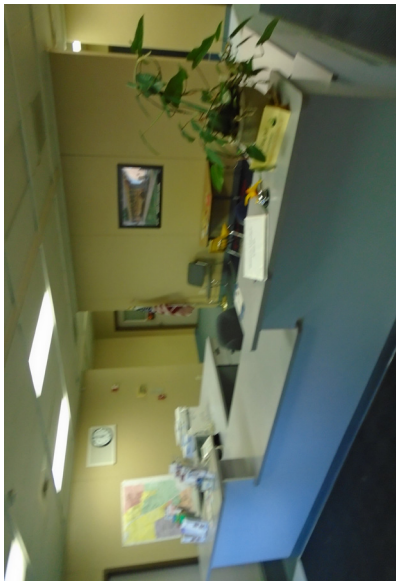
Notes from Transportation

- Bus loading area functions poorly
- Buses currently drop off in the 'alley way'
- The flea market causes congestion on Tuesdays and Wednesdays

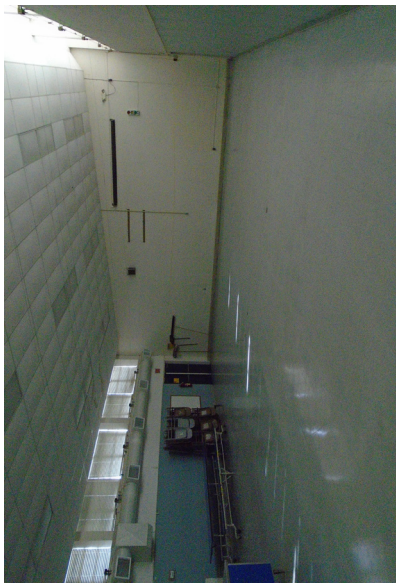


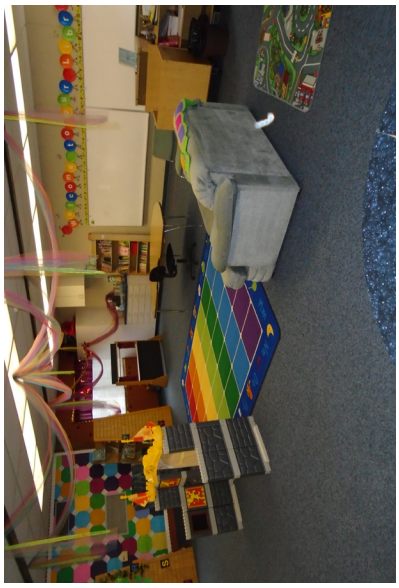


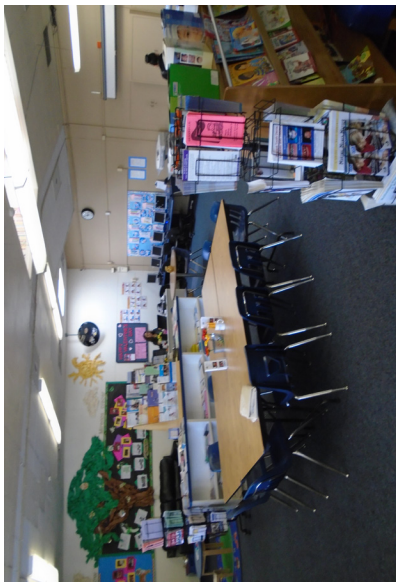
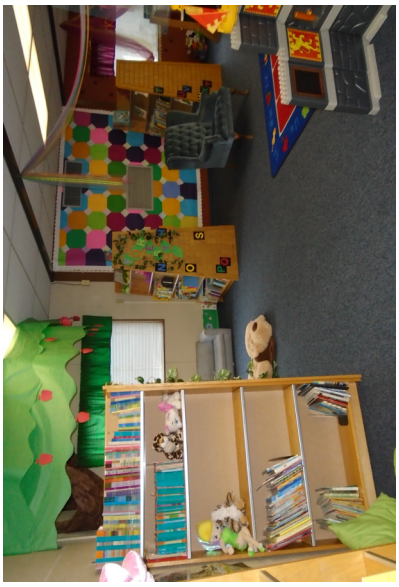


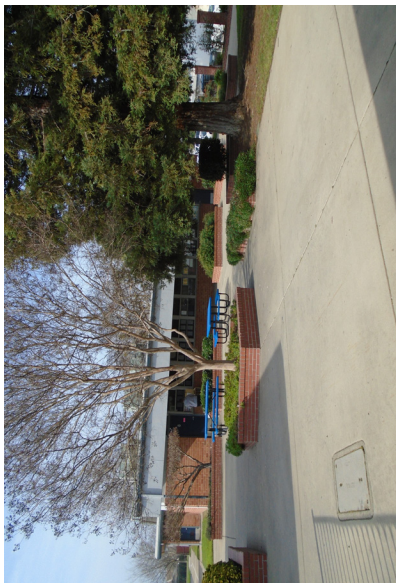









SCOPE OF WORK CATEGORIES	MASTER PLAN COST
1. Modernize & Reconfigure: Kindergarten & Classrooms	$ 1,039,000
2. Existing Building Systems & Toilets	$ 724,000
3. Site Utilities	--
4a. New Construction - Kindergarten	--
4b. New Construction - Classrooms	--
4c. New Construction - Preschool Program	$ 7,806,000
5. Science & Elective Programs	--
6. Performing Arts Improvements	--
7. Multipurpose Building & Food Service Improvements	$ 726,000
8. Physical Education Improvements	--
9. Administration & Staff Support	$ 438,000
10a. BFLC (includes Creativity Center, Innovation Center & Parent Center)	$ 932,000
10b. Student Collaboration & Student Support Services	$ 144,000
11. Safety & Security	$ 1,693,000
12. Outdoor Learning Courts & Quads	$ 144,000
13. Exterior Play Spaces, Playfields, & Hardcourts	$ 1,004,000
14. 21st Century Learning Classroom Flexibility	$ 150,000
15. Technology Infrastructure	$ 419,000
Total Construction / Project Cost (2015$)	**$ 15,219,000**

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees
- Off-site work and traffic signals
- Land acquisition costs
- Hazardous material surveys, abatement and disposal
- Escalation (costs are in 2015$)

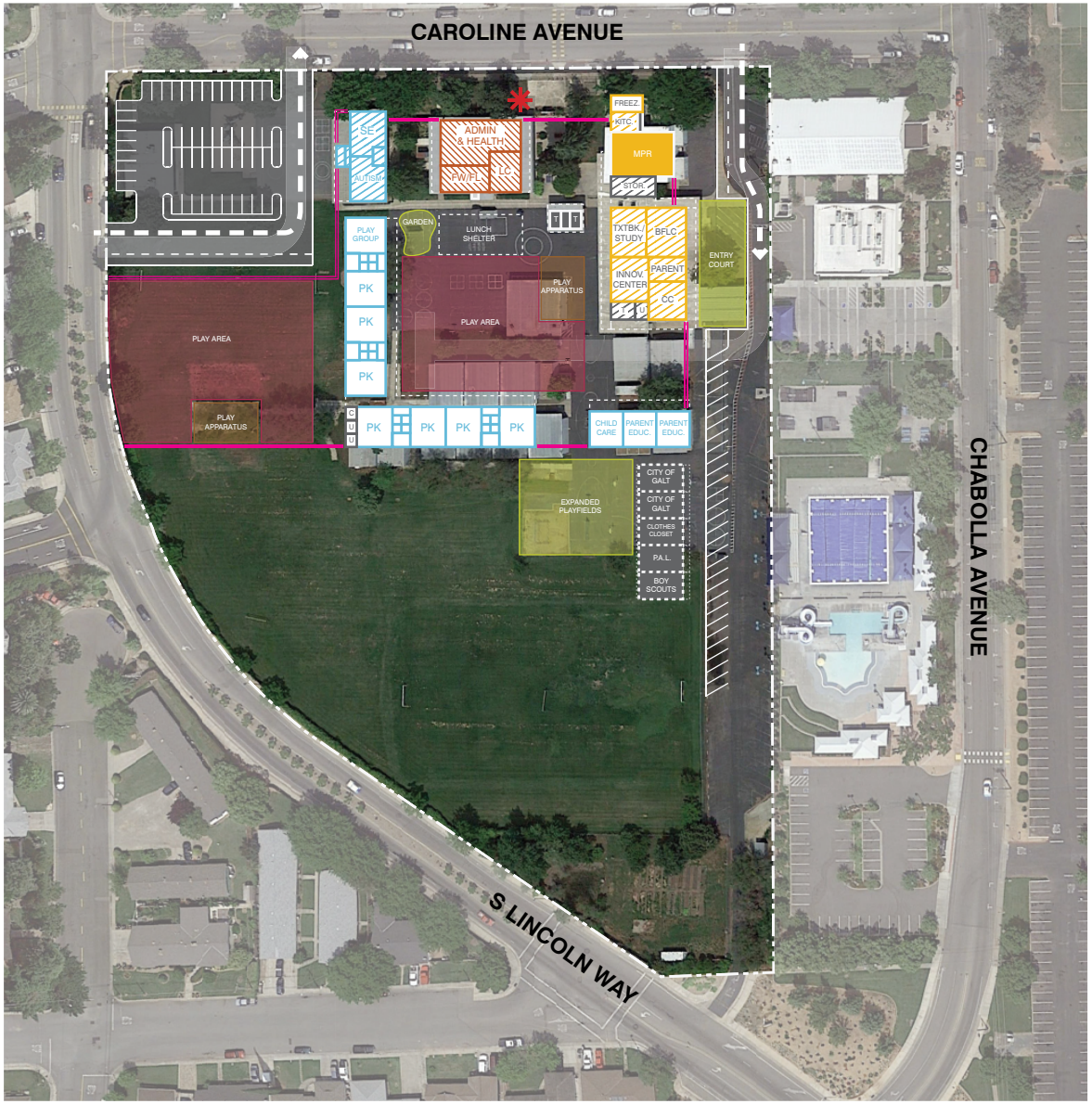
40' 80' 160'
¼" ½" 1"

1" = 160'

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Computer Labs
  M - Music, CL - Computer Lab
- Shared Spaces
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge
- Support Spaces
  X - Storage, T - Toilets, U - Utility, C - Custodial
- Play Fields / Learning Courts
- Play Equipment
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry

Teaching Stations:

Preschool, PK	5	Parent Resource	1
Play Group	1	City of Galt	2
Music	1	Boy Scouts	1
Special Education	2	Clothes Closet	1
Parent Education	2	P.A.L.	1
Child Care	1	Open / Vacant	1
Other (2 - Maintenance, 2 - District Storage)	4	Other (2 - Storage)	2
Sub-total:	16	**Grand Total:**	**25**



40' 80' 160'
¼" ½" 1"

1" = 160'

Modernization
New Construction
Reconfigure

- Classrooms
  K - Kindergarten, # represents grade level
- Music / Creativity Center
  M - Music
- Shared Spaces
  IC - Innovation Center, CC - Creativity Center
- Administration / Faculty
  FW - Faculty Work, FL - Faculty Lounge, LC - Learning Center
- Support Spaces
  X - Storage, U - Utility, C - Custodial

- Play Fields / Learning Courts
- Play Apparatus
- Hardcourts
- Kinder Play
- Portable Classrooms
- Main Entry
- Fire Lane
- 6' Tube Steel Fence

Teaching Stations:

Preschool, PK	7	Parent Resource	1
Play Group	1	City of Galt	2
Innovation Center	1	Boy Scouts	1
Creativity Center	1	Clothes Closet	1
Special Education	2	P.A.L.	1
Parent Education	2	Other	0
Child Care	1		
Other	0		
Sub-total:	15	**Grand Total:**	**21**

EDUCATIONAL PROGRAM SPECIFICATION
Statistical Summary

Base Program Scheduled Spaces:

Academic Department	State/GJUESD Capacity	Regular Classrooms	Regular Labs	Student Capacity		Square Footage
				State Loading	GJUESD Loading	
Kindergarten	25/20	4		100	80	5,900
Grades 1st - 3rd	25/20	12		300	240	13,325
Grades 4th - 6th	25/30	9		225	270	10,445
Sub-Total Core Academic:		**25**	**0**	**625**	**590**	**29,670**

Campus Administration:	
Administration:	1,525
Health Office:	340
Faculty/Staff:	1,280
Sub-Total Campus Administration:	**3,145**
Bright Futures Learning Center:	
Library Media/Resource Center:	3,800
Project Based Learning Center:	1,800
Support Services Learning Center:	1,610
Parent Center:	580
Sub-Total Bright Futures Learning Center:	**7,790**
Campus Activity Center:	
Multi-Purpose/Music Program	5,425
Food Service:	2,820
Custodial Services:	550
Sub-Total Campus Activity Center	**8,795**
Sub-Total Assignable Base Program SF:	**49,400**
Circulation & Support @ 20% (x0.25):	12,350
Total Proposed Gross Base Program SF:	**61,750**
(95sf/Student)	

EASTVIEW SPECIFIC PLAN
650 Student Elementary School

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type: TS Teaching Station	ANC/NTS Ancillary Non-Teaching	Sp Support
Core Academic								
Kindergarten								
1	Classroom Kindergarten	TS	1,120	4	4,480			5,400
2	Workroom/Storage	ANC	200	2	400			
3	Toilets	ANC	65	8	520	(CDE 4 x 1,350sf = 5,400sf)		
4	Outdoor Play Storage	ANC	100	1	100			
5	Shade Structure	ANC	1,200	1/3	400			
						4,480	1,420	0
						5,900		
Grades 1st - 3rd								
6	Classroom 1-3	TS	960	12	11,520			
7	Shared Commons	ANC	480	3	1,440			
8	Staff Work Room	ANC	200	1	200			
9	Storage Room	ANC	100	1	100			
10	Staff Toilet	ANC	65	1	65			
						11,520	1,805	0
						13,325		
Grades 4th - 6th								
11	Classroom 4-6	TS	960	9	8,640			
12	Shared Commons	ANC	480	3	1,440			
13	Staff Work Room	ANC	200	1	200			
14	Storage Room	ANC	100	1	100			
15	Staff Toilet	ANC	65	1	65			
						8,640	1,805	0
						10,445		
					Sub-Total Core Academic SF:	24,640	5,030	0
					Total Assignable Core Academic SF:			29,670
Campus Administration								
Administration								
16	Lobby/Public Waiting	SP	400	1	400			
17	Reception/Clerical	SP	75	2	150			
18	Principal's Office	SP	200	1	200			
19	Admin Assistant	SP	75	1	75			
20	Flex Office	SP	125	2	250			
21	Conference Room	SP	250	1	250			
22	Work/Main Copy Room	SP	200	1	200	(w/ Supply Storage Casework)		
						0	0	1,525
						0		
Health Office								
23	Health Office	SP	200	1	200			
24	Nurse/Health Clerk	SP	75	1	75			
25	Toilet	SP	65	1	65			
						0	0	340
						0		

EASTVIEW SPECIFIC PLAN
650 Student Elementary School

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	Sp (Support)
Faculty/Staff								
26	Staff Workroom/Lounge	SP	800	1	800	(600sf Lounge / 200sf Work)		
27	Kitchenette/Vending	SP	150	1	150			
28	Staff Toilets	SP	165	2	330			
						0	0	1,280
						0		
	Sub-Total Campus Administration SF:					0	0	3,145
	Total Assignable Campus Administration SF:							3,145
Bright Futures Learning Center								
Library Media/Resource Center								
29	Control Desk	SP	100	1	100			1,800
30	Reading Room	SP	900	1	900			
31	Story Telling Nook	SP	400	1	400	CDE 2sf/Student ES		
32	Stacks	SP	400	1	400	(2 x 650) = 1,300sf Min.		
33	Work/Processing Room	SP	200	1	200			
34	Textbook Storage Room	SP	200	1	200			
35	Innovation Lab	NTS	1,200	1	1,200			
36	Video Broadcast Studio	SP	250	1	250			
37	Tech Control Room	SP	150	1	150			
						0	1,200	2,600
						1,200		
Project Based Learning Center								
38	Design/Science/Art Lab	NTS	1,600	1	1,600			
39	Prep/Storage Room	ANC	200	1	200			
						0	1,800	0
						1,800		
Support Services Learning Center								
40	Speech Office	SP	200	1	200			
41	Psychologist Office	SP	125	1	125			
42	EL & Community Liason	SP	125	1	125			
43	IEP Conf. Room	SP	200	1	200			
44	K-6 Special Ed/RSP	NTS	480	2	960			
						0	960	650
						960		
Parent Center								
45	Multi-Purpose/Workroom	SP	480	1	480	(Parent, PTA, New Comer Programs)		
46	Storage Room	SP	100	1	100			
						0	0	580
						0		
	Sub-Total Bright Futures Learning Center SF:					0	3,960	3,830
	Total Assignable Bright Futures Learning Center SF:							7,790

EASTVIEW SPECIFIC PLAN
650 Student Elementary School

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	Sp (Support)
Campus Activity Center								
Multi-Purpose / Music Program								
45	Multi-Purpose Room	SP	3,500	1	3,500	CDE 5.3sf/Student		3,700
46	Chair/Table Storage	SP	200	1	200	5.3 x 650 = 3,445sf Min.		
47	Music Platform/Stage	NTS	1,200	1	1,200			
48	Music Storage Room	SP	200	1	200			
49	PE Staff Office	SP	125	1	125			
50	PE Equipment Storage	SP	200	1	200			
						0	1,200	4,225
						1,200		
Food Service								
51	Serving/Prep Kitchen	SP	600	1	600			
52	Walk-in Refg/Freezer	SP	75	2	150			
53	Serving Line	SP	275	2	550			
54	Dry Storage	SP	150	1	150			
55	Director Workstation	SP	75	1	75			
56	Toilet/Changing Room	SP	95	1	95			
57	Lunch Shelter	SP	3,600	1/3	1,200	(5sf/Student x 650 = 3,250sf)		
						0	0	2,820
						0		
Custodial Services								
58	Custodian's Office	SP	100	1	100			
59	Work/Storage Room	SP	200	1	200			
60	Janitor's Closet	SP	50	5	250			
						0	0	550
						0		
	Sub-Total Campus Activity Center SF:					0	1,200	7,595
	Total Assignable Campus Activity Center SF:							8,795
	Sub-Total Assignable Base Program SF:					24,640	10,190	14,570
	Total Assignable Base Program SF:							49,400

SECTION SIX

APPENDIX

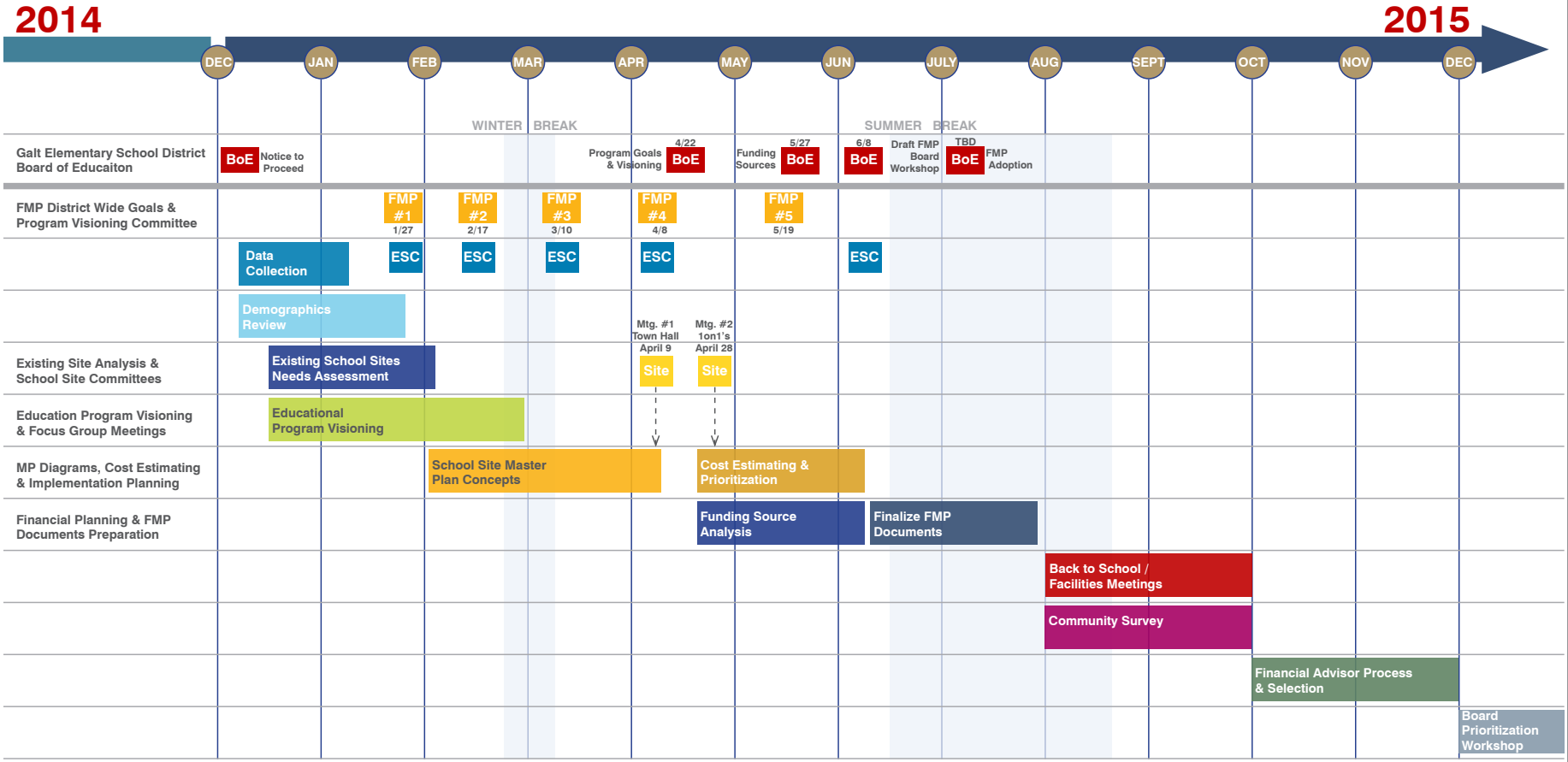
6

Galt Elementary School District

Facilities Master Plan - Proposed Program Schedule

TIMELINE 2014-2015

Galt Joint Union Elementary School District



KEY

- FMP — Facilities Master Plan Committee
- ESC — Executive Steering Committee
- BoE — Meet w/ GESD Board of Education
- Site — School Communities Committees

PROPOSED MEETINGS

Board of Education
Program Goals & Visioning
Funding Sources
Draft FMP Board Workshop
Final FMP Adoption

4 TOTAL meetings

Facilities Master Plan Committee
(Meets monthly during the FMP process)

5 TOTAL meetings

School Site Communities Committees
7 School Sites
1 District Support Sites

8 SITES Total

Mtg. #1 - Process Overview & Draft Master Plans
Mtg. #2 - 1on1 Mtg. w/ School Site Committees

MEETING MINUTES #1: JANUARY 27, 2015

LPA
1548 Eureka Road, Suite 101, Roseville, California 95661
p. 916.772.4300 f. 916.772.4330
w. lpainc.com e. lpa@lpainc.com

February 10, 2015

MEETING MINUTES NO.1
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES MASTER PLAN COMMITTEE
LPA PROJECT NO.14273.10

DATE: **January 27, 2015**
TIME: **6:00 p.m.**
PLACE: **District Board Room**

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
	All Present	(as indicated)

DISCUSSION ITEMS

ACTION	ITEM NO.		DUE DATE
	1.01	Introductions of FMP Committee	
	1.02	Burt Lo Discussed Sharing of Information • District Google App – File share ○ Burt will set up Google Account	
	1.03	LPA Team Introductions	
	1.04	Master Planning Process Overview	
	1.05	"If You Could Dream" Small Group Activity • Team Milky Way Dark ○ Centralized Food Prep ○ Better Traffic Patterns/More Locations ○ More Efficient Use of Outdoor Spaces ○ Less Acreage Needs ○ Ergonomic/Functional Adaptive Furniture ○ Sheltered Drop-Offs/Pick Up Areas ○ Minimize Environmental Footprint ○ Modernize/Update Building Systems ▪ Lighting/HVAC/Water/Solar/Low Voltage/Wind/Xeriscape ○ Larger Learning Spaces – Remove Walls ○ Shared Teacher Prep/Work Space ○ Adaptable, Cooperative Learning Spaces for Cross-Age Grades/Learning ○ Vocational Preparation/Education ○ Flexible Scheduling ○ Secure Campus – Focused Entry/Exit Locations	

ACTION	ITEM NO.		DUE DATE
		○ Business/Corporate Partnerships – Ag/Tech/Medical ○ Sustainability/Flexibility of Buildings & Environments ○ Utilize Walls & Ceiling Spaces More Efficiently ○ Parental Education Classrooms ○ Safety/Lockdown Efficiencies Considerations • Team Snickers ○ Improve Drop-Off, Pick Up, Bus Access, Parking and Staging Circulation for Different Types of Traffic ○ Coordinate with City on the Adjacent Roadway/Parking Circulation ○ Off Site Pick-Up/Drop Off and Walk In Along a Pathway ○ Digital Marquee Sign Communicating Events & Information ○ Solar Panels over Parking and Shading for Cars ○ A Bigger, Better Auditorium (Not a Multi-Purpose Room) at McCaffrey ○ Bring People from the Community into the School While Avoiding Overuse/Wear on Facilities ○ Return Arts and Shop Programs to Schools ○ Aesthetically Pleasing Spaces for Students ○ Functional Plazas & Landscaping with Native Plants ○ Better Maintenance System, Keeping Things Clean ○ Resolve High Groundwater & Moisture Percolating into Flooring and Foundations ○ Play Equipment Matching Student Interests – Ball Walls, Synthetic Turf Mini Soccer Field ○ Better, More Natural Lighting than Fluorescent ○ Provide a Jewel or Focus on the Campus ○ Incorporate Technology into the Buildings – Wireless, Smart Phones, iPads & Virtual Learning • Team Milky Way ○ Student/Parent Involvement in Grounds Beautification for Pride & Ownership, Service Learning ○ Easy, Safe, Separate Access for Cars, Busses & Pedestrians ○ Individual, Dedicated Server Rooms with AC at Each Site ○ Surveillance ○ Virtual Server Infrastructure in Classrooms ○ Additional Storage at Each Site for Books, Teachers, Custodians, etc. ○ Updated, Energy Efficient Kitchen Appliances, Lighting, HVAC & Insulation ○ Roofs that don't leak, Reflective Roof Surfaces ○ 21st Century Technology in the Hands of the Students ○ New Tables, More Room for Students ○ Better Point-of-Sale System for Food Services ○ Reorganization of Food Serving Areas ○ Breakfast in the Classroom ○ Food Recycling/"Share Tables"	

MEETING MINUTES #1: JANUARY 27, 2015

ACTION	ITEM NO.	DUE DATE

- Modern, Integrated Student Software
- M&O and Transportation Facilities

- Team Musketeers
  - All-Day Flexible Learning Opportunities
    - Expanded Indoor/Outdoor Learning Spaces
    - Shade Structures/Pathways/Sound Barriers
    - Flexible Furniture & Walls
    - Space for Large Group Collaboration
    - Flexible Space for Rainy/Hot Day Activities
    - Spaces for Community Use
    - "Elective" Room for Projects – Science, Art, Cooking
    - Safety – Parking, Walkways, Lighting, Gates, Evacuation Routes
    - Maximize Existing Wasted Space

1.06 A Successful Master Planning Process will….

- Let Each Student Reach Their Potential
- Be Child Focused
- Be Sustainable & Achievable
- Have Ability to Attract Community Events
- Transform into Community Learning Centers
- Have 21st Century Technology
- Have State of the Art Food Service Facilities & Instruction so They can do it at Home
- Have Parent Education Space with Technology
- Reflect Galt's Vision of Itself
- Have a Collaborative Adoption/Action Plan for LCAP with Flexible Ability to Change as Needed
- Provide Education that Allows Students to Stay in Galt (Community Focused)
- Plan for City's Growth & be a Draw for Residents
- Provide Schools that are Engaging & Fun to Attend
- Be Clear & Understandable by the Population, including Those without Kids
- Have the City & District Working Cooperatively
- Meet the Needs of Students, Staff & Community
- Touch All Sites with Plan that Grows with us
- Provide Equity Across the Sites
- Provide a Transformation, not just Band Aids
- Be Able to Get Everyone Excited & Willing to Invest
- Be a Solid, Well Articulated Plan

1.07 City of Galt

- Closed on March 31 – Need to reschedule FMP Meeting on that day

1.08 Next Meeting: February 17, 2015

Submitted by: Steve Newsom, AIA

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MEETING MINUTES #2: FEBRUARY 17, 2015

LPA

1548 Eureka Road, Suite 101, Roseville, California 95661

p. 916.772.4300 f. 916.772.4330
w. lpainc.com e. lpa@lpainc.com

March 17, 2015

MEETING MINUTES NO. 02
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES MASTER PLAN MEETING
LPA PROJECT NO. 14273.10

DATE: February 17, 2015
TIME: 6:00pm
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).

PRESENT	PRESENT - Continued	DISTRIBUTION
Gina Fuentes, GJUESD	Donna Whitlock, GJUESD	(as indicated)
Burt Lo, GJUESD	Nicholas Picazo, GJUESD	
Clare Raboy, GJUESD	Theresa Michel, GJUESD	
Myla Frantson, GJUESD	Robert Milligan, GJUESD	
Scot Sutton, GJUESD	Jacob Cade, GJUESD	
Jamie Hughes, GJUESD	Chris Erias, City of Galt	
Kevin Sellstrom, GJUESD	Monica Lopez, City of Galt	
Deb Kenneweg, GJUESD	Tim Denham, Wood Rogers	
John Gordon, GJUESD	Steve Newsom, LPA	
Amy Mangili, GJUESD	Lindsay Hayward, LPA	
Robert Nacario, GJUESD		

DISCUSSION ITEMS

ACTION	ITEM NO.		DUE DATE
	2.01	April 8th – 4th meeting (moved date due to Spring Break) • Update schedule!	
	2.02	Guiding principles – review as a group	
	2.03	Safety of students approaching sites.	
	2.04	RED/GREEN – See images the committee placed dots on. • Too distracting (too many windows) – red dot • Outdoor space that is functional – with shade • Furniture flexibility • Environmentally focused – water table • Space for all types of learners (tactile/ auditory/ sensory etc.) • Indoor/outdoor learning • Darker images didn't respond well • Skylights that can be controlled • Space for hands-on vocational type programs • Natural light (high) without distracting • Gardens –> hands on –> near main campus (not out in the boondocks) • Cramped spaces (computer image) • Acoustical concerns at MPR	

ACTION	ITEM NO.		DUE DATE
		• Good flooring at green gym, MPR • Computer labs don't work	
	2.05	STEM/STEAM • Maker spaces for each grade (ideal) or groups of grades • Interactive learning boards • Engineering center • Spaces geared toward student interests and different learning styles • Students able to move at their own pace	
	2.06	BFLC • Local help to the neighborhoods rather than regional or District Centers • Center located at the front of campus • Arts and crafts • Potential for a workout room – engage the seniors • Home Ec. – cooking – again, engage the seniors • Versatile • Primarily for students but secondarily • Parent resource center located here • Computer labs for city use.	

	2.07	FLP
		• Open space, flexible
		  ○ Have the ability to move around more often
		  ○ Engage the students
		• Blending types of learners/learning styles
		• Access to resources
		• Teaching students to teach themselves
		• Flexible furniture to promote learning styles.	

Submitted by: Lindsay Hayward

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MEETING MINUTES #3: MARCH 10, 2015

LPA
1548 Eureka Road, Suite 101, Roseville, California 95661
p. 916.772.4300 f. 916.772.4330
w. lpainc.com e. lpa@lpainc.com

March 17, 2015

MEETING MINUTES NO. 03
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES MASTER PLAN MEETING
LPA PROJECT NO. 14273.10

DATE: March 10, 2015
TIME: 6:00 – 8:00 pm
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

Gina Fuentes, GJUESD
Leesa Klotz, GJUESD
Ron Rammer, GJUESD
Abby Partridge, GJUESD
Debbie Schmidt, Retired
Burt Lo, GJUESD
John Gordon, GJUESD
Karen Schauer, GJUESD
Scot Sutton, GJUESD
Clare Raboy, GJUESD
Anne Perez, GJUESD
Kevin Sellstrom, GJUESD
Deb Kenneweg, GJUESD
Myla Frantson, GJUESD
Willie Marlin, GJUESD
Amy Mangili, GJUESD
Robert Nacario, GJUESD
Jamie Hughes, GJUESD
Sabrina Fry, GJUESD
Heather Trovinger, GJUESD
Robert Seagraves, GJUESD
Barbara Woods, GJUESD
Cathy Burnett, GJUESD
Kirsten Patrick, GJUESD
Monica Lopez, City of Galt
Blair Aas, SCI
Leeann McCabe, SCI
Gayleen Gomez, VO
Timothy Denham, Wood Rogers
Steve Newsom, LPA
Lindsay Hayward, LPA

DISTRIBUTION

All Present

DISCUSSION ITEMS

ACTION	ITEM NO.		DUE DATE
	3.01	Blair presented the enrollment projections and the rationale behind them.	
	3.02	New residential development is the #1 factor in District growth.	
	3.03	Blair showed the factors affecting the projections and that the FMP should be flexible to accommodate low, medium and high growth projections.	
	3.04	From '96 to '06, Galt produced an average of about 200 homes per year. That dropped dramatically in '07 due to the recession.	
	3.05	Also, birthrates dropped during the recession.	

ACTION	ITEM NO.		DUE DATE
	3.06	High growth projection is based on 250 houses per year. Medium is 200 and low is 100 per year.	
	3.07	He discussed buildout, when all land zoned for residential is built.	
	3.08	Guiding Principles discussion: • Guiding Principle #1 is fine as is • Guiding Principle #2 should be revised to: 'Building – upon past success to engage GJUESD students, staff, parents and community in the envisioning process.' • Guiding Principle #3 should be revised to: 'Promoting – learner focused programs and facilities with equity of opportunities for all students to reach their full potential.' • Guiding Principle #4 should be revised to: 'Developing – a sustainable plan that is achievable and able to grow and adapt with the GJUESD community.' • Guiding Principle #5 should be revised to: 'Communicating – identifiable needs and sharing short and long term goals with GJUESD stakeholders and community to promote future investment.' • Eliminate Guiding Principle #6 • Scot would like the last Principle to be 'Enhancing – our neighborhoods by creating learning centers in our schools.'	
	3.09	Lindsay presented the Educational Program Vision.	
	3.10	BFLC Comments: • Need to consider line of sight and supervision. • Change Innovation Lab to Innovation Center. • Change Creativity Lab to Creativity Center. • Library area may be too small.	
	3.11	John Gordon questioned if a 960 sf classroom for grades 4-6 is too small. Should it be 1,200 sf? As portables are replaced, new construction could accommodate the larger rooms.	
	3.12	Operable walls between classrooms are desirable in order to teach to larger groups.	
	3.13	Middle School classroom diagram - two Colabs should connect to each other.	
	3.14	Classrooms next to restrooms are very noisy. Separate restroom building is preferred.	
	3.15	Supervision of students entering restrooms is important.	
	3.16	Admin should be clearly identifiable.	
	3.17	Consider partnerships, etc. with the City for the Arts & Music.	
	3.18	At playground areas, provide shaded reading/writing/drawing area.	

MEETING MINUTES #3: MARCH 10, 2015

MEETING MINUTES NO. 03
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES MASTER PLAN MEETING
LPA PROJECT NO. 14273.10

March 17, 2015

ACTION	ITEM NO.		DUE DATE
	3.19	Running track at schools for kids to release energy.	
	3.20	Primary classrooms would ideally be adjacent to the primary play area.	
	3.21	Potential for turf at the outdoor commons.	

Submitted by: Steve Newsom

MEETING MINUTES #4: APRIL 8, 2015

LPA
1548 Eureka Road, Suite 101, Roseville, California 95661
p. 916.772.4300 f. 916.772.4330
w. lpainc.com e. lpa@lpainc.com

April 13, 2015

MEETING MINUTES NO. 04
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES MASTER PLAN – FACILITIES MASTER PLAN MEETING
LPA PROJECT NO. 14273.10

DATE: April 8, 2015
TIME: **6:00 – 8:00 pm**
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
See sign-in sheet	All Present	(as indicated)

DISCUSSION ITEMS

ACTION	ITEM NO.		DUE DATE
	4.01	Guiding Principles are approved by the group.	
	4.02	District's loading standards differ from what we show. TK-3 is 20:1, not 24:1. Grades 4-6 are 30:1, not 27:1. Grades 7-8 are 32:1. Site capacities need to be updated to reflect these loading standards.	
	4.03	Site Plan Presentation: • Lake Canyon ○ Add parent drop-off in front of MPR, and possibly extend it to West on hardcourts. Add storage to the site, centrally located. Typ. at each site. • Marengo Ranch ○ Scot asked if projected students are from the Eastview Specific Plan or other. We need info on this from Blair. ○ Provide lower and upper grade hard court areas....the new building sits on the existing lower grade hard court. ○ Show a running track on each site, typ. ○ For SH classrooms, move closer to pick up/drop off. ○ Parking and drop-off needs to be addressed for the increased enrollment. ○ Add another lunch shelter near MPR, and covered walk to area under second floor of new building.	

ACTION	ITEM NO.		DUE DATE
		• River Oaks ○ Possible parking/drop-off in front of MPR near DOH trailer. • Valley Oaks ○ Existing pedestrian access comes from neighborhood to NE corner of hard court. Need to maintain this, but have a gate that is locked during the day. • Greer ○ General question: Are we providing spaces for A.S.E.S. or S.O.A.R. at each campus that currently has it? ○ When an event happens on campus, SOAR has to move to another space. They feel like they're being shuffled too often. • McCaffrey ○ Change property lines.....baseball fields are City owned. ○ Delete extra dashed lines on zoomed in proposed plan. ○ Use 849 enrollment (current) in lieu of projected lower enrollment. ○ New construction area between MPR and Gym is currently used by students during lunch.....need to address this. ○ Scot is concerned about projected decrease in enrollment here, since the ES's are increasing in enrollment, and the Eastview Specific Plan will bing more kids. If enrollment does increase, need to look at drop-offs. • Fairsite ○ Make sure storage is accommodated. Need workroom and science workroom to compile curriculum. Should have a check-out location near BFLC to issue science equipment, etc.	
	4.04	Need a "chapter" in the MP that covers the new school. There is a site selected that is getting CDE approval. Timeline related to development of houses needed, too.	
	4.05	April 28 - Principal interviews	
	4.06	May 19 - Prioritization Meeting	

Submitted by: Steve Newsom

MEETING MINUTES #5: MAY 19, 2015

LPA

1548 Eureka Road, Suite 101, Roseville, California 95661

p. 916.772.4300 f. 916.772.4330
w. lpainc.com e. lpa@lpainc.com

June 1, 2015

MEETING MINUTES NO. 05
GALT JOINT UNION ELEMENTARY SCHOOL DISTRICT
FACILITIES MASTER PLAN – FACILITIES MASTER PLAN PRIORITIZATION MEETING
LPA PROJECT NO. 14273.10

DATE: May 19, 2015
TIME: 6:00 – 8:00 pm
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
See sign-in sheet	All Present	(as indicated)

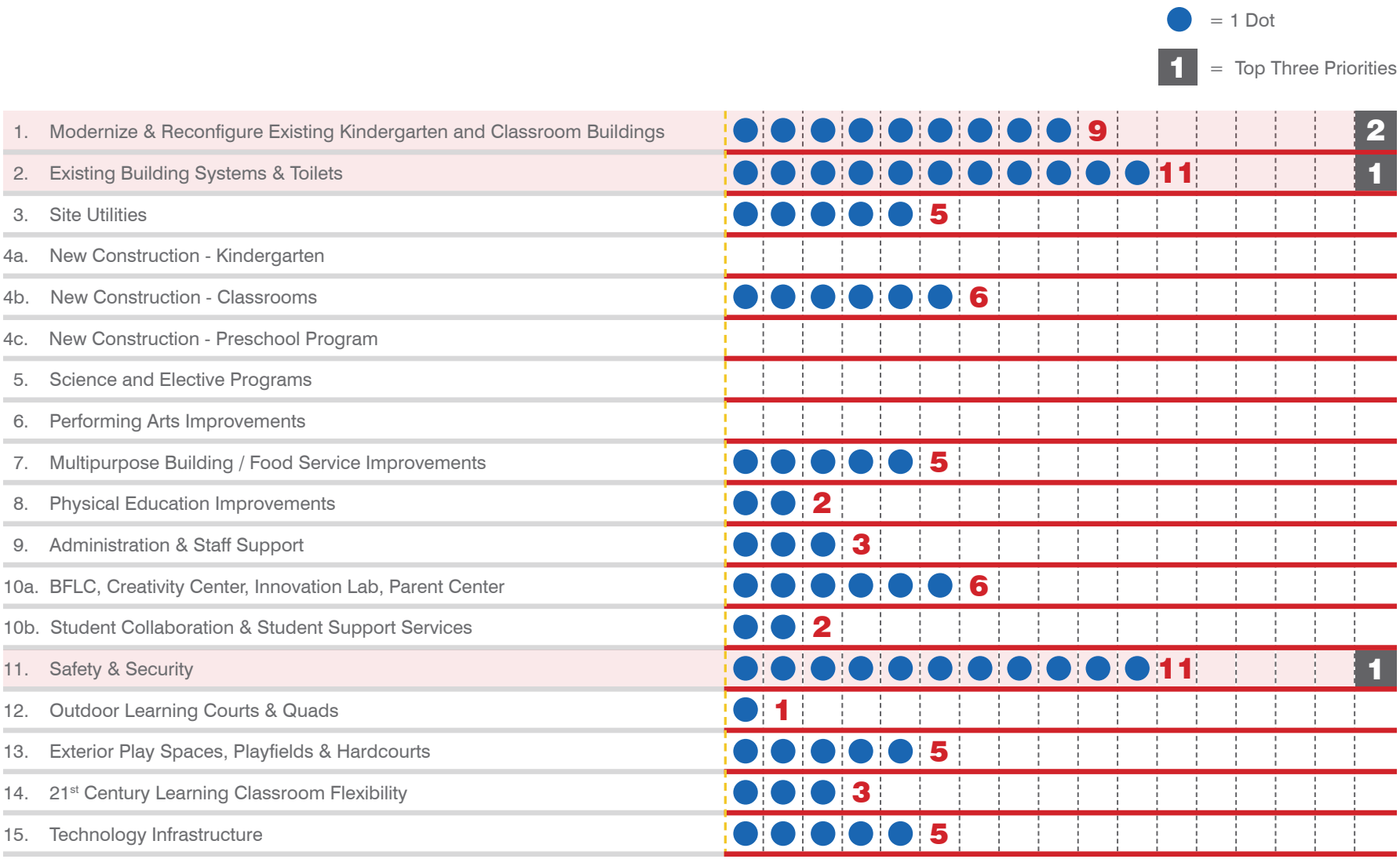
DISCUSSION ITEMS

ACTION	ITEM NO.		DUE DATE
	5.01	District Sites: Valley Oaks is in the worst condition. Fairsite is in poor conditions, but houses fewer students, and they're pre-school only. Fairsite no longer has a CDS code, so it is not able to function as an ES. These are the three oldest sites.	
	5.02	Scopes of Work: Attention is needed in the modernization scopes most. Even though BFLCs are important, there are other scopes that should occur first. Creativity Center got a lot of votes, but is an augmentation of the BFLC. The fact that these are separated (Scope 5 vs. 10) was confusing. We should combine votes for these two scopes. Also, Science Labs and Electives are classrooms, at the MS, but the Creativity Center isn't. Need to clarify these. The 6th grade should have its own Science Lab that is separate from the Creativity Lab or BFLC.	
	5.03	Need to look at different shapes of rooms that create interesting areas (nooks alcoves, etc.).	
	5.04	School site priorities in the PowerPoint presentation are NOT in ranked order. We need to show the ranking.	
	5.05	Food Service: Desire to move toward "scratch" cooking. A lot of equipment is outdated, kids don't have enough time to eat. More storage for food will be needed if they move toward scratch cooking. Valley Oaks is a community gathering space, and needs to be able to serve the kids while parents participate. There's an outdoor freezer which presents a vandalism issue. Some of the equipment is obsolete. Moving away from pre-packaged food requires more refrigeration space. At newer facilities, like McCaffrey, it still is not adequately designed to operate based on	

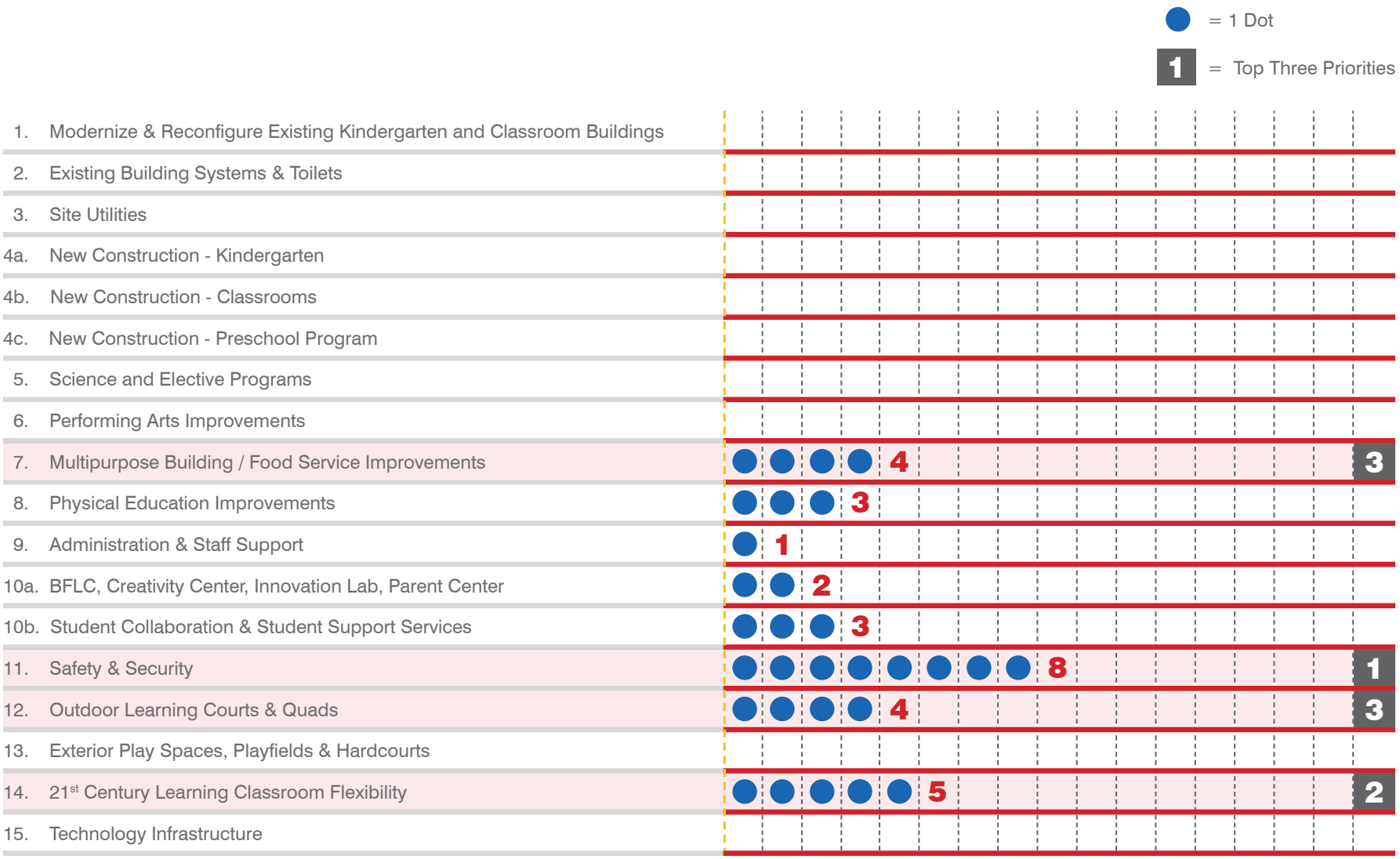
ACTION	ITEM NO.		DUE DATE
		today's needs and nutrition requirements. Kitchens and MPRs are important to parents and the community. Outdoor lunch shelters would help too.	
	5.06	Safety & Security: Being able to access playfields on weekends would be good, while securing the campus.	
	5.07	Professional development space is needed that can house about 50-60 people. The District Office doesn't even have adequate space for this.	

Submitted by: Steve Newsom, AIA, LEED AP B,D+C
Associate

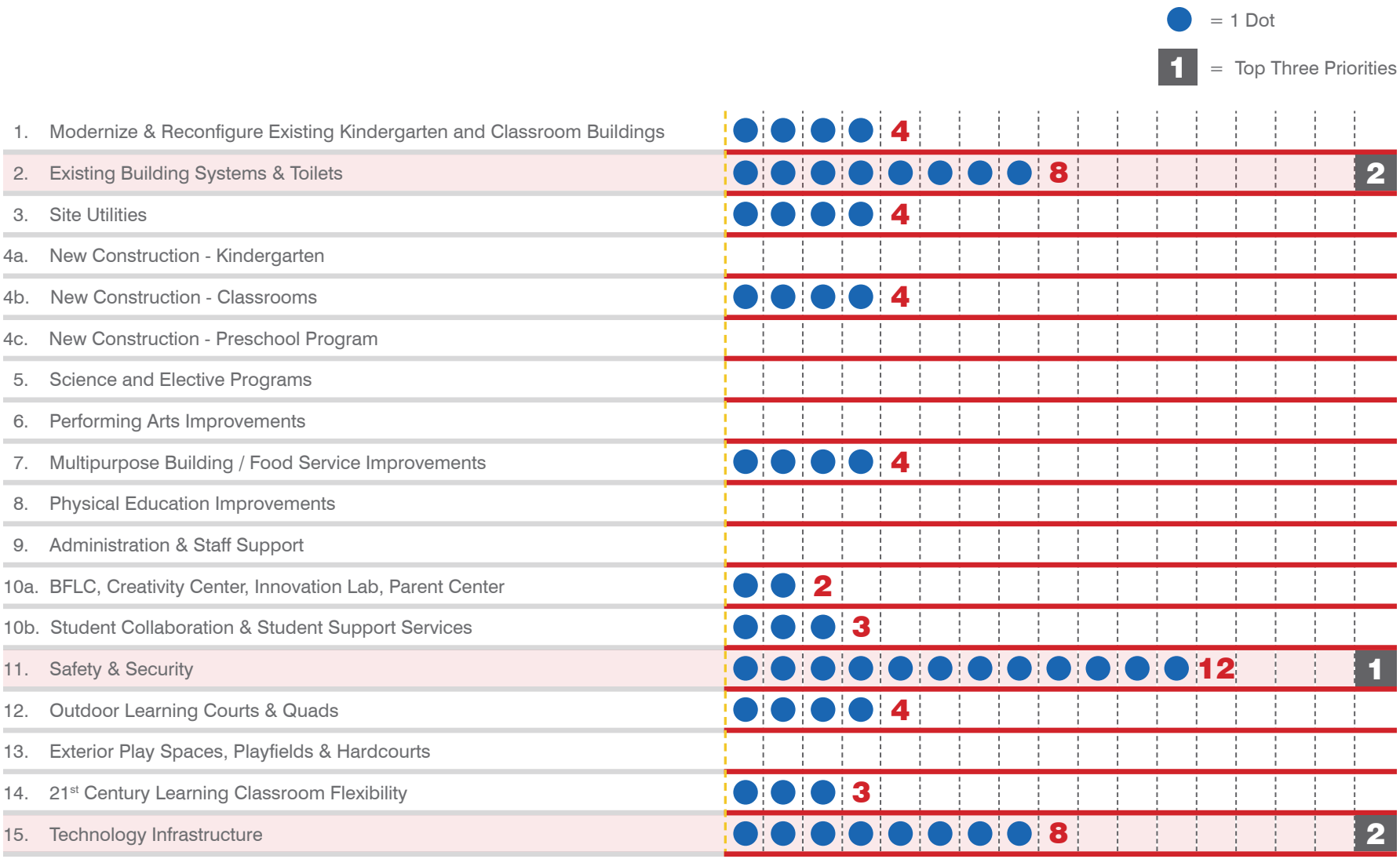
GREER ELEMENTARY SCHOOL



LAKE CANYON ELEMENTARY SCHOOL



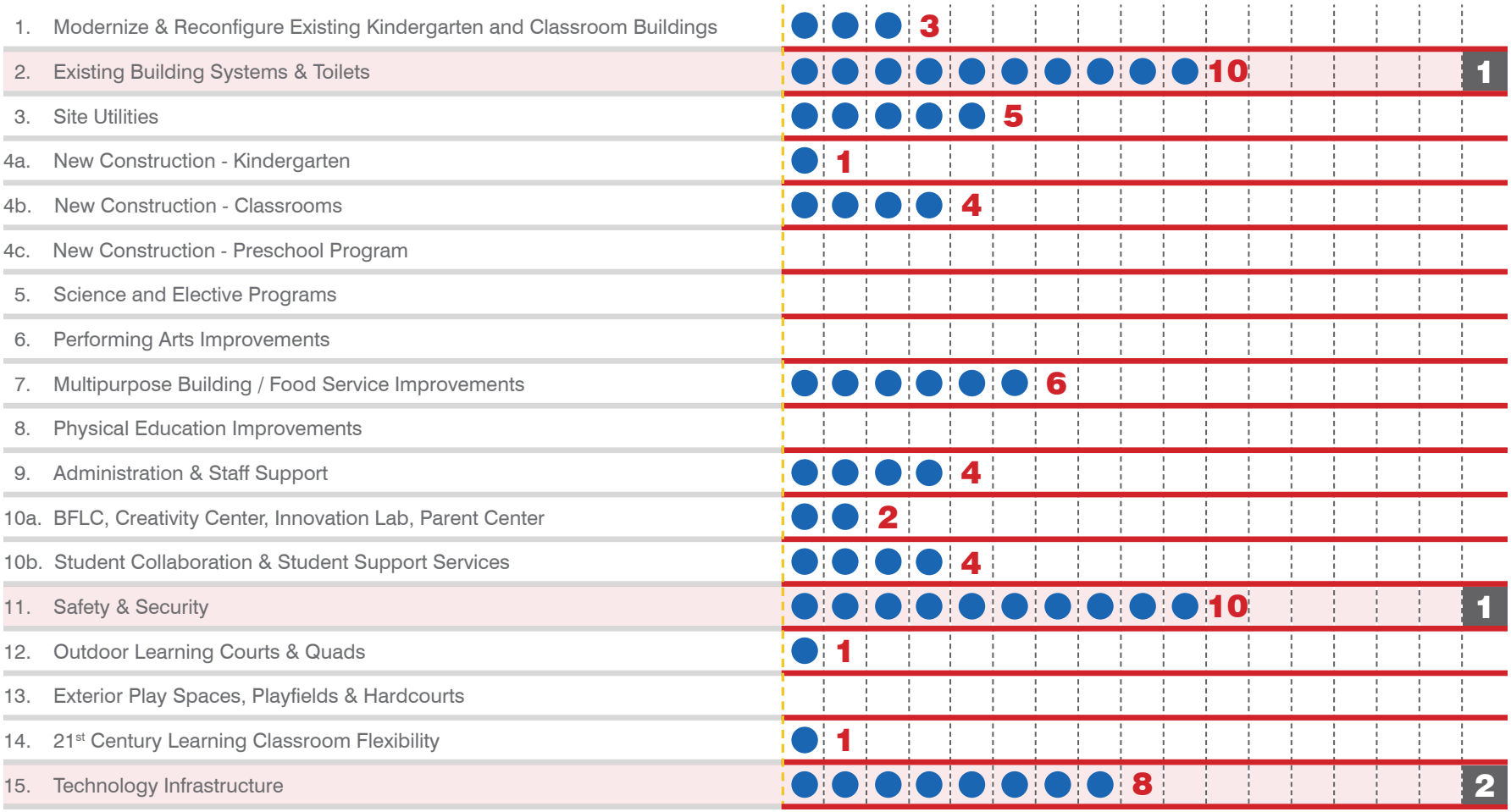
MARENGO RANCH ELEMENTARY SCHOOL



RIVER OAKS ELEMENTARY SCHOOL

● = 1 Dot

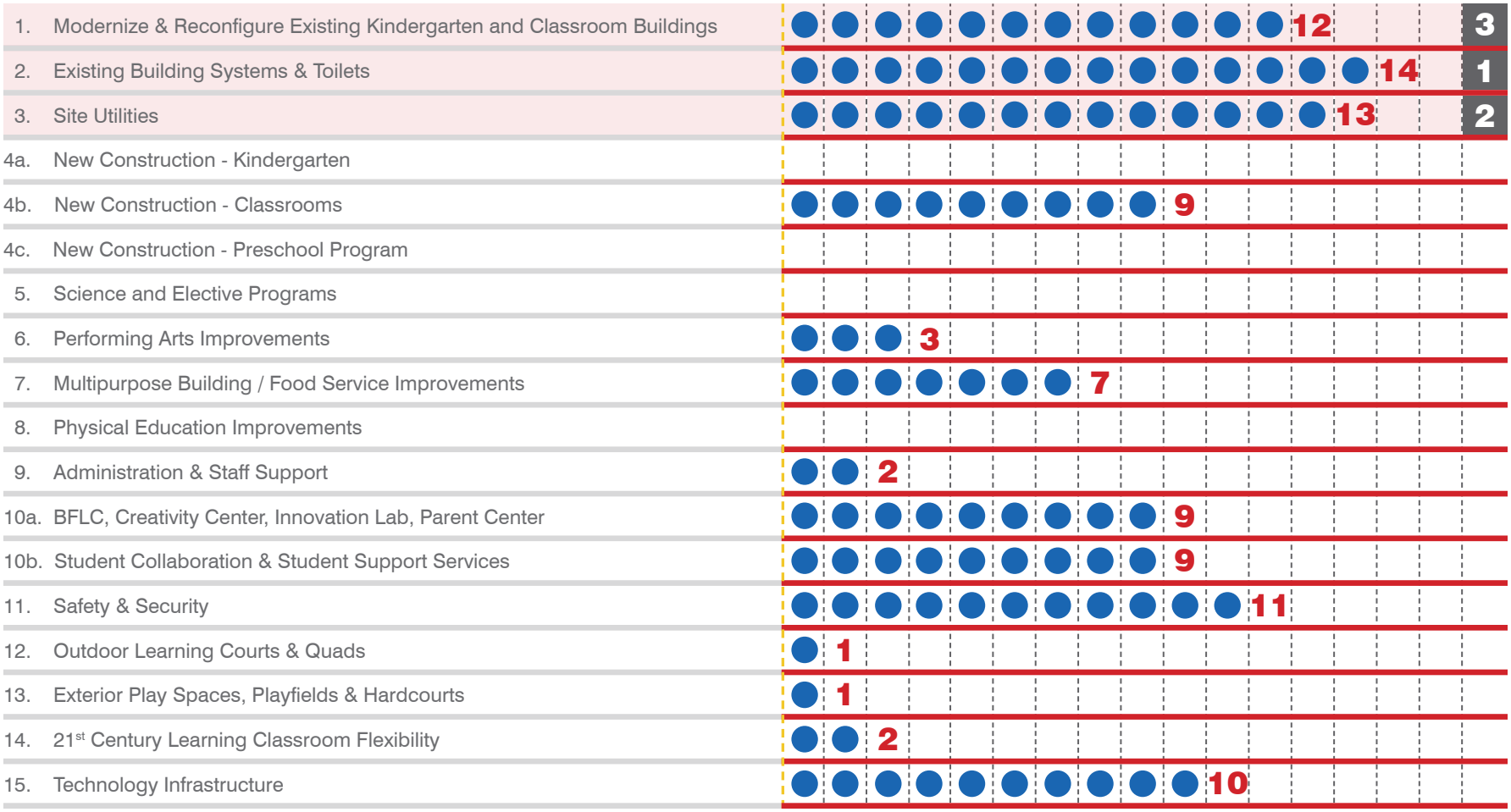
1 = Top Three Priorities



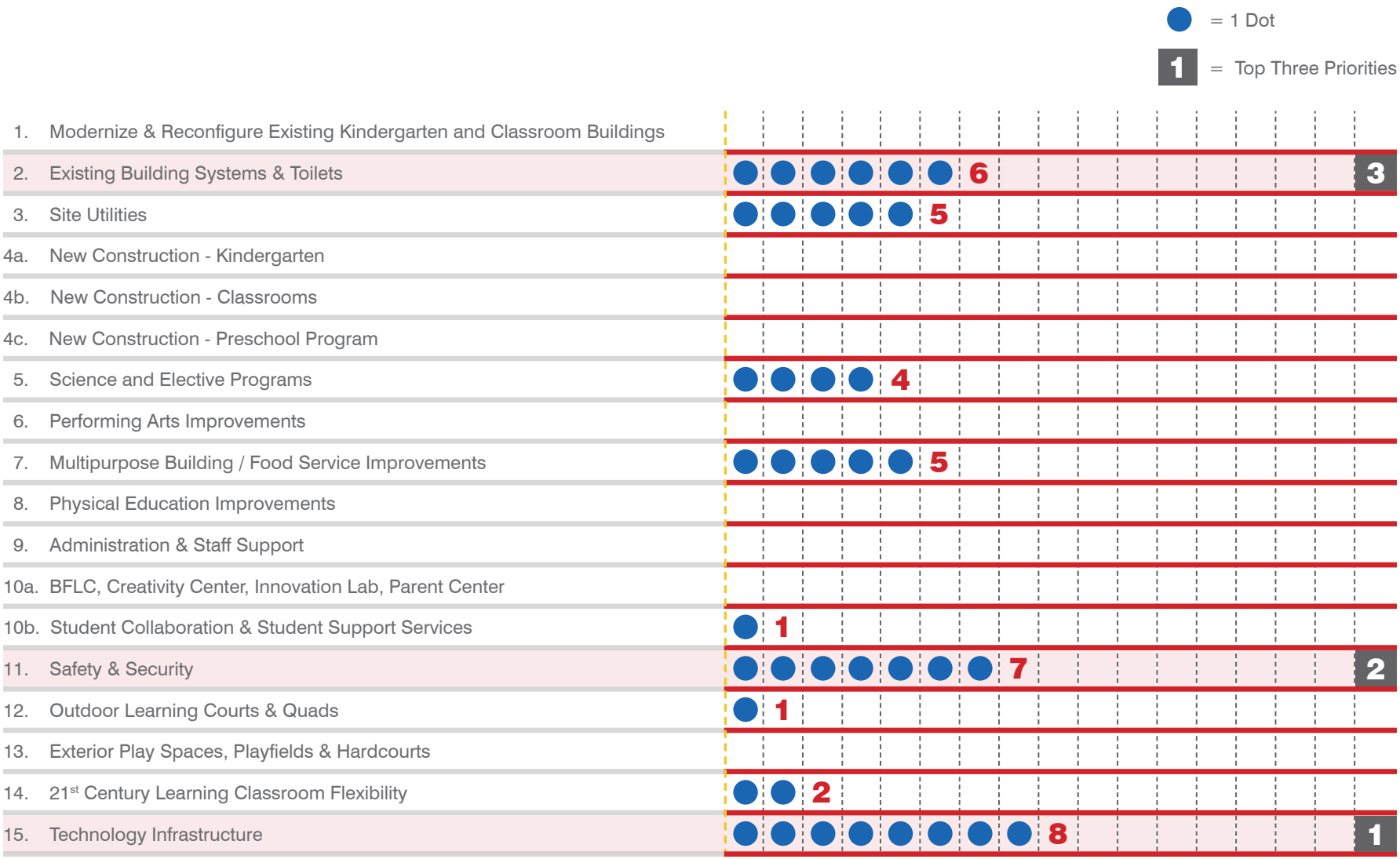
VALLEY OAKS ELEMENTARY SCHOOL

● = 1 Dot

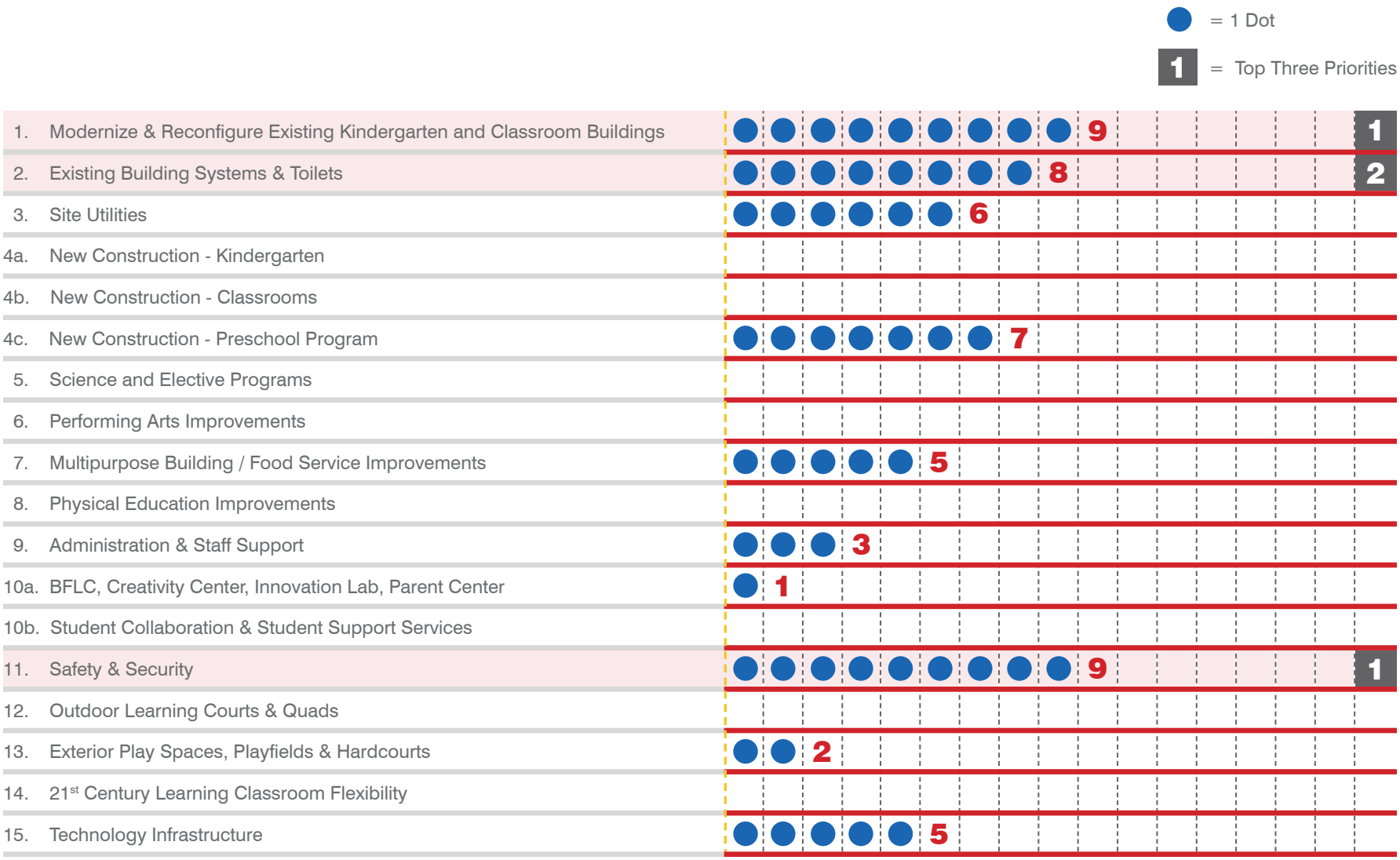
1 = Top Three Priorities



McCAFFREY MIDDLE SCHOOL



FAIRSITE PRESCHOOL



CUMMING

Galt Joint Union Elementary School District
Facilities Master Plan - Total Program Cost
Galt, California

Opinion of Probable Cost
May 31, 2015

Prepared for LPA, Inc.

130 VANTIS, SUITE 110 • ALISO VIEJO • CALIFORNIA • 92656
PHONE: 949-900-0440 • FAX: 949-900-0450

INTRODUCTION

The information provided by the District is considered to be budgetary for estimating purposes, and a 5% design contingency has been included. The following items are excluded from this budget:

The following items excluded from scope of work:

1 Utility hook-up fees & City connection fees.
2 Offsite work and traffic signals.
3 Land acquisition costs.
4 Hazardous material surveys, abatement, and disposal.
5 Escalation (Costs are in 2015$ calculated to the end of the year)

Each of the unit costs includes the following mark-ups:

A	General Contractor GC, OH&P	15.00%
B	Escalation	3.00%
C	Bonds & Insurance	2.00%
D	Design/Phasing Contingency	10.00%

At the category summary level, soft costs are added to each scope portion. Soft costs include the following:

A	AE Design Fee	10.00%
B	DSA Plan Check Fee	0.75%
C	Printing/Advertising	0.05%
E	Test/Survey	1.25%
F	Inspection	1.25%
G	Project Management Fees	5.00%
H	Project/Construction Contingency	5.00%
I	Relocation Costs	0.80%
J	Labor Compliance	0.25%
K	Builders Risk Insurance	0.80%
L	Legal	0.03%
M	Comissioning	0.08%
N	FF&E (Other than Classroom)	4.00%
O	Other Miscellaneous Consultants	4.00%
	Total Soft Cost Multiplier	**33.26%**

We recommend the client review this statement, and that any interpretations contrary to those intended by the desigr documents be fully addressed. The statement is based on a detailed measurement of quantities when possible, anc reasonable allowance for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in the currently stable bidding market. The present estimate is a based on a minimum of four to five competitive bids from general contractors, bidding to a minimum of four (4) subcontractors per trade. This statement is a detemination of current market value for the construction of the project, not a prediction of low bid. Experience indicates that a fewer number of bidders may result in higher bid amount, and more bidders may result in a lower bid result. It is our understanding that projects will be procured through a traditional competitive design-bid-build basis.

Galt Joint Union Elementary School District
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$)

Campus		Subtotal Project Cost (2015$)	Total Project Cost (2015$)
A	**Elementary Schools**		**$156,189,000**
1	Greer Elementary School	$26,175,000	
2	Lake Canyon Elementary School	$11,018,000	
3	Marengo Ranch Elementary School	$23,725,000	
4	River Oaks Elementary School	$26,306,000	
5	Valley Oaks Elementary School	$29,845,000	
6	McCaffrey Middle School	$23,901,000	
7	Fairsite Preschool	$15,219,000	
Total Construction/Project Cost (2015$)			**$156,189,000**

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost
Project Cost Summary (2015$)
31-May-15

Category	1 Greer ES	2 Lake Canyon ES	3 Marengo Ranch ES	4 River Oaks ES	5 Valley Oaks ES	6 McCaffrey MS	7 Fairsite Preschool
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings	1,451,000	-	1,172,000	1,990,000	2,500,000	492,000	1,039,000
2 Existing Building Systems & Toilets	854,000	267,000	833,000	2,339,000	1,873,000	622,000	724,000
3 Site Utilities	229,000	-	-	-	-	-	-
4a New Construction - Kindergarten	-	1,459,000	299,000	1,459,000	-		
4b New Construction - Classrooms	13,466,000	2,649,000	13,027,000	8,108,000	9,253,000	$6,239,000	
4c New Construction - Preschool Classrooms	-	-	-	-	-	-	$7,806,000
5 Science and Elective Programs	-	-	-	-	-	3,036,000	-
6 Performing Arts Improvements	850,000	-	218,000	850,000	850,000	-	-
7 Multipurpose/Food Service Improvements	1,131,000	787,000	835,000	948,000	1,132,000	617,000	726,000
8 Physical Education Improvements	773,000	773,000	787,000	773,000	773,000	1,017,000	-
9 Administration & Staff Support	303,000	43,000	580,000	1,342,000	2,673,000	795,000	438,000
10a BFLC - Innovation, Creativity Center, BFLC	980,000	2,035,000	898,000	3,173,000	3,814,000	1,092,000	932,000
10b Student Collaboration & Student Support Services	2,814,000	689,000	2,723,000	1,838,000	2,701,000	5,168,000	144,000
11 Safety & Security	1,242,000	1,091,000	505,000	1,301,000	1,256,000	1,076,000	1,693,000
12 Outdoor Learning Quads	162,000	132,000	620,000	231,000	601,000	454,000	144,000
13 Exterior Play Spaces, Playfields & Hardcourts	1,019,000	86,000	384,000	892,000	1,314,000	1,664,000	1,004,000
14 21st Century Learning Classroom Flexibility	310,000	340,000	370,000	360,000	390,000	460,000	150,000
15 Technology Infrastructure	591,000	667,000	474,000	702,000	715,000	1,169,000	419,000
Total Project Cost (2015$)	**26,175,000**	**11,018,000**	**23,725,000**	**26,306,000**	**29,845,000**	**23,901,000**	**15,219,000**

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost
Project Cost Summary (2015$)
31-May-15

Category	Total Project Cost (2015$)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings	$ 8,644,000
2 Existing Building Systems & Toilets	$ 7,512,000
3 Site Utilities	$ 229,000
4a New Construction - Kindergarten	$ 3,217,000
4b New Construction - Classrooms	$ 52,742,000
4c New Construction - Preschool Classrooms	$ 7,806,000
5 Science and Elective Programs	$ 3,036,000
6 Performing Arts Improvements	$ 2,768,000
7 Multipurpose/Food Service Improvements	$ 6,176,000
8 Physical Education Improvements	$ 4,896,000
9 Administration & Staff Support	$ 6,174,000
10a BFLC - Innovation, Creativity Center, BFLC	$ 12,924,000
10b Student Collaboration & Student Support Services	$ 16,077,000
11 Safety & Security	$ 8,164,000
12 Outdoor Learning Quads	$ 2,344,000
13 Exterior Play Spaces, Playfields & Hardcourts	$ 6,363,000
14 21st Century Learning Classroom Flexibility	$ 2,380,000
15 Technology Infrastructure	$ 4,737,000
Total Project Cost (2015$)	$156,189,000

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Greer Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Greer Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					$ 1,091,000	$ 1,451,000
1a Replacement or repair of roofs						
1a.1 Replace roofs	40,544	sf	$ 21.60	$ 876,000		
1b Replacement or repair of walls						
1b.2 Repair walls	4,320	sf	$ 4.70	$ 20,000		
1c Replacement or repair of windows						
1c.2 Repair windows	4,320	sf	$ 2.70	$ 12,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	4,320	sf	$ 1.70	$ 7,000		
1e Replacement or repair of floors						
1e.2 Repair floors	4,320	sf	$ 4.00	$ 17,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	4,320	sf	$ 3.05	$ 13,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	4,320	sf	$ 1.80	$ 8,000		
1g.2 Patch & paint exterior	40,544	sf	$ 3.40	$ 138,000		
2 Existing Building Systems & Toilets					$ 642,000	$ 854,000
2b Lighting upgrades - new interior lighting & controls	4,320	sf	$ 11.00	$ 48,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	4,320	sf	$ 3.35	$ 14,000		
2d Plumbing system upgrades	4,320	sf	$ 8.00	$ 35,000		
2e.1 Modernize Existing Restroom	444	sf	$ 63.00	$ 28,000		
2e.2 Reconfigure Existing Restroom	2,048	sf	$ 167.00	$ 342,000		
2f Energy-efficient building systems and controls (EMS syst	40,544	sf	$ 4.32	$ 175,000		
3 Site Utilities					$ 172,000	$ 229,000
3b Updated sewer service lines	344,124	sf	$ 0.50	$ 172,000		
4 New Construction Classrooms						
4b New Construction - Classrooms					$ 10,125,000	$ 13,466,000
4b.1 Remove Portable Classrooms	27	ea	$ 8,000.00	$ 216,000		
4b.4 New Elementary Classroom Building (1-story)	9,600	sf	$ 304.00	$ 2,918,000		
4b.5 New Elementary Classroom Building (2-story)	19,152	sf	$ 337.00	$ 6,454,000		
4b.10 Sitework & Site Improvements	19,176	sf	$ 28.00	$ 537,000		
5 Science and Elective Programs					$ -	$ -
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Greer Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Greer Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
6 Performing Arts Improvements					**$ 639,000**	**$ 850,000**
6b Music/Drama/Dance/Support Space						
6b.4 New Drama/Music/Dance	1,750	sf	$ 337.00	$ 590,000		
6b.8 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
7 Multipurpose/Food Service Improvements					**$ 850,000**	**$ 1,131,000**
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	7,730	sf	$ 37.00	$ 286,000		
7c Food service areas						
7c.3 Reconfigure Food Service	1,340	sf	$ 236.70	$ 317,000	Includes new food service equipmen	
7c.4 New Food Service	350	sf	$ 306.60	$ 107,000	Includes restroom / refrigerator and	
7c.7 Sitework & Site Improvements	350	sf	$ 28.00	$ 10,000		
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000		
8 Physical Education Improvements					**$ 581,000**	**$ 773,000**
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	1,750	sf	$ 304.00	$ 532,000		
8c.5 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
9 Administration & Staff Support					**$ 228,000**	**$ 303,000**
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	5,184	sf	$ 44.00	$ 228,000		
10 Student Collaboration & Student Support Services						
10a BFLC - Innovation, Creativity Center, BFLC					**$ 737,000**	**$ 980,000**
10a.3 Modernize BFLC - Innovation, Creativity Center, BF	4,554	sf	$ 68.25	$ 311,000		
10a.4 Reconfigure BFLC - Innovation, Creativity Center, B	3,881	sf	$ 109.80	$ 426,000		
10b Student Collaboration & Student Support Services					**$ 2,116,000**	**$ 2,814,000**
10d.2 New Learning Center / RSP	1,915	sf	$ 297.00	$ 569,000		
10d.4 Reconfigure Learning Center / RSP	1,600	sf	$ 106.80	$ 171,000		
10d.5 Sitework & Site Improvements	1,915	sf	$ 28.00	$ 54,000		
10e.1 Student Colaboration Lab, 1- Story	1,200	sf	$ 297.00	$ 356,000		
10e.2 Student Colaboration Lab, 2-Story	2,554	sf	$ 337.00	$ 861,000		
10e.5 Student Colaboration Lab, site work	3,754	sf	$ 28.00	$ 105,000		

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Greer Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Greer Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
11 Safety & Security					**$ 934,000**	**$ 1,242,000**
11b.1 New Parking Lot	34,400	sf	$ 12.00	$ 413,000		
11b.10 Slurry Coat & Stripe Existing Paving	16,350	sf	$ 2.00	$ 33,000		
11d Exterior lighting to ensure student safety	1	ls	$ 10,000.00	$ 10,000		
11e Safety locks at classroom doors	31	ea	$ 337.00	$ 10,000		
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	325	lf	$ 189.00	$ 61,000		
11h.3 Rolling Decorative Metal Gate	2	ea	$ 20,000.00	$ 40,000		
11i Fire safety equipment, fire alarms and emergency lighting						
11i.1 Fire Alarm System	40,544	sf	$ 4.00	$ 162,000		
11j New public address/emergency communication systems	40,544	sf	$ 2.85	$ 116,000		
11l Security cameras and other security systems	40,544	sf	$ 1.60	$ 65,000		
12 Outdoor Learning Quads					**$ 122,000**	**$ 162,000**
12b Learning Courts						
12b.2 New Learning Court	6,763	sf	$ 18.00	$ 122,000		
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 766,000**	**$ 1,019,000**
13a Kindergarten Play Yard						
13a.3 Shade Structure	1,200	sf	$ 54.00	$ 65,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	3,200	sf	$ 24.00	$ 77,000		
13b.2 Elementary Play Apparatus	1	ea	$ 47,000.00	$ 47,000		
13b.5 Resurface & Repair Hardcourts	14,950	sf	$ 4.00	$ 60,000		
13b.6 New Hardcourts	19,200	sf	$ 9.00	$ 173,000		
13c Playfields						
13c.2 New natural grass turf area	44,225	sf	$ 7.00	$ 310,000		
13l Fitness Course	1	ea	$ 34,000.00	$ 34,000		
14 21st Century Learning Classroom Flexibility					**$ 310,000**	**$ 310,000**
14a Flexible furniture (Per Classroom, Direct Cost)	31	ea	$ 10,000.00	$ 310,000		
15 Technology Infrastructure					**$ 591,000**	**$ 591,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	40,544	sf	$ 4.43	$ 179,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	40,544	sf	$ 4.43	$ 179,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	31	ea	$ 7,500.00	$ 233,000		
Total Construction/Project Cost (2014$)					**$ 19,904,000**	**$26,175,000**

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Greer Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Greer Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Lake Canyon Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Lake Canyon Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)	
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					$ -	$ -	
Not included in this Facilities Needs Assessment							
2 Existing Building Systems & Toilets					**$ 201,000**	**$ 267,000**	
2f Energy-efficient building systems and controls (EMS syste	46,575	sf	$ 4.32	$ 201,000			
3 Site Utilities					$ -	$ -	
Not included in this Facilities Needs Assessment							
4 New Construction Classrooms							
4a New Construction - Kindergarten					**$ 1,097,000**	**$ 1,459,000**	
4a.2 New Kindergarten Building	3,375	sf	$ 297.00	$ 1,002,000			
4a.4 Kindergarten Sitework & Site Imprvmts	3,375	sf	$ 28.00	$ 95,000			
4b New Construction - Classrooms					**$ 1,992,000**	**$ 2,649,000**	
4b.4 New Elementary Classroom Building (1-story)	6,000	sf	$ 304.00	$ 1,824,000			
4b.10 Sitework & Site Improvements	6,000	sf	$ 28.00	$ 168,000			
5 Science and Elective Programs					$ -	$ -	
Not included in this Facilities Needs Assessment							
6 Performing Arts Improvements					$ -	$ -	
Not included in this Facilities Needs Assessment							
7 Multipurpose/Food Service Improvements					**$ 592,000**	**$ 787,000**	
7c Food service areas							
7c.3 Reconfigure Food Service	1,350	sf	$ 236.70	$ 320,000	Includes new food service equipment fo		
7c.4 New Food Service	400	sf	$ 328.50	$ 131,000	Includes restroom/office and refrigerato		
7c.7 Sitework & Site Improvements	400	sf	$ 28.00	$ 11,000			
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000			
8 Physical Education Improvements					**$ 581,000**	**$ 773,000**	
8c Middle School/High School Fitness/Aerobics Labs							
8c.4 New Fitness/Aerobics Labs	1,750	sf	$ 304.00	$ 532,000			
8c.5 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000			
9 Administration & Staff Support					**$ 32,000**	**$ 43,000**	
9b Staff Collaboration/Work Rooms							
9b.2 Modernize Staff Collaboration/Work Rooms	720	sf	$ 44.00	$ 32,000			

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Lake Canyon Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - Lake Canyon Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
10 Student Collaboration & Student Support Services					**$ 1,530,000**	**$ 2,035,000**
10a BFLC - Innovation, Creativity Center, BFLC						
10a.2 New BFLC - Innovation, Creativity Center, BFLC Build	3,600	sf	$ 305.00	$ 1,098,000		
10a.4 Reconfigure BFLC - Innovation, Creativity Center, BF	3,016	sf	$ 109.80	$ 331,000		
10a.5 Sitework & Site Improvements	3,600	sf	$ 28.00	$ 101,000		
10b Student Collaboration & Student Support Services					**$ 518,000**	**$ 689,000**
10d.4 Reconfigure Learning Center / RSP	1,200	sf	$ 106.80	$ 128,000		
10e.1 Student Colaboration Lab, 1- Story	1,200	sf	$ 297.00	$ 356,000		
10e.5 Student Colaboration Lab, site work	1,200	sf	$ 28.00	$ 34,000		
11 Safety & Security					**$ 820,000**	**$ 1,091,000**
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	34,215	sf	$ 12.00	$ 411,000		
11b.6 New Access Road	9,100	sf	$ 12.10	$ 110,000		
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	890	lf	$ 189.00	$ 168,000		
11h.3 Rolling Decorative Metal Gate	1	ea	$ 20,000.00	$ 20,000		
11l Security cameras and other security systems	46,575	sf	$ 1.60	$ 75,000		
11m New guardrail at auditorium	70	lf	$ 169.00	$ 12,000		
12 Outdoor Learning Quads					**$ 99,000**	**$ 132,000**
12c Student Amphitheatre						
12c.2 New Student Amphitheatre	3,300	sf	$ 30.00	$ 99,000		
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 65,000**	**$ 86,000**
13a Kindergarten Play Yard						
13a.3 Shade Structure	1,200	sf	$ 54.00	$ 65,000		
14 21st Century Learning Classroom Flexibility					**$ 340,000**	**$ 340,000**
14a Flexible furniture (Per Classroom, Direct Cost)	34	ea	$ 10,000.00	$ 340,000		
15 Technology Infrastructure					**$ 667,000**	**$ 667,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	46,575	sf	$ 4.43	$ 206,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	46,575	sf	$ 4.43	$ 206,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	34	ea	$ 7,500.00	$ 255,000		
Total Construction/Project Cost (2014$)					**$ 8,534,000**	**$11,018,000**

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Lake Canyon Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - Lake Canyon Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Marengo Ranch Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Marengo Ranch Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					**$ 881,000**	**$ 1,172,000**
1a Replacement or repair of roofs						
1a.2 Repair roofs	39,897	sf	$ 12.10	$ 483,000		
1b Replacement or repair of walls						
1b.2 Repair walls	14,592	sf	$ 4.70	$ 69,000		
1c Replacement or repair of windows						
1c.2 Repair windows	14,592	sf	$ 2.70	$ 39,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	14,592	sf	$ 1.70	$ 25,000		
1e Replacement or repair of floors						
1e.2 Repair floors	14,592	sf	$ 4.00	$ 58,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	14,592	sf	$ 3.05	$ 45,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	14,592	sf	$ 1.80	$ 26,000		
1g.2 Patch & paint exterior	39,897	sf	$ 3.40	$ 136,000		
2 Existing Building Systems & Toilets					**$ 626,000**	**$ 833,000**
2a HVAC system upgrades	900	sf	$ 22.00	$ 20,000	Based on kitchen SF to replace swamp c	
2b Lighting upgrades - new interior lighting & controls	14,592	sf	$ 11.00	$ 161,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	14,592	sf	$ 3.35	$ 49,000		
2d Plumbing system upgrades	14,592	sf	$ 8.00	$ 117,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,700	sf	$ 63.00	$ 107,000		
2f Energy-efficient building systems and controls (EMS syste	39,897	sf	$ 4.32	$ 172,000		
3 Site Utilities					**$ -**	**$ -**
Not included in this Facilities Needs Assessment						
4 New Construction Classrooms						
4a New Construction - Kindergarten					**$ 225,000**	**$ 299,000**
4a.2 New Kindergarten Building	900	sf	$ 222.75	$ 200,000		
4a.4 Kindergarten Sitework & Site Imprvmts	900	sf	$ 28.00	$ 25,000		
4b New Construction - Classrooms					**$ 9,795,000**	**$ 13,027,000**
4b.1 Remove Portable Classrooms	20	ea	$ 8,000.00	$ 160,000		
4b.5 New Elementary Classroom Building (2-story)	27,451	sf	$ 337.00	$ 9,251,000		
4b.10 Sitework & Site Improvements	13,726	sf	$ 28.00	$ 384,000		
5 Science and Elective Programs					**$ -**	**$ -**
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Marengo Ranch Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Marengo Ranch Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
6 Performing Arts Improvements					**$ 164,000**	**$ 218,000**
6b Music/Drama/Dance/Support Space						
6b.3 Reconfigure Drama/Music/Dance	1,620	sf	$ 101.00	$ 164,000		
7 Multipurpose/Food Service Improvements					**$ 628,000**	**$ 835,000**
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	6,350	sf	$ 37.00	$ 235,000		
7c Food service areas						
7c.3 Reconfigure Food Service	900	sf	$ 236.70	$ 213,000	Includes new food service equipment fo	
7c.4 New Food Service	200	sf	$ 219.00	$ 44,000	Includes just refrigerator and freezer	
7c.7 Sitework & Site Improvements	200	sf	$ 28.00	$ 6,000		
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000		
8 Physical Education Improvements					**$ 592,000**	**$ 787,000**
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	1,862	sf	$ 304.00	$ 566,000		
8c.5 Sitework & Site Improvements	931	sf	$ 28.00	$ 26,000		
9 Administration & Staff Support					**$ 436,000**	**$ 580,000**
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	2,030	sf	$ 44.00	$ 89,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,700	sf	$ 88.00	$ 150,000		
9b.4 New Staff Collaboration/Work Rooms	638	sf	$ 294.00	$ 188,000		
9b.5 Sitework & Site Improvements	319	sf	$ 28.00	$ 9,000		
10 Student Collaboration & Student Support Services						
10a BFLC - Innovation, Creativity Center, BFLC					**$ 675,000**	**$ 898,000**
10a.4 Reconfigure BFLC - Innovation, Creativity Center, BF	6,144	sf	$ 109.80	$ 675,000		
10b Student Collaboration & Student Support Services					**$ 2,047,000**	**$ 2,723,000**
10d.2 New Learning Center / RSP	3,254	sf	$ 237.60	$ 773,000		
10d.4 Reconfigure Learning Center / RSP	700	sf	$ 106.80	$ 75,000		
10d.5 Sitework & Site Improvements	1,660	sf	$ 28.00	$ 46,000		
10e.2 Student Colaboration Lab, 2-Story	3,192	sf	$ 337.00	$ 1,076,000		
10e.3 Student Colaboration Lab, modernize	720	sf	$ 44.00	$ 32,000		
10e.5 Student Colaboration Lab, site work	1,596	sf	$ 28.00	$ 45,000		
Not anticipated						
Not included in this Facilities Needs Assessment						

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Marengo Ranch Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost 31-May-15

Project Cost Summary (2015$) - Marengo Ranch Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
11 Safety & Security					**$ 380,000**	**$ 505,000**
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.10 Slurry Coat & Stripe Existing Paving	35,940	sf	$ 2.00	$ 72,000		
11d Exterior lighting to ensure student safety	1	ls	$ 10,000.00	$ 10,000		
11e Safety locks at classroom doors	37	ea	$ 337.00	$ 12,000		
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	940	lf	$ 189.00	$ 178,000		
11h.3 Rolling Decorative Metal Gate	1	ea	$ 20,000.00	$ 20,000		
11l Security cameras and other security systems	39,897	sf	$ 1.60	$ 64,000		
12 Outdoor Learning Quads					**$ 466,000**	**$ 620,000**
12b Learning Courts						
12b.2 New Learning Court	25,900	sf	$ 18.00	$ 466,000		
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 289,000**	**$ 384,000**
13a Kindergarten Play Yard						
13a.3 Shade Structure	1,200	sf	$ 54.00	$ 65,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	2,400	sf	$ 24.00	$ 58,000		
13b.2 Elementary Play Apparatus	1	ea	$ 47,000.00	$ 47,000		
13b.6 New Hardcourts	3,200	sf	$ 9.00	$ 29,000		
13b.7 Slurry Coat & Stripe Existing Hardcourts	28,000	sf	$ 2.00	$ 56,000		
13l Fitness Course	1	ea	$ 34,000.00	$ 34,000		
14 21st Century Learning Classroom Flexibility					**$ 370,000**	**$ 370,000**
14a Flexible furniture (Per Classroom, Direct Cost)	37	ea	$ 10,000.00	$ 370,000		
15 Technology Infrastructure					**$ 474,000**	**$ 474,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	39,897	sf	$ 4.43	$ 177,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	39,897	sf	$ 4.43	$ 177,000		
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$)					**$ 18,048,000**	**$23,725,000**

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
River Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost 31-May-15

Project Cost Summary (20145) - River Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					**$ 1,496,000**	**$ 1,990,000**
1a Replacement or repair of roofs						
1a.1 Replace roofs	48,718	sf	$ 21.60	$ 1,052,000		
1b Replacement or repair of walls						
1b.2 Repair walls	15,558	sf	$ 4.70	$ 73,000		
1c Replacement or repair of windows						
1c.2 Repair windows	15,558	sf	$ 2.70	$ 42,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	15,558	sf	$ 1.70	$ 26,000		
1e Replacement or repair of floors						
1e.2 Repair floors	15,558	sf	$ 4.00	$ 62,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	15,558	sf	$ 3.05	$ 47,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	15,558	sf	$ 1.80	$ 28,000		
1g.2 Patch & paint exterior	48,718	sf	$ 3.40	$ 166,000		
2 Existing Building Systems & Toilets					**$ 1,759,000**	**$ 2,339,000**
2a HVAC system upgrades	48,718	sf	$ 22.00	$ 1,072,000		
2b Lighting upgrades - new interior lighting & controls	15,558	sf	$ 11.00	$ 171,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	15,558	sf	$ 3.35	$ 52,000		
2d Plumbing system upgrades	15,558	sf	$ 8.00	$ 124,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	2,060	sf	$ 63.00	$ 130,000		
2f Energy-efficient building systems and controls (EMS syste	48,718	sf	$ 4.32	$ 210,000		
3 Site Utilities					$ -	$ -
Not included in this Facilities Needs Assessment						
4 New Construction Classrooms						
4a New Construction - Kindergarten					**$ 1,097,000**	**$ 1,459,000**
4a.2 New Kindergarten Building	3,375	sf	$ 297.00	$ 1,002,000		
4a.4 Kindergarten Sitework & Site Imprvmts	3,375	sf	$ 28.00	$ 95,000		
4b New Construction - Classrooms					**$ 6,096,000**	**$ 8,108,000**
4b.1 Remove Portable Classrooms	15	ea	$ 8,000.00	$ 120,000		
4b.4 New Elementary Classroom Building (1-story)	18,000	sf	$ 304.00	$ 5,472,000		
4b.10 Sitework & Site Improvements	18,000	sf	$ 28.00	$ 504,000		
5 Science and Elective Programs					$ -	$ -

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
River Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (20145) - River Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
6 Performing Arts Improvements					**$ 639,000**	**$ 850,000**
6b Music/Drama/Dance/Support Space						
6b.4 New Drama/Music/Dance	1,750	sf	$ 337.00	$ 590,000		
6b.8 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
7 Multipurpose/Food Service Improvements					**$ 713,000**	**$ 948,000**
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	6,720	sf	$ 37.00	$ 249,000		
7c Food service areas						
7c.3 Reconfigure Food Service	1,200	sf	$ 236.70	$ 284,000	Includes new food service equipment fo	
7c.4 New Food Service	200	sf	$ 219.00	$ 44,000	Includes just refrigerator and freezer	
7c.7 Sitework & Site Improvements	200	sf	$ 28.00	$ 6,000		
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000		
8 Physical Education Improvements					**$ 581,000**	**$ 773,000**
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	1,750	sf	$ 304.00	$ 532,000		
8c.5 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
9 Administration & Staff Support					**$ 1,009,000**	**$ 1,342,000**
9a Expanded, reorganized or relocated administration spaces						
9a.2 Modernize Administration	2,100	sf	$ 44.00	$ 92,000		
9a.3 Reconfigure Administration	685	sf	$ 88.00	$ 60,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	960	sf	$ 88.00	$ 84,000		
9b.4 New Staff Collaboration/Work Rooms	2,400	sf	$ 294.00	$ 706,000		
9b.5 Sitework & Site Improvements	2,400	sf	$ 28.00	$ 67,000		
10 Student Collaboration & Student Support Services						
10a BFLC - Innovation, Creativity Center, BFLC					**$ 2,386,000**	**$ 3,173,000**
10a.2 New BFLC - Innovation, Creativity Center, BFLC Build	6,405	sf	$ 305.00	$ 1,954,000		
10a.4 Reconfigure BFLC - Innovation, Creativity Center, BF	2,302	sf	$ 109.80	$ 253,000		
10a.5 Sitework & Site Improvements	6,405	sf	$ 28.00	$ 179,000		
10b Student Collaboration & Student Support Services					**$ 1,382,000**	**$ 1,838,000**
10d.2 New Learning Center / RSP	1,200	sf	$ 297.00	$ 356,000		
10d.3 Modernize Learning Center / RSP	960	sf	$ 44.50	$ 43,000		
10d.4 Reconfigure Learning Center / RSP	1,280	sf	$ 106.80	$ 137,000		
10d.5 Sitework & Site Improvements	1,200	sf	$ 28.00	$ 34,000		
10e.1 Student Colaboration Lab, 1- Story	2,400	sf	$ 297.00	$ 713,000		
10e.3 Student Colaboration Lab, modernize	720	sf	$ 44.00	$ 32,000		
10e.5 Student Colaboration Lab, site work	2,400	sf	$ 28.00	$ 67,000		

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
River Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (20145) - River Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
11 Safety & Security					**$ 978,000**	**$ 1,301,000**
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	29,900	sf	$ 12.00	$ 359,000		
11b.10 Slurry Coat & Stripe Existing Paving	13,675	sf	$ 2.00	$ 27,000		
11d Exterior lighting to ensure student safety	1	ls	$ 10,000.00	$ 10,000		
11e Safety locks at classroom doors	36	ea	$ 337.00	$ 12,000		
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	605	lf	$ 189.00	$ 114,000		
11h.3 Rolling Decorative Metal Gate	1	ea	$ 20,000.00	$ 20,000		
11i Fire safety equipment, fire alarms and emergency lighting						
11i.1 Fire Alarm System	48,718	sf	$ 4.00	$ 195,000		
11j New public address/emergency communication systems	48,718	sf	$ 2.85	$ 139,000		
11l Security cameras and other security systems	48,718	sf	$ 1.60	$ 78,000		
12 Outdoor Learning Quads					**$ 174,000**	**$ 231,000**
12b Learning Courts						
12b.2 New Learning Court	9,675	sf	$ 18.00	$ 174,000		
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 671,000**	**$ 892,000**
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	1,344	sf	$ 24.00	$ 32,000		
13a.2 Kindergarten Play Apparatus	1	ea	$ 47,000.00	$ 47,000		
13a.3 Shade Structure	1,200	sf	$ 54.00	$ 65,000		
13a.5 Resurface & Repair Hardcourts	6,100	sf	$ 4.00	$ 24,000		
13b PE Play Yard & Hardcourts						
13b.5 Resurface & Repair Hardcourts	34,900	sf	$ 4.00	$ 140,000		
13c Playfields						
13c.1 Repair Playfields	164,400	sf	$ 2.00	$ 329,000		
13l Fitness Course	1	ea	$ 34,000.00	$ 34,000		
14 21st Century Learning Classroom Flexibility					**$ 360,000**	**$ 360,000**
14a Flexible furniture (Per Classroom, Direct Cost)	36	ea	$ 10,000.00	$ 360,000		
15 Technology Infrastructure					**$ 702,000**	**$ 702,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	48,718	sf	$ 4.43	$ 216,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	48,718	sf	$ 4.43	$ 216,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	36	ea	$ 7,500.00	$ 270,000		
Total Construction/Project Cost (2014$)					**$ 20,043,000**	**$26,306,000**

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
River Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (20145) - River Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Valley Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - Valley Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					**$ 1,880,000**	**$ 2,500,000**
1a Replacement or repair of roofs						
1a.1 Replace roofs	36,815	sf	$ 21.60	$ 795,000		
1b Replacement or repair of walls						
1b.2 Repair walls	15,714	sf	$ 4.70	$ 74,000		
1c Replacement or repair of windows						
1c.1 Replace windows	15,714	sf	$ 13.50	$ 212,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	15,714	sf	$ 10.10	$ 159,000		
1e Replacement or repair of floors						
1e.1 Replace floors	15,714	sf	$ 10.80	$ 170,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	15,714	sf	$ 20.20	$ 317,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	15,714	sf	$ 1.80	$ 28,000		
1g.2 Patch & paint exterior	36,815	sf	$ 3.40	$ 125,000		
2 Existing Building Systems & Toilets					**$ 1,408,000**	**$ 1,873,000**
2a HVAC system upgrades	36,815	sf	$ 22.00	$ 810,000		
2b Lighting upgrades - new interior lighting & controls	15,714	sf	$ 11.00	$ 173,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	15,714	sf	$ 3.35	$ 53,000		
2d Plumbing system upgrades	15,714	sf	$ 8.00	$ 126,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	1,374	sf	$ 63.00	$ 87,000		
2f Energy-efficient building systems and controls (EMS syste	36,815	sf	$ 4.32	$ 159,000		
3 Site Utilities					$ -	$ -
Not included in this Facilities Needs Assessment						
4 New Construction Classrooms						
4b New Construction - Classrooms					**$ 6,957,000**	**$ 9,253,000**
4b.1 Remove Portable Classrooms	23	ea	$ 8,000.00	$ 184,000		
4b.4 New Elementary Classroom Building (1-story)	20,400	sf	$ 304.00	$ 6,202,000		
4b.10 Sitework & Site Improvements	20,400	sf	$ 28.00	$ 571,000		
5 Science and Elective Programs					$ -	$ -
6 Performing Arts Improvements					**$ 639,000**	**$ 850,000**
6b Music/Drama/Dance/Support Space						
6b.4 New Drama/Music/Dance	1,750	sf	$ 337.00	$ 590,000		
6b.8 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
7 Multipurpose/Food Service Improvements					**$ 851,000**	**$ 1,132,000**

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Valley Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - Valley Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	5,244	sf	$ 37.00	$ 194,000		
7c Food service areas						
7c.3 Reconfigure Food Service	880	sf	$ 236.70	$ 208,000	Includes new food service equipment fo	
7c.4 New Food Service	800	sf	$ 328.50	$ 263,000	Includes dry storage/kitchen expansion	
7c.6 New Trash Enclosure	1	ea	$ 34,000.00	$ 34,000		
7c.7 Sitework & Site Improvements	800	sf	$ 28.00	$ 22,000		
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000		
8 Physical Education Improvements					**$ 581,000**	**$ 773,000**
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	1,750	sf	$ 304.00	$ 532,000		
8c.5 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
9 Administration & Staff Support					**$ 2,010,000**	**$ 2,673,000**
9a Expanded, reorganized or relocated administration spaces						
9a.1 Demolish Existing Buildings	3,015	sf	$ 16.00	$ 48,000		
9a.4 New Administration	3,693	sf	$ 294.00	$ 1,086,000		
9a.5 Sitework & Site Improvements	3,693	sf	$ 28.00	$ 103,000		
10 Student Collaboration & Student Support Services						
10a BFLC - Innovation, Creativity Center, BFLC					**$ 2,868,000**	**$ 3,814,000**
10a.1 Demolish Existing Buildings	4,440	sf	$ 16.00	$ 71,000		
10a.2 New BFLC - Innovation, Creativity Center, BFLC Build	8,400	sf	$ 305.00	$ 2,562,000		
10a.5 Sitework & Site Improvements	8,400	sf	$ 28.00	$ 235,000		
10b Student Collaboration & Student Support Services					**$ 2,031,000**	**$ 2,701,000**
10d.2 New Learning Center / RSP	2,700	sf	$ 297.00	$ 802,000		
10d.3 Modernize Learning Center / RSP	960	sf	$ 53.40	$ 51,000		
10d.5 Sitework & Site Improvements	2,700	sf	$ 28.00	$ 76,000		
10e.1 Student Colaboration Lab, 1- Story	3,000	sf	$ 297.00	$ 891,000		
10e.4 Student Colaboration Lab, reconfigure	960	sf	$ 132.00	$ 127,000		
10e.5 Student Colaboration Lab, site work	3,000	sf	$ 28.00	$ 84,000		

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Valley Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - Valley Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
11 Safety & Security					**$ 944,000**	**$ 1,256,000**
11a Remaining asbestos removal	36,815	sf	$ 3.00	$ 110,000		
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	27,225	sf	$ 12.00	$ 327,000		
11b.10 Slurry Coat & Stripe Existing Paving	9,900	sf	$ 2.00	$ 20,000		
11d Exterior lighting to ensure student safety	1	ls	$ 10,000.00	$ 10,000		
11e Safety locks at classroom doors	39	ea	$ 337.00	$ 13,000		
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	575	lf	$ 189.00	$ 109,000		
11h.3 Rolling Decorative Metal Gate	1	ea	$ 20,000.00	$ 20,000		
11i Fire safety equipment, fire alarms and emergency lighting						
11i.1 Fire Alarm System	36,815	sf	$ 4.00	$ 147,000		
11j New public address/emergency communication systems	36,815	sf	$ 2.85	$ 105,000		
11l Security cameras and other security systems	36,815	sf	$ 1.60	$ 59,000		
12 Outdoor Learning Quads					**$ 452,000**	**$ 601,000**
12a Main Student Quad						
12a.2 New Main Student Quad	13,650	sf	$ 18.00	$ 246,000		
12b Learning Courts						
12b.2 New Learning Court	11,432	sf	$ 18.00	$ 206,000		
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 988,000**	**$ 1,314,000**
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	1,320	sf	$ 24.00	$ 32,000		
13a.2 Kindergarten Play Apparatus	1	ea	$ 47,000.00	$ 47,000		
13a.3 Shade Structure	1,200	sf	$ 54.00	$ 65,000		
13a.5 Resurface & Repair Hardcourts	4,500	sf	$ 4.00	$ 18,000		
13a.6 New Hardcourts	3,360	sf	$ 9.00	$ 30,000		
13b PE Play Yard & Hardcourts						
13b.1 New Play Pad Surface	4,000	sf	$ 24.00	$ 96,000		
13b.2 Elementary Play Apparatus	2	ea	$ 47,000.00	$ 94,000		
13b.5 Resurface & Repair Hardcourts	32,125	sf	$ 4.00	$ 129,000		
13b.6 New Hardcourts	14,550	sf	$ 9.00	$ 131,000		
13c Playfields						
13c.1 Repair Playfields	156,000	sf	$ 2.00	$ 312,000		
13l Fitness Course	1	ea	$ 34,000.00	$ 34,000		
14 21st Century Learning Classroom Flexibility					**$ 390,000**	**$ 390,000**
14a Flexible furniture (Per Classroom, Direct Cost)	39	ea	$ 10,000.00	$ 390,000		

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Valley Oaks Elementary School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - Valley Oaks Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
15 Technology Infrastructure					**$ 715,000**	**$ 715,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	36,815	sf	$ 4.43	$ 163,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	36,815	sf	$ 4.43	$ 163,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	4	ea	$ 24,000.00	$ 96,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	39	ea	$ 7,500.00	$ 293,000		
Total Construction/Project Cost (2014$)					**$ 22,714,000**	**$29,845,000**

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
McCaffrey Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - McCaffrey Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					**$ 370,000**	**$ 492,000**
1b Replacement or repair of walls						
1b.2 Repair walls	2,880	sf	$ 4.70	$ 14,000		
1c Replacement or repair of windows						
1c.2 Repair windows	2,880	sf	$ 2.70	$ 8,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.2 Repair doors & hardware	2,880	sf	$ 1.70	$ 5,000		
1e Replacement or repair of floors						
1e.2 Repair floors	2,880	sf	$ 4.00	$ 12,000		
1f Replacement or repair of ceilings						
1f.2 Repair ceilings	2,880	sf	$ 3.05	$ 9,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	2,880	sf	$ 1.80	$ 5,000		
1g.2 Patch & paint exterior	93,175	sf	$ 3.40	$ 317,000		
2 Existing Building Systems & Toilets					**$ 468,000**	**$ 622,000**
2b Lighting upgrades - new interior lighting & controls	2,880	sf	$ 11.00	$ 32,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	2,880	sf	$ 3.35	$ 10,000		
2d Plumbing system upgrades	2,880	sf	$ 8.00	$ 23,000		
2f Energy-efficient building systems and controls (EMS syste	93,175	sf	$ 4.32	$ 403,000		
3 Site Utilities					$ -	$ -
4 New Construction Classrooms						
4b New Construction - Classrooms					**$ 4,691,000**	**$ 6,239,000**
4b.1 Remove Portable Classrooms	12	ea	$ 8,000.00	$ 96,000		
4b.4 New Elementary Classroom Building (1-story)	13,840	sf	$ 304.00	$ 4,207,000		
4b.10 Sitework & Site Improvements	13,840	sf	$ 28.00	$ 388,000		
5 Science and Elective Programs					**$ 2,283,000**	**$ 3,036,000**
5a Science Lab Classrooms						
5a.4 Modernize Science Classroom Building	5,120	sf	$ 89.25	$ 457,000		
5a.5 Reconfigure Science Classroom Building	2,560	sf	$ 163.80	$ 419,000		
5b Middle School Electives						
5b.4 Reconfigure Middle School Electives Classrooms	2,240	sf	$ 163.80	$ 367,000		
5b.6 New Middle School Electives Classroom Building	3,200	sf	$ 297.00	$ 950,000		
5b.7 Sitework & Site Improvements	3,200	sf	$ 28.00	$ 90,000		
6 Performing Arts Improvements					$ -	$ -
Not included in this Facilities Needs Assessment						
7 Multipurpose/Food Service Improvements					**$ 464,000**	**$ 617,000**

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
McCaffrey Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - McCaffrey Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
7c Food service areas						
7c.3 Reconfigure Food Service	1,200	sf	$ 236.70	$ 284,000	Includes new food service equipment fo	
7c.4 New Food Service	200	sf	$ 219.00	$ 44,000	Includes just refrigerator and freezer	
7c.7 Sitework & Site Improvements	200	sf	$ 28.00	$ 6,000		
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000		
8 Physical Education Improvements					**$ 765,000**	**$ 1,017,000**
8a New Gym and Lobby/Concessions						
8a.2 Modernize Gymnasium	5,700	sf	$ 32.20	$ 184,000	Includes replacing the flooring	
8c Middle School/High School Fitness/Aerobics Labs						
8c.4 New Fitness/Aerobics Labs	1,750	sf	$ 304.00	$ 532,000		
8c.5 Sitework & Site Improvements	1,750	sf	$ 28.00	$ 49,000		
9 Administration & Staff Support					**$ 598,000**	**$ 795,000**
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	216	sf	$ 88.00	$ 19,000		
9b Staff Collaboration/Work Rooms						
9b.4 New Staff Collaboration/Work Rooms	1,800	sf	$ 294.00	$ 529,000		
9b.5 Sitework & Site Improvements	1,800	sf	$ 28.00	$ 50,000		
10 Student Collaboration & Student Support Services						
10a BFLC - Innovation, Creativity Center, BFLC					**$ 821,000**	**$ 1,092,000**
10a.4 Reconfigure BFLC - Innovation, Creativity Center, BF	7,475	sf	$ 109.80	$ 821,000		
10b Student Collaboration & Student Support Services					**$ 3,886,000**	**$ 5,168,000**
10d.2 New Learning Center / RSP	9,840	sf	$ 297.00	$ 2,922,000		
10d.4 Reconfigure Learning Center / RSP	960	sf	$ 106.80	$ 103,000		
10d.5 Sitework & Site Improvements	9,840	sf	$ 28.00	$ 276,000		
10e.1 Student Colaboration Lab, 1- Story	1,800	sf	$ 297.00	$ 535,000		
10e.5 Student Colaboration Lab, site work	1,800	sf	$ 28.00	$ 50,000		
Not anticipated						
Not included in this Facilities Needs Assessment						
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	21,000	sf	$ 12.00	$ 252,000		
11b.6 New Access Road	2,400	sf	$ 12.10	$ 29,000		
11d Exterior lighting to ensure student safety	1	ls	$ 10,000.00	$ 10,000		
11e Safety locks at classroom doors	46	ea	$ 337.00	$ 16,000		
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	1,530	lf	$ 189.00	$ 289,000		
11h.3 Rolling Decorative Metal Gate	2	ea	$ 20,000.00	$ 40,000		
11l Security cameras and other security systems	93,175	sf	$ 1.60	$ 149,000		

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
McCaffrey Middle School
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost

31-May-15

Project Cost Summary (2015$) - McCaffrey Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
12 Outdoor Learning Quads					**$ 341,000**	**$ 454,000**
12b Learning Courts						
12b.2 New Learning Court	9,500	sf	$ 18.00	$ 171,000		
12c Student Amphitheatre						
12c.2 New Student Amphitheatre	5,656	sf	$ 30.00	$ 170,000		
Not included in this Facilities Needs Assessment						
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 1,251,000**	**$ 1,664,000**
13b PE Play Yard & Hardcourts						
13b.4 Shade Structure	1,200	sf	$ 135.00	$ 162,000		
13b.6 New Hardcourts	1,200	sf	$ 9.00	$ 11,000		
13b.9 Ball Walls	4	ea	$ 7,000.00	$ 28,000		
13c Playfields						
13c.2 New natural grass turf area	101,841	sf	$ 7.00	$ 713,000		
13e Synthetic Track & Field						
13e.2 Synthetic running track	19,800	sf	$ 17.00	$ 337,000		
14 21st Century Learning Classroom Flexibility					**$ 460,000**	**$ 460,000**
14a Flexible furniture (Per Classroom, Direct Cost)	46	ea	$ 10,000.00	$ 460,000		
15 Technology Infrastructure					**$ 1,169,000**	**$ 1,169,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	93,175	sf	$ 4.43	$ 412,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	93,175	sf	$ 4.43	$ 412,000		
15d Classroom technology package - smart boards, projector, project mounts, flat screen monitor, audio system (i.e items attached to the building, direct cost only)	46	ea	$ 7,500.00	$ 345,000		
Total Construction/Project Cost (2014$)					**$ 18,376,000**	**$23,901,000**

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Fairsite Preschool
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost 31-May-15

Project Cost Summary (2015$) - Fairsite Preschool

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
1 Modernize & Reconfigure Existing Kindergarten & Classroom Buildings					**$ 781,000**	**$ 1,039,000**
1a Replacement or repair of roofs						
1a.1 Replace roofs	23,780	sf	$ 21.60	$ 514,000		
1b Replacement or repair of walls						
1b.2 Repair walls	2,800	sf	$ 9.40	$ 26,000		
1c Replacement or repair of windows						
1c.1 Replace windows	2,800	sf	$ 13.50	$ 38,000		
1d Replacement or repair of doors (other than safety locks @ classroom doors)						
1d.1 Replace doors & hardware	2,800	sf	$ 10.10	$ 28,000		
1e Replacement or repair of floors						
1e.1 Replace floors	2,800	sf	$ 10.80	$ 30,000		
1f Replacement or repair of ceilings						
1f.1 Replace ceilings	2,800	sf	$ 20.20	$ 57,000		
1g Patch & Paint Interior/Exterior						
1g.1 Patch & paint interior	2,800	sf	$ 2.40	$ 7,000		
1g.2 Patch & paint exterior	23,780	sf	$ 3.40	$ 81,000		
2 Existing Building Systems & Toilets					**$ 544,000**	**$ 724,000**
2a HVAC system upgrades	23,780	sf	$ 11.00	$ 262,000		
2b Lighting upgrades - new interior lighting & controls	2,800	sf	$ 11.00	$ 31,000		
2c Electrical upgrades						
2c.1 Upgrade electrical wiring & increase electrical outlets	2,800	sf	$ 3.35	$ 9,000		
2d Plumbing system upgrades	2,800	sf	$ 4.00	$ 11,000		
2e Replace aging plumbing, upgrade and/or expand restroom facilities						
2e.1 Modernize Existing Restroom	360	sf	$ 63.00	$ 23,000		
2e.2 Reconfigure Existing Restroom	630	sf	$ 167.00	$ 105,000		
2f Energy-efficient building systems and controls (EMS syste	23,780	sf	$ 4.32	$ 103,000		
3 Site Utilities					$ -	$ -
Not included in this Facilities Needs Assessment						
4 New Construction Classrooms						
4c New Construction - Preschool Classrooms					**$ 5,869,000**	**$ 7,806,000**
4c.1 Remove Portable Classrooms	14	ea	$ 8,000.00	$ 112,000		
4c.2 Relocate Portable Classrooms	5	ea	$ 16,000.00	$ 80,000		
4c.4 New Classroom Building - Preschool	17,100	sf	$ 304.00	$ 5,198,000		
4c.5 Sitework & Site Improvements	17,100	sf	$ 28.00	$ 479,000		
5 Science and Elective Programs					$ -	$ -
Not included in this Facilities Needs Assessment						
6 Performing Arts Improvements					$ -	$ -

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Fairsite Preschool
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost 31-May-15

Project Cost Summary (2015$) - Fairsite Preschool

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
7 Multipurpose/Food Service Improvements					**$ 546,000**	**$ 726,000**
7a Elementary/Middle School multipurpose rooms						
7a.2 Modernize Multipurpose Room	2,200	sf	$ 37.00	$ 81,000		
7a.3 Reconfigure Multipurpose Room	800	sf	$ 178.40	$ 143,000		
7c Food service areas						
7c.3 Reconfigure Food Service	600	sf	$ 236.70	$ 142,000	Includes new food service equipment fo	
7c.4 New Food Service	200	sf	$ 219.00	$ 44,000	Includes just refrigerator and freezer	
7c.7 Sitework & Site Improvements	200	sf	$ 28.00	$ 6,000		
7d New Lunch Shelters	2,400	sf	$ 54.00	$ 130,000		
8 Physical Education Improvements					$ -	$ -
Not included in this Facilities Needs Assessment						
9 Administration & Staff Support					**$ 329,000**	**$ 438,000**
9a Expanded, reorganized or relocated administration spaces						
9a.3 Reconfigure Administration	2,632	sf	$ 88.00	$ 232,000		
9b Staff Collaboration/Work Rooms						
9b.3 Reconfigure Staff Collaboration/Work Rooms	1,100	sf	$ 88.00	$ 97,000		
10 Student Collaboration & Student Support Services						
10a BFLC - Innovation, Creativity Center, BFLC					**$ 701,000**	**$ 932,000**
10a.4 Reconfigure BFLC - Innovation, Creativity Center, BF	6,380	sf	$ 109.80	$ 701,000		
10b Student Collaboration & Student Support Services					**$ 108,000**	**$ 144,000**
10d.4 Reconfigure Learning Center / RSP	1,008	sf	$ 106.80	$ 108,000		
11 Safety & Security					**$ 1,273,000**	**$ 1,693,000**
11a Remaining asbestos removal	23,780	sf	$ 3.00	$ 71,000		
11b Safety improvements to and/or new parent/bus drop-off areas and parking						
11b.1 New Parking Lot	46,005	sf	$ 12.00	$ 552,000		
11b.5 New Drop-off Area/Bus Loop	1,800	sf	$ 13.00	$ 23,000		
11b.9 Repair existing Parking Lot	20,040	sf	$ 4.70	$ 94,000		
11b.11 New concrete walkways	3,500	sf	$ 11.00	$ 39,000		
11d Exterior lighting to ensure student safety	1	ls	$ 10,000.00	$ 10,000		
11e Safety locks at classroom doors	20	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	870	lf	$ 189.00	$ 164,000		
11h.3 Rolling Decorative Metal Gate	1	ea	$ 20,000.00	$ 20,000		
11i Fire safety equipment, fire alarms and emergency lighting						
11i.1 Fire Alarm System	23,780	sf	$ 4.00	$ 95,000		
11j New public address/emergency communication systems	23,780	sf	$ 5.70	$ 136,000		
11l Security cameras and other security systems	23,780	sf	$ 1.60	$ 38,000		

Prepared by: LPA, Inc. / Cumming

Galt Joint Union Elementary School District
Fairsite Preschool
Facilities Master Plan - Total Program Cost
Opinion of Probable Cost **31-May-15**

Project Cost Summary (2015$) - Fairsite Preschool

Item	Quantity	Unit	Unit Cost	Construction Costs Subtotal	Construction Costs Total	Total Project Cost 25% (x 1.33)
12 Outdoor Learning Quads					**$ 108,000**	**$ 144,000**
12b Learning Courts						
12b.2 New Learning Court	6,000	sf	$ 18.00	$ 108,000		
13 Exterior Play Spaces, Playfields & Hardcourts					**$ 755,000**	**$ 1,004,000**
13a Kindergarten Play Yard						
13a.1 New Play Pad Surface	4,000	sf	$ 24.00	$ 96,000		
13a.2 Kindergarten Play Apparatus	2	ea	$ 47,000.00	$ 94,000		
13a.3 Shade Structure	1,200	sf	$ 54.00	$ 65,000		
13a.5 Resurface & Repair Hardcourts	5,000	sf	$ 4.00	$ 20,000		
13a.6 New Hardcourts	46,700	sf	$ 9.00	$ 420,000		
13c Playfields						
13c.2 New natural grass turf area	8,500	sf	$ 7.00	$ 60,000		
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					**$ 419,000**	**$ 419,000**
15a IT backbone infrastructure, wireless access points, and switches upgrade (direct cost only)	23,780	sf	$ 4.43	$ 105,000		
15b IT fiber upgrade to support greater bandwidth & port densities (direct cost only)	23,780	sf	$ 4.43	$ 105,000		
15c MDF and IDF data rooms with environmental control (direct cost only)	4	ea	$ 24,000.00	$ 96,000		
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$)					**$ 11,583,000**	**$15,219,000**

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 2015$ calculated to the end of the year)

Prepared by: LPA, Inc. / Cumming

Methodology

There are 12,622 registered voters in the District

Galt Jt. Union ESD

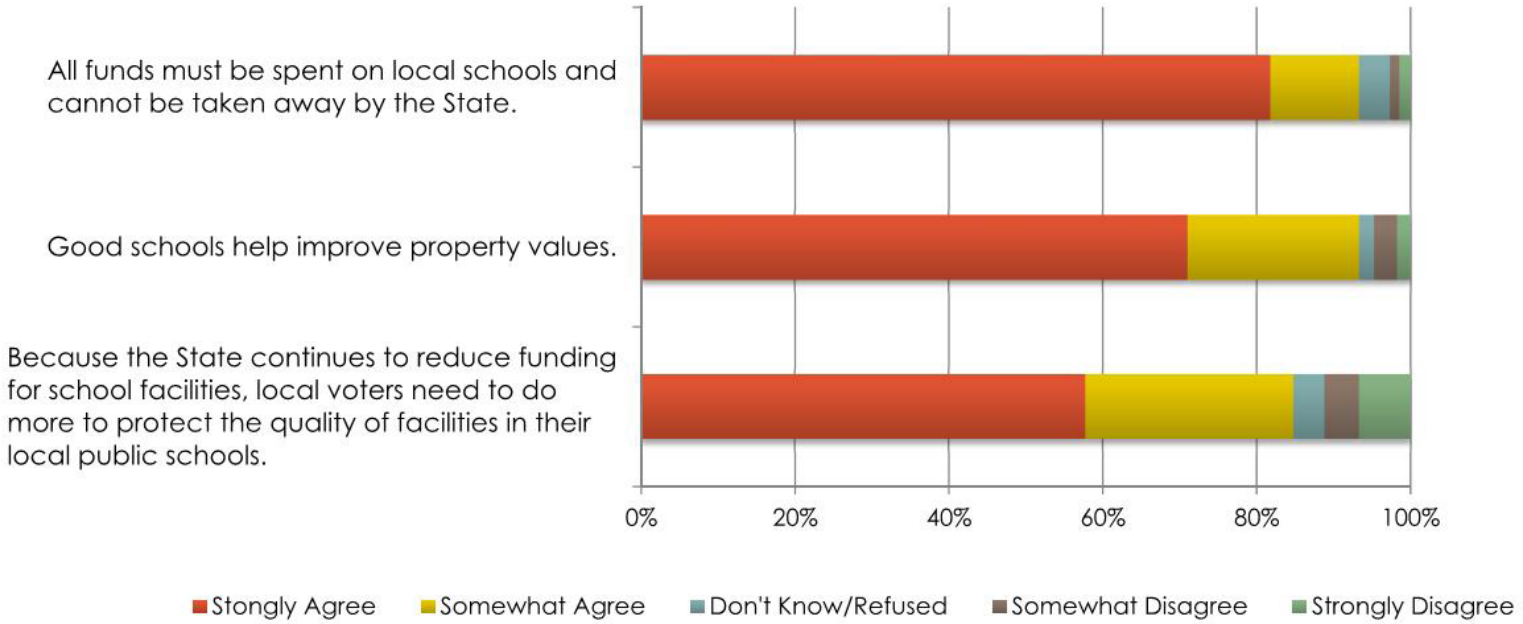
- The Galt Joint Union Elementary School District is currently assessing the feasibility of placing a general obligation bond measure on an upcoming ballot.
- A survey was conducted from Tuesday September 1st through Monday September 14th (excluding Labor Day) to assess support for the proposed bond measure.
- The survey tested voter attitudes regarding the District, projects to be funded by the proposed measure, and tax tolerances.
- 400 individual voters were contacted, which resulted in an overall margin of error of +/- 4.76%.
- The 400 voters were comprised of 253 likely June 2016 (high propensity) voters and 147 likely November 2016 (low/mid propensity) voters to help further assess a June 2016 versus a November 2016 election.

General Questions

Majority of voters believe in more funding

Galt Jt. Union ESD

- Now I would like to read you some statements about the Galt Elementary School District as well as other community related issues. For each of the following statements please tell me if you Agree or Disagree.



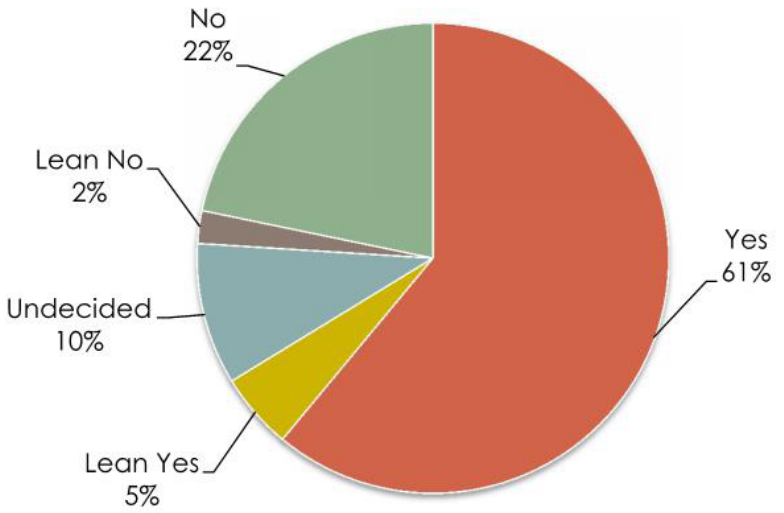
Ballot Measure (Pre-Benchmark)

Support for measure is above the Prop. 39 55% threshold

Galt Jt. Union ESD

- Over the last year the Elementary District has completed a Facilities Master Plan, which has identified major repairs and upgrades that need to be made throughout the District. At this time, the District is looking to make classroom and school facility improvements and is considering placing a school improvement bond measure before voters in your community on an upcoming ballot. If the election were held today, would you vote YES in favor of the measure or would you vote NO to oppose the measure?

"To improve the quality of education; modernize and upgrade classrooms, libraries, restrooms and school facilities; construct new classrooms to replace old portables; replace leaky roofs; improve student access to computers and modern technology; upgrade or replace outdated electrical and plumbing systems; and make health and safety improvements shall Galt Joint Union Elementary School District issue $24,000,000 of bonds at legal interest rates, including an independent citizens' oversight committee, NO money for administrative salaries, or to be taken by the state?"

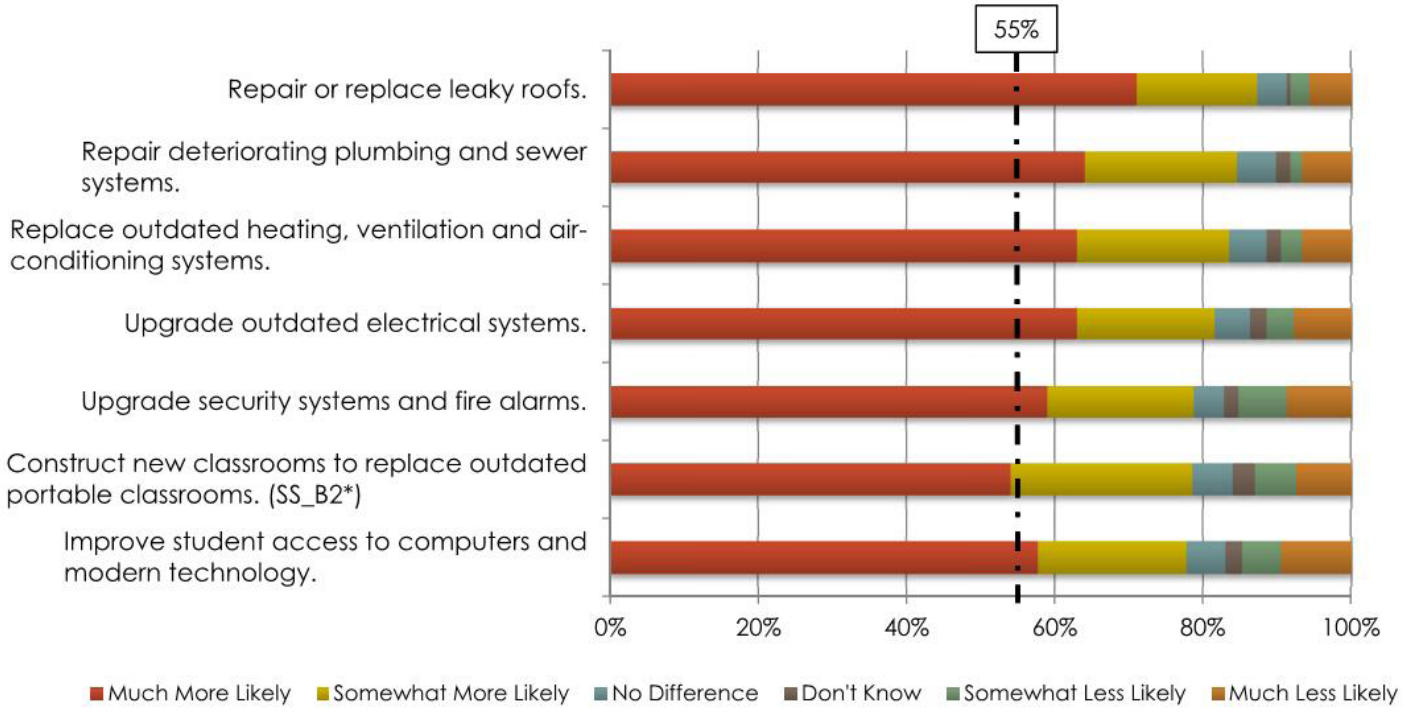


G.O. Bond Projects

The following projects received over 75% support

Galt Jt. Union ESD

- For each project, please tell me whether it would make you More Likely or Less Likely to vote in favor of the measure if you knew funds would be used to:



*Split sample (SS) question – 50% of voters surveyed were asked version 1 and 50% were asked version 2

Conclusions and Recommendations

There is 75% voter support for a November 2016 election

Galt Jt. Union ESD

- Over half of voters surveyed believe the District provides an "Excellent" or "Good" education.
- All of the bond projects tested, except one, received over 60% voter support.
- Support for a bond measure before voter education was 66% (61%Yes/5% Lean Yes), and after education it increased to 69% (62% Yes/7% Lean Yes).
- On a per year basis, voters indicated tax rate sensitivity at $30. However, there was over 55% voter support for the same tax rate when presented on a per monthly basis of $2.50.
- There is over 55% voter support for a bond measure from both June 2016 likely voters and November 2016 likely voters. Support is greatest from November 2016 likely voters, with 75% voter support (70% Yes/5% Lean Yes).
- We recommend the District to continue to reach out to and educate the community to increase support after education, and plan on placing a bond measure on the November 2016 ballot.

…What Can We Do Now?

- Potential Funding :
  - $15-$20 Million Potential G.O. Bond
  - Prop. 39 Awards: $500,000
  - Developer Fees: $600,000
  - Deferred Maintenance
  - State Facilities Bond
  - Other Financing Vehicles

$20-25 Million Over the Next 3 Years

What Can We Do Now?

- Follow our Facilities Master Plan
  - Prioritize Scopes According to What Can Make the Most Impact for our Students and Must Be Done
    - School Safety & Security
    - Modernize Schools
    - Update Existing Building Systems
    - Support 21st Century Learning Styles and Resulting Achievement

School Safety & Security

Security Cameras/Systems	$ .702M
Exterior Lighting to ensure student safety	$ .100M
Fencing Systems	$1.700M
Other Safety Equipment/Measures	$ .800M

Total all schools: $3,302,000

Modernize Schools

Replacement or Repair of Roofs	$ 4.948M
Patch and Paint Inside & Out	$ 1.416M
Other Repair & Replacement	$ 1.000M

Total all schools: $ 6,364,000

Existing Building Systems

-HVAC System Upgrades	$ 2.878M
-Lighting/Electrical	$ 1.068M
-Plumbing Systems	$ 1.673M
-Energy-efficient Controls	$ 1.893M
-Food Service Upgrades	$ 2.546M

Total All Schools $ 10,058,000

Support 21st Century Learning Environments & Resulting Achievement

-21st Century Learning Flexibility	$ 2.760M
-Additional Upgrades	$ 4.000M

Total All Schools $ 6,760,000

What Can We Do Now?

Safety & Security	$ 3,302,000
Modernize Schools	$ 6,364,000
Existing Building Systems	$ 10,058,000
21st Century Learning Environments	$ 6,760,000

Total 1st Phase Facilities Master Plan
$26,484,000

What's Next?

- Facility Master's Plan Identifies a Vision for the Next 10-15 years

- What Can We Accomplish in 1-3 Years
  - Physical Learning Environment
  - Safety and Security
  - Support 21st Learning Styles and Resulting Achievement

With What Resources?

- State Facilities Bond Election?
- Local Facilities Bond Election Potentially
  - $15-$20 Million
- Prop. 39
  - $1M
- Grants
- Other Financial Vehicles
- Developer Fees
  - $600 K (Galt Schools JPA)

For All Learners

- Based On District Goals and Stakeholder Input
  15 Project Scope Categories were Created:
  1. Modernize and Reconfigure Classrooms
  2. Existing Building Systems & Toilets
  3. Site Utilities (Gas, Water, Electric Service)
  4. New Construction and/or Replacement of Portables-Pre K-8
  5. Education Program Upgrades (Science, Electives)
  6. Performing Arts Improvements
  7. Multipurpose Rooms & Food Service
  8. Physical Education Improvements

For All Learners (cont.)

- Based On District Goals and Stakeholder Input
  15 Project Scope Categories were Created:
  9. Administration & Staff Support
  10. Bright Future Learning Centers (BFLC)
  11. Safety and Security
  12. Outdoor Learning & Quads
  13. Exterior Play Spaces, Playfields, & Hardcourts
  14. 21st Century Learning Classroom Opportunities
  15. Technology Infrastructure

Potential Funding Resources

- GJUESD General Obligation Bond Election for Facilities
- State Facilities Bond
- Prop. 39-The Clean Energy Jobs Act (K12)
- Developer Fees
- Deferred Maintenance
- Other