

Novato Unified School District

2016 Facilities Master Plan

Appendix

Volume III

07/27/2016

ARCHITECTS WLC

Hamilton Meadow Park School

LOMA VERDE ELEMENTARY SCHOOL

LU SUTTON CALIFORNIA DISTINGUISHED SCHOOL

Lynwood Elementary

San Jose Intermediate

NOVATO HIGH EVENTS

Novato High

Knowledge will bring you the opportunity to make a difference...

~CLARE FAGIN

Pleasant Valley Elementary

Rancho students soar like eagles!

RANCHO ELEMENTARY SCHOOL

SAN RAMON ELEMENTARY

Believe, Achieve, Succeed

Sinaloa Middle

San Marin High

Hill Education Center

CONTENTS

VOLUME I

Education Facilities Assessment Reports 1

Education Facilities Assessment Report 2
Hamilton K-8 School 8
Loma Verde Elementary School 72
Lu Sutton Elementary. 134
Lynwood Elementary 196
Olive Elementary 258
Pleasant Valley Elementary 320
Rancho Elementary School 382
San Ramon Elementary School 444

VOLUME II

San Jose Intermediate School 506
Sinaloa Middle School 564
Novato High School 622
San Marin High School 678
Hill Education Center 736

VOLUME III

Progress Cost Models. 799

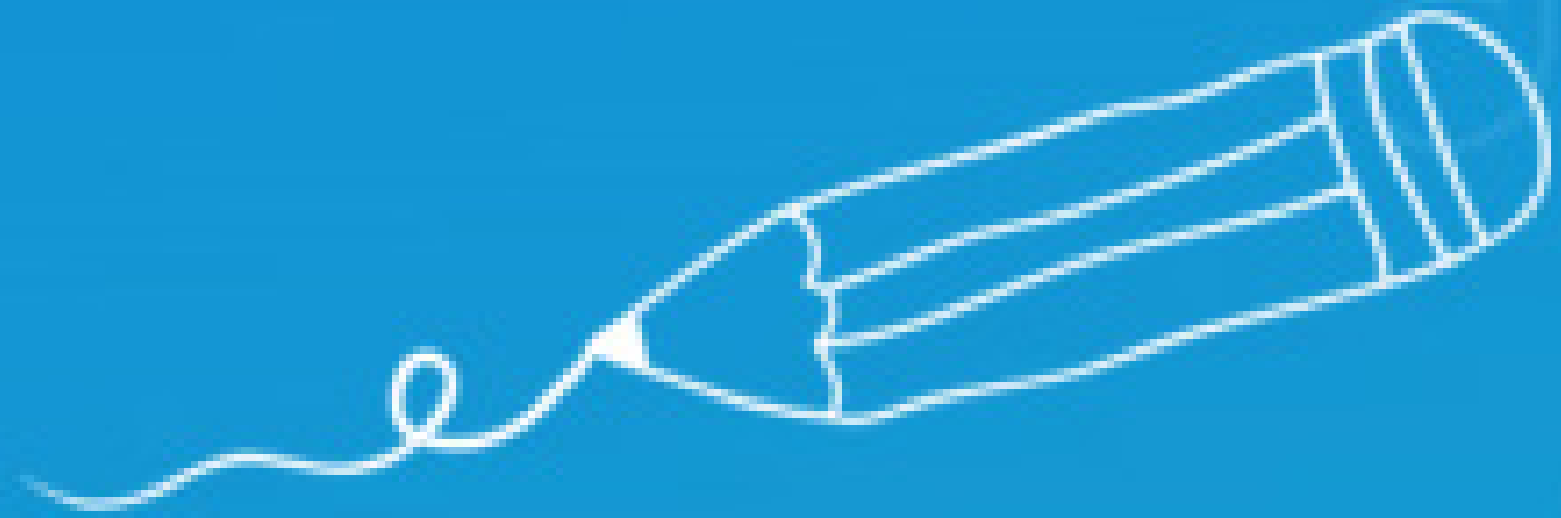
March 4, 2016 800
March 9, 2016 828
March 9, 2016 - Option 1 860
March 11, 2016 - Option 2 892
March 14, 2016 - Option 2A Cost Model 924
April 13, 2016 - Option 3 Cost Model. 956
May 2, 2016 - Option 4 Cost Model. 1004
May 5, 2016 - Option 4A Cost Model 1052
May 15, 2016 - Option 4B Cost Model. 1100
August 2, 2016 - Bond Implementation Plan - All School Sites . . 1128

Meeting Minutes. 1157

Board/School District Meetings 1158
Hamilton K-8 School 1164
Loma Verde Elementary School 1178
Lu Sutton Elementary School 1183
Lynwood Elementary School 1187
Pleasant Valley Elementary School. 1191
Rancho Elementary School 1198
San Ramon Elementary School 1202
San Jose Intermediate School 1208
Sinaloa Middle School 1220
Novato High School 1230
San Marin High School 1237
Hill Education Center 1249

Progress Master Plans. 1255

Hamilton K-8 School 1256
Loma Verde Elementary School 1257
Lu Sutton Elementary School 1258
Lynwood Elementary School 1259
Olive Elementary School. 1260
Pleasant Valley Elementary School. 1261
Rancho Elementary School 1262
San Ramon Elementary School 1263
San Jose Middle School 1264
Sinaloa Middle School 1266
Novato High School 1268
San Marin High School 1269
Hill Educational Center. 1271



Progress Cost Models

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
March 4, 2016

Projected Bond			**November 2016**
Measure 'X' November 2016 = $200 million		$	200,000,000
Bond Program Costs 2016		$	200,000,000
Overall Bond Contingency	10%	$	20,000,000
Program Management	2.0%	$	4,000,000
Furniture and Equipment	3%	$	6,000,000
Moving Expenses	1.0%	$	2,000,000
Subtotal Bond Program Costs		$	32,000,000
Bond Funds Available for Projects		**$**	**168,000,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
March 4, 2016

Projected Bond Sales			Available Funds for Projects	
Measure 'X' November 2016 = $200 million				
January 2017 - Series A Bond Sale	$	50,000,000	$	42,000,000
January 2018 - Series B Bond Sale	$	50,000,000	$	42,000,000
January 2020 - Series C Bond Sale	$	50,000,000	$	42,000,000
January 2022 - Series D Bond Sale	$	50,000,000	$	42,000,000
Available Bond Funds	$	200,000,000	$	168,000,000
State Funds (Subject to available eligible state programs) Prop 39	$	24,000,000	$	20,160,000
Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	8,000,000	$	6,720,000
Available Additional Revenue	$	32,000,000	$	26,880,000
Total Potential Available Revenue	**$**	**232,000,000**	**$**	**194,880,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
March 4, 2016

1 Emphasis on Instructional Technology and Deferred Maintenance

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 19,433,958	$ 19,433,958	2016	$ 42,000,000	$ 22,566,042
1	Lynwood Elementary School	Option	$ 18,125,203	$ 37,559,161	2016	$ 42,000,000	$ 4,440,839
2	Loma Verde Elementary School	Option	$ 20,540,516	$ 144,122,469	2018	$ 84,000,000	$ (60,122,469)
2	San Jose Middle School	Option	$ 39,159,986	$ 76,719,146	2018	$ 84,000,000	$ 7,280,854
2	Sinaloa Middle School	Option	$ 46,862,807	$ 123,581,953	2018	$ 84,000,000	$ (39,581,953)
2	San Marin High School	Option	$ 62,763,080	$ 206,885,549	2020	$ 126,000,000	$ (80,885,549)
3	Novato High School	Option	$ 105,370,409	$ 312,255,958	2020	$ 126,000,000	$ (186,255,958)
3	Hamilton School K-8	Option	$ 23,337,635	$ 335,593,593	2020	$ 126,000,000	$ (209,593,593)
3	Lu Sutton Elementary School	Option	$ 20,502,252	$ 356,095,846	2022	$ 168,000,000	$ (188,095,846)
3	Pleasant Valley Elementary School	Option	$ 17,516,984	$ 373,612,829	2022	$ 168,000,000	$ (205,612,829)
3	Rancho Elementary School	Option	$ 18,531,620	$ 392,144,450	2022	$ 168,000,000	$ (224,144,450)
3	San Ramon Elementary School	Option	$ 13,809,277	$ 405,953,727	2022	$ 168,000,000	$ (237,953,727)
3	Hill Education Center	Option	$ 9,160,502	$ 415,114,229	2022	$ 168,000,000	$ (247,114,229)
	Total Project Cost		**$ 415,114,229**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 4, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 15	$ 20	$ 30
Good		Minor Modernization	$ 25	$ 50	$ 175
Fair		Major Modernization	$ 50	$ 105	$ 255
Poor		Reconstruction	$ 105	$ 305	$ 355
Unsat		Replacement	$ 350	$ 400	$ 450

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 250	$ 250	$ 280
		New			
		Low	$ 250	$ 300	$ 350
		Medium	$ 300	$ 350	$ 400
		High	$ 350	$ 400	$ 450
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	10%
	Escalation Per Year	6%
	Change Orders	10%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	10%
	Program Management	2%
	Furniture and Equipment	3%
	Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

School		Estimated Project Cost
Hamilton School K-8		$ 23,337,635
Loma Verde Elementary School		$ 20,540,516
Lu Sutton Elementary School		$ 20,502,252
Lynwood Elementary School		$ 18,125,203
Olive Elementary School		$ 19,433,958
Pleasant Valley Elementary School		$ 17,516,984
Rancho Elementary School		$ 18,531,620
San Ramon Elementary School		$ 13,809,277
San Jose Middle School		$ 39,159,986
Sinaloa Middle School		$ 46,862,807
Novato High School		$ 105,370,409
San Marin High School		$ 62,763,080
Hill Education Center		$ 9,160,502
Subtotal Schools		$ 415,114,229
Central Kitchen		$ 11,289,600
Total Project Cost for all Sites		$ 426,403,829
Bond Program Costs		
Overall Bond Contingency	10%	$ 42,640,383
Program Management	2%	$ 8,528,077
Moving Expenses	1.0%	$ 4,264,038
Subtotal Bond Program Costs		$ 55,432,498
Total Bond Program Cost		**$ 481,836,327**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
March 4, 2016

Schools

District Priorities	Hamilton	Loma Verde	Lu Sutton	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Estimated Project Cost
Technology (flat screens/wireless tablets/apple TV)	$ 870,912	$ 604,800	$ 604,800	$ 556,416	$ 604,800	$ 580,608	$ 653,184	$ 870,912	$ 919,296	$ 1,572,480	$ 1,209,600	$ 483,840	$ 9,531,648
Develop Learning Studios	$ 2,322,432	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 2,322,432	$ 2,322,432	$ 2,580,480	$ 2,322,432	$ 1,161,216	$ 19,998,720
New MUB and Kitchen		$ 3,669,120	$ 3,669,120	$ 3,669,120	$ 3,669,120	$ 3,669,120		$ 1,548,288	$ 3,967,488				$ 23,861,376
Modernize existing MUB into Innovation Center	$ 1,128,960	$ 786,724	$ 786,724	$ 786,724	$ 786,724	$ 786,724	$ 483,840	$ 1,209,600					$ 6,756,019
Modernize existing Library into Maker Space	$ 483,840	$ 232,243	$ 232,243	$ 333,366	$ 241,920	$ 232,243	$ 1,128,960	$ 483,840	$ 483,840	$ 1,061,303	$ 1,209,600	$ 604,800	$ 6,728,198
Air-conditioning	$ 1,883,267	$ 1,335,923	$ 1,333,705	$ 1,240,445	$ 1,363,421	$ 1,271,370	$ 1,685,215	$ 2,397,871		$ 5,134,470		$ 1,883,267	$ 19,528,952
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 1,129,960	$ 801,554	$ 800,223	$ 744,267	$ 818,052	$ 762,822	$ 1,011,129	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 2,419,200	$ 1,129,960	$ 15,654,377
21st Century Flexible Furniture	$ 753,307	$ 534,369	$ 533,482	$ 496,178	$ 545,368	$ 508,548	$ 674,086	$ 959,148	$ 1,011,871	$ 2,053,788	$ 1,612,800	$ 403,200	$ 10,086,145
Subtotal Schools	**$ 8,572,677**	**$ 9,125,948**	**$ 9,121,513**	**$ 8,987,731**	**$ 9,190,621**	**$ 8,972,652**	**$ 6,797,629**	**$11,230,813**	**$10,222,733**	**$15,483,203**	**$ 8,773,632**	**$ 5,666,282**	**$ 112,145,435**
Bond Program Costs													
Overall Bond Contingency												10%	$ 11,214,543.51
Program Management												2%	$ 2,242,908.70
Moving Expenses												1.0%	$ 1,121,454.35
Subtotal Bond Program Costs													$ 14,578,907
Total Bond Program Estimated Cost For District Priorities													**$ 126,724,342**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Single pane window replacement	6,000	SF	$ 90	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Natural Light/Solotubes	144	EA	$ 2,000	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 40	$ 1,868,320	$ 373,664	$ 269,038	$ 2,511,022	$ 502,204	$ 3,013,226
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
	Subtotal:				**$ 3,504,860**	$ 700,972	$ 504,700	**$ 4,710,532**	$ 942,106	**$ 5,652,638**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 15,000	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
	Subtotal:				**$ 5,315,400**	$ 1,063,080	$ 765,418	**$ 7,143,898**	$ 1,428,780	**$ 8,572,677**
	21st Century Education / Site Specific Needs									
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	New Mulit-Use Classrooms (2)	2,400	SF	$ 350	$ 840,000	$ 168,000	$ 120,960	$ 1,128,960	$ 225,792	$ 1,354,752
2	Add a space for nurse clinic	960	SF	$ 350	$ 336,000	$ 67,200	$ 48,384	$ 451,584	$ 90,317	$ 541,901
2	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Student / Joint Use Community Center	10,000	SF	$ 350	$ 3,500,000	$ 700,000	$ 504,000	$ 4,704,000	$ 940,800	$ 5,644,800
2	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
2	Outdoor Learning Environments	15,000	SF	$ 12	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Temporary Housing									
	Subtotal:				**$ 5,650,000**	$ 1,130,000	$ 813,600	**$ 7,593,600**	$ 1,518,720	**$ 9,112,320**
	Total Project Cost For Master Plan Improvements				**$14,470,260**	$ 2,894,052	$ 2,083,717	**$19,448,029**	$ 3,889,606	**$23,337,635**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,500	SF	$ 75	$ 1,162,500	$ 232,500	$ 167,400	$ 1,562,400	$ 312,480	$ 1,874,880
1	Natural Light/Solotubes	100	EA	$ 2,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 40	$ 1,325,320	$ 265,064	$ 190,846	$ 1,781,230	$ 356,246	$ 2,137,476
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 3,403,485**	$ 680,697	$ 490,102	**$ 4,574,284**	$ 914,857	**$ 5,489,141**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 15,000	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,133	SF	$ 15	$ 496,995	$ 99,399	$ 71,567	$ 667,961	$ 133,592	$ 801,554
1	21st Century Flexible Furniture	33,133	SF	$ 10	$ 331,330	$ 66,266	$ 47,712	$ 445,308	$ 89,062	$ 534,369
	Subtotal:				**$ 5,658,450**	$ 1,131,690	$ 814,817	**$ 7,604,957**	$ 1,520,991	**$ 9,125,948**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
2	Convert an existing classroom to a science room	1,200	SF	$ 300	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
2	Add a classroom building with 2 restrooms for resource	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Sheltered eating area between Admin and B Wing	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Outdoor Learning Environment	32,000	SF	$ 12	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
2	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
2	Landscaping at the North area of site/shade structure	5,000	SF	$ 25	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
2	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Shade Structure?									
2	Temporary Housing									
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 3,674,000**	$ 734,800	$ 529,056	**$ 4,937,856**	$ 987,571	**$ 5,925,427**
	Total Project Cost For Master Plan Improvements				**$ 12,735,935**	$ 2,547,187	$ 1,833,975	**$ 17,117,097**	$ 3,423,419	**$ 20,540,516**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,600	SF	$ 75	$ 1,170,000	$ 234,000	$ 168,480	$ 1,572,480	$ 314,496	$ 1,886,976
1	Natural Light/Solotubes	100	EA	$ 2,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 40	$ 1,323,120	$ 264,624	$ 190,529	$ 1,778,273	$ 355,655	$ 2,133,928
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 3,383,510**	$ 676,702	$ 487,225	**$ 4,547,437**	$ 909,487	**$ 5,456,925**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 15,000	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Air-conditioning	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,078	SF	$ 15	$ 496,170	$ 99,234	$ 71,448	$ 666,852	$ 133,370	$ 800,223
1	21st Century Flexible Furniture	33,078	SF	$ 10	$ 330,780	$ 66,156	$ 47,632	$ 444,568	$ 88,914	$ 533,482
	Subtotal:				**$ 5,655,700**	$ 1,131,140	$ 814,421	**$ 7,601,261**	$ 1,520,252	**$ 9,121,513**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
2	Replace Portables (3)	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ 8	$ 44,000	$ 8,800	$ 6,336	$ 59,136	$ 11,827	$ 70,963
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade structure for the quad and kinder	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 3,673,000**	$ 734,600	$ 528,912	**$ 4,936,512**	$ 987,302	**$ 5,923,814**
	Total Project Cost For Master Plan Improvements				**$12,712,210**	$ 2,542,442	$ 1,830,558	**$17,085,210**	$ 3,417,042	**$20,502,252**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	5,500	SF	$ 90	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
1	Natural Light/Solotubes	96	EA	$ 2,000	$ 192,000	$ 38,400	$ 27,648	$ 258,048	$ 51,610	$ 309,658
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 40	$ 1,316,440	$ 263,288	$ 189,567	$ 1,769,295	$ 353,859	$ 2,123,154
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	32,911	SF	$ 5	$ 164,555	$ 32,911	$ 23,696	$ 221,162	$ 44,232	$ 265,394
	Subtotal:				**$ 2,567,995**	$ 513,599	$ 369,791	**$ 3,451,385**	$ 690,277	**$ 4,141,662**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 15,000	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	32,911	SF	$ 15	$ 493,665	$ 98,733	$ 71,088	$ 663,486	$ 132,697	$ 796,183
1	21st Century Flexible Furniture	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
	Subtotal:				**$ 5,632,350**	$ 1,126,470	$ 811,058	**$ 7,569,878**	$ 1,513,976	**$ 9,083,854**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
2	Add a double classroom building for family literacy	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 3,038,000**	$ 607,600	$ 437,472	**$ 4,083,072**	$ 816,614	**$ 4,899,686**
	Total Project Cost For Master Plan Improvements				**$11,238,345**	$ 2,247,669	$ 1,618,322	**$15,104,336**	$ 3,020,867	**$18,125,203**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	15,600	SF	$ 75	$ 1,170,000	$ 234,000	$ 168,480	$ 1,572,480	$ 314,496	$ 1,886,976
1	Natural Light/Solotubes	92	EA	$ 2,000	$ 184,000	$ 36,800	$ 26,496	$ 247,296	$ 49,459	$ 296,755
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 50	$ 1,538,250	$ 307,650	$ 221,508	$ 2,067,408	$ 413,482	$ 2,480,890
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Drainage	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Electrical Infrastructure Upgrade	30,765	SF	$ 5	$ 153,825	$ 30,765	$ 22,151	$ 206,741	$ 41,348	$ 248,089
	Subtotal:				**$ 3,496,075**	$ 699,215	$ 503,435	**$ 4,698,725**	$ 939,745	**$ 5,638,470**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	23	ROOMS	$ 15,000	$ 345,000	$ 69,000	$ 49,680	$ 463,680	$ 92,736	$ 556,416
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	1,378	SF	$ 150	$ 206,700	$ 41,340	$ 29,765	$ 277,805	$ 55,561	$ 333,366
1	Air-conditioning	30,765	SF	$ 25	$ 769,125	$ 153,825	$ 110,754	$ 1,033,704	$ 206,741	$ 1,240,445
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	30,765	SF	$ 15	$ 461,475	$ 92,295	$ 66,452	$ 620,222	$ 124,044	$ 744,267
1	21st Century Flexible Furniture	30,765	SF	$ 10	$ 307,650	$ 61,530	$ 44,302	$ 413,482	$ 82,696	$ 496,178
	Subtotal:				**$ 5,572,750**	$ 1,114,550	$ 802,476	**$ 7,489,776**	$ 1,497,955	**$ 8,987,731**
	21st Century Education / Site Specific Needs									
2	New Administration Building	4,000	SF	$ 350	$ 1,400,000	$ 280,000	$ 201,600	$ 1,881,600	$ 376,320	$ 2,257,920
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
2	Music/Multiuse space added to MUR	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 2,981,000**	$ 596,200	$ 429,264	**$ 4,006,464**	$ 801,293	**$ 4,807,757**
	Total Project Cost For Master Plan Improvements				**$ 12,049,825**	$ 2,409,965	$ 1,735,175	**$ 16,194,965**	$ 3,238,993	**$ 19,433,958**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	5,000	SF	$ 90	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
1	Natural Light/Solotubes	100	EA	$ 2,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 40	$ 1,352,600	$ 270,520	$ 194,774	$ 1,817,894	$ 363,579	$ 2,181,473
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
	Subtotal:				**$ 2,641,675**	$ 528,335	$ 380,401	**$ 3,550,411**	$ 710,082	**$ 4,260,493**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 15,000	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	1,000	SF	$ 150	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Air-conditioning	33,815	SF	$ 25	$ 845,375	$ 169,075	$ 121,734	$ 1,136,184	$ 227,237	$ 1,363,421
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,815	SF	$ 15	$ 507,225	$ 101,445	$ 73,040	$ 681,710	$ 136,342	$ 818,052
1	21st Century Flexible Furniture	33,815	SF	$ 10	$ 338,150	$ 67,630	$ 48,694	$ 454,474	$ 90,895	$ 545,368
	Subtotal:				**$ 5,698,550**	$ 1,139,710	$ 820,591	**$ 7,658,851**	$ 1,531,770	**$ 9,190,621**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
2	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Temporary Housing									
	Subtotal:				**$ 2,521,000**	$ 504,200	$ 363,024	**$ 3,388,224**	$ 677,645	**$ 4,065,869**
	Total Project Cost For Master Plan Improvements				**$10,861,225**	$ 2,172,245	$ 1,564,016	**$14,597,486**	$ 2,919,497	**$17,516,984**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	15,000	SF	$ 75	$ 1,125,000	$ 225,000	$ 162,000	$ 1,512,000	$ 302,400	$ 1,814,400
1	Natural Light/Solotubes	96	EA	$ 2,000	$ 192,000	$ 38,400	$ 27,648	$ 258,048	$ 51,610	$ 309,658
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 40	$ 1,261,280	$ 252,256	$ 181,624	$ 1,695,160	$ 339,032	$ 2,034,192
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
	Subtotal:				**$ 3,135,940**	$ 627,188	$ 451,575	**$ 4,214,703**	$ 842,941	**$ 5,057,644**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 15,000	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	31,532	SF	$ 15	$ 472,980	$ 94,596	$ 68,109	$ 635,685	$ 127,137	$ 762,822
1	21st Century Flexible Furniture	31,532	SF	$ 10	$ 315,320	$ 63,064	$ 45,406	$ 423,790	$ 84,758	$ 508,548
	Subtotal:				**$ 5,563,400**	$ 1,112,680	$ 801,130	**$ 7,477,210**	$ 1,495,442	**$ 8,972,652**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2) Preschool?	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
2	Add Science Room	1,200	SF	$ 425	$ 510,000	$ 102,000	$ 73,440	$ 685,440	$ 137,088	$ 822,528
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
2	Window shades	6,000	SF	$ 8	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Added sink and carpeting at resource room	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Obstacle course	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 2,791,000**	$ 558,200	$ 401,904	**$ 3,751,104**	$ 750,221	**$ 4,501,325**
	Total Project Cost For Master Plan Improvements				**$11,490,340**	$ 2,298,068	$ 1,654,609	**$15,443,017**	$ 3,088,603	**$18,531,620**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	4,500	SF	$ 90	$ 405,000	$ 81,000	$ 58,320	$ 544,320	$ 108,864	$ 653,184
1	Natural Light/Solotubes	104	EA	$ 2,000	$ 208,000	$ 41,600	$ 29,952	$ 279,552	$ 55,910	$ 335,462
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	41,796	SF	$ 20	$ 835,920	$ 167,184	$ 120,372	$ 1,123,476	$ 224,695	$ 1,348,172
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
	Subtotal:				**$ 2,002,900**	$ 400,580	$ 288,418	**$ 2,691,898**	$ 538,380	**$ 3,230,277**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	27	ROOMS	$ 15,000	$ 405,000	$ 81,000	$ 58,320	$ 544,320	$ 108,864	$ 653,184
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
1	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	41,796	SF	$ 15	$ 626,940	$ 125,388	$ 90,279	$ 842,607	$ 168,521	$ 1,011,129
1	21st Century Flexible Furniture	41,796	SF	$ 10	$ 417,960	$ 83,592	$ 60,186	$ 561,738	$ 112,348	$ 674,086
	Subtotal:				**$ 4,214,800**	$ 842,960	$ 606,931	**$ 5,664,691**	$ 1,132,938	**$ 6,797,629**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Field Restoration (possibly partial synthetic/part natural grass)	1	LS	$ 500,000	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Jogging track	3,520	SF	$ 30	$ 105,600	$ 21,120	$ 15,206	$ 141,926	$ 28,385	$ 170,312
2	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 2,344,600**	$ 468,920	$ 337,622	**$ 3,151,142**	$ 630,228	**$ 3,781,371**
	Total Project Cost For Master Plan Improvements				**$ 8,562,300**	$ 1,712,460	$ 1,232,971	**$ 11,507,731**	$ 2,301,546	**$ 13,809,277**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	6,000	SF	$ 90	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Natural Light/Solotubes	144	EA	$ 2,000	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 40	$ 2,378,840	$ 475,768	$ 342,553	$ 3,197,161	$ 639,432	$ 3,836,593
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
	Subtotal:				**$ 4,229,195**	$ 845,839	$ 609,004	**$ 5,684,038**	$ 1,136,808	**$ 6,820,846**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 15,000	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Kitchen renovation	1,500	SF	$ 500	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Modernize existing Library into Innovation Space	3,000	SF	$ 100	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
	Subtotal:				**$ 6,963,550**	$ 1,392,710	$ 1,002,751	**$ 9,359,011**	$ 1,871,802	**$11,230,813**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Science Classrooms (5)	7,500	SF	$ 420	$ 3,150,000	$ 630,000	$ 453,600	$ 4,233,600	$ 846,720	$ 5,080,320
2	Convert wood shop space to recreation space	4,910	SF	$ 100	$ 491,000	$ 98,200	$ 70,704	$ 659,904	$ 131,981	$ 791,885
2	Added classroom space	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Computer lab	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
2	Outdoor Learning Environments	15,000	SF	$ 12	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
2	Temporary Housing									
	Subtotal:				**$13,088,000**	$ 2,617,600	$ 1,884,672	**$17,590,272**	$ 3,518,054	**$21,108,326**
	Total Project Cost For Master Plan Improvements				**$24,280,745**	$ 4,856,149	$ 3,496,427	**$32,633,321**	$ 6,526,664	**$39,159,986**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	7,500	SF	$ 90	$ 675,000	$ 135,000	$ 97,200	$ 907,200	$ 181,440	$ 1,088,640
1	Natural Light/Solotubes	152	EA	$ 2,000	$ 304,000	$ 60,800	$ 43,776	$ 408,576	$ 81,715	$ 490,291
1	Exterior skin replacement	60,000	SF	$ 60	$ 3,600,000	$ 720,000	$ 518,400	$ 4,838,400	$ 967,680	$ 5,806,080
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 40	$ 2,509,600	$ 501,920	$ 361,382	$ 3,372,902	$ 674,580	$ 4,047,483
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Flooring at room 308	1,500	SF	$ 12	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 8,263,300**	$ 1,652,660	$ 1,189,915	**$11,105,875**	$ 2,221,175	**$13,327,050**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	38	ROOMS	$ 15,000	$ 570,000	$ 114,000	$ 82,080	$ 766,080	$ 153,216	$ 919,296
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 500	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Modernize existing Library into Innovation Space	3,000	SF	$ 100	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	62,740	SF	$ 10	$ 627,400	$ 125,480	$ 90,346	$ 843,226	$ 168,645	$ 1,011,871
	Subtotal:				**$ 6,338,500**	$ 1,267,700	$ 912,744	**$ 8,518,944**	$ 1,703,789	**$10,222,733**
	21st Century Education / Site Specific Needs									
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add 1 science room lab and 2 classrooms	3,500	SF	$ 450	$ 1,575,000	$ 315,000	$ 226,800	$ 2,116,800	$ 423,360	$ 2,540,160
2	Reclaim existing spaces into classrooms	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Remodel Art Room	1,500	SF	$ 150	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
2	Shade Structures	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
2	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
2	Outdoor Learning Environments	15,000	SF	$ 12	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
2	Temporary Housing									
	Subtotal:				**$14,455,000**	$ 2,891,000	$ 2,081,520	**$19,427,520**	$ 3,885,504	**$23,313,024**
	Total Project Cost For Master Plan Improvements				**$29,056,800**	$ 5,811,360	$ 4,184,179	**$39,052,339**	$ 7,810,468	**$46,862,807**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	14,500	SF	$ 90	$ 1,305,000	$ 261,000	$ 187,920	$ 1,753,920	$ 350,784	$ 2,104,704
1	Natural Light/Solotubes	152	EA	$ 2,000	$ 304,000	$ 60,800	$ 43,776	$ 408,576	$ 81,715	$ 490,291
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 40	$ 5,093,720	$ 1,018,744	$ 733,496	$ 6,845,960	$ 1,369,192	$ 8,215,152
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 8,064,435**	$ 1,612,887	$ 1,161,279	**$10,838,601**	$ 2,167,720	**$ 13,006,321**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	65	ROOMS	$ 15,000	$ 975,000	$ 195,000	$ 140,400	$ 1,310,400	$ 262,080	$ 1,572,480
1	Develop Learning Studios	8,000	SF	$ 200	$ 1,600,000	$ 320,000	$ 230,400	$ 2,150,400	$ 430,080	$ 2,580,480
1	Modernize existing Library into Innovation Space	4,387	SF	$ 150	$ 658,050	$ 131,610	$ 94,759	$ 884,419	$ 176,884	$ 1,061,303
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	127,343	SF	$ 10	$ 1,273,430	$ 254,686	$ 183,374	$ 1,711,490	$ 342,298	$ 2,053,788
	Subtotal:				**$ 9,600,200**	$ 1,920,040	$ 1,382,429	**$12,902,669**	$ 2,580,534	**$ 15,483,203**
	21st Century Education / Site Specific Needs									
2	Performing arts complex/space (600 seats)	25,000	SF	$ 700	$ 17,500,000	$ 3,500,000	$ 2,520,000	$ 23,520,000	$ 4,704,000	$ 28,224,000
2	New Science Building to Replace Exist Science Labs	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
2	Reclaim existing sci labs into classrooms	9,600	SF	$ 300	$ 2,880,000	$ 576,000	$ 414,720	$ 3,870,720	$ 774,144	$ 4,644,864
2	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
2	New weight room	3,000	SF	$ 300	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Modernize existing Gym	24,000	SF	$ 275	$ 6,600,000	$ 1,320,000	$ 950,400	$ 8,870,400	$ 1,774,080	$ 10,644,480
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	Administration remodel and expansion (good first impression)	5,500	SF	$ 250	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Shade Structures	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Landscaping and irrigation improvements	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Outdoor Learning Environments	20,000	SF	$ 12	$ 240,000	$ 48,000	$ 34,560	$ 322,560	$ 64,512	$ 387,072
2	Temporary Housing									
2	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Fencing	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$47,669,200**	$ 9,533,840	$ 6,864,365	**$64,067,405**	$ 12,813,481	**$ 76,880,886**
	Total Project Cost For Master Plan Improvements				**$65,333,835**	$ 13,066,767	$ 9,408,072	**$87,808,674**	$ 17,561,735	**$105,370,409**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	17,400	SF	$ 90	$ 1,566,000	$ 313,200	$ 225,504	$ 2,104,704	$ 420,941	$ 2,525,645
1	Natural Light/Solotubes	200	EA	$ 2,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Exterior skin replacement	100,000	SF	$ 60	$ 6,000,000	$ 1,200,000	$ 864,000	$ 8,064,000	$ 1,612,800	$ 9,676,800
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	150,000	SF	$ 40	$ 6,000,000	$ 1,200,000	$ 864,000	$ 8,064,000	$ 1,612,800	$ 9,676,800
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	100,000	SF	$ 5	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 15,191,000**	$ 3,038,200	$ 2,187,504	**$ 20,416,704**	$ 4,083,341	**$ 24,500,045**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	50	ROOMS	$ 15,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Space	5,000	SF	$ 150	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	100,000	SF	$ 15	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	21st Century Flexible Furniture	100,000	SF	$ 10	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
	Subtotal:				**$ 5,440,000**	$ 1,088,000	$ 783,360	**$ 7,311,360**	$ 1,462,272	**$ 8,773,632**

Copyright WLC Architects, Inc., 2016 ©

	21st Century Education / Site Specific Needs														
2	Modernize existing performing arts center	3,500	SF	$	650	$	2,275,000	$	455,000	$	327,600	$	3,057,600	$	611,520	$	3,669,120
2	New Auxillary Gym	6,800	SF	$	450	$	3,060,000	$	612,000	$	440,640	$	4,112,640	$	822,528	$	4,935,168
2	Modernize existing Gym	10,000	SF	$	300	$	3,000,000	$	600,000	$	432,000	$	4,032,000	$	806,400	$	4,838,400
2	Weight room modernization/expansion	3,000	SF	$	300	$	900,000	$	180,000	$	129,600	$	1,209,600	$	241,920	$	1,451,520
2	Renovate locker rooms	1	ALLOW	$	2,500,000	$	2,500,000	$	500,000	$	360,000	$	3,360,000	$	672,000	$	4,032,000
2	Canopy over weight room and gym entrance	2,000	SF	$	75	$	150,000	$	30,000	$	21,600	$	201,600	$	40,320	$	241,920
2	Administration remodel (good first impression)	6,476	SF	$	150	$	971,400	$	194,280	$	139,882	$	1,305,562	$	261,112	$	1,566,674
2	Shade Structures	10,000	SF	$	50	$	500,000	$	100,000	$	72,000	$	672,000	$	134,400	$	806,400
2	Renovate 700 building for STEM program	11,641	SF	$	200	$	2,328,200	$	465,640	$	335,261	$	3,129,101	$	625,820	$	3,754,921
2	Tech lab for industry based certification	1,500	SF	$	350	$	525,000	$	105,000	$	75,600	$	705,600	$	141,120	$	846,720
2	Outdoor Learning Environments	20,000	SF	$	12	$	240,000	$	48,000	$	34,560	$	322,560	$	64,512	$	387,072
2	Temporary Housing																
2	Replace synthetic turf at Football Field	1	LS	$	400,000	$	400,000	$	80,000	$	57,600	$	537,600	$	107,520	$	645,120
2	New Synthetic turf field – baseball	1	LS	$	750,000	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	New announcer booth – baseball	1	EA	$	250,000	$	250,000	$	50,000	$	36,000	$	336,000	$	67,200	$	403,200
2	New announcer booth – football	1	EA	$	250,000	$	250,000	$	50,000	$	36,000	$	336,000	$	67,200	$	403,200
2	Fencing at baseball field	1,200	LF	$	50	$	60,000	$	12,000	$	8,640	$	80,640	$	16,128	$	96,768
2	Tennis court seating	250	EA	$	300	$	75,000	$	15,000	$	10,800	$	100,800	$	20,160	$	120,960
2	Tennis court pathways	1	LS	$	50,000	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Subtotal:					**$ 18,284,600**		$	3,656,920	$	2,632,982	**$ 24,574,502**		$	4,914,900	**$ 29,489,403**	
	Total Project Cost For Master Plan Improvements					**$ 38,915,600**		$	7,783,120	$	5,603,846	**$ 52,302,566**		$	10,460,513	**$ 62,763,080**	

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Base Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	6,000	SF	$ 90	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Natural Light/Solotubes	80	EA	$ 2,000	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	32,911	SF	$ 5	$ 164,555	$ 32,911	$ 23,696	$ 221,162	$ 44,232	$ 265,394
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
	Subtotal:				**$ 1,157,555**	$ 231,511	$ 166,688	**$ 1,555,754**	$ 311,151	**$ 1,866,905**
	District Priorities									
1	Technology (flat screens/wireless tablets/apple TV)	20	ROOMS	$ 15,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing Library into Innovation / Student Center	2,500	SF	$ 150	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	25,000	SF	$ 10	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 3,513,320**	$ 702,664	$ 505,918	**$ 4,721,902**	$ 944,380	**$ 5,666,282**
	21st Century Education / Site Specific Needs									
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ 150	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
2	Remodel room 11 (weight room)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Tennis court	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	Temporary Housing									
	Subtotal:				**$ 1,009,000**	$ 201,800	$ 145,296	**$ 1,356,096**	$ 271,219	**$ 1,627,315**
	Total Project Cost For Master Plan Improvements				**$ 5,679,875**	$ 1,135,975	$ 817,902	**$ 7,633,752**	$ 1,526,750	**$ 9,160,502**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Central Kitchen
WLC Architects, Inc.
March 4, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Kitchen	10,000	SF	$ 700	$ 7,000,000	$ 1,400,000	$ 1,008,000	$ 9,408,000	$ 1,881,600	$ 11,289,600
	Subtotal:				**$ 7,000,000**	$ 1,400,000	$ 1,008,000	**$ 9,408,000**	$ 1,881,600	**$ 11,289,600**
	Total Project Cost For Master Plan Improvements				**$ 7,000,000**	$ 1,400,000	$ 1,008,000	**$ 9,408,000**	$ 1,881,600	**$ 11,289,600**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

March 4, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 300	$	1,200,000
	B - Multi-Purpose Building	7,500		$ 300	$	2,250,000
	F - Library/Computer Labs	4,500		$ 300	$	1,350,000
	D - Kindergarten	5,760		$ 300	$	1,728,000
	E - Classrooms	24,000		$ 300	$	7,200,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	20,868,000
	Design Contingency		10%		$	2,086,800
	Escalation Years @ %	3	6%		$	3,756,240
	Change Orders		5%		$	1,043,400
	Subtotal				$	6,886,440
	Expected Total Construction Cost				**$**	**27,754,440**
	Soft Costs		20%		$	5,550,888
	Total Project Cost				**$**	**33,305,328**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

March 4, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 250	$ 1,000,000
	B - Multi-Purpose Building	7,500		$ 250	$ 1,875,000
	F - Library/Computer Labs	4,500		$ 250	$ 1,125,000
	D - Kindergarten	5,760		$ 250	$ 1,440,000
	E - Classrooms	24,000		$ 250	$ 6,000,000
	Covered Walkways	14,000		$ 75	$ 1,050,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 13,230,000
	Design Contingency		6%		$ 793,800
	Escalation Years @ %	3	8%		$ 3,175,200
	Change Orders		5%		$ 661,500
	Subtotal				$ 4,630,500
	Expected Total Construction Cost				**$ 17,860,500**
	Soft Costs		20%		$ 3,572,100
	Total Project Cost				**$ 21,432,600**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

March 4, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 350	$	3,844,750
	B - Gym	23,980		$ 350	$	8,393,000
	C - Library	12,888		$ 350	$	4,510,800
	D - Classrooms	14,784		$ 350	$	5,174,400
	E - Classrooms	17,472		$ 350	$	6,115,200
	F - Multipurpose	14,292		$ 350	$	5,002,200
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	46,865,100
	Design Contingency		10%		$	4,686,510
	Escalation Years @ %	3	6%		$	8,435,718
	Change Orders		5%		$	2,343,255
	Subtotal				$	15,465,483
	Expected Total Construction Cost				**$**	**62,330,583**
	Soft Costs		20%		$	12,466,117
	Total Project Cost				**$**	**74,796,700**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

March 4, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 300	$	3,295,500
	B - Gym	23,980		$ 300	$	7,194,000
	C - Library	12,888		$ 300	$	3,866,400
	D - Classrooms	14,784		$ 300	$	4,435,200
	E - Classrooms	17,472		$ 300	$	5,241,600
	F - Multipurpose	14,292		$ 300	$	4,287,600
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	36,544,875
	Design Contingency		6%		$	2,192,693
	Escalation Years @ %	3	8%		$	8,770,770
	Change Orders		5%		$	1,827,244
	Subtotal				$	12,790,706
	Expected Total Construction Cost				**$**	**49,335,581**
	Soft Costs		20%		$	9,867,116
	Total Project Cost				**$**	**59,202,698**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

March 4, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	40,000		$ 450	$	18,000,000
	C - Library / Innovation Center	12,888		$ 450	$	5,799,600
	D - Classrooms	21,504		$ 450	$	9,676,800
	E - Classrooms	21,504		$ 450	$	9,676,800
	F - Science Labs	17,920		$ 450	$	8,064,000
	G - Student Center	14,292		$ 450	$	6,431,400
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 450	$	8,064,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	106,336,600
	Design Contingency		10%		$	10,633,660
	Escalation Years @ %	3	6%		$	19,140,588
	Change Orders		5%		$	5,316,830
	Subtotal				$	35,091,078
	Expected Total Construction Cost				**$**	**141,427,678**
	Soft Costs		20%		$	28,285,536
	Total Project Cost				**$**	**169,713,214**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

March 4, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 350	$ 3,844,750
	B - Gym	40,000		$ 350	$ 14,000,000
	C - Library / Innovation Center	12,888		$ 350	$ 4,510,800
	D - Classrooms	21,504		$ 350	$ 7,526,400
	E - Classrooms	21,504		$ 350	$ 7,526,400
	F - Science Labs	17,920		$ 350	$ 6,272,000
	G - Student Center	14,292		$ 350	$ 5,002,200
	H - Performing Arts Center	25,000		$ 450	$ 11,250,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 350	$ 6,272,000
	Covered Walkways	28,205		$ 75	$ 2,115,375
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 60 Acres	2,613,600		$ 3	$ 7,840,800
	Subtotal	210,218			$ 77,042,725
	Design Contingency		6%		$ 4,622,564
	Escalation Years @ %	3	8%		$ 18,490,254
	Change Orders		5%		$ 3,852,136
	Subtotal				$ 26,964,954
	Expected Total Construction Cost				**$ 104,007,679**
	Soft Costs		20%		$ 20,801,536
	Total Project Cost				**$ 124,809,215**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
March 9, 2016

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000
Bond Funds Available for Projects		**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
March 9, 2016

Projected Bond Sales			Available Funds for Projects
Measure 'X' November 2016			
February 2017 - Series A Bond Sale	$	56,000,000	$ 48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$ 48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$ 47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$ 47,850,000
Available Bond Funds	$	222,000,000	$ 193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$ 3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$ 1,931,400
Available Additional Revenue	$	6,738,597	$ 5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$ 199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 19,545,628	$ 19,545,628	2017	$ 48,720,000	$ 29,174,372
1	Lynwood Elementary School	Option	$ 11,449,804	$ 30,995,433	2017	$ 48,720,000	$ 17,724,567
2	Loma Verde Elementary School	Option	$ 13,157,943	$ 92,522,773	2019	$ 97,440,000	$ 4,917,227
2	San Jose Middle School	Option	$ 23,774,631	$ 54,770,063	2019	$ 97,440,000	$ 42,669,937
2	Sinaloa Middle School	Option	$ 24,594,767	$ 79,364,830	2021	$ 145,290,000	$ 65,925,170
2	San Marin High School	Option	$ 35,773,809	$ 128,296,582	2021	$ 145,290,000	$ 16,993,418
3	Novato High School	Option	$ 38,535,115	$ 166,831,697	2023	$ 222,000,000	$ 55,168,303
3	Hamilton School K-8	Option	$ 11,303,342	$ 178,135,039	2023	$ 222,000,000	$ 43,864,961
3	Lu Sutton Elementary School	Option	$ 14,343,549	$ 192,478,588		$ 222,000,000	$ 29,521,412
3	Pleasant Valley Elementary School	Option	$ 11,820,414	$ 204,299,001		$ 222,000,000	$ 17,700,999
3	Rancho Elementary School	Option	$ 11,027,021	$ 215,326,023		$ 222,000,000	$ 6,673,977
3	San Ramon Elementary School	Option	$ 9,763,972	$ 225,089,994		$ 222,000,000	$ (3,089,994)
3	Hill Education Center	Option	$ 6,691,396	$ 231,781,391		$ 222,000,000	$ (9,781,391)
	New STEM Center		$ 16,618,291	$ 248,399,682		$ 222,000,000	$ (26,399,682)
	Performing Arts Center		$ 25,494,933	$ 273,894,615		$ 222,000,000	$ (51,894,615)
	Central Kitchen and Cullinary Arts Academy		$ 13,104,000	$ 286,998,615		$ 222,000,000	$ (64,998,615)
	Novato Charter School		$ 2,027,290	$ 289,025,905		$ 222,000,000	$ (67,025,905)
	Total Project Cost		**$ 289,025,905**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 9, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		Elementary	Middle	High
	New Buildings			
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	10%
Escalation Per Year	6%
Change Orders	10%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	10%
Program Management	2%
Furniture and Equipment	3%
Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 9, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400

	New Buildings	Elementary	Middle	High
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	6%
Escalation Per Year	6%
Change Orders	8%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	5%
Program Management	2%
Furniture and Equipment	1%
Moving Expenses	0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

School		**Estimated Project Cost**
Hamilton School K-8		$ 11,303,342
Loma Verde Elementary School		$ 13,157,943
Lu Sutton Elementary School		$ 14,343,549
Lynwood Elementary School		$ 11,449,804
Olive Elementary School		$ 19,545,628
Pleasant Valley Elementary School		$ 11,820,414
Rancho Elementary School		$ 11,027,021
San Ramon Elementary School		$ 9,763,972
San Jose Middle School		$ 23,774,631
Sinaloa Middle School		$ 24,594,767
Novato High School		$ 38,535,115
San Marin High School		$ 35,773,809
Hill Education Center		$ 6,691,396
Novato Charter School		$ 2,027,290
Subtotal Schools		**$ 233,808,680**
District Wide Projects		
New STEM Center		$ 16,618,291
Performing Arts Center		$ 25,494,933
Central Kitchen and Cullinary Arts Academy		$ 13,104,000
Subtotal District Wide Projects		**$ 55,217,225**
Total Project Cost for all Sites		**$ 289,025,905**
Bond Program Costs		
Overall Bond Contingency	10%	$ 28,902,590
Program Management	2%	$ 5,780,518
Moving Expenses	1.0%	$ 2,890,259
Subtotal Bond Program Costs		$ 37,573,368
Total Bond Program Cost		**$ 326,599,272**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Single pane window replacement	$ 1,064,448	$ 2,749,824	$ 2,767,565	$ 975,744	$ 2,767,565	$ 887,040	$ 2,661,120	$ 798,336	$ 1,064,448	$ 2,419,200	$ 2,572,416	$ 5,612,544	$ -	$ -	$ 26,340,250
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840	$ 483,840	$ 241,920	$ 80,640	$ 3,951,360
Interior finishes	$ 753,307	$ 534,369	$ 533,482	$ 530,789	$ 2,480,890	$ 545,368	$ 508,548	$ 674,086	$ 959,148	$ 1,011,871	$ 2,053,788	$ 2,419,200		$ 161,280	$ 13,166,125
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984	$ -	$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 80,640			$ 24,192		$ 1,935,360		$ 3,346,560			$ 5,467,392
Subtotal Schools	**$ 2,833,819**	**$ 4,259,937**	**$ 4,236,471**	**$ 2,240,357**	**$ 6,062,918**	**$ 2,198,488**	**$ 3,903,492**	**$ 2,036,902**	**$ 3,354,156**	**$ 6,696,991**	**$ 5,835,804**	**$12,587,904**	**$ 693,504**	**$ 290,304**	**$ 57,231,047**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/wireless tablets/apple TV)	$ 377,395	$ 262,080	$ 262,080	$ 251,597	$ 241,114	$ 262,080	$ 251,597	$ 283,046	$ 377,395	$ 398,362	$ 681,408	$ 524,160	$ 209,664	$ 125,798	$ 4,507,776
New MUB and Kitchen		$ 2,620,800	$ 2,620,800	$ 2,620,800	$ 3,669,120	$ 2,620,800	$ 2,620,800		$ 2,757,888	$ 3,967,488				$ -	$ 23,498,496
Air-conditioning	$ 1,883,267	$ 1,335,923	$ 1,333,705	$ 1,326,972	$ 1,240,445	$ 1,363,421	$ 1,271,370	$ 1,685,215	$ 2,397,871		$ 5,134,470		$ 1,883,267	$ 403,200	$ 21,259,123
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 1,129,960	$ 801,554	$ 800,223	$ 796,183	$ 744,267	$ 818,052	$ 762,822	$ 1,011,129	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 2,419,200	$ 1,129,960	$ 241,920	$ 16,692,480
21st Century Flexible Furniture	$ 174,377	$ 123,697	$ 123,491	$ 122,868	$ 114,856	$ 126,243	$ 117,719	$ 156,038	$ 222,025	$ 234,229	$ 475,414	$ 373,333	$ 280,000	$ -	$ 2,644,290
Subtotal Schools	**$ 3,564,998**	**$ 5,144,053**	**$ 5,140,299**	**$ 5,118,419**	**$ 6,009,801**	**$ 5,190,596**	**$ 5,024,309**	**$ 3,135,428**	**$ 7,193,901**	**$ 6,117,885**	**$ 9,371,973**	**$ 3,316,693**	**$ 3,502,890**	**$ 770,918**	**$ 68,602,165**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Develop Learning Studios	$ 2,322,432	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 786,724	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 1,548,288	$ 1,032,192	$ 1,548,288	$ 2,322,432	$ 774,144	$ 774,144	$ 18,075,940
Modernize existing MUB into Innovation Center	$ 483,840	$ 262,241	$ 262,241	$ 262,241	$ 333,366	$ 262,241	$ 262,241	$ 161,280	$ 241,920	$ 241,920	$ 176,884	$ 201,600	$ 100,800	$ -	$ 3,252,816
Modernize existing Library into Maker Space	$ 1,128,960	$ 77,414	$ 77,414	$ 483,840	$ 1,161,216	$ 80,640	$ 77,414	$ 1,128,960	$ -	$ -	$ -	$ 1,877,460	$ -	$ 38,707	$ 6,132,027
Reconfigure and Enlarge Administration Space	$ -	$ 1,612,800	$ 1,612,800	$ 1,612,800	$ 2,257,920	$ 1,612,800	$ -	$ 1,612,800	$ 1,612,800	$ 1,612,800	$ 2,217,600	$ 1,566,674	$ 290,304	$ -	$ 17,622,098
Add Kindergarten classrooms	$ -	$ -	$ 812,851	$ -	$ 812,851	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,625,702
Add Classrooms	$ -	$ -	$ -	$ -	$ 677,376	$ -	$ -	$ -	$ -	$ 1,451,520	$ -	$ -	$ -	$ -	$ 2,128,896
Reclaim existing spaces into classrooms	$ -	$ -	$ -	$ -	$ 696,730	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,711,439	$ 619,315	$ -	$ 4,027,484
Natural Light/Solotubes	$ 348,365	$ 241,920	$ 241,920	$ 232,243	$ 222,566	$ 241,920	$ 232,243	$ 261,274	$ 348,365	$ 367,718	$ 628,992	$ 483,840	$ 193,536	$ -	$ 4,044,902
Storage space/screening	$ -	$ -	$ -	$ -	$ 161,280	$ 241,920	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 403,200
Outdoor Learning Environments	$ 322,560	$ 161,280	$ 161,280	$ 161,280	$ 193,536	$ 161,280	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 322,560	$ 322,560	$ 64,512	$ 64,512	$ 2,903,040
Shade Structures	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 120,960	$ 40,320	$ 40,320	$ 40,320	$ -	$ 80,640	$ 120,960	$ 80,640	$ 20,160	$ 40,320	$ 745,920
Other Site Specific Projects Projects	$ 201,600	$ 48,384	$ 370,944	$ 48,384	$ 48,384	$ 282,240	$ 116,122	$ 64,512	$ 9,152,640	$ 6,670,541	$16,215,414	$ 8,915,558	$ 29,030	$ 48,384	$ 42,212,137
Athletic Fields and Landscaping	$ 56,448	$ 148,378	$ 225,792	$ 88,704		$ 346,752	$ 48,384	$ -	$ -	$ -	$ 2,096,640	$ 1,387,008	$ 403,200		$ 4,801,306
Subtotal Schools	**$ 4,904,525**	**$ 3,753,953**	**$ 4,966,779**	**$ 4,091,028**	**$ 7,472,909**	**$ 4,431,329**	**$ 2,099,220**	**$ 4,591,642**	**$13,226,573**	**$11,779,891**	**$23,327,338**	**$19,869,212**	**$ 2,495,002**	**$ 966,067**	**$ 107,975,468**
School Totals	**$11,303,342**	**$13,157,943**	**$14,343,549**	**$11,449,804**	**$19,545,628**	**$11,820,414**	**$11,027,021**	**$ 9,763,972**	**$23,774,631**	**$24,594,767**	**$38,535,115**	**$35,773,809**	**$ 6,691,396**	**$ 2,027,290**	**$ 233,808,680**

District Wide Projects	
STEM Center	$ 16,618,291
Performing Arts Center	$ 25,494,933
Central Kitchen and Culinary Arts Academy	$ 13,104,000
Subtotal District Wide Projects	**$ 55,217,225**
Total Project Cost for all Sites	**$ 289,025,905**

Bond Program Costs		
Overall Bond Contingency	10%	$ 28,902,590
Program Management	2%	$ 5,780,518
Moving Expenses	1%	$ 2,890,259
Subtotal Bond Program Costs		**$ 37,573,368**
Grand Total Bond Program Estimated Cost		**$ 326,599,272**

Copyright WLC Architects, Inc., 2016©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,757,080**	$ 351,416	$ 253,020	**$ 2,361,516**	$ 472,303	**$ 2,833,819**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ -	$ 18,683	$ 174,377	$ -	$ 174,377
	Subtotal:				**$ 2,258,013**	$ 420,464	$ 321,417	**$ 2,999,895**	$ 565,104	**$ 3,564,998**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Add a space for nurse clinic	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	New Mulit-Use Classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
	Reclaim existing spaces into classrooms									
1	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	New Student / Joint Use Community Center	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Temporary Housing									
2	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
2	Soften the landscape/Landscaping at Nave Drive	-	ALLOW	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -
2	New preschool playground	-	ALLOW	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 3,041,000**	$ 608,200	$ 437,904	**$ 4,087,104**	$ 817,421	**$ 4,904,525**
	Total Project Cost For Master Plan Improvements				**$ 7,056,093**	$ 1,380,080	$ 1,012,341	**$ 9,448,514**	$ 1,854,828	**$ 11,303,342**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,500	SF	$ 110	$ 1,705,000	$ 341,000	$ 245,520	$ 2,291,520	$ 458,304	$ 2,749,824
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 10	$ 331,330	$ 66,266	$ 47,712	$ 445,308	$ 89,062	$ 534,369
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 2,641,330**	$ 528,266	$ 380,352	**$ 3,549,948**	$ 709,990	**$ 4,259,937**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,133	SF	$ 15	$ 496,995	$ 99,399	$ 71,567	$ 667,961	$ 133,592	$ 801,554
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ -	$ 13,253	$ 123,697	$ -	$ 123,697
	Subtotal:				**$ 3,223,263**	$ 622,564	$ 461,499	**$ 4,307,327**	$ 836,726	**$ 5,144,053**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a classroom building with 2 restrooms for resource	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Convert an existing classroom to a science room	-	SF	$ 300	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environment	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Sheltered eating area between Admin and B Wing	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Temporary Housing									
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
2	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
2	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Landscaping at the North area of site/shade structure	-	SF	$ 25	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 2,327,600**	$ 465,520	$ 335,174	**$ 3,128,294**	$ 625,659	**$ 3,753,953**
	Total Project Cost For Master Plan Improvements				**$ 8,192,193**	$ 1,616,350	$ 1,177,025	**$ 10,985,569**	$ 2,172,374	**$ 13,157,943**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 10	$ 330,780	$ 66,156	$ 47,632	$ 444,568	$ 88,914	$ 533,482
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 2,626,780**	$ 525,356	$ 378,256	**$ 3,530,392**	$ 706,078	**$ 4,236,471**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,078	SF	$ 15	$ 496,170	$ 99,234	$ 71,448	$ 666,852	$ 133,370	$ 800,223
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ -	$ 13,231	$ 123,491	$ -	$ 123,491
	Subtotal:				**$ 3,220,880**	$ 622,124	$ 461,160	**$ 4,304,164**	$ 836,135	**$ 5,140,299**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Replace Portables (3)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Window coverings (Thought this was part of int finishes for all)	-	SF	$ 8	$ -	$ -	$ -	$ -	$ -	$ -
2	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Additional space for Kinder, relocate and improve garden	-	SF	$ 12	$ -	$ -	$ -	$ -	$ -	$ -
2	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 3,079,600**	$ 615,920	$ 443,462	**$ 4,138,982**	$ 827,796	**$ 4,966,779**
	Total Project Cost For Master Plan Improvements				**$ 8,927,260**	$ 1,763,400	$ 1,282,879	**$ 11,973,539**	$ 2,370,010	**$ 14,343,549**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	5,500	SF	$ 110	$ 605,000	$ 121,000	$ 87,120	$ 813,120	$ 162,624	$ 975,744
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,389,110**	$ 277,822	$ 200,032	**$ 1,866,964**	$ 373,393	**$ 2,240,357**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	32,911	SF	$ 15	$ 493,665	$ 98,733	$ 71,088	$ 663,486	$ 132,697	$ 796,183
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ -	$ 13,164	$ 122,868	$ -	$ 122,868
	Subtotal:				**$ 3,207,143**	$ 619,488	$ 459,196	**$ 4,285,827**	$ 832,592	**$ 5,118,419**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a double classroom building for family literacy	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 2,536,600**	$ 507,320	$ 365,270	**$ 3,409,190**	$ 681,838	**$ 4,091,028**
	Total Project Cost For Master Plan Improvements				**$ 7,132,853**	$ 1,404,630	$ 1,024,498	**$ 9,561,981**	$ 1,887,823	**$ 11,449,804**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 50	$ 1,538,250	$ 307,650	$ 221,508	$ 2,067,408	$ 413,482	$ 2,480,890
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
	Subtotal:				**$ 3,759,250**	$ 751,850	$ 541,332	**$ 5,052,432**	$ 1,010,486	**$ 6,062,918**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	23	ROOMS	$ 6,500	$ 149,500	$ 29,900	$ 21,528	$ 200,928	$ 40,186	$ 241,114
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	30,765	SF	$ 25	$ 769,125	$ 153,825	$ 110,754	$ 1,033,704	$ 206,741	$ 1,240,445
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	30,765	SF	$ 15	$ 461,475	$ 92,295	$ 66,452	$ 620,222	$ 124,044	$ 744,267
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ -	$ 12,306	$ 114,856	$ -	$ 114,856
	Subtotal:				**$ 3,757,650**	$ 731,020	$ 538,640	**$ 5,027,310**	$ 982,491	**$ 6,009,801**
	Site Specific Projects / 21st Century Education									
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	1,378	SF	$ 150	$ 206,700	$ 41,340	$ 29,765	$ 277,805	$ 55,561	$ 333,366
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
2	New Administration Building	4,000	SF	$ 350	$ 1,400,000	$ 280,000	$ 201,600	$ 1,881,600	$ 376,320	$ 2,257,920
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Music/Multiuse space added to MUR	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	46	EA	$ 3,000	$ 138,000	$ 27,600	$ 19,872	$ 185,472	$ 37,094	$ 222,566
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 4,633,500**	$ 926,700	$ 667,224	**$ 6,227,424**	$ 1,245,485	**$ 7,472,909**
	Total Project Cost For Master Plan Improvements				**$ 12,150,400**	$ 2,409,570	$ 1,747,196	**$ 16,307,166**	$ 3,238,462	**$ 19,545,628**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	5,000	SF	$ 110	$ 550,000	$ 110,000	$ 79,200	$ 739,200	$ 147,840	$ 887,040
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 10	$ 338,150	$ 67,630	$ 48,694	$ 454,474	$ 90,895	$ 545,368
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,363,150**	$ 272,630	$ 196,294	**$ 1,832,074**	$ 366,415	**$ 2,198,488**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	33,815	SF	$ 25	$ 845,375	$ 169,075	$ 121,734	$ 1,136,184	$ 227,237	$ 1,363,421
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,815	SF	$ 15	$ 507,225	$ 101,445	$ 73,040	$ 681,710	$ 136,342	$ 818,052
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ -	$ 13,526	$ 126,243	$ -	$ 126,243
	Subtotal:				**$ 3,252,817**	$ 628,020	$ 465,700	**$ 4,346,537**	$ 844,059	**$ 5,190,596**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (1) Add Classrooms (none required)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
2	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Temporary Housing									
2	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 2,747,600**	$ 549,520	$ 395,654	**$ 3,692,774**	$ 738,555	**$ 4,431,329**
	Total Project Cost For Master Plan Improvements				**$ 7,363,567**	$ 1,450,170	$ 1,057,648	**$ 9,871,385**	$ 1,949,028	**$ 11,820,414**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	15,000	SF	$ 110	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 10	$ 315,320	$ 63,064	$ 45,406	$ 423,790	$ 84,758	$ 508,548
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 2,420,320**	$ 484,064	$ 348,526	**$ 3,252,910**	$ 650,582	**$ 3,903,492**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	31,532	SF	$ 15	$ 472,980	$ 94,596	$ 68,109	$ 635,685	$ 127,137	$ 762,822
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ -	$ 12,613	$ 117,719	$ -	$ 117,719
	Subtotal:				**$ 3,147,387**	$ 608,456	$ 450,701	**$ 4,206,544**	$ 817,765	**$ 5,024,309**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
	Reconfigure and Enlarge Administration Space?									
2	Add Kindergarten classrooms (2) Preschool?	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Science Room	-	SF	$ 425	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
2	Window shades	-	SF	$ 8	$ -	$ -	$ -	$ -	$ -	$ -
2	Added sink and carpeting at resource room	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Obstacle course	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 1,301,600**	$ 260,320	$ 187,430	**$ 1,749,350**	$ 349,870	**$ 2,099,220**
	Total Project Cost For Master Plan Improvements				**$ 6,869,307**	$ 1,352,840	$ 986,658	**$ 9,208,804**	$ 1,818,217	**$ 11,027,021**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	4,500	SF	$ 110	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	41,796	SF	$ 10	$ 417,960	$ 83,592	$ 60,186	$ 561,738	$ 112,348	$ 674,086
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
	Subtotal:				**$ 1,262,960**	$ 252,592	$ 181,866	**$ 1,697,418**	$ 339,484	**$ 2,036,902**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	27	ROOMS	$ 6,500	$ 175,500	$ 35,100	$ 25,272	$ 235,872	$ 47,174	$ 283,046
1	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	41,796	SF	$ 15	$ 626,940	$ 125,388	$ 90,279	$ 842,607	$ 168,521	$ 1,011,129
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ -	$ 16,718	$ 156,038	$ -	$ 156,038
	Subtotal:				**$ 1,986,660**	$ 369,468	$ 282,735	**$ 2,638,863**	$ 496,565	**$ 3,135,428**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing Library into Innovation Center	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2) Add Classrooms (none required)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
1	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Jogging track	-	SF	$ 30	$ -	$ -	$ -	$ -	$ -	$ -
2	Field Restoration (possibly partial synthetic/part natural grass)	-	LS	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 2,847,000**	$ 569,400	$ 409,968	**$ 3,826,368**	$ 765,274	**$ 4,591,642**
	Total Project Cost For Master Plan Improvements				**$ 6,096,620**	$ 1,191,460	$ 874,570	**$ 8,162,650**	$ 1,601,322	**$ 9,763,972**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 2,079,710**	$ 415,942	$ 299,478	**$ 2,795,130**	$ 559,026	**$ 3,354,156**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Kitchen renovation	1,500	SF	$ 500	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	19,824	SF	$ 10	$ 198,237	$ -	$ 23,788	$ 222,025	$ -	$ 222,025
	Subtotal:				**$ 4,521,077**	$ 864,568	$ 646,277	**$ 6,031,922**	$ 1,161,979	**$ 7,193,901**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	3,200	SF	$ 300	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
	Not used									
2	Add Science Classrooms (5)	-	SF	$ 420	$ -	$ -	$ -	$ -	$ -	$ -
	Reclaim existing spaces into classrooms	-	SF	$ 200	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	-	SF	$ 25	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Computer lab	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Convert wood shop space to recreation space	-	SF	$ 100	$ -	$ -	$ -	$ -	$ -	$ -
2	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Temporary Housing									
2	Synthetic field and rubberized track / Field Restoration	-	LS	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 8,201,000**	$ 1,640,200	$ 1,180,944	**$ 11,022,144**	$ 2,204,429	**$ 13,226,573**
	Total Project Cost For Master Plan Improvements				**$ 14,801,787**	$ 2,920,710	$ 2,126,700	**$ 19,849,196**	$ 3,925,434	**$ 23,774,631**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement + Add Classroom Windows	7,500	SF	$ 200	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 10	$ 627,400	$ 125,480	$ 90,346	$ 843,226	$ 168,645	$ 1,011,871
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 4,152,400**	$ 830,480	$ 597,946	**$ 5,580,826**	$ 1,116,165	**$ 6,696,991**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	38	ROOMS	$ 6,500	$ 247,000	$ 49,400	$ 35,568	$ 331,968	$ 66,394	$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 500	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	20,913	SF	$ 10	$ 209,133	$ -	$ 25,096	$ 234,229	$ -	$ 234,229
	Subtotal:				**$ 3,857,233**	$ 729,620	$ 550,422	**$ 5,137,276**	$ 980,609	**$ 6,117,885**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	3,200	SF	$ 200	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Reconfigure and Enlarge Administration Space Not Used	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Music Room	2,000	SF	$ 450	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
2	Reclaim existing spaces into classrooms	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Remodel Art Room	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Add 1 science room lab and 2 classrooms	-	SF	$ 450	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a performing arts building (250 seat theater)	-	SF	$ 650	$ -	$ -	$ -	$ -	$ -	$ -
2	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
1	Flooring at room 308	1,500	SF	$ 12	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Temporary Housing									
2	Synthetic field and rubberized track	-	LS	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 7,304,000**	$ 1,460,800	$ 1,051,776	**$ 9,816,576**	$ 1,963,315	**$ 11,779,891**
	Total Project Cost For Master Plan Improvements				**$ 15,313,633**	$ 3,020,900	$ 2,200,144	**$ 20,534,677**	$ 4,060,090	**$ 24,594,767**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 10	$ 1,273,430	$ 254,686	$ 183,374	$ 1,711,490	$ 342,298	$ 2,053,788
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 3,618,430**	$ 723,686	$ 521,054	**$ 4,863,170**	$ 972,634	**$ 5,835,804**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	65	ROOMS	$ 6,500	$ 422,500	$ 84,500	$ 60,840	$ 567,840	$ 113,568	$ 681,408
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ -	$ 50,937	$ 475,414	$ -	$ 475,414
	Subtotal:				**$ 5,940,697**	$ 1,103,244	$ 845,273	**$ 7,889,214**	$ 1,482,760	**$ 9,371,973**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 200	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Space	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
	Develop Maker Spaces									
2	Administration remodel and expansion (good first impression)	5,500	SF	$ 250	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
	Not Used									
	Replace Existing Portable Classrooms (9)	-	SF	$ 450	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing science labs into classrooms	-	SF	$ 300	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	130	EA	$ 3,000	$ 390,000	$ 78,000	$ 56,160	$ 524,160	$ 104,832	$ 628,992
1	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	1,500	SF	$ 50	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	New Auxillary Gym	9,600	SF	$ 450	$ 4,320,000	$ 864,000	$ 622,080	$ 5,806,080	$ 1,161,216	$ 6,967,296
2	New weight room	3,000	SF	$ 300	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
2	Modernize existing Gym	24,000	SF	$ 100	$ 2,400,000	$ 480,000	$ 345,600	$ 3,225,600	$ 645,120	$ 3,870,720
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	Temporary Housing									
2	Landscaping and irrigation improvements	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Replace synthetic turf at Football Field	-	LS	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ -
2	New Synthetic turf field – baseball	-	LS	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Fencing	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 12,019,200**	$ 2,403,840	$ 1,730,765	**$ 16,153,805**	$ 3,230,761	**$ 23,327,338**
	Total Project Cost For Master Plan Improvements				**$ 21,578,327**	$ 4,230,770	$ 3,097,092	**$ 28,906,188**	$ 5,686,155	**$ 38,535,115**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement + Add Classroom Windows	17,400	SF	$ 200	$ 3,480,000	$ 696,000	$ 501,120	$ 4,677,120	$ 935,424	$ 5,612,544
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	150,000	SF	$ 10	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 7,805,000**	$ 1,561,000	$ 1,123,920	**$ 10,489,920**	$ 2,097,984	**$ 12,587,904**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	50	ROOMS	$ 6,500	$ 325,000	$ 65,000	$ 46,800	$ 436,800	$ 87,360	$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	100,000	SF	$ 15	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	21st Century Flexible Furniture	33,333	SF	$ 10	$ 333,333	$ -	$ 40,000	$ 373,333	$ -	$ 373,333
	Subtotal:				**$ 2,158,333**	$ 365,000	$ 302,800	**$ 2,826,133**	$ 490,560	**$ 3,316,693**

Copyright WLC Architects, Inc., 2016 ©

	Site Specific Projects / 21st Century Education														
1	Develop Learning Studios	4,800	SF	$	300	$	1,440,000	$	288,000	$	207,360	$	1,935,360	$	387,072	$	2,322,432
1	Modernize existing Library into Innovation Space	5,000	SF	$	25	$	125,000	$	25,000	$	18,000	$	168,000	$	33,600	$	201,600
2	Renovate 700 building for STEM program	11,641	SF	$	100	$	1,164,100	$	232,820	$	167,630	$	1,564,550	$	312,910	$	1,877,460
2	Administration remodel (good first impression)	6,476	SF	$	150	$	971,400	$	194,280	$	139,882	$	1,305,562	$	261,112	$	1,566,674
	Not Used																
	Replace Existing Portables(9) - In Old Science Bldg	-	SF	$	450	$	-	$	-	$	-	$	-	$	-	$	-
1	Reclaim Existing Science Building into Classrooms	11,208	SF	$	150	$	1,681,200	$	336,240	$	242,093	$	2,259,533	$	451,907	$	2,711,439
1	Natural Light/Solotubes	100	EA	$	3,000	$	300,000	$	60,000	$	43,200	$	403,200	$	80,640	$	483,840
1	Storage space/screening	-	LS	$	150,000	$	-	$	-	$	-	$	-	$	-	$	-
2	Outdoor Learning Environments	10,000	SF	$	20	$	200,000	$	40,000	$	28,800	$	268,800	$	53,760	$	322,560
2	Shade Structures	1,000	SF	$	50	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Add STEM Classrooms (Refer to District Wide Projects)																
2	New Auxillary Gym	6,800	SF	$	-	$	-	$	-	$	-	$	-	$	-	$	-
2	Modernize existing performing arts center	3,500	SF	$	200	$	700,000	$	140,000	$	100,800	$	940,800	$	188,160	$	1,128,960
2	Modernize existing Gym	10,000	SF	$	100	$	1,000,000	$	200,000	$	144,000	$	1,344,000	$	268,800	$	1,612,800
2	Weight room modernization/expansion	3,000	SF	$	300	$	900,000	$	180,000	$	129,600	$	1,209,600	$	241,920	$	1,451,520
2	Renovate locker rooms	13,890	SF	$	200	$	2,778,000	$	555,600	$	400,032	$	3,733,632	$	746,726	$	4,480,358
2	Canopy over weight room and gym entrance	2,000	SF	$	75	$	150,000	$	30,000	$	21,600	$	201,600	$	40,320	$	241,920
2	Tech lab for industry based certification	-	SF	$	350	$	-	$	-	$	-	$	-	$	-	$	-
2	Temporary Housing																
2	Replace synthetic turf at Football Field	-	LS	$	400,000	$	-	$	-	$	-	$	-	$	-	$	-
2	New Synthetic turf field – baseball	1	LS	$	750,000	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	New announcer booth – baseball	-	EA	$	250,000	$	-	$	-	$	-	$	-	$	-	$	-
2	New announcer booth – football	-	EA	$	250,000	$	-	$	-	$	-	$	-	$	-	$	-
2	Fencing at baseball field	1,200	LF	$	50	$	60,000	$	12,000	$	8,640	$	80,640	$	16,128	$	96,768
2	Tennis court seating	-	EA	$	300	$	-	$	-	$	-	$	-	$	-	$	-
2	Tennis court pathways	1	LS	$	50,000	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Subtotal:					**$ 12,319,700**		$	2,463,940	$	1,774,037	**$ 16,557,677**		$	3,311,535	**$ 19,869,212**	
	Total Project Cost For Master Plan Improvements					**$ 22,283,033**		$	4,389,940	$	3,200,757	**$ 29,873,730**		$	5,900,079	**$ 35,773,809**	

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 430,000**	$ 86,000	$ 61,920	**$ 577,920**	$ 115,584	**$ 693,504**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	20	ROOMS	$ 6,500	$ 130,000	$ 26,000	$ 18,720	$ 174,720	$ 34,944	$ 209,664
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	25,000	SF	$ 10	$ 250,000	$ -	$ 30,000	$ 280,000	$ -	$ 280,000
	Subtotal:				**$ 2,248,320**	$ 399,664	$ 317,758	**$ 2,965,742**	$ 537,148	**$ 3,502,890**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	1,600	SF	$ 300	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
1	Modernize existing Library into Innovation / Student Center	2,500	SF	$ 25	$ 62,500	$ 12,500	$ 9,000	$ 84,000	$ 16,800	$ 100,800
	Develop Maker Space									
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ 150	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Natural Light/Solotubes	40	EA	$ 3,000	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
	Storage space/screening									
2	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
2	Temporary Housing									
2	Tennis court	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,547,000**	$ 309,400	$ 222,768	**$ 2,079,168**	$ 415,834	**$ 2,495,002**
	Total Project Cost For Master Plan Improvements				**$ 4,225,320**	$ 795,064	$ 602,446	**$ 5,622,830**	$ 1,068,566	**$ 6,691,396**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	10,000	SF	$ 10	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 180,000**	$ 36,000	$ 25,920	**$ 241,920**	$ 48,384	**$ 290,304**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
1	New MUB and Kitchen	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
1	Air-conditioning	10,000	SF	$ 25	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	10,000	SF	$ 15	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	21st Century Flexible Furniture	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 478,000**	$ 95,600	$ 68,832	**$ 642,432**	$ 128,486	**$ 770,918**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	1,600	SF	$ 300	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
1	Modernize existing MUB into Innovation Center	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Maker Space	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 599,000**	$ 119,800	$ 86,256	**$ 805,056**	$ 161,011	**$ 966,067**
	Total Project Cost For Master Plan Improvements				**$ 1,257,000**	$ 251,400	$ 181,008	**$ 1,689,408**	$ 337,882	**$ 2,027,290**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing arts complex/space (450 seats)	22,500	SF	$ 700	$ 15,750,000	$ 3,150,000	$ 2,268,000	$ 21,168,000	$ 4,233,600	$ 25,401,600
1	21st Century Flexible Furniture	8,333	SF	$ 10	$ 83,333	$ -	$ 10,000	$ 93,333	$ -	$ 93,333
	Subtotal:				**$ 15,833,333**	$ 3,150,000	$ 2,278,000	**$ 21,261,333**	$ 4,233,600	**$ 25,494,933**
	Total Project Cost For Master Plan Improvements				**$ 15,833,333**	$ 3,150,000	$ 2,278,000	**$ 21,261,333**	$ 4,233,600	**$ 25,494,933**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
1	21st Century Flexible Furniture	22,400	SF	$ 10	$ 224,000	$ 44,800	$ 32,256	$ 301,056	$ 60,211	$ 361,267
	Subtotal:				**$ 10,304,000**	$ 2,060,800	$ 1,483,776	**$ 13,848,576**	$ 2,769,715	**$ 16,618,291**
	Total Project Cost For Master Plan Improvements				**$ 10,304,000**	$ 2,060,800	$ 1,483,776	**$ 13,848,576**	$ 2,769,715	**$ 16,618,291**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Central Kitchen and Cullinary Arts Academy
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Kitchen	9,000	SF	$ 650	$ 5,850,000	$ 1,170,000	$ 842,400	$ 7,862,400	$ 1,572,480	$ 9,434,880
2	Cullinary Arts Academy	3,500		$ 650	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
	Subtotal:				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**
	Total Project Cost For Master Plan Improvements				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

March 9, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 300	$	1,200,000
	B - Multi-Purpose Building	7,500		$ 300	$	2,250,000
	F - Library/Computer Labs	4,500		$ 300	$	1,350,000
	D - Kindergarten	5,760		$ 300	$	1,728,000
	E - Classrooms	24,000		$ 300	$	7,200,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	20,868,000
	Design Contingency		10%		$	2,086,800
	Escalation Years @ %	3	6%		$	3,756,240
	Change Orders		5%		$	1,043,400
	Subtotal				$	6,886,440
	Expected Total Construction Cost				**$**	**27,754,440**
	Soft Costs		20%		$	5,550,888
	Total Project Cost				**$**	**33,305,328**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

March 9, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 250	$ 1,000,000
	B - Multi-Purpose Building	7,500		$ 250	$ 1,875,000
	F - Library/Computer Labs	4,500		$ 250	$ 1,125,000
	D - Kindergarten	5,760		$ 250	$ 1,440,000
	E - Classrooms	24,000		$ 250	$ 6,000,000
	Covered Walkways	14,000		$ 75	$ 1,050,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 13,230,000
	Design Contingency		6%		$ 793,800
	Escalation Years @ %	3	8%		$ 3,175,200
	Change Orders		5%		$ 661,500
	Subtotal				$ 4,630,500
	Expected Total Construction Cost				**$ 17,860,500**
	Soft Costs		20%		$ 3,572,100
	Total Project Cost				**$ 21,432,600**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

March 9, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 350	$	3,844,750
	B - Gym	23,980		$ 350	$	8,393,000
	C - Library	12,888		$ 350	$	4,510,800
	D - Classrooms	14,784		$ 350	$	5,174,400
	E - Classrooms	17,472		$ 350	$	6,115,200
	F - Multipurpose	14,292		$ 350	$	5,002,200
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	46,865,100
	Design Contingency		10%		$	4,686,510
	Escalation Years @ %	3	6%		$	8,435,718
	Change Orders		5%		$	2,343,255
	Subtotal				$	15,465,483
	Expected Total Construction Cost				**$**	**62,330,583**
	Soft Costs		20%		$	12,466,117
	Total Project Cost				**$**	**74,796,700**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

March 9, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 300	$	3,295,500
	B - Gym	23,980		$ 300	$	7,194,000
	C - Library	12,888		$ 300	$	3,866,400
	D - Classrooms	14,784		$ 300	$	4,435,200
	E - Classrooms	17,472		$ 300	$	5,241,600
	F - Multipurpose	14,292		$ 300	$	4,287,600
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	36,544,875
	Design Contingency		6%		$	2,192,693
	Escalation Years @ %	3	8%		$	8,770,770
	Change Orders		5%		$	1,827,244
	Subtotal				$	12,790,706
	Expected Total Construction Cost				**$**	**49,335,581**
	Soft Costs		20%		$	9,867,116
	Total Project Cost				**$**	**59,202,698**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

March 9, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 500	$ 5,492,500
	B - Gym	40,000		$ 500	$ 20,000,000
	C - Library / Innovation Center	12,888		$ 500	$ 6,444,000
	D - Classrooms	21,504		$ 500	$ 10,752,000
	E - Classrooms	21,504		$ 500	$ 10,752,000
	F - Science Labs	17,920		$ 500	$ 8,960,000
	G - Student Center	14,292		$ 500	$ 7,146,000
	H - Performing Arts Center	25,000		$ 700	$ 17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$ 8,960,000
	Covered Walkways	28,205		$ 150	$ 4,230,750
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 60 Acres	2,613,600		$ 5	$ 13,068,000
	Subtotal	210,218			$ 114,187,250
	Design Contingency		10%		$ 11,418,725
	Escalation Years @ %	3	6%		$ 20,553,705
	Change Orders		5%		$ 5,709,363
	Subtotal				$ 37,681,793
	Expected Total Construction Cost				**$ 151,869,043**
	Soft Costs		20%		$ 30,373,809
	Total Project Cost				**$ 182,242,851**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

March 9, 2016

Master Plan Community Input

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 400	$ 4,394,000
	B - Gym	40,000		$ 400	$ 16,000,000
	C - Library / Innovation Center	12,888		$ 400	$ 5,155,200
	D - Classrooms	21,504		$ 400	$ 8,601,600
	E - Classrooms	21,504		$ 400	$ 8,601,600
	F - Science Labs	17,920		$ 400	$ 7,168,000
	G - Student Center	14,292		$ 400	$ 5,716,800
	H - Performing Arts Center	25,000		$ 500	$ 12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 400	$ 7,168,000
	Covered Walkways	28,205		$ 75	$ 2,115,375
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 60 Acres	2,613,600		$ 3	$ 7,840,800
	Subtotal	210,218			$ 86,143,375
	Design Contingency		6%		$ 5,168,603
	Escalation Years @ %	3	8%		$ 20,674,410
	Change Orders		5%		$ 4,307,169
	Subtotal				$ 30,150,181
	Expected Total Construction Cost				**$ 116,293,556**
	Soft Costs		20%		$ 23,258,711
	Total Project Cost				**$ 139,552,268**

Copyright WLC Architects, Inc., 2015 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000

Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000

Bond Funds Available for Projects	**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Projected Bond Sales			**Available Funds for Projects**
Measure 'X' November 2016			
February 2017 - Series A Bond Sale	$	56,000,000	$ 48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$ 48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$ 47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$ 47,850,000
Available Bond Funds	$	222,000,000	$ 193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$ 3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$ 1,931,400
Available Additional Revenue	$	6,738,597	$ 5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$ 199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 19,352,092	$ 19,352,092	2017	$ 48,720,000	$ 29,367,908
1	Lynwood Elementary School	Option	$ 10,240,204	$ 29,592,297	2017	$ 48,720,000	$ 19,127,703
2	Loma Verde Elementary School	Option	$ 12,270,903	$ 88,216,597	2019	$ 97,440,000	$ 9,223,403
2	San Jose Middle School	Option	$ 22,726,311	$ 52,318,607	2019	$ 97,440,000	$ 45,121,393
2	Sinaloa Middle School	Option	$ 23,627,087	$ 75,945,694	2021	$ 145,290,000	$ 69,344,306
2	San Marin High School	Option	$ 32,352,416	$ 120,569,012	2021	$ 145,290,000	$ 24,720,988
3	Novato High School	Option	$ 26,690,712	$ 147,259,724	2023	$ 222,000,000	$ 74,740,276
3	Hamilton School K-8	Option	$ 10,738,862	$ 157,998,586	2023	$ 222,000,000	$ 64,001,414
3	Lu Sutton Elementary School	Option	$ 12,643,658	$ 170,642,244		$ 222,000,000	$ 51,357,756
3	Pleasant Valley Elementary School	Option	$ 10,691,454	$ 181,333,697		$ 222,000,000	$ 40,666,303
3	Rancho Elementary School	Option	$ 10,889,933	$ 192,223,630		$ 222,000,000	$ 29,776,370
3	San Ramon Elementary School	Option	$ 8,876,932	$ 201,100,562		$ 222,000,000	$ 20,899,438
3	Hill Education Center	Option	$ 5,378,577	$ 206,479,139		$ 222,000,000	$ 15,520,861
	New STEM Center		$ 16,618,291	$ 223,097,430		$ 222,000,000	$ (1,097,430)
	Performing Arts Center		$ 25,494,933	$ 248,592,364		$ 222,000,000	$ (26,592,364)
	Central Kitchen and Cullinary Arts Academy		$ 13,104,000	$ 261,696,364		$ 222,000,000	$ (39,696,364)
	Novato Charter School		$ 1,253,146	$ 262,949,509		$ 222,000,000	$ (40,949,509)
	Total Project Cost		**$ 262,949,509**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 9, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	10%
Escalation Per Year	6%
Change Orders	10%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	10%
Program Management	2%
Furniture and Equipment	3%
Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 9, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	6%
Escalation Per Year	6%
Change Orders	8%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	5%
Program Management	2%
Furniture and Equipment	1%
Moving Expenses	0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

School	Estimated Project Cost
Hamilton School K-8	$ 10,738,862
Loma Verde Elementary School	$ 12,270,903
Lu Sutton Elementary School	$ 12,643,658
Lynwood Elementary School	$ 10,240,204
Olive Elementary School	$ 19,352,092
Pleasant Valley Elementary School	$ 10,691,454
Rancho Elementary School	$ 10,889,933
San Ramon Elementary School	$ 8,876,932
San Jose Middle School	$ 22,726,311
Sinaloa Middle School	$ 23,627,087
Novato High School	$ 26,690,712
San Marin High School	$ 32,352,416
Hill Education Center	$ 5,378,577
Novato Charter School	$ 1,253,146
Subtotal Schools	**$ 207,732,285**

District Wide Projects	
New STEM Center	$ 16,618,291
Performing Arts Center	$ 25,494,933
Central Kitchen and Cullinary Arts Academy	$ 13,104,000
Subtotal District Wide Projects	**$ 55,217,225**
Total Project Cost for all Sites	**$ 262,949,509**

Bond Program Costs		
Overall Bond Contingency	10%	$ 26,294,951
Program Management	2%	$ 5,258,990
Moving Expenses	1.0%	$ 2,629,495
Subtotal Bond Program Costs		$ 34,183,436
Total Bond Program Cost		**$ 297,132,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Single pane window replacement	$ 1,064,448	$ 2,749,824	$ 2,767,565	$ 975,744	$ 2,767,565	$ 887,040	$ 2,661,120	$ 798,336	$ 1,064,448	$ 2,419,200	$ 2,572,416	$ 5,612,544	$ -	$ -	$ 26,340,250
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840	$ 483,840	$ 241,920	$ 80,640	$ 3,951,360
Interior finishes	$ 753,307	$ 534,369	$ 533,482	$ 530,789	$ 2,480,890	$ 545,368	$ 508,548	$ 674,086	$ 959,148	$ 1,011,871	$ 2,053,788	$ 2,419,200		$ 161,280	$ 13,166,125
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984	$ -	$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 80,640			$ 24,192		$ 1,935,360		$ 3,346,560			$ 5,467,392
Subtotal Schools	**$ 2,833,819**	**$ 4,259,937**	**$ 4,236,471**	**$ 2,240,357**	**$ 6,062,918**	**$ 2,198,488**	**$ 3,903,492**	**$ 2,036,902**	**$ 3,354,156**	**$ 6,696,991**	**$ 5,835,804**	**$ 12,587,904**	**$ 693,504**	**$ 290,304**	**$ 57,231,047**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/wireless tablets/apple TV)	$ 377,395	$ 262,080	$ 262,080	$ 251,597	$ 241,114	$ 262,080	$ 251,597	$ 283,046	$ 377,395	$ 398,362	$ 681,408	$ 524,160	$ 209,664	$ 125,798	$ 4,507,776
New Stage and Kitchen		$ 2,620,800	$ 2,620,800	$ 2,620,800	$ 3,669,120	$ 2,620,800	$ 2,620,800		$ 2,757,888	$ 3,967,488				$ -	$ 23,498,496
Air-conditioning	$ 1,883,267	$ 1,335,923	$ 1,333,705	$ 1,326,972	$ 1,240,445	$ 1,363,421	$ 1,271,370	$ 1,685,215	$ 2,397,871		$ 5,134,470		$ 1,883,267	$ 403,200	$ 21,259,123
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 1,129,960	$ 801,554	$ 800,223	$ 796,183	$ 744,267	$ 818,052	$ 762,822	$ 1,011,129	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 2,419,200	$ 1,129,960	$ 241,920	$ 16,692,480
21st Century Flexible Furniture	$ 174,377	$ 123,697	$ 123,491	$ 122,868	$ 114,856	$ 126,243	$ 117,719	$ 156,038	$ 222,025	$ 234,229	$ 475,414	$ 373,333	$ 280,000	$ -	$ 2,644,290
Subtotal Schools	**$ 3,564,998**	**$ 5,144,053**	**$ 5,140,299**	**$ 5,118,419**	**$ 6,009,801**	**$ 5,190,596**	**$ 5,024,309**	**$ 3,135,428**	**$ 7,193,901**	**$ 6,117,885**	**$ 9,371,973**	**$ 3,316,693**	**$ 3,502,890**	**$ 770,918**	**$ 68,602,165**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Develop Learning Studios	$ 2,322,432	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 786,724	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 1,548,288	$ 1,032,192	$ 1,548,288	$ 2,322,432	$ 774,144	$ -	$ 17,301,796
Modernize existing MUB into Innovation Center	$ 80,640	$ 262,241	$ 262,241	$ 262,241	$ 333,366	$ 262,241	$ 262,241	$ 161,280	$ 241,920	$ 241,920	$ 176,884	$ 201,600	$ 100,800	$ -	$ 2,849,616
Modernize existing Library into Maker Space	$ 1,128,960	$ 77,414	$ 77,414	$ 161,280	$ 1,161,216	$ 80,640	$ 77,414	$ 1,128,960	$ -	$ -	$ -	$ 1,877,460	$ -	$ 38,707	$ 5,809,467
Reconfigure and Enlarge Administration Space	$ -	$ 806,400	$ 806,400	$ 806,400	$ 2,257,920	$ 806,400	$ -	$ 806,400	$ 806,400	$ 806,400	$ -	$ -	$ -	$ -	$ 7,902,720
Add Kindergarten classrooms	$ -	$ -	$ -	$ -	$ 812,851	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 812,851
Add Classrooms	$ -	$ -	$ -	$ -	$ 677,376	$ -	$ -	$ -	$ -	$ 1,451,520	$ -	$ -	$ -	$ -	$ 2,128,896
Reclaim existing spaces into classrooms	$ -	$ -	$ -	$ -	$ 696,730	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,711,439	$ -	$ -	$ 3,408,169
Natural Light/Solotubes	$ 348,365	$ 241,920	$ 241,920	$ 232,243	$ 222,566	$ 241,920	$ 232,243	$ 261,274	$ 348,365	$ 367,718	$ 628,992	$ 483,840	$ 193,536	$ -	$ 4,044,902
Storage space/screening	$ -	$ -	$ -	$ -	$ 161,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 161,280
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 80,640	$ 80,640	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 64,512	$ 64,512	$ 1,499,904
Shade Structures	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ -	$ 80,640	$ 80,640	$ 80,640	$ 20,160	$ 40,320	$ 624,960
Other Site Specific Projects Projects	$ 201,600	$ 48,384	$ 370,944	$ 48,384	$ 48,384	$ 282,240	$ 108,058	$ 64,512	$ 9,072,000	$ 6,670,541	$ 6,790,211	$ 7,222,118	$ 29,030	$ 48,384	$ 31,004,790
Athletic Fields and Landscaping	$ 56,448	$ 148,378	$ 225,792	$ 88,704		$ 346,752	$ -	$ -	$ -	$ -	$ 2,096,640	$ 1,387,008	$ -		$ 4,349,722
Subtotal Schools	**$ 4,340,045**	**$ 2,866,913**	**$ 3,266,888**	**$ 2,881,428**	**$ 7,279,373**	**$ 3,302,369**	**$ 1,962,132**	**$ 3,704,602**	**$ 12,178,253**	**$ 10,812,211**	**$ 11,482,934**	**$ 16,447,818**	**$ 1,182,182**	**$ 191,923**	**$ 81,899,073**
School Totals	**$ 10,738,862**	**$ 12,270,903**	**$ 12,643,658**	**$ 10,240,204**	**$ 19,352,092**	**$ 10,691,454**	**$ 10,889,933**	**$ 8,876,932**	**$ 22,726,311**	**$ 23,627,087**	**$ 26,690,712**	**$ 32,352,416**	**$ 5,378,577**	**$ 1,253,146**	**$ 207,732,285**

District Wide Projects		
STEM Center		$ 16,618,291
Performing Arts Center		$ 25,494,933
Central Kitchen and Cullinary Arts Academy		$ 13,104,000
Subtotal District Wide Projects		**$ 55,217,225**
Total Project Cost for all Sites		**$ 262,949,509**

Bond Program Costs			
Overall Bond Contingency	10%	$	26,294,951
Program Management	2%	$	5,258,990
Moving Expenses	1%	$	2,629,495
Subtotal Bond Program Costs		**$**	**34,183,436**
Grand Total Bond Program Estimated Cost		**$**	**297,132,945**

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,757,080**	$ 351,416	$ 253,020	**$ 2,361,516**	$ 472,303	**$ 2,833,819**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ -	$ 18,683	$ 174,377	$ -	$ 174,377
	Subtotal:				**$ 2,258,013**	$ 420,464	$ 321,417	**$ 2,999,895**	$ 565,104	**$ 3,564,998**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Center	2,000	SF	$ 25	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Add a space for nurse clinic	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	New Mulit-Use Classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
	Reclaim existing spaces into classrooms									
1	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	New Student / Joint Use Community Center	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Temporary Housing									
2	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
2	Soften the landscape/Landscaping at Nave Drive	-	ALLOW	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -
2	New preschool playground	-	ALLOW	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 2,691,000**	$ 538,200	$ 387,504	**$ 3,616,704**	$ 723,341	**$ 4,340,045**
	Total Project Cost For Master Plan Improvements				**$ 6,706,093**	$ 1,310,080	$ 961,941	**$ 8,978,114**	$ 1,760,748	**$ 10,738,862**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,500	SF	$ 110	$ 1,705,000	$ 341,000	$ 245,520	$ 2,291,520	$ 458,304	$ 2,749,824
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 10	$ 331,330	$ 66,266	$ 47,712	$ 445,308	$ 89,062	$ 534,369
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 2,641,330**	$ 528,266	$ 380,352	**$ 3,549,948**	$ 709,990	**$ 4,259,937**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,133	SF	$ 15	$ 496,995	$ 99,399	$ 71,567	$ 667,961	$ 133,592	$ 801,554
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ -	$ 13,253	$ 123,697	$ -	$ 123,697
	Subtotal:				**$ 3,223,263**	$ 622,564	$ 461,499	**$ 4,307,327**	$ 836,726	**$ 5,144,053**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a classroom building with 2 restrooms for resource	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Convert an existing classroom to a science room	-	SF	$ 300	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Sheltered eating area between Admin and B Wing	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Temporary Housing									
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
2	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
2	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Landscaping at the North area of site/shade structure	-	SF	$ 25	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,777,600**	$ 355,520	$ 255,974	**$ 2,389,094**	$ 477,819	**$ 2,866,913**
	Total Project Cost For Master Plan Improvements				**$ 7,642,193**	$ 1,506,350	$ 1,097,825	**$ 10,246,369**	$ 2,024,534	**$ 12,270,903**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 10	$ 330,780	$ 66,156	$ 47,632	$ 444,568	$ 88,914	$ 533,482
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 2,626,780**	$ 525,356	$ 378,256	**$ 3,530,392**	$ 706,078	**$ 4,236,471**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,078	SF	$ 15	$ 496,170	$ 99,234	$ 71,448	$ 666,852	$ 133,370	$ 800,223
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ -	$ 13,231	$ 123,491	$ -	$ 123,491
	Subtotal:				**$ 3,220,880**	$ 622,124	$ 461,160	**$ 4,304,164**	$ 836,135	**$ 5,140,299**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Replace Portables (3)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Window coverings (Thought this was part of int finishes for all)	-	SF	$ 8	$ -	$ -	$ -	$ -	$ -	$ -
2	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Additional space for Kinder, relocate and improve garden	-	SF	$ 12	$ -	$ -	$ -	$ -	$ -	$ -
2	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 2,025,600**	$ 405,120	$ 291,686	**$ 2,722,406**	$ 544,481	**$ 3,266,888**
	Total Project Cost For Master Plan Improvements				**$ 7,873,260**	$ 1,552,600	$ 1,131,103	**$ 10,556,963**	$ 2,086,694	**$ 12,643,658**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	5,500	SF	$ 110	$ 605,000	$ 121,000	$ 87,120	$ 813,120	$ 162,624	$ 975,744
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,389,110**	$ 277,822	$ 200,032	**$ 1,866,964**	$ 373,393	**$ 2,240,357**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	32,911	SF	$ 15	$ 493,665	$ 98,733	$ 71,088	$ 663,486	$ 132,697	$ 796,183
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ -	$ 13,164	$ 122,868	$ -	$ 122,868
	Subtotal:				**$ 3,207,143**	$ 619,488	$ 459,196	**$ 4,285,827**	$ 832,592	**$ 5,118,419**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a double classroom building for family literacy	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 1,786,600**	$ 357,320	$ 257,270	**$ 2,401,190**	$ 480,238	**$ 2,881,428**
	Total Project Cost For Master Plan Improvements				**$ 6,382,853**	$ 1,254,630	$ 916,498	**$ 8,553,981**	$ 1,686,223	**$ 10,240,204**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 50	$ 1,538,250	$ 307,650	$ 221,508	$ 2,067,408	$ 413,482	$ 2,480,890
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
	Subtotal:				**$ 3,759,250**	$ 751,850	$ 541,332	**$ 5,052,432**	$ 1,010,486	**$ 6,062,918**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	23	ROOMS	$ 6,500	$ 149,500	$ 29,900	$ 21,528	$ 200,928	$ 40,186	$ 241,114
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	30,765	SF	$ 25	$ 769,125	$ 153,825	$ 110,754	$ 1,033,704	$ 206,741	$ 1,240,445
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	30,765	SF	$ 15	$ 461,475	$ 92,295	$ 66,452	$ 620,222	$ 124,044	$ 744,267
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ -	$ 12,306	$ 114,856	$ -	$ 114,856
	Subtotal:				**$ 3,757,650**	$ 731,020	$ 538,640	**$ 5,027,310**	$ 982,491	**$ 6,009,801**
	Site Specific Projects / 21st Century Education									
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	1,378	SF	$ 150	$ 206,700	$ 41,340	$ 29,765	$ 277,805	$ 55,561	$ 333,366
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
2	New Administration Building	4,000	SF	$ 350	$ 1,400,000	$ 280,000	$ 201,600	$ 1,881,600	$ 376,320	$ 2,257,920
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Music/Multiuse space added to MUR	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	46	EA	$ 3,000	$ 138,000	$ 27,600	$ 19,872	$ 185,472	$ 37,094	$ 222,566
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 4,513,500**	$ 902,700	$ 649,944	**$ 6,066,144**	$ 1,213,229	**$ 7,279,373**
	Total Project Cost For Master Plan Improvements				**$ 12,030,400**	$ 2,385,570	$ 1,729,916	**$ 16,145,886**	$ 3,206,206	**$ 19,352,092**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	5,000	SF	$ 110	$ 550,000	$ 110,000	$ 79,200	$ 739,200	$ 147,840	$ 887,040
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 10	$ 338,150	$ 67,630	$ 48,694	$ 454,474	$ 90,895	$ 545,368
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,363,150**	$ 272,630	$ 196,294	**$ 1,832,074**	$ 366,415	**$ 2,198,488**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	33,815	SF	$ 25	$ 845,375	$ 169,075	$ 121,734	$ 1,136,184	$ 227,237	$ 1,363,421
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,815	SF	$ 15	$ 507,225	$ 101,445	$ 73,040	$ 681,710	$ 136,342	$ 818,052
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ -	$ 13,526	$ 126,243	$ -	$ 126,243
	Subtotal:				**$ 3,252,817**	$ 628,020	$ 465,700	**$ 4,346,537**	$ 844,059	**$ 5,190,596**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Kindergarten classrooms (1)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
	Add Classrooms (none required)									
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
2	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Temporary Housing									
2	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 2,047,600**	$ 409,520	$ 294,854	**$ 2,751,974**	$ 550,395	**$ 3,302,369**
	Total Project Cost For Master Plan Improvements				**$ 6,663,567**	$ 1,310,170	$ 956,848	**$ 8,930,585**	$ 1,760,868	**$ 10,691,454**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	15,000	SF	$ 110	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 10	$ 315,320	$ 63,064	$ 45,406	$ 423,790	$ 84,758	$ 508,548
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 2,420,320**	$ 484,064	$ 348,526	**$ 3,252,910**	$ 650,582	**$ 3,903,492**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	31,532	SF	$ 15	$ 472,980	$ 94,596	$ 68,109	$ 635,685	$ 127,137	$ 762,822
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ -	$ 12,613	$ 117,719	$ -	$ 117,719
	Subtotal:				**$ 3,147,387**	$ 608,456	$ 450,701	**$ 4,206,544**	$ 817,765	**$ 5,024,309**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into Innovation Center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
	Reconfigure and Enlarge Administration Space?									
2	Add Kindergarten classrooms (2) Preschool?	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Science Room	-	SF	$ 425	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
2	Window shades	-	SF	$ 8	$ -	$ -	$ -	$ -	$ -	$ -
2	Added sink and carpeting at resource room	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Added drinking fountain near rear shade structure	1	LS	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Obstacle course	-	ALLOW	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,216,600**	$ 243,320	$ 175,190	**$ 1,635,110**	$ 327,022	**$ 1,962,132**
	Total Project Cost For Master Plan Improvements				**$ 6,784,307**	$ 1,335,840	$ 974,418	**$ 9,094,564**	$ 1,795,369	**$ 10,889,933**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	4,500	SF	$ 110	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	41,796	SF	$ 10	$ 417,960	$ 83,592	$ 60,186	$ 561,738	$ 112,348	$ 674,086
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
	Subtotal:				**$ 1,262,960**	$ 252,592	$ 181,866	**$ 1,697,418**	$ 339,484	**$ 2,036,902**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	27	ROOMS	$ 6,500	$ 175,500	$ 35,100	$ 25,272	$ 235,872	$ 47,174	$ 283,046
1	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	41,796	SF	$ 15	$ 626,940	$ 125,388	$ 90,279	$ 842,607	$ 168,521	$ 1,011,129
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ -	$ 16,718	$ 156,038	$ -	$ 156,038
	Subtotal:				**$ 1,986,660**	$ 369,468	$ 282,735	**$ 2,638,863**	$ 496,565	**$ 3,135,428**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing Library into Innovation Center	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
	Add Classrooms (none required)									
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
1	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Jogging track	-	SF	$ 30	$ -	$ -	$ -	$ -	$ -	$ -
2	Field Restoration (possibly partial synthetic/part natural grass)	-	LS	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 2,297,000**	$ 459,400	$ 330,768	**$ 3,087,168**	$ 617,434	**$ 3,704,602**
	Total Project Cost For Master Plan Improvements				**$ 5,546,620**	$ 1,081,460	$ 795,370	**$ 7,423,450**	$ 1,453,482	**$ 8,876,932**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 2,079,710**	$ 415,942	$ 299,478	**$ 2,795,130**	$ 559,026	**$ 3,354,156**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Kitchen renovation	1,500	SF	$ 500	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	19,824	SF	$ 10	$ 198,237	$ -	$ 23,788	$ 222,025	$ -	$ 222,025
	Subtotal:				**$ 4,521,077**	$ 864,568	$ 646,277	**$ 6,031,922**	$ 1,161,979	**$ 7,193,901**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	3,200	SF	$ 300	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Reconfigure and Enlarge Administration Space Not used	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Science Classrooms (5)	-	SF	$ 420	$ -	$ -	$ -	$ -	$ -	$ -
	Reclaim existing spaces into classrooms	-	SF	$ 200	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	-	SF	$ 25	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Computer lab	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Convert wood shop space to recreation space	-	SF	$ 100	$ -	$ -	$ -	$ -	$ -	$ -
2	Curb appeal from Ignacio	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Temporary Housing									
2	Synthetic field and rubberized track / Field Restoration	-	LS	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 7,551,000**	$ 1,510,200	$ 1,087,344	**$ 10,148,544**	$ 2,029,709	**$ 12,178,253**
	Total Project Cost For Master Plan Improvements				**$ 14,151,787**	$ 2,790,710	$ 2,033,100	**$ 18,975,596**	$ 3,750,714	**$ 22,726,311**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement + Add Classroom Windows	7,500	SF	$ 200	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 10	$ 627,400	$ 125,480	$ 90,346	$ 843,226	$ 168,645	$ 1,011,871
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 4,152,400**	$ 830,480	$ 597,946	**$ 5,580,826**	$ 1,116,165	**$ 6,696,991**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	38	ROOMS	$ 6,500	$ 247,000	$ 49,400	$ 35,568	$ 331,968	$ 66,394	$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 500	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	20,913	SF	$ 10	$ 209,133	$ -	$ 25,096	$ 234,229	$ -	$ 234,229
	Subtotal:				**$ 3,857,233**	$ 729,620	$ 550,422	**$ 5,137,276**	$ 980,609	**$ 6,117,885**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	3,200	SF	$ 200	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Reconfigure and Enlarge Administration Space Not Used	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Music Room	2,000	SF	$ 450	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
2	Reclaim existing spaces into classrooms	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Remodel Art Room	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Add 1 science room lab and 2 classrooms	-	SF	$ 450	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a performing arts building (250 seat theater)	-	SF	$ 650	$ -	$ -	$ -	$ -	$ -	$ -
2	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
1	Flooring at room 308	1,500	SF	$ 12	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Temporary Housing									
2	Synthetic field and rubberized track	-	LS	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 6,704,000**	$ 1,340,800	$ 965,376	**$ 9,010,176**	$ 1,802,035	**$ 10,812,211**
	Total Project Cost For Master Plan Improvements				**$ 14,713,633**	$ 2,900,900	$ 2,113,744	**$ 19,728,277**	$ 3,898,810	**$ 23,627,087**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 10	$ 1,273,430	$ 254,686	$ 183,374	$ 1,711,490	$ 342,298	$ 2,053,788
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 3,618,430**	$ 723,686	$ 521,054	**$ 4,863,170**	$ 972,634	**$ 5,835,804**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	65	ROOMS	$ 6,500	$ 422,500	$ 84,500	$ 60,840	$ 567,840	$ 113,568	$ 681,408
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ -	$ 50,937	$ 475,414	$ -	$ 475,414
	Subtotal:				**$ 5,940,697**	$ 1,103,244	$ 845,273	**$ 7,889,214**	$ 1,482,760	**$ 9,371,973**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 200	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Space	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
	Develop Maker Spaces									
2	Administration remodel and expansion (good first impression)	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Not Used									
	Replace Existing Portable Classrooms (9)	-	SF	$ 450	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing science labs into classrooms	-	SF	$ 300	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	130	EA	$ 3,000	$ 390,000	$ 78,000	$ 56,160	$ 524,160	$ 104,832	$ 628,992
1	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	New Auxillary Gym	9,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	New weight room	3,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize existing Gym	24,000	SF	$ 100	$ 2,400,000	$ 480,000	$ 345,600	$ 3,225,600	$ 645,120	$ 3,870,720
2	Training room and athletic storage	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	Temporary Housing									
2	Landscaping and irrigation improvements	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Replace synthetic turf at Football Field	-	LS	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ -
2	New Synthetic turf field – baseball	-	LS	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Fencing	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 6,050,200**	$ 1,210,040	$ 871,229	**$ 8,131,469**	$ 1,626,294	**$ 11,482,934**
	Total Project Cost For Master Plan Improvements				**$ 15,609,327**	$ 3,036,970	$ 2,237,556	**$ 20,883,852**	$ 4,081,688	**$ 26,690,712**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement + Add Classroom Windows	17,400	SF	$ 200	$ 3,480,000	$ 696,000	$ 501,120	$ 4,677,120	$ 935,424	$ 5,612,544
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	150,000	SF	$ 10	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 7,805,000**	$ 1,561,000	$ 1,123,920	**$ 10,489,920**	$ 2,097,984	**$ 12,587,904**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	50	ROOMS	$ 6,500	$ 325,000	$ 65,000	$ 46,800	$ 436,800	$ 87,360	$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	100,000	SF	$ 15	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	21st Century Flexible Furniture	33,333	SF	$ 10	$ 333,333	$ -	$ 40,000	$ 373,333	$ -	$ 373,333
	Subtotal:				**$ 2,158,333**	$ 365,000	$ 302,800	**$ 2,826,133**	$ 490,560	**$ 3,316,693**

Copyright WLC Architects, Inc., 2016 ©

	Site Specific Projects / 21st Century Education														
1	Develop Learning Studios	4,800	SF	$	300	$	1,440,000	$	288,000	$	207,360	$	1,935,360	$	387,072	$	2,322,432
1	Modernize existing Library into Innovation Space	5,000	SF	$	25	$	125,000	$	25,000	$	18,000	$	168,000	$	33,600	$	201,600
2	Renovate 700 building for STEM program	11,641	SF	$	100	$	1,164,100	$	232,820	$	167,630	$	1,564,550	$	312,910	$	1,877,460
2	Administration remodel (good first impression)	6,476	SF	$	-	$	-	$	-	$	-	$	-	$	-	$	-
	Not Used																
	Replace Existing Portables(9) - In Old Science Bldg	-	SF	$	450	$	-	$	-	$	-	$	-	$	-	$	-
1	Reclaim Existing Science Building into Classrooms	11,208	SF	$	150	$	1,681,200	$	336,240	$	242,093	$	2,259,533	$	451,907	$	2,711,439
1	Natural Light/Solotubes	100	EA	$	3,000	$	300,000	$	60,000	$	43,200	$	403,200	$	80,640	$	483,840
1	Storage space/screening	-	LS	$	150,000	$	-	$	-	$	-	$	-	$	-	$	-
2	Outdoor Learning Environments	5,000	SF	$	20	$	100,000	$	20,000	$	14,400	$	134,400	$	26,880	$	161,280
2	Shade Structures	1,000	SF	$	50	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Add STEM Classrooms (Refer to District Wide Projects)																
2	New Auxillary Gym	6,800	SF	$	-	$	-	$	-	$	-	$	-	$	-	$	-
2	Modernize existing performing arts center	3,500	SF	$	200	$	700,000	$	140,000	$	100,800	$	940,800	$	188,160	$	1,128,960
2	Modernize existing Gym	10,000	SF	$	100	$	1,000,000	$	200,000	$	144,000	$	1,344,000	$	268,800	$	1,612,800
2	Weight room modernization/expansion	3,000	SF	$	-	$	-	$	-	$	-	$	-	$	-	$	-
2	Renovate locker rooms	13,890	SF	$	200	$	2,778,000	$	555,600	$	400,032	$	3,733,632	$	746,726	$	4,480,358
2	Canopy over weight room and gym entrance	2,000	SF	$	-	$	-	$	-	$	-	$	-	$	-	$	-
2	Tech lab for industry based certification	-	SF	$	350	$	-	$	-	$	-	$	-	$	-	$	-
2	Temporary Housing																
2	Replace synthetic turf at Football Field	-	LS	$	400,000	$	-	$	-	$	-	$	-	$	-	$	-
2	New Synthetic turf field – baseball	1	LS	$	750,000	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	New announcer booth – baseball	-	EA	$	250,000	$	-	$	-	$	-	$	-	$	-	$	-
2	New announcer booth – football	-	EA	$	250,000	$	-	$	-	$	-	$	-	$	-	$	-
2	Fencing at baseball field	1,200	LF	$	50	$	60,000	$	12,000	$	8,640	$	80,640	$	16,128	$	96,768
2	Tennis court seating	-	EA	$	300	$	-	$	-	$	-	$	-	$	-	$	-
2	Tennis court pathways	1	LS	$	50,000	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Subtotal:					**$ 10,198,300**		$	2,039,660	$	1,468,555	**$ 13,706,515**		$	2,741,303	**$ 16,447,818**	
	Total Project Cost For Master Plan Improvements					**$ 20,161,633**		$	3,965,660	$	2,895,275	**$ 27,022,569**		$	5,329,847	**$ 32,352,416**	

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 430,000**	$ 86,000	$ 61,920	**$ 577,920**	$ 115,584	**$ 693,504**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	20	ROOMS	$ 6,500	$ 130,000	$ 26,000	$ 18,720	$ 174,720	$ 34,944	$ 209,664
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	25,000	SF	$ 10	$ 250,000	$ -	$ 30,000	$ 280,000	$ -	$ 280,000
	Subtotal:				**$ 2,248,320**	$ 399,664	$ 317,758	**$ 2,965,742**	$ 537,148	**$ 3,502,890**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	1,600	SF	$ 300	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
1	Modernize existing Library into Innovation / Student Center Develop Maker Space	2,500	SF	$ 25	$ 62,500	$ 12,500	$ 9,000	$ 84,000	$ 16,800	$ 100,800
2	Relocate Admin (6 offices, reception and work room) Not Used Add Classrooms (None Required)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Remodel room 11 (weight room)	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes Storage space/screening	40	EA	$ 3,000	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
2	Temporary Housing									
2	Tennis court	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 733,000**	$ 146,600	$ 105,552	**$ 985,152**	$ 197,030	**$ 1,182,182**
	Total Project Cost For Master Plan Improvements				**$ 3,411,320**	$ 632,264	$ 485,230	**$ 4,528,814**	$ 849,763	**$ 5,378,577**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	10,000	SF	$ 10	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 180,000**	$ 36,000	$ 25,920	**$ 241,920**	$ 48,384	**$ 290,304**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
1	New MUB and Kitchen	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
1	Air-conditioning	10,000	SF	$ 25	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	10,000	SF	$ 15	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	21st Century Flexible Furniture	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 478,000**	$ 95,600	$ 68,832	**$ 642,432**	$ 128,486	**$ 770,918**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	1,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing MUB into Innovation Center	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Maker Space	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
	Subtotal:				**$ 119,000**	$ 23,800	$ 17,136	**$ 159,936**	$ 31,987	**$ 191,923**
	Total Project Cost For Master Plan Improvements				**$ 777,000**	$ 155,400	$ 111,888	**$ 1,044,288**	$ 208,858	**$ 1,253,146**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing arts complex/space (450 seats)	22,500	SF	$ 700	$ 15,750,000	$ 3,150,000	$ 2,268,000	$ 21,168,000	$ 4,233,600	$ 25,401,600
1	21st Century Flexible Furniture	8,333	SF	$ 10	$ 83,333	$ -	$ 10,000	$ 93,333	$ -	$ 93,333
	Subtotal:				**$ 15,833,333**	$ 3,150,000	$ 2,278,000	**$ 21,261,333**	$ 4,233,600	**$ 25,494,933**
	Total Project Cost For Master Plan Improvements				**$ 15,833,333**	$ 3,150,000	$ 2,278,000	**$ 21,261,333**	$ 4,233,600	**$ 25,494,933**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
1	21st Century Flexible Furniture	22,400	SF	$ 10	$ 224,000	$ 44,800	$ 32,256	$ 301,056	$ 60,211	$ 361,267
	Subtotal:				**$ 10,304,000**	$ 2,060,800	$ 1,483,776	**$ 13,848,576**	$ 2,769,715	**$ 16,618,291**
	Total Project Cost For Master Plan Improvements				**$ 10,304,000**	$ 2,060,800	$ 1,483,776	**$ 13,848,576**	$ 2,769,715	**$ 16,618,291**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Central Kitchen and Cullinary Arts Academy
WLC Architects, Inc.
March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Kitchen	9,000	SF	$ 650	$ 5,850,000	$ 1,170,000	$ 842,400	$ 7,862,400	$ 1,572,480	$ 9,434,880
2	Cullinary Arts Academy	3,500		$ 650	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
	Subtotal:				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**
	Total Project Cost For Master Plan Improvements				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 325	$ 1,300,000
	B - Multi-Purpose Building	7,500		$ 325	$ 2,437,500
	F - Library/Computer Labs	4,500		$ 325	$ 1,462,500
	D - Kindergarten	5,760		$ 325	$ 1,872,000
	E - Classrooms	24,000		$ 325	$ 7,800,000
	Covered Walkways	14,000		$ 75	$ 1,050,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 16,662,000
	Design Contingency		6%		$ 999,720
	Escalation Years @ %	3	6%		$ 2,999,160
	Change Orders		5%		$ 833,100
	Subtotal				$ 4,831,980
	Expected Total Construction Cost				**$ 21,493,980**
	Soft Costs		20%		$ 4,298,796
	Total Project Cost				**$ 25,792,776**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 325	$	3,570,125
	B - Gym	23,980		$ 325	$	7,793,500
	C - Library	12,888		$ 325	$	4,188,600
	D - Classrooms	14,784		$ 325	$	4,804,800
	E - Classrooms	17,472		$ 325	$	5,678,400
	F - Multipurpose	14,292		$ 325	$	4,644,900
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	38,904,900
	Design Contingency		6%		$	2,334,294
	Escalation Years @ %	3	6%		$	7,002,882
	Change Orders		5%		$	1,945,245
	Subtotal				$	11,282,421
	Expected Total Construction Cost				**$**	**50,187,321**
	Soft Costs		20%		$	10,037,464
	Total Project Cost				**$**	**60,224,785**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 500	$	5,492,500
	B - Gym	40,000		$ 500	$	20,000,000
	C - Library / Innovation Center	12,888		$ 500	$	6,444,000
	D - Classrooms	21,504		$ 500	$	10,752,000
	E - Classrooms	21,504		$ 500	$	10,752,000
	F - Science Labs	17,920		$ 500	$	8,960,000
	G - Student Center	14,292		$ 500	$	7,146,000
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$	8,960,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	114,187,250
	Design Contingency		10%		$	11,418,725
	Escalation Years @ %	3	6%		$	20,553,705
	Change Orders		5%		$	5,709,363
	Subtotal				$	37,681,793
	Expected Total Construction Cost				**$**	**151,869,043**
	Soft Costs		20%		$	30,373,809
	Total Project Cost				**$**	**182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

March 9, 2016

OPTION 1: Basic Upgrades / Code Requirements /Priority 1's

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 400	$	4,394,000
	B - Gym	40,000		$ 400	$	16,000,000
	C - Library / Innovation Center	12,888		$ 400	$	5,155,200
	D - Classrooms	21,504		$ 400	$	8,601,600
	E - Classrooms	21,504		$ 400	$	8,601,600
	F - Science Labs	17,920		$ 400	$	7,168,000
	G - Student Center	14,292		$ 400	$	5,716,800
	H - Performing Arts Center	25,000		$ 500	$	12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 400	$	7,168,000
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 3	$	7,840,800
	Subtotal	210,218			$	86,143,375
	Design Contingency		6%		$	5,168,603
	Escalation Years @ %	3	6%		$	15,505,808
	Change Orders		5%		$	4,307,169
	Subtotal				$	24,981,579
	Expected Total Construction Cost				**$**	**111,124,954**
	Soft Costs		20%		$	22,224,991
	Total Project Cost				**$**	**133,349,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000
Bond Funds Available for Projects		**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Projected Bond Sales			**Available Funds for Projects**
Measure 'X' November 2016			
February 2017 - Series A Bond Sale	$	56,000,000	$ 48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$ 48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$ 47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$ 47,850,000
Available Bond Funds	$	222,000,000	$ 193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$ 3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$ 1,931,400
Available Additional Revenue	$	6,738,597	$ 5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$ 199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 13,834,719	$ 13,834,719	2017	$ 48,720,000	$ 34,885,281
1	Lynwood Elementary School	Option	$ 15,339,760	$ 29,174,479	2017	$ 48,720,000	$ 19,545,521
2	Loma Verde Elementary School	Option	$ 6,785,216	$ 78,992,998	2019	$ 97,440,000	$ 18,447,002
2	San Jose Middle School	Option	$ 20,152,831	$ 49,327,311	2019	$ 97,440,000	$ 48,112,689
2	Sinaloa Middle School	Option	$ 22,880,471	$ 72,207,782	2021	$ 145,290,000	$ 73,082,218
2	San Marin High School	Option	$ 28,640,680	$ 107,633,678	2021	$ 145,290,000	$ 37,656,322
3	Novato High School	Option	$ 33,315,145	$ 140,948,823	2023	$ 222,000,000	$ 81,051,177
3	Hamilton School K-8	Option	$ 13,131,181	$ 154,080,004	2023	$ 222,000,000	$ 67,919,996
3	Lu Sutton Elementary School	Option	$ 6,903,273	$ 160,983,277		$ 222,000,000	$ 61,016,723
3	Pleasant Valley Elementary School	Option	$ 6,967,162	$ 167,950,439		$ 222,000,000	$ 54,049,561
3	Rancho Elementary School	Option	$ 6,151,859	$ 174,102,298		$ 222,000,000	$ 47,897,702
3	San Ramon Elementary School	Option	$ 3,085,109	$ 177,187,407		$ 222,000,000	$ 44,812,593
3	Hill Education Center	Option	$ 3,339,375	$ 180,526,782		$ 222,000,000	$ 41,473,218
	New STEM Center		$ 16,257,024	$ 196,783,806		$ 222,000,000	$ 25,216,194
	Performing Arts Center		$ 23,587,200	$ 220,371,006		$ 222,000,000	$ 1,628,994
	Central Kitchen and Cullinary Arts Academy		$ 13,104,000	$ 233,475,006		$ 222,000,000	$ (11,475,006)
	Novato Charter School		$ 797,530	$ 234,272,535		$ 222,000,000	$ (12,272,535)
	Total Project Cost		**$ 234,272,535**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 11, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	10%
	Escalation Per Year	6%
	Change Orders	10%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	10%
	Program Management	2%
	Furniture and Equipment	3%
	Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 11, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400
		New Buildings			
			Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	6%
Escalation Per Year	6%
Change Orders	8%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	5%
Program Management	2%
Furniture and Equipment	1%
Moving Expenses	0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

School	Estimated Project Cost
Hamilton School K-8	$ 13,131,181
Loma Verde Elementary School	$ 6,785,216
Lu Sutton Elementary School	$ 6,903,273
Lynwood Elementary School	$ 15,339,760
Olive Elementary School	$ 13,834,719
Pleasant Valley Elementary School	$ 6,967,162
Rancho Elementary School	$ 6,151,859
San Ramon Elementary School	$ 3,085,109
San Jose Middle School	$ 20,152,831
Sinaloa Middle School	$ 22,880,471
Novato High School	$ 33,315,145
San Marin High School	$ 28,640,680
Hill Education Center	$ 3,339,375
Novato Charter School	$ 797,530
Subtotal Schools	**$ 181,324,311**

District Wide Projects	
New STEM Center	$ 16,257,024
Performing Arts Center	$ 23,587,200
Central Kitchen and Cullinary Arts Academy	$ 13,104,000
Subtotal District Wide Projects	**$ 52,948,224**
Total Project Cost for all Sites	**$ 234,272,535**

Bond Program Costs		
Overall Bond Contingency	10%	$ 23,427,254
Program Management	2%	$ 4,685,451
Moving Expenses	1.0%	$ 2,342,725
Subtotal Bond Program Costs		$ 30,455,430
Total Bond Program Cost		**$ 264,727,965**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Single pane window replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840	$ -	$ -	$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789	$ 1,984,712	$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 161,280	$ 7,673,364
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984	$ -	$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 80,640			$ 24,192		$ 1,935,360		$ 3,346,560			$ 5,467,392
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 2,799,176**	**$ 1,038,764**	**$ 988,098**	**$ 901,523**	**$ 1,810,134**	**$ 3,771,855**	**$ 2,236,494**	**$ 5,281,920**	**$ 451,584**	**$ 290,304**	**$ 24,672,276**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 377,395	$ 262,080	$ 262,080	$ 251,597	$ 241,114	$ 262,080	$ 251,597	$ 283,046	$ 377,395	$ 398,362	$ 681,408	$ 524,160	$ 209,664	$ 125,798	$ 4,507,776
New Stage and Kitchen		$ 2,217,600	$ 2,217,600	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 3,693,312	$ 4,209,408				$ -	$ 22,659,840
Air-conditioning	$ -	$ -	$ -	$ 1,326,972	$ -	$ -	$ -	$ -	$ 2,397,871		$ -		$ -	$ -	$ 3,724,842
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 1,129,960	$ 801,554	$ 800,223	$ 796,183	$ 744,267	$ 818,052	$ 762,822	$ 1,011,129	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 3,072,384	$ 1,129,960	$ 241,920	$ 17,345,664
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 178,123	$ 530,789	$ 496,178	$ 181,789	$ 169,516	$ 224,695	$ 959,148	$ 322,560	$ 684,596	$ 682,752	$ 161,280	$ -	$ 5,020,652
Subtotal Schools	**$ 1,758,457**	**$ 3,459,357**	**$ 3,458,026**	**$ 5,123,140**	**$ 5,150,678**	**$ 3,479,522**	**$ 3,401,535**	**$ 1,518,871**	**$ 8,866,449**	**$ 6,448,136**	**$ 4,446,686**	**$ 4,279,296**	**$ 1,500,904**	**$ 367,718**	**$ 53,258,774**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Develop Learning Studios	$ 2,322,432	$ 1,161,216	$ 1,161,216	$ 1,161,216	$ 1,048,965	$ 1,161,216	$ 1,161,216	$ 97,978	$ 4,112,640	$ 1,209,600	$ 2,709,504	$ 1,064,448	$ 1,161,216	$ -	$ 19,532,863
Modernize existing MUB		$ 349,171	$ 314,819	$ 262,241		$ 253,048	$ 347,558	$ 119,992	$ 197,810	$ 171,602	$ 176,884	$ 330,745	$ -	$ -	$ 2,523,871
Modernize existing Library into Innovation Center	$ 80,640	$ 53,222	$ 49,352	$ 464,486	$ 55,561	$ 42,739	$ 40,562						$ 111,969	$ 38,707	$ 937,238
Develop Maker Space (STEAM Center)	$ 1,128,960				$ 1,161,216			$ -	$ 161,280	$ -	$ -	$ 1,877,460			$ 4,328,916
Modernize Administration Space	$ -	$ -	$ -	$ 806,400	$ 1,975,680	$ -	$ -	$ -	$ 556,416	$ 1,447,649	$ 1,330,560	$ 1,566,674	$ -	$ -	$ 7,683,379
Add Kindergarten classrooms	$ -	$ -	$ -	$ 982,195	$ 812,851	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,795,046
Add Classrooms	$ -	$ -	$ -	$ 3,251,405	$ -	$ -	$ -	$ -	$ 1,625,702	$ -	$ 8,778,793	$ -	$ -	$ -	$ 13,655,900
Reclaim existing spaces into classrooms	$ -	$ -	$ -	$ -	$ 464,486	$ -	$ -	$ -	$ -	$ -	$ 3,096,576	$ 2,711,439	$ -	$ -	$ 6,272,502
Natural Light/Solotubes	$ 174,182	$ -	$ -	$ -	$ -	$ 241,920	$ -	$ 261,274	$ -	$ 367,718	$ -	$ 483,840	$ -	$ -	$ 1,528,934
Storage space/screening	$ -	$ -	$ -	$ -	$ 161,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 161,280
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 64,512	$ 32,256	$ 1,938,586
Shade Structures	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ -	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 685,440
Other Site Specific Projects Projects	$ 5,846,400	$ 48,384	$ 370,944	$ 48,384	$ 48,384	$ 282,240	$ 91,930	$ 64,512	$ 241,920	$ 6,802,790	$ 7,596,288	$ 8,206,330	$ 29,030	$ 48,384	$ 29,725,920
Athletic Fields and Landscaping	$ 225,792	$ 349,978	$ 225,792	$ 330,624		$ 346,752	$ -	$ -	$ 2,419,200	$ 2,419,200	$ 2,540,160	$ 2,354,688	$ -		$ 11,212,186
Subtotal Schools	**$ 9,980,006**	**$ 2,082,931**	**$ 2,243,082**	**$ 7,540,808**	**$ 5,884,865**	**$ 2,448,876**	**$ 1,762,226**	**$ 664,716**	**$ 9,476,248**	**$ 12,660,480**	**$ 26,631,965**	**$ 19,079,464**	**$ 1,386,887**	**$ 139,507**	**$ 101,982,061**
School Totals	**$ 13,131,181**	**$ 6,785,216**	**$ 6,903,273**	**$ 13,928,560**	**$ 13,834,719**	**$ 6,967,162**	**$ 6,151,859**	**$ 3,085,109**	**$ 20,152,831**	**$ 22,880,471**	**$ 33,315,145**	**$ 28,640,680**	**$ 3,339,375**	**$ 797,530**	**$ 179,913,111**

District Wide Projects		
STEM Center		$ 16,257,024
Performing Arts Center		$ 23,587,200
Central Kitchen and Cullinary Arts Academy		$ 13,104,000
Subtotal District Wide Projects		**$ 52,948,224**
Total Project Cost for all Sites		**$ 232,861,335**

Bond Program Costs		
Overall Bond Contingency	10%	$ 23,286,134
Program Management	2%	$ 4,657,227
Moving Expenses	1%	$ 2,328,613
Subtotal Bond Program Costs		**$ 30,271,974**
Grand Total Bond Program Estimated Cost		**$ 263,133,309**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Single pane window replacement	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
	Subtotal:				**$ 1,090,313**	$ 218,063	$ 157,005	**$ 1,465,381**	$ 293,076	**$ 1,758,457**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Center	2,000	SF	$ 25	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Add a space for nurse clinic	960	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	New Mulit-Use Classrooms (2)	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Reclaim existing spaces into classrooms									
1	Natural Light/Solotubes	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Student / Joint Use Community Center	10,000	SF	$ 350	$ 3,500,000	$ 700,000	$ 504,000	$ 4,704,000	$ 940,800	$ 5,644,800
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
1	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 6,188,000**	$ 1,237,600	$ 891,072	**$ 8,316,672**	$ 1,663,334	**$ 9,980,006**
	Total Project Cost For Master Plan Improvements				**$ 8,141,853**	$ 1,628,371	$ 1,172,427	**$ 10,942,651**	$ 2,188,530	**$ 13,131,181**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	15,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	33,133	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,133	SF	$ 15	$ 496,995	$ 99,399	$ 71,567	$ 667,961	$ 133,592	$ 801,554
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
	Subtotal:				**$ 2,144,938**	$ 428,988	$ 308,871	**$ 2,882,797**	$ 576,559	**$ 3,459,357**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
2	Reconfigure and Enlarge Administration Space	2,374	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a classroom building with 2 restrooms for resource	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Convert an existing classroom to a science room	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area between Admin and B Wing	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
3	Temporary Housing									
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Landscaping at the North area of site/shade structure	5,000	SF	$ 25	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 1,291,500**	$ 258,300	$ 185,976	**$ 1,735,776**	$ 347,155	**$ 2,082,931**
	Total Project Cost For Master Plan Improvements				**$ 4,207,103**	$ 841,421	$ 605,823	**$ 5,654,347**	$ 1,130,869	**$ 6,785,216**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	15,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	33,078	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,078	SF	$ 15	$ 496,170	$ 99,234	$ 71,448	$ 666,852	$ 133,370	$ 800,223
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
	Subtotal:				**$ 2,144,113**	$ 428,823	$ 308,752	**$ 2,881,688**	$ 576,338	**$ 3,458,026**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
2	Modernize Administration Space	1,680	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Replace Portables (5)	4,800	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 1,390,800**	$ 278,160	$ 200,275	**$ 1,869,235**	$ 373,847	**$ 2,243,082**
	Total Project Cost For Master Plan Improvements				**$ 4,280,303**	$ 856,061	$ 616,364	**$ 5,752,728**	$ 1,150,546	**$ 6,903,273**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Single pane window replacement	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	32,911	SF	$ 15	$ 493,665	$ 98,733	$ 71,088	$ 663,486	$ 132,697	$ 796,183
1	21st Century Flexible Furniture	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
	Subtotal:				**$ 3,176,550**	$ 635,310	$ 457,423	**$ 4,269,283**	$ 853,857	**$ 5,123,140**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize & Expand existing Library into innovation center	1,920	SF	$ 150	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Pre-K & Expand Kindergarten classrooms (1)	1,740	SF	$ 350	$ 609,000	$ 121,800	$ 87,696	$ 818,496	$ 163,699	$ 982,195
2	Add Classrooms (5)	5,760	SF	$ 350	$ 2,016,000	$ 403,200	$ 290,304	$ 2,709,504	$ 541,901	$ 3,251,405
	Reclaim existing spaces into classrooms (none required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 5,550,600**	$ 1,110,120	$ 799,286	**$ 7,460,006**	$ 1,492,001	**$ 8,952,008**
	Total Project Cost For Master Plan Improvements				**$ 9,511,260**	$ 1,902,252	$ 1,369,621	**$ 12,783,133**	$ 2,556,627	**$ 15,339,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Single pane window replacement	15,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 40	$ 1,230,600	$ 246,120	$ 177,206	$ 1,653,926	$ 330,785	$ 1,984,712
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
	Subtotal:				**$ 1,735,600**	$ 347,120	$ 249,926	**$ 2,332,646**	$ 466,529	**$ 2,799,176**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	23	ROOMS	$ 6,500	$ 149,500	$ 29,900	$ 21,528	$ 200,928	$ 40,186	$ 241,114
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning	30,765	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	30,765	SF	$ 15	$ 461,475	$ 92,295	$ 66,452	$ 620,222	$ 124,044	$ 744,267
1	21st Century Flexible Furniture	30,765	SF	$ 10	$ 307,650	$ 61,530	$ 44,302	$ 413,482	$ 82,696	$ 496,178
	Subtotal:				**$ 3,193,625**	$ 638,725	$ 459,882	**$ 4,292,232**	$ 858,446	**$ 5,150,678**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Steam Center	3,252	SF	$ 200	$ 650,400	$ 130,080	$ 93,658	$ 874,138	$ 174,828	$ 1,048,965
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration Building	3,500	SF	$ 350	$ 1,225,000	$ 245,000	$ 176,400	$ 1,646,400	$ 329,280	$ 1,975,680
1	Add Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Music/Multiuse space added to MUR (Use Steam Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing admin space into classrooms (2)	1,920	SF	$ 150	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Environments	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 3,648,850**	$ 729,770	$ 525,434	**$ 4,904,054**	$ 980,811	**$ 5,884,865**
	Total Project Cost For Master Plan Improvements				**$ 8,578,075**	$ 1,715,615	$ 1,235,243	**$ 11,528,933**	$ 2,305,787	**$ 13,834,719**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Single pane window replacement	5,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 644,075**	$ 128,815	$ 92,747	**$ 865,637**	$ 173,127	**$ 1,038,764**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	33,815	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,815	SF	$ 15	$ 507,225	$ 101,445	$ 73,040	$ 681,710	$ 136,342	$ 818,052
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
	Subtotal:				**$ 2,157,442**	$ 431,488	$ 310,672	**$ 2,899,602**	$ 579,920	**$ 3,479,522**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
2	Reconfigure Administration Space	1,712	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (1) Add Classrooms (none required)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
3	Temporary Housing									
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 1,518,400**	$ 303,680	$ 218,650	**$ 2,040,730**	$ 408,146	**$ 2,448,876**
	Total Project Cost For Master Plan Improvements				**$ 4,319,917**	$ 863,983	$ 622,068	**$ 5,805,968**	$ 1,161,194	**$ 6,967,162**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Single pane window replacement	15,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	31,532	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	31,532	SF	$ 15	$ 472,980	$ 94,596	$ 68,109	$ 635,685	$ 127,137	$ 762,822
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
	Subtotal:				**$ 2,109,087**	$ 421,817	$ 303,708	**$ 2,834,612**	$ 566,922	**$ 3,401,535**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
	Reconfigure and Enlarge Administration Space?									
2	Add Kindergarten classrooms (2) Preschool?	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Science Room	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
2	Window shades	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
2	Obstacle course	-	ALLOW	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,092,650**	$ 218,530	$ 157,342	**$ 1,468,522**	$ 293,704	**$ 1,762,226**
	Total Project Cost For Master Plan Improvements				**$ 3,814,397**	$ 762,879	$ 549,273	**$ 5,126,549**	$ 1,025,310	**$ 6,151,859**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Single pane window replacement	4,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
	Subtotal:				**$ 558,980**	$ 111,796	$ 80,493	**$ 751,269**	$ 150,254	**$ 901,523**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	27	ROOMS	$ 6,500	$ 175,500	$ 35,100	$ 25,272	$ 235,872	$ 47,174	$ 283,046
2	Air-conditioning	41,796	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	41,796	SF	$ 15	$ 626,940	$ 125,388	$ 90,279	$ 842,607	$ 168,521	$ 1,011,129
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
	Subtotal:				**$ 941,760**	$ 188,352	$ 135,613	**$ 1,265,725**	$ 253,145	**$ 1,518,871**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing Learning Studios	1,215	SF	$ 50	$ 60,750	$ 12,150	$ 8,748	$ 81,648	$ 16,330	$ 97,978
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
2	Develop Maker Space	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize Administration Space	2,903	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2) Add Classrooms (none required)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
2	Jogging track	3,520	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Field Restoration (possibly partial synthetic/part natural grass)	-	LS	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 412,150**	$ 82,430	$ 59,350	**$ 553,930**	$ 110,786	**$ 664,716**
	Total Project Cost For Master Plan Improvements				**$ 1,912,890**	$ 382,578	$ 275,456	**$ 2,570,924**	$ 514,185	**$ 3,085,109**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Single pane window replacement	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 1,122,355**	$ 224,471	$ 161,619	**$ 1,508,445**	$ 301,689	**$ 1,810,134**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 100	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	New Stage and Kitchen	3,000	SF	$ 550	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
	Subtotal:				**$ 5,497,550**	$ 1,099,510	$ 791,647	**$ 7,388,707**	$ 1,477,741	**$ 8,866,449**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	8,500	SF	$ 300	$ 2,550,000	$ 510,000	$ 367,200	$ 3,427,200	$ 685,440	$ 4,112,640
1	Modernize existing Library into Innovation Space	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	Develop Maker Space	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Reconfigure and Enlarge Administration Space	2,300	SF	$ 150	$ 345,000	$ 69,000	$ 49,680	$ 463,680	$ 92,736	$ 556,416
	Not used									
1	Make (3) Science Classrooms in (2) Labs with Prep	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
	Reclaim existing spaces into classrooms (not required)	7,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Convert wood shop space to recreation space (Completed)	1,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Add a performing arts building (250 seat theater)	8,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Added classroom space	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Computer lab	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing									
2	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 5,875,650**	$ 1,175,130	$ 846,094	**$ 7,896,874**	$ 1,579,375	**$ 9,476,248**
	Total Project Cost For Master Plan Improvements				**$ 12,495,555**	$ 2,499,111	$ 1,799,360	**$ 16,794,026**	$ 3,358,805	**$ 20,152,831**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Single pane window replacement	7,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	38	ROOMS	$ 6,500	$ 247,000	$ 49,400	$ 35,568	$ 331,968	$ 66,394	$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 550	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	20,000	SF	$ 10	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 3,998,100**	$ 799,620	$ 575,726	**$ 5,373,446**	$ 1,074,689	**$ 6,448,136**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	5,000	SF	$ 150	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Modernize existing Library into Innovation Space Develop Maker Space	4,256	SF	$ 25	$ 106,400	$ 21,280	$ 15,322	$ 143,002	$ 28,600	$ 171,602
1	Reconfigure Administration Space Not Used	5,984	SF	$ 150	$ 897,600	$ 179,520	$ 129,254	$ 1,206,374	$ 241,275	$ 1,447,649
2	Add 1 science room lab and 2 classrooms	3,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (none required)	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Remodel Art Room	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a performing arts building (250 seat theater)	8,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
1	New Boys and Girls Gym Lockers for 850 total	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
3	Temporary Housing									
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 7,850,000**	$ 1,570,000	$ 1,130,400	**$ 10,550,400**	$ 2,110,080	**$ 12,660,480**
	Total Project Cost For Master Plan Improvements				**$ 14,186,800**	$ 2,837,360	$ 2,042,899	**$ 19,067,059**	$ 3,813,412	**$ 22,880,471**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	14,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	65	ROOMS	$ 6,500	$ 422,500	$ 84,500	$ 60,840	$ 567,840	$ 113,568	$ 681,408
2	Air-conditioning	127,343	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 2,757,122**	$ 551,424	$ 397,026	**$ 3,705,572**	$ 741,114	**$ 4,446,686**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 350	$ 1,680,000	$ 336,000	$ 241,920	$ 2,257,920	$ 451,584	$ 2,709,504
1	Modernize existing Library into Innovation Space Develop Maker Spaces	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
1	Administration remodel and expansion (good first impression) Not Used	5,500	SF	$ 150	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Replace Existing Portable Classrooms (9)	12,096	SF	$ 450	$ 5,443,200	$ 1,088,640	$ 783,821	$ 7,315,661	$ 1,463,132	$ 8,778,793
1	Reclaim existing science labs into classrooms	9,600	SF	$ 200	$ 1,920,000	$ 384,000	$ 276,480	$ 2,580,480	$ 516,096	$ 3,096,576
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
2	Training room and athletic storage	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Gym	24,000	SF	$ 50	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
2	Renovate locker rooms	6,034	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Temporary Housing									
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	New Synthetic turf field – baseball	-	LS	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 16,512,875**	$ 3,302,575	$ 2,377,854	**$ 22,193,304**	$ 4,438,661	**$ 26,631,965**
	Total Project Cost For Master Plan Improvements				**$ 20,656,712**	$ 4,131,342	$ 2,974,566	**$ 27,762,620**	$ 5,552,524	**$ 33,315,145**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	17,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Exterior painting	-	LS	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 3,275,000**	$ 655,000	$ 471,600	**$ 4,401,600**	$ 880,320	**$ 5,281,920**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	50	ROOMS	$ 6,500	$ 325,000	$ 65,000	$ 46,800	$ 436,800	$ 87,360	$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,000	SF	$ 15	$ 1,905,000	$ 381,000	$ 274,320	$ 2,560,320	$ 512,064	$ 3,072,384
1	21st Century Flexible Furniture	42,333	SF	$ 10	$ 423,333	$ 84,667	$ 60,960	$ 568,960	$ 113,792	$ 682,752
	Subtotal:				**$ 2,653,333**	$ 530,667	$ 382,080	**$ 3,566,080**	$ 713,216	**$ 4,279,296**

Copyright WLC Architects, Inc., 2016 ©

	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,400	SF	$ 150	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460
1	Administration remodel (good first impression)	6,476	SF	$ 150	$ 971,400	$ 194,280	$ 139,882	$ 1,305,562	$ 261,112	$ 1,566,674
	Not Used									
	Replace Existing Portable Classrooms (9) (In STEM Building)	12,096	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim Existing Science Building into Classrooms	11,208	SF	$ 150	$ 1,681,200	$ 336,240	$ 242,093	$ 2,259,533	$ 451,907	$ 2,711,439
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Add STEM Classrooms (Refer to District Wide Projects)									
1	Modernize existing performing arts center	6,855	SF	$ 150	$ 1,028,250	$ 205,650	$ 148,068	$ 1,381,968	$ 276,394	$ 1,658,362
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
1	Modernize existing Gym	10,000	SF	$ 100	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Weight room modernization/expansion	3,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Renovate locker rooms	-	ALLOW	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Canopy over weight room and gym entrance	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Tech lab for industry based certification	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Temporary Housing									
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	New Synthetic turf field – soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	New Synthetic turf field – baseball	-	LS	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -
2	New announcer booth – baseball	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -
2	New announcer booth – football	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
2	Tennis court seating	250	EA	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Tennis court pathways	-	LS	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -
2	25yd x 35m pool and pool house/lockers	-	LS	$ 7,500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 11,830,025**	$ 2,366,005	$ 1,703,524	**$ 15,899,554**	$ 3,179,911	**$ 19,079,464**
	Total Project Cost For Master Plan Improvements				**$ 17,758,358**	$ 3,551,672	$ 2,557,204	**$ 23,867,234**	$ 4,773,447	**$ 28,640,680**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Single pane window replacement	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Exterior painting	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	20	ROOMS	$ 6,500	$ 130,000	$ 26,000	$ 18,720	$ 174,720	$ 34,944	$ 209,664
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	10,000	SF	$ 10	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 930,620**	$ 186,124	$ 134,009	**$ 1,250,753**	$ 250,151	**$ 1,500,904**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
2	Modernize existing MUB									
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
	Develop Maker Space									
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
	Storage space/screening									
1	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
2	Tennis court	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 859,925**	$ 171,985	$ 123,829	**$ 1,155,739**	$ 231,148	**$ 1,386,887**
	Total Project Cost For Master Plan Improvements				**$ 2,070,545**	$ 414,109	$ 298,158	**$ 2,782,812**	$ 556,562	**$ 3,339,375**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	10,000	SF	$ 10	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 180,000**	$ 36,000	$ 25,920	**$ 241,920**	$ 48,384	**$ 290,304**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
2	New Stage and Kitchen	2,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Air-conditioning	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	10,000	SF	$ 15	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	21st Century Flexible Furniture	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 228,000**	$ 45,600	$ 32,832	**$ 306,432**	$ 61,286	**$ 367,718**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	1,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize existing MUB into Innovation Center	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Maker Space	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	1,000	SF	$ 20	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 86,500**	$ 17,300	$ 12,456	**$ 116,256**	$ 23,251	**$ 139,507**
	Total Project Cost For Master Plan Improvements				**$ 494,500**	$ 98,900	$ 71,208	**$ 664,608**	$ 132,922	**$ 797,530**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing arts complex/space (500 seats)	22,500	SF	$ 650	$ 14,625,000	$ 2,925,000	$ 2,106,000	$ 19,656,000	$ 3,931,200	$ 23,587,200
	Subtotal:				**$ 14,625,000**	$ 2,925,000	$ 2,106,000	**$ 19,656,000**	$ 3,931,200	**$ 23,587,200**
	Total Project Cost For Master Plan Improvements				**$ 14,625,000**	$ 2,925,000	$ 2,106,000	**$ 19,656,000**	$ 3,931,200	**$ 23,587,200**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Central Kitchen and Cullinary Arts Academy
WLC Architects, Inc.
March 11, 2016

OPTION 2 - Specific School Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Kitchen	9,000	SF	$ 650	$ 5,850,000	$ 1,170,000	$ 842,400	$ 7,862,400	$ 1,572,480	$ 9,434,880
2	Cullinary Arts Academy	3,500		$ 650	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
	Subtotal:				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**
	Total Project Cost For Master Plan Improvements				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 325	$ 1,300,000
	B - Multi-Purpose Building	7,500		$ 325	$ 2,437,500
	F - Library/Computer Labs	4,500		$ 325	$ 1,462,500
	D - Kindergarten	5,760		$ 325	$ 1,872,000
	E - Classrooms	24,000		$ 325	$ 7,800,000
	Covered Walkways	14,000		$ 75	$ 1,050,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 16,662,000
	Design Contingency		6%		$ 999,720
	Escalation Years @ %	3	6%		$ 2,999,160
	Change Orders		5%		$ 833,100
	Subtotal				$ 4,831,980
	Expected Total Construction Cost				**$ 21,493,980**
	Soft Costs		20%		$ 4,298,796
	Total Project Cost				**$ 25,792,776**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 325	$	3,570,125
	B - Gym	23,980		$ 325	$	7,793,500
	C - Library	12,888		$ 325	$	4,188,600
	D - Classrooms	14,784		$ 325	$	4,804,800
	E - Classrooms	17,472		$ 325	$	5,678,400
	F - Multipurpose	14,292		$ 325	$	4,644,900
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	38,904,900
	Design Contingency		6%		$	2,334,294
	Escalation Years @ %	3	6%		$	7,002,882
	Change Orders		5%		$	1,945,245
	Subtotal				$	11,282,421
	Expected Total Construction Cost				**$**	**50,187,321**
	Soft Costs		20%		$	10,037,464
	Total Project Cost				**$**	**60,224,785**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 500	$	5,492,500
	B - Gym	40,000		$ 500	$	20,000,000
	C - Library / Innovation Center	12,888		$ 500	$	6,444,000
	D - Classrooms	21,504		$ 500	$	10,752,000
	E - Classrooms	21,504		$ 500	$	10,752,000
	F - Science Labs	17,920		$ 500	$	8,960,000
	G - Student Center	14,292		$ 500	$	7,146,000
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$	8,960,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	114,187,250
	Design Contingency		10%		$	11,418,725
	Escalation Years @ %	3	6%		$	20,553,705
	Change Orders		5%		$	5,709,363
	Subtotal				$	37,681,793
	Expected Total Construction Cost				**$**	**151,869,043**
	Soft Costs		20%		$	30,373,809
	Total Project Cost				**$**	**182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

March 11, 2016

OPTION 2 - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 400	$	4,394,000
	B - Gym	40,000		$ 400	$	16,000,000
	C - Library / Innovation Center	12,888		$ 400	$	5,155,200
	D - Classrooms	21,504		$ 400	$	8,601,600
	E - Classrooms	21,504		$ 400	$	8,601,600
	F - Science Labs	17,920		$ 400	$	7,168,000
	G - Student Center	14,292		$ 400	$	5,716,800
	H - Performing Arts Center	25,000		$ 500	$	12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 400	$	7,168,000
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 3	$	7,840,800
	Subtotal	210,218			$	86,143,375
	Design Contingency		6%		$	5,168,603
	Escalation Years @ %	3	6%		$	15,505,808
	Change Orders		5%		$	4,307,169
	Subtotal				$	24,981,579
	Expected Total Construction Cost				**$**	**111,124,954**
	Soft Costs		20%		$	22,224,991
	Total Project Cost				**$**	**133,349,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000
Bond Funds Available for Projects		**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
March 14, 2016

Projected Bond Sales			Available Funds for Projects
Measure 'X' November 2016			
February 2017 - Series A Bond Sale	$	56,000,000	$ 48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$ 48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$ 47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$ 47,850,000
Available Bond Funds	$	222,000,000	$ 193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$ 3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$ 1,931,400
Available Additional Revenue	$	6,738,597	$ 5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$ 199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 14,106,960	$ 14,106,960	2017	$ 48,720,000	$ 34,613,040
1	Lynwood Elementary School	Option	$ 15,339,760	$ 29,446,720	2017	$ 48,720,000	$ 19,273,280
2	Loma Verde Elementary School	Option	$ 5,624,000	$ 76,934,743	2019	$ 97,440,000	$ 20,505,257
2	San Jose Middle School	Option	$ 20,193,151	$ 49,639,871	2019	$ 97,440,000	$ 47,800,129
2	Sinaloa Middle School	Option	$ 21,670,871	$ 71,310,742	2021	$ 145,290,000	$ 73,979,258
2	San Marin High School	Option	$ 27,576,232	$ 104,510,975	2021	$ 145,290,000	$ 40,779,025
3	Novato High School	Option	$ 30,605,641	$ 135,116,615	2023	$ 222,000,000	$ 86,883,385
3	Hamilton School K-8	Option	$ 5,163,949	$ 140,280,564	2023	$ 222,000,000	$ 81,719,436
3	Lu Sutton Elementary School	Option	$ 5,742,057	$ 146,022,622		$ 222,000,000	$ 75,977,378
3	Pleasant Valley Elementary School	Option	$ 5,805,946	$ 151,828,567		$ 222,000,000	$ 70,171,433
3	Rancho Elementary School	Option	$ 4,990,643	$ 156,819,210		$ 222,000,000	$ 65,180,790
3	San Ramon Elementary School	Option	$ 2,987,131	$ 159,806,342		$ 222,000,000	$ 62,193,658
3	Hill Education Center	Option	$ 2,178,159	$ 161,984,501		$ 222,000,000	$ 60,015,499
	New STEM Center		$ 16,257,024	$ 178,241,525		$ 222,000,000	$ 43,758,475
	Performing Arts Center		$ 23,587,200	$ 201,828,725		$ 222,000,000	$ 20,171,275
	Central Kitchen and Cullinary Arts Academy		$ 13,104,000	$ 214,932,725		$ 222,000,000	$ 7,067,275
	Novato Charter School		$ 797,530	$ 215,730,254		$ 222,000,000	$ 6,269,746
	Total Project Cost		**$ 215,730,254**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 14, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

	Project Costs
Design Contingency	10%
Escalation Per Year	6%
Change Orders	10%
Soft Costs	20%

	Bond Program Costs
Overall Bond Contingency	10%
Program Management	2%
Furniture and Equipment	3%
Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
March 14, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	6%
	Escalation Per Year	6%
	Change Orders	8%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	5%
	Program Management	2%
	Furniture and Equipment	1%
	Moving Expenses	0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

School	Estimated Project Cost
Hamilton School K-8	$ 5,163,949
Loma Verde Elementary School	$ 5,624,000
Lu Sutton Elementary School	$ 5,742,057
Lynwood Elementary School	$ 15,339,760
Olive Elementary School	$ 14,106,960
Pleasant Valley Elementary School	$ 5,805,946
Rancho Elementary School	$ 4,990,643
San Ramon Elementary School	$ 2,987,131
San Jose Middle School	$ 20,193,151
Sinaloa Middle School	$ 21,670,871
Novato High School	$ 30,605,641
San Marin High School	$ 27,576,232
Hill Education Center	$ 2,178,159
Novato Charter School	$ 797,530
Subtotal Schools	**$ 162,782,030**

District Wide Projects	
New STEM Center	$ 16,257,024
Performing Arts Center	$ 23,587,200
Central Kitchen and Cullinary Arts Academy	$ 13,104,000
Subtotal District Wide Projects	**$ 52,948,224**
Total Project Cost for all Sites	**$ 215,730,254**

Bond Program Costs		
Overall Bond Contingency	10%	$ 21,573,025
Program Management	2%	$ 4,314,605
Moving Expenses	1.0%	$ 2,157,303
Subtotal Bond Program Costs		$ 28,044,933
Total Bond Program Cost		**$ 243,775,187**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Single pane window replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840	$ -	$ -	$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789	$ 1,984,712	$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 161,280	$ 7,673,364
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984	$ -	$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 80,640			$ 24,192		$ 1,935,360		$ 3,346,560			$ 5,467,392
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 2,799,176**	**$ 1,038,764**	**$ 988,098**	**$ 901,523**	**$ 1,810,134**	**$ 3,771,855**	**$ 2,236,494**	**$ 5,281,920**	**$ 451,584**	**$ 290,304**	**$ 24,672,276**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 377,395	$ 262,080	$ 262,080	$ 251,597	$ 241,114	$ 262,080	$ 251,597	$ 283,046	$ 377,395	$ 398,362	$ 681,408	$ 524,160	$ 209,664	$ 125,798	$ 4,507,776
New Stage and Kitchen		$ 2,217,600	$ 2,217,600	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 3,693,312	$ 4,209,408				$ -	$ 22,659,840
Air-conditioning	$ -	$ -	$ -	$ 1,326,972	$ 272,241	$ -	$ -	$ -	$ 2,397,871		$ -		$ -	$ -	$ 3,997,083
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 1,129,960	$ 801,554	$ 800,223	$ 796,183	$ 744,267	$ 818,052	$ 762,822	$ 1,011,129	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 3,072,384	$ 1,129,960	$ 241,920	$ 17,345,664
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 178,123	$ 530,789	$ 496,178	$ 181,789	$ 169,516	$ 224,695	$ 959,148	$ 322,560	$ 684,596	$ 682,752	$ 161,280	$ -	$ 5,020,652
Subtotal Schools	**$ 1,758,457**	**$ 3,459,357**	**$ 3,458,026**	**$ 5,123,140**	**$ 5,422,919**	**$ 3,479,522**	**$ 3,401,535**	**$ 1,518,871**	**$ 8,866,449**	**$ 6,448,136**	**$ 4,446,686**	**$ 4,279,296**	**$ 1,500,904**	**$ 367,718**	**$ 53,531,015**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Develop Learning Studios	$ -	$ -	$ -	$ 1,161,216	$ 1,048,965	$ -	$ -	$ -	$ 4,112,640	$ -	$ -	$ -	$ -	$ -	$ 6,322,821
Modernize existing MUB		$ 349,171	$ 314,819	$ 262,241		$ 253,048	$ 347,558	$ 119,992	$ 197,810	$ 171,602	$ 176,884	$ 330,745	$ -	$ -	$ 2,523,871
Modernize existing Library into Innovation Center	$ 80,640	$ 53,222	$ 49,352	$ 464,486	$ 55,561	$ 42,739	$ 40,562						$ 111,969	$ 38,707	$ 937,238
Develop Maker Space (STEAM Center)	$ 1,128,960				$ 1,161,216			$ -	$ 161,280	$ -	$ -	$ 1,877,460			$ 4,328,916
Modernize Administration Space	$ -	$ -	$ -	$ 806,400	$ 1,975,680	$ -	$ -	$ -	$ 556,416	$ 1,447,649	$ 1,330,560	$ 1,566,674	$ -	$ -	$ 7,683,379
Add Kindergarten classrooms	$ -	$ -	$ -	$ 982,195	$ 812,851	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,795,046
Add Classrooms	$ -	$ -	$ -	$ 3,251,405	$ -	$ -	$ -	$ -	$ 1,625,702	$ -	$ 8,778,793	$ -	$ -	$ -	$ 13,655,900
Reclaim existing spaces into classrooms	$ -	$ -	$ -	$ -	$ 464,486	$ -	$ -	$ -	$ -	$ -	$ 3,096,576	$ 2,711,439	$ -	$ -	$ 6,272,502
Natural Light/Solotubes	$ 174,182	$ -	$ -	$ -	$ -	$ 241,920	$ -	$ 261,274	$ -	$ 367,718	$ -	$ 483,840	$ -	$ -	$ 1,528,934
Storage space/screening	$ -	$ -	$ -	$ -	$ 161,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 161,280
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 64,512	$ 32,256	$ 1,938,586
Shade Structures	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 725,760
Other Site Specific Projects Projects	$ 201,600	$ 48,384	$ 370,944	$ 1,459,584	$ 48,384	$ 282,240	$ 91,930	$ 64,512	$ 241,920	$ 6,802,790	$ 7,596,288	$ 8,206,330	$ 29,030	$ 48,384	$ 25,492,320
Athletic Fields and Landscaping	$ 225,792	$ 349,978	$ 225,792	$ 330,624		$ 346,752	$ -	$ -	$ 2,419,200	$ 2,419,200	$ 2,540,160	$ 2,354,688	$ -		$ 11,212,186
Subtotal Schools	**$ 2,012,774**	**$ 921,715**	**$ 1,081,866**	**$ 8,952,008**	**$ 5,884,865**	**$ 1,287,660**	**$ 601,010**	**$ 566,738**	**$ 9,516,568**	**$ 11,450,880**	**$ 23,922,461**	**$ 18,015,016**	**$ 225,671**	**$ 139,507**	**$ 84,578,740**
School Totals	**$ 5,163,949**	**$ 5,624,000**	**$ 5,742,057**	**$ 15,339,760**	**$ 14,106,960**	**$ 5,805,946**	**$ 4,990,643**	**$ 2,987,131**	**$ 20,193,151**	**$ 21,670,871**	**$ 30,605,641**	**$ 27,576,232**	**$ 2,178,159**	**$ 797,530**	**$ 162,782,030**

District Wide Projects		
STEM Center		$ 16,257,024
Performing Arts Center		$ 23,587,200
Central Kitchen and Cullinary Arts Academy		$ 13,104,000
Subtotal District Wide Projects		**$ 52,948,224**
Total Project Cost for all Sites		**$ 215,730,254**

Bond Program Costs		
Overall Bond Contingency	10%	$ 21,573,025
Program Management	2%	$ 4,314,605
Moving Expenses	1%	$ 2,157,303
Subtotal Bond Program Costs		**$ 28,044,933**
Grand Total Bond Program Estimated Cost		**$ 243,775,187**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Single pane window replacement	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
	Subtotal:				**$ 1,090,313**	$ 218,063	$ 157,005	**$ 1,465,381**	$ 293,076	**$ 1,758,457**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	4,800	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Innovation Center	2,000	SF	$ 25	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Add a space for nurse clinic	960	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	New Mulit-Use Classrooms (2)	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Reclaim existing spaces into classrooms									
1	Natural Light/Solotubes	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	New Student / Joint Use Community Center	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
1	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 1,248,000**	$ 249,600	$ 179,712	**$ 1,677,312**	$ 335,462	**$ 2,012,774**
	Total Project Cost For Master Plan Improvements				**$ 3,201,853**	$ 640,371	$ 461,067	**$ 4,303,291**	$ 860,658	**$ 5,163,949**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	15,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garder	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	33,133	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,133	SF	$ 15	$ 496,995	$ 99,399	$ 71,567	$ 667,961	$ 133,592	$ 801,554
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
	Subtotal:				**$ 2,144,938**	$ 428,988	$ 308,871	**$ 2,882,797**	$ 576,559	**$ 3,459,357**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing MUB	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
2	Reconfigure and Enlarge Administration Space	2,374	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a classroom building with 2 restrooms for resource	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Convert an existing classroom to a science room	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area between Admin and B Wing	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
3	Temporary Housing									
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Landscaping at the North area of site/shade structure	5,000	SF	$ 25	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 571,500**	$ 114,300	$ 82,296	**$ 768,096**	$ 153,619	**$ 921,715**
	Total Project Cost For Master Plan Improvements				**$ 3,487,103**	$ 697,421	$ 502,143	**$ 4,686,667**	$ 937,333	**$ 5,624,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	15,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	33,078	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,078	SF	$ 15	$ 496,170	$ 99,234	$ 71,448	$ 666,852	$ 133,370	$ 800,223
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
	Subtotal:				**$ 2,144,113**	$ 428,823	$ 308,752	**$ 2,881,688**	$ 576,338	**$ 3,458,026**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing MUB	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
2	Modernize Administration Space	1,680	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Replace Portables (5)	4,800	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 670,800**	$ 134,160	$ 96,595	**$ 901,555**	$ 180,311	**$ 1,081,866**
	Total Project Cost For Master Plan Improvements				**$ 3,560,303**	$ 712,061	$ 512,684	**$ 4,785,048**	$ 957,010	**$ 5,742,057**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Single pane window replacement	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	32,911	SF	$ 15	$ 493,665	$ 98,733	$ 71,088	$ 663,486	$ 132,697	$ 796,183
1	21st Century Flexible Furniture	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
	Subtotal:				**$ 3,176,550**	$ 635,310	$ 457,423	**$ 4,269,283**	$ 853,857	**$ 5,123,140**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize & Expand existing Library into innovation center	1,920	SF	$ 150	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
2	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Add Pre-K & Expand Kindergarten classrooms (1)	1,740	SF	$ 350	$ 609,000	$ 121,800	$ 87,696	$ 818,496	$ 163,699	$ 982,195
2	Add Classrooms (5)	5,760	SF	$ 350	$ 2,016,000	$ 403,200	$ 290,304	$ 2,709,504	$ 541,901	$ 3,251,405
	Reclaim existing spaces into classrooms (none required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 5,550,600**	$ 1,110,120	$ 799,286	**$ 7,460,006**	$ 1,492,001	**$ 8,952,008**
	Total Project Cost For Master Plan Improvements				**$ 9,511,260**	$ 1,902,252	$ 1,369,621	**$ 12,783,133**	$ 2,556,627	**$ 15,339,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Single pane window replacement	15,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 40	$ 1,230,600	$ 246,120	$ 177,206	$ 1,653,926	$ 330,785	$ 1,984,712
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
	Subtotal:				**$ 1,735,600**	$ 347,120	$ 249,926	**$ 2,332,646**	$ 466,529	**$ 2,799,176**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	23	ROOMS	$ 6,500	$ 149,500	$ 29,900	$ 21,528	$ 200,928	$ 40,186	$ 241,114
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning	6,752	SF	$ 25	$ 168,800	$ 33,760	$ 24,307	$ 226,867	$ 45,373	$ 272,241
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	30,765	SF	$ 15	$ 461,475	$ 92,295	$ 66,452	$ 620,222	$ 124,044	$ 744,267
1	21st Century Flexible Furniture	30,765	SF	$ 10	$ 307,650	$ 61,530	$ 44,302	$ 413,482	$ 82,696	$ 496,178
	Subtotal:				**$ 3,362,425**	$ 672,485	$ 484,189	**$ 4,519,099**	$ 903,820	**$ 5,422,919**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Steam Center	3,252	SF	$ 200	$ 650,400	$ 130,080	$ 93,658	$ 874,138	$ 174,828	$ 1,048,965
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration Building	3,500	SF	$ 350	$ 1,225,000	$ 245,000	$ 176,400	$ 1,646,400	$ 329,280	$ 1,975,680
1	Add Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Music/Multiuse space added to MUR (Use Steam Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing admin space into classrooms (2)	1,920	SF	$ 150	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Environments	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 3,648,850**	$ 729,770	$ 525,434	**$ 4,904,054**	$ 980,811	**$ 5,884,865**
	Total Project Cost For Master Plan Improvements				**$ 8,746,875**	$ 1,749,375	$ 1,259,550	**$ 11,755,800**	$ 2,351,160	**$ 14,106,960**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Single pane window replacement	5,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 644,075**	$ 128,815	$ 92,747	**$ 865,637**	$ 173,127	**$ 1,038,764**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	33,815	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,815	SF	$ 15	$ 507,225	$ 101,445	$ 73,040	$ 681,710	$ 136,342	$ 818,052
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
	Subtotal:				**$ 2,157,442**	$ 431,488	$ 310,672	**$ 2,899,602**	$ 579,920	**$ 3,479,522**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing MUB	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
2	Reconfigure Administration Space	1,712	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (1) Add Classrooms (none required)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
3	Temporary Housing									
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 798,400**	$ 159,680	$ 114,970	**$ 1,073,050**	$ 214,610	**$ 1,287,660**
	Total Project Cost For Master Plan Improvements				**$ 3,599,917**	$ 719,983	$ 518,388	**$ 4,838,288**	$ 967,658	**$ 5,805,946**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Single pane window replacement	15,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
2	Air-conditioning	31,532	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	31,532	SF	$ 15	$ 472,980	$ 94,596	$ 68,109	$ 635,685	$ 127,137	$ 762,822
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
	Subtotal:				**$ 2,109,087**	$ 421,817	$ 303,708	**$ 2,834,612**	$ 566,922	**$ 3,401,535**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing MUB	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
	Reconfigure and Enlarge Administration Space?									
2	Add Kindergarten classrooms (2) Preschool?	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Science Room	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
2	Window shades	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
2	Obstacle course	-	ALLOW	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 372,650**	$ 74,530	$ 53,662	**$ 500,842**	$ 100,168	**$ 601,010**
	Total Project Cost For Master Plan Improvements				**$ 3,094,397**	$ 618,879	$ 445,593	**$ 4,158,869**	$ 831,774	**$ 4,990,643**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Single pane window replacement	4,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
	Subtotal:				**$ 558,980**	$ 111,796	$ 80,493	**$ 751,269**	$ 150,254	**$ 901,523**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	27	ROOMS	$ 6,500	$ 175,500	$ 35,100	$ 25,272	$ 235,872	$ 47,174	$ 283,046
2	Air-conditioning	41,796	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	41,796	SF	$ 15	$ 626,940	$ 125,388	$ 90,279	$ 842,607	$ 168,521	$ 1,011,129
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
	Subtotal:				**$ 941,760**	$ 188,352	$ 135,613	**$ 1,265,725**	$ 253,145	**$ 1,518,871**
	Site Specific Projects / 21st Century Education									
2	Enhance Existing Learning Studios	1,215	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
2	Develop Maker Space	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize Administration Space	2,903	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Add Classrooms (none required)									
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
2	Jogging track	3,520	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Field Restoration (possibly partial synthetic/part natural grass)	-	LS	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 351,400**	$ 70,280	$ 50,602	**$ 472,282**	$ 94,456	**$ 566,738**
	Total Project Cost For Master Plan Improvements				**$ 1,852,140**	$ 370,428	$ 266,708	**$ 2,489,276**	$ 497,855	**$ 2,987,131**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Single pane window replacement	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 1,122,355**	$ 224,471	$ 161,619	**$ 1,508,445**	$ 301,689	**$ 1,810,134**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 100	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	New Stage and Kitchen	3,000	SF	$ 550	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
	Subtotal:				**$ 5,497,550**	$ 1,099,510	$ 791,647	**$ 7,388,707**	$ 1,477,741	**$ 8,866,449**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	8,500	SF	$ 300	$ 2,550,000	$ 510,000	$ 367,200	$ 3,427,200	$ 685,440	$ 4,112,640
1	Modernize existing Library into Innovation Space	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	Develop Maker Space	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Reconfigure and Enlarge Administration Space	2,300	SF	$ 150	$ 345,000	$ 69,000	$ 49,680	$ 463,680	$ 92,736	$ 556,416
	Not used									
1	Make (3) Science Classrooms in (2) Labs with Prep	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
	Reclaim existing spaces into classrooms (not required)	7,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Convert wood shop space to recreation space (Completed)	1,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Add a performing arts building (250 seat theater)	8,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Added classroom space	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Computer lab	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing									
2	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 5,900,650**	$ 1,180,130	$ 849,694	**$ 7,930,474**	$ 1,586,095	**$ 9,516,568**
	Total Project Cost For Master Plan Improvements				**$ 12,520,555**	$ 2,504,111	$ 1,802,960	**$ 16,827,626**	$ 3,365,525	**$ 20,193,151**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Single pane window replacement	7,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	38	ROOMS	$ 6,500	$ 247,000	$ 49,400	$ 35,568	$ 331,968	$ 66,394	$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 550	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	20,000	SF	$ 10	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 3,998,100**	$ 799,620	$ 575,726	**$ 5,373,446**	$ 1,074,689	**$ 6,448,136**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	5,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Innovation Space	4,256	SF	$ 25	$ 106,400	$ 21,280	$ 15,322	$ 143,002	$ 28,600	$ 171,602
	Develop Maker Space									
1	Reconfigure Administration Space	5,984	SF	$ 150	$ 897,600	$ 179,520	$ 129,254	$ 1,206,374	$ 241,275	$ 1,447,649
	Not Used									
2	Add 1 science room lab and 2 classrooms	3,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (none required)	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Remodel Art Room	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Add a performing arts building (250 seat theater)	8,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
1	New Boys and Girls Gym Lockers for 850 total	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
3	Temporary Housing									
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 7,100,000**	$ 1,420,000	$ 1,022,400	**$ 9,542,400**	$ 1,908,480	**$ 11,450,880**
	Total Project Cost For Master Plan Improvements				**$ 13,436,800**	$ 2,687,360	$ 1,934,899	**$ 18,059,059**	$ 3,611,812	**$ 21,670,871**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	14,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	65	ROOMS	$ 6,500	$ 422,500	$ 84,500	$ 60,840	$ 567,840	$ 113,568	$ 681,408
2	Air-conditioning	127,343	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 2,757,122**	$ 551,424	$ 397,026	**$ 3,705,572**	$ 741,114	**$ 4,446,686**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	4,800	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Innovation Space Develop Maker Spaces	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
1	Administration remodel and expansion (good first impression) Not Used	5,500	SF	$ 150	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Replace Existing Portable Classrooms (9)	12,096	SF	$ 450	$ 5,443,200	$ 1,088,640	$ 783,821	$ 7,315,661	$ 1,463,132	$ 8,778,793
1	Reclaim existing science labs into classrooms	9,600	SF	$ 200	$ 1,920,000	$ 384,000	$ 276,480	$ 2,580,480	$ 516,096	$ 3,096,576
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
2	Training room and athletic storage	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Gym	24,000	SF	$ 50	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
2	Renovate locker rooms	6,034	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Temporary Housing									
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	New Synthetic turf field – baseball	-	LS	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 14,832,875**	$ 2,966,575	$ 2,135,934	**$ 19,935,384**	$ 3,987,077	**$ 23,922,461**
	Total Project Cost For Master Plan Improvements				**$ 18,976,712**	$ 3,795,342	$ 2,732,646	**$ 25,504,700**	$ 5,100,940	**$ 30,605,641**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Single pane window replacement	17,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Exterior painting	-	LS	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 3,275,000**	$ 655,000	$ 471,600	**$ 4,401,600**	$ 880,320	**$ 5,281,920**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	50	ROOMS	$ 6,500	$ 325,000	$ 65,000	$ 46,800	$ 436,800	$ 87,360	$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,000	SF	$ 15	$ 1,905,000	$ 381,000	$ 274,320	$ 2,560,320	$ 512,064	$ 3,072,384
1	21st Century Flexible Furniture	42,333	SF	$ 10	$ 423,333	$ 84,667	$ 60,960	$ 568,960	$ 113,792	$ 682,752
	Subtotal:				**$ 2,653,333**	$ 530,667	$ 382,080	**$ 3,566,080**	$ 713,216	**$ 4,279,296**

Copyright WLC Architects, Inc., 2016 ©

	Site Specific Projects / 21st Century Education												
2	Develop Learning Studios	4,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745			
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460			
1	Administration remodel (good first impression)	6,476	SF	$ 150	$ 971,400	$ 194,280	$ 139,882	$ 1,305,562	$ 261,112	$ 1,566,674			
	Not Used												
	Replace Existing Portable Classrooms (9) (In STEM Building)	12,096	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
1	Reclaim Existing Science Building into Classrooms	11,208	SF	$ 150	$ 1,681,200	$ 336,240	$ 242,093	$ 2,259,533	$ 451,907	$ 2,711,439			
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840			
2	Storage space/screening	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -			
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560			
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280			
	Add STEM Classrooms (Refer to District Wide Projects)												
1	Modernize existing performing arts center	6,855	SF	$ 150	$ 1,028,250	$ 205,650	$ 148,068	$ 1,381,968	$ 276,394	$ 1,658,362			
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168			
1	Modernize existing Gym	10,000	SF	$ 100	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800			
2	Weight room modernization/expansion	3,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
2	Renovate locker rooms	-	ALLOW	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ -			
2	Canopy over weight room and gym entrance	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
2	Tech lab for industry based certification	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
3	Temporary Housing												
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120			
1	New Synthetic turf field – soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800			
2	New Synthetic turf field – baseball	-	LS	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -			
2	New announcer booth – baseball	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -			
2	New announcer booth – football	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -			
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768			
2	Tennis court seating	250	EA	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
2	Tennis court pathways	-	LS	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -			
2	25yd x 35m pool and pool house/lockers	-	LS	$ 7,500,000	$ -	$ -	$ -	$ -	$ -	$ -			
	Subtotal:				**$ 11,170,025**	$ 2,234,005	$ 1,608,484	**$ 15,012,514**	$ 3,002,503	**$ 18,015,016**			
	Total Project Cost For Master Plan Improvements				**$ 17,098,358**	$ 3,419,672	$ 2,462,164	**$ 22,980,194**	$ 4,596,039	**$ 27,576,232**			

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Single pane window replacement	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Exterior painting	-	LS	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	20	ROOMS	$ 6,500	$ 130,000	$ 26,000	$ 18,720	$ 174,720	$ 34,944	$ 209,664
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	10,000	SF	$ 10	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 930,620**	$ 186,124	$ 134,009	**$ 1,250,753**	$ 250,151	**$ 1,500,904**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	2,400	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize existing MUB									
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
	Develop Maker Space									
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
	Storage space/screening									
1	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
2	Tennis court	-	EA	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 139,925**	$ 27,985	$ 20,149	**$ 188,059**	$ 37,612	**$ 225,671**
	Total Project Cost For Master Plan Improvements				**$ 1,350,545**	$ 270,109	$ 194,478	**$ 1,815,132**	$ 363,026	**$ 2,178,159**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	10,000	SF	$ 10	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 180,000**	$ 36,000	$ 25,920	**$ 241,920**	$ 48,384	**$ 290,304**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
2	New Stage and Kitchen	2,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Air-conditioning	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	10,000	SF	$ 15	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	21st Century Flexible Furniture	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 228,000**	$ 45,600	$ 32,832	**$ 306,432**	$ 61,286	**$ 367,718**
	Site Specific Projects / 21st Century Education									
2	Develop Learning Studios	1,600	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize existing MUB into Innovation Center	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize existing Library into Maker Space	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	1,000	SF	$ 20	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 86,500**	$ 17,300	$ 12,456	**$ 116,256**	$ 23,251	**$ 139,507**
	Total Project Cost For Master Plan Improvements				**$ 494,500**	$ 98,900	$ 71,208	**$ 664,608**	$ 132,922	**$ 797,530**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing arts complex/space (500 seats)	22,500	SF	$ 650	$ 14,625,000	$ 2,925,000	$ 2,106,000	$ 19,656,000	$ 3,931,200	$ 23,587,200
	Subtotal:				**$ 14,625,000**	$ 2,925,000	$ 2,106,000	**$ 19,656,000**	$ 3,931,200	**$ 23,587,200**
	Total Project Cost For Master Plan Improvements				**$ 14,625,000**	$ 2,925,000	$ 2,106,000	**$ 19,656,000**	$ 3,931,200	**$ 23,587,200**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Central Kitchen and Cullinary Arts Academy
WLC Architects, Inc.
March 14, 2016

OPTION 2A - Specific School Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Kitchen	9,000	SF	$ 650	$ 5,850,000	$ 1,170,000	$ 842,400	$ 7,862,400	$ 1,572,480	$ 9,434,880
2	Cullinary Arts Academy	3,500		$ 650	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
	Subtotal:				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**
	Total Project Cost For Master Plan Improvements				**$ 8,125,000**	$ 1,625,000	$ 1,170,000	**$ 10,920,000**	$ 2,184,000	**$ 13,104,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

March 14, 2016

OPTION 2A - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

March 14, 2016

OPTION 2A - Specific School Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 325	$ 1,300,000
	B - Multi-Purpose Building	7,500		$ 325	$ 2,437,500
	F - Library/Computer Labs	4,500		$ 325	$ 1,462,500
	D - Kindergarten	5,760		$ 325	$ 1,872,000
	E - Classrooms	24,000		$ 325	$ 7,800,000
	Covered Walkways	14,000		$ 75	$ 1,050,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 16,662,000
	Design Contingency		6%		$ 999,720
	Escalation Years @ %	3	6%		$ 2,999,160
	Change Orders		5%		$ 833,100
	Subtotal				$ 4,831,980
	Expected Total Construction Cost				**$ 21,493,980**
	Soft Costs		20%		$ 4,298,796
	Total Project Cost				**$ 25,792,776**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

March 14, 2016

OPTION 2A - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

March 14, 2016

OPTION 2A - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 325	$	3,570,125
	B - Gym	23,980		$ 325	$	7,793,500
	C - Library	12,888		$ 325	$	4,188,600
	D - Classrooms	14,784		$ 325	$	4,804,800
	E - Classrooms	17,472		$ 325	$	5,678,400
	F - Multipurpose	14,292		$ 325	$	4,644,900
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	38,904,900
	Design Contingency		6%		$	2,334,294
	Escalation Years @ %	3	6%		$	7,002,882
	Change Orders		5%		$	1,945,245
	Subtotal				$	11,282,421
	Expected Total Construction Cost				**$**	**50,187,321**
	Soft Costs		20%		$	10,037,464
	Total Project Cost				**$**	**60,224,785**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

March 14, 2016

OPTION 2A - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 500	$	5,492,500
	B - Gym	40,000		$ 500	$	20,000,000
	C - Library / Innovation Center	12,888		$ 500	$	6,444,000
	D - Classrooms	21,504		$ 500	$	10,752,000
	E - Classrooms	21,504		$ 500	$	10,752,000
	F - Science Labs	17,920		$ 500	$	8,960,000
	G - Student Center	14,292		$ 500	$	7,146,000
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$	8,960,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	114,187,250
	Design Contingency		10%		$	11,418,725
	Escalation Years @ %	3	6%		$	20,553,705
	Change Orders		5%		$	5,709,363
	Subtotal				$	37,681,793
	Expected Total Construction Cost				**$**	**151,869,043**
	Soft Costs		20%		$	30,373,809
	Total Project Cost				**$**	**182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

March 14, 2016

OPTION 2A - Specific School Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 400	$	4,394,000
	B - Gym	40,000		$ 400	$	16,000,000
	C - Library / Innovation Center	12,888		$ 400	$	5,155,200
	D - Classrooms	21,504		$ 400	$	8,601,600
	E - Classrooms	21,504		$ 400	$	8,601,600
	F - Science Labs	17,920		$ 400	$	7,168,000
	G - Student Center	14,292		$ 400	$	5,716,800
	H - Performing Arts Center	25,000		$ 500	$	12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 400	$	7,168,000
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 3	$	7,840,800
	Subtotal	210,218			$	86,143,375
	Design Contingency		6%		$	5,168,603
	Escalation Years @ %	3	6%		$	15,505,808
	Change Orders		5%		$	4,307,169
	Subtotal				$	24,981,579
	Expected Total Construction Cost				**$**	**111,124,954**
	Soft Costs		20%		$	22,224,991
	Total Project Cost				**$**	**133,349,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000
Bond Funds Available for Projects		**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
April 13, 2016

Projected Bond Sales			Available Funds for Projects	
Measure 'X' November 2016				
February 2017 - Series A Bond Sale	$	56,000,000	$	48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$	48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$	47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$	47,850,000
Available Bond Funds	$	222,000,000	$	193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$	3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$	1,931,400
Available Additional Revenue	$	6,738,597	$	5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$**	**199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 13,233,266	$ 13,233,266	2017	$ 48,720,000	$ 35,486,734
1	Lynwood Elementary School	Option	$ 14,213,442	$ 27,446,708	2017	$ 48,720,000	$ 21,273,292
2	Loma Verde Elementary School	Option	$ 8,299,087	$ 74,215,507	2019	$ 97,440,000	$ 23,224,493
2	San Jose Middle School	Option	$ 20,897,288	$ 48,343,997	2019	$ 97,440,000	$ 49,096,003
2	Sinaloa Middle School	Option	$ 17,572,424	$ 65,916,420	2021	$ 145,290,000	$ 79,373,580
2	San Marin High School	Option	$ 50,704,957	$ 124,920,464	2021	$ 145,290,000	$ 20,369,536
3	Novato High School	Option	$ 53,960,557	$ 178,881,021	2023	$ 222,000,000	$ 43,118,979
3	Hamilton School K-8	Option	$ 11,798,944	$ 190,679,965	2023	$ 222,000,000	$ 31,320,035
3	Lu Sutton Elementary School	Option	$ 6,784,614	$ 197,464,579		$ 222,000,000	$ 24,535,421
3	Pleasant Valley Elementary School	Option	$ 7,504,103	$ 204,968,682		$ 222,000,000	$ 17,031,318
3	Rancho Elementary School	Option	$ 7,761,982	$ 212,730,664		$ 222,000,000	$ 9,269,336
3	San Ramon Elementary School	Option	$ 5,054,357	$ 217,785,021		$ 222,000,000	$ 4,214,979
3	Hill Education Center	Option	$ 3,071,005	$ 220,856,026		$ 222,000,000	$ 1,143,974
	New STEM Center		$ 16,257,024	$ 237,113,050		$ 222,000,000	$ (15,113,050)
	Performing Arts Center		$ 18,869,760	$ 255,982,810		$ 222,000,000	$ (33,982,810)
	Central Distribution Kitchen		$ 5,322,240	$ 261,305,050		$ 222,000,000	$ (39,305,050)
	Novato Charter School		$ 1,516,838	$ 262,821,889		$ 222,000,000	$ (40,821,889)
	Total Project Cost		**$ 262,821,889**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
April 13, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		Elementary	Middle	High
	New Buildings			
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	10%
	Escalation Per Year	6%
	Change Orders	10%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	10%
	Program Management	2%
	Furniture and Equipment	3%
	Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
April 13, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400

	New Buildings	Elementary	Middle	High
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	6%
Escalation Per Year	6%
Change Orders	8%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	5%
Program Management	2%
Furniture and Equipment	1%
Moving Expenses	0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus ***PHASE 1***

School		Estimated Project Cost
Hamilton School K-8		$ 11,798,944
Loma Verde Elementary School		$ 8,299,087
Lu Sutton Elementary School		$ 6,784,614
Lynwood Elementary School		$ 14,213,442
Olive Elementary School		$ 13,233,266
Pleasant Valley Elementary School		$ 7,504,103
Rancho Elementary School		$ 7,761,982
San Ramon Elementary School		$ 5,054,357
San Jose Middle School		$ 20,897,288
Sinaloa Middle School		$ 17,572,424
Novato High School		$ 53,960,557
San Marin High School		$ 50,704,957
Hill Education Center		$ 3,071,005
Novato Charter School		$ 1,516,838
Subtotal Schools		**$ 222,372,865**

District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
Central Distribution Kitchen		$ 5,322,240
Subtotal District Wide Projects		**$ 11,322,240**
Total Project Cost for all Sites		**$ 233,695,105**

Bond Program Costs		
Overall Bond Contingency	10%	$ 23,369,510
Program Management	2%	$ 4,673,902
Moving Expenses	1.0%	$ 2,336,951
Subtotal Bond Program Costs		$ 30,380,364
Total Bond Program Cost		**$ 264,075,468**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Summary
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus ***PHASE 1***

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		**$**	**28,860,000**
Bond Funds Available for Projects		**$**	**193,140,000**

District Basic Upgrades to Schools / Code Requirements		
ADA path of travel walkways	$	2,346,624
Asphalt/playground surface repairs	$	2,257,920
Exterior painting	$	3,225,600
Interior finishes	$	7,744,327
Electrical Infrastructure Upgrade	$	3,701,376
Other Site Specific Projects Projects	$	11,477,196
Subtotal Schools	**$**	**30,753,043**

District Priorities For Schools		
Technology (flat screens/classroom tech)	$	4,275,533
New Stage and Kitchen	$	20,974,464
Air-conditioning	$	10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$	14,920,843
21st Century Flexible Furniture	$	4,322,954
Add New PreSchool Classrooms	$	5,922,202
Subtotal Schools	**$**	**60,611,231**

Copyright WLC Architects, Inc., 2016 ©

District Wide Projects		
District Wide Instructional Technology Improvements	$	6,000,000
Central Distribution Kitchen	$	5,322,240
Subtotal District Wide Projects	**$**	**11,322,240**
Remaining Available Bond Funds	**$**	**90,453,486**

Site Specific Projects / 21st Century Education		
Novato High School	$	42,142,908
San Marin High School	$	38,592,006
San Jose Middle School	$	9,598,821
Sinaloa Middle School	$	7,352,433
Hamilton School K-8	$	8,095,450
Lynwood Elementary School	$	7,632,092
Olive Elementary School	$	4,963,956
Subtotal Schools Site Specific Projects	**$**	**118,377,665**
Remaining Available Bond Funds	**$**	**(27,924,179)**

Site Specific Projects / 21st Century Education		
Loma Verde Elementary School	$	2,124,864
Lu Sutton Elementary School	$	2,755,953
Pleasant Valley Elementary School	$	2,284,370
Rancho Elementary School	$	2,813,772
San Ramon Elementary School	$	893,330
Hill Education Center	$	1,154,644
Novato Charter School	$	603,994
Subtotal Schools Site Specific Projects	**$**	**12,630,925**
Remaining Available Bond Funds	**$**	**(40,555,105)**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus ***PHASE 1***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840			$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789	$ 1,984,712	$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 232,243	$ 7,744,327
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984		$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 161,280	$ 161,280		$ 1,289,017	$ 1,654,076	$ 1,935,360		$ 6,195,542			$ 11,477,196
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 2,879,816**	**$ 1,200,044**	**$ 988,098**	**$ 2,166,348**	**$ 3,464,211**	**$ 3,771,855**	**$ 2,236,494**	**$ 8,130,902**	**$ 451,584**	**$ 361,267**	**$ 30,753,043**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 377,395	$ 262,080	$ 141,120	$ 251,597	$ 129,830	$ 262,080	$ 251,597	$ 283,046	$ 377,395	$ 398,362	$ 681,408	$ 524,160	$ 209,664	$ 125,798	$ 4,275,533
New Stage and Kitchen		$ 2,620,800	$ 1,161,216	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 2,661,120	$ 4,209,408					$ 20,974,464
Air-conditioning		$ 1,335,923		$ 1,326,972					$ 2,397,871		$ 5,134,470				$ 10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 753,307	$ 534,369	$ 533,482	$ 530,789	$ 496,178	$ 545,368	$ 508,548	$ 674,086	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 2,829,182	$ 1,129,960	$ 348,365	$ 14,920,843
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 177,827	$ 176,930	$ 165,393	$ 181,789	$ 169,516	$ 224,695	$ 959,148	$ 322,560	$ 684,596	$ 628,707	$ 125,153	$ 77,414	$ 4,322,954
Add New PreSchool Classrooms	$ 928,973		$ 812,851	$ 812,851	$ 928,973	$ 812,851	$ 812,851	$ 812,851							$ 5,922,202
Subtotal Schools	**$ 2,310,777**	**$ 4,931,295**	**$ 2,826,497**	**$ 5,316,738**	**$ 5,389,494**	**$ 4,019,689**	**$ 3,960,112**	**$ 1,994,679**	**$ 7,834,257**	**$ 6,448,136**	**$ 9,581,156**	**$ 3,982,049**	**$ 1,464,777**	**$ 551,578**	**$ 60,611,231**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios	$ 1,548,288	$ 928,973	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 587,866	$ 4,112,640	$ 2,016,000	$ 3,096,576	$ 1,839,882	$ 928,973	$ 464,486	$ 21,716,836
Modernize existing MUB		$ 349,171	$ 314,819	$ 262,241	$ 1,145,733	$ 253,048	$ 347,558	$ 119,992	$ 197,810	$ 343,204	$ 176,884				$ 3,510,461
Modernize existing Library into Innovation Center	$ 92,736	$ 53,222	$ 49,352	$ 77,414	$ 55,561	$ 42,739	$ 40,562					$ 330,745	$ 111,969	$ 38,707	$ 893,007
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	$ 619,315	$ 435,456	$ 435,456	$ 169,344			$ 812,851								$ 2,472,422
Add Classrooms				$ 2,763,694						$ 1,612,800	$ 7,524,680	$ 16,257,024			$ 28,158,198
Reclaim existing spaces into classrooms					$ 464,486				$ 1,393,459		$ 1,935,360	$ 2,797,321			$ 6,590,627
Develop Maker Space (STEAM Center)												$ 1,877,460			$ 1,877,460
Modernize existing Gym									$ 1,032,192			$ 1,612,800			$ 2,644,992
Administration Space Improvements				$ 806,400	$ 1,693,440										$ 2,499,840
Natural Light/Solotubes	$ 174,182									$ 367,718		$ 483,840			$ 1,025,741
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 64,512	$ 32,256	$ 1,938,586
Shade Structures	$ 40,320	$ 80,640	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 766,080
Other Site Specific Projects Projects	$ 5,459,328	$ 48,384	$ 370,944	$ 1,701,504	$ 209,664	$ 282,240	$ 253,210	$ 64,512	$ 241,920	$ 351,590	$ 26,466,048	$ 8,941,605	$ 29,030	$ 48,384	$ 44,468,364
Athletic Fields and Landscaping		$ 148,378	$ 225,792	$ 379,008		$ 346,752			$ 2,419,200	$ 2,419,200	$ 2,540,160	$ 3,967,488			$ 12,445,978
Subtotal Schools	**$ 8,095,450**	**$ 2,124,864**	**$ 2,755,953**	**$ 7,632,092**	**$ 4,963,956**	**$ 2,284,370**	**$ 2,813,772**	**$ 893,330**	**$ 9,598,821**	**$ 7,352,433**	**$ 42,142,908**	**$ 38,592,006**	**$ 1,154,644**	**$ 603,994**	**$ 131,008,591**
School Totals	**$ 11,798,944**	**$ 8,299,087**	**$ 6,784,614**	**$ 14,213,442**	**$ 13,233,266**	**$ 7,504,103**	**$ 7,761,982**	**$ 5,054,357**	**$ 20,897,288**	**$ 17,572,424**	**$ 53,960,557**	**$ 50,704,957**	**$ 3,071,005**	**$ 1,516,838**	**$ 222,372,865**

District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
Central Distribution Kitchen		$ 5,322,240
Subtotal District Wide Projects		**$ 11,322,240**

Total Project Cost for all Sites	**PHASE 1**	**$ 233,695,105**

Bond Program Costs			
Overall Bond Contingency	10%	$	23,369,510
Program Management	2%	$	4,673,902
Moving Expenses	1%	$	2,336,951
Subtotal Bond Program Costs		**$**	**30,380,364**
Grand Total Bond Program Estimated Cost	**PHASE 1**	**$**	**264,075,468**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus ***PHASE 2***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Single pane window replacement	$ 1,064,448	$ 2,749,824	$ 2,767,565	$ 975,744	$ 2,767,565	$ 887,040	$ 2,661,120	$ 798,336	$ 1,064,448	$ 1,330,560	$ 2,572,416	$ 3,086,899	$ 1,064,448		$ 23,790,413
Exterior painting													$ 241,920		$ 241,920
Other Site Specific Projects Projects															$ -
Subtotal Schools	**$ 1,064,448**	**$ 2,749,824**	**$ 2,767,565**	**$ 975,744**	**$ 2,767,565**	**$ 887,040**	**$ 2,661,120**	**$ 798,336**	**$ 1,064,448**	**$ 1,330,560**	**$ 2,572,416**	**$ 3,086,899**	**$ 1,306,368**	**$ -**	**$ 24,032,333**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Air-conditioning			$ 1,333,705		$ 264,177	$ -	$ 1,271,370		$ 2,397,871		$ 5,134,470		$ 1,883,267		$ 12,284,859
21st Century Flexible Furniture (Remaining School)															$ -
Subtotal Schools	**$ -**	**$ -**	**$ 1,333,705**	**$ -**	**$ 264,177**	**$ -**	**$ 1,271,370**	**$ -**	**$ 2,397,871**	**$ -**	**$ 5,134,470**	**$ -**	**$ 1,883,267**	**$ -**	**$ 12,284,859**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios (Remainder of Campus)															$ -
Modernize existing MUB													$ 1,548,288	$ 4,193,280	$ 5,741,568
Modernize existing Library into Innovation Center															$ -
Develop Maker Space (STEAM Center)	$ 1,128,960				$ 1,238,630			$ 677,376	$ 161,280	$ 1,290,240		$ 1,877,460	$ 806,400		$ 7,180,347
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm															$ -
Add Classrooms	$ 1,548,288	$ 2,972,713	$ 3,251,405	$ 2,763,694	$ -	$ 541,901	$ 774,144	$ 1,083,802	$ 1,393,459	$ 2,540,160	$ 7,524,680				$ 24,394,245
Reclaim existing spaces into classrooms															$ -
Administration Space Improvements	$ 619,315	$ 957,197	$ 474,163		$ 1,693,440	$ 690,278	$ 241,920	$ 1,170,490	$ 556,416	$ 1,447,649	$ 882,524	$ 1,566,674	$ 290,304		$ 10,590,371
Natural Light/Solotubes		$ 241,920	$ 241,920	$ 232,243	$ 222,566	$ 241,920	$ 232,243	$ 261,274	$ 348,365	$ 367,718	$ 628,992	$ 483,840	$ 193,536		$ 3,696,538
Outdoor Learning Environments															$ -
Shade Structures															$ -
Storage space/screening	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 241,920	$ 161,280	$ 241,920	$ 161,280	$ 161,280	$ 241,920	$ 241,920	$ 161,280		$ 2,419,200
Other Site Specific Projects Projects															$ -
Athletic Fields and Landscaping							$ 48,384								$ 48,384
Subtotal Schools	**$ 3,457,843**	**$ 4,333,110**	**$ 4,128,768**	**$ 3,157,217**	**$ 3,315,917**	**$ 1,716,019**	**$ 1,457,971**	**$ 3,434,861**	**$ 2,620,800**	**$ 5,807,048**	**$ 9,278,116**	**$ 4,169,894**	**$ 2,999,808**	**$ 4,193,280**	**$ 54,070,652**
School Totals	**$ 4,522,291**	**$ 7,082,934**	**$ 8,230,038**	**$ 4,132,961**	**$ 6,347,658**	**$ 2,603,059**	**$ 5,390,461**	**$ 4,233,197**	**$ 6,083,119**	**$ 7,137,608**	**$ 16,985,002**	**$ 7,256,794**	**$ 6,189,443**	**$ 4,193,280**	**$ 90,387,844**

District Wide Projects															
															$ -
															$ -
															$ -
Subtotal District Wide Projects															**$ -**
Total Project Cost for all Sites	**PHASE 2**														**$ 354,463,312**

Bond Program Costs			
Overall Bond Contingency	10%	$	35,446,331.20
Program Management	2%	$	7,089,266.24
Moving Expenses	1%	$	3,544,633.12
Subtotal Bond Program Costs		**$**	**46,080,231**
Grand Total Bond Program Estimated Cost	**PHASE 2**	**$**	**400,543,543**
Grand Total Bond Program Estimated Cost		**$**	**664,619,011**

Copyright WLC Architects, In

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	$ 400	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
	Subtotal:				**$ 1,432,773**	$ 286,555	$ 206,319	**$ 1,925,647**	$ 385,129	**$ 2,310,777**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	9,600	SF	$ 100	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	$ 25	$ 57,500	$ 11,500	$ 8,280	$ 77,280	$ 15,456	$ 92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Student/Joint Use Community Center / Improve Dropoff and Parking	7,500	SF	$ 400	$ 3,000,000	$ 600,000	$ 432,000	$ 4,032,000	$ 806,400	$ 4,838,400
1	Infill Covered Walk for new Speed Line	400	SF	$ 300	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
1	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 5,019,500**	$ 1,003,900	$ 722,808	**$ 6,746,208**	$ 1,349,242	**$ 8,095,450**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 7,315,813**	$ 1,463,163	$ 1,053,477	**$ 9,832,453**	$ 1,966,491	**$11,798,944**

Notes:

1. This site is currently fully air conditioned.
2. Low voltage costs have been reduced because this site has been recently upgraded.
3. Relocate current preschool to rooms B1 and B2.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. Reclaim space in Building A for a small Admin Office. (100 sf)

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 660,000**	$ 132,000	$ 95,040	**$ 887,040**	$ 177,408	**$ 1,064,448**
	District Priorities For Schools									
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	21st Century Flexible Furniture (Remaining School)	31,139	SF	$ 10	$ 311,387	$ 62,277	$ 44,840	$ 418,504	$ 83,701	$ 502,204
	Subtotal:				**$ 311,387**	$ 62,277	$ 44,840	**$ 418,504**	$ 83,701	**$ 502,204**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	23,040	SF	$ 100	$ 2,304,000	$ 460,800	$ 331,776	$ 3,096,576	$ 619,315	$ 3,715,891
2	Add a space for nurse clinic	960	SF	$ 400	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	New Mulit-Use Classrooms (2)	2,400	SF	$ 400	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
	Reclaim existing spaces into classrooms									
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Enclose Exterior Hallways	4,000	SF	$ 100	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
	Subtotal:				**$ 4,848,000**	$ 969,600	$ 698,112	**$ 6,515,712**	$ 1,303,142	**$ 7,818,854**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,819,387**	$ 1,163,877	$ 837,992	**$ 7,821,256**	$ 1,564,251	**$ 9,385,507**
	Total Project Cost For Master Plan Improvements				**$13,135,200**	$ 2,627,040	$ 1,891,469	**$17,653,709**	$ 3,530,742	**$21,184,451**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	33,133	SF	$ 10	$ 331,330	$ 66,266	$ 47,712	$ 445,308	$ 89,062	$ 534,369
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
	Subtotal:				**$ 3,057,598**	$ 611,520	$ 440,294	**$ 4,109,412**	$ 821,882	**$ 4,931,295**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing MUB	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
1	Add Restrms & Wkrm to exist classrooms for Kindergarten (3)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area infill existing covered walk at MUB	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 741,500**	$ 148,300	$ 106,776	**$ 996,576**	$ 199,315	**$ 2,124,864**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,569,763**	$ 913,953	$ 658,046	**$ 6,141,762**	$ 1,228,352	**$ 8,299,087**

Notes:

1. This site requested air conditioning as a high priority.
2. The new Preschool/TK will be located in Building G Rooms 10 and 11.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,500	SF	$ 110	$ 1,705,000	$ 341,000	$ 245,520	$ 2,291,520	$ 458,304	$ 2,749,824
	Subtotal:				**$ 1,705,000**	$ 341,000	$ 245,520	**$ 2,291,520**	$ 458,304	**$ 2,749,824**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	22,089	SF	$ 10	$ 220,887	$ 44,177	$ 31,808	$ 296,872	$ 59,374	$ 356,246
	Subtotal:				**$ 220,887**	$ 44,177	$ 31,808	**$ 296,872**	$ 59,374	**$ 356,246**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reconfigure and Enlarge Administration Space	2,374	SF	$ 250	$ 593,500	$ 118,700	$ 85,464	$ 797,664	$ 159,533	$ 957,197
2	Add a classroom building with 2 restrooms for resource	4,608	SF	$ 400	$ 1,843,200	$ 368,640	$ 265,421	$ 2,477,261	$ 495,452	$ 2,972,713
2	Convert an existing classroom to a science room	1,200	SF	$ 250	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 5,038,700**	$ 1,007,740	$ 725,573	**$ 6,772,013**	$ 1,354,403	**$ 8,126,415**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,964,587**	$ 1,392,917	$ 1,002,900	**$ 9,360,404**	$ 1,872,081	**$ 11,232,485**
	Total Project Cost For Master Plan Improvements				**$ 11,534,350**	$ 2,306,870	$ 1,660,946	**$ 15,502,166**	$ 3,100,433	**$ 19,531,572**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	25	ROOMS	$ 3,500	$ 87,500	$ 17,500	$ 12,600	$ 117,600	$ 23,520	$ 141,120
1	Kitchen Upgrade	1,440	SF	$ 500	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	33,078	SF	$ 10	$ 330,780	$ 66,156	$ 47,632	$ 444,568	$ 88,914	$ 533,482
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ 22,052	$ 15,877	$ 148,189	$ 29,638	$ 177,827
1	Add Pre-K/Preschool (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 1,752,540**	$ 350,508	$ 252,366	**$ 2,355,414**	$ 471,083	**$ 2,826,497**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm (2)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 1,708,800**	$ 341,760	$ 246,067	**$ 2,296,627**	$ 459,325	**$ 2,755,953**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,206,730**	$ 841,346	$ 605,769	**$ 5,653,845**	$ 1,130,769	**$ 6,784,614**

Notes:

1. The library currently has air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. This site placed a low priority on a new stage so only kitchen improvements are being included.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
	Subtotal:				**$ 1,716,000**	$ 343,200	$ 247,104	**$ 2,306,304**	$ 461,261	**$ 2,767,565**
	District Priorities For Schools									
2	Air-conditioning (Library and Admin Already Have AC)	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
2	21st Century Flexible Furniture (Remaining School)	22,052	SF	$ 10	$ 220,520	$ 44,104	$ 31,755	$ 296,379	$ 59,276	$ 355,655
	Subtotal:				**$ 1,047,470**	$ 209,494	$ 150,836	**$ 1,407,800**	$ 281,560	**$ 1,689,360**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Replace Portables (5)	5,760	SF	$ 350	$ 2,016,000	$ 403,200	$ 290,304	$ 2,709,504	$ 541,901	$ 3,251,405
2	Reclaim existing spaces into classrooms (Not Required)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize Administration Space (including AC)	1,680	SF	$ 175	$ 294,000	$ 58,800	$ 42,336	$ 395,136	$ 79,027	$ 474,163
2	Add Family Center to Administration	1,000	SF	$ 350	$ 350,000	$ 70,000	$ 50,400	$ 470,400	$ 94,080	$ 564,480
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
	Subtotal:				**$ 5,082,000**	$ 1,016,400	$ 731,808	**$ 6,830,208**	$ 1,366,042	**$ 8,196,250**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 7,845,470**	$ 1,569,094	$ 1,129,748	**$10,544,312**	$ 2,108,862	**$12,653,174**
	Total Project Cost For Master Plan Improvements				**$12,052,200**	$ 2,410,440	$ 1,735,517	**$16,198,157**	$ 3,239,631	**$19,437,788**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ 21,941	$ 15,797	$ 147,441	$ 29,488	$ 176,930
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 3,296,588**	$ 659,318	$ 474,709	**$ 4,430,615**	$ 886,123	**$ 5,316,738**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into innovation center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300	SF	$ 350	$ 105,000	$ 21,000	$ 15,120	$ 141,120	$ 28,224	$ 169,344
1	Add Classrooms (3) + Flex Classroom (1)	4,896	SF	$ 350	$ 1,713,600	$ 342,720	$ 246,758	$ 2,303,078	$ 460,616	$ 2,763,694
1	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
1	Outdoor Learning Environments	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
1	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Demo Existing Kitchen	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 4,732,200**	$ 946,440	$ 681,437	**$ 6,360,077**	$ 1,272,015	**$ 7,632,092**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 8,812,898**	$ 1,762,580	$ 1,269,057	**$11,844,535**	$ 2,368,907	**$14,213,442**

Notes:

1. This site is designated to be fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. New classrooms replace existing portables.
4. The new Community Center will replace the Family Literacy Center and incompass wellness, agency interaction and daycare.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Total	Cont 10%	Years at 6%	Total Const	20%	Project Total
2	Single pane window replacement	5,500	SF	$ 110	$ 605,000	$ 121,000	$ 87,120	$ 813,120	$ 162,624	$ 975,744
2	21st Century Flexible Furniture (Remaining School)	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 605,000**	$ 121,000	$ 87,120	**$ 813,120**	$ 162,624	**$ 975,744**
	District Priorities For Schools									
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
	Reclaim existing spaces into classrooms (none required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 2,200,000**	$ 440,000	$ 316,800	**$ 2,956,800**	$ 591,360	**$ 3,548,160**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 2,805,000**	$ 561,000	$ 403,920	**$ 3,769,920**	$ 753,984	**$ 4,523,904**
	Total Project Cost For Master Plan Improvements				**$11,617,898**	$ 2,323,580	$ 1,672,977	**$15,614,455**	$ 3,122,891	**$18,737,346**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 40	$ 1,230,600	$ 246,120	$ 177,206	$ 1,653,926	$ 330,785	$ 1,984,712
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 1,785,600**	$ 357,120	$ 257,126	**$ 2,399,846**	$ 479,969	**$ 2,879,816**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	23	ROOMS	$ 3,500	$ 80,500	$ 16,100	$ 11,592	$ 108,192	$ 21,638	$ 129,830
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	30,765	SF	$ 10	$ 307,650	$ 61,530	$ 44,302	$ 413,482	$ 82,696	$ 496,178
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ 20,510	$ 14,767	$ 137,827	$ 27,565	$ 165,393
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 400	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
	Subtotal:				**$ 3,341,700**	$ 668,340	$ 481,205	**$ 4,491,245**	$ 898,249	**$ 5,389,494**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB into STEAM Center (Includes AC)	3,552	SF	$ 200	$ 710,400	$ 142,080	$ 102,298	$ 954,778	$ 190,956	$ 1,145,733
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration Building	3,000	SF	$ 350	$ 1,050,000	$ 210,000	$ 151,200	$ 1,411,200	$ 282,240	$ 1,693,440
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing Admin space into classrooms (2)	1,920	SF	$ 150	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Environments	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 3,077,850**	$ 615,570	$ 443,210	**$ 4,136,630**	$ 827,326	**$ 4,963,956**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 8,205,150**	$ 1,641,030	$ 1,181,542	**$11,027,722**	$ 2,205,544	**$13,233,266**

Notes:

1. The STEAM Center, new Admin and MP will have air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling elsewhere.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Reclaimed Admin intended to replace portable rooms 19 and 20

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
	Subtotal:				**$ 1,716,000**	$ 343,200	$ 247,104	**$ 2,306,304**	$ 461,261	**$ 2,767,565**
	District Priorities For Schools									
2	Air-conditioning	6,552	SF	$ 25	$ 163,800	$ 32,760	$ 23,587	$ 220,147	$ 44,029	$ 264,177
2	21st Century Flexible Furniture (Remaining School)	20,510	SF	$ 10	$ 205,100	$ 41,020	$ 29,534	$ 275,654	$ 55,131	$ 330,785
	Subtotal:				**$ 368,900**	$ 73,780	$ 53,122	**$ 495,802**	$ 99,160	**$ 594,962**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	14,400	SF	$ 100	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
2	Natural Light/Solotubes	46	EA	$ 3,000	$ 138,000	$ 27,600	$ 19,872	$ 185,472	$ 37,094	$ 222,566
	Subtotal:				**$ 1,578,000**	$ 315,600	$ 227,232	**$ 2,120,832**	$ 424,166	**$ 2,544,998**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 3,662,900**	$ 732,580	$ 527,458	**$ 4,922,938**	$ 984,588	**$ 5,907,525**
	Total Project Cost For Master Plan Improvements				**$11,868,050**	$ 2,373,610	$ 1,708,999	**$15,950,659**	$ 3,190,132	**$19,140,791**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Utilities/Plumbing Improvements	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 744,075**	$ 148,815	$ 107,147	**$ 1,000,037**	$ 200,007	**$ 1,200,044**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	33,815	SF	$ 10	$ 338,150	$ 67,630	$ 48,694	$ 454,474	$ 90,895	$ 545,368
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 2,492,367**	$ 498,473	$ 358,901	**$ 3,349,741**	$ 669,948	**$ 4,019,689**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
3	Temporary Housing									
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 1,416,400**	$ 283,280	$ 203,962	**$ 1,903,642**	$ 380,728	**$ 2,284,370**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,652,842**	$ 930,568	$ 670,009	**$ 6,253,419**	$ 1,250,684	**$ 7,504,103**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
4. New Kitchen will use Room E5 which is not necessary to replace at this time.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	5,000	SF	$ 110	$ 550,000	$ 110,000	$ 79,200	$ 739,200	$ 147,840	$ 887,040
2	21st Century Flexible Furniture (Remaining School)	22,543	SF	$ 10	$ 225,433	$ 45,087	$ 32,462	$ 302,982	$ 60,596	$ 363,579
	Subtotal:				**$ 775,433**	$ 155,087	$ 111,662	**$ 1,042,182**	$ 208,436	**$ 1,250,619**
	District Priorities For Schools									
2	Air-conditioning	33,815	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reconfigure Administration Space	1,712	SF	$ 250	$ 428,000	$ 85,600	$ 61,632	$ 575,232	$ 115,046	$ 690,278
1	Add Kindergarten classroom (2)	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
2	Add Classrooms (1) to replace E5	960	SF	$ 350	$ 336,000	$ 67,200	$ 48,384	$ 451,584	$ 90,317	$ 541,901
2	Reclaim existing spaces into classrooms (1)	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Enclose Exterior Hallways	4,000	SF	$ 100	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
	Subtotal:				**$ 4,572,000**	$ 914,400	$ 658,368	**$ 6,144,768**	$ 1,228,954	**$ 7,373,722**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,347,433**	$ 1,069,487	$ 770,030	**$ 7,186,950**	$ 1,437,390	**$ 8,624,340**
	Total Project Cost For Master Plan Improvements				**$10,000,275**	$ 2,000,055	$ 1,440,040	**$13,440,370**	$ 2,688,074	**$16,128,444**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways (from north entry)	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	31,532	SF	$ 10	$ 315,320	$ 63,064	$ 45,406	$ 423,790	$ 84,758	$ 508,548
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 2,455,427**	$ 491,085	$ 353,581	**$ 3,300,093**	$ 660,019	**$ 3,960,112**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
1	Add TK/Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Pedestrian Walkway from NW corner of Site	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
1	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve exterior lighting	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
	Subtotal:				**$ 1,744,650**	$ 348,930	$ 251,230	**$ 2,344,810**	$ 468,962	**$ 2,813,772**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,812,737**	$ 962,547	$ 693,034	**$ 6,468,318**	$ 1,293,664	**$ 7,761,982**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,000	SF	$ 110	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
	Subtotal:				**$ 1,650,000**	$ 330,000	$ 237,600	**$ 2,217,600**	$ 443,520	**$ 2,661,120**
	District Priorities For Schools									
2	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
2	21st Century Flexible Furniture (Remaining School)	21,021	SF	$ 10	$ 210,213	$ 42,043	$ 30,271	$ 282,527	$ 56,505	$ 339,032
	Subtotal:				**$ 998,513**	$ 199,703	$ 143,786	**$ 1,342,002**	$ 268,400	**$ 1,610,402**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Add Science Room	1,200	SF	$ 400	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
2	Replace Portables (2) Reclaim Existing Kinder Room 5	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Reconfigure and Enlarge Administration Space?	1,000	SF	$ 150	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Window shades (Included above)	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Obstacle course	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 3,964,000**	$ 792,800	$ 570,816	**$ 5,327,616**	$ 1,065,523	**$ 6,393,139**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,612,513**	$ 1,322,503	$ 952,202	**$ 8,887,218**	$ 1,777,444	**$ 10,664,662**
	Total Project Cost For Master Plan Improvements				**$ 11,425,250**	$ 2,285,050	$ 1,645,236	**$ 15,355,536**	$ 3,071,107	**$ 18,426,643**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes (Includes Gym window shades)	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Roof Replacement	1	LS	$ 784,242	$ 784,242	$ 156,848	$ 112,931	$ 1,054,021	$ 210,804	$ 1,264,825
	Subtotal:				**$ 1,343,222**	$ 268,644	$ 193,424	**$ 1,805,290**	$ 361,058	**$ 2,166,348**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	27	ROOMS	$ 6,500	$ 175,500	$ 35,100	$ 25,272	$ 235,872	$ 47,174	$ 283,046
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	41,796	SF	$ 10	$ 417,960	$ 83,592	$ 60,186	$ 561,738	$ 112,348	$ 674,086
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 1,236,780**	$ 247,356	$ 178,096	**$ 1,662,232**	$ 332,446	**$ 1,994,679**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios	3,645	SF	$ 100	$ 364,500	$ 72,900	$ 52,488	$ 489,888	$ 97,978	$ 587,866
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 553,900**	$ 110,780	$ 79,762	**$ 744,442**	$ 148,888	**$ 893,330**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 3,133,902**	$ 626,780	$ 451,282	**$ 4,211,964**	$ 842,393	**$ 5,054,357**

Notes:

1. This site is fully air conditioned except for the recently built MUB.
2. Because the MUB/stage/kitchen was recently built, no bond funds have been allocated.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	4,500	SF	$ 110	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
	Subtotal:				**$ 495,000**	$ 99,000	$ 71,280	**$ 665,280**	$ 133,056	**$ 798,336**
	District Priorities For Schools									
2	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
2	21st Century Flexible Furniture (Remaining School)	27,864	SF	$ 10	$ 278,640	$ 55,728	$ 40,124	$ 374,492	$ 74,898	$ 449,391
	Subtotal:				**$ 1,323,540**	$ 264,708	$ 190,590	**$ 1,778,838**	$ 355,768	**$ 2,134,605**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios (Remainder)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Add Classrooms (2) to replace portables	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (0)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize Administration Space	2,903	SF	$ 250	$ 725,750	$ 145,150	$ 104,508	$ 975,408	$ 195,082	$ 1,170,490
2	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Jogging track	3,520	SF	$ 30	$ 105,600	$ 21,120	$ 15,206	$ 141,926	$ 28,385	$ 170,312
2	Field Restoration (possibly partial synthetic/part natural grass)	1	LS	$ 500,000	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
	Subtotal:				**$ 4,271,350**	$ 854,270	$ 615,074	**$ 5,740,694**	$ 1,148,139	**$ 6,888,833**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,089,890**	$ 1,217,978	$ 876,944	**$ 8,184,812**	$ 1,636,962	**$ 9,821,775**

	Total Project Cost For Master Plan Improvements				**$ 9,223,792**	$ 1,844,758	$ 1,328,226	**$ 12,396,776**	$ 2,479,355	**$ 14,876,132**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Roof Replacement	1	LS	$ 1,025,593	$ 1,025,593	$ 205,119	$ 147,685	$ 1,378,397	$ 275,679	$ 1,654,076
	Subtotal:				**$ 2,147,948**	$ 429,590	$ 309,305	**$ 2,886,842**	$ 577,368	**$ 3,464,211**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	New Stage and Kitchen	3,000	SF	$ 550	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
	Subtotal:				**$ 4,857,550**	$ 971,510	$ 699,487	**$ 6,528,547**	$ 1,305,709	**$ 7,834,257**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (All 4 pods)	8,500	SF	$ 300	$ 2,550,000	$ 510,000	$ 367,200	$ 3,427,200	$ 685,440	$ 4,112,640
1	Modernize existing Library into Innovation Center	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 100	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	Make (3) Science Classrooms into (2) Science Labs with Prep	2,880	SF	$ 300	$ 864,000	$ 172,800	$ 124,416	$ 1,161,216	$ 232,243	$ 1,393,459
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing									
1	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 5,951,650**	$ 1,190,330	$ 857,038	**$ 7,999,018**	$ 1,599,804	**$ 9,598,821**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$12,957,148**	$ 2,591,430	$ 1,865,829	**$17,414,407**	$ 3,482,881	**$20,897,288**

Notes:

1. This site is designated to be fully air conditioned to achieve parity with Sinaloa MS.
2. Because this is an all PBL school, all classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 660,000**	$ 132,000	$ 95,040	**$ 887,040**	$ 177,408	**$ 1,064,448**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
1	Develop Maker Space	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Reclaim existing spaces into classrooms (not required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Reconfigure and Enlarge Administration Space	2,300	SF	$ 150	$ 345,000	$ 69,000	$ 49,680	$ 463,680	$ 92,736	$ 556,416
2	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	1,920	SF	$ 400	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
2	Add Computer lab	1,200	SF	$ 400	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 7,534,000**	$ 1,506,800	$ 1,084,896	**$10,125,696**	$ 2,025,139	**$12,150,835**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 8,194,000**	$ 1,638,800	$ 1,179,936	**$11,012,736**	$ 2,202,547	**$13,215,283**
	Total Project Cost For Master Plan Improvements				**$21,151,148**	$ 4,230,230	$ 3,045,765	**$28,427,143**	$ 5,685,429	**$34,112,571**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	38	ROOMS	$ 6,500	$ 247,000	$ 49,400	$ 35,568	$ 331,968	$ 66,394	$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria and Enclose Eating Area.	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 550	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	20,000	SF	$ 10	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 3,998,100**	$ 799,620	$ 575,726	**$ 5,373,446**	$ 1,074,689	**$ 6,448,136**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,000	SF	$ 250	$ 1,250,000	$ 250,000	$ 180,000	$ 1,680,000	$ 336,000	$ 2,016,000
1	Modernize existing Library into Innovation Space	4,256	SF	$ 50	$ 212,800	$ 42,560	$ 30,643	$ 286,003	$ 57,201	$ 343,204
1	New Band Room	2,500	SF	$ 400	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New Boys and Girls Gym Lockers for 850 total	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
3	Temporary Housing									
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 4,558,800**	$ 911,760	$ 656,467	**$ 6,127,027**	$ 1,225,405	**$ 7,352,433**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$10,895,600**	$ 2,179,120	$ 1,568,966	**$14,643,686**	$ 2,928,737	**$17,572,424**

Notes:

1. This site is currently fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	7,500	SF	$ 110	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
	Subtotal:				**$ 825,000**	$ 165,000	$ 118,800	**$ 1,108,800**	$ 221,760	**$ 1,330,560**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	42,740	SF	$ 10	$ 427,400	$ 85,480	$ 61,546	$ 574,426	$ 114,885	$ 689,311
	Subtotal:				**$ 427,400**	$ 85,480	$ 61,546	**$ 574,426**	$ 114,885	**$ 689,311**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	5,000	SF	$ 250	$ 1,250,000	$ 250,000	$ 180,000	$ 1,680,000	$ 336,000	$ 2,016,000
2	Develop Maker Space	2,000	SF	$ 400	$ 800,000	$ 160,000	$ 115,200	$ 1,075,200	$ 215,040	$ 1,290,240
1	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
	Not Used									
2	Reconfigure 1 science room lab and 2 classrooms	3,500	SF	$ 450	$ 1,575,000	$ 315,000	$ 226,800	$ 2,116,800	$ 423,360	$ 2,540,160
2	Reclaim existing spaces into classrooms (none required)	2,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Reconfigure Administration Space	5,984	SF	$ 150	$ 897,600	$ 179,520	$ 129,254	$ 1,206,374	$ 241,275	$ 1,447,649
2	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Remodel Art Room	1,500	SF	$ 150	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
	Subtotal:				**$ 9,075,600**	$ 1,815,120	$ 1,306,886	**$12,197,606**	$ 2,439,521	**$14,637,128**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$10,328,000**	$ 2,065,600	$ 1,487,232	**$13,880,832**	$ 2,776,166	**$16,656,998**
	Total Project Cost For Master Plan Improvements				**$21,223,600**	$ 4,244,720	$ 3,056,198	**$28,524,518**	$ 5,704,904	**$34,229,422**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	65	ROOMS	$ 6,500	$ 422,500	$ 84,500	$ 60,840	$ 567,840	$ 113,568	$ 681,408
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 5,940,697**	$ 1,188,139	$ 855,460	**$ 7,984,296**	$ 1,596,859	**$ 9,581,156**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	19,200	SF	$ 100	$ 1,920,000	$ 384,000	$ 276,480	$ 2,580,480	$ 516,096	$ 3,096,576
1	Modernize existing Library into Innovation Space	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
1	Performing Arts Center with Art Gallery (450 seats)	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
1	Replace Existing Portable Classrooms (9)	10,368	SF	$ 450	$ 4,665,600	$ 933,120	$ 671,846	$ 6,270,566	$ 1,254,113	$ 7,524,680
1	Reclaim existing science labs into classrooms (Learning Studios)	9,600	SF	$ 125	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
1	Modernize existing Gym	24,000	SF	$ 50	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
3	Temporary Housing									
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$26,130,275**	$ 5,226,055	$ 3,762,760	**$35,119,090**	$ 7,023,818	**$ 42,142,908**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$33,457,687**	$ 6,691,537	$ 4,817,907	**$44,967,131**	$ 8,993,426	**$ 53,960,557**

Notes:
1. This site is designated to be fully air conditioned to achieve parity with San Marin High School.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
	Subtotal:				**$ 1,595,000**	$ 319,000	$ 229,680	**$ 2,143,680**	$ 428,736	**$ 2,572,416**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	84,895	SF	$ 10	$ 848,953	$ 169,791	$ 122,249	$ 1,140,993	$ 228,199	$ 1,369,192
	Subtotal:				**$ 848,953**	$ 169,791	$ 122,249	**$ 1,140,993**	$ 228,199	**$ 1,369,192**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus) Develop Maker Spaces	38,400	SF	$ 100	$ 3,840,000	$ 768,000	$ 552,960	$ 5,160,960	$ 1,032,192	$ 6,193,152
1	Administration remodel and expansion (good first impression) Not Used	3,648	SF	$ 150	$ 547,200	$ 109,440	$ 78,797	$ 735,437	$ 147,087	$ 882,524
2	Natural Light/Solotubes	130	EA	$ 3,000	$ 390,000	$ 78,000	$ 56,160	$ 524,160	$ 104,832	$ 628,992
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
	Subtotal:				**$ 8,861,400**	$ 1,772,280	$ 1,276,042	**$11,909,722**	$ 2,381,944	**$ 14,291,666**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$11,305,353**	$ 2,261,071	$ 1,627,971	**$15,194,395**	$ 3,038,879	**$ 18,233,274**

	Total Project Cost For Master Plan Improvements				**$44,763,040**	$ 8,952,608	$ 6,445,878	**$60,161,526**	$ 12,032,305	**$ 72,193,831**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Roof Replacement	1	LS	$ 1,766,482	$ 1,766,482	$ 353,296	$ 254,373	$ 2,374,152	$ 474,830	$ 2,848,982
	Subtotal:				**$ 5,041,482**	$ 1,008,296	$ 725,973	**$ 6,775,752**	$ 1,355,150	**$ 8,130,902**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	50	ROOMS	$ 6,500	$ 325,000	$ 65,000	$ 46,800	$ 436,800	$ 87,360	$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	116,947	SF	$ 15	$ 1,754,205	$ 350,841	$ 252,606	$ 2,357,652	$ 471,530	$ 2,829,182
1	21st Century Flexible Furniture	38,982	SF	$ 10	$ 389,823	$ 77,965	$ 56,135	$ 523,923	$ 104,785	$ 628,707
	Subtotal:				**$ 2,469,028**	$ 493,806	$ 355,540	**$ 3,318,374**	$ 663,675	**$ 3,982,049**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (Building D)	11,408	SF	$ 100	$ 1,140,800	$ 228,160	$ 164,275	$ 1,533,235	$ 306,647	$ 1,839,882
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460
1	New STEM Center (10 Labs/Classrooms and Prep)	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
1	Reclaim Existing Science Building B into Academy Classrooms which replaces existing portable classrooms.	11,563	SF	$ 150	$ 1,734,450	$ 346,890	$ 249,761	$ 2,331,101	$ 466,220	$ 2,797,321
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Modernize existing Gym	10,000	SF	$ 100	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Modernize existing Performing Arts Center	6,855	SF	$ 150	$ 1,028,250	$ 205,650	$ 148,068	$ 1,381,968	$ 276,394	$ 1,658,362
1	Modernize Art/Music Building I	9,706	SF	$ 150	$ 1,455,900	$ 291,180	$ 209,650	$ 1,956,730	$ 391,346	$ 2,348,076
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
3	Temporary Housing									
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	New Synthetic turf field – soccer and baseball	1	EA	$ 2,000,000	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
	Subtotal:				**$23,928,575**	$ 4,785,715	$ 3,445,715	**$32,160,005**	$ 6,432,001	**$38,592,006**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$31,439,085**	$ 6,287,817	$ 4,527,228	**$42,254,131**	$ 8,450,826	**$50,704,957**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	17,400	SF	$ 110	$ 1,914,000	$ 382,800	$ 275,616	$ 2,572,416	$ 514,483	$ 3,086,899
2	Exterior painting (Part of Exterior Skin Replacement)	-	LS	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,914,000**	$ 382,800	$ 275,616	**$ 2,572,416**	$ 514,483	**$ 3,086,899**
	District Priorities For Schools									
1	21st Century Flexible Furniture (Remaining School)	74,614	SF	$ 10	$ 746,137	$ 149,227	$ 107,444	$ 1,002,808	$ 200,562	$ 1,203,369
	Subtotal:				**$ 746,137**	$ 149,227	$ 107,444	**$ 1,002,808**	$ 200,562	**$ 1,203,369**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	33,600	SF	$ 100	$ 3,360,000	$ 672,000	$ 483,840	$ 4,515,840	$ 903,168	$ 5,419,008
1	Administration remodel (good first impression)	6,476	SF	$ 150	$ 971,400	$ 194,280	$ 139,882	$ 1,305,562	$ 261,112	$ 1,566,674
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Weight room modernization/expansion	3,000	SF	$ 450	$ 1,350,000	$ 270,000	$ 194,400	$ 1,814,400	$ 362,880	$ 2,177,280
2	Renovate locker rooms	1	ALLOW	$ 2,500,000	$ 2,500,000	$ 500,000	$ 360,000	$ 3,360,000	$ 672,000	$ 4,032,000
2	Canopy over weight room and gym entrance	2,000	SF	$ 75	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Tech lab for industry based certification	1,500	SF	$ 350	$ 525,000	$ 105,000	$ 75,600	$ 705,600	$ 141,120	$ 846,720
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	New announcer booth – baseball	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	New announcer booth – football	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	Tennis court seating	250	EA	$ 300	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Tennis court pathways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	25yd x 35m pool and pool house/lockers	1	LS	$ 7,500,000	$ 7,500,000	$ 1,500,000	$ 1,080,000	$ 10,080,000	$ 2,016,000	$ 12,096,000
	Subtotal:				**$17,881,400**	$ 3,576,280	$ 2,574,922	**$24,032,602**	$ 4,806,520	**$28,839,122**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$20,541,537**	$ 4,108,307	$ 2,957,981	**$27,607,825**	$ 5,521,565	**$33,129,390**
	Total Project Cost For Master Plan Improvements				**$51,980,622**	$ 10,396,124	$ 7,485,210	**$69,861,956**	$ 13,972,391	**$83,834,347**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	20	ROOMS	$ 6,500	$ 130,000	$ 26,000	$ 18,720	$ 174,720	$ 34,944	$ 209,664
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	7,760	SF	$ 10	$ 77,600	$ 15,520	$ 11,174	$ 104,294	$ 20,859	$ 125,153
	Subtotal:				**$ 908,220**	$ 181,644	$ 130,784	**$ 1,220,648**	$ 244,130	**$ 1,464,777**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
1	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
	Subtotal:				**$ 715,925**	$ 143,185	$ 103,093	**$ 962,203**	$ 192,441	**$ 1,154,644**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 1,904,145**	$ 380,829	$ 274,197	**$ 2,559,171**	$ 511,834	**$ 3,071,005**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
2	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 810,000**	$ 162,000	$ 116,640	**$ 1,088,640**	$ 217,728	**$ 1,306,368**
	District Priorities For Schools									
2	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	21st Century Flexible Furniture (Remaining School)	38,948	SF	$ 10	$ 389,480	$ 77,896	$ 56,085	$ 523,461	$ 104,692	$ 628,153
	Subtotal:				**$ 1,557,180**	$ 311,436	$ 224,234	**$ 2,092,850**	$ 418,570	**$ 2,511,420**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	13,440	SF	$ 100	$ 1,344,000	$ 268,800	$ 193,536	$ 1,806,336	$ 361,267	$ 2,167,603
2	Modernize existing MUB	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Develop Maker Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ 150	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	Natural Light/Solotubes	40	EA	$ 3,000	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Tennis court	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 3,838,000**	$ 767,600	$ 552,672	**$ 5,158,272**	$ 1,031,654	**$ 6,189,926**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,205,180**	$ 1,241,036	$ 893,546	**$ 8,339,762**	$ 1,667,952	**$10,007,714**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	14,400	SF	$ 10	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
	Subtotal:				**$ 224,000**	$ 44,800	$ 32,256	**$ 301,056**	$ 60,211	**$ 361,267**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	14,400	SF	$ 15	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	21st Century Flexible Furniture	4,800	SF	$ 10	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
	Subtotal:				**$ 342,000**	$ 68,400	$ 49,248	**$ 459,648**	$ 91,930	**$ 551,578**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios	2,880	SF	$ 100	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Modernize existing Library into Innovation Center	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
1	Outdoor Learning Environments	1,000	SF	$ 20	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 374,500**	$ 74,900	$ 53,928	**$ 503,328**	$ 100,666	**$ 603,994**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 940,500**	$ 188,100	$ 135,432	**$ 1,264,032**	$ 252,806	**$ 1,516,838**

Notes:

1. This site is in all portable buildings.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
2	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	District Priorities For Schools									
2	New MUB with Stage and Kitchen (No Existing MUB)	6,500	SF	$ 400	$ 2,600,000	$ 520,000	$ 374,400	$ 3,494,400	$ 698,880	$ 4,193,280
2	Air-conditioning (Relocatable Buildings already have it)	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	21st Century Flexible Furniture (Remaining School)	9,600	SF	$ 10	$ 96,000	$ 19,200	$ 13,824	$ 129,024	$ 25,805	$ 154,829
	Subtotal:				**$ 2,696,000**	$ 539,200	$ 388,224	**$ 3,623,424**	$ 724,685	**$ 4,348,109**
	Site Specific Projects / 21st Century Education									
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 2,696,000**	$ 539,200	$ 388,224	**$ 3,623,424**	$ 724,685	**$ 4,348,109**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing arts complex/space (450 seats)	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
	Subtotal:				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**
	Total Project Cost For Master Plan Improvements				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Central Distribution Kitchen
WLC Architects, Inc.
April 13, 2016

OPTION 3 - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Distribution Kitchen	5,500	SF	$ 600	$ 3,300,000	$ 660,000	$ 475,200	$ 4,435,200	$ 887,040	$ 5,322,240
2	Cullinary Arts Academy	-		$ 650	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**
	Total Project Cost For Master Plan Improvements				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 325	$	1,300,000
	B - Multi-Purpose Building	7,500		$ 325	$	2,437,500
	F - Library/Computer Labs	4,500		$ 325	$	1,462,500
	D - Kindergarten	5,760		$ 325	$	1,872,000
	E - Classrooms	24,000		$ 325	$	7,800,000
	Covered Walkways	14,000		$ 75	$	1,050,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	200,000
	Subtotal	59,760			$	16,662,000
	Design Contingency		6%		$	999,720
	Escalation Years @ %	3	6%		$	2,999,160
	Change Orders		5%		$	833,100
	Subtotal				$	4,831,980
	Expected Total Construction Cost				**$**	**21,493,980**
	Soft Costs		20%		$	4,298,796
	Total Project Cost				**$**	**25,792,776**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 325	$	3,570,125
	B - Gym	23,980		$ 325	$	7,793,500
	C - Library	12,888		$ 325	$	4,188,600
	D - Classrooms	14,784		$ 325	$	4,804,800
	E - Classrooms	17,472		$ 325	$	5,678,400
	F - Multipurpose	14,292		$ 325	$	4,644,900
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	38,904,900
	Design Contingency		6%		$	2,334,294
	Escalation Years @ %	3	6%		$	7,002,882
	Change Orders		5%		$	1,945,245
	Subtotal				$	11,282,421
	Expected Total Construction Cost				**$**	**50,187,321**
	Soft Costs		20%		$	10,037,464
	Total Project Cost				**$**	**60,224,785**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 500	$ 5,492,500
	B - Gym	40,000		$ 500	$ 20,000,000
	C - Library / Innovation Center	12,888		$ 500	$ 6,444,000
	D - Classrooms	21,504		$ 500	$ 10,752,000
	E - Classrooms	21,504		$ 500	$ 10,752,000
	F - Science Labs	17,920		$ 500	$ 8,960,000
	G - Student Center	14,292		$ 500	$ 7,146,000
	H - Performing Arts Center	25,000		$ 700	$ 17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$ 8,960,000
	Covered Walkways	28,205		$ 150	$ 4,230,750
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 60 Acres	2,613,600		$ 5	$ 13,068,000
	Subtotal	210,218			$ 114,187,250
	Design Contingency		10%		$ 11,418,725
	Escalation Years @ %	3	6%		$ 20,553,705
	Change Orders		5%		$ 5,709,363
	Subtotal				$ 37,681,793
	Expected Total Construction Cost				**$ 151,869,043**
	Soft Costs		20%		$ 30,373,809
	Total Project Cost				**$ 182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

April 13, 2016

OPTION 3 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 400	$ 4,394,000
	B - Gym	40,000		$ 400	$ 16,000,000
	C - Library / Innovation Center	12,888		$ 400	$ 5,155,200
	D - Classrooms	21,504		$ 400	$ 8,601,600
	E - Classrooms	21,504		$ 400	$ 8,601,600
	F - Science Labs	17,920		$ 400	$ 7,168,000
	G - Student Center	14,292		$ 400	$ 5,716,800
	H - Performing Arts Center	25,000		$ 500	$ 12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 400	$ 7,168,000
	Covered Walkways	28,205		$ 75	$ 2,115,375
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 60 Acres	2,613,600		$ 3	$ 7,840,800
	Subtotal	210,218			$ 86,143,375
	Design Contingency		6%		$ 5,168,603
	Escalation Years @ %	3	6%		$ 15,505,808
	Change Orders		5%		$ 4,307,169
	Subtotal				$ 24,981,579
	Expected Total Construction Cost				**$ 111,124,954**
	Soft Costs		20%		$ 22,224,991
	Total Project Cost				**$ 133,349,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000
Bond Funds Available for Projects		**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
May 2, 2016

Projected Bond Sales			Available Funds for Projects
Measure 'X' November 2016			
February 2017 - Series A Bond Sale	$	56,000,000	$ 48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$ 48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$ 47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$ 47,850,000
Available Bond Funds	$	222,000,000	$ 193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$ 3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$ 1,931,400
Available Additional Revenue	$	6,738,597	$ 5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$ 199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Olive Elementary School	Option	$ 13,233,266	$ 13,233,266	2017	$ 48,720,000	$ 35,486,734
1	Lynwood Elementary School	Option	$ 14,213,442	$ 27,446,708	2017	$ 48,720,000	$ 21,273,292
2	Loma Verde Elementary School	Option	$ 8,299,087	$ 88,150,841	2019	$ 97,440,000	$ 9,289,159
2	San Jose Middle School	Option	$ 20,844,915	$ 48,291,624	2019	$ 97,440,000	$ 49,148,376
2	Sinaloa Middle School	Option	$ 31,560,131	$ 79,851,754	2021	$ 145,290,000	$ 65,438,246
2	San Marin High School	Option	$ 47,446,133	$ 135,596,974	2021	$ 145,290,000	$ 9,693,026
3	Novato High School	Option	$ 43,875,920	$ 179,472,895	2023	$ 222,000,000	$ 42,527,105
3	Hamilton School K-8	Option	$ 11,798,944	$ 191,271,838	2023	$ 222,000,000	$ 30,728,162
3	Lu Sutton Elementary School	Option	$ 6,784,614	$ 198,056,453		$ 222,000,000	$ 23,943,547
3	Pleasant Valley Elementary School	Option	$ 7,504,103	$ 205,560,556		$ 222,000,000	$ 16,439,444
3	Rancho Elementary School	Option	$ 7,761,982	$ 213,322,537		$ 222,000,000	$ 8,677,463
3	San Ramon Elementary School	Option	$ 5,054,357	$ 218,376,894		$ 222,000,000	$ 3,623,106
3	Hill Education Center	Option	$ 3,071,005	$ 221,447,900		$ 222,000,000	$ 552,100
	New STEM Center		$ 16,257,024	$ 237,704,924		$ 222,000,000	$ (15,704,924)
	Performing Arts Center		$ 18,869,760	$ 256,574,684		$ 222,000,000	$ (34,574,684)
	F.A.N.S. Distribution Kitchen		$ 5,322,240	$ 261,896,924		$ 222,000,000	$ (39,896,924)
	Novato Charter School		$ 1,516,838	$ 263,413,762		$ 222,000,000	$ (41,413,762)
	Total Project Cost		**$ 263,413,762**				

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
May 2, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	10%
	Escalation Per Year	6%
	Change Orders	10%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	10%
	Program Management	2%
	Furniture and Equipment	3%
	Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
May 2, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400

		New Buildings	Elementary	Middle	High
		Portables	$ 52	$ 52	$ 52
		Modulars	$ 325	$ 325	$ 325
		New			
		Low	$ 300	$ 350	$ 400
		Medium	$ 350	$ 400	$ 450
		High	$ 400	$ 450	$ 500
		Demolition	$ 12	$ 14	$ 16
		Temporary Housing	$ 30	$ 30	$ 45

	Project Costs
	Design Contingency 6%
	Escalation Per Year 6%
	Change Orders 8%
	Soft Costs 20%

	Bond Program Costs
	Overall Bond Contingency 5%
	Program Management 2%
	Furniture and Equipment 1%
	Moving Expenses 0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus ***PHASE 1***

School		Estimated Project Cost
Hamilton School K-8		$ 11,798,944
Loma Verde Elementary School		$ 8,299,087
Lu Sutton Elementary School		$ 6,784,614
Lynwood Elementary School		$ 14,213,442
Olive Elementary School		$ 13,233,266
Pleasant Valley Elementary School		$ 7,504,103
Rancho Elementary School		$ 7,761,982
San Ramon Elementary School		$ 5,054,357
San Jose Middle School		$ 20,844,915
Sinaloa Middle School		$ 31,560,131
Novato High School		$ 43,875,920
San Marin High School		$ 47,446,133
Hill Education Center		$ 3,071,005
Novato Charter School		$ 1,516,838
Subtotal Schools		**$ 222,964,738**

District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
F.A.N.S. Distribution Kitchen		$ 5,322,240
Subtotal District Wide Projects		**$ 11,322,240**
Total Project Cost for all Sites		**$ 234,286,978**

Bond Program Costs		
Overall Bond Contingency	10%	$ 23,428,698
Program Management	2%	$ 4,685,740
Moving Expenses	1.0%	$ 2,342,870
Subtotal Bond Program Costs		$ 30,457,307
Total Bond Program Cost		**$ 264,744,285**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Summary
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus ***PHASE 1***

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		**$**	**28,860,000**
Bond Funds Available for Projects		**$**	**193,140,000**
District Basic Upgrades to Schools / Code Requirements			
ADA path of travel walkways		$	2,346,624
Asphalt/playground surface repairs		$	2,257,920
Exterior painting		$	3,225,600
Interior finishes		$	7,744,327
Electrical Infrastructure Upgrade		$	3,701,376
Other Site Specific Projects Projects		$	11,477,196
Subtotal Schools		**$**	**30,753,043**
District Priorities For Schools			
Technology (flat screens/classroom tech)		$	4,275,533
New Stage and Kitchen		$	22,748,544
Air-conditioning		$	10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure		$	14,920,843
21st Century Flexible Furniture		$	3,698,253
Add New PreSchool Classrooms		$	5,922,202
Subtotal Schools		**$**	**61,760,609**

Copyright WLC Architects, Inc., 2016 ©

District Wide Projects		
District Wide Instructional Technology Improvements	$	6,000,000
F.A.N.S. Distribution Kitchen	$	5,322,240
Subtotal District Wide Projects	**$**	**11,322,240**
Remaining Available Bond Funds	**$**	**89,304,108**

Site Specific Projects / 21st Century Education		
Novato High School	$	32,058,271
San Marin High School	$	35,333,182
San Jose Middle School	$	9,298,840
Sinaloa Middle School	$	20,438,369
Hamilton School K-8	$	8,095,450
Lynwood Elementary School	$	7,632,092
Olive Elementary School	$	4,963,956
Subtotal Schools Site Specific Projects	**$**	**117,820,161**
Remaining Available Bond Funds	**$**	**(28,516,053)**

Site Specific Projects / 21st Century Education		
Loma Verde Elementary School	$	2,124,864
Lu Sutton Elementary School	$	2,755,953
Pleasant Valley Elementary School	$	2,284,370
Rancho Elementary School	$	2,813,772
San Ramon Elementary School	$	893,330
Hill Education Center	$	1,154,644
Novato Charter School	$	603,994
Subtotal Schools Site Specific Projects	**$**	**12,630,925**
Remaining Available Bond Funds	**$**	**(41,146,978)**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus ***PHASE 1***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840			$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789	$ 1,984,712	$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 232,243	$ 7,744,327
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984		$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 161,280	$ 161,280		$ 1,289,017	$ 1,654,076	$ 1,935,360		$ 6,195,542			$ 11,477,196
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 2,879,816**	**$ 1,200,044**	**$ 988,098**	**$ 2,166,348**	**$ 3,464,211**	**$ 3,771,855**	**$ 2,236,494**	**$ 8,130,902**	**$ 451,584**	**$ 361,267**	**$ 30,753,043**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 377,395	$ 262,080	$ 141,120	$ 251,597	$ 129,830	$ 262,080	$ 251,597	$ 283,046	$ 377,395	$ 398,362	$ 681,408	$ 524,160	$ 209,664	$ 125,798	$ 4,275,533
New Stage and Kitchen		$ 2,620,800	$ 1,161,216	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 3,548,160	$ 5,096,448					$ 22,748,544
Air-conditioning		$ 1,335,923		$ 1,326,972					$ 2,397,871		$ 5,134,470				$ 10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 753,307	$ 534,369	$ 533,482	$ 530,789	$ 496,178	$ 545,368	$ 508,548	$ 674,086	$ 1,438,722	$ 1,517,806	$ 3,080,682	$ 2,829,182	$ 1,129,960	$ 348,365	$ 14,920,843
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 177,827	$ 176,930	$ 165,393	$ 181,789	$ 169,516	$ 224,695	$ 319,716	$ 337,290	$ 684,596	$ 628,707	$ 125,153	$ 77,414	$ 3,698,253
Add New PreSchool Classrooms	$ 928,973		$ 812,851	$ 812,851	$ 928,973	$ 812,851	$ 812,851	$ 812,851							$ 5,922,202
Subtotal Schools	**$ 2,310,777**	**$ 4,931,295**	**$ 2,826,497**	**$ 5,316,738**	**$ 5,389,494**	**$ 4,019,689**	**$ 3,960,112**	**$ 1,994,679**	**$ 8,081,864**	**$ 7,349,906**	**$ 9,581,156**	**$ 3,982,049**	**$ 1,464,777**	**$ 551,578**	**$ 61,760,609**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios	$ 1,548,288	$ 928,973	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 587,866	$ 2,012,774	$ 2,016,000	$ 2,810,143		$ 928,973	$ 464,486	$ 17,490,655
Modernize existing MUB		$ 349,171	$ 314,819	$ 262,241	$ 1,145,733	$ 253,048	$ 347,558	$ 119,992	$ 197,810	$ 343,204					$ 3,333,577
Modernize existing Library into Innovation Center	$ 92,736	$ 53,222	$ 49,352	$ 77,414	$ 55,561	$ 42,739	$ 40,562					$ 330,745	$ 111,969	$ 38,707	$ 893,007
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	$ 619,315	$ 435,456	$ 435,456	$ 169,344			$ 812,851								$ 2,472,422
Add Classrooms				$ 2,763,694					$ 1,935,360			$ 16,257,024			$ 20,956,078
Reclaim existing spaces into classrooms					$ 464,486							$ 2,797,321			$ 3,261,807
Develop Maker Space (STEAM Center)												$ 1,877,460			$ 1,877,460
Modernize existing Gym									$ 1,032,192			$ 1,612,800			$ 2,644,992
Administration Space Improvements				$ 806,400	$ 1,693,440					$ 1,930,199					$ 4,430,039
Natural Light/Solotubes	$ 174,182									$ 367,718		$ 483,840			$ 1,025,741
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 64,512	$ 32,256	$ 1,938,586
Shade Structures	$ 40,320	$ 80,640	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 766,080
Other Site Specific Projects Projects	$ 5,459,328	$ 48,384	$ 370,944	$ 1,701,504	$ 209,664	$ 282,240	$ 253,210	$ 64,512	$ 241,920	$ 11,842,790	$ 26,466,048	$ 10,070,888	$ 29,030	$ 48,384	$ 57,088,846
Athletic Fields and Landscaping		$ 148,378	$ 225,792	$ 379,008		$ 346,752			$ 2,419,200	$ 2,728,858	$ 927,360	$ 741,888			$ 7,917,235
Temporary Housing (Portables 1 year lease)									$ 1,257,984	$ 967,680	$ 1,451,520	$ 677,376			
Subtotal Schools	**$ 8,095,450**	**$ 2,124,864**	**$ 2,755,953**	**$ 7,632,092**	**$ 4,963,956**	**$ 2,284,370**	**$ 2,813,772**	**$ 893,330**	**$ 9,298,840**	**$ 20,438,369**	**$ 32,058,271**	**$ 35,333,182**	**$ 1,154,644**	**$ 603,994**	**$ 126,096,526**
School Totals	**$ 11,798,944**	**$ 8,299,087**	**$ 6,784,614**	**$ 14,213,442**	**$ 13,233,266**	**$ 7,504,103**	**$ 7,761,982**	**$ 5,054,357**	**$ 20,844,915**	**$ 31,560,131**	**$ 43,875,920**	**$ 47,446,133**	**$ 3,071,005**	**$ 1,516,838**	**$ 218,610,178**

District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
F.A.N.S. Distribution Kitchen		$ 5,322,240
Subtotal District Wide Projects		**$ 11,322,240**
Total Project Cost for all Sites	**PHASE 1**	**$ 229,932,418**

Bond Program Costs			
Overall Bond Contingency		10%	$ 22,993,242
Program Management		2%	$ 4,598,648
Moving Expenses		1%	$ 2,299,324
Subtotal Bond Program Costs			**$ 29,891,214**
Grand Total Bond Program Estimated Cost	**PHASE 1**		**$ 259,823,632**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus ***PHASE 2***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Single pane window replacement	$ 1,064,448	$ 2,749,824	$ 2,767,565	$ 975,744	$ 2,767,565	$ 887,040	$ 2,661,120	$ 798,336	$ 1,064,448	$ 1,330,560	$ 2,572,416	$ 3,086,899	$ 1,064,448		$ 23,790,413
Exterior painting													$ 241,920		$ 241,920
Other Site Specific Projects Projects															$ -
Subtotal Schools	**$ 1,064,448**	**$ 2,749,824**	**$ 2,767,565**	**$ 975,744**	**$ 2,767,565**	**$ 887,040**	**$ 2,661,120**	**$ 798,336**	**$ 1,064,448**	**$ 1,330,560**	**$ 2,572,416**	**$ 3,086,899**	**$ 1,306,368**	**$ -**	**$ 24,032,333**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Air-conditioning			$ 1,333,705		$ 264,177	$ -	$ 1,271,370		$ 2,397,871		$ 5,134,470		$ 1,883,267		$ 12,284,859
21st Century Flexible Furniture (Remaining School)															$ -
Subtotal Schools	**$ -**	**$ -**	**$ 1,333,705**	**$ -**	**$ 264,177**	**$ -**	**$ 1,271,370**	**$ -**	**$ 2,397,871**	**$ -**	**$ 5,134,470**	**$ -**	**$ 1,883,267**	**$ -**	**$ 12,284,859**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios (Remainder of Campus)												$ 1,839,882			$ 1,839,882
Modernize existing MUB													$ 1,548,288	$ 4,193,280	$ 5,741,568
Modernize existing Library into Innovation Center											$ 176,884				$ 176,884
Develop Maker Space (STEAM Center)	$ 1,128,960				$ 1,238,630			$ 677,376	$ 161,280	$ 1,290,240		$ 1,877,460	$ 806,400		$ 7,180,347
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm															$ -
Add Classrooms	$ 1,548,288	$ 2,972,713	$ 3,251,405	$ 2,763,694	$ -	$ 541,901	$ 774,144	$ 1,083,802	$ 1,393,459	$ 2,540,160	$ 16,257,024				$ 33,126,589
Reclaim existing spaces into classrooms									$ 1,393,459		$ 1,935,360				$ 3,328,819
Administration Space Improvements	$ 619,315	$ 957,197	$ 474,163		$ 1,693,440	$ 690,278	$ 241,920	$ 1,170,490	$ 556,416		$ 882,524	$ 1,566,674	$ 290,304		$ 9,142,721
Natural Light/Solotubes		$ 241,920	$ 241,920	$ 232,243	$ 222,566	$ 241,920	$ 232,243	$ 261,274	$ 348,365	$ 367,718	$ 628,992	$ 483,840	$ 193,536		$ 3,696,538
Outdoor Learning Environments															$ -
Shade Structures															$ -
Storage space/screening	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 241,920	$ 161,280	$ 241,920	$ 161,280	$ 161,280	$ 241,920	$ 241,920	$ 161,280		$ 2,419,200
Other Site Specific Projects Projects															$ -
Athletic Fields and Landscaping							$ 48,384								$ 48,384
Subtotal Schools	**$ 3,457,843**	**$ 4,333,110**	**$ 4,128,768**	**$ 3,157,217**	**$ 3,315,917**	**$ 1,716,019**	**$ 1,457,971**	**$ 3,434,861**	**$ 4,014,259**	**$ 4,359,398**	**$ 20,122,704**	**$ 6,009,777**	**$ 2,999,808**	**$ 4,193,280**	**$ 66,700,932**
School Totals	**$ 4,522,291**	**$ 7,082,934**	**$ 8,230,038**	**$ 4,132,961**	**$ 6,347,658**	**$ 2,603,059**	**$ 5,390,461**	**$ 4,233,197**	**$ 7,476,578**	**$ 5,689,958**	**$ 27,829,590**	**$ 9,096,676**	**$ 6,189,443**	**$ 4,193,280**	**$ 103,018,124**

District Wide Projects															
															$ -
															$ -
															$ -
Subtotal District Wide Projects															**$ -**

Total Project Cost for all Sites	**PHASE 2**	**$ 362,841,756**

Bond Program Costs			
Overall Bond Contingency	10%	$	36,284,175.64
Program Management	2%	$	7,256,835.13
Moving Expenses	1%	$	3,628,417.56
Subtotal Bond Program Costs		**$**	**47,169,428**
Grand Total Bond Program Estimated Cost	**PHASE 2**	**$**	**410,011,185**
Grand Total Bond Program Estimated Cost		**$**	**669,834,817**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	$ 400	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
	Subtotal:				**$ 1,432,773**	$ 286,555	$ 206,319	**$ 1,925,647**	$ 385,129	**$ 2,310,777**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	9,600	SF	$ 100	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	$ 25	$ 57,500	$ 11,500	$ 8,280	$ 77,280	$ 15,456	$ 92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Student/Joint Use Community Center / Improve Dropoff and Parking	7,500	SF	$ 400	$ 3,000,000	$ 600,000	$ 432,000	$ 4,032,000	$ 806,400	$ 4,838,400
1	Infill Covered Walk for new Speed Line	400	SF	$ 300	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
1	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 5,019,500**	$ 1,003,900	$ 722,808	**$ 6,746,208**	$ 1,349,242	**$ 8,095,450**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 7,315,813**	$ 1,463,163	$ 1,053,477	**$ 9,832,453**	$ 1,966,491	**$11,798,944**

Notes:

1. This site is currently fully air conditioned.
2. Low voltage costs have been reduced because this site has been recently upgraded.
3. Relocate current preschool to rooms B1 and B2.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. Reclaim space in Building A for a small Admin Office. (100 sf)

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 660,000**	$ 132,000	$ 95,040	**$ 887,040**	$ 177,408	**$ 1,064,448**
	District Priorities For Schools									
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	21st Century Flexible Furniture (Remaining School)	31,139	SF	$ 10	$ 311,387	$ 62,277	$ 44,840	$ 418,504	$ 83,701	$ 502,204
	Subtotal:				**$ 311,387**	$ 62,277	$ 44,840	**$ 418,504**	$ 83,701	**$ 502,204**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	23,040	SF	$ 100	$ 2,304,000	$ 460,800	$ 331,776	$ 3,096,576	$ 619,315	$ 3,715,891
2	Add a space for nurse clinic	960	SF	$ 400	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	New Mulit-Use Classrooms (2)	2,400	SF	$ 400	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
	Reclaim existing spaces into classrooms									
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Enclose Exterior Hallways	4,000	SF	$ 100	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
	Subtotal:				**$ 4,848,000**	$ 969,600	$ 698,112	**$ 6,515,712**	$ 1,303,142	**$ 7,818,854**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,819,387**	$ 1,163,877	$ 837,992	**$ 7,821,256**	$ 1,564,251	**$ 9,385,507**
	Total Project Cost For Master Plan Improvements				**$13,135,200**	$ 2,627,040	$ 1,891,469	**$17,653,709**	$ 3,530,742	**$21,184,451**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	33,133	SF	$ 10	$ 331,330	$ 66,266	$ 47,712	$ 445,308	$ 89,062	$ 534,369
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
	Subtotal:				**$ 3,057,598**	$ 611,520	$ 440,294	**$ 4,109,412**	$ 821,882	**$ 4,931,295**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing MUB	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
1	Add Restrms & Wkrm to exist classrooms for Kindergarten (3)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area infill existing covered walk at MUB	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 741,500**	$ 148,300	$ 106,776	**$ 996,576**	$ 199,315	**$ 2,124,864**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,569,763**	$ 913,953	$ 658,046	**$ 6,141,762**	$ 1,228,352	**$ 8,299,087**

Notes:

1. This site requested air conditioning as a high priority.
2. The new Preschool/TK will be located in Building G Rooms 10 and 11.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,500	SF	$ 110	$ 1,705,000	$ 341,000	$ 245,520	$ 2,291,520	$ 458,304	$ 2,749,824
	Subtotal:				**$ 1,705,000**	$ 341,000	$ 245,520	**$ 2,291,520**	$ 458,304	**$ 2,749,824**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	22,089	SF	$ 10	$ 220,887	$ 44,177	$ 31,808	$ 296,872	$ 59,374	$ 356,246
	Subtotal:				**$ 220,887**	$ 44,177	$ 31,808	**$ 296,872**	$ 59,374	**$ 356,246**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reconfigure and Enlarge Administration Space	2,374	SF	$ 250	$ 593,500	$ 118,700	$ 85,464	$ 797,664	$ 159,533	$ 957,197
2	Add a classroom building with 2 restrooms for resource	4,608	SF	$ 400	$ 1,843,200	$ 368,640	$ 265,421	$ 2,477,261	$ 495,452	$ 2,972,713
2	Convert an existing classroom to a science room	1,200	SF	$ 250	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 5,038,700**	$ 1,007,740	$ 725,573	**$ 6,772,013**	$ 1,354,403	**$ 8,126,415**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,964,587**	$ 1,392,917	$ 1,002,900	**$ 9,360,404**	$ 1,872,081	**$ 11,232,485**
	Total Project Cost For Master Plan Improvements				**$ 11,534,350**	$ 2,306,870	$ 1,660,946	**$ 15,502,166**	$ 3,100,433	**$ 19,531,572**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	25	ROOMS	$ 3,500	$ 87,500	$ 17,500	$ 12,600	$ 117,600	$ 23,520	$ 141,120
1	Kitchen Upgrade	1,440	SF	$ 500	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	33,078	SF	$ 10	$ 330,780	$ 66,156	$ 47,632	$ 444,568	$ 88,914	$ 533,482
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ 22,052	$ 15,877	$ 148,189	$ 29,638	$ 177,827
1	Add Pre-K/Preschool (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 1,752,540**	$ 350,508	$ 252,366	**$ 2,355,414**	$ 471,083	**$ 2,826,497**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm (2)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 1,708,800**	$ 341,760	$ 246,067	**$ 2,296,627**	$ 459,325	**$ 2,755,953**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,206,730**	$ 841,346	$ 605,769	**$ 5,653,845**	$ 1,130,769	**$ 6,784,614**

Notes:

1. The library currently has air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. This site placed a low priority on a new stage so only kitchen improvements are being included.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
	Subtotal:				**$ 1,716,000**	$ 343,200	$ 247,104	**$ 2,306,304**	$ 461,261	**$ 2,767,565**
	District Priorities For Schools									
2	Air-conditioning (Library and Admin Already Have AC)	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
2	21st Century Flexible Furniture (Remaining School)	22,052	SF	$ 10	$ 220,520	$ 44,104	$ 31,755	$ 296,379	$ 59,276	$ 355,655
	Subtotal:				**$ 1,047,470**	$ 209,494	$ 150,836	**$ 1,407,800**	$ 281,560	**$ 1,689,360**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Replace Portables (5)	5,760	SF	$ 350	$ 2,016,000	$ 403,200	$ 290,304	$ 2,709,504	$ 541,901	$ 3,251,405
2	Reclaim existing spaces into classrooms (Not Required)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize Administration Space (including AC)	1,680	SF	$ 175	$ 294,000	$ 58,800	$ 42,336	$ 395,136	$ 79,027	$ 474,163
2	Add Family Center to Administration	1,000	SF	$ 350	$ 350,000	$ 70,000	$ 50,400	$ 470,400	$ 94,080	$ 564,480
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
	Subtotal:				**$ 5,082,000**	$ 1,016,400	$ 731,808	**$ 6,830,208**	$ 1,366,042	**$ 8,196,250**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 7,845,470**	$ 1,569,094	$ 1,129,748	**$10,544,312**	$ 2,108,862	**$12,653,174**
	Total Project Cost For Master Plan Improvements				**$12,052,200**	$ 2,410,440	$ 1,735,517	**$16,198,157**	$ 3,239,631	**$19,437,788**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ 21,941	$ 15,797	$ 147,441	$ 29,488	$ 176,930
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 3,296,588**	$ 659,318	$ 474,709	**$ 4,430,615**	$ 886,123	**$ 5,316,738**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into innovation center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300	SF	$ 350	$ 105,000	$ 21,000	$ 15,120	$ 141,120	$ 28,224	$ 169,344
1	Add Classrooms (3) + Flex Classroom (1)	4,896	SF	$ 350	$ 1,713,600	$ 342,720	$ 246,758	$ 2,303,078	$ 460,616	$ 2,763,694
1	Reconfigure and Enlarge Administration Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
1	Outdoor Learning Environments	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
1	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Demo Existing Kitchen	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 4,732,200**	$ 946,440	$ 681,437	**$ 6,360,077**	$ 1,272,015	**$ 7,632,092**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 8,812,898**	$ 1,762,580	$ 1,269,057	**$11,844,535**	$ 2,368,907	**$14,213,442**

Notes:

1. This site is designated to be fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. New classrooms replace existing portables.
4. The new Community Center will replace the Family Literacy Center and incompass wellness, agency interaction and daycare.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Total	Cont 10%	Years at 6%	Total Const	20%	Project Total
2	Single pane window replacement	5,500	SF	$ 110	$ 605,000	$ 121,000	$ 87,120	$ 813,120	$ 162,624	$ 975,744
2	21st Century Flexible Furniture (Remaining School)	-	SF	$ 10	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 605,000**	$ 121,000	$ 87,120	**$ 813,120**	$ 162,624	**$ 975,744**
	District Priorities For Schools									
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
	Reclaim existing spaces into classrooms (none required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 2,200,000**	$ 440,000	$ 316,800	**$ 2,956,800**	$ 591,360	**$ 3,548,160**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 2,805,000**	$ 561,000	$ 403,920	**$ 3,769,920**	$ 753,984	**$ 4,523,904**
	Total Project Cost For Master Plan Improvements				**$11,617,898**	$ 2,323,580	$ 1,672,977	**$15,614,455**	$ 3,122,891	**$18,737,346**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 40	$ 1,230,600	$ 246,120	$ 177,206	$ 1,653,926	$ 330,785	$ 1,984,712
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 1,785,600**	$ 357,120	$ 257,126	**$ 2,399,846**	$ 479,969	**$ 2,879,816**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	23	ROOMS	$ 3,500	$ 80,500	$ 16,100	$ 11,592	$ 108,192	$ 21,638	$ 129,830
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	30,765	SF	$ 10	$ 307,650	$ 61,530	$ 44,302	$ 413,482	$ 82,696	$ 496,178
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ 20,510	$ 14,767	$ 137,827	$ 27,565	$ 165,393
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 400	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
	Subtotal:				**$ 3,341,700**	$ 668,340	$ 481,205	**$ 4,491,245**	$ 898,249	**$ 5,389,494**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB into STEAM Center (Includes AC)	3,552	SF	$ 200	$ 710,400	$ 142,080	$ 102,298	$ 954,778	$ 190,956	$ 1,145,733
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration Building	3,000	SF	$ 350	$ 1,050,000	$ 210,000	$ 151,200	$ 1,411,200	$ 282,240	$ 1,693,440
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing Admin space into classrooms (2)	1,920	SF	$ 150	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Environments	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 3,077,850**	$ 615,570	$ 443,210	**$ 4,136,630**	$ 827,326	**$ 4,963,956**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 8,205,150**	$ 1,641,030	$ 1,181,542	**$11,027,722**	$ 2,205,544	**$13,233,266**

Notes:

1. The STEAM Center, new Admin and MP will have air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling elsewhere.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Reclaimed Admin intended to replace portable rooms 19 and 20

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
	Subtotal:				**$ 1,716,000**	$ 343,200	$ 247,104	**$ 2,306,304**	$ 461,261	**$ 2,767,565**
	District Priorities For Schools									
2	Air-conditioning	6,552	SF	$ 25	$ 163,800	$ 32,760	$ 23,587	$ 220,147	$ 44,029	$ 264,177
2	21st Century Flexible Furniture (Remaining School)	20,510	SF	$ 10	$ 205,100	$ 41,020	$ 29,534	$ 275,654	$ 55,131	$ 330,785
	Subtotal:				**$ 368,900**	$ 73,780	$ 53,122	**$ 495,802**	$ 99,160	**$ 594,962**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	14,400	SF	$ 100	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
2	Natural Light/Solotubes	46	EA	$ 3,000	$ 138,000	$ 27,600	$ 19,872	$ 185,472	$ 37,094	$ 222,566
	Subtotal:				**$ 1,578,000**	$ 315,600	$ 227,232	**$ 2,120,832**	$ 424,166	**$ 2,544,998**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 3,662,900**	$ 732,580	$ 527,458	**$ 4,922,938**	$ 984,588	**$ 5,907,525**
	Total Project Cost For Master Plan Improvements				**$11,868,050**	$ 2,373,610	$ 1,708,999	**$15,950,659**	$ 3,190,132	**$19,140,791**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Utilities/Plumbing Improvements	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 744,075**	$ 148,815	$ 107,147	**$ 1,000,037**	$ 200,007	**$ 1,200,044**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	25	ROOMS	$ 6,500	$ 162,500	$ 32,500	$ 23,400	$ 218,400	$ 43,680	$ 262,080
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	33,815	SF	$ 10	$ 338,150	$ 67,630	$ 48,694	$ 454,474	$ 90,895	$ 545,368
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 2,492,367**	$ 498,473	$ 358,901	**$ 3,349,741**	$ 669,948	**$ 4,019,689**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
3	Temporary Housing									
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 1,416,400**	$ 283,280	$ 203,962	**$ 1,903,642**	$ 380,728	**$ 2,284,370**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,652,842**	$ 930,568	$ 670,009	**$ 6,253,419**	$ 1,250,684	**$ 7,504,103**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
4. New Kitchen will use Room E5 which is not necessary to replace at this time.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	5,000	SF	$ 110	$ 550,000	$ 110,000	$ 79,200	$ 739,200	$ 147,840	$ 887,040
2	21st Century Flexible Furniture (Remaining School)	22,543	SF	$ 10	$ 225,433	$ 45,087	$ 32,462	$ 302,982	$ 60,596	$ 363,579
	Subtotal:				**$ 775,433**	$ 155,087	$ 111,662	**$ 1,042,182**	$ 208,436	**$ 1,250,619**
	District Priorities For Schools									
2	Air-conditioning	33,815	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reconfigure Administration Space	1,712	SF	$ 250	$ 428,000	$ 85,600	$ 61,632	$ 575,232	$ 115,046	$ 690,278
1	Add Kindergarten classroom (2)	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
2	Add Classrooms (1) to replace E5	960	SF	$ 350	$ 336,000	$ 67,200	$ 48,384	$ 451,584	$ 90,317	$ 541,901
2	Reclaim existing spaces into classrooms (1)	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Enclose Exterior Hallways	4,000	SF	$ 100	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
	Subtotal:				**$ 4,572,000**	$ 914,400	$ 658,368	**$ 6,144,768**	$ 1,228,954	**$ 7,373,722**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,347,433**	$ 1,069,487	$ 770,030	**$ 7,186,950**	$ 1,437,390	**$ 8,624,340**
	Total Project Cost For Master Plan Improvements				**$10,000,275**	$ 2,000,055	$ 1,440,040	**$13,440,370**	$ 2,688,074	**$16,128,444**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways (from north entry)	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 6,500	$ 156,000	$ 31,200	$ 22,464	$ 209,664	$ 41,933	$ 251,597
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	31,532	SF	$ 10	$ 315,320	$ 63,064	$ 45,406	$ 423,790	$ 84,758	$ 508,548
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 2,455,427**	$ 491,085	$ 353,581	**$ 3,300,093**	$ 660,019	**$ 3,960,112**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
1	Add TK/Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Pedestrian Walkway from NW corner of Site	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
1	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve exterior lighting	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing									
	Subtotal:				**$ 1,744,650**	$ 348,930	$ 251,230	**$ 2,344,810**	$ 468,962	**$ 2,813,772**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,812,737**	$ 962,547	$ 693,034	**$ 6,468,318**	$ 1,293,664	**$ 7,761,982**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,000	SF	$ 110	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
	Subtotal:				**$ 1,650,000**	$ 330,000	$ 237,600	**$ 2,217,600**	$ 443,520	**$ 2,661,120**
	District Priorities For Schools									
2	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
2	21st Century Flexible Furniture (Remaining School)	21,021	SF	$ 10	$ 210,213	$ 42,043	$ 30,271	$ 282,527	$ 56,505	$ 339,032
	Subtotal:				**$ 998,513**	$ 199,703	$ 143,786	**$ 1,342,002**	$ 268,400	**$ 1,610,402**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Add Science Room	1,200	SF	$ 400	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
2	Replace Portables (2) Reclaim Existing Kinder Room 5	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Reconfigure and Enlarge Administration Space?	1,000	SF	$ 150	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Window shades (Included above)	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Obstacle course	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 3,964,000**	$ 792,800	$ 570,816	**$ 5,327,616**	$ 1,065,523	**$ 6,393,139**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,612,513**	$ 1,322,503	$ 952,202	**$ 8,887,218**	$ 1,777,444	**$ 10,664,662**
	Total Project Cost For Master Plan Improvements				**$ 11,425,250**	$ 2,285,050	$ 1,645,236	**$ 15,355,536**	$ 3,071,107	**$ 18,426,643**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes (Includes Gym window shades)	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Roof Replacement	1	LS	$ 784,242	$ 784,242	$ 156,848	$ 112,931	$ 1,054,021	$ 210,804	$ 1,264,825
	Subtotal:				**$ 1,343,222**	$ 268,644	$ 193,424	**$ 1,805,290**	$ 361,058	**$ 2,166,348**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	27	ROOMS	$ 6,500	$ 175,500	$ 35,100	$ 25,272	$ 235,872	$ 47,174	$ 283,046
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	41,796	SF	$ 10	$ 417,960	$ 83,592	$ 60,186	$ 561,738	$ 112,348	$ 674,086
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Subtotal:				**$ 1,236,780**	$ 247,356	$ 178,096	**$ 1,662,232**	$ 332,446	**$ 1,994,679**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios	3,645	SF	$ 100	$ 364,500	$ 72,900	$ 52,488	$ 489,888	$ 97,978	$ 587,866
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 553,900**	$ 110,780	$ 79,762	**$ 744,442**	$ 148,888	**$ 893,330**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 3,133,902**	$ 626,780	$ 451,282	**$ 4,211,964**	$ 842,393	**$ 5,054,357**

Notes:

1. This site is fully air conditioned except for the recently built MUB.
2. Because the MUB/stage/kitchen was recently built, no bond funds have been allocated.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	4,500	SF	$ 110	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
	Subtotal:				**$ 495,000**	$ 99,000	$ 71,280	**$ 665,280**	$ 133,056	**$ 798,336**
	District Priorities For Schools									
2	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
2	21st Century Flexible Furniture (Remaining School)	27,864	SF	$ 10	$ 278,640	$ 55,728	$ 40,124	$ 374,492	$ 74,898	$ 449,391
	Subtotal:				**$ 1,323,540**	$ 264,708	$ 190,590	**$ 1,778,838**	$ 355,768	**$ 2,134,605**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios (Remainder)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Add Classrooms (2) to replace portables	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (0)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize Administration Space	2,903	SF	$ 250	$ 725,750	$ 145,150	$ 104,508	$ 975,408	$ 195,082	$ 1,170,490
2	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Jogging track	3,520	SF	$ 30	$ 105,600	$ 21,120	$ 15,206	$ 141,926	$ 28,385	$ 170,312
2	Field Restoration (possibly partial synthetic/part natural grass)	1	LS	$ 500,000	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
	Subtotal:				**$ 4,271,350**	$ 854,270	$ 615,074	**$ 5,740,694**	$ 1,148,139	**$ 6,888,833**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,089,890**	$ 1,217,978	$ 876,944	**$ 8,184,812**	$ 1,636,962	**$ 9,821,775**
	Total Project Cost For Master Plan Improvements				**$ 9,223,792**	$ 1,844,758	$ 1,328,226	**$12,396,776**	$ 2,479,355	**$14,876,132**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Roof Replacement	1	LS	$ 1,025,593	$ 1,025,593	$ 205,119	$ 147,685	$ 1,378,397	$ 275,679	$ 1,654,076
	Subtotal:				**$ 2,147,948**	$ 429,590	$ 309,305	**$ 2,886,842**	$ 577,368	**$ 3,464,211**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	36	ROOMS	$ 6,500	$ 234,000	$ 46,800	$ 33,696	$ 314,496	$ 62,899	$ 377,395
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	19,823.67	SF	$ 10	$ 198,237	$ 39,647	$ 28,546	$ 266,430	$ 53,286	$ 319,716
	Subtotal:				**$ 5,011,077**	$ 1,002,215	$ 721,595	**$ 6,734,887**	$ 1,346,977	**$ 8,081,864**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (2 pods)	12,480	SF	$ 100	$ 1,248,000	$ 249,600	$ 179,712	$ 1,677,312	$ 335,462	$ 2,012,774
1	Modernize existing Library into Innovation Center	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	New Music/Drama Building	3,000	SF	$ 400	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 100	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (13 Portables 1 year lease + restroom)	1	LS	$ 780,000	$ 780,000	$ 156,000	$ 112,320	$ 1,048,320	$ 209,664	$ 1,257,984
1	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 5,765,650**	$ 1,153,130	$ 830,254	**$ 7,749,034**	$ 1,549,807	**$ 9,298,840**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$12,924,675**	$ 2,584,935	$ 1,861,153	**$17,370,763**	$ 3,474,153	**$20,844,915**

Notes:

1. This site is designated to be fully air conditioned to achieve parity with Sinaloa MS.
2. Althought this is an all PBL school, 13 classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 660,000**	$ 132,000	$ 95,040	**$ 887,040**	$ 177,408	**$ 1,064,448**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	39,647	SF	$ 10	$ 396,473	$ 79,295	$ 57,092	$ 532,860	$ 106,572	$ 639,432
	Subtotal:				**$ 396,473**	$ 79,295	$ 57,092	**$ 532,860**	$ 106,572	**$ 639,432**
	Site Specific Projects / 21st Century Education									
1	Develop Maker Space	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Make (3) Science Classrooms into (2) Science Labs with Prep	2,880	SF	$ 300	$ 864,000	$ 172,800	$ 124,416	$ 1,161,216	$ 232,243	$ 1,393,459
2	Reclaim existing spaces into classrooms (not required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Reconfigure and Enlarge Administration Space	2,300	SF	$ 150	$ 345,000	$ 69,000	$ 49,680	$ 463,680	$ 92,736	$ 556,416
2	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	1,920	SF	$ 400	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
2	Add Computer lab	1,200	SF	$ 400	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 8,398,000**	$ 1,679,600	$ 1,209,312	**$11,286,912**	$ 2,257,382	**$13,544,294**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 9,454,473**	$ 1,890,895	$ 1,361,444	**$12,706,812**	$ 2,541,362	**$15,248,175**
	Total Project Cost For Master Plan Improvements				**$22,379,148**	$ 4,475,830	$ 3,222,597	**$30,077,575**	$ 6,015,515	**$36,093,090**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	38	ROOMS	$ 6,500	$ 247,000	$ 49,400	$ 35,568	$ 331,968	$ 66,394	$ 398,362
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	20,913.33	SF	$ 10	$ 209,133	$ 41,827	$ 30,115	$ 281,075	$ 56,215	$ 337,290
	Subtotal:				**$ 4,557,233**	$ 911,447	$ 656,242	**$ 6,124,922**	$ 1,224,984	**$ 7,349,906**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,000	SF	$ 250	$ 1,250,000	$ 250,000	$ 180,000	$ 1,680,000	$ 336,000	$ 2,016,000
1	Modernize existing Library into Innovation Space	4,256	SF	$ 50	$ 212,800	$ 42,560	$ 30,643	$ 286,003	$ 57,201	$ 343,204
1	New Gym (Full Size Court with Bleachers and Locker Rooms)	16,000	SF	$ 400	$ 6,400,000	$ 1,280,000	$ 921,600	$ 8,601,600	$ 1,720,320	$ 10,321,920
1	Reclaim existing locker rooms into classrooms.	5,500	SF	$ 150	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Reconfigure Administration Space	5,984	SF	$ 200	$ 1,196,800	$ 239,360	$ 172,339	$ 1,608,499	$ 321,700	$ 1,930,199
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Temporary Housing (10 Portables 1 year lease + restroom)	1	LS	$ 600,000	$ 600,000	$ 120,000	$ 86,400	$ 806,400	$ 161,280	$ 967,680
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	New Parking/drop off	16,000	SF	$ 12	$ 192,000	$ 38,400	$ 27,648	$ 258,048	$ 51,610	$ 309,658
	Subtotal:				**$12,672,600**	$ 2,534,520	$ 1,824,854	**$17,031,974**	$ 3,406,395	**$20,438,369**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$19,568,533**	$ 3,913,707	$ 2,817,869	**$26,300,109**	$ 5,260,022	**$31,560,131**

Notes:

1. This site is currently fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Innovation Center to have glass walls North & South to create conference/pullout space.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	7,500	SF	$ 110	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
	Subtotal:				**$ 825,000**	$ 165,000	$ 118,800	**$ 1,108,800**	$ 221,760	**$ 1,330,560**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	41,827	SF	$ 10	$ 418,267	$ 83,653	$ 60,230	$ 562,150	$ 112,430	$ 674,580
	Subtotal:				**$ 418,267**	$ 83,653	$ 60,230	**$ 562,150**	$ 112,430	**$ 674,580**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	5,000	SF	$ 250	$ 1,250,000	$ 250,000	$ 180,000	$ 1,680,000	$ 336,000	$ 2,016,000
2	Develop Maker Space	2,000	SF	$ 400	$ 800,000	$ 160,000	$ 115,200	$ 1,075,200	$ 215,040	$ 1,290,240
	Not Used									
2	Reconfigure 1 science room lab and 2 classrooms	3,500	SF	$ 450	$ 1,575,000	$ 315,000	$ 226,800	$ 2,116,800	$ 423,360	$ 2,540,160
2	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Remodel Art Room	1,500	SF	$ 150	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
	Subtotal:				**$ 4,178,000**	$ 835,600	$ 601,632	**$ 5,615,232**	$ 1,123,046	**$ 6,738,278**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,421,267**	$ 1,084,253	$ 780,662	**$ 7,286,182**	$ 1,457,236	**$ 8,743,419**
	Total Project Cost For Master Plan Improvements				**$24,989,800**	$ 4,997,960	$ 3,598,531	**$33,586,291**	$ 6,717,258	**$40,303,549**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	65	ROOMS	$ 6,500	$ 422,500	$ 84,500	$ 60,840	$ 567,840	$ 113,568	$ 681,408
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 5,940,697**	$ 1,188,139	$ 855,460	**$ 7,984,296**	$ 1,596,859	**$ 9,581,156**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (14 w/new pullout space)	17,424	SF	$ 100	$ 1,742,400	$ 348,480	$ 250,906	$ 2,341,786	$ 468,357	$ 2,810,143
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
1	Modernize existing Gym	24,000	SF	$ 50	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
3	Temporary Housing (15 Portables 1 year lease)	1	LS	$ 900,000	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$19,877,400**	$ 3,975,480	$ 2,862,346	**$26,715,226**	$ 5,343,045	**$ 32,058,271**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$27,204,812**	$ 5,440,962	$ 3,917,493	**$36,563,267**	$ 7,312,653	**$ 43,875,920**

Notes:

1. This site is designated to be fully air conditioned to achieve parity with San Marin High School.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
	Subtotal:				**$ 1,595,000**	$ 319,000	$ 229,680	**$ 2,143,680**	$ 428,736	**$ 2,572,416**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	84,895	SF	$ 10	$ 848,953	$ 169,791	$ 122,249	$ 1,140,993	$ 228,199	$ 1,369,192
	Subtotal:				**$ 848,953**	$ 169,791	$ 122,249	**$ 1,140,993**	$ 228,199	**$ 1,369,192**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	38,400	SF	$ 100	$ 3,840,000	$ 768,000	$ 552,960	$ 5,160,960	$ 1,032,192	$ 6,193,152
	Develop Maker Spaces									
1	Modernize existing Library into Innovation Space	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
1	Replace Existing Portable Classrooms (9)	10,368	SF	$ 450	$ 4,665,600	$ 933,120	$ 671,846	$ 6,270,566	$ 1,254,113	$ 7,524,680
1	Reclaim existing science labs into classrooms (Learning Studios)	9,600	SF	$ 125	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
1	Administration remodel and expansion (good first impression)	3,648	SF	$ 150	$ 547,200	$ 109,440	$ 78,797	$ 735,437	$ 147,087	$ 882,524
	Not Used									
2	Natural Light/Solotubes	130	EA	$ 3,000	$ 390,000	$ 78,000	$ 56,160	$ 524,160	$ 104,832	$ 628,992
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
	Subtotal:				**$15,836,675**	$ 3,167,335	$ 2,280,481	**$21,284,491**	$ 4,256,898	**$ 25,541,389**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$18,280,628**	$ 3,656,126	$ 2,632,410	**$24,569,164**	$ 4,913,833	**$ 29,482,997**
	Total Project Cost For Master Plan Improvements				**$45,485,440**	$ 9,097,088	$ 6,549,903	**$61,132,431**	$ 12,226,486	**$ 73,358,918**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Roof Replacement	1	LS	$ 1,766,482	$ 1,766,482	$ 353,296	$ 254,373	$ 2,374,152	$ 474,830	$ 2,848,982
	Subtotal:				**$ 5,041,482**	$ 1,008,296	$ 725,973	**$ 6,775,752**	$ 1,355,150	**$ 8,130,902**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	50	ROOMS	$ 6,500	$ 325,000	$ 65,000	$ 46,800	$ 436,800	$ 87,360	$ 524,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	116,947	SF	$ 15	$ 1,754,205	$ 350,841	$ 252,606	$ 2,357,652	$ 471,530	$ 2,829,182
1	21st Century Flexible Furniture	38,982	SF	$ 10	$ 389,823	$ 77,965	$ 56,135	$ 523,923	$ 104,785	$ 628,707
	Subtotal:				**$ 2,469,028**	$ 493,806	$ 355,540	**$ 3,318,374**	$ 663,675	**$ 3,982,049**
	Site Specific Projects / 21st Century Education									
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460
1	New STEM Center (10 Labs/Classrooms and Prep)	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
1	Reclaim Existing Science Building B into Academy High Impacet Learning Studios (Replaces New STEM Classrooms.)	11,563	SF	$ 150	$ 1,734,450	$ 346,890	$ 249,761	$ 2,331,101	$ 466,220	$ 2,797,321
1	Upgrade Existing Practice Gym to Student Center	5,000	SF	$ 100	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Modernize existing Gym	10,000	SF	$ 100	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Modernize existing Performing Arts Center	6,855	SF	$ 250	$ 1,713,750	$ 342,750	$ 246,780	$ 2,303,280	$ 460,656	$ 2,763,936
1	Modernize Art/Music Building I	9,706	SF	$ 100	$ 970,600	$ 194,120	$ 139,766	$ 1,304,486	$ 260,897	$ 1,565,384
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
3	Temporary Housing (7 Portables 1 year lease)	1	LS	$ 420,000	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
	Subtotal:				**$21,907,975**	$ 4,381,595	$ 3,154,748	**$29,444,318**	$ 5,888,864	**$35,333,182**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$29,418,485**	$ 5,883,697	$ 4,236,262	**$39,538,444**	$ 7,907,689	**$47,446,133**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Existing PAC to have 250 permenant seats, add lobby/restrooms, green room, dressing rooms and storage.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	17,400	SF	$ 110	$ 1,914,000	$ 382,800	$ 275,616	$ 2,572,416	$ 514,483	$ 3,086,899
2	Exterior painting (Part of Exterior Skin Replacement)	-	LS	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,914,000**	$ 382,800	$ 275,616	**$ 2,572,416**	$ 514,483	**$ 3,086,899**
	District Priorities For Schools									
1	21st Century Flexible Furniture (Remaining School)	74,614	SF	$ 10	$ 746,137	$ 149,227	$ 107,444	$ 1,002,808	$ 200,562	$ 1,203,369
	Subtotal:				**$ 746,137**	$ 149,227	$ 107,444	**$ 1,002,808**	$ 200,562	**$ 1,203,369**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (Building D)	11,408	SF	$ 100	$ 1,140,800	$ 228,160	$ 164,275	$ 1,533,235	$ 306,647	$ 1,839,882
2	High Impact Learning Studios (Remainder of Campus)	33,600	SF	$ 100	$ 3,360,000	$ 672,000	$ 483,840	$ 4,515,840	$ 903,168	$ 5,419,008
1	Administration remodel (good first impression)	6,476	SF	$ 150	$ 971,400	$ 194,280	$ 139,882	$ 1,305,562	$ 261,112	$ 1,566,674
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Weight room modernization/expansion	3,000	SF	$ 450	$ 1,350,000	$ 270,000	$ 194,400	$ 1,814,400	$ 362,880	$ 2,177,280
2	Renovate locker rooms	1	ALLOW	$ 2,500,000	$ 2,500,000	$ 500,000	$ 360,000	$ 3,360,000	$ 672,000	$ 4,032,000
2	Canopy over weight room and gym entrance	2,000	SF	$ 75	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Tech lab for industry based certification	1,500	SF	$ 350	$ 525,000	$ 105,000	$ 75,600	$ 705,600	$ 141,120	$ 846,720
2	New Synthetic turf field – soccer and baseball	1	EA	$ 2,000,000	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	New announcer booth – baseball	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	New announcer booth – football	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	Tennis court seating	250	EA	$ 300	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Tennis court pathways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	25yd x 35m pool and pool house/lockers	1	LS	$ 7,500,000	$ 7,500,000	$ 1,500,000	$ 1,080,000	$ 10,080,000	$ 2,016,000	$ 12,096,000
	Subtotal:				**$21,022,200**	$ 4,204,440	$ 3,027,197	**$28,253,837**	$ 5,650,767	**$33,904,604**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$23,682,337**	$ 4,736,467	$ 3,410,256	**$31,829,060**	$ 6,365,812	**$38,194,873**
	Total Project Cost For Master Plan Improvements				**$53,100,822**	$ 10,620,164	$ 7,646,518	**$71,367,505**	$ 14,273,501	**$85,641,006**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	20	ROOMS	$ 6,500	$ 130,000	$ 26,000	$ 18,720	$ 174,720	$ 34,944	$ 209,664
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	7,760	SF	$ 10	$ 77,600	$ 15,520	$ 11,174	$ 104,294	$ 20,859	$ 125,153
	Subtotal:				**$ 908,220**	$ 181,644	$ 130,784	**$ 1,220,648**	$ 244,130	**$ 1,464,777**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
1	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
	Subtotal:				**$ 715,925**	$ 143,185	$ 103,093	**$ 962,203**	$ 192,441	**$ 1,154,644**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 1,904,145**	$ 380,829	$ 274,197	**$ 2,559,171**	$ 511,834	**$ 3,071,005**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
2	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 810,000**	$ 162,000	$ 116,640	**$ 1,088,640**	$ 217,728	**$ 1,306,368**
	District Priorities For Schools									
2	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	21st Century Flexible Furniture (Remaining School)	38,948	SF	$ 10	$ 389,480	$ 77,896	$ 56,085	$ 523,461	$ 104,692	$ 628,153
	Subtotal:				**$ 1,557,180**	$ 311,436	$ 224,234	**$ 2,092,850**	$ 418,570	**$ 2,511,420**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	13,440	SF	$ 100	$ 1,344,000	$ 268,800	$ 193,536	$ 1,806,336	$ 361,267	$ 2,167,603
2	Modernize existing MUB	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Develop Maker Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ 150	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	Natural Light/Solotubes	40	EA	$ 3,000	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Tennis court	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 3,838,000**	$ 767,600	$ 552,672	**$ 5,158,272**	$ 1,031,654	**$ 6,189,926**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,205,180**	$ 1,241,036	$ 893,546	**$ 8,339,762**	$ 1,667,952	**$ 10,007,714**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	14,400	SF	$ 10	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
	Subtotal:				**$ 224,000**	$ 44,800	$ 32,256	**$ 301,056**	$ 60,211	**$ 361,267**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	14,400	SF	$ 15	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	21st Century Flexible Furniture	4,800	SF	$ 10	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
	Subtotal:				**$ 342,000**	$ 68,400	$ 49,248	**$ 459,648**	$ 91,930	**$ 551,578**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios	2,880	SF	$ 100	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Modernize existing Library into Innovation Center	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
1	Outdoor Learning Environments	1,000	SF	$ 20	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 374,500**	$ 74,900	$ 53,928	**$ 503,328**	$ 100,666	**$ 603,994**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 940,500**	$ 188,100	$ 135,432	**$ 1,264,032**	$ 252,806	**$ 1,516,838**

Notes:

1. This site is in all portable buildings.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
2	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	District Priorities For Schools									
2	New MUB with Stage and Kitchen (No Existing MUB)	6,500	SF	$ 400	$ 2,600,000	$ 520,000	$ 374,400	$ 3,494,400	$ 698,880	$ 4,193,280
2	Air-conditioning (Relocatable Buildings already have it)	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	21st Century Flexible Furniture (Remaining School)	9,600	SF	$ 10	$ 96,000	$ 19,200	$ 13,824	$ 129,024	$ 25,805	$ 154,829
	Subtotal:				**$ 2,696,000**	$ 539,200	$ 388,224	**$ 3,623,424**	$ 724,685	**$ 4,348,109**
	Site Specific Projects / 21st Century Education									
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 2,696,000**	$ 539,200	$ 388,224	**$ 3,623,424**	$ 724,685	**$ 4,348,109**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
	Subtotal:				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**
	Total Project Cost For Master Plan Improvements				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

F.A.N.S. Distribution Kitchen
WLC Architects, Inc.
May 2, 2016

OPTION 4 - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Distribution Kitchen	5,500	SF	$ 600	$ 3,300,000	$ 660,000	$ 475,200	$ 4,435,200	$ 887,040	$ 5,322,240
2	Cullinary Arts Academy	-		$ 650	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**
	Total Project Cost For Master Plan Improvements				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

May 2, 2016

OPTION 4 - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

May 2, 2016

OPTION 4 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 325	$ 1,300,000
	B - Multi-Purpose Building	7,500		$ 325	$ 2,437,500
	F - Library/Computer Labs	4,500		$ 325	$ 1,462,500
	D - Kindergarten	5,760		$ 325	$ 1,872,000
	E - Classrooms	24,000		$ 325	$ 7,800,000
	Covered Walkways	14,000		$ 75	$ 1,050,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 16,662,000
	Design Contingency		6%		$ 999,720
	Escalation Years @ %	3	6%		$ 2,999,160
	Change Orders		5%		$ 833,100
	Subtotal				$ 4,831,980
	Expected Total Construction Cost				**$ 21,493,980**
	Soft Costs		20%		$ 4,298,796
	Total Project Cost				**$ 25,792,776**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

May 2, 2016

OPTION 4 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 450	$ 4,943,250
	B - Gym	23,980		$ 450	$ 10,791,000
	C - Library	12,888		$ 450	$ 5,799,600
	D - Classrooms	14,784		$ 450	$ 6,652,800
	E - Classrooms	17,472		$ 450	$ 7,862,400
	F - Multipurpose	14,292		$ 450	$ 6,431,400
	Covered Walkways	28,205		$ 150	$ 4,230,750
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 40 Acres	1,742,400		$ 5	$ 8,712,000
	Subtotal	122,606			$ 56,305,200
	Design Contingency		10%		$ 5,630,520
	Escalation Years @ %	3	6%		$ 10,134,936
	Change Orders		5%		$ 2,815,260
	Subtotal				$ 18,580,716
	Expected Total Construction Cost				**$ 74,885,916**
	Soft Costs		20%		$ 14,977,183
	Total Project Cost				**$ 89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

May 2, 2016

OPTION 4 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 325	$ 3,570,125
	B - Gym	23,980		$ 325	$ 7,793,500
	C - Library	12,888		$ 325	$ 4,188,600
	D - Classrooms	14,784		$ 325	$ 4,804,800
	E - Classrooms	17,472		$ 325	$ 5,678,400
	F - Multipurpose	14,292		$ 325	$ 4,644,900
	Covered Walkways	28,205		$ 75	$ 2,115,375
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 40 Acres	1,742,400		$ 3	$ 5,227,200
	Subtotal	122,606			$ 38,904,900
	Design Contingency		6%		$ 2,334,294
	Escalation Years @ %	3	6%		$ 7,002,882
	Change Orders		5%		$ 1,945,245
	Subtotal				$ 11,282,421
	Expected Total Construction Cost				**$ 50,187,321**
	Soft Costs		20%		$ 10,037,464
	Total Project Cost				**$ 60,224,785**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

May 2, 2016

OPTION 4 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985		$ 500	$ 5,492,500
	B - Gym	40,000		$ 500	$ 20,000,000
	C - Library / Innovation Center	12,888		$ 500	$ 6,444,000
	D - Classrooms	21,504		$ 500	$ 10,752,000
	E - Classrooms	21,504		$ 500	$ 10,752,000
	F - Science Labs	17,920		$ 500	$ 8,960,000
	G - Student Center	14,292		$ 500	$ 7,146,000
	H - Performing Arts Center	25,000		$ 700	$ 17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$ 8,960,000
	Covered Walkways	28,205		$ 150	$ 4,230,750
	Demolish Existing School	63,000		$ 14	$ 882,000
	Site Work 60 Acres	2,613,600		$ 5	$ 13,068,000
	Subtotal	210,218			$ 114,187,250
	Design Contingency		10%		$ 11,418,725
	Escalation Years @ %	3	6%		$ 20,553,705
	Change Orders		5%		$ 5,709,363
	Subtotal				$ 37,681,793
	Expected Total Construction Cost				**$ 151,869,043**
	Soft Costs		20%		$ 30,373,809
	Total Project Cost				**$ 182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

May 2, 2016

OPTION 4 - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	10,985	$	400	$ 4,394,000
	B - Gym	40,000	$	400	$ 16,000,000
	C - Library / Innovation Center	12,888	$	400	$ 5,155,200
	D - Classrooms	21,504	$	400	$ 8,601,600
	E - Classrooms	21,504	$	400	$ 8,601,600
	F - Science Labs	17,920	$	400	$ 7,168,000
	G - Student Center	14,292	$	400	$ 5,716,800
	H - Performing Arts Center	25,000	$	500	$ 12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920	$	400	$ 7,168,000
	Covered Walkways	28,205	$	75	$ 2,115,375
	Demolish Existing School	63,000	$	14	$ 882,000
	Site Work 60 Acres	2,613,600	$	3	$ 7,840,800
	Subtotal	210,218			$ 86,143,375
	Design Contingency		6%		$ 5,168,603
	Escalation Years @ %	3	6%		$ 15,505,808
	Change Orders		5%		$ 4,307,169
	Subtotal				$ 24,981,579
	Expected Total Construction Cost				**$ 111,124,954**
	Soft Costs		20%		$ 22,224,991
	Total Project Cost				**$ 133,349,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	28,860,000
Bond Funds Available for Projects		**$**	**193,140,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
May 5, 2016

Projected Bond Sales			Available Funds for Projects
Measure 'X' November 2016			
February 2017 - Series A Bond Sale	$	56,000,000	$ 48,720,000
August 2019 - Series B Bond Sale	$	56,000,000	$ 48,720,000
August 2021 - Series C Bond Sale	$	55,000,000	$ 47,850,000
August 2023 - Series D Bond Sale	$	55,000,000	$ 47,850,000
Available Bond Funds	$	222,000,000	$ 193,140,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$ 3,931,179
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$ 1,931,400
Available Additional Revenue	$	6,738,597	$ 5,862,579
Total Potential Available Revenue	**$**	**228,738,597**	**$ 199,002,579**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
	Subtotal Bond Program Costs		$ 29,001,047	$ 29,001,047	2017	$ 48,720,000	$ 19,718,953
	District Wide Instructional Technology Improvements		$ 6,000,000	$ 35,001,047	2017	$ 48,720,000	$ 13,718,953
1	Hamilton School K-8	Option	$ 12,102,392	$ 47,103,439	2017	$ 48,720,000	$ 1,616,561
1	Olive Elementary School	Option	$ 13,325,542	$ 60,428,981	2019	$ 97,440,000	$ 37,011,019
1	Lynwood Elementary School	Option	$ 13,827,241	$ 74,256,223	2019	$ 97,440,000	$ 23,183,777
1	San Jose Middle School	Option	$ 20,487,825	$ 94,744,048	2019	$ 97,440,000	$ 2,695,952
1	Sinaloa Middle School	Option	$ 30,427,864	$ 125,171,912	2021	$ 145,290,000	$ 20,118,088
1	San Marin High School	Option	$ 37,196,378	$ 162,368,290	2023	$ 222,000,000	$ 59,631,710
1	Novato High School	Option	$ 50,171,154	$ 212,539,445	2023	$ 222,000,000	$ 9,460,555
2	Loma Verde Elementary School	Option	$ 8,785,637	$ 221,325,081	2023	$ 222,000,000	$ 674,919
2	Lu Sutton Elementary School	Option	$ 7,444,153	$ 228,769,234		$ 222,000,000	$ (6,769,234)
2	Pleasant Valley Elementary School	Option	$ 7,663,085	$ 236,432,319		$ 222,000,000	$ (14,432,319)
2	Rancho Elementary School	Option	$ 7,878,869	$ 244,311,188		$ 222,000,000	$ (22,311,188)
2	San Ramon Elementary School	Option	$ 4,026,858	$ 248,338,046		$ 222,000,000	$ (26,338,046)
2	Hill Education Center	Option	$ 2,231,139	$ 250,569,186		$ 222,000,000	$ (28,569,186)
3	Novato Charter School		$ 1,516,838	$ 252,086,024		$ 222,000,000	$ (30,086,024)
	Total Project Cost		**$ 217,084,977**				$ (30,086,024)

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

This Page Intentionally Left Blank

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
May 5, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		Elementary	Middle	High
	New Buildings			
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	10%
	Escalation Per Year	6%
	Change Orders	10%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	10%
	Program Management	2%
	Furniture and Equipment	3%
	Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
May 5, 2016

Cost Basis - Low

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 25	$ 50	$ 75
Good		Minor Modernization	$ 50	$ 100	$ 150
Fair		Major Modernization	$ 100	$ 175	$ 225
Poor		Reconstruction	$ 200	$ 250	$ 300
Unsat		Replacement	$ 300	$ 350	$ 400

		Elementary	Middle	High
	New Buildings			
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	6%
	Escalation Per Year	6%
	Change Orders	8%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	5%
	Program Management	2%
	Furniture and Equipment	1%
	Moving Expenses	0.5%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus ***PHASE 1***

School		Estimated Project Cost
Hamilton School K-8		$ 12,102,392
Loma Verde Elementary School		$ 8,785,637
Lu Sutton Elementary School		$ 7,444,153
Lynwood Elementary School		$ 13,827,241
Olive Elementary School		$ 13,325,542
Pleasant Valley Elementary School		$ 7,663,085
Rancho Elementary School		$ 7,878,869
San Ramon Elementary School		$ 4,026,858
San Jose Middle School		$ 20,487,825
Sinaloa Middle School		$ 30,427,864
Novato High School		$ 50,171,154
San Marin High School		$ 37,196,378
Hill Education Center		$ 2,231,139
Novato Charter School		$ 1,516,838
Subtotal Schools		**$ 217,084,977**
District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
Subtotal District Wide Projects		**$ 6,000,000**
Total Project Cost for all Sites		**$ 223,084,977**
Bond Program Costs		
Overall Bond Contingency	10%	$ 22,308,498
Program Management	2%	$ 4,461,700
Moving Expenses	1.0%	$ 2,230,850
Subtotal Bond Program Costs		$ 29,001,047
Total Bond Program Cost		**$ 252,086,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Summary
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus ***PHASE 1***

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	10%	$	22,200,000
Program Management	2.0%	$	4,440,000
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		**$**	**28,860,000**
Bond Funds Available for Projects		**$**	**193,140,000**

District Basic Upgrades to Schools / Code Requirements		
ADA path of travel walkways	$	2,346,624
Asphalt/playground surface repairs	$	2,257,920
Exterior painting	$	3,225,600
Interior finishes	$	7,744,327
Electrical Infrastructure Upgrade	$	3,701,376
Other Site Specific Projects Projects	$	11,477,196
Subtotal Schools	**$**	**30,753,043**

District Priorities For Schools		
Technology (flat screens/classroom tech)	$	3,604,608
New Stage and Kitchen	$	22,748,544
Air-conditioning	$	10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$	11,537,213
21st Century Flexible Furniture	$	3,698,253
Add New PreSchool Classrooms	$	1,625,702
Subtotal Schools	**$**	**53,409,555**

Copyright WLC Architects, Inc., 2016 ©

District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
	0	$ 5,322,240
Subtotal District Wide Projects		**$ 11,322,240**
Remaining Available Bond Funds		**$ 97,655,162**

Site Specific Projects / 21st Century Education	
Novato High School	$ 40,228,232
San Marin High School	$ 26,845,016
San Jose Middle School	$ 9,540,760
Sinaloa Middle School	$ 18,763,638
Hamilton School K-8	$ 9,159,898
Lynwood Elementary School	$ 7,615,964
Olive Elementary School	$ 6,047,758
Subtotal Schools Site Specific Projects	**$ 118,201,265**
Remaining Available Bond Funds	**$ (20,546,103)**

Site Specific Projects / 21st Century Education	
Loma Verde Elementary School	$ 2,705,472
Lu Sutton Elementary School	$ 4,342,948
Pleasant Valley Elementary School	$ 3,058,514
Rancho Elementary School	$ 3,587,916
San Ramon Elementary School	$ 893,330
Hill Education Center	$ 1,154,644
Novato Charter School	$ 603,994
Subtotal Schools Site Specific Projects	**$ 16,346,817**
Remaining Available Bond Funds	**$ (36,892,920)**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus ***PHASE 1***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840			$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789	$ 1,984,712	$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 232,243	$ 7,744,327
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984		$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 161,280	$ 161,280		$ 1,289,017	$ 1,654,076	$ 1,935,360		$ 6,195,542			$ 11,477,196
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 2,879,816**	**$ 1,200,044**	**$ 988,098**	**$ 2,166,348**	**$ 3,464,211**	**$ 3,771,855**	**$ 2,236,494**	**$ 8,130,902**	**$ 451,584**	**$ 361,267**	**$ 30,753,043**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 399,168	$ 217,728	$ 141,120	$ 135,475	$ 129,830	$ 278,208	$ 254,016	$ 290,304	$ 326,592	$ 229,824	$ 616,896	$ 362,880	$ 96,768	$ 125,798	$ 3,604,608
New Stage and Kitchen		$ 2,620,800	$ 1,161,216	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 3,548,160	$ 5,096,448					$ 22,748,544
Air-conditioning		$ 1,335,923		$ 1,326,972					$ 2,397,871		$ 5,134,470				$ 10,195,235
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 899,507	$ 484,663	$ 418,876	$ 1,089,688	$ 433,625	$ 726,929	$ 661,724	$ 452,181	$ 890,516	$ 2,228,809	$ 1,270,467	$ 1,228,873	$ 402,990	$ 348,365	$ 11,537,213
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 177,827	$ 176,930	$ 165,393	$ 181,789	$ 169,516	$ 224,695	$ 319,716	$ 337,290	$ 684,596	$ 628,707	$ 125,153	$ 77,414	$ 3,698,253
Subtotal Schools	**$ 1,549,777**	**$ 4,837,236**	**$ 1,899,040**	**$ 4,946,665**	**$ 4,397,969**	**$ 3,404,527**	**$ 3,302,856**	**$ 967,180**	**$ 7,482,854**	**$ 7,892,371**	**$ 7,706,429**	**$ 2,220,460**	**$ 624,912**	**$ 551,578**	**$ 51,783,852**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios	$ 1,548,288	$ 928,973	$ 1,238,630	$ 619,315	$ 1,238,630	$ 1,238,630	$ 1,238,630	$ 587,866	$ 2,012,774	$ 1,209,600	$ 705,600		$ 928,973	$ 464,486	$ 13,960,397
Modernize existing MUB		$ 349,171	$ 314,819	$ 262,241	$ 1,145,733	$ 253,048	$ 347,558	$ 119,992	$ 197,810	$ 343,204					$ 3,333,577
Modernize existing Library into Innovation Center	$ 92,736	$ 53,222	$ 49,352	$ 77,414	$ 55,561	$ 42,739	$ 40,562					$ 330,745	$ 111,969	$ 38,707	$ 893,007
Add New PreSchool Classrooms	$ -		$ 812,851	$ 812,851	$ -	$ -	$ -	$ -							$ 1,625,702
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	$ 619,315	$ 435,456	$ 435,456	$ 169,344			$ 812,851								$ 2,472,422
Add Classrooms				$ 2,763,694					$ 1,935,360			$ 13,107,226			$ 17,806,280
Reclaim existing spaces into High Impact Learning Studios					$ 774,144							$ 2,797,321			$ 3,571,465
Develop Maker Space (STEAM Center)												$ 1,877,460			$ 1,877,460
Modernize existing Gym									$ 1,032,192			$ 403,200			$ 1,435,392
Administration Space Improvements				$ 483,840	$ 1,693,440					$ 965,100					$ 3,142,380
Natural Light/Solotubes	$ 174,182									$ 367,718		$ 483,840			$ 1,025,741
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 64,512	$ 32,256	$ 1,938,586
Shade Structures	$ 40,320	$ 80,640	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 766,080
Other Site Specific Projects Projects	$ 5,459,328	$ 48,384	$ 370,944	$ 1,701,504	$ 209,664	$ 282,240	$ 253,210	$ 64,512	$ 241,920	$ 11,842,790	$ 35,557,402	$ 4,329,320	$ 29,030	$ 48,384	$ 60,438,632
Athletic Fields and Landscaping		$ 148,378	$ 225,792	$ 491,904		$ 346,752			$ 2,661,120	$ 2,728,858	$ 3,562,030	$ 2,354,688			$ 12,519,521
Temporary Housing (Portables 1 year lease)	$ 1,064,448	$ 580,608	$ 774,144	$ -	$ 774,144	$ 774,144	$ 774,144	$ -	$ 1,257,984	$ 1,064,448	$ -	$ 677,376			$ 7,741,440
Subtotal Schools	**$ 9,159,898**	**$ 2,705,472**	**$ 4,342,948**	**$ 7,615,964**	**$ 6,047,758**	**$ 3,058,514**	**$ 3,587,916**	**$ 893,330**	**$ 9,540,760**	**$ 18,763,638**	**$ 40,228,232**	**$ 26,845,016**	**$ 1,154,644**	**$ 603,994**	**$ 134,548,082**
School Totals	**$ 12,102,392**	**$ 8,785,637**	**$ 7,444,153**	**$ 13,827,241**	**$ 13,325,542**	**$ 7,663,085**	**$ 7,878,869**	**$ 4,026,858**	**$ 20,487,825**	**$ 30,427,864**	**$ 50,171,154**	**$ 37,196,378**	**$ 2,231,139**	**$ 1,516,838**	**$ 217,084,977**

District Wide Projects	
District Wide Instructional Technology Improvements	$ 6,000,000
Subtotal District Wide Projects	**$ 6,000,000**
Total Project Cost for all Sites PHASE 1	**$ 223,084,977**

Bond Program Costs		
Overall Bond Contingency	10%	$ 22,308,498
Program Management	2%	$ 4,461,700
Moving Expenses	1%	$ 2,230,850
Subtotal Bond Program Costs		**$ 29,001,047**
Grand Total Bond Program Estimated Cost PHASE 1		**$ 252,086,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus ***PHASE 2***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Single pane window replacement	$ 1,064,448	$ 2,749,824	$ 2,767,565	$ 975,744	$ 2,767,565	$ 887,040	$ 2,661,120	$ 798,336	$ 1,064,448	$ 1,330,560	$ 2,572,416	$ 3,086,899	$ 1,064,448		$ 23,790,413
Exterior painting													$ 241,920		$ 241,920
Other Site Specific Projects Projects															$ -
Subtotal Schools	**$ 1,064,448**	**$ 2,749,824**	**$ 2,767,565**	**$ 975,744**	**$ 2,767,565**	**$ 887,040**	**$ 2,661,120**	**$ 798,336**	**$ 1,064,448**	**$ 1,330,560**	**$ 2,572,416**	**$ 3,086,899**	**$ 1,306,368**	**$ -**	**$ 24,032,333**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
Air-conditioning			$ 1,333,705		$ 264,177	$ -	$ 1,271,370		$ 2,397,871		$ 5,134,470		$ 1,883,267		$ 12,284,859
21st Century Flexible Furniture (Remaining School)															$ -
Subtotal Schools	**$ -**	**$ -**	**$ 1,333,705**	**$ -**	**$ 264,177**	**$ -**	**$ 1,271,370**	**$ -**	**$ 2,397,871**	**$ -**	**$ 5,134,470**	**$ -**	**$ 1,883,267**	**$ -**	**$ 12,284,859**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose	Sinaloa	Novato	San Marin	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios (Remainder of Campus)												$ 1,839,882			$ 1,839,882
Modernize existing MUB													$ 1,548,288	$ 4,193,280	$ 5,741,568
Modernize existing Library into Innovation Center											$ 176,884				$ 176,884
Develop Maker Space (STEAM Center)	$ 1,128,960				$ 1,238,630			$ 677,376	$ 161,280	$ 1,290,240		$ 1,877,460	$ 806,400		$ 7,180,347
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm															$ -
Add Classrooms	$ 1,548,288	$ 2,972,713	$ 3,251,405	$ 2,763,694	$ -	$ 541,901	$ 774,144	$ 1,083,802	$ 1,393,459	$ 2,540,160	$ 13,107,226				$ 29,976,791
Reclaim existing spaces into High Impact Learning Studios									$ 1,393,459		$ 1,612,800				$ 3,006,259
Administration Space Improvements	$ 619,315	$ 957,197	$ 474,163		$ 1,693,440	$ 690,278	$ 241,920	$ 1,170,490	$ 556,416		$ 882,524	$ 1,566,674	$ 290,304		$ 9,142,721
Natural Light/Solotubes		$ 241,920	$ 241,920	$ 232,243	$ 222,566	$ 241,920	$ 232,243	$ 261,274	$ 348,365	$ 367,718	$ 628,992	$ 483,840	$ 193,536		$ 3,696,538
Outdoor Learning Environments															$ -
Shade Structures															$ -
Storage space/screening	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 161,280	$ 241,920	$ 161,280	$ 241,920	$ 161,280	$ 161,280	$ 241,920	$ 241,920	$ 161,280		$ 2,419,200
Other Site Specific Projects Projects															$ -
Athletic Fields and Landscaping							$ 48,384								$ 48,384
Subtotal Schools	**$ 3,457,843**	**$ 4,333,110**	**$ 4,128,768**	**$ 3,157,217**	**$ 3,315,917**	**$ 1,716,019**	**$ 1,457,971**	**$ 3,434,861**	**$ 4,014,259**	**$ 4,359,398**	**$ 16,650,346**	**$ 6,009,777**	**$ 2,999,808**	**$ 4,193,280**	**$ 63,228,574**
School Totals	**$ 4,522,291**	**$ 7,082,934**	**$ 8,230,038**	**$ 4,132,961**	**$ 6,347,658**	**$ 2,603,059**	**$ 5,390,461**	**$ 4,233,197**	**$ 7,476,578**	**$ 5,689,958**	**$ 24,357,231**	**$ 9,096,676**	**$ 6,189,443**	**$ 4,193,280**	**$ 99,545,766**

District Wide Projects															
															$ -
															$ -
															$ -
Subtotal District Wide Projects															**$ -**
Total Project Cost for all Sites	**PHASE 2**														**$ 351,631,790**

Bond Program Costs			
Overall Bond Contingency	10%	$	35,163,179.00
Program Management	2%	$	7,032,635.80
Moving Expenses	1%	$	3,516,317.90
Subtotal Bond Program Costs		**$**	**45,712,133**
Grand Total Bond Program Estimated Cost **PHASE 2**		**$**	**397,343,923**
Grand Total Bond Program Estimated Cost		**$**	**649,429,947**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	33	ROOMS	$ 7,500	$ 247,500	$ 49,500	$ 35,640	$ 332,640	$ 66,528	$ 399,168
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 557,730	$ 557,730	$ 111,546	$ 80,313	$ 749,589	$ 149,918	$ 899,507
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
	Subtotal:				**$ 960,923**	$ 192,185	$ 138,373	**$ 1,291,481**	$ 258,296	**$ 1,549,777**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	9,600	SF	$ 100	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	$ 25	$ 57,500	$ 11,500	$ 8,280	$ 77,280	$ 15,456	$ 92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Student/Joint Use Community Center / Improve Dropoff and Parking	7,500	SF	$ 400	$ 3,000,000	$ 600,000	$ 432,000	$ 4,032,000	$ 806,400	$ 4,838,400
1	Infill Covered Walk for new Speed Line	400	SF	$ 300	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
3	Temporary Housing (10 Portables 1 year lease + restroom)	11	LS	$ 60,000	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 5,679,500**	$ 1,135,900	$ 817,848	**$ 7,633,248**	$ 1,526,650	**$ 9,159,898**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 7,503,963**	$ 1,500,793	$ 1,080,571	**$ 10,085,327**	$ 2,017,065	**$ 12,102,392**

Notes:

1. This site is currently fully air conditioned.
2. Low voltage costs have been reduced because this site has been recently upgraded.
3. Relocate current preschool to rooms B1 and B2.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. Reclaim space in Building A for a small Admin Office. (100 sf)
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 660,000**	$ 132,000	$ 95,040	**$ 887,040**	$ 177,408	**$ 1,064,448**
	District Priorities For Schools									
2	Air-conditioning	46,708	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	21st Century Flexible Furniture (Remaining School)	31,139	SF	$ 10	$ 311,387	$ 62,277	$ 44,840	$ 418,504	$ 83,701	$ 502,204
	Subtotal:				**$ 311,387**	$ 62,277	$ 44,840	**$ 418,504**	$ 83,701	**$ 502,204**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	23,040	SF	$ 100	$ 2,304,000	$ 460,800	$ 331,776	$ 3,096,576	$ 619,315	$ 3,715,891
2	Add a space for nurse clinic	960	SF	$ 400	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	New Mulit-Use Classrooms (2)	2,400	SF	$ 400	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
	Reclaim existing spaces into classrooms									
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Enclose Exterior Hallways	4,000	SF	$ 100	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
	Subtotal:				**$ 4,848,000**	$ 969,600	$ 698,112	**$ 6,515,712**	$ 1,303,142	**$ 7,818,854**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,819,387**	$ 1,163,877	$ 837,992	**$ 7,821,256**	$ 1,564,251	**$ 9,385,507**
	Total Project Cost For Master Plan Improvements				**$ 13,323,350**	$ 2,664,670	$ 1,918,562	**$ 17,906,582**	$ 3,581,316	**$ 21,487,899**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	18	ROOMS	$ 7,500	$ 135,000	$ 27,000	$ 19,440	$ 181,440	$ 36,288	$ 217,728
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 300,510	$ 300,510	$ 60,102	$ 43,273	$ 403,885	$ 80,777	$ 484,663
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
	Subtotal:				**$ 2,999,278**	$ 599,856	$ 431,896	**$ 4,031,030**	$ 806,206	**$ 4,837,236**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing MUB	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
1	Add Restrms & Wkrm to exist classrooms for Kindergarten (3)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area infill existing covered walk at MUB	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
3	Temporary Housing (6 Portables 1 year lease)	6	LS	$ 60,000	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
	Subtotal:				**$ 1,101,500**	$ 220,300	$ 158,616	**$ 1,480,416**	$ 296,083	**$ 2,705,472**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,871,443**	$ 974,289	$ 701,488	**$ 6,547,220**	$ 1,309,444	**$ 8,785,637**

Notes:

1. This site requested air conditioning as a high priority.
2. The new Preschool/TK will be located in Building G Rooms 10 and 11.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,500	SF	$ 110	$ 1,705,000	$ 341,000	$ 245,520	$ 2,291,520	$ 458,304	$ 2,749,824
	Subtotal:				**$ 1,705,000**	$ 341,000	$ 245,520	**$ 2,291,520**	$ 458,304	**$ 2,749,824**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	(11,043)	SF	$ 10	$ (110,433)	$ (22,087)	$ (15,902)	$ (148,422)	$ (29,684)	$ (178,107)
	Subtotal:				**$ (110,433)**	$ (22,087)	$ (15,902)	**$ (148,422)**	$ (29,684)	**$ (178,107)**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reconfigure and Enlarge Administration Space	2,374	SF	$ 250	$ 593,500	$ 118,700	$ 85,464	$ 797,664	$ 159,533	$ 957,197
2	Add a classroom building with 2 restrooms for resource	4,608	SF	$ 400	$ 1,843,200	$ 368,640	$ 265,421	$ 2,477,261	$ 495,452	$ 2,972,713
2	Convert an existing classroom to a science room	1,200	SF	$ 250	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 5,038,700**	$ 1,007,740	$ 725,573	**$ 6,772,013**	$ 1,354,403	**$ 8,126,415**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,633,267**	$ 1,326,653	$ 955,190	**$ 8,915,110**	$ 1,783,022	**$ 10,698,132**
	Total Project Cost For Master Plan Improvements				**$ 11,504,710**	$ 2,300,942	$ 1,656,678	**$ 15,462,330**	$ 3,092,466	**$ 19,483,769**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	25	ROOMS	$ 3,500	$ 87,500	$ 17,500	$ 12,600	$ 117,600	$ 23,520	$ 141,120
1	Kitchen Upgrade	1,440	SF	$ 500	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 259,720	$ 259,720	$ 51,944	$ 37,400	$ 349,064	$ 69,813	$ 418,876
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ 22,052	$ 15,877	$ 148,189	$ 29,638	$ 177,827
	Subtotal:				**$ 1,177,480**	$ 235,496	$ 169,557	**$ 1,582,533**	$ 316,507	**$ 1,899,040**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
1	Add Pre-K/Preschool (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm (2)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 2,692,800**	$ 538,560	$ 387,763	**$ 3,619,123**	$ 723,825	**$ 4,342,948**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,615,670**	$ 923,134	$ 664,656	**$ 6,203,460**	$ 1,240,692	**$ 7,444,153**

Notes:

1. The library currently has air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. This site placed a low priority on a new stage so only kitchen improvements are being included.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
	Subtotal:				**$ 1,716,000**	$ 343,200	$ 247,104	**$ 2,306,304**	$ 461,261	**$ 2,767,565**
	District Priorities For Schools									
2	Air-conditioning (Library and Admin Already Have AC)	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
2	21st Century Flexible Furniture (Remaining School)	(11,025)	SF	$ 10	$ (110,250)	$ (22,050)	$ (15,876)	$ (148,176)	$ (29,635)	$ (177,811)
	Subtotal:				**$ 716,700**	$ 143,340	$ 103,205	**$ 963,245**	$ 192,649	**$ 1,155,894**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Replace Portables (5)	5,760	SF	$ 350	$ 2,016,000	$ 403,200	$ 290,304	$ 2,709,504	$ 541,901	$ 3,251,405
2	Reclaim existing spaces into classrooms (Not Required)	2,880	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Modernize Administration Space (including AC)	1,680	SF	$ 175	$ 294,000	$ 58,800	$ 42,336	$ 395,136	$ 79,027	$ 474,163
2	Add Family Center to Administration	1,000	SF	$ 350	$ 350,000	$ 70,000	$ 50,400	$ 470,400	$ 94,080	$ 564,480
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
	Subtotal:				**$ 5,082,000**	$ 1,016,400	$ 731,808	**$ 6,830,208**	$ 1,366,042	**$ 8,196,250**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 7,514,700**	$ 1,502,940	$ 1,082,117	**$10,099,757**	$ 2,019,951	**$12,119,708**
	Total Project Cost For Master Plan Improvements				**$12,130,370**	$ 2,426,074	$ 1,746,773	**$16,303,217**	$ 3,260,643	**$19,563,861**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 3,500	$ 84,000	$ 16,800	$ 12,096	$ 112,896	$ 22,579	$ 135,475
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 675,650	$ 675,650	$ 135,130	$ 97,294	$ 908,074	$ 181,615	$ 1,089,688
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ 21,941	$ 15,797	$ 147,441	$ 29,488	$ 176,930
	Subtotal:				**$ 3,067,128**	$ 613,426	$ 441,666	**$ 4,122,220**	$ 824,444	**$ 4,946,665**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	3,840	SF	$ 100	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into innovation center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300	SF	$ 350	$ 105,000	$ 21,000	$ 15,120	$ 141,120	$ 28,224	$ 169,344
1	Add High Impact Leaning Studios (3) + Flex Classroom (1)	4,896	SF	$ 350	$ 1,713,600	$ 342,720	$ 246,758	$ 2,303,078	$ 460,616	$ 2,763,694
1	Reconfigure and Enlarge Administration Space	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Outdoor Learning Environments	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
1	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Demo Existing Kitchen and relocate main utilities	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 4,722,200**	$ 944,440	$ 679,997	**$ 6,346,637**	$ 1,269,327	**$ 7,615,964**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 8,573,438**	$ 1,714,688	$ 1,234,575	**$ 11,522,701**	$ 2,304,540	**$ 13,827,241**

Notes:

1. This site is designated to be fully air conditioned.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. New classrooms replace existing portables.
5. The new Community Center will replace the Family Literacy Center/Childcare and incompass wellness, agency interaction, computer center and RSP.
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Total	Cont 10%	Years at 6%	Total Const	20%	Project Total
2	Single pane window replacement	5,500	SF	$ 110	$ 605,000	$ 121,000	$ 87,120	$ 813,120	$ 162,624	$ 975,744
2	21st Century Flexible Furniture (Remaining School)	32,910	SF	$ 10	$ 329,100	$ 65,820	$ 47,390	$ 442,310	$ 88,462	$ 530,772
	Subtotal:				**$ 934,100**	$ 186,820	$ 134,510	**$ 1,255,430**	$ 251,086	**$ 1,506,516**
	District Priorities For Schools									
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
	Reclaim existing spaces into classrooms (none required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 2,200,000**	$ 440,000	$ 316,800	**$ 2,956,800**	$ 591,360	**$ 3,548,160**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 3,134,100**	$ 626,820	$ 451,310	**$ 4,212,230**	$ 842,446	**$ 5,054,676**
	Total Project Cost For Master Plan Improvements				**$ 11,707,538**	$ 2,341,508	$ 1,685,886	**$ 15,734,932**	$ 3,146,986	**$ 18,881,918**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	30,765	SF	$ 40	$ 1,230,600	$ 246,120	$ 177,206	$ 1,653,926	$ 330,785	$ 1,984,712
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 1,785,600**	$ 357,120	$ 257,126	**$ 2,399,846**	$ 479,969	**$ 2,879,816**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	23	ROOMS	$ 3,500	$ 80,500	$ 16,100	$ 11,592	$ 108,192	$ 21,638	$ 129,830
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 268,865	$ 268,865	$ 53,773	$ 38,717	$ 361,355	$ 72,271	$ 433,625
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ 20,510	$ 14,767	$ 137,827	$ 27,565	$ 165,393
	Subtotal:				**$ 2,726,915**	$ 545,383	$ 392,676	**$ 3,664,974**	$ 732,995	**$ 4,397,969**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB into STEAM Center/Maker Space (Includes AC)	3,552	SF	$ 200	$ 710,400	$ 142,080	$ 102,298	$ 954,778	$ 190,956	$ 1,145,733
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration/Conference Building	3,000	SF	$ 350	$ 1,050,000	$ 210,000	$ 151,200	$ 1,411,200	$ 282,240	$ 1,693,440
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing Admin space into Preschool/Pre-Kindergarten and Storage	1,920	SF	$ 250	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Environments	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 3,749,850**	$ 749,970	$ 539,978	**$ 5,039,798**	$ 1,007,960	**$ 6,047,758**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 8,262,365**	$ 1,652,473	$ 1,189,781	**$ 11,104,619**	$ 2,220,924	**$ 13,325,542**

Notes:

1. The STEAM Center, new Admin and MP will have air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling elsewhere.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Music program (classroom) to take place on the MPR stage.
5. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
	Subtotal:				**$ 1,716,000**	$ 343,200	$ 247,104	**$ 2,306,304**	$ 461,261	**$ 2,767,565**
	District Priorities For Schools									
2	Air-conditioning	6,552	SF	$ 25	$ 163,800	$ 32,760	$ 23,587	$ 220,147	$ 44,029	$ 264,177
2	21st Century Flexible Furniture (Remaining School)	(10,254)	SF	$ 10	$ (102,540)	$ (20,508)	$ (14,766)	$ (137,814)	$ (27,563)	$ (165,377)
	Subtotal:				**$ 61,260**	$ 12,252	$ 8,821	**$ 82,333**	$ 16,467	**$ 98,800**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	14,400	SF	$ 100	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
2	Natural Light/Solotubes	46	EA	$ 3,000	$ 138,000	$ 27,600	$ 19,872	$ 185,472	$ 37,094	$ 222,566
	Subtotal:				**$ 1,578,000**	$ 315,600	$ 227,232	**$ 2,120,832**	$ 424,166	**$ 2,544,998**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 3,355,260**	$ 671,052	$ 483,157	**$ 4,509,469**	$ 901,894	**$ 5,411,363**
	Total Project Cost For Master Plan Improvements				**$ 11,617,625**	$ 2,323,525	$ 1,672,938	**$ 15,614,088**	$ 3,122,818	**$ 18,736,906**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Utilities/Plumbing Improvements	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 744,075**	$ 148,815	$ 107,147	**$ 1,000,037**	$ 200,007	**$ 1,200,044**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	23	ROOMS	$ 7,500	$ 172,500	$ 34,500	$ 24,840	$ 231,840	$ 46,368	$ 278,208
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 450,725	$ 450,725	$ 90,145	$ 64,904	$ 605,774	$ 121,155	$ 726,929
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
	Subtotal:				**$ 2,110,942**	$ 422,188	$ 303,976	**$ 2,837,106**	$ 567,421	**$ 3,404,527**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 1,896,400**	$ 379,280	$ 273,082	**$ 2,548,762**	$ 509,752	**$ 3,058,514**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,751,417**	$ 950,283	$ 684,204	**$ 6,385,904**	$ 1,277,181	**$ 7,663,085**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
4. New Kitchen will use Room E5 which is not necessary to replace at this time.
5. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	5,000	SF	$ 110	$ 550,000	$ 110,000	$ 79,200	$ 739,200	$ 147,840	$ 887,040
2	21st Century Flexible Furniture (Remaining School)	(11,271)	SF	$ 10	$ (112,707)	$ (22,541)	$ (16,230)	$ (151,478)	$ (30,296)	$ (181,773)
	Subtotal:				**$ 437,293**	$ 87,459	$ 62,970	**$ 587,722**	$ 117,544	**$ 705,267**
	District Priorities For Schools									
2	Air-conditioning	33,815	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	16,320	SF	$ 100	$ 1,632,000	$ 326,400	$ 235,008	$ 2,193,408	$ 438,682	$ 2,632,090
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Reconfigure Administration Space	1,712	SF	$ 250	$ 428,000	$ 85,600	$ 61,632	$ 575,232	$ 115,046	$ 690,278
1	Add Kindergarten classroom (2)	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
2	Add Classrooms (1) to replace E5	960	SF	$ 350	$ 336,000	$ 67,200	$ 48,384	$ 451,584	$ 90,317	$ 541,901
2	Reclaim existing spaces into classrooms (1)	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Natural Light/Solotubes	50	EA	$ 3,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Enclose Exterior Hallways	4,000	SF	$ 100	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
	Subtotal:				**$ 4,572,000**	$ 914,400	$ 658,368	**$ 6,144,768**	$ 1,228,954	**$ 7,373,722**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,009,293**	$ 1,001,859	$ 721,338	**$ 6,732,490**	$ 1,346,498	**$ 8,078,988**
	Total Project Cost For Master Plan Improvements				**$ 9,760,710**	$ 1,952,142	$ 1,405,542	**$13,118,394**	$ 2,623,679	**$15,742,073**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways (from north entry)	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	21	ROOMS	$ 7,500	$ 157,500	$ 31,500	$ 22,680	$ 211,680	$ 42,336	$ 254,016
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 410,295	$ 410,295	$ 82,059	$ 59,082	$ 551,436	$ 110,287	$ 661,724
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
	Subtotal:				**$ 2,047,902**	$ 409,580	$ 294,898	**$ 2,752,380**	$ 550,476	**$ 3,302,856**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add TK/Kindergarten classroom (1) - replace portable	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Pedestrian Walkway from NW corner of Site	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
1	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve exterior lighting	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 2,224,650**	$ 444,930	$ 320,350	**$ 2,989,930**	$ 597,986	**$ 3,587,916**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,885,212**	$ 977,042	$ 703,470	**$ 6,565,724**	$ 1,313,145	**$ 7,878,869**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	15,000	SF	$ 110	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
	Subtotal:				**$ 1,650,000**	$ 330,000	$ 237,600	**$ 2,217,600**	$ 443,520	**$ 2,661,120**
	District Priorities For Schools									
2	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
2	21st Century Flexible Furniture (Remaining School)	(10,510)	SF	$ 10	$ (105,097)	$ (21,019)	$ (15,134)	$ (141,250)	$ (28,250)	$ (169,500)
	Subtotal:				**$ 683,203**	$ 136,641	$ 98,381	**$ 918,225**	$ 183,645	**$ 1,101,870**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Add Science Room	1,200	SF	$ 400	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
2	Replace Portables (2) Reclaim Existing Kinder Room 5	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Reconfigure and Enlarge Administration Space?	1,000	SF	$ 150	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Natural Light/Solotubes	48	EA	$ 3,000	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Window shades (Included above)	6,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Obstacle course	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 3,964,000**	$ 792,800	$ 570,816	**$ 5,327,616**	$ 1,065,523	**$ 6,393,139**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 6,297,203**	$ 1,259,441	$ 906,797	**$ 8,463,441**	$ 1,692,688	**$ 10,156,130**
	Total Project Cost For Master Plan Improvements				**$ 11,182,415**	$ 2,236,483	$ 1,610,268	**$ 15,029,166**	$ 3,005,833	**$ 18,034,999**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes (Includes Gym window shades)	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Roof Replacement	1	LS	$ 784,242	$ 784,242	$ 156,848	$ 112,931	$ 1,054,021	$ 210,804	$ 1,264,825
	Subtotal:				**$ 1,343,222**	$ 268,644	$ 193,424	**$ 1,805,290**	$ 361,058	**$ 2,166,348**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 7,500	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 280,370	$ 280,370	$ 56,074	$ 40,373	$ 376,817	$ 75,363	$ 452,181
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
	Subtotal:				**$ 599,690**	$ 119,938	$ 86,355	**$ 805,983**	$ 161,197	**$ 967,180**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios	3,645	SF	$ 100	$ 364,500	$ 72,900	$ 52,488	$ 489,888	$ 97,978	$ 587,866
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 553,900**	$ 110,780	$ 79,762	**$ 744,442**	$ 148,888	**$ 893,330**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 2,496,812**	$ 499,362	$ 359,541	**$ 3,355,715**	$ 671,143	**$ 4,026,858**

Notes:

1. This site is fully air conditioned except for the recently built MUB.
2. Because the MUB/stage/kitchen was recently built, no bond funds have been allocated.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	4,500	SF	$ 110	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
	Subtotal:				**$ 495,000**	$ 99,000	$ 71,280	**$ 665,280**	$ 133,056	**$ 798,336**
	District Priorities For Schools									
2	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
2	21st Century Flexible Furniture (Remaining School)	(13,931)	SF	$ 10	$ (139,310)	$ (27,862)	$ (20,061)	$ (187,233)	$ (37,447)	$ (224,679)
	Subtotal:				**$ 905,590**	$ 181,118	$ 130,405	**$ 1,217,113**	$ 243,423	**$ 1,460,536**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios (Remainder)	15,360	SF	$ 100	$ 1,536,000	$ 307,200	$ 221,184	$ 2,064,384	$ 412,877	$ 2,477,261
2	Add Maker Space	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Add Classrooms (2) to replace portables	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (0)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Modernize Administration Space	2,903	SF	$ 250	$ 725,750	$ 145,150	$ 104,508	$ 975,408	$ 195,082	$ 1,170,490
2	Natural Light/Solotubes	54	EA	$ 3,000	$ 162,000	$ 32,400	$ 23,328	$ 217,728	$ 43,546	$ 261,274
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Jogging track	3,520	SF	$ 30	$ 105,600	$ 21,120	$ 15,206	$ 141,926	$ 28,385	$ 170,312
2	Field Restoration (possibly partial synthetic/part natural grass)	1	LS	$ 500,000	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
	Subtotal:				**$ 4,271,350**	$ 854,270	$ 615,074	**$ 5,740,694**	$ 1,148,139	**$ 6,888,833**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,671,940**	$ 1,134,388	$ 816,759	**$ 7,623,087**	$ 1,524,617	**$ 9,147,705**
	Total Project Cost For Master Plan Improvements				**$ 8,168,752**	$ 1,633,750	$ 1,176,300	**$10,978,803**	$ 2,195,761	**$13,174,563**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Roof Replacement	1	LS	$ 1,025,593	$ 1,025,593	$ 205,119	$ 147,685	$ 1,378,397	$ 275,679	$ 1,654,076
	Subtotal:				**$ 2,147,948**	$ 429,590	$ 309,305	**$ 2,886,842**	$ 577,368	**$ 3,464,211**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	27	ROOMS	$ 7,500	$ 202,500	$ 40,500	$ 29,160	$ 272,160	$ 54,432	$ 326,592
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 552,155	$ 552,155	$ 110,431	$ 79,510	$ 742,096	$ 148,419	$ 890,516
1	21st Century Flexible Furniture	19,824	SF	$ 10	$ 198,237	$ 39,647	$ 28,546	$ 266,430	$ 53,286	$ 319,716
	Subtotal:				**$ 4,639,667**	$ 927,933	$ 668,112	**$ 6,235,712**	$ 1,247,142	**$ 7,482,854**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (2 pods)	12,480	SF	$ 100	$ 1,248,000	$ 249,600	$ 179,712	$ 1,677,312	$ 335,462	$ 2,012,774
1	Modernize existing Library into Innovation Center	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	New Music/Drama Building	3,000	SF	$ 400	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
1	Modernize existing Gym	6,400	SF	$ 100	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Parking and Traffic flow improvements	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (13 Portables 1 year lease + restroom)	1	LS	$ 780,000	$ 780,000	$ 156,000	$ 112,320	$ 1,048,320	$ 209,664	$ 1,257,984
	Subtotal:				**$ 5,915,650**	$ 1,183,130	$ 851,854	**$ 7,950,634**	$ 1,590,127	**$ 9,540,760**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 12,703,265**	$ 2,540,653	$ 1,829,270	**$ 17,073,188**	$ 3,414,638	**$ 20,487,825**

Notes:

1. This site is designated to be fully air conditioned to achieve parity with Sinaloa MS.
2. Althought this is an all PBL school, 13 classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 660,000**	$ 132,000	$ 95,040	**$ 887,040**	$ 177,408	**$ 1,064,448**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	(19,823)	SF	$ 10	$ (198,227)	$ (39,645)	$ (28,545)	$ (266,417)	$ (53,283)	$ (319,700)
	Subtotal:				**$ (198,227)**	$ (39,645)	$ (28,545)	**$ (266,417)**	$ (53,283)	**$ (319,700)**
	Site Specific Projects / 21st Century Education									
1	Develop Maker Space	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Make (3) Science Classrooms into (2) Science Labs with Prep	2,880	SF	$ 300	$ 864,000	$ 172,800	$ 124,416	$ 1,161,216	$ 232,243	$ 1,393,459
2	Reclaim existing spaces into classrooms (not required)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
1	Reconfigure and Enlarge Administration Space	2,300	SF	$ 150	$ 345,000	$ 69,000	$ 49,680	$ 463,680	$ 92,736	$ 556,416
2	Natural Light/Solotubes	72	EA	$ 3,000	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	1,920	SF	$ 400	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
2	Add Computer lab	1,200	SF	$ 400	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 8,398,000**	$ 1,679,600	$ 1,209,312	**$11,286,912**	$ 2,257,382	**$13,544,294**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 8,859,773**	$ 1,771,955	$ 1,275,807	**$11,907,535**	$ 2,381,507	**$14,289,042**
	Total Project Cost For Master Plan Improvements				**$21,563,038**	$ 4,312,608	$ 3,105,077	**$28,980,723**	$ 5,796,145	**$34,776,868**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	19	ROOMS	$ 7,500	$ 142,500	$ 28,500	$ 20,520	$ 191,520	$ 38,304	$ 229,824
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 1,381,950	$ 1,381,950	$ 276,390	$ 199,001	$ 1,857,341	$ 371,468	$ 2,228,809
1	21st Century Flexible Furniture	20,913	SF	$ 10	$ 209,133	$ 41,827	$ 30,115	$ 281,075	$ 56,215	$ 337,290
	Subtotal:				**$ 4,893,583**	$ 978,717	$ 704,676	**$ 6,576,976**	$ 1,315,395	**$ 7,892,371**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,000	SF	$ 150	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Modernize existing Library into Innovation Space	4,256	SF	$ 50	$ 212,800	$ 42,560	$ 30,643	$ 286,003	$ 57,201	$ 343,204
1	New Gym (Full Size Court with Bleachers and Locker Rooms)	16,000	SF	$ 400	$ 6,400,000	$ 1,280,000	$ 921,600	$ 8,601,600	$ 1,720,320	$ 10,321,920
1	Reclaim existing locker rooms into classrooms.	5,500	SF	$ 150	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Reconfigure Administration/ Meeting Spaces	5,984	SF	$ 100	$ 598,400	$ 119,680	$ 86,170	$ 804,250	$ 160,850	$ 965,100
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	New Parking/drop off	16,000	SF	$ 12	$ 192,000	$ 38,400	$ 27,648	$ 258,048	$ 51,610	$ 309,658
1	Temporary Housing (10 Portables 1 year lease + restroom)	11	LS	$ 60,000	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$11,634,200**	$ 2,326,840	$ 1,675,325	**$15,636,365**	$ 3,127,273	**$18,763,638**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$18,866,483**	$ 3,773,297	$ 2,716,774	**$25,356,554**	$ 5,071,311	**$30,427,864**

Notes:

1. This site is currently fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Innovation Center to have glass walls North & South to create conference/pullout space.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	7,500	SF	$ 110	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
	Subtotal:				**$ 825,000**	$ 165,000	$ 118,800	**$ 1,108,800**	$ 221,760	**$ 1,330,560**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	(20,912)	SF	$ 10	$ (209,123)	$ (41,825)	$ (30,114)	$ (281,062)	$ (56,212)	$ (337,274)
	Subtotal:				**$ (209,123)**	$ (41,825)	$ (30,114)	**$ (281,062)**	$ (56,212)	**$ (337,274)**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	5,000	SF	$ 250	$ 1,250,000	$ 250,000	$ 180,000	$ 1,680,000	$ 336,000	$ 2,016,000
2	Develop Maker Space	2,000	SF	$ 400	$ 800,000	$ 160,000	$ 115,200	$ 1,075,200	$ 215,040	$ 1,290,240
	Not Used									
2	Reconfigure 1 science room lab and 2 classrooms	3,500	SF	$ 450	$ 1,575,000	$ 315,000	$ 226,800	$ 2,116,800	$ 423,360	$ 2,540,160
2	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Remodel Art Room	1,500	SF	$ 150	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
	Subtotal:				**$ 4,178,000**	$ 835,600	$ 601,632	**$ 5,615,232**	$ 1,123,046	**$ 6,738,278**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 4,793,877**	$ 958,775	$ 690,318	**$ 6,442,970**	$ 1,288,594	**$ 7,731,564**
	Total Project Cost For Master Plan Improvements				**$23,660,360**	$ 4,732,072	$ 3,407,092	**$31,799,524**	$ 6,359,905	**$38,159,429**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	51	ROOMS	$ 7,500	$ 382,500	$ 76,500	$ 55,080	$ 514,080	$ 102,816	$ 616,896
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 787,740	$ 787,740	$ 157,548	$ 113,435	$ 1,058,723	$ 211,745	$ 1,270,467
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 4,778,292**	$ 955,658	$ 688,074	**$ 6,422,024**	$ 1,284,405	**$ 7,706,429**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (3 w/new pullout space)	3,500	SF	$ 125	$ 437,500	$ 87,500	$ 63,000	$ 588,000	$ 117,600	$ 705,600
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New High Impact STEM Center (5 Labs/ 5 Classrooms & Prep)	18,060	SF	$ 450	$ 8,127,000	$ 1,625,400	$ 1,170,288	$ 10,922,688	$ 2,184,538	$ 13,107,226
1	Reclaim existing science rooms into Learning Studios	8,000	SF	$ 125	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
1	Modernize existing Gyms	30,800	SF	$ 25	$ 770,000	$ 154,000	$ 110,880	$ 1,034,880	$ 206,976	$ 1,241,856
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Replace (5) Tennis Courts	31,680	SF	$ 20	$ 633,600	$ 126,720	$ 91,238	$ 851,558	$ 170,312	$ 1,021,870
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS		$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$24,943,100**	$ 4,988,620	$ 3,591,806	**$33,523,526**	$ 6,704,705	**$ 40,228,232**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$31,108,107**	$ 6,221,621	$ 4,479,567	**$41,809,295**	$ 8,361,859	**$ 50,171,154**

Notes:

1. This site is designated to be fully air conditioned to achieve parity with San Marin High School.
2. The Design Academy classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
3. The new STEM Center will have High Impact Learning Studios with 21st Century Flexible Furniture.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
	Subtotal:				**$ 1,595,000**	$ 319,000	$ 229,680	**$ 2,143,680**	$ 428,736	**$ 2,572,416**
	District Priorities For Schools									
2	21st Century Flexible Furniture (Remaining School)	(42,447)	SF	$ 10	$ (424,467)	$ (84,893)	$ (61,123)	$ (570,483)	$ (114,097)	$ (684,580)
	Subtotal:				**$ (424,467)**	$ (84,893)	$ (61,123)	**$ (570,483)**	$ (114,097)	**$ (684,580)**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus) Develop Maker Spaces	38,400	SF	$ 100	$ 3,840,000	$ 768,000	$ 552,960	$ 5,160,960	$ 1,032,192	$ 6,193,152
1	Modernize existing Library into Innovation Space	4,387	SF	$ 25	$ 109,675	$ 21,935	$ 15,793	$ 147,403	$ 29,481	$ 176,884
1	Administration remodel and expansion (good first impression)	3,648	SF	$ 150	$ 547,200	$ 109,440	$ 78,797	$ 735,437	$ 147,087	$ 882,524
	Not Used									
2	Natural Light/Solotubes	130	EA	$ 3,000	$ 390,000	$ 78,000	$ 56,160	$ 524,160	$ 104,832	$ 628,992
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
	Subtotal:				**$ 8,971,075**	$ 1,794,215	$ 1,291,835	**$12,057,125**	$ 2,411,425	**$ 14,468,550**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$10,141,608**	$ 2,028,322	$ 1,460,392	**$13,630,322**	$ 2,726,064	**$ 16,356,386**

	Total Project Cost For Master Plan Improvements				**$41,249,715**	$ 8,249,943	$ 5,939,959	**$55,439,617**	$ 11,087,923	**$ 66,527,540**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Roof Replacement	1	LS	$ 1,766,482	$ 1,766,482	$ 353,296	$ 254,373	$ 2,374,152	$ 474,830	$ 2,848,982
	Subtotal:				**$ 5,041,482**	$ 1,008,296	$ 725,973	**$ 6,775,752**	$ 1,355,150	**$ 8,130,902**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	30	ROOMS	$ 7,500	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 761,950	$ 761,950	$ 152,390	$ 109,721	$ 1,024,061	$ 204,812	$ 1,228,873
1	21st Century Flexible Furniture	38,982	SF	$ 10	$ 389,823	$ 77,965	$ 56,135	$ 523,923	$ 104,785	$ 628,707
	Subtotal:				**$ 1,376,773**	$ 275,355	$ 198,255	**$ 1,850,383**	$ 370,077	**$ 2,220,460**
	Site Specific Projects / 21st Century Education									
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460
1	New High Impact STEM Center (5 Labs/ 5 Classrooms & Prep)	18,060	SF	$ 450	$ 8,127,000	$ 1,625,400	$ 1,170,288	$ 10,922,688	$ 2,184,538	$ 13,107,226
1	Reclaim Existing Science Building B into High Impact Learning Studio Academy (Replaces New STEM Classrooms.)	11,563	SF	$ 150	$ 1,734,450	$ 346,890	$ 249,761	$ 2,331,101	$ 466,220	$ 2,797,321
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Modernize existing Gym	10,000	SF	$ 25	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Modernize existing Performing Arts Center	6,855	SF	$ 250	$ 1,713,750	$ 342,750	$ 246,780	$ 2,303,280	$ 460,656	$ 2,763,936
1	Modernize Art/Music Building I	9,706	SF	$ 100	$ 970,600	$ 194,120	$ 139,766	$ 1,304,486	$ 260,897	$ 1,565,384
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
3	Temporary Housing (7 Portables 1 year lease)	1	LS	$ 420,000	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
	Subtotal:				**$16,644,975**	$ 3,328,995	$ 2,396,876	**$22,370,846**	$ 4,474,169	**$26,845,016**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$23,063,230**	$ 4,612,646	$ 3,321,105	**$30,996,982**	$ 6,199,396	**$37,196,378**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Existing PAC to have 250 permenant seats, add lobby/restrooms, green room, dressing rooms and storage.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	17,400	SF	$ 110	$ 1,914,000	$ 382,800	$ 275,616	$ 2,572,416	$ 514,483	$ 3,086,899
2	Exterior painting (Part of Exterior Skin Replacement)	-	LS	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,914,000**	$ 382,800	$ 275,616	**$ 2,572,416**	$ 514,483	**$ 3,086,899**
	District Priorities For Schools									
1	21st Century Flexible Furniture (Remaining School)	(42,332)	SF	$ 10	$ (423,323)	$ (84,665)	$ (60,959)	$ (568,947)	$ (113,789)	$ (682,736)
	Subtotal:				**$ (423,323)**	$ (84,665)	$ (60,959)	**$ (568,947)**	$ (113,789)	**$ (682,736)**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (Building D)	11,408	SF	$ 100	$ 1,140,800	$ 228,160	$ 164,275	$ 1,533,235	$ 306,647	$ 1,839,882
2	High Impact Learning Studios (Remainder of Campus)	33,600	SF	$ 100	$ 3,360,000	$ 672,000	$ 483,840	$ 4,515,840	$ 903,168	$ 5,419,008
1	Administration remodel (good first impression)	6,476	SF	$ 150	$ 971,400	$ 194,280	$ 139,882	$ 1,305,562	$ 261,112	$ 1,566,674
2	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
1	Upgrade Existing Practice Gym to Student Center	5,000	SF	$ 100	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Weight room modernization/expansion	3,000	SF	$ 450	$ 1,350,000	$ 270,000	$ 194,400	$ 1,814,400	$ 362,880	$ 2,177,280
2	Renovate locker rooms	1	ALLOW	$ 2,500,000	$ 2,500,000	$ 500,000	$ 360,000	$ 3,360,000	$ 672,000	$ 4,032,000
2	Canopy over weight room and gym entrance	2,000	SF	$ 75	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Tech lab for industry based certification	1,500	SF	$ 350	$ 525,000	$ 105,000	$ 75,600	$ 705,600	$ 141,120	$ 846,720
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	New announcer booth – baseball	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	New announcer booth – football	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
2	Tennis court seating	250	EA	$ 300	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Tennis court pathways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	25yd x 35m pool and pool house/lockers	1	LS	$ 7,500,000	$ 7,500,000	$ 1,500,000	$ 1,080,000	$ 10,080,000	$ 2,016,000	$ 12,096,000
	Subtotal:				**$22,582,200**	$ 4,516,440	$ 3,251,837	**$30,350,477**	$ 6,070,095	**$36,420,572**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$24,072,877**	$ 4,814,575	$ 3,466,494	**$32,353,946**	$ 6,470,789	**$38,824,735**
	Total Project Cost For Master Plan Improvements				**$47,136,107**	$ 9,427,221	$ 6,787,599	**$63,350,928**	$ 12,670,186	**$76,021,113**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	8	ROOMS	$ 7,500	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 249,870	$ 249,870	$ 49,974	$ 35,981	$ 335,825	$ 67,165	$ 402,990
1	21st Century Flexible Furniture	7,760	SF	$ 10	$ 77,600	$ 15,520	$ 11,174	$ 104,294	$ 20,859	$ 125,153
	Subtotal:				**$ 387,470**	$ 77,494	$ 55,796	**$ 520,760**	$ 104,152	**$ 624,912**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
1	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
	Subtotal:				**$ 715,925**	$ 143,185	$ 103,093	**$ 962,203**	$ 192,441	**$ 1,154,644**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 1,383,395**	$ 276,679	$ 199,209	**$ 1,859,283**	$ 371,857	**$ 2,231,139**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
2	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 810,000**	$ 162,000	$ 116,640	**$ 1,088,640**	$ 217,728	**$ 1,306,368**
	District Priorities For Schools									
2	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	21st Century Flexible Furniture (Remaining School)	(7,759)	SF	$ 10	$ (77,590)	$ (15,518)	$ (11,173)	$ (104,281)	$ (20,856)	$ (125,137)
	Subtotal:				**$ 1,090,110**	$ 218,022	$ 156,976	**$ 1,465,108**	$ 293,022	**$ 1,758,129**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios (Remainder of Campus)	13,440	SF	$ 100	$ 1,344,000	$ 268,800	$ 193,536	$ 1,806,336	$ 361,267	$ 2,167,603
2	Modernize existing MUB	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
2	Develop Maker Space	2,000	SF	$ 250	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ 150	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
2	Natural Light/Solotubes	40	EA	$ 3,000	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Tennis court	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 3,838,000**	$ 767,600	$ 552,672	**$ 5,158,272**	$ 1,031,654	**$ 6,189,926**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 5,738,110**	$ 1,147,622	$ 826,288	**$ 7,712,020**	$ 1,542,404	**$ 9,254,424**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	14,400	SF	$ 10	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
	Subtotal:				**$ 224,000**	$ 44,800	$ 32,256	**$ 301,056**	$ 60,211	**$ 361,267**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	12	ROOMS	$ 6,500	$ 78,000	$ 15,600	$ 11,232	$ 104,832	$ 20,966	$ 125,798
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	14,400	SF	$ 15	$ 216,000	$ 43,200	$ 31,104	$ 290,304	$ 58,061	$ 348,365
1	21st Century Flexible Furniture	4,800	SF	$ 10	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
	Subtotal:				**$ 342,000**	$ 68,400	$ 49,248	**$ 459,648**	$ 91,930	**$ 551,578**
	Site Specific Projects / 21st Century Education									
2	High Impact Learning Studios	2,880	SF	$ 100	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Modernize existing Library into Innovation Center	960	SF	$ 25	$ 24,000	$ 4,800	$ 3,456	$ 32,256	$ 6,451	$ 38,707
1	Outdoor Learning Environments	1,000	SF	$ 20	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 374,500**	$ 74,900	$ 53,928	**$ 503,328**	$ 100,666	**$ 603,994**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 940,500**	$ 188,100	$ 135,432	**$ 1,264,032**	$ 252,806	**$ 1,516,838**

Notes:

1. This site is in all portable buildings.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus **PHASE 2**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
2	Single pane window replacement	-	SF	$ 110	$ -	$ -	$ -	$ -	$ -	$ -
2	Electrical Infrastructure Upgrade	-	LS	$ 155,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	District Priorities For Schools									
2	New MUB with Stage and Kitchen (No Existing MUB)	6,500	SF	$ 400	$ 2,600,000	$ 520,000	$ 374,400	$ 3,494,400	$ 698,880	$ 4,193,280
2	Air-conditioning (Relocatable Buildings already have it)	10,000	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	21st Century Flexible Furniture (Remaining School)	9,600	SF	$ 10	$ 96,000	$ 19,200	$ 13,824	$ 129,024	$ 25,805	$ 154,829
	Subtotal:				**$ 2,696,000**	$ 539,200	$ 388,224	**$ 3,623,424**	$ 724,685	**$ 4,348,109**
	Site Specific Projects / 21st Century Education									
2	Reconfigure and Enlarge Administration Space	-	SF	$ 250	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Kindergarten classrooms (2)	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Add Classrooms	-	SF	$ 350	$ -	$ -	$ -	$ -	$ -	$ -
2	Reclaim existing spaces into classrooms (3)	-	SF	$ 150	$ -	$ -	$ -	$ -	$ -	$ -
2	Natural Light/Solotubes	-	EA	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Storage space/screening	-	LS	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -
2	Entry facelift	-	ALLOW	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ -**	$ -	$ -	**$ -**	$ -	**$ -**
	Total Project Cost For Master Plan Improvements	**PHASE 2**			**$ 2,696,000**	$ 539,200	$ 388,224	**$ 3,623,424**	$ 724,685	**$ 4,348,109**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
	Subtotal:				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**
	Total Project Cost For Master Plan Improvements				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

F.A.N.S. Distribution Kitchen
WLC Architects, Inc.
May 5, 2016

OPTION 4A - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Distribution Kitchen	5,500	SF	$ 600	$ 3,300,000	$ 660,000	$ 475,200	$ 4,435,200	$ 887,040	$ 5,322,240
2	Cullinary Arts Academy	-		$ 650	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**
	Total Project Cost For Master Plan Improvements				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

May 5, 2016

OPTION 4A - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(Low)**

WLC Architects, Inc.

May 5, 2016

OPTION 4A - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000	$	325	$ 1,300,000
	B - Multi-Purpose Building	7,500	$	325	$ 2,437,500
	F - Library/Computer Labs	4,500	$	325	$ 1,462,500
	D - Kindergarten	5,760	$	325	$ 1,872,000
	E - Classrooms	24,000	$	325	$ 7,800,000
	Covered Walkways	14,000	$	75	$ 1,050,000
	Demolish Existing School	45,000	$	12	$ 540,000
	Site Work 10 Acres				$ 200,000
	Subtotal	59,760			$ 16,662,000
	Design Contingency		6%		$ 999,720
	Escalation Years @ %	3	6%		$ 2,999,160
	Change Orders		5%		$ 833,100
	Subtotal				$ 4,831,980
	Expected Total Construction Cost				**$ 21,493,980**
	Soft Costs		20%		$ 4,298,796
	Total Project Cost				**$ 25,792,776**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

May 5, 2016

OPTION 4A - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(Low)**

WLC Architects, Inc.

May 5, 2016

OPTION 4A - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 325	$	3,570,125
	B - Gym	23,980		$ 325	$	7,793,500
	C - Library	12,888		$ 325	$	4,188,600
	D - Classrooms	14,784		$ 325	$	4,804,800
	E - Classrooms	17,472		$ 325	$	5,678,400
	F - Multipurpose	14,292		$ 325	$	4,644,900
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 3	$	5,227,200
	Subtotal	122,606			$	38,904,900
	Design Contingency		6%		$	2,334,294
	Escalation Years @ %	3	6%		$	7,002,882
	Change Orders		5%		$	1,945,245
	Subtotal				$	11,282,421
	Expected Total Construction Cost				**$**	**50,187,321**
	Soft Costs		20%		$	10,037,464
	Total Project Cost				**$**	**60,224,785**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

May 5, 2016

OPTION 4A - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 500	$	5,492,500
	B - Gym	40,000		$ 500	$	20,000,000
	C - Library / Innovation Center	12,888		$ 500	$	6,444,000
	D - Classrooms	21,504		$ 500	$	10,752,000
	E - Classrooms	21,504		$ 500	$	10,752,000
	F - Science Labs	17,920		$ 500	$	8,960,000
	G - Student Center	14,292		$ 500	$	7,146,000
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$	8,960,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	114,187,250
	Design Contingency		10%		$	11,418,725
	Escalation Years @ %	3	6%		$	20,553,705
	Change Orders		5%		$	5,709,363
	Subtotal				$	37,681,793
	Expected Total Construction Cost				**$**	**151,869,043**
	Soft Costs		20%		$	30,373,809
	Total Project Cost				**$**	**182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(Low)**

WLC Architects, Inc.

May 5, 2016

OPTION 4A - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 400	$	4,394,000
	B - Gym	40,000		$ 400	$	16,000,000
	C - Library / Innovation Center	12,888		$ 400	$	5,155,200
	D - Classrooms	21,504		$ 400	$	8,601,600
	E - Classrooms	21,504		$ 400	$	8,601,600
	F - Science Labs	17,920		$ 400	$	7,168,000
	G - Student Center	14,292		$ 400	$	5,716,800
	H - Performing Arts Center	25,000		$ 500	$	12,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 400	$	7,168,000
	Covered Walkways	28,205		$ 75	$	2,115,375
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 3	$	7,840,800
	Subtotal	210,218			$	86,143,375
	Design Contingency		6%		$	5,168,603
	Escalation Years @ %	3	6%		$	15,505,808
	Change Orders		5%		$	4,307,169
	Subtotal				$	24,981,579
	Expected Total Construction Cost				**$**	**111,124,954**
	Soft Costs		20%		$	22,224,991
	Total Project Cost				**$**	**133,349,945**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	5%	$	11,100,000
Program Management	2.0%	$	4,440,000
Furniture and Equipment (Included in Each School Budget)	0%	$	-
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		$	17,760,000
Bond Funds Available for Projects		**$**	**204,240,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
May 15, 2016

Projected Bond Sales				Available Funds for Projects
Measure 'X' November 2016				
February 2017 - Series A Bond Sale	$	56,000,000	$	51,520,000
August 2019 - Series B Bond Sale	$	56,000,000	$	51,520,000
August 2021 - Series C Bond Sale	$	55,000,000	$	50,600,000
August 2023 - Series D Bond Sale	$	55,000,000	$	50,600,000
Available Bond Funds	$	222,000,000	$	204,240,000
State Funds (Subject to available eligible state programs)	$	4,518,597	$	4,157,109
Prop 39 Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$	2,042,400
Available Additional Revenue	$	6,738,597	$	6,199,509
Total Potential Available Revenue	**$**	**228,738,597**	**$**	**210,439,509**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
	Subtotal Bond Program Costs		$ 16,475,180	$ 16,475,180	2017	$ 51,520,000	$ 35,044,820
	District Wide Instructional Technology Improvements		$ 6,000,000	$ 22,475,180	2017	$ 51,520,000	$ 29,044,820
1	Hamilton School K-8	Option	$ 10,465,400	$ 32,940,580	2017	$ 51,520,000	$ 18,579,420
1	Olive Elementary School	Option	$ 10,157,035	$ 43,097,615	2019	$ 103,040,000	$ 59,942,385
1	Lynwood Elementary School	Option	$ 12,060,600	$ 55,158,216	2019	$ 103,040,000	$ 47,881,784
1	San Jose Middle School	Option	$ 19,455,633	$ 74,613,849	2019	$ 103,040,000	$ 28,426,151
1	Sinaloa Middle School	Option	$ 29,119,561	$ 103,733,410	2021	$ 153,640,000	$ 49,906,590
1	San Marin High School	Option	$ 37,196,378	$ 140,929,788	2023	$ 222,000,000	$ 81,070,212
1	Novato High School	Option	$ 42,796,808	$ 183,726,596	2023	$ 222,000,000	$ 38,273,404
2	Loma Verde Elementary School	Option	$ 7,737,067	$ 191,463,663	2023	$ 222,000,000	$ 30,536,337
2	Lu Sutton Elementary School	Option	$ 7,444,153	$ 198,907,816		$ 222,000,000	$ 23,092,184
2	Pleasant Valley Elementary School	Option	$ 7,663,085	$ 206,570,900		$ 222,000,000	$ 15,429,100
2	Rancho Elementary School	Option	$ 7,304,725	$ 213,875,626		$ 222,000,000	$ 8,124,374
2	San Ramon Elementary School	Option	$ 4,026,858	$ 217,902,484		$ 222,000,000	$ 4,097,516
2	Hill Education Center	Option	$ 2,231,139	$ 220,133,624		$ 222,000,000	$ 1,866,376
3	Novato Charter School / Parcel 1A		$ 2,281,306	$ 222,414,929		$ 222,000,000	$ (414,929)
	Total Project Cost		**$ 199,939,749**				$ (414,929)

Notes:

1. The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2. Costs are considered a Rough-Order-of-Magnitude budget.
3. Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4. Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5. Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6. The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7. District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8. Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Cost Model
WLC Architects, Inc.
May 15, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

	New Buildings	Elementary	Middle	High
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

Project Costs	
Design Contingency	10%
Escalation Per Year	6%
Change Orders	10%
Soft Costs	20%

Bond Program Costs	
Overall Bond Contingency	5%
Program Management	2%
Furniture and Equipment	3%
Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Model
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus ***PHASE 1***

School		Estimated Project Cost
Hamilton School K-8		$ 10,465,400
Loma Verde Elementary School		$ 7,737,067
Lu Sutton Elementary School		$ 7,444,153
Lynwood Elementary School		$ 12,060,600
Olive Elementary School		$ 10,157,035
Pleasant Valley Elementary School		$ 7,663,085
Rancho Elementary School		$ 7,304,725
San Ramon Elementary School		$ 4,026,858
San Jose Middle School		$ 19,455,633
Sinaloa Middle School		$ 29,119,561
Novato High School		$ 42,796,808
San Marin High School		$ 37,196,378
Hill Education Center		$ 2,231,139
Novato Charter School / Parcel 1A		$ 2,281,306
Subtotal Schools		**$ 199,939,749**
District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
Subtotal District Wide Projects		**$ 6,000,000**
Total Project Cost for all Sites		**$ 205,939,749**
Bond Program Costs		
Overall Bond Contingency	5%	$ 10,296,987
Program Management	2%	$ 4,118,795
Moving Expenses	1.0%	$ 2,059,397
Subtotal Bond Program Costs		$ 16,475,180
Total Bond Program Cost		**$ 222,414,929**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Total Bond Program Cost Summary
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus ***PHASE 1***

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	5%	$	11,100,000
Program Management	2.0%	$	4,440,000
Moving Expenses	1.0%	$	2,220,000
Subtotal Bond Program Costs		**$**	**17,760,000**
Bond Funds Available for Projects		**$**	**204,240,000**
District Basic Upgrades to Schools / Code Requirements			
ADA path of travel walkways		$	2,346,624
Asphalt/playground surface repairs		$	2,257,920
Exterior painting		$	3,225,600
Interior finishes		$	7,744,327
Electrical Infrastructure Upgrade		$	3,701,376
Other Site Specific Projects Projects		$	11,477,196
Subtotal Schools		**$**	**30,753,043**
District Priorities For Schools			
Technology (flat screens/classroom tech)		$	3,604,608
New Stage and Kitchen		$	22,748,544
Air-conditioning		$	6,296,553
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure		$	11,537,213
21st Century Flexible Furniture		$	3,698,253
Add New PreSchool Classrooms		$	1,625,702
Subtotal Schools		**$**	**49,510,873**

Copyright WLC Architects, Inc., 2016 ©

District Wide Projects		
District Wide Instructional Technology Improvements	$	6,000,000
Subtotal District Wide Projects	**$**	**6,000,000**
Remaining Available Bond Funds	**$**	**117,976,084**

Site Specific Projects / 21st Century Education		
Novato High School	$	35,421,120
San Marin High School	$	26,845,016
San Jose Middle School	$	8,508,568
Sinaloa Middle School	$	17,455,334
Hamilton School K-8	$	7,522,906
Lynwood Elementary School	$	6,512,809
Olive Elementary School	$	4,863,963
Subtotal Schools Site Specific Projects	**$**	**107,129,716**
Remaining Available Bond Funds	**$**	**10,846,368**

Site Specific Projects / 21st Century Education		
Loma Verde Elementary School	$	2,324,864
Lu Sutton Elementary School	$	4,342,948
Pleasant Valley Elementary School	$	3,058,514
Rancho Elementary School	$	3,013,772
San Ramon Elementary School	$	893,330
Hill Education Center	$	1,154,644
Novato Charter School / Parcel 1A	$	229,824
Subtotal Schools Site Specific Projects	**$**	**15,017,895**
Remaining Available Bond Funds	**$**	**(4,171,527)**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus ***PHASE 1***

District Basic Upgrades to Schools / Code Requirements	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840			$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789	$ 1,984,712	$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 232,243	$ 7,744,327
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984		$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 161,280	$ 161,280		$ 1,289,017	$ 1,654,076	$ 1,935,360		$ 6,195,542			$ 11,477,196
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 2,879,816**	**$ 1,200,044**	**$ 988,098**	**$ 2,166,348**	**$ 3,464,211**	**$ 3,771,855**	**$ 2,236,494**	**$ 8,130,902**	**$ 451,584**	**$ 361,267**	**$ 30,753,043**

District Priorities For Schools	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 399,168	$ 217,728	$ 141,120	$ 135,475	$ 129,830	$ 278,208	$ 254,016	$ 290,304	$ 326,592	$ 229,824	$ 616,896	$ 362,880	$ 96,768	$ 125,798	$ 3,604,608
New Stage and Kitchen		$ 2,620,800	$ 1,161,216	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 3,548,160	$ 5,096,448					$ 22,748,544
Air-conditioning		$ 667,961		$ 663,486					$ 2,397,871		$ 2,567,235				$ 6,296,553
PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	$ 899,507	$ 484,663	$ 418,876	$ 1,089,688	$ 433,625	$ 726,929	$ 661,724	$ 452,181	$ 890,516	$ 2,228,809	$ 1,270,467	$ 1,228,873	$ 402,990	$ 348,365	$ 11,537,213
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 177,827	$ 176,930	$ 165,393	$ 181,789	$ 169,516	$ 224,695	$ 319,716	$ 337,290	$ 684,596	$ 628,707	$ 125,153	$ 77,414	$ 3,698,253
Subtotal Schools	**$ 1,549,777**	**$ 4,169,275**	**$ 1,899,040**	**$ 4,283,179**	**$ 4,397,969**	**$ 3,404,527**	**$ 3,302,856**	**$ 967,180**	**$ 7,482,854**	**$ 7,892,371**	**$ 5,139,194**	**$ 2,220,460**	**$ 624,912**	**$ 551,578**	**$ 47,885,170**

Site Specific Projects / 21st Century Education	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
High Impact Learning Studios	$ 1,548,288	$ 1,128,973	$ 1,238,630	$ 619,315	$ 619,315	$ 1,238,630	$ 1,438,630	$ 587,866	$ 2,012,774	$ 1,209,600	$ 705,600		$ 928,973	$ 464,486	$ 13,741,082
Modernize existing MUB		$ 349,171	$ 314,819	$ 262,241	$ 1,145,733	$ 253,048	$ 347,558	$ 119,992	$ 197,810	$ 343,204					$ 3,333,577
Modernize existing Library into Innovation Center	$ 92,736	$ 53,222	$ 49,352	$ 77,414	$ 55,561	$ 42,739	$ 40,562					$ 330,745	$ 111,969	$ 38,707	$ 893,007
Add New PreSchool Classrooms	$ -		$ 812,851	$ 812,851	$ -	$ -	$ -	$ -							$ 1,625,702
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	$ 619,315	$ 435,456	$ 435,456	$ 169,344			$ 812,851								$ 2,472,422
Add Classrooms				$ 2,763,694					$ 1,935,360			$ 13,107,226			$ 17,806,280
Reclaim existing spaces into High Impact Learning Studios					$ 774,144							$ 2,797,321			$ 3,571,465
Develop Maker Space (STEAM Center)												$ 1,877,460			$ 1,877,460
Modernize existing Gym									$ 1,032,192			$ 403,200			$ 1,435,392
Administration Space Improvements				$ 483,840	$ 1,128,960					$ 965,100					$ 2,577,900
Natural Light/Solotubes	$ 174,182									$ 367,718		$ 483,840			$ 1,025,741
Outdoor Learning Environments	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280	$ 322,560	$ 322,560	$ 64,512	$ 161,280	$ 2,067,610
Shade Structures	$ 40,320	$ 80,640	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 766,080
Other Site Specific Projects Projects	$ 4,886,784	$ 48,384	$ 370,944	$ 1,701,504	$ 209,664	$ 282,240	$ 253,210	$ 64,512	$ 241,920	$ 11,842,790	########	$ 4,329,320	$ 29,030	$ 48,384	$ 149,431,582
Athletic Fields and Landscaping		$ 148,378	$ 225,792	$ 491,904		$ 346,752			$ 2,661,120	$ 2,728,858	$ 2,540,160	$ 2,354,688			$ 11,497,651
Temporary Housing (Portables 1 year lease)	$ -	$ -	$ 774,144	$ -	$ 774,144	$ 774,144	$ -	$ -	$ 1,257,984	$ 1,064,448	$ -	$ 677,376			$ 5,322,240
Subtotal Schools	**$ 7,522,906**	**$ 2,324,864**	**$ 4,342,948**	**$ 7,615,964**	**$ 4,863,963**	**$ 3,058,514**	**$ 3,013,772**	**$ 893,330**	**$ 9,540,760**	**$ 18,763,638**	##########	**$ 26,845,016**	**$ 1,154,644**	**$ 733,018**	**$ 219,445,191**
School Totals	**$ 10,465,400**	**$ 7,737,067**	**$ 7,444,153**	**$ 13,163,756**	**$ 12,141,747**	**$ 7,663,085**	**$ 7,304,725**	**$ 4,026,858**	**$ 20,487,825**	**$ 30,427,864**	##########	**$ 37,196,378**	**$ 2,231,139**	**$ 1,645,862**	**$ 298,083,405**

District Wide Projects		
District Wide Instructional Technology Improvements		$ 6,000,000
Subtotal District Wide Projects		**$ 6,000,000**
Total Project Cost for all Sites	**PHASE 1**	**$ 304,083,405**

Bond Program Costs			
Overall Bond Contingency	5%	$	15,204,170
Program Management	2%	$	6,081,668
Moving Expenses	1%	$	3,040,834
Subtotal Bond Program Costs		**$**	**24,326,672**
Grand Total Bond Program Estimated Cost	**PHASE 1**	**$**	**328,410,077**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	33	ROOMS	$ 7,500	$ 247,500	$ 49,500	$ 35,640	$ 332,640	$ 66,528	$ 399,168
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 557,730	$ 557,730	$ 111,546	$ 80,313	$ 749,589	$ 149,918	$ 899,507
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
	Subtotal:				**$ 960,923**	$ 192,185	$ 138,373	**$ 1,291,481**	$ 258,296	**$ 1,549,777**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	9,600	SF	$ 100	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	$ 25	$ 57,500	$ 11,500	$ 8,280	$ 77,280	$ 15,456	$ 92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Student/Joint Use Community Center / Improve Dropoff and Parking	7,000	SF	$ 400	$ 2,800,000	$ 560,000	$ 403,200	$ 3,763,200	$ 752,640	$ 4,515,840
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
3	Temporary Housing (10 Portables 1 year lease + restroom)	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 4,664,500**	$ 932,900	$ 671,688	**$ 6,269,088**	$ 1,253,818	**$ 7,522,906**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 6,488,963**	$ 1,297,793	$ 934,411	**$ 8,721,167**	$ 1,744,233	**$ 10,465,400**

Notes:

1. This site is currently fully air conditioned.
2. Low voltage costs have been reduced because this site has been recently upgraded.
3. Relocate current preschool to rooms B1 and B2.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. Reclaim space in Building A for a small Admin Office. (100 sf)
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	18	ROOMS	$ 7,500	$ 135,000	$ 27,000	$ 19,440	$ 181,440	$ 36,288	$ 217,728
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 300,510	$ 300,510	$ 60,102	$ 43,273	$ 403,885	$ 80,777	$ 484,663
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
1	Air-conditioning	16,566.50	SF	$ 25	$ 414,163	$ 82,833	$ 59,639	$ 556,634	$ 111,327	$ 667,961
	Subtotal:				**$ 2,585,116**	$ 517,023	$ 372,257	**$ 3,474,396**	$ 694,879	**$ 4,169,275**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 1,128,973
1	Modernize existing MUB	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
1	Add Restrms & Wkrm to exist classrooms for Kindergarten (3)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environment	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area infill existing covered walk at MUB	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
3	Temporary Housing (6 Portables 1 year lease)	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 741,500**	$ 148,300	$ 106,776	**$ 996,576**	$ 199,315	**$ 2,324,864**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,097,281**	$ 819,456	$ 590,008	**$ 5,506,745**	$ 1,101,349	**$ 7,737,067**

Notes:

1. This site requested air conditioning as a high priority.
2. The new Preschool/TK will be located in Building G Rooms 10 and 11.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	25	ROOMS	$ 3,500	$ 87,500	$ 17,500	$ 12,600	$ 117,600	$ 23,520	$ 141,120
1	Kitchen Upgrade	1,440	SF	$ 500	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 259,720	$ 259,720	$ 51,944	$ 37,400	$ 349,064	$ 69,813	$ 418,876
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ 22,052	$ 15,877	$ 148,189	$ 29,638	$ 177,827
	Subtotal:				**$ 1,177,480**	$ 235,496	$ 169,557	**$ 1,582,533**	$ 316,507	**$ 1,899,040**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
1	Add Pre-K/Preschool (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm (2)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 2,692,800**	$ 538,560	$ 387,763	**$ 3,619,123**	$ 723,825	**$ 4,342,948**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,615,670**	$ 923,134	$ 664,656	**$ 6,203,460**	$ 1,240,692	**$ 7,444,153**

Notes:

1. The library currently has air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. This site placed a low priority on a new stage so only kitchen improvements are being included.
4. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
5. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 3,500	$ 84,000	$ 16,800	$ 12,096	$ 112,896	$ 22,579	$ 135,475
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	16,455.50	SF	$ 25	$ 411,388	$ 82,278	$ 59,240	$ 552,905	$ 110,581	$ 663,486
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 675,650	$ 675,650	$ 135,130	$ 97,294	$ 908,074	$ 181,615	$ 1,089,688
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ 21,941	$ 15,797	$ 147,441	$ 29,488	$ 176,930
	Subtotal:				**$ 2,655,741**	$ 531,148	$ 382,427	**$ 3,569,316**	$ 713,863	**$ 4,283,179**
	Site Specific Projects / 21st Century Education									
1	Modernize existing MUB	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into innovation center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300	SF	$ 350	$ 105,000	$ 21,000	$ 15,120	$ 141,120	$ 28,224	$ 169,344
1	Add High Impact Leaning Studios (3) + Flex Classroom (1)	4,896	SF	$ 350	$ 1,713,600	$ 342,720	$ 246,758	$ 2,303,078	$ 460,616	$ 2,763,694
1	Outdoor Learning Environments	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
1	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Demo Existing Kitchen and relocate main utilities	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 4,038,200**	$ 807,640	$ 581,501	**$ 5,427,341**	$ 1,085,468	**$ 6,512,809**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 7,478,051**	$ 1,495,610	$ 1,076,839	**$ 10,050,500**	$ 2,010,100	**$ 12,060,600**

Notes:

1. This site is designated to be fully air conditioned.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. New classrooms replace existing portables.
5. The new Community Center will replace the Family Literacy Center/Childcare and incompass wellness, agency interaction, computer center and RSP.
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Olive Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 555,000**	$ 111,000	$ 79,920	**$ 745,920**	$ 149,184	**$ 895,104**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	23	ROOMS	$ 3,500	$ 80,500	$ 16,100	$ 11,592	$ 108,192	$ 21,638	$ 129,830
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 268,865	$ 268,865	$ 53,773	$ 38,717	$ 361,355	$ 72,271	$ 433,625
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ 20,510	$ 14,767	$ 137,827	$ 27,565	$ 165,393
	Subtotal:				**$ 2,726,915**	$ 545,383	$ 392,676	**$ 3,664,974**	$ 732,995	**$ 4,397,969**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	3,840	SF	$ 100	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Modernize existing MUB into STEAM Center/Maker Space (Includes AC)	3,552	SF	$ 200	$ 710,400	$ 142,080	$ 102,298	$ 954,778	$ 190,956	$ 1,145,733
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration/Conference Building	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing Admin space into Preschool/Pre-Kindergarten and Storage	1,920	SF	$ 250	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Environments	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 3,015,850**	$ 603,170	$ 434,282	**$ 4,053,302**	$ 810,660	**$ 4,863,963**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 6,297,765**	$ 1,259,553	$ 906,878	**$ 8,464,196**	$ 1,692,839	**$ 10,157,035**

Notes:

1. The STEAM Center, new Admin and MP will have air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling elsewhere.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Music program (classroom) to take place on the MPR stage.
5. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Utilities/Plumbing Improvements	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 744,075**	$ 148,815	$ 107,147	**$ 1,000,037**	$ 200,007	**$ 1,200,044**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	23	ROOMS	$ 7,500	$ 172,500	$ 34,500	$ 24,840	$ 231,840	$ 46,368	$ 278,208
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 450,725	$ 450,725	$ 90,145	$ 64,904	$ 605,774	$ 121,155	$ 726,929
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
	Subtotal:				**$ 2,110,942**	$ 422,188	$ 303,976	**$ 2,837,106**	$ 567,421	**$ 3,404,527**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MUB	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 1,896,400**	$ 379,280	$ 273,082	**$ 2,548,762**	$ 509,752	**$ 3,058,514**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,751,417**	$ 950,283	$ 684,204	**$ 6,385,904**	$ 1,277,181	**$ 7,663,085**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. This site placed a high priority on having all classrooms be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
4. New Kitchen will use Room E5 which is not necessary to replace at this time.
5. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways (from north entry)	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	21	ROOMS	$ 7,500	$ 157,500	$ 31,500	$ 22,680	$ 211,680	$ 42,336	$ 254,016
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 410,295	$ 410,295	$ 82,059	$ 59,082	$ 551,436	$ 110,287	$ 661,724
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
	Subtotal:				**$ 2,047,902**	$ 409,580	$ 294,898	**$ 2,752,380**	$ 550,476	**$ 3,302,856**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,438,630
1	Modernize existing MUB	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add TK/Kindergarten classroom (1) - replace portable	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Pedestrian Walkway from NW corner of Site	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
1	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve exterior lighting	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing (8 Portables 1 year lease)	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,744,650**	$ 348,930	$ 251,230	**$ 2,344,810**	$ 468,962	**$ 3,013,772**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 4,405,212**	$ 881,042	$ 634,350	**$ 5,920,604**	$ 1,184,121	**$ 7,304,725**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes (Includes Gym window shades)	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Roof Replacement	1	LS	$ 784,242	$ 784,242	$ 156,848	$ 112,931	$ 1,054,021	$ 210,804	$ 1,264,825
	Subtotal:				**$ 1,343,222**	$ 268,644	$ 193,424	**$ 1,805,290**	$ 361,058	**$ 2,166,348**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 7,500	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
1	PA / Central Clock, Bell, Speakers / IT Infrastructure	1	LS	$ 280,370	$ 280,370	$ 56,074	$ 40,373	$ 376,817	$ 75,363	$ 452,181
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
	Subtotal:				**$ 599,690**	$ 119,938	$ 86,355	**$ 805,983**	$ 161,197	**$ 967,180**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing High Impact Learning Studios	3,645	SF	$ 100	$ 364,500	$ 72,900	$ 52,488	$ 489,888	$ 97,978	$ 587,866
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Environments	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 553,900**	$ 110,780	$ 79,762	**$ 744,442**	$ 148,888	**$ 893,330**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 2,496,812**	$ 499,362	$ 359,541	**$ 3,355,715**	$ 671,143	**$ 4,026,858**

Notes:

1. This site is fully air conditioned except for the recently built MUB.
2. Because the MUB/stage/kitchen was recently built, no bond funds have been allocated.
3. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Roof Replacement	1	LS	$ 1,025,593	$ 1,025,593	$ 205,119	$ 147,685	$ 1,378,397	$ 275,679	$ 1,654,076
	Subtotal:				**$ 2,147,948**	$ 429,590	$ 309,305	**$ 2,886,842**	$ 577,368	**$ 3,464,211**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	27	ROOMS	$ 7,500	$ 202,500	$ 40,500	$ 29,160	$ 272,160	$ 54,432	$ 326,592
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 552,155	$ 552,155	$ 110,431	$ 79,510	$ 742,096	$ 148,419	$ 890,516
1	21st Century Flexible Furniture	19,824	SF	$ 10	$ 198,237	$ 39,647	$ 28,546	$ 266,430	$ 53,286	$ 319,716
	Subtotal:				**$ 4,639,667**	$ 927,933	$ 668,112	**$ 6,235,712**	$ 1,247,142	**$ 7,482,854**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (2 pods)	12,480	SF	$ 100	$ 1,248,000	$ 249,600	$ 179,712	$ 1,677,312	$ 335,462	$ 2,012,774
1	Modernize existing Library into Innovation Center	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	New Music/Drama Building	3,000	SF	$ 400	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Parking and Traffic flow improvements	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (13 Portables 1 year lease + restroom)	1	LS	$ 780,000	$ 780,000	$ 156,000	$ 112,320	$ 1,048,320	$ 209,664	$ 1,257,984
	Subtotal:				**$ 5,275,650**	$ 1,055,130	$ 759,694	**$ 7,090,474**	$ 1,418,095	**$ 8,508,568**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$12,063,265**	$ 2,412,653	$ 1,737,110	**$16,213,028**	$ 3,242,606	**$19,455,633**

Notes:
1. This site is designated to be fully air conditioned to achieve parity with Sinaloa MS.
2. Althought this is an all PBL school, 13 classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	19	ROOMS	$ 7,500	$ 142,500	$ 28,500	$ 20,520	$ 191,520	$ 38,304	$ 229,824
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 1,381,950	$ 1,381,950	$ 276,390	$ 199,001	$ 1,857,341	$ 371,468	$ 2,228,809
1	21st Century Flexible Furniture	20,913	SF	$ 10	$ 209,133	$ 41,827	$ 30,115	$ 281,075	$ 56,215	$ 337,290
	Subtotal:				**$ 4,893,583**	$ 978,717	$ 704,676	**$ 6,576,976**	$ 1,315,395	**$ 7,892,371**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,000	SF	$ 150	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	New Gym (Full Size Court with Bleachers and Locker Rooms)	16,000	SF	$ 400	$ 6,400,000	$ 1,280,000	$ 921,600	$ 8,601,600	$ 1,720,320	$ 10,321,920
1	Reclaim existing locker rooms into classrooms.	5,500	SF	$ 150	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	New Parking/drop off	16,000	SF	$ 12	$ 192,000	$ 38,400	$ 27,648	$ 258,048	$ 51,610	$ 309,658
1	Temporary Housing (10 Portables 1 year lease + restroom)	11	LS	$ 60,000	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$10,823,000**	$ 2,164,600	$ 1,558,512	**$14,546,112**	$ 2,909,222	**$17,455,334**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$18,055,283**	$ 3,611,057	$ 2,599,961	**$24,266,301**	$ 4,853,260	**$29,119,561**

Notes:

1. This site is currently fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Innovation Center to have glass walls North & South to create conference/pullout space.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	51	ROOMS	$ 7,500	$ 382,500	$ 76,500	$ 55,080	$ 514,080	$ 102,816	$ 616,896
1	Air-conditioning	63,671.50	SF	$ 25	$ 1,591,788	$ 318,358	$ 229,217	$ 2,139,362	$ 427,872	$ 2,567,235
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 787,740	$ 787,740	$ 157,548	$ 113,435	$ 1,058,723	$ 211,745	$ 1,270,467
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 3,186,504**	$ 637,301	$ 458,857	**$ 4,282,662**	$ 856,532	**$ 5,139,194**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios (3 w/new pullout space)	3,500	SF	$ 125	$ 437,500	$ 87,500	$ 63,000	$ 588,000	$ 117,600	$ 705,600
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New High Impact STEM Center (5 Labs/ 5 Classrooms & Prep)	15,000	SF	$ 450	$ 6,750,000	$ 1,350,000	$ 972,000	$ 9,072,000	$ 1,814,400	$ 10,886,400
1	Reclaim existing science rooms into Learning Studios	8,000	SF	$ 125	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS		$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$21,962,500**	$ 4,392,500	$ 3,162,600	**$29,517,600**	$ 5,903,520	**$ 35,421,120**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$26,535,719**	$ 5,307,144	$ 3,821,144	**$35,664,007**	$ 7,132,801	**$ 42,796,808**

Notes:

1. This site is designated to be air conditioned to achieve parity with San Marin High School.
2. The Design Academy classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture.
3. The new STEM Center will have High Impact Learning Studios with 21st Century Flexible Furniture.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Roof Replacement	1	LS	$ 1,766,482	$ 1,766,482	$ 353,296	$ 254,373	$ 2,374,152	$ 474,830	$ 2,848,982
	Subtotal:				**$ 5,041,482**	$ 1,008,296	$ 725,973	**$ 6,775,752**	$ 1,355,150	**$ 8,130,902**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	30	ROOMS	$ 7,500	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 761,950	$ 761,950	$ 152,390	$ 109,721	$ 1,024,061	$ 204,812	$ 1,228,873
1	21st Century Flexible Furniture	38,982	SF	$ 10	$ 389,823	$ 77,965	$ 56,135	$ 523,923	$ 104,785	$ 628,707
	Subtotal:				**$ 1,376,773**	$ 275,355	$ 198,255	**$ 1,850,383**	$ 370,077	**$ 2,220,460**
	Site Specific Projects / 21st Century Education									
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460
1	New High Impact STEM Center (5 Labs/ 5 Classrooms & Prep)	18,060	SF	$ 450	$ 8,127,000	$ 1,625,400	$ 1,170,288	$ 10,922,688	$ 2,184,538	$ 13,107,226
1	Reclaim Existing Science Building B into High Impact Learning Studio Academy (Replaces New STEM Classrooms.)	11,563	SF	$ 150	$ 1,734,450	$ 346,890	$ 249,761	$ 2,331,101	$ 466,220	$ 2,797,321
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Modernize existing Gym	10,000	SF	$ 25	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Modernize existing Performing Arts Center	6,855	SF	$ 250	$ 1,713,750	$ 342,750	$ 246,780	$ 2,303,280	$ 460,656	$ 2,763,936
1	Modernize Art/Music Building I	9,706	SF	$ 100	$ 970,600	$ 194,120	$ 139,766	$ 1,304,486	$ 260,897	$ 1,565,384
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
3	Temporary Housing (7 Portables 1 year lease)	1	LS	$ 420,000	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
	Subtotal:				**$16,644,975**	$ 3,328,995	$ 2,396,876	**$22,370,846**	$ 4,474,169	**$26,845,016**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$23,063,230**	$ 4,612,646	$ 3,321,105	**$30,996,982**	$ 6,199,396	**$37,196,378**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Existing PAC to have 250 permenant seats, add lobby/restrooms, green room, dressing rooms and storage.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	8	ROOMS	$ 7,500	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	1	LS	$ 249,870	$ 249,870	$ 49,974	$ 35,981	$ 335,825	$ 67,165	$ 402,990
1	21st Century Flexible Furniture	7,760	SF	$ 10	$ 77,600	$ 15,520	$ 11,174	$ 104,294	$ 20,859	$ 125,153
	Subtotal:				**$ 387,470**	$ 77,494	$ 55,796	**$ 520,760**	$ 104,152	**$ 624,912**
	Site Specific Projects / 21st Century Education									
1	High Impact Learning Studios	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
1	Outdoor Learning Environments	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
	Subtotal:				**$ 715,925**	$ 143,185	$ 103,093	**$ 962,203**	$ 192,441	**$ 1,154,644**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 1,383,395**	$ 276,679	$ 199,209	**$ 1,859,283**	$ 371,857	**$ 2,231,139**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to High Impact Learning Studios with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Novato Charter School / Parcel 1A
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus **PHASE 1**

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	14,400	SF	$ 10	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
	Subtotal:				**$ 224,000**	$ 44,800	$ 32,256	**$ 301,056**	$ 60,211	**$ 361,267**
	District Priorities For Schools									
1	21st Century Flexible Furniture	4,800	SF	$ 10	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Parcel Improvements	1	LS	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
	Subtotal:				**$ 1,048,000**	$ 209,600	$ 150,912	**$ 1,408,512**	$ 281,702	**$ 1,690,214**
	Site Specific Projects / 21st Century Education									
1	Outdoor Learning Environments	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 142,500**	$ 28,500	$ 20,520	**$ 191,520**	$ 38,304	**$ 229,824**
	Total Project Cost For Master Plan Improvements	**PHASE 1**			**$ 1,414,500**	$ 282,900	$ 203,688	**$ 1,901,088**	$ 380,218	**$ 2,281,306**

Notes:
1. This site is in all portable buildings.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

Performing Arts Center
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
	Subtotal:				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**
	Total Project Cost For Master Plan Improvements				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

STEM Center
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

F.A.N.S. Distribution Kitchen
WLC Architects, Inc.
May 15, 2016

OPTION 4B - High Impact Learning Focus

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Distribution Kitchen	5,500	SF	$ 600	$ 3,300,000	$ 660,000	$ 475,200	$ 4,435,200	$ 887,040	$ 5,322,240
2	Cullinary Arts Academy	-		$ 650	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**
	Total Project Cost For Master Plan Improvements				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

May 15, 2016

OPTION 4B - High Impact Learning Focus

MP	Bldg.	SF		Scope	Estimated Cost
	A - Administration	4,000		$ 400	$ 1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$ 3,000,000
	F - Library/Computer Labs	4,500		$ 400	$ 1,800,000
	D - Kindergarten	5,760		$ 400	$ 2,304,000
	E - Classrooms	24,000		$ 400	$ 9,600,000
	Covered Walkways	14,000		$ 150	$ 2,100,000
	Demolish Existing School	45,000		$ 12	$ 540,000
	Site Work 10 Acres				$ 4,500,000
	Subtotal	59,760			$ 25,444,000
	Design Contingency		10%		$ 2,544,400
	Escalation Years @ %	3	6%		$ 4,579,920
	Change Orders		5%		$ 1,272,200
	Subtotal				$ 8,396,520
	Expected Total Construction Cost				**$ 33,840,520**
	Soft Costs		20%		$ 6,768,104
	Total Project Cost				**$ 40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

May 15, 2016

OPTION 4B - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan - DRAFT

New NUSD High School - Enrollment 1200 **(High)**

WLC Architects, Inc.

May 15, 2016

OPTION 4B - High Impact Learning Focus

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 500	$	5,492,500
	B - Gym	40,000		$ 500	$	20,000,000
	C - Library / Innovation Center	12,888		$ 500	$	6,444,000
	D - Classrooms	21,504		$ 500	$	10,752,000
	E - Classrooms	21,504		$ 500	$	10,752,000
	F - Science Labs	17,920		$ 500	$	8,960,000
	G - Student Center	14,292		$ 500	$	7,146,000
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$	8,960,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	114,187,250
	Design Contingency		10%		$	11,418,725
	Escalation Years @ %	3	6%		$	20,553,705
	Change Orders		5%		$	5,709,363
	Subtotal				$	37,681,793
	Expected Total Construction Cost				**$**	**151,869,043**
	Soft Costs		20%		$	30,373,809
	Total Project Cost				**$**	**182,242,851**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Funds Available Analysis - Bond Program Costs

WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	4.6%	$	10,296,987
Program Management	1.9%	$	4,118,795
Furniture and Equipment (Included in Each School Budget)	0.0%	$	-
Moving Expenses	0.7%	$	1,644,468
Subtotal Bond Program Costs		$	16,060,250
Bond Funds Available for Projects		**$**	**205,939,750**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Funds Available Analysis - Possible Revenue

WLC Architects, Inc.
August 2, 2016

Projected Bond Sales			Available Funds for Projects	
Measure 'X' November 2016				
February 2017 - Series A Bond Sale	$	56,000,000	$	51,948,766
August 2019 - Series B Bond Sale	$	56,000,000	$	51,948,766
August 2021 - Series C Bond Sale	$	55,000,000	$	51,021,109
August 2023 - Series D Bond Sale	$	55,000,000	$	51,021,109
Available Bond Funds	$	222,000,000	$	205,939,750
State Funds (Subject to available eligible state programs) Prop 39	$	4,518,597	$	4,191,706
Bond Interest (Subject to Current Interest Rates and Cash Flow)	$	2,220,000	$	2,059,397
Available Additional Revenue	$	6,738,597	$	6,251,104
Total Potential Available Revenue	**$**	**228,738,597**	**$**	**212,190,853**

Notes:
1. Calculated on 3.7.16 by Greystone West

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Bond Program Scenarios - SAMPLE
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
	Subtotal Bond Program Costs		$ 16,060,250	$ 16,060,250	2017	$ 51,948,766	$ 35,888,515
	Classroom Device Refresh : Chromebook, Ipad, Surface, Etc.		$ 6,000,000	$ 22,060,250	2017	$ 51,948,766	$ 29,888,515
1	Hamilton School K-8	Option	$ 10,465,400	$ 32,525,651	2017	$ 51,948,766	$ 19,423,115
1	Olive Elementary School	Option	$ 10,157,035	$ 42,682,686	2019	$ 103,897,531	$ 61,214,845
1	Lynwood Elementary School	Option	$ 12,060,600	$ 54,743,286	2019	$ 103,897,531	$ 49,154,245
1	San Jose Middle School	Option	$ 19,455,633	$ 74,198,920	2019	$ 103,897,531	$ 29,698,612
1	Sinaloa Middle School	Option	$ 29,119,561	$ 103,318,481	2021	$ 154,918,641	$ 51,600,160
1	San Marin High School	Option	$ 37,196,378	$ 140,514,858	2023	$ 222,000,000	$ 81,485,142
1	Novato High School	Option	$ 42,796,808	$ 183,311,666	2023	$ 222,000,000	$ 38,688,334
2	Loma Verde Elementary School	Option	$ 7,737,067	$ 191,048,734	2023	$ 222,000,000	$ 30,951,266
2	Lu Sutton Elementary School	Option	$ 7,444,153	$ 198,492,886		$ 222,000,000	$ 23,507,114
2	Pleasant Valley Elementary School	Option	$ 7,663,085	$ 206,155,971		$ 222,000,000	$ 15,844,029
2	Rancho Elementary School	Option	$ 7,304,725	$ 213,460,696		$ 222,000,000	$ 8,539,304
2	San Ramon Elementary School	Option	$ 4,026,858	$ 217,487,555		$ 222,000,000	$ 4,512,445
2	Hill Education Center	Option	$ 2,231,139	$ 219,718,694		$ 222,000,000	$ 2,281,306
3	Novato Charter School / Parcel 1A		$ 2,281,306	$ 222,000,000		$ 222,000,000	$ 0
	Total Project Cost		**$ 199,939,749**				$ 0

Notes:

1 The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
2 Costs are considered a Rough-Order-of-Magnitude budget.
3 Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
4 Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
5 Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
6 The SF costs may vary significantly based on the overall size, complexity and scope of a project.
7 District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
8 Costs are based on current 2016 dollars escalated to the year in which the project is anticipated to occur.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Cost Model
WLC Architects, Inc.
August 2, 2016

Cost Basis - High

Exist	MP	Existing Buildings	Estimated Cost/SF Elementary	Middle	High
New		Minor Improvements	$ 50	$ 100	$ 150
Good		Minor Modernization	$ 100	$ 150	$ 225
Fair		Major Modernization	$ 200	$ 250	$ 300
Poor		Reconstruction	$ 250	$ 300	$ 350
Unsat		Replacement	$ 350	$ 400	$ 450

		Elementary	Middle	High
	New Buildings			
	Portables	$ 52	$ 52	$ 52
	Modulars	$ 325	$ 325	$ 325
	New			
	Low	$ 300	$ 350	$ 400
	Medium	$ 350	$ 400	$ 450
	High	$ 400	$ 450	$ 500
	Demolition	$ 12	$ 14	$ 16
	Temporary Housing	$ 30	$ 30	$ 45

	Project Costs	
	Design Contingency	10%
	Escalation Per Year	6%
	Change Orders	10%
	Soft Costs	20%

	Bond Program Costs	
	Overall Bond Contingency	5%
	Program Management	2%
	Furniture and Equipment	3%
	Moving Expenses	1%

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Total Bond Program Cost Model
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

School		Estimated Project Cost
Hamilton School K-8		$ 10,465,400
Loma Verde Elementary School		$ 7,737,067
Lu Sutton Elementary School		$ 7,444,153
Lynwood Elementary School		$ 12,060,600
Olive Elementary School		$ 10,157,035
Pleasant Valley Elementary School		$ 7,663,085
Rancho Elementary School		$ 7,304,725
San Ramon Elementary School		$ 4,026,858
San Jose Middle School		$ 19,455,633
Sinaloa Middle School		$ 29,119,561
Novato High School		$ 42,796,808
San Marin High School		$ 37,196,378
Hill Education Center		$ 2,231,139
Novato Charter School / Parcel 1A		$ 2,281,306
Subtotal Schools		**$ 199,939,749**
District Wide Projects		
Classroom Device Refresh : Chromebook, Ipad, Surface, Etc.		$ 6,000,000
Subtotal District Wide Projects		**$ 6,000,000**
Total Project Cost for all Sites		**$ 205,939,749**
Bond Program Costs		
Overall Bond Contingency	5%	$ 10,296,987
Program Management	2%	$ 4,118,795
Moving Expenses	0.8%	$ 1,644,468
Subtotal Bond Program Costs		$ 16,060,250
Total Bond Program Cost		**$ 222,000,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Total Bond Program Cost Summary
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Projected Bond			**November 2016**
Measure 'X' November 2016		$	222,000,000
Bond Program Costs 2016		$	222,000,000
Overall Bond Contingency	4.6%	$	10,296,987
Program Management	1.9%	$	4,118,795
Moving Expenses	0.7%	$	1,644,468
Subtotal Bond Program Costs		**$**	**16,060,250**
Bond Funds Available for Projects		**$**	**205,939,750**
District Basic Upgrades to Schools / Code Requirements (TIER I)			
ADA path of travel walkways		$	2,346,624
Asphalt/playground surface repairs		$	2,257,920
Exterior painting		$	3,225,600
Interior finishes		$	5,759,615
Electrical Infrastructure Upgrade		$	3,701,376
Other Site Specific Projects Projects		$	11,477,196
Subtotal Schools		**$**	**28,768,331**
District Priorities For Schools (TIER II)			
Technology (flat screens/classroom tech)		$	3,478,810
New Stage and Kitchen		$	22,748,544
Air-conditioning		$	6,296,553
Security System / IT Infrastructure		$	11,188,848
21st Century Flexible Furniture		$	3,698,253
Classroom Device Refresh : Chromebook, Ipad, Surface, Etc.		$	6,000,000
Subtotal Schools		**$**	**53,411,007**
Remaining Available Bond Funds		**$**	**123,760,411**

Copyright WLC Architects, Inc., 2016 ©

Site Specific Projects / 21st Century Education	(TIER III)	
Novato High School	$	35,421,120
San Marin High School	$	26,845,016
San Jose Middle School	$	8,508,568
Sinaloa Middle School	$	17,455,334
Hamilton School K-8	$	7,522,906
Lynwood Elementary School	$	6,512,809
Olive Elementary School	$	4,863,963
Subtotal Schools Site Specific Projects	**$**	**107,129,716**
Remaining Available Bond Funds	**$**	**16,630,695**

Site Specific Projects / 21st Century Education	(TIER III)	
Loma Verde Elementary School	$	2,324,864
Lu Sutton Elementary School	$	4,342,948
Pleasant Valley Elementary School	$	3,058,514
Rancho Elementary School	$	3,013,772
San Ramon Elementary School	$	893,330
Hill Education Center	$	1,154,644
Novato Charter School / Parcel 1A	$	1,842,624
Subtotal Schools Site Specific Projects	**$**	**16,630,695**
Remaining Available Bond Funds	**$**	**0**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

District Wide Bond Priority Cost Summary
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

District Basic Upgrades to Schools / Code Requirements (TIER I)	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
ADA path of travel walkways	$ 161,280	$ 241,920	$ 241,920	$ 120,960	$ 161,280	$ 32,256	$ 120,960	$ 48,384	$ 403,200	$ 403,200	$ 161,280	$ 161,280	$ 80,640	$ 8,064	$ 2,346,624
Asphalt/playground surface repairs	$ 322,560	$ 161,280	$ 161,280	$ 120,960	$ 80,640	$ 241,920	$ 120,960	$ 80,640	$ 241,920	$ 241,920	$ 161,280	$ 161,280	$ 120,960	$ 40,320	$ 2,257,920
Exterior painting	$ 282,240	$ 282,240	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 241,920	$ 161,280	$ 362,880	$ 362,880	$ 483,840			$ 80,640	$ 3,225,600
Interior finishes	$ 376,653	$ 267,185	$ 266,741	$ 530,789		$ 272,684	$ 254,274	$ 337,043	$ 479,574	$ 505,935	$ 1,026,894	$ 1,209,600		$ 232,243	$ 5,759,615
Electrical Infrastructure Upgrade	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 249,984	$ 322,560	$ 322,560	$ 403,200	$ 403,200	$ 249,984		$ 3,701,376
Other Site Specific Projects Projects		$ 40,320	$ 40,320		$ 161,280	$ 161,280		$ 1,289,017	$ 1,654,076	$ 1,935,360		$ 6,195,542			$ 11,477,196
Subtotal Schools	**$ 1,392,717**	**$ 1,242,929**	**$ 1,202,165**	**$ 1,264,613**	**$ 895,104**	**$ 1,200,044**	**$ 988,098**	**$ 2,166,348**	**$ 3,464,211**	**$ 3,771,855**	**$ 2,236,494**	**$ 8,130,902**	**$ 451,584**	**$ 361,267**	**$ 28,768,331**

District Priorities For Schools (TIER II)	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
Technology (flat screens/classroom tech)	$ 399,168	$ 217,728	$ 141,120	$ 135,475	$ 129,830	$ 278,208	$ 254,016	$ 290,304	$ 326,592	$ 229,824	$ 616,896	$ 362,880	$ 96,768		$ 3,478,810
New Stage and Kitchen		$ 2,620,800	$ 1,161,216	$ 2,217,600	$ 3,669,120	$ 2,217,600	$ 2,217,600		$ 3,548,160	$ 5,096,448					$ 22,748,544
Air-conditioning		$ 667,961		$ 663,486					$ 2,397,871		$ 2,567,235				$ 6,296,553
Security System / IT Infrastructure	$ 899,507	$ 484,663	$ 418,876	$ 1,089,688	$ 433,625	$ 726,929	$ 661,724	$ 452,181	$ 890,516	$ 2,228,809	$ 1,270,467	$ 1,228,873	$ 402,990		$ 11,188,848
21st Century Flexible Furniture	$ 251,102	$ 178,123	$ 177,827	$ 176,930	$ 165,393	$ 181,789	$ 169,516	$ 224,695	$ 319,716	$ 337,290	$ 684,596	$ 628,707	$ 125,153	$ 77,414	$ 3,698,253
Parcel Improvements														$ 1,612,800	$ 1,612,800
Subtotal Schools	**$ 1,549,777**	**$ 4,169,275**	**$ 1,899,040**	**$ 4,283,179**	**$ 4,397,969**	**$ 3,404,527**	**$ 3,302,856**	**$ 967,180**	**$ 7,482,854**	**$ 7,892,371**	**$ 5,139,194**	**$ 2,220,460**	**$ 624,912**	**$ 1,690,214**	**$ 49,023,807**

Site Specific Projects / 21st Century Education (TIER III)	Hamilton	Loma Verde	Lu Sutton	Lynwood	Olive	PV	Rancho	San Ramon	San Jose MS	Sinaloa MS	Novato HS	San Marin HS	Hill	Novato Chtr	Estimated Project Cost
Collaborative Classroom Spaces	$ 1,548,288	$ 1,128,973	$ 1,238,630	$ 2,763,694	$ 619,315	$ 1,238,630	$ 1,438,630	$ 587,866	$ 2,012,774	$ 1,209,600	$ 705,600		$ 928,973		$ 15,420,974
Modernize existing MPR		$ 349,171	$ 314,819	$ 262,241	$ 1,145,733	$ 253,048	$ 347,558	$ 119,992	$ 197,810						$ 2,990,373
Modernize existing Library into Innovation Center	$ 92,736	$ 53,222	$ 49,352	$ 77,414	$ 55,561	$ 42,739	$ 40,562					$ 330,745	$ 111,969		$ 854,300
Add New PreSchool Classrooms	$ -		$ 812,851	$ 812,851	$ -	$ -	$ -	$ -							$ 1,625,702
Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	$ 619,315	$ 435,456	$ 435,456	$ 169,344			$ 812,851								$ 2,472,422
Add Classrooms									$ 1,935,360			$ 13,107,226			$ 15,042,586
Reclaim existing spaces into Collaborative Classroom Spaces					$ 774,144							$ 2,797,321			$ 3,571,465
Develop Maker Space (STEAM Center)												$ 1,877,460			$ 1,877,460
Modernize existing Gym												$ 403,200			$ 403,200
Administration Space Improvements					$ 1,128,960										$ 1,128,960
Natural Light/Solotubes	$ 174,182									$ 367,718		$ 483,840			$ 1,025,741
Outdoor Learning Spaces	$ 161,280	$ 80,640	$ 80,640	$ 193,536	$ 116,122	$ 80,640	$ 80,640	$ 80,640	$ 161,280	$ 161,280		$ 322,560	$ 64,512	$ 161,280	$ 1,745,050
Shade Structures	$ 40,320	$ 80,640	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 40,320	$ 80,640	$ 80,640	$ 161,280	$ 20,160	$ 20,160	$ 766,080
Other Site Specific Projects Projects	$ 4,886,784	$ 48,384	$ 370,944	$ 1,701,504	$ 209,664	$ 282,240	$ 253,210	$ 64,512	$ 241,920	$ 11,842,790	$ 32,094,720	$ 4,329,320	$ 29,030	$ 48,384	$ 56,403,406
Athletic Fields and Landscaping		$ 148,378	$ 225,792	$ 491,904		$ 346,752			$ 2,661,120	$ 2,728,858	$ 2,540,160	$ 2,354,688			$ 11,497,651
Temporary Housing (Portables 1 year lease)	$ -	$ -	$ 774,144	$ -	$ 774,144	$ 774,144	$ -	$ -	$ 1,257,984	$ 1,064,448	$ -	$ 677,376			$ 5,322,240
Subtotal Schools	**$ 7,522,906**	**$ 2,324,864**	**$ 4,342,948**	**$ 6,512,809**	**$ 4,863,963**	**$ 3,058,514**	**$ 3,013,772**	**$ 893,330**	**$ 8,508,568**	**$ 17,455,334**	**$ 35,421,120**	**$ 26,845,016**	**$ 1,154,644**	**$ 229,824**	**$ 122,147,611**
School Totals	**$ 10,465,400**	**$ 7,737,067**	**$ 7,444,153**	**$ 12,060,600**	**$ 10,157,035**	**$ 7,663,085**	**$ 7,304,725**	**$ 4,026,858**	**$ 19,455,633**	**$ 29,119,561**	**$ 42,796,808**	**$ 37,196,378**	**$ 2,231,139**	**$ 2,281,306**	**$ 199,939,749**

District Wide Projects		
Classroom Device Refresh : Chromebook, Ipad, Surface, Etc.		$ 6,000,000
Subtotal District Wide Projects		**$ 6,000,000**
Total Project Cost for all Sites	**$ -**	**$ 205,939,749**

Bond Program Costs			
Overall Bond Contingency	5%	$	10,296,987
Program Management	2%	$	4,118,795
Moving Expenses	1%	$	1,644,468
Subtotal Bond Program Costs		**$**	**16,060,250**
Grand Total Bond Program Estimated Cost	**$ -**	**$**	**222,000,000**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Hamilton School K-8
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 5	$ 233,540	$ 46,708	$ 33,630	$ 313,878	$ 62,776	$ 376,653
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 863,540**	$ 172,708	$ 124,350	**$ 1,160,598**	$ 232,120	**$ 1,392,717**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	33	ROOMS	$ 7,500	$ 247,500	$ 49,500	$ 35,640	$ 332,640	$ 66,528	$ 399,168
1	Security System / IT Infrastructure	1	LS	$ 557,730	$ 557,730	$ 111,546	$ 80,313	$ 749,589	$ 149,918	$ 899,507
1	21st Century Flexible Furniture	15,569	SF	$ 10	$ 155,693	$ 31,139	$ 22,420	$ 209,252	$ 41,850	$ 251,102
	Subtotal:				**$ 960,923**	$ 192,185	$ 138,373	**$ 1,291,481**	$ 258,296	**$ 1,549,777**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	9,600	SF	$ 100	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Modernize existing Library into Innovation Center	2,300	SF	$ 25	$ 57,500	$ 11,500	$ 8,280	$ 77,280	$ 15,456	$ 92,736
1	Add Restrms & Wkrm to exist B5 & B6 classrooms for Preschool (2)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Add Preschool/Pre-Kindergarten (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Natural Light/Solotubes (Middle School Classrooms)	36	EA	$ 3,000	$ 108,000	$ 21,600	$ 15,552	$ 145,152	$ 29,030	$ 174,182
1	Outdoor Learning Spaces	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Student/Joint Use Community Center / Improve Dropoff and Parking	7,000	SF	$ 400	$ 2,800,000	$ 560,000	$ 403,200	$ 3,763,200	$ 752,640	$ 4,515,840
1	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
3	Temporary Housing (10 Portables 1 year lease + restroom)	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 4,664,500**	$ 932,900	$ 671,688	**$ 6,269,088**	$ 1,253,818	**$ 7,522,906**
	Total Project Cost For Master Plan Improvements	**-**			**$ 6,488,963**	$ 1,297,793	$ 934,411	**$ 8,721,167**	$ 1,744,233	**$ 10,465,400**

Notes:

1. This site is currently fully air conditioned.
2. Low voltage costs have been reduced because this site has been recently upgraded.
3. Relocate current preschool to rooms B1 and B2.
4. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
5. Reclaim space in Building A for a small Admin Office. (100 sf)
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Loma Verde Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 5	$ 165,665	$ 33,133	$ 23,856	$ 222,654	$ 44,531	$ 267,185
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 770,665**	$ 154,133	$ 110,976	**$ 1,035,774**	$ 207,155	**$ 1,242,929**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	18	ROOMS	$ 7,500	$ 135,000	$ 27,000	$ 19,440	$ 181,440	$ 36,288	$ 217,728
1	New Stage and Kitchen	2,500	SF	$ 650	$ 1,625,000	$ 325,000	$ 234,000	$ 2,184,000	$ 436,800	$ 2,620,800
1	Security System / IT Infrastructure	1	LS	$ 300,510	$ 300,510	$ 60,102	$ 43,273	$ 403,885	$ 80,777	$ 484,663
1	21st Century Flexible Furniture	11,044	SF	$ 10	$ 110,443	$ 22,089	$ 15,904	$ 148,436	$ 29,687	$ 178,123
1	Air-conditioning	16,566.50	SF	$ 25	$ 414,163	$ 82,833	$ 59,639	$ 556,634	$ 111,327	$ 667,961
	Subtotal:				**$ 2,585,116**	$ 517,023	$ 372,257	**$ 3,474,396**	$ 694,879	**$ 4,169,275**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 1,128,973
1	Modernize existing MPR	4,330	SF	$ 50	$ 216,500	$ 43,300	$ 31,176	$ 290,976	$ 58,195	$ 349,171
1	Modernize existing Library into Innovation Center	1,320	SF	$ 25	$ 33,000	$ 6,600	$ 4,752	$ 44,352	$ 8,870	$ 53,222
1	Add Restrms & Wkrm to exist classrooms for Kindergarten (3)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Spaces	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Sheltered eating area infill existing covered walk at MUB	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
1	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
1	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
3	Temporary Housing (6 Portables 1 year lease)	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 741,500**	$ 148,300	$ 106,776	**$ 996,576**	$ 199,315	**$ 2,324,864**
	Total Project Cost For Master Plan Improvements	**-**			**$ 4,097,281**	$ 819,456	$ 590,008	**$ 5,506,745**	$ 1,101,349	**$ 7,737,067**

Notes:

1. This site requested air conditioning as a high priority.
2. The new Preschool/TK will be located in Building G Rooms 10 and 11.
3. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Lu Sutton Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 5	$ 165,390	$ 33,078	$ 23,816	$ 222,284	$ 44,457	$ 266,741
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 745,390**	$ 149,078	$ 107,336	**$ 1,001,804**	$ 200,361	**$ 1,202,165**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	25	ROOMS	$ 3,500	$ 87,500	$ 17,500	$ 12,600	$ 117,600	$ 23,520	$ 141,120
1	Kitchen Upgrade	1,440	SF	$ 500	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Security System / IT Infrastructure	1	LS	$ 259,720	$ 259,720	$ 51,944	$ 37,400	$ 349,064	$ 69,813	$ 418,876
1	21st Century Flexible Furniture	11,026	SF	$ 10	$ 110,260	$ 22,052	$ 15,877	$ 148,189	$ 29,638	$ 177,827
	Subtotal:				**$ 1,177,480**	$ 235,496	$ 169,557	**$ 1,582,533**	$ 316,507	**$ 1,899,040**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MPR	3,904	SF	$ 50	$ 195,200	$ 39,040	$ 28,109	$ 262,349	$ 52,470	$ 314,819
1	Modernize existing Library into Innovation Center	1,224	SF	$ 25	$ 30,600	$ 6,120	$ 4,406	$ 41,126	$ 8,225	$ 49,352
1	Add Pre-K/Preschool (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm (2)	600	SF	$ 450	$ 270,000	$ 54,000	$ 38,880	$ 362,880	$ 72,576	$ 435,456
1	Outdoor Learning Spaces	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade structure for the quad and kinder	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 2,692,800**	$ 538,560	$ 387,763	**$ 3,619,123**	$ 723,825	**$ 4,342,948**
	Total Project Cost For Master Plan Improvements	-			**$ 4,615,670**	$ 923,134	$ 664,656	**$ 6,203,460**	$ 1,240,692	**$ 7,444,153**

Notes:

1. The library currently has air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. This site placed a low priority on a new stage so only kitchen improvements are being included.
4. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
5. This site placed a high priority on having all classrooms be upgraded to Collaborative Classrooms with 21st Century Flexible Furniture.
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Lynwood Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 784,110**	$ 156,822	$ 112,912	**$ 1,053,844**	$ 210,769	**$ 1,264,613**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 3,500	$ 84,000	$ 16,800	$ 12,096	$ 112,896	$ 22,579	$ 135,475
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Air-conditioning	16,455.50	SF	$ 25	$ 411,388	$ 82,278	$ 59,240	$ 552,905	$ 110,581	$ 663,486
1	Security System / IT Infrastructure	1	LS	$ 675,650	$ 675,650	$ 135,130	$ 97,294	$ 908,074	$ 181,615	$ 1,089,688
1	21st Century Flexible Furniture	10,970	SF	$ 10	$ 109,703	$ 21,941	$ 15,797	$ 147,441	$ 29,488	$ 176,930
	Subtotal:				**$ 2,655,741**	$ 531,148	$ 382,427	**$ 3,569,316**	$ 713,863	**$ 4,283,179**
	Site Specific Projects / 21st Century Education									
1	Modernize existing MPR	3,252	SF	$ 50	$ 162,600	$ 32,520	$ 23,414	$ 218,534	$ 43,707	$ 262,241
1	Modernize existing Library into innovation center	960	SF	$ 50	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Add/Improve TK/Kindergarten classrooms/Wkrm/Rstrm	300	SF	$ 350	$ 105,000	$ 21,000	$ 15,120	$ 141,120	$ 28,224	$ 169,344
1	Add Collaborative Classroom Spaces (3) + Flex Classroom (1)	4,896	SF	$ 350	$ 1,713,600	$ 342,720	$ 246,758	$ 2,303,078	$ 460,616	$ 2,763,694
1	Outdoor Learning Spaces	6,000	SF	$ 20	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Community Center / Adult Education	2,500	SF	$ 350	$ 875,000	$ 175,000	$ 126,000	$ 1,176,000	$ 235,200	$ 1,411,200
1	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve Parking, Dropoff and Pedestrian Access	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Demo Existing Kitchen and relocate main utilities	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 4,038,200**	$ 807,640	$ 581,501	**$ 5,427,341**	$ 1,085,468	**$ 6,512,809**
	Total Project Cost For Master Plan Improvements	-			**$ 7,478,051**	$ 1,495,610	$ 1,076,839	**$ 10,050,500**	$ 2,010,100	**$ 12,060,600**

Notes:

1. This site is designated to be fully air conditioned.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
4. New classrooms replace existing portables.
5. The new Community Center will replace the Family Literacy Center/Childcare and incompass wellness, agency interaction, computer center and RSP.
6. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Olive Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Drainage	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 555,000**	$ 111,000	$ 79,920	**$ 745,920**	$ 149,184	**$ 895,104**
	District Priorities For Schools									
1	Technology (classroom tech/voice enhancement)	23	ROOMS	$ 3,500	$ 80,500	$ 16,100	$ 11,592	$ 108,192	$ 21,638	$ 129,830
1	New MPR and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
2	Air-conditioning (STEAM Center Only included below)	3,552	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Security System / IT Infrastructure	1	LS	$ 268,865	$ 268,865	$ 53,773	$ 38,717	$ 361,355	$ 72,271	$ 433,625
1	21st Century Flexible Furniture	10,255	SF	$ 10	$ 102,550	$ 20,510	$ 14,767	$ 137,827	$ 27,565	$ 165,393
	Subtotal:				**$ 2,726,915**	$ 545,383	$ 392,676	**$ 3,664,974**	$ 732,995	**$ 4,397,969**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	3,840	SF	$ 100	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Modernize existing MPR into STEAM Center/Maker Space (Includes AC)	3,552	SF	$ 200	$ 710,400	$ 142,080	$ 102,298	$ 954,778	$ 190,956	$ 1,145,733
1	Modernize existing Library into Innovation Center	1,378	SF	$ 25	$ 34,450	$ 6,890	$ 4,961	$ 46,301	$ 9,260	$ 55,561
1	New Administration/Conference Building	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
1	Music/Multiuse space added to MUR (Use STEAM Center)	1,200	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Reclaim existing Admin space into Preschool/Pre-Kindergarten and Storage	1,920	SF	$ 250	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Outdoor Learning Spaces	6,000	SF	$ 12	$ 72,000	$ 14,400	$ 10,368	$ 96,768	$ 19,354	$ 116,122
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 3,015,850**	$ 603,170	$ 434,282	**$ 4,053,302**	$ 810,660	**$ 4,863,963**
	Total Project Cost For Master Plan Improvements	-			**$ 6,297,765**	$ 1,259,553	$ 906,878	**$ 8,464,196**	$ 1,692,839	**$ 10,157,035**

Notes:

1. The STEAM Center, new Admin and MPR will have air conditioning. Ceiling fans and vents will be added to improve airflow and passive cooling elsewhere.
2. Technology costs have been reduced because this site has been recently upgraded to have flat screen TV's in the classrooms.
3. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
4. Music program (classroom) to take place on the MPR stage.
5. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Pleasant Valley Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 5	$ 169,075	$ 33,815	$ 24,347	$ 227,237	$ 45,447	$ 272,684
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Utilities/Plumbing Improvements	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
	Subtotal:				**$ 744,075**	$ 148,815	$ 107,147	**$ 1,000,037**	$ 200,007	**$ 1,200,044**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	23	ROOMS	$ 7,500	$ 172,500	$ 34,500	$ 24,840	$ 231,840	$ 46,368	$ 278,208
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Security System / IT Infrastructure	1	LS	$ 450,725	$ 450,725	$ 90,145	$ 64,904	$ 605,774	$ 121,155	$ 726,929
1	21st Century Flexible Furniture	11,272	SF	$ 10	$ 112,717	$ 22,543	$ 16,231	$ 151,491	$ 30,298	$ 181,789
	Subtotal:				**$ 2,110,942**	$ 422,188	$ 303,976	**$ 2,837,106**	$ 567,421	**$ 3,404,527**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,238,630
1	Modernize existing MPR	3,138	SF	$ 50	$ 156,900	$ 31,380	$ 22,594	$ 210,874	$ 42,175	$ 253,048
1	Modernize existing Library into Innovation Center	1,060	SF	$ 25	$ 26,500	$ 5,300	$ 3,816	$ 35,616	$ 7,123	$ 42,739
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Spaces	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
1	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (8 Portables 1 year lease)	8	LS	$ 60,000	$ 480,000	$ 96,000	$ 69,120	$ 645,120	$ 129,024	$ 774,144
	Subtotal:				**$ 1,896,400**	$ 379,280	$ 273,082	**$ 2,548,762**	$ 509,752	**$ 3,058,514**
	Total Project Cost For Master Plan Improvements	**-**			**$ 4,751,417**	$ 950,283	$ 684,204	**$ 6,385,904**	$ 1,277,181	**$ 7,663,085**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
3. This site placed a high priority on having all classrooms be upgraded to Collaborative Classrooms with 21st Century Flexible Furniture.
4. New Kitchen will use Room E5 which is not necessary to replace at this time.
5. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Rancho Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways (from north entry)	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 5	$ 157,660	$ 31,532	$ 22,703	$ 211,895	$ 42,379	$ 254,274
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 612,660**	$ 122,532	$ 88,223	**$ 823,415**	$ 164,683	**$ 988,098**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	21	ROOMS	$ 7,500	$ 157,500	$ 31,500	$ 22,680	$ 211,680	$ 42,336	$ 254,016
1	New Stage and Kitchen	2,500	SF	$ 550	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
1	Security System / IT Infrastructure	1	LS	$ 410,295	$ 410,295	$ 82,059	$ 59,082	$ 551,436	$ 110,287	$ 661,724
1	21st Century Flexible Furniture	10,511	SF	$ 10	$ 105,107	$ 21,021	$ 15,135	$ 141,263	$ 28,253	$ 169,516
	Subtotal:				**$ 2,047,902**	$ 409,580	$ 294,898	**$ 2,752,380**	$ 550,476	**$ 3,302,856**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	7,680	SF	$ 100	$ 768,000	$ 153,600	$ 110,592	$ 1,032,192	$ 206,438	$ 1,438,630
1	Modernize existing MPR	4,310	SF	$ 50	$ 215,500	$ 43,100	$ 31,032	$ 289,632	$ 57,926	$ 347,558
1	Modernize existing Library into Innovation Center	1,006	SF	$ 25	$ 25,150	$ 5,030	$ 3,622	$ 33,802	$ 6,760	$ 40,562
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add TK/Kindergarten classroom (1) - replace portable	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
1	Outdoor Learning Spaces	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	New Pedestrian Walkway from NW corner of Site	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
1	Added sink and carpeting at resource room (incl above)	-	LS	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -
1	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Improve exterior lighting	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
3	Temporary Housing (8 Portables 1 year lease)	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 1,744,650**	$ 348,930	$ 251,230	**$ 2,344,810**	$ 468,962	**$ 3,013,772**
	Total Project Cost For Master Plan Improvements	**-**			**$ 4,405,212**	$ 881,042	$ 634,350	**$ 5,920,604**	$ 1,184,121	**$ 7,304,725**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. This site placed a high priority on having all classrooms be upgraded to Collaborative Classrooms with 21st Century Flexible Furniture.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

San Ramon Elementary School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes (Includes Gym window shades)	41,796	SF	$ 5	$ 208,980	$ 41,796	$ 30,093	$ 280,869	$ 56,174	$ 337,043
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Roof Replacement	1	LS	$ 784,242	$ 784,242	$ 156,848	$ 112,931	$ 1,054,021	$ 210,804	$ 1,264,825
	Subtotal:				**$ 1,343,222**	$ 268,644	$ 193,424	**$ 1,805,290**	$ 361,058	**$ 2,166,348**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	24	ROOMS	$ 7,500	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
1	Security System / IT Infrastructure	1	LS	$ 280,370	$ 280,370	$ 56,074	$ 40,373	$ 376,817	$ 75,363	$ 452,181
1	21st Century Flexible Furniture	13,932	SF	$ 10	$ 139,320	$ 27,864	$ 20,062	$ 187,246	$ 37,449	$ 224,695
	Subtotal:				**$ 599,690**	$ 119,938	$ 86,355	**$ 805,983**	$ 161,197	**$ 967,180**
	Site Specific Projects / 21st Century Education									
1	Enhance Existing Collaborative Classroom Spaces	3,645	SF	$ 100	$ 364,500	$ 72,900	$ 52,488	$ 489,888	$ 97,978	$ 587,866
1	Modernize existing Library into Innovation Center	2,976	SF	$ 25	$ 74,400	$ 14,880	$ 10,714	$ 99,994	$ 19,999	$ 119,992
1	Add Preschool/Pre-Kindergarten classroom (1)	1,440	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Outdoor Learning Spaces	2,500	SF	$ 20	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing	-	LS	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 553,900**	$ 110,780	$ 79,762	**$ 744,442**	$ 148,888	**$ 893,330**
	Total Project Cost For Master Plan Improvements	**-**			**$ 2,496,812**	$ 499,362	$ 359,541	**$ 3,355,715**	$ 671,143	**$ 4,026,858**

Notes:

1. This site is fully air conditioned except for the recently built MUB.
2. Because the MPR/stage/kitchen was recently built, no bond funds have been allocated.
3. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

San Jose Middle School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 5	$ 297,355	$ 59,471	$ 42,819	$ 399,645	$ 79,929	$ 479,574
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Roof Replacement	1	LS	$ 1,025,593	$ 1,025,593	$ 205,119	$ 147,685	$ 1,378,397	$ 275,679	$ 1,654,076
	Subtotal:				**$ 2,147,948**	$ 429,590	$ 309,305	**$ 2,886,842**	$ 577,368	**$ 3,464,211**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	27	ROOMS	$ 7,500	$ 202,500	$ 40,500	$ 29,160	$ 272,160	$ 54,432	$ 326,592
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	Security System / IT Infrastructure	1	LS	$ 552,155	$ 552,155	$ 110,431	$ 79,510	$ 742,096	$ 148,419	$ 890,516
1	21st Century Flexible Furniture	19,824	SF	$ 10	$ 198,237	$ 39,647	$ 28,546	$ 266,430	$ 53,286	$ 319,716
	Subtotal:				**$ 4,639,667**	$ 927,933	$ 668,112	**$ 6,235,712**	$ 1,247,142	**$ 7,482,854**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces (2 pods)	12,480	SF	$ 100	$ 1,248,000	$ 249,600	$ 179,712	$ 1,677,312	$ 335,462	$ 2,012,774
1	Modernize existing Library into Innovation Center	4,906	SF	$ 25	$ 122,650	$ 24,530	$ 17,662	$ 164,842	$ 32,968	$ 197,810
1	New Music/Drama Building	3,000	SF	$ 400	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
1	Outdoor Learning Spaces	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 25	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Parking and Traffic flow improvements	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
3	Temporary Housing (13 Portables 1 year lease + restroom)	1	LS	$ 780,000	$ 780,000	$ 156,000	$ 112,320	$ 1,048,320	$ 209,664	$ 1,257,984
	Subtotal:				**$ 5,275,650**	$ 1,055,130	$ 759,694	**$ 7,090,474**	$ 1,418,095	**$ 8,508,568**
	Total Project Cost For Master Plan Improvements	-			**$12,063,265**	$ 2,412,653	$ 1,737,110	**$16,213,028**	$ 3,242,606	**$19,455,633**

Notes:

1. This site is designated to be fully air conditioned to achieve parity with Sinaloa MS.
2. Althought this is an all PBL school, 13 classrooms are to be upgraded to Collaborative Classrooms with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Sinaloa Middle School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 5	$ 313,700	$ 62,740	$ 45,173	$ 421,613	$ 84,323	$ 505,935
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 2,338,700**	$ 467,740	$ 336,773	**$ 3,143,213**	$ 628,643	**$ 3,771,855**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	19	ROOMS	$ 7,500	$ 142,500	$ 28,500	$ 20,520	$ 191,520	$ 38,304	$ 229,824
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	4,000	SF	$ 550	$ 2,200,000	$ 440,000	$ 316,800	$ 2,956,800	$ 591,360	$ 3,548,160
1	Security System / IT Infrastructure	1	LS	$ 1,381,950	$ 1,381,950	$ 276,390	$ 199,001	$ 1,857,341	$ 371,468	$ 2,228,809
1	21st Century Flexible Furniture	20,913	SF	$ 10	$ 209,133	$ 41,827	$ 30,115	$ 281,075	$ 56,215	$ 337,290
	Subtotal:				**$ 4,893,583**	$ 978,717	$ 704,676	**$ 6,576,976**	$ 1,315,395	**$ 7,892,371**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	5,000	SF	$ 150	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	New Gym (Full Size Court with Bleachers and Locker Rooms)	16,000	SF	$ 400	$ 6,400,000	$ 1,280,000	$ 921,600	$ 8,601,600	$ 1,720,320	$ 10,321,920
1	Reclaim existing locker rooms into classrooms.	5,500	SF	$ 150	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Natural Light/Solotubes	76	EA	$ 3,000	$ 228,000	$ 45,600	$ 32,832	$ 306,432	$ 61,286	$ 367,718
1	Outdoor Learning Spaces	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Flooring at room 308 (part of Interior finishs above)	1,500	SF	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	New Parking/drop off	16,000	SF	$ 12	$ 192,000	$ 38,400	$ 27,648	$ 258,048	$ 51,610	$ 309,658
1	Temporary Housing (10 Portables 1 year lease + restroom)	11	LS	$ 60,000	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
	Subtotal:				**$ 10,823,000**	$ 2,164,600	$ 1,558,512	**$ 14,546,112**	$ 2,909,222	**$ 17,455,334**
	Total Project Cost For Master Plan Improvements	-			**$ 18,055,283**	$ 3,611,057	$ 2,599,961	**$ 24,266,301**	$ 4,853,260	**$ 29,119,561**

Notes:

1. This site is currently fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to Collaborative Classrooms with 21st Century Flexible Furniture including the Innovation Center.
3. Innovation Center to have glass walls North & South to create conference/pullout space.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Novato High School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 5	$ 636,715	$ 127,343	$ 91,687	$ 855,745	$ 171,149	$ 1,026,894
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 1,386,715**	$ 277,343	$ 199,687	**$ 1,863,745**	$ 372,749	**$ 2,236,494**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	51	ROOMS	$ 7,500	$ 382,500	$ 76,500	$ 55,080	$ 514,080	$ 102,816	$ 616,896
1	Air-conditioning	63,671.50	SF	$ 25	$ 1,591,788	$ 318,358	$ 229,217	$ 2,139,362	$ 427,872	$ 2,567,235
1	Security System / IT Infrastructure	1	LS	$ 787,740	$ 787,740	$ 157,548	$ 113,435	$ 1,058,723	$ 211,745	$ 1,270,467
1	21st Century Flexible Furniture	42,448	SF	$ 10	$ 424,477	$ 84,895	$ 61,125	$ 570,497	$ 114,099	$ 684,596
	Subtotal:				**$ 3,186,504**	$ 637,301	$ 458,857	**$ 4,282,662**	$ 856,532	**$ 5,139,194**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces (3 w/new pullout space)	3,500	SF	$ 125	$ 437,500	$ 87,500	$ 63,000	$ 588,000	$ 117,600	$ 705,600
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
1	Shade Structures	1,000	SF	$ 50	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	New Collaborative STEM Center (5 Labs/ 5 Classrooms & Prep)	15,000	SF	$ 450	$ 6,750,000	$ 1,350,000	$ 972,000	$ 9,072,000	$ 1,814,400	$ 10,886,400
1	Reclaim existing science rooms into Collaborative Classroom Spaces	8,000	SF	$ 125	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	New weight room	1,500	SF	$ 300	$ 450,000	$ 90,000	$ 64,800	$ 604,800	$ 120,960	$ 725,760
1	Landscaping and irrigation improvements	1	ALLOW	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
3	Temporary Housing (Stay in Existing Portables thru Construction)		LS		$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$21,962,500**	$ 4,392,500	$ 3,162,600	**$29,517,600**	$ 5,903,520	**$ 35,421,120**
	Total Project Cost For Master Plan Improvements	-			**$26,535,719**	$ 5,307,144	$ 3,821,144	**$35,664,007**	$ 7,132,801	**$ 42,796,808**

Notes:

1. This site is designated to be air conditioned to achieve parity with San Marin High School.
2. The Design Academy classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture.
3. The new STEM Center will have Collaborative Classroom Spaces with 21st Century Flexible Furniture.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

San Marin High School
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	150,000	SF	$ 5	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Roof Replacement	1	LS	$ 1,766,482	$ 1,766,482	$ 353,296	$ 254,373	$ 2,374,152	$ 474,830	$ 2,848,982
	Subtotal:				**$ 5,041,482**	$ 1,008,296	$ 725,973	**$ 6,775,752**	$ 1,355,150	**$ 8,130,902**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	30	ROOMS	$ 7,500	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Security System / IT Infrastructure	1	LS	$ 761,950	$ 761,950	$ 152,390	$ 109,721	$ 1,024,061	$ 204,812	$ 1,228,873
1	21st Century Flexible Furniture	38,982	SF	$ 10	$ 389,823	$ 77,965	$ 56,135	$ 523,923	$ 104,785	$ 628,707
	Subtotal:				**$ 1,376,773**	$ 275,355	$ 198,255	**$ 1,850,383**	$ 370,077	**$ 2,220,460**
	Site Specific Projects / 21st Century Education									
1	Modernize existing Library into Innovation Space	8,203	SF	$ 25	$ 205,075	$ 41,015	$ 29,531	$ 275,621	$ 55,124	$ 330,745
1	Renovate 700 building for STEM program (Maker Spaces)	11,641	SF	$ 100	$ 1,164,100	$ 232,820	$ 167,630	$ 1,564,550	$ 312,910	$ 1,877,460
1	New Collaborative STEM Center (5 Labs/ 5 Classrooms & Prep)	18,060	SF	$ 450	$ 8,127,000	$ 1,625,400	$ 1,170,288	$ 10,922,688	$ 2,184,538	$ 13,107,226
1	Reclaim Existing Science Building B into Collaborative Classroom Academy (Replaces New STEM Classrooms.)	11,563	SF	$ 150	$ 1,734,450	$ 346,890	$ 249,761	$ 2,331,101	$ 466,220	$ 2,797,321
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Outdoor Learning Spaces	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Shade Structures	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Modernize existing Gym	10,000	SF	$ 25	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Modernize existing Performing Arts Center	6,855	SF	$ 250	$ 1,713,750	$ 342,750	$ 246,780	$ 2,303,280	$ 460,656	$ 2,763,936
1	Modernize Art/Music Building I	9,706	SF	$ 100	$ 970,600	$ 194,120	$ 139,766	$ 1,304,486	$ 260,897	$ 1,565,384
1	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
1	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
1	Fencing at baseball field	1,200	LF	$ 50	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
3	Temporary Housing (7 Portables 1 year lease)	1	LS	$ 420,000	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
	Subtotal:				**$16,644,975**	$ 3,328,995	$ 2,396,876	**$22,370,846**	$ 4,474,169	**$26,845,016**
	Total Project Cost For Master Plan Improvements	-			**$23,063,230**	$ 4,612,646	$ 3,321,105	**$30,996,982**	$ 6,199,396	**$37,196,378**

Notes:

1. This site is fully air conditioned.
2. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
3. Existing PAC to have 250 permenant seats, add lobby/restrooms, green room, dressing rooms and storage.
4. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Hill Education Center
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 280,000**	$ 56,000	$ 40,320	**$ 376,320**	$ 75,264	**$ 451,584**
	District Priorities For Schools									
1	Technology (flat screens/classroom tech/voice enhancement)	8	ROOMS	$ 7,500	$ 60,000	$ 12,000	$ 8,640	$ 80,640	$ 16,128	$ 96,768
1	Security System / IT Infrastructure	1	LS	$ 249,870	$ 249,870	$ 49,974	$ 35,981	$ 335,825	$ 67,165	$ 402,990
1	21st Century Flexible Furniture	7,760	SF	$ 10	$ 77,600	$ 15,520	$ 11,174	$ 104,294	$ 20,859	$ 125,153
	Subtotal:				**$ 387,470**	$ 77,494	$ 55,796	**$ 520,760**	$ 104,152	**$ 624,912**
	Site Specific Projects / 21st Century Education									
1	Collaborative Classroom Spaces	5,760	SF	$ 100	$ 576,000	$ 115,200	$ 82,944	$ 774,144	$ 154,829	$ 928,973
1	Modernize existing Library into Innovation Center	2,777	SF	$ 25	$ 69,425	$ 13,885	$ 9,997	$ 93,307	$ 18,661	$ 111,969
1	Outdoor Learning Spaces	2,000	SF	$ 20	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
3	Temporary Housing									
	Subtotal:				**$ 715,925**	$ 143,185	$ 103,093	**$ 962,203**	$ 192,441	**$ 1,154,644**
	Total Project Cost For Master Plan Improvements	-			**$ 1,383,395**	$ 276,679	$ 199,209	**$ 1,859,283**	$ 371,857	**$ 2,231,139**

Notes:

1. Ceiling fans and vents will be added to improve airflow and passive cooling.
2. Approximately one third of classrooms are to be upgraded to Collaborative Classroom Spaces with 21st Century Flexible Furniture including the Innovation Center.
3. Technology and Low Voltage classroom counts and costs taken from Low Voltage Pre-Schem Est 2016 v2.1 Dated May 5, 2016

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Novato Charter School / Parcel 1A
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Phase	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 5,000	$ 5,000	$ 1,000	$ 720	$ 6,720	$ 1,344	$ 8,064
1	Asphalt/playground surface repairs	1	LS	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
1	Exterior painting	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Interior finishes	14,400	SF	$ 10	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
	Subtotal:				**$ 224,000**	$ 44,800	$ 32,256	**$ 301,056**	$ 60,211	**$ 361,267**
	District Priorities For Schools									
1	21st Century Flexible Furniture	4,800	SF	$ 10	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
1	Parcel Improvements	1	LS	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
	Subtotal:				**$ 1,048,000**	$ 209,600	$ 150,912	**$ 1,408,512**	$ 281,702	**$ 1,690,214**
	Site Specific Projects / 21st Century Education									
1	Outdoor Learning Spaces	5,000	SF	$ 20	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Shade Structures	500	SF	$ 25	$ 12,500	$ 2,500	$ 1,800	$ 16,800	$ 3,360	$ 20,160
1	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
3	Temporary Housing									
	Subtotal:				**$ 142,500**	$ 28,500	$ 20,520	**$ 191,520**	$ 38,304	**$ 229,824**
	Total Project Cost For Master Plan Improvements	-			**$ 1,414,500**	$ 282,900	$ 203,688	**$ 1,901,088**	$ 380,218	**$ 2,281,306**

Notes:

1. This site is in all portable buildings.

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

Performing Arts Center
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	Performing Arts Center (450 seats) with Art Gallery	18,000	SF	$ 650	$ 11,700,000	$ 2,340,000	$ 1,684,800	$ 15,724,800	$ 3,144,960	$ 18,869,760
	Subtotal:				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**
	Total Project Cost For Master Plan Improvements				**$11,700,000**	$ 2,340,000	$ 1,684,800	**$15,724,800**	$ 3,144,960	**$18,869,760**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

STEM Center
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New STEM Center	22,400	SF	$ 450	$ 10,080,000	$ 2,016,000	$ 1,451,520	$ 13,547,520	$ 2,709,504	$ 16,257,024
	Subtotal:				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**
	Total Project Cost For Master Plan Improvements				**$ 10,080,000**	$ 2,016,000	$ 1,451,520	**$ 13,547,520**	$ 2,709,504	**$ 16,257,024**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

F.A.N.S. Distribution Kitchen
WLC Architects, Inc.
August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

Priority	District Priorities	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	New Central Distribution Kitchen	5,500	SF	$ 600	$ 3,300,000	$ 660,000	$ 475,200	$ 4,435,200	$ 887,040	$ 5,322,240
2	Cullinary Arts Academy	-		$ 650	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal:				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**
	Total Project Cost For Master Plan Improvements				**$ 3,300,000**	$ 660,000	$ 475,200	**$ 4,435,200**	$ 887,040	**$ 5,322,240**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

New NUSD Elementary School - Enrollment 500 **(High)**

WLC Architects, Inc.

August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	4,000		$ 400	$	1,600,000
	B - Multi-Purpose Building	7,500		$ 400	$	3,000,000
	F - Library/Computer Labs	4,500		$ 400	$	1,800,000
	D - Kindergarten	5,760		$ 400	$	2,304,000
	E - Classrooms	24,000		$ 400	$	9,600,000
	Covered Walkways	14,000		$ 150	$	2,100,000
	Demolish Existing School	45,000		$ 12	$	540,000
	Site Work 10 Acres				$	4,500,000
	Subtotal	59,760			$	25,444,000
	Design Contingency		10%		$	2,544,400
	Escalation Years @ %	3	6%		$	4,579,920
	Change Orders		5%		$	1,272,200
	Subtotal				$	8,396,520
	Expected Total Construction Cost				**$**	**33,840,520**
	Soft Costs		20%		$	6,768,104
	Total Project Cost				**$**	**40,608,624**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

New NUSD Middle School - Enrollment 900 **(High)**

WLC Architects, Inc.

August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 450	$	4,943,250
	B - Gym	23,980		$ 450	$	10,791,000
	C - Library	12,888		$ 450	$	5,799,600
	D - Classrooms	14,784		$ 450	$	6,652,800
	E - Classrooms	17,472		$ 450	$	7,862,400
	F - Multipurpose	14,292		$ 450	$	6,431,400
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 40 Acres	1,742,400		$ 5	$	8,712,000
	Subtotal	122,606			$	56,305,200
	Design Contingency		10%		$	5,630,520
	Escalation Years @ %	3	6%		$	10,134,936
	Change Orders		5%		$	2,815,260
	Subtotal				$	18,580,716
	Expected Total Construction Cost				**$**	**74,885,916**
	Soft Costs		20%		$	14,977,183
	Total Project Cost				**$**	**89,863,099**

Copyright WLC Architects, Inc., 2016 ©

Novato Unified School District Master Plan

New NUSD High School - Enrollment 1200 **(High)**

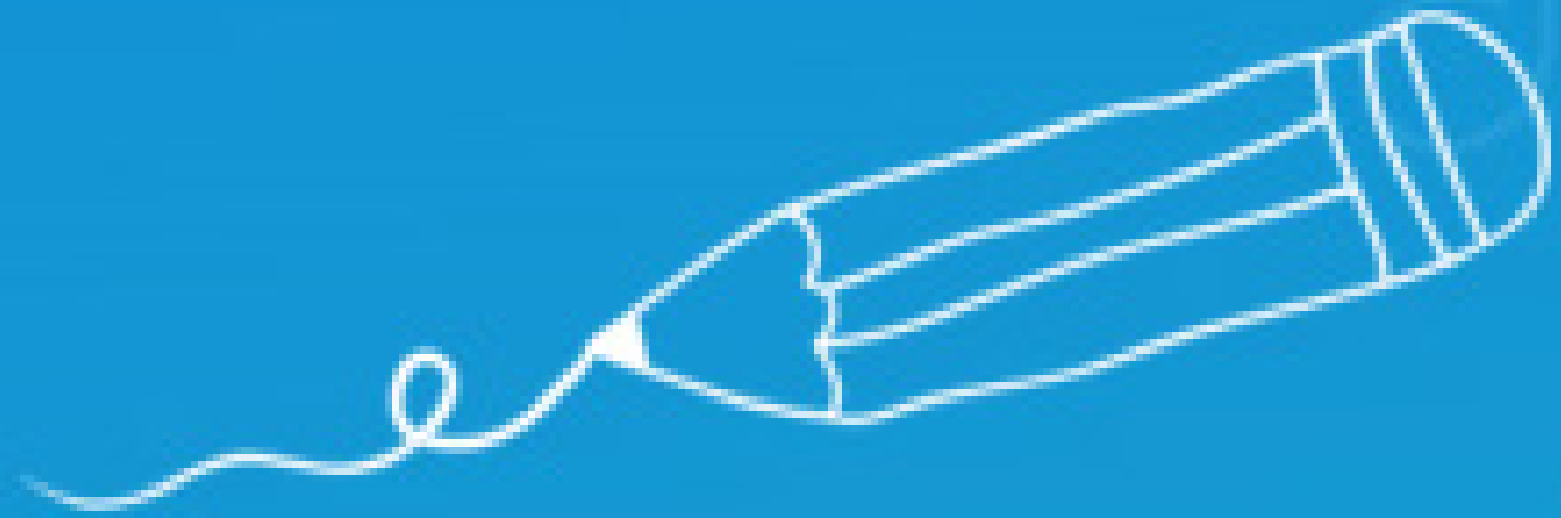
WLC Architects, Inc.

August 2, 2016

BOND IMPLEMEMTATION PLAN - ALL SCHOOL SITES

MP	Bldg.	SF		Scope		Estimated Cost
	A - Administration	10,985		$ 500	$	5,492,500
	B - Gym	40,000		$ 500	$	20,000,000
	C - Library / Innovation Center	12,888		$ 500	$	6,444,000
	D - Classrooms	21,504		$ 500	$	10,752,000
	E - Classrooms	21,504		$ 500	$	10,752,000
	F - Science Labs	17,920		$ 500	$	8,960,000
	G - Student Center	14,292		$ 500	$	7,146,000
	H - Performing Arts Center	25,000		$ 700	$	17,500,000
	I - Specialty Labs (Art, Ceramics, Etc)	17,920		$ 500	$	8,960,000
	Covered Walkways	28,205		$ 150	$	4,230,750
	Demolish Existing School	63,000		$ 14	$	882,000
	Site Work 60 Acres	2,613,600		$ 5	$	13,068,000
	Subtotal	210,218			$	114,187,250
	Design Contingency		10%		$	11,418,725
	Escalation Years @ %	3	6%		$	20,553,705
	Change Orders		5%		$	5,709,363
	Subtotal				$	37,681,793
	Expected Total Construction Cost				**$**	**151,869,043**
	Soft Costs		20%		$	30,373,809
	Total Project Cost				**$**	**182,242,851**

Copyright WLC Architects, Inc., 2016 ©



Meeting Minutes

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

May 10, 2016

MEETING MINUTES

Special Meeting of the Board of Trustees
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATES: April 23, 2016

ATTENDEES

Novato Unified School District Board of Trustees
Jim Hogeboom, Superintendent, Novato Unified School District
Karen Maloney, Assistant Superintendent, Business Services, Novato Unified School District
Community Members, Novato Unified School District
Kevin MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Kevin MacQuarrie, Principal, WLC Architects, Inc. presented the master plans of District Schools. The following are various comments from the meeting:

1. Funds for a new Charter School. However one board member expressed disagreement.
2. Safety is a priority: resolve drop-off issues for all schools, i.e., at Loma Verde Elementary School. Safe path for walking to school.
3. Consistent elementary school facilities across the board. Not to design the school per the preference of current school staff.
4. Focus on needs more than wants.
5. Smaller theaters.
6. One athletic field instead of two.
7. San Marin performing arts program needs a dressing room.
8. Suggest joint gym use with the City of Novato at Sinaloa Middle School and San Jose Middle School, and turn the existing gym into performing arts spaces.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

9. Eliminate portables.
10. No central kitchen.
11. Each school cut 10% off tier 3.
12. Do not make existing classroom space, lecture space, any smaller at the elementary schools.
13. Board members questioned the need at Olive Elementary School to move the Administration Building and the need for a new Multi-Purpose Room.
14. Board is not in agreement regarding adding air conditioning to some of the schools.
15. Two board members expressed doubt about adding Community Centers at some of the schools.

END OF MINUTES

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



SISI MENG
Architect, Project Manager

SM:af
P01523100x3-mm

cc: Kevin MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

May 3, 2016

MEETING MINUTES

Master Planning Workshop with the School Principals
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 4, 2016

ATTENDEES

Jim Hogeboom, Superintendent, Novato Unified School District
Karen Maloney, Assistant Superintendent, Business Services, Novato Unified School District
Adam Littlefield, Principal, San Marin High School
Matthew Baldwin, Principal, Novato High School
Jim Larson, Principal, Sinaloa Middle School
Justin Mori, Principal, San Jose Middle School
Elizabeth Sesma-Olinyk, Principal, Olive Elementary School
Andy Cline, Principal, Lynwood Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.
Bob Ferguson, Educational Resources, WLC Architects, Inc.

PURPOSE OF MEETING

The purpose of this meeting is to go over the proposed school master plans with each of the principals, get feedback, and establish priorities for the school. The meeting generated the following priority list from the principals.

ITEMS DISCUSSED

1. **San Marin High School**
   - a. New STEM Building
   - b. Maker Space
   - c. Culinary Space
   - d. Performing Arts Center
   - e. Quad Area

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

   - f. Learning Studios
   - g. Painting
   - h. Central Kitchen
   - i. Pool
   - j. It was also decided in the meeting to re-turf the existing football field with new synthetic turf and add a new soccer field.

2. **Novato High School**
   - a. From Staff:
     - i. New Performing Arts Building and Axillary Gym.
     - ii. Re-turf football field and new soccer field.
     - iii. Update flow of classrooms, like movable walls.
     - iv. Update science rooms.
     - v. Remodel the Administration Building interior.
   - b. From Students:
     - i. New Performing Arts Building.
     - ii. New turf field.
     - iii. Redesign flow of classrooms.
     - iv. Technology.
     - v. Remove portables.
   - c. It is stated that a new amphitheater is desired between the parking and the existing Music Building.

3. **Sinaloa Middle School**

   a. Student Center/stage, food service.

   b. New gym, add locker for every student (450 lockers on each side). The school's enrollment is 850.

   c. Learning studios.

   d. Outdoor learning.

   e. Redesign inside of the Administration.

   f. Main entry façade.

   g. The principal commented that the school has a choir room and a band room. They actually just need one great large room. It is also stated that the existing kitchen is jammed and there is one lunch period.

4. **San Jose Middle School**

   a. Project-based learning. All four classroom buildings become learning studios.

   b. Air conditioning.

   c. Track and fields.

   d. New stage.

   e. New Science Lab.

   f. Re-configure Administration Building interior.

5. **Olive Elementary School**

   a. STEAM Center: Instructional focus: structured instruction, flexibility for group instruction.

   b. New Multi-Purpose Room/Administration Building.

   c. Learning studios.

   d. Air conditioning in the proposed STEAM Center and outdoor learning space around the STEAM Center.

6. **Lynwood Elementary School**

   a. Remove central Kitchen and fix parking and drop-off bottleneck. Provide safe walkway to school as there's currently none. Consider one-way traffic flow.

   b. Air conditioning.

   c. New community center.

   d. Library.

   e. Administration.

   f. New classrooms.

These school priorities will be taken into consideration among discussion with other stakeholders and will be included in a cost model for each school and presented at the next meeting.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,

SISI MENG
Architect
Project Manager

SM:jg
P01523100x6-mm

cc: Attendees

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

May 3, 2016

MEETING MINUTES

Master Planning Meeting with the District
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: April 11, 2016

ATTENDEES

Jim Hogeboom, Superintendent, Novato Unified School District
Karen Maloney, Assistant Superintendent, Business Services, Novato Unified School District
Adam Coll, Senior Project Manager, Greystone West Company
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

PURPOSE OF MEETING

The purpose of this meeting is to re-cap after the series of school and community meetings.

ITEMS DISCUSSED

1. **Overall Comments:**
   - a. Revise the priority of the master plan into the following categories:
     - i. Basic upgrade school wide: ADA path of travel, playground surface repair, exterior painting, interior finishes as necessary, electrical infrastructure upgrades, and roof replacement as needed.
     - ii. District Priorities: PA/clock/bell and security, 21st century flexible furniture, air conditioning, Multi-Purpose Room/stage and kitchen.
     - iii. School priories.
   - b. It is stated to implement one-third of the school to have flexible furniture and learning studios.
2. **Loma Verde Elementary School**
   - a. Loma Verde is to add air conditioning into Phase 1.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

   - b. Change one existing Kindergarten to a preschool.
   - c. Turn one existing classroom into a Kindergarten. Add restroom facilities to the three (3) Kindergarten Rooms.
   - d. Add a new kitchen.
   - e. Learning studios comes after the above priorities.
3. **Lu Sutton Elementary School**
   - a. Add a new preschool.
   - b. Add bathroom and workrooms to existing Kindergarten rooms.
4. **Lynwood Elementary School**
   - a. Replace portables moves into Phase 1.
   - b. Add a preschool. Add bathrooms to existing Kindergarten.
   - c. Administration remodel shall be in Phase 1.
5. **Olive Elementary School**
   - a. The new Administration Building shall be about 3,000 sf.
   - b. The teacher's lounge type of space can be in the STEAM center.
   - c. Change the color presentation in the plans.
6. **Pleasant Valley Elementary School**
   - a. Add a new preschool.
7. **Rancho Elementary School**
   - a. Add a new preschool.
   - b. Add a new Kindergarten in the Kindergarten/preschool building group, and reclaim the existing Kindergarten that is in a classroom wing into a classroom to replace a portable.

8. **San Ramon Elementary School**

   a. No change to the schemes.

9. **Hamilton K-8 School**

   a. Add restrooms to existing Kindergarten and Preschool.

   b. Move the scope of enclosing the covered walkway to Phase 2.

   c. Some roadwork might be needed between the Middle School and the Preschool portables.

10. **San Marin High School**

    a. New STEM Building is to improve the quality of science room and remove portables.

    b. The existing Performing Arts Building shall fit 150 seats.

    c. Show no work to the existing fitness building.

    d. Remove Culinary Academy.

    e. Show some renovation work to the existing Student Center.

    f. The pool is a question mark.

    g. Delete the new alternative Performing Arts Center.

11. **Novato High School**

    a. Air conditioning for entire school in Phase 1.

    b. The new gym shall include a weight room.

    c. The new Performing Arts Center shall be a 400-seat theater.

12. **Sinaloa Middle School**

    a. New track and field.

   b. No new gym.

   c. Only one learning studio building.

13. **San Jose Middle School**

    a. No change to the previous scheme.

14. **Hill Education Center**

    a. No change to the previous scheme.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



SISI MENG
Architect
Project Manager

SM:jg
P01523100x7-mm

cc: Attendees

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

May 10, 2016

MEETING MINUTES

Master Planning Meeting with Novato Unified School District
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATES: April 26, 2016

ATTENDEES

Jim Hogeboom, Superintendent, Novato Unified School District
Karen Maloney, Assistant Superintendent, Business Services, Novato Unified School District
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

The purpose of the meeting is to re-cap after the Board Meeting on April 23, 2016.

1. San Marin High School
   a. Move the new soccer field to Phase 2.
   b. Only one learning studio at the building between the Administration Building and the Library.
   c. Move the new pool to Phase 2.
   d. Provide outdoor Art Patio at the existing Music and Art Building.
   e. New flooring, acoustics, and furniture at the student center.
2. Novato High School
   a. Move the new soccer field to Phase 2.
   b. Provide outdoor art patio at the existing Design Academy.
   c. Move the new Science Building to Phase 2.
   d. Minimum work to the existing Science Rooms.
   e. No work to the existing Library.
   f. The new Performing Arts Building is targeted to house 450 seats.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

3. Sinaloa Middle School
   a. New gym with lockers at the front of the school next to the existing Administration Building. The lockers in the existing Locker Rooms are too big. The new Locker Room shall have minimal shower facilities as long as it meets code requirement.
   b. Enlarge existing parking lot in front of the existing gym.
   c. Start conversation with the City of Novato about joint use of the new gym.
   d. Use an existing classroom space as the stage inside the existing gym building. Leave the existing Music Room intact. Remodel part of the Locker Room into the Kitchen. Remodel the rest of the Locker Room into classrooms.
4. San Jose Middle School
   a. Enlarge the existing Music Building to supplement performing arts functions.
   b. Update the Gym/Student Center with new acoustics for performing arts functions.
   c. The location of the Kitchen is a continuing discussion. It is mentioned by the school that the students do not use the gym space to eat. They like to hang out in the campus quad area.
   d. Only implement two Learning Studio Buildings adjacent to Ignacio Boulevard.
   e. Minimal work to the existing Science Room.

END OF MINUTES

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



SISI MENG
Architect
Project Manager

SM:af
P01523100x4-mm

cc: Attendees
Kevin MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Hamilton Meadow Park School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 28, 2016

ATTENDEES

Greg Mack, Novato Trustee, Novato Unified School District
Steve Hospodar, Principal, Hamilton Meadow Park School
Christine Bok-Osborne, Food Service Manager, Hamilton Meadow Park School
Beatriz Garcia, Library Clerk, Hamilton Meadow Park School
Lindsay Sadler, 5th Grade Academy Teacher, Hamilton Meadow Park School
Peter Johnson, Physical Education Teacher, Hamilton Meadow Park School
Megan Jones, Kindergarten Teacher, Hamilton Meadow Park School
Stacey Beltran, Kindergarten Teacher, Hamilton Meadow Park School
Kristen Schutz, PTA Committee, Hamilton Meadow Park School
Lori Allen, Head Start Teacher, Hamilton Meadow Park School
Patricia Hernandez, ELAC President, Hamilton Meadow Park School
Grant Fehring, Parent, Hamilton Meadow Park School
Giovanni Carbanno, Parent, Hamilton Meadow Park School
Julio Perez, Parent, Hamilton Meadow Park School
Melissa Hannan, Parent, Hamilton Meadow Park School
Adell Servidio, Parent, Hamilton Meadow Park School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Provide a Community Center for Hamilton K-8 kids, family, and friends.
    a. Students are here a lot before and after school.
    b. The Pantry/Market is on Wednesday mornings.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

    c. Make sure K-5 grades are involved in the Community Center.
    d. Community kitchen.
    e. Child care.
2. Collaborative Spaces.
    a. Big concern over the collaborative spaces. Maybe do them per grade level only.
    b. T-K could be used in the high impact learning environments.
    c. K-5 "Halls" already being used for pull out.
    d. Show outdoor learning classrooms at K-5 too.
    e. Kindergarten staff has concern about visual distractions between other classrooms/teachers.
3. ADA compliance for Kindergarten restrooms.
4. Provide risers in Kindergarten for story time.
5. K-5: Could have Administration Offices and parent space in "collaborative space."
6. Preschool B5 and B6 needs a bathroom.
    a. Better location/play areas – Close to Kindergarten.
7. Look at Daycare drop-off loop.
8. Are lockers required?
9. Parking – Maybe use southeast lot, concern over student safety.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds. Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Meeting Minutes
Hamilton Meadow Park School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 28, 2016
Page 3

Voting:

1. 12 votes: Community Center.

2. 6 votes: Lower campus covered hallway improvements (enclose and make into a collaboration space.)

3. 5 votes: Library Innovation Center.

4. 2 votes: Covered serving area.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

Additional written input attached was provided by a staff member.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

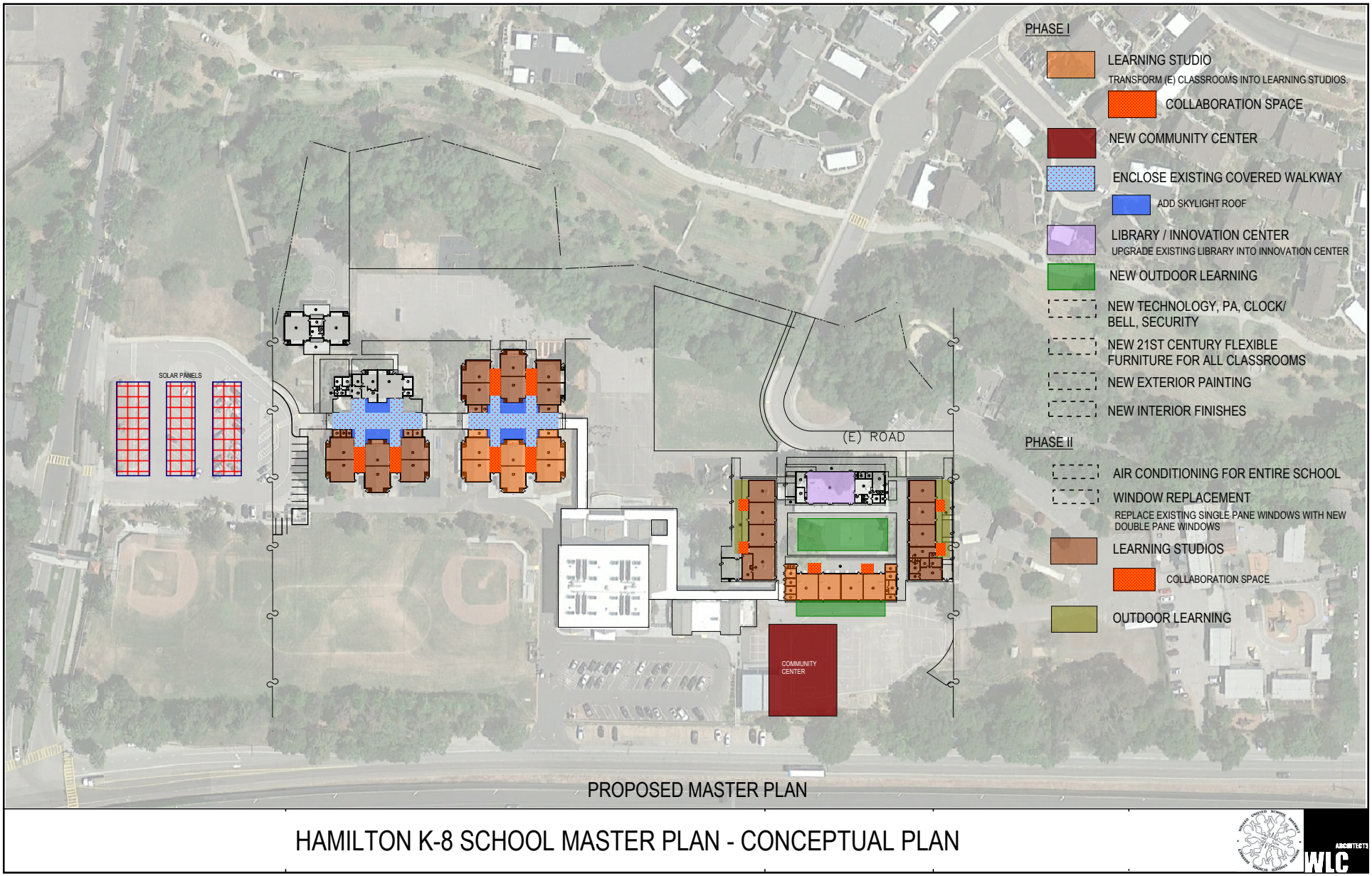
Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af:jg
P0152310012-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate
Input for Master Plan of Facilities at Hamilton High School

cc: Attendees


PHASE I
LEARNING STUDIO
TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
COLLABORATION SPACE
NEW COMMUNITY CENTER
ENCLOSE EXISTING COVERED WALKWAY
ADD SKYLIGHT ROOF
LIBRARY / INNOVATION CENTER
UPGRADE EXISTING LIBRARY INTO INNOVATION CENTER
NEW OUTDOOR LEARNING
NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
NEW EXTERIOR PAINTING
NEW INTERIOR FINISHES
PHASE II
AIR CONDITIONING FOR ENTIRE SCHOOL
WINDOW REPLACEMENT
REPLACE EXISTING SINGLE PANE WINDOWS WITH NEW DOUBLE PANE WINDOWS
LEARNING STUDIOS
COLLABORATION SPACE
OUTDOOR LEARNING
SOLAR PANELS
(E) ROAD
COMMUNITY CENTER
PROPOSED MASTER PLAN
HAMILTON K-8 SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 40	$ 1,868,320	$ 373,664	$ 269,038	$ 2,511,022	$ 502,204	$ 3,013,226
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 3,158,320**	$ 631,664	$ 454,798	**$ 4,244,782**	$ 848,956	**$ 5,093,738**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 15,000	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
	Subtotal:				**$ 2,875,400**	$ 575,080	$ 414,058	**$ 3,864,538**	$ 772,908	**$ 4,637,445**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Add a space for nurse clinic	960	SF	$ 350	$ 336,000	$ 67,200	$ 48,384	$ 451,584	$ 90,317	$ 541,901
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	New Mulit-Use Classrooms (2)	2,400	SF	$ 350	$ 840,000	$ 168,000	$ 120,960	$ 1,128,960	$ 225,792	$ 1,354,752
	Reclaim existing spaces into classrooms									
1	Natural Light/Solotubes	144	EA	$ 3,000	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	15,000	SF	$ 20	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	New Student / Joint Use Community Center	10,000	SF	$ 350	$ 3,500,000	$ 700,000	$ 504,000	$ 4,704,000	$ 940,800	$ 5,644,800
2	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Temporary Housing									
2	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
2	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 8,792,000**	$ 1,758,400	$ 1,266,048	**$ 11,816,448**	$ 2,363,290	**$ 14,179,738**
	Total Project Cost For Master Plan Improvements				**$ 14,825,720**	$ 2,965,144	$ 2,134,904	**$ 19,925,768**	$ 3,985,154	**$ 23,910,921**

Copyright WLC Architects, Inc., 2016©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

INPUT FOR MASTER PLAN OF FACILITIES AT HAMILTON HIGH SCHOOL
(Additional written input provided by staff members.)
Novato Unified School District
Project 1523100.01

1. Incorporate historic design elements due to location adjacent to Hamilton's ceremonial entrance with the memorable symbol of Hamilton community. Neighborhoods follow Hamilton Field Design Guide.
2. Locking bike storage.
3. Additional PK class module (2-4 rooms) to plan for growth.
4. Outdoor learning space i.e., platform stage/benches include history ed components Gold Rush, Miwok.
5. Covered sports court, provide shade during recess.
6. Up-to-date visual announcement for main elementary, i.e., T.V. monitor (not scrolling lighted sign due to conflict with architectural style).
7. Dedicated Art Room and/or covered secure display areas for student art.
8. Desks/chairs in classrooms right size/shape maneuverable for small group work.
9. Break-out areas for small group work, current passage-way areas get overcrowded. Areas could be used for resource assistance i.e., speech, P.T., O.T., reading and counseling.
10. Library/space for grades PK-5.
11. De-conflict plan for bikes, cars, walkers, and buses. Including route to new south Novato Library/Community Education Center.
12. Second Lobby/Administration/entrance off Main Gate Road. Large percentage of parents access this route, gather and communicate during pickup.
13. Bathroom upgrades – Check current standards for privacy screening and add additional ones in class modules.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

14. Sports field, have tall fence as a back-stop against creek to allow usage without risk of losing gear over fence.
15. Sidewalk from new bike lane to school without crossing driveway and crossing lane filled with cars entering and exiting the parking lot.
16. Parking solar structures – Hamilton homeowners association had an issue with appearance and school should request paint scheme similar to what they requested.
17. Teacher charging station – control technology/lights.

KAM:af:jg
P0152310012-mm-att

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Hamilton Meadow Park School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 28, 2016

ATTENDEES

Alexia K., Student, Hamilton Meadow Park School
Jocelynn L., Student, Hamilton Meadow Park School
Hyago R., Student, Hamilton Meadow Park School
Spencer L., Student, Hamilton Meadow Park School
Melanie A., Student, Hamilton Meadow Park School
David M., Student, Hamilton Meadow Park School
Aimee K., Student, Hamilton Meadow Park School
David V., Student, Hamilton Meadow Park School
Amitza F., Student, Hamilton Meadow Park School
Miah B., Student, Hamilton Meadow Park School
Alexa O., Student, Hamilton Meadow Park School
Leslie C., Student, Hamilton Meadow Park School
Kimberly M., Student, Hamilton Meadow Park School
Maritza B., Student, Hamilton Meadow Park School
Fausto I., Student, Hamilton Meadow Park School
Emersson A., Student, Hamilton Meadow Park School
Kevin M., Student, Hamilton Meadow Park School
Lisbeth G., Student, Hamilton Meadow Park School
Niko V., Student, Hamilton Meadow Park School
Angel G., Student, Hamilton Meadow Park School
Wensly A.L., Student, Hamilton Meadow Park School
Imara J., Student, Hamilton Meadow Park School
Alexis B., Student, Hamilton Meadow Park School
Yaire Z., Student, Hamilton Meadow Park School
Ramon G., Student, Hamilton Meadow Park School
Dylan B., Student, Hamilton Meadow Park School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Like the Student Center idea.
    a. Just for Hamilton K-8 students.
    b. Welcome the community.
    c. Must be Hamilton K-8 focused.
    d. Fitness Center.
2. Provide computers for research.
3. Provide vending machine which could generate income.
4. Develop a Recreation Center with foosball and ping pong.
5. Okay with high impact learning environments.
6. Food
    a. No selection options.
    b. The lines are long.
    c. Run out of food.
    d. Site prep – Soup/chicken/chili.
    e. Make better burgers with veggies and pasta.
7. Lockers – 3/4 of students want them and would use them to store binders and textbooks.
8. Safety/Fences/Cameras.

Meeting Minutes
Hamilton Meadow Park School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 28, 2016
Page 3

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

The students also provided the attached letter and petition to improve their school lunch.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

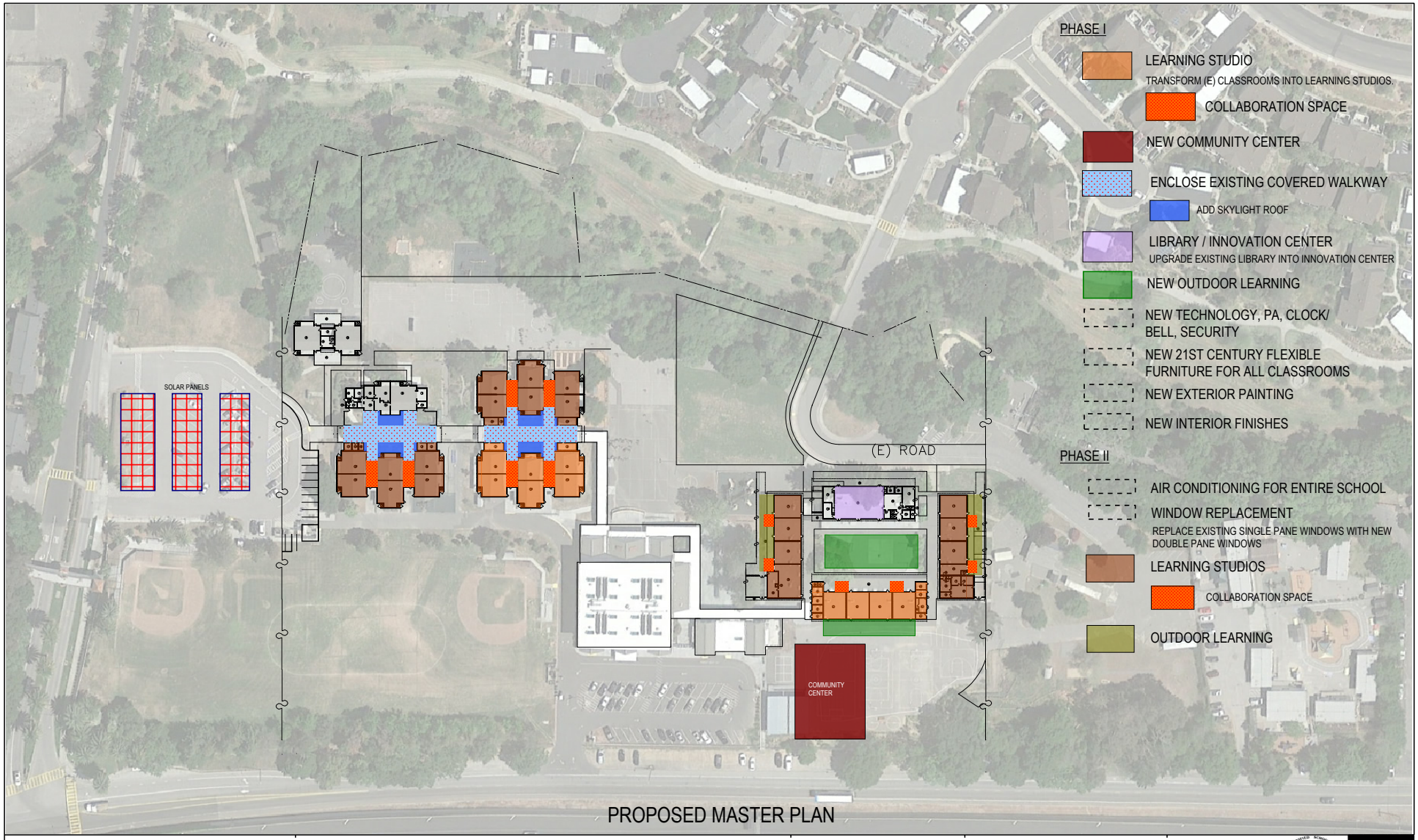
Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af:jg
P0152310013-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate
Student Letter and Student Petition

cc: Attendees



PROPOSED MASTER PLAN

HAMILTON K-8 SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Hamilton School K-8
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	46,708	SF	$ 40	$ 1,868,320	$ 373,664	$ 269,038	$ 2,511,022	$ 502,204	$ 3,013,226
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 3,158,320**	$ 631,664	$ 454,798	**$ 4,244,782**	$ 848,956	**$ 5,093,738**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 15,000	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	46,708	SF	$ 10	$ 467,080	$ 93,416	$ 67,260	$ 627,756	$ 125,551	$ 753,307
	Subtotal:				**$ 2,875,400**	$ 575,080	$ 414,058	**$ 3,864,538**	$ 772,908	**$ 4,637,445**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Add a space for nurse clinic	960	SF	$ 350	$ 336,000	$ 67,200	$ 48,384	$ 451,584	$ 90,317	$ 541,901
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	New Mulit-Use Classrooms (2)	2,400	SF	$ 350	$ 840,000	$ 168,000	$ 120,960	$ 1,128,960	$ 225,792	$ 1,354,752
	Reclaim existing spaces into classrooms									
1	Natural Light/Solotubes	144	EA	$ 3,000	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	15,000	SF	$ 20	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	New Student / Joint Use Community Center	10,000	SF	$ 350	$ 3,500,000	$ 700,000	$ 504,000	$ 4,704,000	$ 940,800	$ 5,644,800
2	Pipe grid and additional lights for the gym stage	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Replace Stage Operable Partition	1	ALLOW	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
2	Temporary Housing									
2	Add flagpoles at the school admin entry	2	EA	$ 7,500	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Bike enclosure to accommodate 100 bikes	1	EA	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
2	Soften the landscape/Landscaping at Nave Drive	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	New preschool playground	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 8,792,000**	$ 1,758,400	$ 1,266,048	**$ 11,816,448**	$ 2,363,290	**$ 14,179,738**
	Total Project Cost For Master Plan Improvements				**$ 14,825,720**	$ 2,965,144	$ 2,134,904	**$ 19,925,768**	$ 3,985,154	**$ 23,910,921**

Copyright WLC Architects, Inc., 2016 ©

Dear Mr. Hospodar,

The Middle school and 5th graders are asking you to improve our school lunch. We honestly think that the lunch here is not very appetizing. Many people have gotten sick because the food isn't cooked at all, or has mold. It's time for a change, we are tired of the same old lunches. People during lunch, don't usually eat, and waste the food. This might be the reason why kids don't have energy to work in class, and that leads to our test scores lowering. The students shouldn't have to be so worried about eating the food, for some students, this may be the only food they could eat. What our solution to solve this problem, is to have fundraisers. For example; car wash, bake sale, dinner and a movie, or maybe even a concert from our Advanced Band. The money that we get from this can help get the supplies to get the food better! We even thought of making a goal on this website called: gofundme.com. We also do appreciate the salad bar, the deli sandwich, and the breakfast food. But we do think that the portion size is too little. Some examples we think is a good food fit is nachos, hot wings, pancakes, French toast, and many more! We thank you for taking you time to read this letter, and I hope we make a change.

Sincerely,

The Middle School and 5th graders

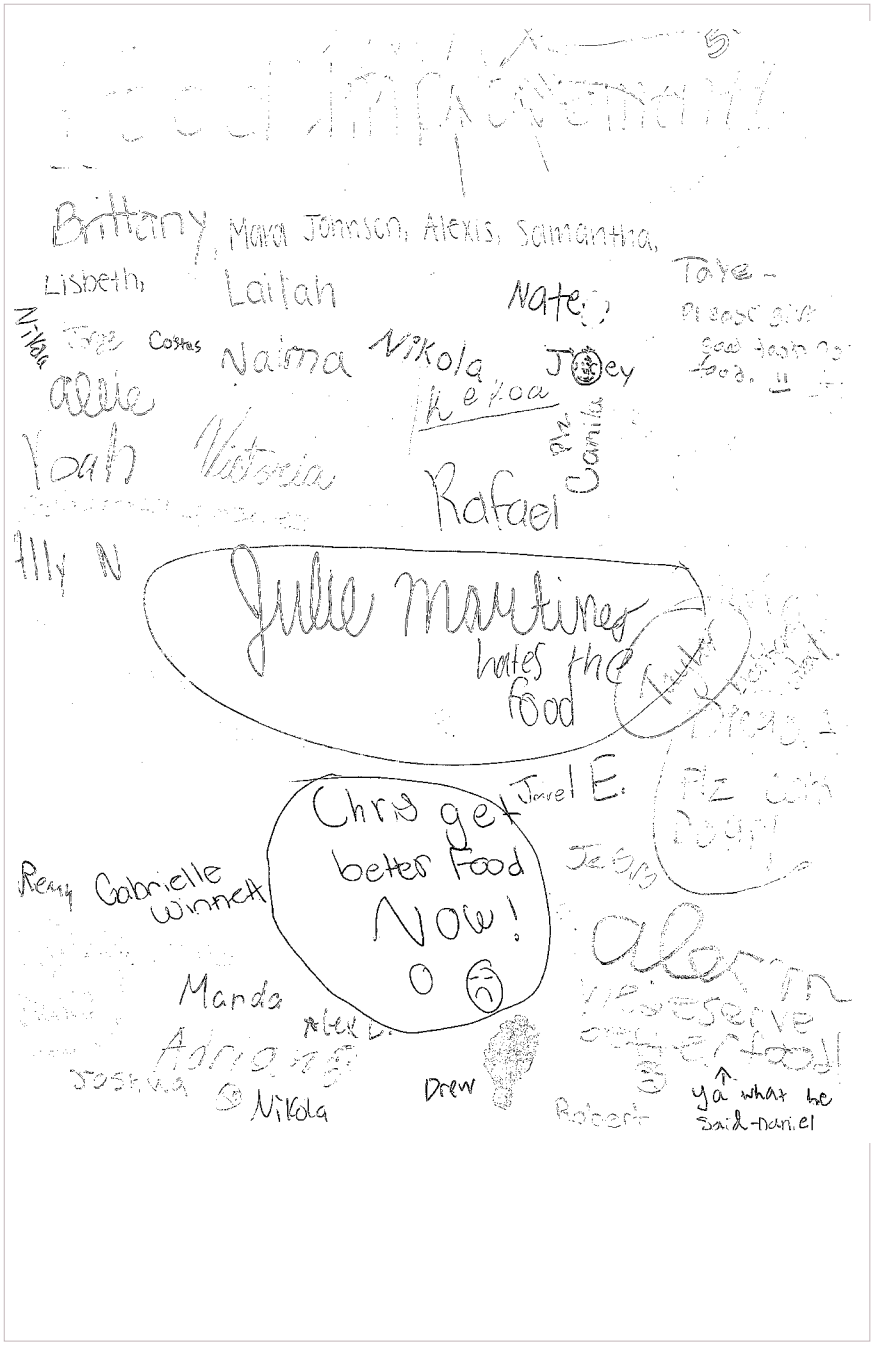
P.S. We challenge you to ONLY eat the middle school lunch every day for a week and see if you agree with us. To get the true experience, please make sure you're the last person in line. Only then, can you understand our plight.

P.P.S No snack bar items! (Izzies, cookies, ice cream, etc.)

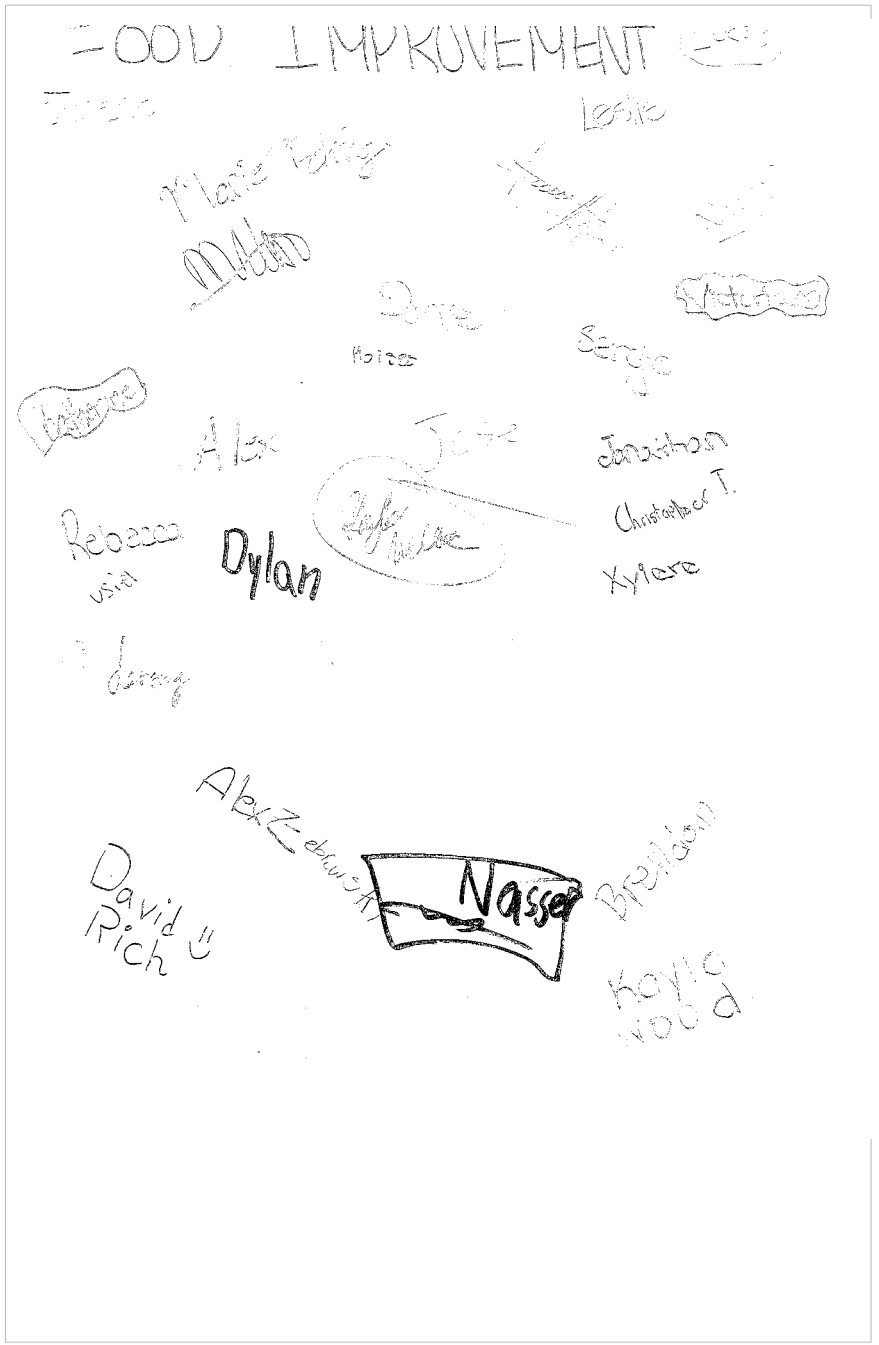
Better Food Suggestions:

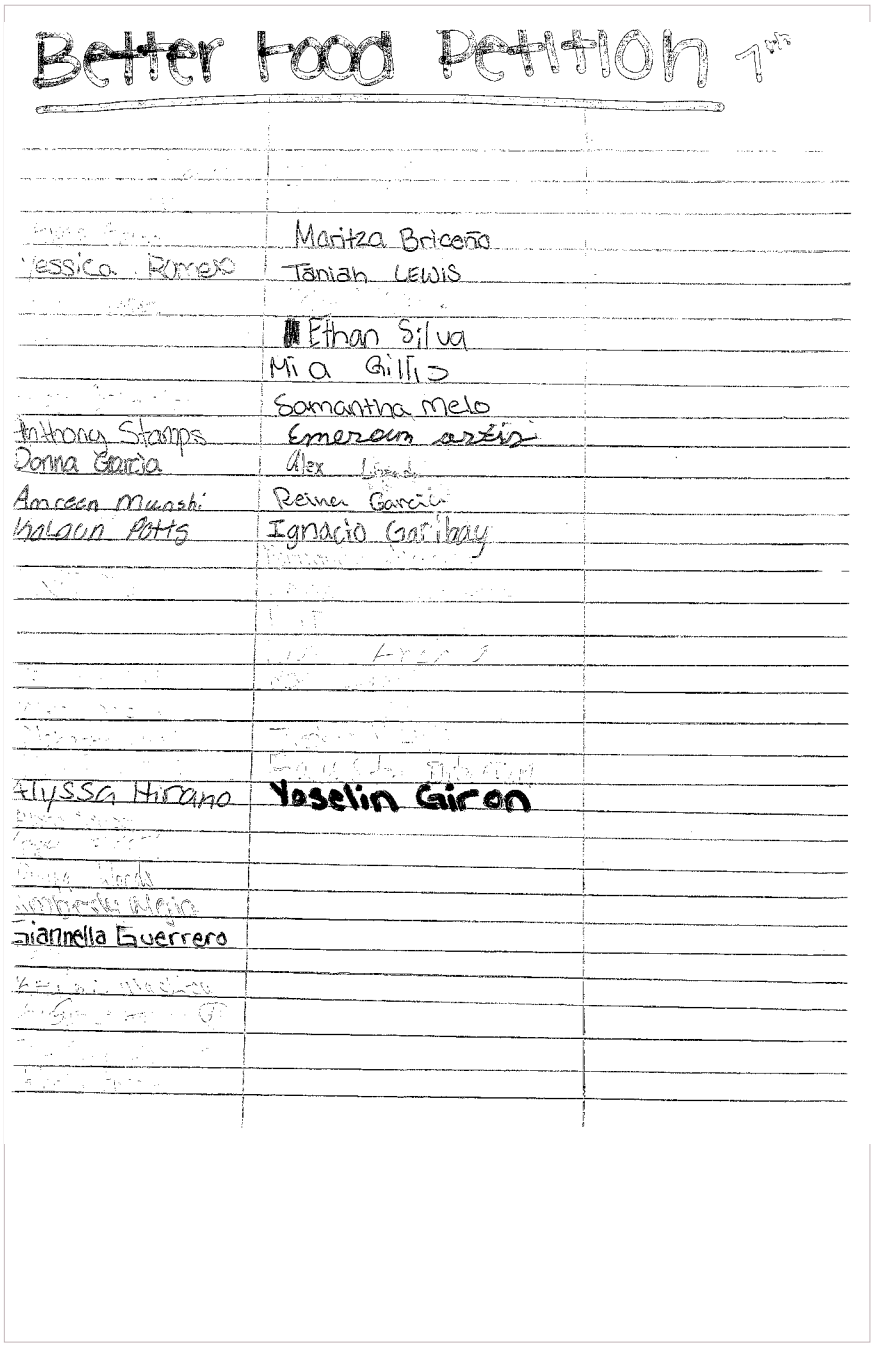
Breakfast/Recess:
-French Toast
-Hash Browns
-Waffles/Pancakes
-Omelettes
-Sausage Mcmuffin
-Bagels
Oatmeal
Cereal
-Orange Juice
-Protein Shakes(Smoothies)

Lunch:
-Steak
-Chinese Food
-Beef and Broccoli
-Orange Chicken
-Salads
-Mac n' Cheese
-BLTA(Bacon, Lettuce, Tomato, Avacado)
-Soup
-Banana Bread
-Nachos
-Hot wings
-Burritos
-Chicken Strips
-Tacos
Tamales
-Fruit Bar
-Rice
-Grilled Cheese
-Spaghetti
-Chips and Salsa
-Pupusas
-Pizza(Pizza Hut)
-Hotdogs(With Bacon)


Brittany, Maria Johnson, Alexis, Samantha,
Lisbeth
Laitah
Nate
Naima
Nikola
Joey
Rafael
Julie martinez
hates the food
Chris get better food Now!
Jewel E.
Gabrielle Winnett
Manda
Nikola
Drew
Robert
ya what he said-Daniel

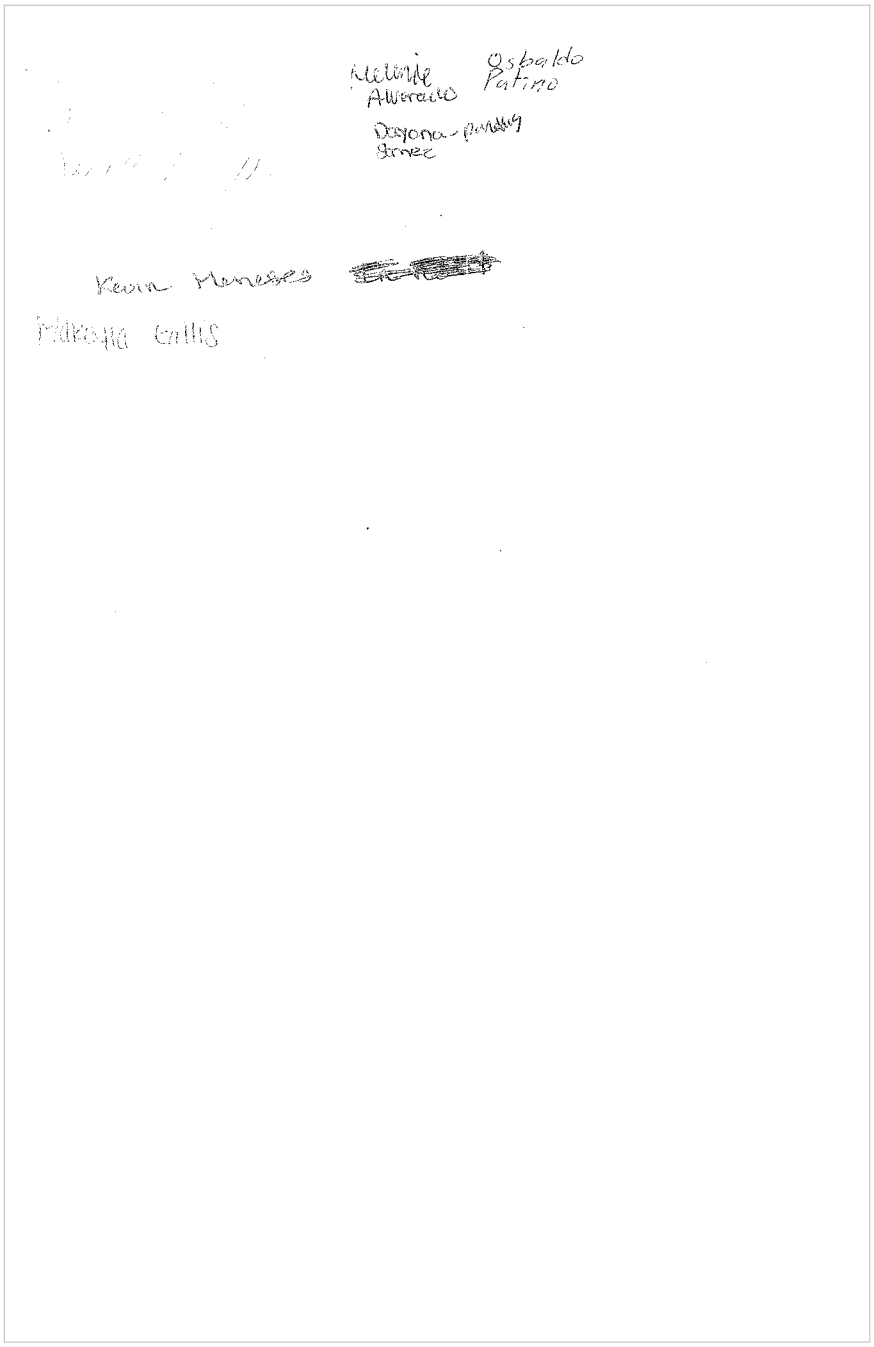

5th
Clark A. Schutz
HENRY!!!
GREBER!!!
Samari Mendrieta
Gisela Flores
Nate Ditto
Abel Ajanel
Darrell Holmon
Miranda Gibson
Eduardo Garcia Diaz


FOOD IMPROVEMENT
Dylan
Nasser
David Rich



Better Road Petition 1st

Maritza Briceño
Jessica Romero — Tamiah LEWIS
Ethan Silva
Mia Gillis
Samantha Melo
Anthony Stamps — Emerson ortiz
Donna Garcia — Alex Leal
Ameen Mugahi — Reina Garcia
Khalaun Potts — Ignacio Garibay
Alyssa Hirano — Yoselin Giron
Giannella Guerrero



Melanie Alvarado
Osbaldo Patino
Daytona - Parking Street
Kevin Meneses
Makesha Gillis

Yaxel Zempoaltteca

Angel Sandoval

Emajguly -Emily Ajguly

Jocelynn Linares -Jocelynn Linares

Alexia Hernandez

Christopher Campbell
Tan McCambridge

Julissa Galvez

Wendy Aguilar Lopez
Noidlyn Rodas (Alexa)

Tahir Azam

Albert Supradit
Na Ayutthaya

Alexis Bishop

Mara Johnson

Brittany Fong

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

Loma Verde Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 16, 2016

ATTENDEES

Tehniat Cheema, Principal, Loma Verde Elementary School
Ruthanne Bexton, Director, Elementary Instructor, Loma Verde Elementary School
Jennifer Dale, PTA Executive Vice President, Loma Verde Elementary School
Jennifer Tokarski, 5th Grade Teacher, Loma Verde Elementary School
Brenda Pfeifer, 5th Grade teacher, Loma Verde Elementary School
Sara Cofiell, 5th Grade Teacher, Loma Verde Elementary School
Emily Cavallero, 3rd Grade Teacher, Loma Verde Elementary School
Ali McMorrow, 3rd Grade Teacher, Loma Verde Elementary School
Lydia Duffey, 2nd Grade Teacher, Loma Verde Elementary School
Caroline Perron, 1st Grade Teacher, Loma Verde Elementary School
Shelley Russell, 1st Grade Teacher, Loma Verde Elementary School
Elizabeth Vega, Kindergarten Teacher, Loma Verde Elementary School
Lisa Nyquist, Music Teacher, Loma Verde Elementary School
Rebecca Carlsen, Teacher, Loma Verde Elementary School
Danna Brunner, Parent, Loma Verde Elementary School
Karen Mazariegos, Parent, Loma Verde Elementary School
Helena Phelps, Parent, Loma Verde Elementary School
Emily Brown, Parent, Loma Verde Elementary School
Ruth Hernandez, Parent, Loma Verde Elementary School
Mariah Fisher, Parent, Loma Verde Elementary School
Meghan Evans, Parent, Loma Verde Elementary School
Ector Mojica, Architect, AIA, NCARB, LEED™ AP BD+C, Associate, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Staff arrived at the meeting with the cost models in hand and they were, from the start, advocating for air conditioning.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

2. The turf area central to the school they felt was fine as-is; used to gather the whole school together.

3. They didn't like the proposed location of the Kinder Classrooms.

4. They presently do not have projectors or smartboards in their classes.

5. Kinder classes need more power outlets.

6. Kinder expansion was not listed in the estimate. Should it be removed from the boards?

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Voting:

1. 14 votes: Air conditioning

2. 7 votes: Multi-Purpose Room improvements (stage expansion)

3. 5 votes: Flexible classroom spaces

4. 4 votes: Outdoor learning space

5. 4 votes: Kindergarten expansion

6. 1 vote: Flexible furniture

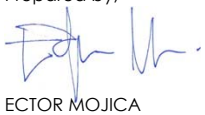
The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

Meeting Minutes
Loma Verde Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 29, 2016
Page 3

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



ECTOR MOJICA
Architect
AIA, NCARB, LEED™ AP BD+C
Associate

EM:af
P0152310023-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- NEW STAGE
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW KINDERGARTEN
  ADD (2) NEW KINDERGARTEN.
- ADMIN
  ENLARGE EXISTING ADMIN
- NEW LUNCH SHELTER
- NEW OUTDOOR LEARNING
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED

PHASE II

- LEARNING STUDIOS
- NEW OUTDOOR LEARNING
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS
- NEW CLASSROOM
  (2) NEW CLASSROOM TO REPLACE (2) PORTABLES

PROPOSED MASTER PLAN

LOMA VERDE ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Loma Verde Elementary School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,500	SF	$ 110	$ 1,705,000	$ 341,000	$ 245,520	$ 2,291,520	$ 458,304	$ 2,749,824
1	Exterior painting	1	LS	$ 175,000	$ 175,000	$ 35,000	$ 25,200	$ 235,200	$ 47,040	$ 282,240
1	Interior finishes	33,133	SF	$ 40	$ 1,325,320	$ 265,064	$ 190,846	$ 1,781,230	$ 356,246	$ 2,137,476
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Add an ADA path at the garden	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
1	Add a 24" storm drain pipe under the North walkway	1	ALLOW	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
	Subtotal:				**$ 3,635,320**	$ 727,064	$ 523,486	**$ 4,885,870**	$ 977,174	**$ 5,863,044**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 15,000	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	33,133	SF	$ 25	$ 828,325	$ 165,665	$ 119,279	$ 1,113,269	$ 222,654	$ 1,335,923
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,133	SF	$ 15	$ 496,995	$ 99,399	$ 71,567	$ 667,961	$ 133,592	$ 801,554
1	21st Century Flexible Furniture	33,133	SF	$ 10	$ 331,330	$ 66,266	$ 47,712	$ 445,308	$ 89,062	$ 534,369
	Subtotal:				**$ 4,306,650**	$ 861,330	$ 620,158	**$ 5,788,138**	$ 1,157,628	**$ 6,945,765**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Add a classroom building with 2 restrooms for resource	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Convert an existing classroom to a science room	1,200	SF	$ 300	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environment	32,000	SF	$ 20	$ 640,000	$ 128,000	$ 92,160	$ 860,160	$ 172,032	$ 1,032,192
2	Sheltered eating area between Admin and B Wing	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Temporary Housing									
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	New kindergarten surfacing	10,000	SF	$ 8	$ 80,000	$ 16,000	$ 11,520	$ 107,520	$ 21,504	$ 129,024
2	Replace wooden kinder play area borders	80	LF	$ 25	$ 2,000	$ 400	$ 288	$ 2,688	$ 538	$ 3,226
2	Add a ball wall	1	EA	$ 10,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Landscaping at the North area of site/shade structure	5,000	SF	$ 25	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 5,249,800**	$ 1,049,960	$ 755,971	**$ 7,055,731**	$ 1,411,146	**$ 8,466,877**
	Total Project Cost For Master Plan Improvements				**$ 13,191,770**	$ 2,638,354	$ 1,899,615	**$ 17,729,739**	$ 3,545,948	**$ 21,275,687**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Loma Verde Site Committee Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: June 8, 2016

ATTENDEES

Tehniat Cheema, Principal, Loma Verde Elementary School
Brenda Pfeifer, 5th Grade Teacher, Loma Verde Elementary School
Jennifer Tokarski, 5th Grade Teacher, Loma Verde Elementary School
Tom Martin, Kindergarten Teacher, Loma Verde Elementary School
Ali McMorrow, 3rd Grade Teacher, Loma Verde Elementary School
Karen McCormish, 4th Grade Teacher, Loma Verde Elementary School
Lisa Nyquist, Music Teacher, Loma Verde Elementary School
Mariah Fisher, Teacher, San Jose Middle School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.

ITEMS DISCUSSED

1. Locate the outdoor learning classroom between the D and E classroom wings.
2. Consider locating a High Impact Learning Environment in each classroom wing as opposed to all in one wing.
3. Locate the new lunch shelter in the center quad area.
4. A 1,200 sf Maker Space is desired on campus.
5. Because the school currently has the YMCA preschool on campus, an additional preschool is not needed.
6. Concern was expressed regarding the walkway between the proposed location of the new stage and classroom Wing E being too small for the number of students that will be passing through.

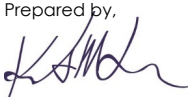
2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

7. Look at expanding the new Kindergarten classrooms located in the B wing towards the existing YMCA and not towards the Kindergarten play yard.
8. Need to replace the existing Music Portable Room R4 due to its deteriorating condition.
9. The new stage needs to be designed to work better than the San Ramon Elementary School and Hamilton K-8 stages.
10. Verify the classroom count, if we are not reclaiming a classroom for Preschool, is there room for a new makerspace?
11. Cooler classrooms (AC/fan/vents/etc.) are a priority.
12. Would like the Music Room to be next to the Multi-Purpose Room and new stage. Stage cannot function as a separate classroom unless the acoustics between the Multi-Purpose Room and the stage are resolved.

END OF MINUTES

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:jg
P0152310025-mm

cc: Attendees

WLC ARCHITECTS CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Lu Sutton Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 17, 2016

ATTENDEES

Bonnie Barron, Principal, Lu Sutton Elementary School
Voni Eyler, Office Tech, Lu Sutton Elementary School
Erin Larey, Parent, Lu Sutton Elementary School
Jennifer Dudley, Literacy Coach, Lu Sutton Elementary School
Gina Hartquist, Library Tech, Lu Sutton Elementary School
Evy Everett, Parent, Lu Sutton Elementary School
Audrey Sand, 2nd Grade Teacher, Lu Sutton Elementary School
Cindy Testa, Office Manager, Lu Sutton Elementary School
Libby Silvestri, 3rd Grade Teacher, Lu Sutton Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan, and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. The existing stage is okay and functional and a new stage is not high priority.
2. The Multi-Use Room does need updating.
3. The kitchen is approximately 1,000 sf and needs upgrading.
4. A speedline is not required.
5. Spend the bond money on collaborative spaces starting with 4th and 5th grades.
6. Put glass in the overhang for more outside lighting areas.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

7. Their teaching practice is to allow kids to be all over the campus now.
8. They want Preschool and the Family Center space made a part of the Administration Building.
    a. It can be smaller than a classroom size.
    b. Concern over confidentially issues from Administration.
    c. Community liaison space desirable.
9. Relocate Staff Room and Family Center space.
10. More bike racks to make more parking.
11. Trees with round seed pods need to be removed!
12. Curb appeal more than paint! The Campus looks dated.
13. Want to attract more families because student enrollment is down.
14. They want all Learning Studios now!
15. Want all flexible furniture now.
16. Air conditioning not a high priority if fans/vents/etc. are installed.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

Meeting Minutes
Lu Sutton Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 28, 2016
Page 3

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af:jg
P01523100x9-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- KITCHEN
  ENLARGE EXISTING KITCHEN
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING AND SHADE STRUCTURE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY

PHASE II

- LEARNING STUDIOS
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- OUTDOOR LEARNING
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS
- ADMIN
  MODERNIZE EXISTING ADMIN
- ENLARGE EXISTING KINDERGARTEN
- NEW CLASSROOM TO REPLACE PORTABLES

PROPOSED MASTER PLAN

LU SUTTON ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Lu Sutton Elementary School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	15,600	SF	$ 110	$ 1,716,000	$ 343,200	$ 247,104	$ 2,306,304	$ 461,261	$ 2,767,565
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,078	SF	$ 40	$ 1,323,120	$ 264,624	$ 190,529	$ 1,778,273	$ 355,655	$ 2,133,928
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	Sewer repairs	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
	Subtotal:				**$ 3,619,120**	$ 723,824	$ 521,153	**$ 4,864,097**	$ 972,819	**$ 5,836,917**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 15,000	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	33,078	SF	$ 25	$ 826,950	$ 165,390	$ 119,081	$ 1,111,421	$ 222,284	$ 1,333,705
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,078	SF	$ 15	$ 496,170	$ 99,234	$ 71,448	$ 666,852	$ 133,370	$ 800,223
1	21st Century Flexible Furniture	33,078	SF	$ 10	$ 330,780	$ 66,156	$ 47,632	$ 444,568	$ 88,914	$ 533,482
	Subtotal:				**$ 4,303,900**	$ 860,780	$ 619,762	**$ 5,784,442**	$ 1,156,888	**$ 6,941,330**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Replace Portables (3)	2,880	SF	$ 350	$ 1,008,000	$ 201,600	$ 145,152	$ 1,354,752	$ 270,950	$ 1,625,702
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade structure for the quad and kinder	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Window coverings (Thought this was part of int finishes for all)	5,500	SF	$ 8	$ 44,000	$ 8,800	$ 6,336	$ 59,136	$ 11,827	$ 70,963
2	Curb appeal	1	ALLOW	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Relocate bike rack enclosure	1	ALLOW	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Additional space for Kinder, relocate and improve garden	10,000	SF	$ 12	$ 120,000	$ 24,000	$ 17,280	$ 161,280	$ 32,256	$ 193,536
2	Fencing/Gates	1	LS	$ 125,000	$ 125,000	$ 25,000	$ 18,000	$ 168,000	$ 33,600	$ 201,600
	Subtotal:				**$ 5,504,800**	$ 1,100,960	$ 792,691	**$ 7,398,451**	$ 1,479,690	**$ 8,878,141**
	Total Project Cost For Master Plan Improvements				**$ 13,427,820**	$ 2,685,564	$ 1,933,606	**$ 18,046,990**	$ 3,609,398	**$ 21,656,388**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Lynwood Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: April 11, 2016

ATTENDEES

Mark Silva, Director of Maintenance, Operations, and Transportation, Novato Unified School District
Maricruz Bayona, Playground Supervisor, Novato Unified School District
Debbie Butler, Novato Trustee, Novato Unified School District
Miguel Villarreal, Director of Food and Nutritional Services, Lynwood Elementary School
Lynnette Boosey, Music Teacher, Lynwood Elementary School
Melanie Gutierrez, 1st Grade Teacher, Lynwood Elementary School
Lisa Dewea, Parent, Lynwood Elementary School
Yolanda Hernandez, Parent, Lynwood Elementary School
Angelica Benavidez, Parent, Lynwood Elementary School
Maria Alvarado, Parent, Lynwood Elementary School
Eva Jimenez, Parent, Lynwood Elementary School
Mirn Acosta, Parent, Lynwood Elementary School
Elizabeth Ramos, Parent, Lynwood Elementary School
Luz-Maria Espinoza, Parent, Lynwood Elementary School
Socorro Peraza, Parent, Lynwood Elementary School
Napoleon Escobar, Parent, Lynwood Elementary School
Donna Hofeditz, Library Media Clerk, Lynwood Elementary School
Isaac Munene, Parent, Lynwood Elementary School
Kari Millar, Parent, Lynwood Elementary School
Leticia Russo, Parent, Lynwood Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

1. Improvements
    a. Improvement of Multi-Purpose (E).
    b. Improvement of utilities – water and electric.
    c. Improvement of restroom facilities.
    d. Improvement of exterior/use of outdoor space.
    e. Improvement of Administration Building.
    f. Improvement of furniture/flex furniture.
    g. Improvement of flex space/classrooms.
    h. Improvement of Maker space.
    i. Improvement of Multi-Purpose.
2. Board workshops will be held:
    a. April 21 9:00 a.m. – 12:00 p.m.
    b. May 23 9:00 a.m. – 12:00 p.m.
3. Questions/Comments
    a. Can you take a look at issues/problems on existing stages to prevent similar mistakes?
    b. Parent: Asks for bigger and more efficient shade structures for the students. Prevent rain on children and excess exposure to sun.
    c. Parent: Likes the idea of open space. Thinks that like the children in pre-school environments, believes it should be the same.
    d. Parent: Concerned with how the teachers' responses are to change in general.

e. Principal: Wants to focus on big and equity. It will draw people in.

(1) Parent: Agrees, but also wants to know how it will grow

f. Teacher: What is the point of upgrading the Library if there is no librarian?

g. Principal: Community Center and advancements to how it impacts the community.

(1) Parents agree on the space.

h. Parent: Concerned with restroom quality and feel it should be one of the top priorities.

i. Principal: Traffic flow with vehicles.

j. Parent: Thinks Multi-Purpose should be priority.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Voting:

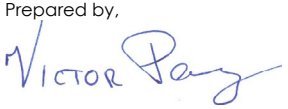
1. 17 votes: Improve Multi-Use Building
2. 14 votes: Collaborative Learning Studios
3. 9 votes: New Community Center
4. 2 votes: New Kindergarten/Pre-School Classrooms
5. 1 vote: New Library/Computer Lab

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



VICTOR PEREZ
Design Team

VP:af:jg
P01523100x8-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

- NEW STAGE
- NEW KITCHEN
  REMOVE CENTRAL KITCHEN
- PARKING/ DROP OFF AREA
  DEMO KITCHEN BUILDING, EXPAND PARKING, PROVIDE PEDESTRIAN WALKWAY, REDESIGN TRAFFIC FLOW
- NEW COMMUNITY CENTER
  AFTER SCHOOL PROGRAM, ADULT EDUCATION. INCLUDING FAMILY CENTER, RSP, SPEECH THAT ARE CURRANTLY IN TWO PORTABLES
- NEW KINDERGARTEN
  ADD (1) NEW PRE-K. ENLARGE (1) EXISTING KINDERGARTEN. REMODE THE PRE-K IN AN EXISTING PORTABLE
- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- LIBRARY/ MEDIA CENTER/ INNOVATION CENTER
  EXPAND EXISTING LIBRARY INTO A MEDIA CENTER. REMOVE COMPULTER LAB PORTABLE
- LUNCH SHELTER
  RELOCATE EXISTING LUNCH SHELTER
- ADMIN
  REMODEL (E) ADMIN AND ENHANCE IDENTITY
- NEW OUTDOOR LEARNING AND SHADE STRUCTURE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES

PHASE II

- REPLACE THE REST (4) PORTABLES WITH A CLASSROOM BUILDING
- LEARNING STUDIOS
- AIR CONDITIONING FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS WITH NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

LYNWOOD ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Lynwood Elementary School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	5,500	SF	$ 110	$ 605,000	$ 121,000	$ 87,120	$ 813,120	$ 162,624	$ 975,744
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	32,911	SF	$ 40	$ 1,316,440	$ 263,288	$ 189,567	$ 1,769,295	$ 353,859	$ 2,123,154
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 2,376,440**	$ 475,288	$ 342,207	**$ 3,193,935**	$ 638,787	**$ 3,832,722**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 15,000	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	32,911	SF	$ 25	$ 822,775	$ 164,555	$ 118,480	$ 1,105,810	$ 221,162	$ 1,326,972
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	32,911	SF	$ 15	$ 493,665	$ 98,733	$ 71,088	$ 663,486	$ 132,697	$ 796,183
1	21st Century Flexible Furniture	32,911	SF	$ 10	$ 329,110	$ 65,822	$ 47,392	$ 442,324	$ 88,465	$ 530,789
	Subtotal:				**$ 4,280,550**	$ 856,110	$ 616,399	**$ 5,753,059**	$ 1,150,612	**$ 6,903,671**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Add a double classroom building for family literacy	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	96	EA	$ 3,000	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Entry facelift	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Screen the fenced area at the playfield	500	LF	$ 50	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Expand asphalt for the kindergarten play area	2,000	SF	$ 15	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 4,857,800**	$ 971,560	$ 699,523	**$ 6,528,883**	$ 1,305,777	**$ 7,834,660**
	Total Project Cost For Master Plan Improvements				**$ 11,514,790**	$ 2,302,958	$ 1,658,130	**$ 15,475,878**	$ 3,095,176	**$ 18,571,053**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

April 29, 2016

MEETING MINUTES

Pleasant Valley Site Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATES: February 9, 2016

ATTENDEES

Dana Sadan, Principal, Pleasant Valley Elementary School
Julie Spaan, Office Manager, Pleasant Valley Elementary School
Julie Ramser, 1st Grade Teacher, Pleasant Valley Elementary School
Sara Kram, Library Media Clerk, Novato Unified School District
Derek Knell, Board of Education Member, Novato Unified School District
Mark Silva, Director, Maintenance/Operations, Novato Unified School District
Sean Rozell, Director, Information Technology, Novato Unified School District
Miriam Campos, Food Service Coordinator, Novato Unified School District
Doreen Gurnjla, Parent, Pleasant Valley Elementary School
Dan McNear, Parent, Pleasant Valley Elementary School
Penny Janiak, Parent, Pleasant Valley Elementary School
Lisa Swanson, Parent, Pleasant Valley Elementary School
Dina Gibbons-Miguel, Parent, Pleasant Valley Elementary School
Diane Gasson, Parent, Pleasant Valley Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Mary Beth Luster, Design Team, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent of Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented a brief PowerPoint covering the following topics:

1. Vision
2. Facility needs
3. Funding
4. Maintenance issues
5. Master planning process

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

6. Possible bond program projects
7. Site input and priorities

The school and community members present were then asked to write down on post-it notes the issues of most concern or most desired by them for their school. All present had an opportunity to share their issues with the group, all the post-it notes were collected, grouped by topic, and placed on the community input board. The following is a list of the school and community issues from the post-it notes:

SITE

1. Sitework/Spacing:
    a. There are no quiet study spaces indoor or outdoor. No desirable space outside classrooms.
    b. Better use of outdoor space.
    c. Front office is too small. Privacy issues with records. No real sick bay.
    d. Front Office/Staff Lounge bigger.
    e. Make Kinder area for 4 K's, not just 2.
    f. Classrooms are crowded. Especially in upper grades.
    g. Different sized learning spaces.
    h. Spaces where video recording can happen during a lesson.
    i. Science Lab space.
    j. Love idea of open wall to outdoors.
    k. Opening walls between learning spaces.
    l. More collaboration pods where kids can work in small groups.
    m. Space.
    n. Makers space.
    o. Take down walls between grade classrooms to have more collaboration and openness.

p. School design does not encourage ownership and responsibility of facility.

q. Curb appeal.

r. Traffic issues.

BUILDINGS

1. Interior:

   a. Bigger Library.

   b. 1 to 1 devices for students.

   c. Technology:

      (1) Flat screen televisions.

      (2) Teacher laptops.

      (3) Technology for kids.

   d. Better technology in classrooms.

   e. Large touchscreens in classrooms.

   f. Rooms with lots of natural light.

   g. Carpets in rooms.

   h. Movable furniture that goes with you (kids currently switch desks and have to move their stuff too).

   i. We need moveable chairs and desks to create and transform space as needed.

   j. Collaborative furniture K-2.

   k. PA system.

   l. Bathroom renovations.

   m. Kitchen needs to be re-thought. Present state is not in code.

   n. Green Bathrooms – low flow, air dryers, etc.

   o. Bathrooms.

   p. New Library shelving.

   q. Reorganization of Administration Office.

2. Exterior:

   a. Outdoor Stadium by new gym – communication.

   b. Green campus.

   c. Security issues:

      (1) Vandalism.

      (2) Entire school open to anyone.

      (3) Parents do not feel kids are safe from intruders.

   d. We have a useless large breezeway with bad roof drainage.

   e. Landscaping.

   f. Outdoor learning center.

   g. Outdoor theater.

   h. Outdoor learning spaces.

   i. Outdoor shade eating area.

3. Multi-Purpose:

   a. Cafeteria.

   b. Kitchen.

   c. Multi-Purpose Room.

      (1) Bigger.

      (2) Functions.

d. Multi-Purpose Room Innovation Center.

e. Kitchen and food served closer to playgrounds.

f. Innovation Lab in current Multi-Purpose Room.

g. Movie and Multimedia Studio.

The overall topics were written out on a voting priorities board and discussed to confirm that the general sense of the issues was captured. The school and community members were each given four sticky "dots" and then invited to vote on which issues were most important to them.

These school and community priorities will be included in a cost model for each school and presented at the next meeting.

END OF MINUTES

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



MARY BETH LUSTER
Design Team

MBL:af
P01523100x1-mm

cc: Attendees

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Pleasant Valley Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 23, 2016

ATTENDEES

Debbie Butler, Novato Trustee, Novato Unified School District
Greg Mack, Novato Trustee, Novato Unified School District
Dana Sadan, Principal, Pleasant Valley Elementary School
Julie Spaan, Office Manager, Pleasant Valley Elementary School
Michelle Robertson, Teacher, Pleasant Valley Elementary School
Julie Ramser, Teacher, Pleasant Valley Elementary School
Lori Marston, Teacher, Pleasant Valley Elementary School
Sara Kram, Library Clerk, Pleasant Valley Elementary School
Vicky Bartholo, Parent, Pleasant Valley Elementary School
Doreen Gurnla, Parent, Pleasant Valley Elementary School
Erik Nelson, Parent, Pleasant Valley Elementary School
Dina Gibbons-Miguel, Parent, Pleasant Valley Elementary School
Ruth Kellogg, Parent, Pleasant Valley Elementary School
Amoura Sathe, Parent, Pleasant Valley Elementary School
Diane Gasson, Parent, Pleasant Valley Elementary School
Megan Marston, Student, Pleasant Valley Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Utilities/Plumbing issues.
2. Bathrooms have heavy usage.
3. Acoustics in hallway issue/would need to fix it.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

4. Enrollment is high? Seems to be a big issue to the site.
5. Need doors to outdoor classrooms from classrooms.
6. Need a nice lunch shelter and more shade.
7. Look at focusing on classroom collaboration spaces.
    a. Classrooms can be different.
        (1) Windows to the hall/covered space.
        (2) Operable wall on side of learning wall.
        (3) More learning wall to allow for operable wall, the full width of the classroom.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds. Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Voting:

1. 9 votes: Collaborative Classrooms/Outdoor Classrooms with door.
2. 5 votes: Get rid of portables.
3. 4 votes: Multi-Use Building with collaboration portable or Kindergarten Portable.
4. 0 votes: Hallway.
5. 0 votes: New Kindergarten.
6. 0 votes: Administration reorganization.

Meeting Minutes
Pleasant Valley Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 28, 2016
Page 3

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

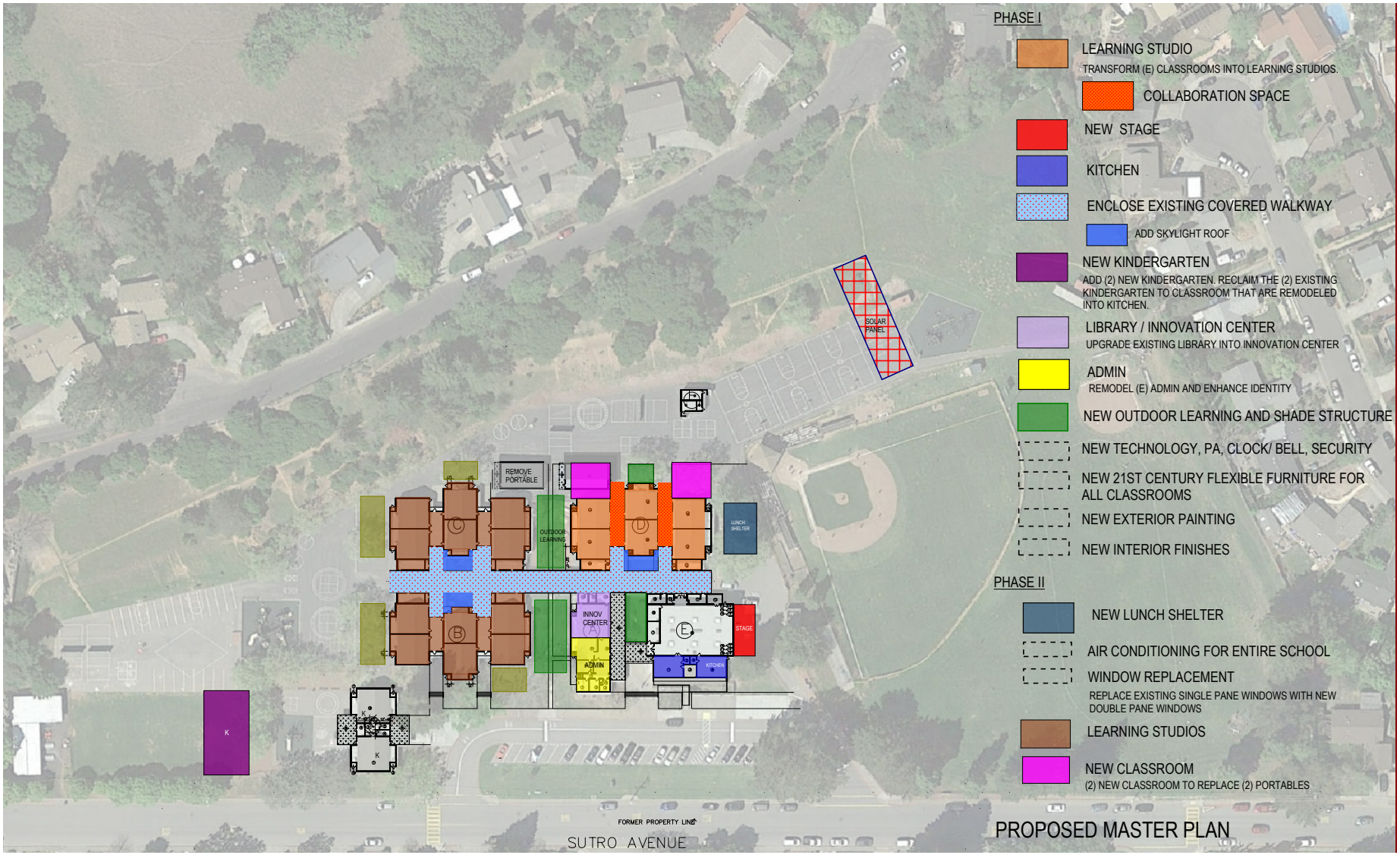
Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af:jg
P0152310010-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PLEASANT VALLY ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Pleasant Valley Elementary School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 20,000	$ 20,000	$ 4,000	$ 2,880	$ 26,880	$ 5,376	$ 32,256
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	5,000	SF	$ 110	$ 550,000	$ 110,000	$ 79,200	$ 739,200	$ 147,840	$ 887,040
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	33,815	SF	$ 40	$ 1,352,600	$ 270,520	$ 194,774	$ 1,817,894	$ 363,579	$ 2,181,473
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 2,377,600**	$ 475,520	$ 342,374	**$ 3,195,494**	$ 639,099	**$ 3,834,593**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	25	ROOMS	$ 15,000	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	33,815	SF	$ 25	$ 845,375	$ 169,075	$ 121,734	$ 1,136,184	$ 227,237	$ 1,363,421
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	33,815	SF	$ 15	$ 507,225	$ 101,445	$ 73,040	$ 681,710	$ 136,342	$ 818,052
1	21st Century Flexible Furniture	33,815	SF	$ 10	$ 338,150	$ 67,630	$ 48,694	$ 454,474	$ 90,895	$ 545,368
	Subtotal:				**$ 4,340,750**	$ 868,150	$ 625,068	**$ 5,833,968**	$ 1,166,794	**$ 7,000,762**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	1,000	SF	$ 150	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (1) Add Classrooms (none required)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	100	EA	$ 3,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Restroom remodel	400	SF	$ 400	$ 160,000	$ 32,000	$ 23,040	$ 215,040	$ 43,008	$ 258,048
2	Sink at room C4	1	EA	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Temporary Housing									
2	Drinking fountain near 3-5 play structures	1	ALLOW	$ 25,000	$ 25,000	$ 5,000	$ 3,600	$ 33,600	$ 6,720	$ 40,320
2	Move garden behind upper grade play structure	1	ALLOW	$ 40,000	$ 40,000	$ 8,000	$ 5,760	$ 53,760	$ 10,752	$ 64,512
2	Curb appeal, landscaping	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 4,408,800**	$ 881,760	$ 634,867	**$ 5,925,427**	$ 1,185,085	**$ 7,110,513**
	Total Project Cost For Master Plan Improvements				**$ 11,127,150**	$ 2,225,430	$ 1,602,310	**$ 14,954,890**	$ 2,990,978	**$ 17,945,868**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

Rancho Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 21, 2016

ATTENDEES

Angela Kriesler, Principal, Rancho Elementary School
Matt Gardner, Physical Education Teacher, Rancho Elementary School
Karla Sanchez, ELAC President, Rancho Elementary School
Greg Mack, Novato Trustee, Novato Unified School District
Sandra Lua, Parent, Rancho Elementary School
Elise Garrigue, Parent, Rancho Elementary School
Joel Penafiel, Parent, Rancho Elementary School
Carrie Criswell, Parent, Rancho Elementary School
Maria Sabido, Parent, Rancho Elementary School
Alison Martin, Parent, Rancho Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. This school has a higher number of ESL students.
2. Start with 4th and 5th grades and Transition to Middle School with instructional technology.
3. 5th grade is piloting 1:1 devices now.
4. Multi-Purpose Room.
    a. Storage for table/P.E music/etc.
    b. Sports floor.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

    c. Move storage.
    d. Place new stage to the north – not in courtyard.
    e. The existing stage is retractable.
5. The existing lunch shelter is to the north – maybe locate a new lunch shelter in the courtyard.
6. Parent concerns.
    a. Safety and a place to learn.
    b. Parking and drop-off.
    c. Collaboration seems ok!
7. For Family Night
    a. Campus is too dark.
    b. The new lunch shelter is too far.
    c. Add power and lights to bulk of system.
    d. Need a walkway and light from north walkway off of hill, or maybe from the Commercial Center, Northwest corner over the creek.
    e. The library is too small. They need a Maker space and teacher break out room.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds. Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Priorities:

1. Speed line with separate entry for little kids/improve acoustics.
2. 7 votes: Multi-Purpose Room/Stage/Kitchen (on north or eastside)/Kitchen.

3. 5 votes: Learning Studio.

4. 0 Votes: Kindergarten.

5. 0 Votes: Parking.

6. 0 Votes: Shade.

7. Administration – Reconfigure (need some separation from parents).

    a. Office too small.

    b. Restroom not ADA compliant.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

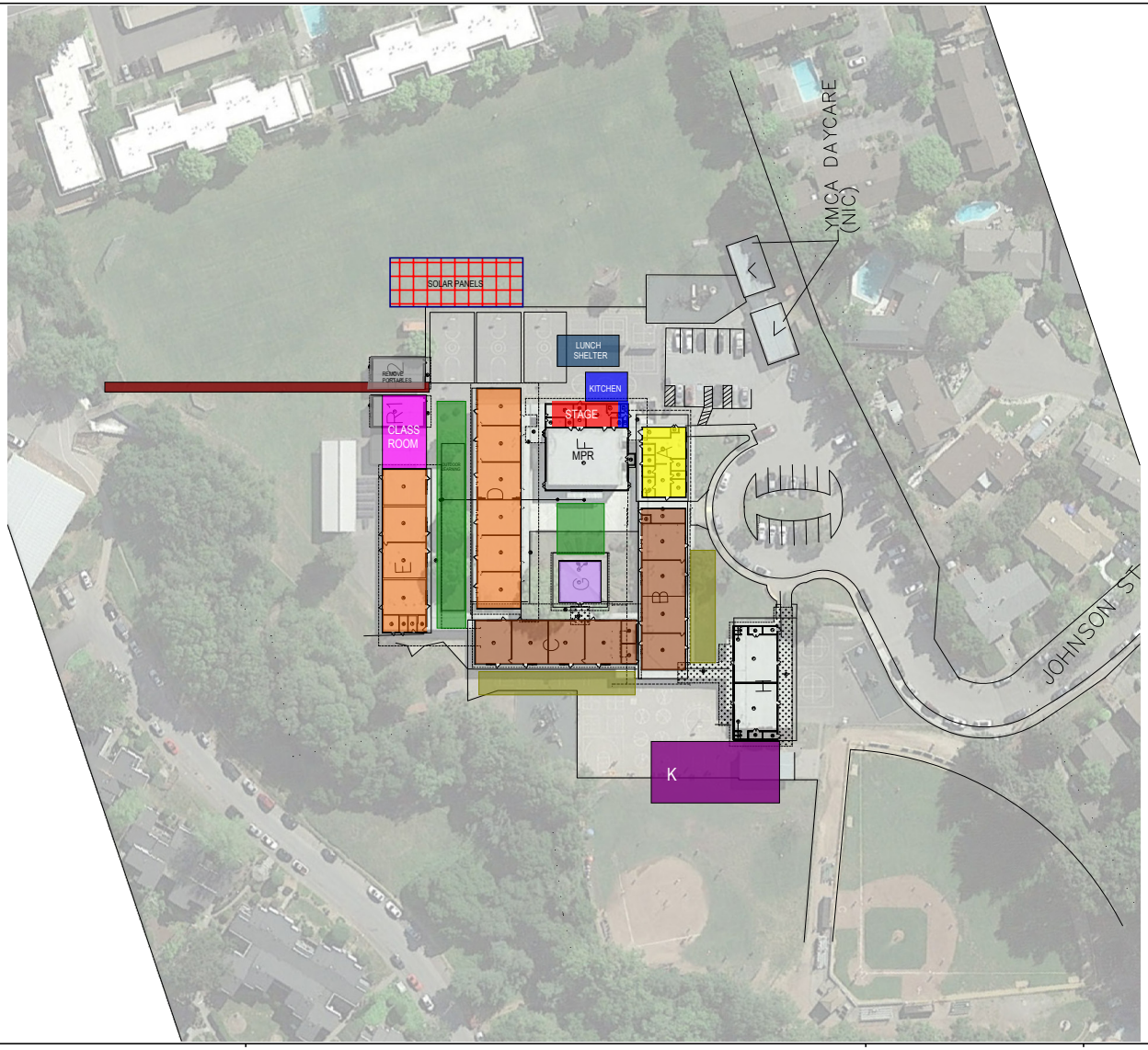
Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af
P0152310011-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- NEW STAGE
  ADD NEW STAGE TO EXISTING MULTI-PURPOSE ROOM
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW KINDERGARTEN
  ADD (2) NEW KINDERGARTEN. RECLAIM (1) KINDERGARTEN SPACE INTO CLASSROOM
- ADMIN
  REMODEL (E) ADMIN AND ENHANCE IDENTITY
- NEW LUNCH SHELTER
- NEW OUTDOOR LEARNING
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED
- NEW PEDESTRIAN WALKWAY
  AND NEW SITE LIGHTING

PHASE II

- LEARNING STUDIOS
- OUTDOOR LEARNING
- NEW CLASSROOM
  REPLACE EXISTING PORTABLES
- AIR CONDITIONING FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

RANCHO ELEMENTARY SCHOOL MASTER PLAN - CONCEPTURAL PLAN

Novato Unified School District Master Plan - DRAFT

Rancho Elementary School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	15,000	SF	$ 110	$ 1,650,000	$ 330,000	$ 237,600	$ 2,217,600	$ 443,520	$ 2,661,120
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Interior finishes	31,532	SF	$ 40	$ 1,261,280	$ 252,256	$ 181,624	$ 1,695,160	$ 339,032	$ 2,034,192
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 3,366,280**	$ 673,256	$ 484,744	**$ 4,524,280**	$ 904,856	**$ 5,429,136**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	24	ROOMS	$ 15,000	$ 360,000	$ 72,000	$ 51,840	$ 483,840	$ 96,768	$ 580,608
1	New MUB and Kitchen	6,500	SF	$ 350	$ 2,275,000	$ 455,000	$ 327,600	$ 3,057,600	$ 611,520	$ 3,669,120
1	Air-conditioning	31,532	SF	$ 25	$ 788,300	$ 157,660	$ 113,515	$ 1,059,475	$ 211,895	$ 1,271,370
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	31,532	SF	$ 15	$ 472,980	$ 94,596	$ 68,109	$ 635,685	$ 127,137	$ 762,822
1	21st Century Flexible Furniture	31,532	SF	$ 10	$ 315,320	$ 63,064	$ 45,406	$ 423,790	$ 84,758	$ 508,548
	Subtotal:				**$ 4,211,600**	$ 842,320	$ 606,470	**$ 5,660,390**	$ 1,132,078	**$ 6,792,468**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing MUB into Innovation Center	3,252	SF	$ 150	$ 487,800	$ 97,560	$ 70,243	$ 655,603	$ 131,121	$ 786,724
1	Modernize existing Library into Maker Space	960	SF	$ 150	$ 144,000	$ 28,800	$ 20,736	$ 193,536	$ 38,707	$ 232,243
	Reconfigure and Enlarge Administration Space?									
2	Add Kindergarten classrooms (2) Preschool?	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
2	Add Science Room	1,200	SF	$ 425	$ 510,000	$ 102,000	$ 73,440	$ 685,440	$ 137,088	$ 822,528
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	96	EA	$ 3,000	$ 288,000	$ 57,600	$ 41,472	$ 387,072	$ 77,414	$ 464,486
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	K2 sink replacement	1	LS	$ 12,000	$ 12,000	$ 2,400	$ 1,728	$ 16,128	$ 3,226	$ 19,354
2	Window shades	6,000	SF	$ 8	$ 48,000	$ 9,600	$ 6,912	$ 64,512	$ 12,902	$ 77,414
2	Added sink and carpeting at resource room	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Added drinking fountain near rear shade structure	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Obstacle course	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
	Subtotal:				**$ 3,610,800**	$ 722,160	$ 519,955	**$ 4,852,915**	$ 970,583	**$ 5,823,498**
	Total Project Cost For Master Plan Improvements				**$ 11,188,680**	$ 2,237,736	$ 1,611,170	**$ 15,037,586**	$ 3,007,517	**$ 18,045,103**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

April 29, 2016

MEETING MINUTES

San Ramon Elementary School Facilities Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATES: February 9, 2016

ATTENDEES

Mary Pritchard, Interim Principal, San Ramon Elementary School
Teresa Dick, 5th Grade Teacher, San Ramon Elementary School
Edie Ainsworth, 4th Grade Teacher, San Ramon Elementary School
Lisa Raymond, 3rd Grade Teacher, San Ramon Elementary School
Kim Dybeck, 1st Grade Teacher, San Ramon Elementary School
Debra Roney, Kindergarten Teacher, San Ramon Elementary School
Wendy Jackson, Parent, San Ramon Elementary School
Melany Pearce, Parent, San Ramon Elementary School
Claire Dean, Parent, San Ramon Elementary School
Cindy Demchak, Parent, San Ramon Elementary School
Teresa Vuillemenot, Parent, San Ramon Elementary School
Nicole Towns, Parent, San Ramon Elementary School
Summer McAllister, Parent, San Ramon Elementary School
Nicki Casonovas, Parent, San Ramon Elementary School
Andreas Meisel, Parent, San Ramon Elementary School
Nancy O'hara, Parent, San Ramon Elementary School
Heidi Crowell, Parent, San Ramon Elementary School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Mary Beth Luster, Design Team, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent of Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented a brief PowerPoint covering the following topics:

1. Vision
2. Facility needs
3. Funding
4. Maintenance issues

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

5. Master planning process
6. Possible bond program projects
7. Site input and priorities

The school and community members present were then asked to write down on post-it notes the issues of most concern or most desired by them for their school. All present had an opportunity to share their issues with the group, all the post-it notes were collected, grouped by topic, and placed on the community input board. The following is a list of the school and community issues from the post-it notes:

SITE

1. Outdoor Activities:
    a. Grassy area for Kindergarteners.
    b. Larger and safer playground for Kindergarteners.
    c. Lunch area improvements:
        (1) Shade structures.
        (2) Enough picnic bench space.
    d. Shade.
    e. More shade structures and lunchtime seating.
    f. More outside supervision.
    g. Fields full of holes and sprinkler issues front and back.
    h. Outdoor learning.
    i. Outdoor classroom in conjunction with our garden.

BUILDINGS

1. Interior:
    a. Tech stations for charging devices, hanging headphones, etc.
    b. Cord covers in classrooms.
    c. Proper outlets and power to support devices, USB, etc.

d. Update office.

e. Infrastructure/Electrical/Wi-Fi to handle technology.

f. Water:

(1) Drinking fountains.

(2) Hygienic.

g. Water filling stations and new drinking fountain.

h. Restrooms:

(1) Hands free faucets and hand towels or dryers.

i. Two toilets in each Kindergarten bathroom (109 students).

j. Comfortable and ergonomic chairs and desks.

k. Chairs that allow students to move.

l. Furnishings for classroom:

(1) Mobile chairs and desks.

m. Triangular desk clusters in Kindergarten and 1st grade or all grades.

n. Variety of seating options, sitting or standing.

o. Quiet chairs and desks.

p. Control over air temperature circulation.

q. Classroom conditions:

(1) Lighting.

(2) Air conditioning.

(3) Heat.

r. Even heat and air between rooms.

s. Control of our air and better air circulation.

t. Technology in each student's hands.

u. Technological upgrades (with ongoing "refreshing" from the District).

v. Copy machines that work consistently.

w. Access to materials (more materials) i.e., science materials to build.

x. Ink and toner.

y. Safety = more staff.

z. Science/maker space.

aa. Cubbies (for book/folder storage).

bb. Flexible class space.

cc. AV equipment works.

dd. Integrated A/V tech that is universal; PC – Apple.

2. Exterior:

a. New roof (not fixed).

b. Replace roof.

c. Bring more outside air and light into the building.

d. Natural lighting.

e. Solar.

f. Security cameras.

3. Multi-Purpose:

a. Area for kids to be active when weather prevents them from going outside.

b. Activities individually tailored to student.

c. Soundproofing in Multi-Purpose Room.

The overall topics were written out on a voting priorities board and discussed to confirm that the general sense of the issues was captured. The school and community members were each given four sticky "dots" and then invited to vote on which issues were most important to them.

These school and community priorities will be included in a cost model for each school and presented at the next meeting.

END OF MINUTES

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



MARY BETH LUSTER
Design Team

MBL:af
P01523100x2-mm

cc: Attendees

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

San Ramon Elementary School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 16, 2016

ATTENDEES

Ector Mojica, Architect, AIA, NCARB, LEED™ AP BD+C, Associate, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Meeting was overwhelmingly attended by teaching staff with approximately two parents in attendance. Majority of attendees were different from those who attended the first meeting.

2. Two deferred maintenance items were at center stage during the meeting:

   a. Roof replacement: It's still leaking and replacement, not repair, was promised during the last bond effort. They felt that this maintenance item needs to be addressed before other improvements.

   b. Solar control at the gym – orientation of the windows on the gym allow morning sunlight in; light control methods are needed, in particular with the classes that do 'in motion'. They mentioned a sun-control method at Coronado they liked.

3. Other deferred maintenance items include fixes to the teacher break room electrical system (microwave and toaster can't be used at the same time). There are issues with the heater pilots.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

4. They didn't see a need for flexible learning classrooms at their site but would like their central collaborative spaces improved. They didn't feel that movable partitions would be effective their classroom because of the shape. They need a few existing built-ins removed and other built-ins added. Their preference was for improved collaborative spaces. They felt that large screen, flat panel displays work in their spaces, but they would be ok if there was a supplemental display surface.

5. They didn't like the location of the additional Kinder Classrooms; takes away needed outdoor play space.

6. School is air conditioned, gym is not.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



ECTOR MOJICA
Architect
AIA, NCARB, LEED™ AP BD+C
Associate

EM:af/P0152310024-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

LEARNING STUDIO
TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.

COLLABORATION SPACE

NEW KINDERGARTEN
ADD (2) NEW KINDERGARTEN.

LIBRARY / INNOVATION CENTER
UPGRADE EXISTING LIBRARY INTO INNOVATION CENTER

ADMIN
REMODEL (E) ADMIN AND ENHANCE IDENTITY

NEW OUTDOOR LEARNING AND SHADE STRUCTURE

NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY

NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS

NEW EXTERIOR PAINTING

NEW INTERIOR FINISHES

PHASE II

NEW LUNCH SHELTER

AIR CONDITIONING FOR ENTIRE SCHOOL

WINDOW REPLACEMENT
REPLACE EXISTING SINGLE PANE WINDOWS WITH NEW DOUBLE PANE WINDOWS

NEW CLASSROOM BUILDING
REPLACE (3) PORTABLES

PROPOSED MASTER PLAN

SAN RAMON ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

San Ramon Elementary School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
1	Asphalt/playground surface repairs	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Single pane window replacement	4,500	SF	$ 110	$ 495,000	$ 99,000	$ 71,280	$ 665,280	$ 133,056	$ 798,336
1	Exterior painting	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Interior finishes	41,796	SF	$ 20	$ 835,920	$ 167,184	$ 120,372	$ 1,123,476	$ 224,695	$ 1,348,172
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
1	ADA path to the Garden	1	LS	$ 15,000	$ 15,000	$ 3,000	$ 2,160	$ 20,160	$ 4,032	$ 24,192
	Subtotal:				**$ 1,680,920**	$ 336,184	$ 242,052	**$ 2,259,156**	$ 451,831	**$ 2,710,988**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	27	ROOMS	$ 15,000	$ 405,000	$ 81,000	$ 58,320	$ 544,320	$ 108,864	$ 653,184
1	Air-conditioning	41,796	SF	$ 25	$ 1,044,900	$ 208,980	$ 150,466	$ 1,404,346	$ 280,869	$ 1,685,215
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	41,796	SF	$ 15	$ 626,940	$ 125,388	$ 90,279	$ 842,607	$ 168,521	$ 1,011,129
1	21st Century Flexible Furniture	41,796	SF	$ 10	$ 417,960	$ 83,592	$ 60,186	$ 561,738	$ 112,348	$ 674,086
	Subtotal:				**$ 2,494,800**	$ 498,960	$ 359,251	**$ 3,353,011**	$ 670,602	**$ 4,023,613**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing Library into Innovation Center	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Develop Maker Space	2,000	SF	$ 350	$ 700,000	$ 140,000	$ 100,800	$ 940,800	$ 188,160	$ 1,128,960
2	Reconfigure and Enlarge Administration Space	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Kindergarten classrooms (2)	1,440	SF	$ 350	$ 504,000	$ 100,800	$ 72,576	$ 677,376	$ 135,475	$ 812,851
	Add Classrooms (none required)									
2	Reclaim existing spaces into classrooms (3)	2,880	SF	$ 150	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Natural Light/Solotubes	104	EA	$ 3,000	$ 312,000	$ 62,400	$ 44,928	$ 419,328	$ 83,866	$ 503,194
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
2	Replace 2 Exterior Drinking Fountains	2	EA	$ 5,000	$ 10,000	$ 2,000	$ 1,440	$ 13,440	$ 2,688	$ 16,128
2	Monument Sign and Electronic Marquee	1	ALLOW	$ 30,000	$ 30,000	$ 6,000	$ 4,320	$ 40,320	$ 8,064	$ 48,384
2	Temporary Housing									
2	Jogging track	3,520	SF	$ 30	$ 105,600	$ 21,120	$ 15,206	$ 141,926	$ 28,385	$ 170,312
2	Field Restoration (possibly partial synthetic/part natural grass)	1	LS	$ 500,000	$ 500,000	$ 100,000	$ 72,000	$ 672,000	$ 134,400	$ 806,400
	Subtotal:				**$ 5,038,600**	$ 1,007,720	$ 725,558	**$ 6,771,878**	$ 1,354,376	**$ 8,126,254**
	Total Project Cost For Master Plan Improvements				**$ 9,214,320**	$ 1,842,864	$ 1,326,862	**$ 12,384,046**	$ 2,476,809	**$ 14,860,855**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

San Jose Middle School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 17, 2016

ATTENDEES

Jayne Dito, Student, San Jose Middle School
Lauren Picardi, Student, San Jose Middle School
Alexa Glinski, Student, San Jose Middle School
Harleen Sarol, Student, San Jose Middle School
Ali Gregorio, Student, San Jose Middle School
Julian Stauffer, Student, San Jose Middle School
Christopher Melendez, Student, San Jose Middle School
Erick Hernandez, Student, San Jose Middle School
Josh Chu, Student, San Jose Middle School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Student Meeting:
    a. Don't need a desk of their own.
    b. Like the high impact learning studios.
    c. Multiple teachers in a room ok.
    d. Like small groups and collaboration.
    e. Air conditioning – Classrooms can get really hot.
        (1) But want different better classrooms over air conditioning.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

    f. Lunch – Can eat everywhere.
    g. Want comfy spaces to lounge for lunch and breaks.
    h. Stage is important for assemblies and speakers.
    i. Library – Want couches/front area for studying/the back area a lounge.
    j. Some check out a lot of books/some very few.
        (1) Like the idea of online texts.
    k. Rain causes the fields to be messed up!
        (1) Better field and track rather than air conditioning or stage.
        (2) Synthetic turf fields get hot.
    l. They want their campus cleaner.
    m. More colorful school – inside and outside.
    n. Classes that focus on what they like.
    o. Want project based learning relevant to subjects.
    p. Like the idea of houses or Academies.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds. Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Student Priorities:

1. Like – the gardens.
2. Change the classrooms.

3. Like the dome.

4. More electives – dance/cooking/yoga.

5. Likes the classroom wings grouping.

    a. More outdoor learning.

6. Like the inside of the classrooms.

    a. More students than space.

7. Like the classroom pod.

    a. Want a Common Room.

8. Like the dome for competitions.

    a. Cleaner campus.

9. Like the dome – to eat in.

    a. Better student relationship for better learning.

10. Likes the covered walks.

    a. Need more walking space.

11. Like physical education, but want better fields.

Voting in Rank Order:

1. Flex/Classrooms/Furniture

2. New Student Center

3. Field Improvements

4. New Stage

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,



SISI MENG
Architect
Project Manager

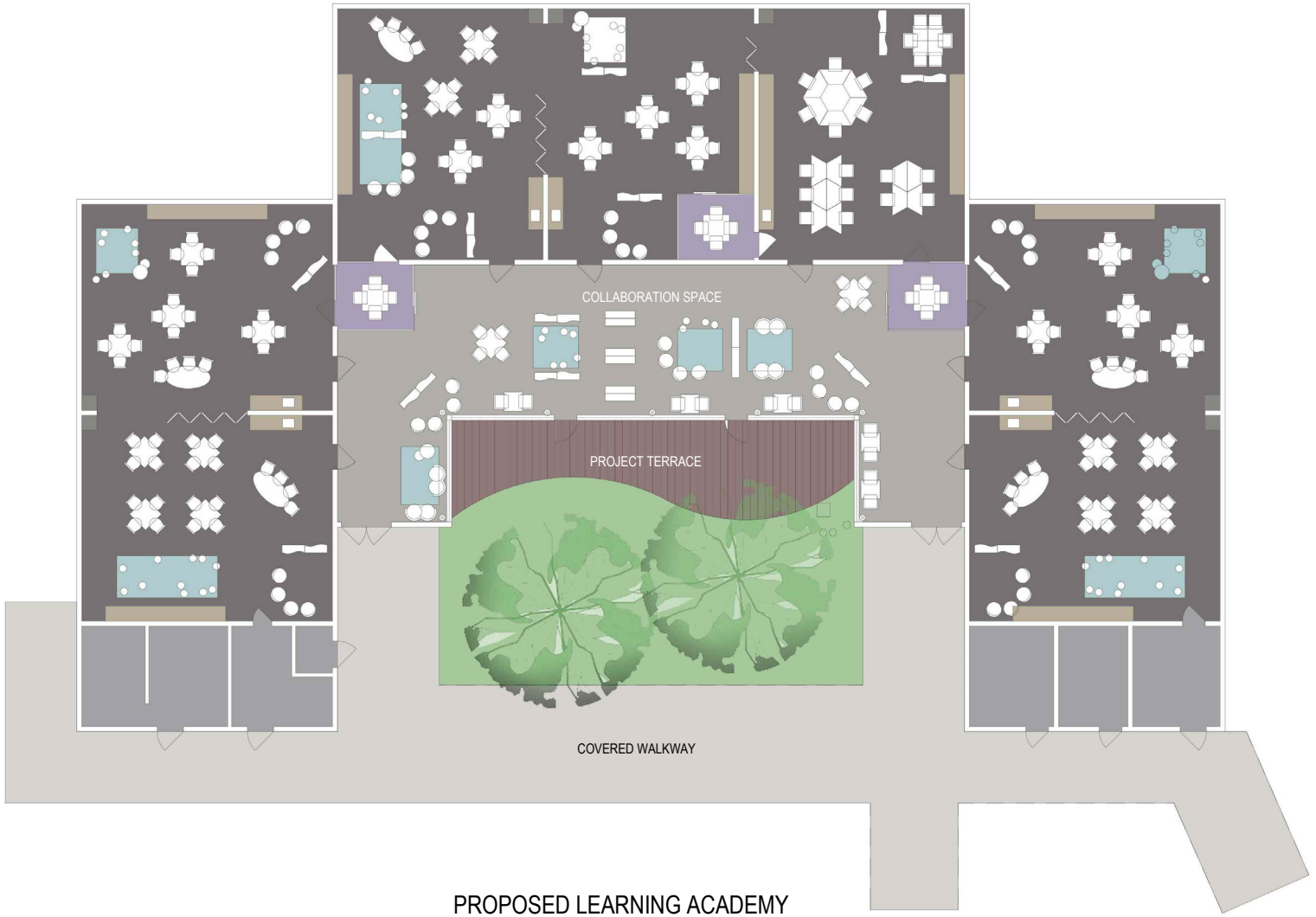
SM:af
P0152310015-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



SAN JOSE MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED LEARNING ACADEMY

SAN JOSE MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 40	$ 2,378,840	$ 475,768	$ 342,553	$ 3,197,161	$ 639,432	$ 3,836,593
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 3,863,840**	$ 772,768	$ 556,393	**$ 5,193,001**	$ 1,038,600	**$ 6,231,601**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 15,000	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Kitchen renovation	1,500	SF	$ 500	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
	Subtotal:				**$ 5,223,550**	$ 1,044,710	$ 752,191	**$ 7,020,451**	$ 1,404,090	**$ 8,424,541**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 100	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Reconfigure and Enlarge Administration Space Not used	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Science Classrooms (5)	7,500	SF	$ 420	$ 3,150,000	$ 630,000	$ 453,600	$ 4,233,600	$ 846,720	$ 5,080,320
	Reclaim existing spaces into classrooms	7,500	SF	$ 200	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Natural Light/Solotubes	144	EA	$ 3,000	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	15,000	SF	$ 20	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Convert wood shop space to recreation space	4,910	SF	$ 100	$ 491,000	$ 98,200	$ 70,704	$ 659,904	$ 131,981	$ 791,885
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Add Computer lab	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Temporary Housing									
2	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 16,980,000**	$ 3,396,000	$ 2,445,120	**$ 22,821,120**	$ 4,564,224	**$ 27,385,344**
	Total Project Cost For Master Plan Improvements				**$ 26,067,390**	$ 5,213,478	$ 3,753,704	**$ 35,034,572**	$ 7,006,914	**$ 42,041,487**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

May 3, 2016

MEETING MINUTES

San Jose Middle School Staff Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: April 18, 2016

ATTENDEES

Karen Maloney, Assistant Superintendent, Business Services, Novato Unified School District
Justin Mori, Principal, San Jose Middle School
Megan Truitt, Assistant Principal, San Jose Middle School
Deborah Baraban, Teacher, San Jose Middle School
Leah Callister, Teacher, San Jose Middle School
James Chester, Teacher, San Jose Middle School
Mariah Fisher, Teacher, San Jose Middle School
Colleen Fried, Teacher, San Jose Middle School
Karen Gladysz, Teacher, San Jose Middle School
Shawna Hettrich, CORE Teacher, San Jose Middle School
Megan Langhals, Teacher, San Jose Middle School
Ben Leech, Teacher, San Jose Middle School
Gabriela Mastro, Teacher, San Jose Middle School
Marissa Page, Teacher, San Jose Middle School
Diane Santamorena, Teacher, San Jose Middle School
Anne Schaefer, Teacher, San Jose Middle School
Peter Urmini, PE Teacher, San Jose Middle School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business and Operations, Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented the master plan boards of San Jose Middle School. The presentation covered the following topics.

1. Vision
2. Facilities Needs
3. Funding

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

4. Maintenance Issues
5. Master Planning Process
6. Possible Bond Program Projects
7. Site Input and Priorities
8. Proposed Master Plan

The school staff has the following comments:

1. The school has a strong music program.
2. The entire school is project-based learning.
3. More modular furniture is desired.
4. Larger learning space is needed. Teachers have sent kids out to the covered walkway during class time. Support enclosing the covered walkway as extension of classroom.
5. Energy efficient building is desired.
6. More exciting and engaged learning environment.
7. Want air conditioning.
8. Current Special Ed location needs to be changed to provide restroom access.
9. Some staff expressed skepticism about team teaching and movable walls between two classrooms.
10. The school's "bunny run" trail has erosion on the side. Needs paving and safety measures.
11. More green space and native species on campus.
12. The modernized building shall show evidence of energy efficiency, i.e., composting and water saving features.
13. Corner of Sunset and Ignacio needs improvement because that location is the community's view of the school.
14. More white board for the entire classroom is desired.

15. Some staff expressed needs for additional classrooms.

At the end of the meeting the staff was asked to name their top two priorities. The following are the vote results:

1. Air Conditioning: 14 votes (two staff members cast two votes on this one item, it was only counted once).

2. Learning Studios and Collaboration Space: 10 votes (within the 10 votes three voted not to have a movable wall between the classrooms).

3. Stage: six votes.

4. Track and Field: four votes.

5. Green Space: one vote.

These school priorities will be taken into consideration among discussion with other stakeholders and will be included in a cost model for each school and presented at the next meeting.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,

SISI MENG
Architect
Project Manager

SM:jg
P01523100x5-mm

cc: Attendees

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

San Jose Middle School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: April 18, 2016

ATTENDEES

Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. No air conditioning is a big concern – Today is 86 degrees.
    a. Some staff says it is the most important issue.
2. Resistance to team teaching and project based learning and collaboration.
3. Need more core classrooms – more than science labs?
4. Maybe reduce the number of proposed collaborative spaces.
5. Student input.
    a. Improve the "Bunny Run" trail located in the Northwest corner of the site and pave it.
    b. Provide more greenspace on campus.
    c. Energy efficiency important.
    d. Solar/composting/water conservation.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

6. Improve the Southeast corner at Sunset and Ignacio streets to present a better image to the community.
7. Construction phasing and temporary housing.
    a. For duration of construction.
    b. Technological and furniture equipment will be rolled out quickly.
8. Project based learning programs are currently only using tables.
    a. Kids get sent into the breezeway.
9. Would like more white boards – whole classrooms, floor to ceiling.
10. Flat screens preferred.
11. Create more outdoor eating areas.
12. Move Kitchen and food service to center of campus.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds. Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Voting:

1. 14 votes: Air Conditioning
2. 10 votes: Collaborative Classrooms
3. 6 votes: Stage
4. 4 votes: Improve fields
5. 1 vote: Outdoor Classrooms

Meeting Minutes
San Jose Middle School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 29, 2016
Page 3

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,

KEVIN A. MacQUARRIE
Architect
AIA, Vice President
Principal

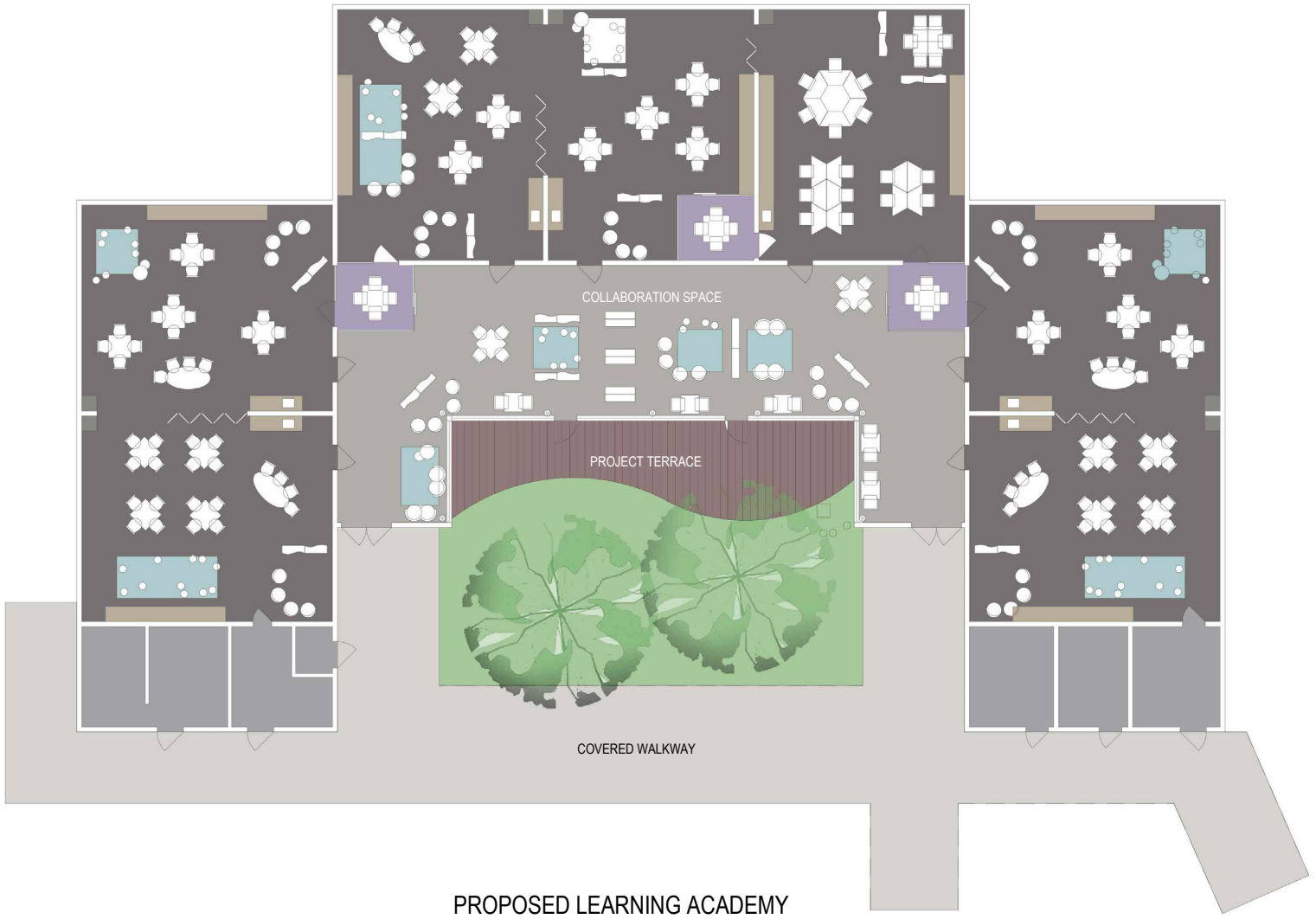
KAM:af
P0152310014-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



SAN JOSE MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED LEARNING ACADEMY

SAN JOSE MIDDLE SCHOOL MASTER PLAN - CONCEPTURAL PLAN

Novato Unified School District Master Plan - DRAFT

San Jose Middle School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA Ramp from Sunset Pkwy to Blacktop area	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	59,471	SF	$ 40	$ 2,378,840	$ 475,768	$ 342,553	$ 3,197,161	$ 639,432	$ 3,836,593
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
	Subtotal:				**$ 3,863,840**	$ 772,768	$ 556,393	**$ 5,193,001**	$ 1,038,600	**$ 6,231,601**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	36	ROOMS	$ 15,000	$ 540,000	$ 108,000	$ 77,760	$ 725,760	$ 145,152	$ 870,912
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	Kitchen renovation	1,500	SF	$ 500	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	Air-conditioning	59,471	SF	$ 25	$ 1,486,775	$ 297,355	$ 214,096	$ 1,998,226	$ 399,645	$ 2,397,871
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	59,471	SF	$ 15	$ 892,065	$ 178,413	$ 128,457	$ 1,198,935	$ 239,787	$ 1,438,722
1	21st Century Flexible Furniture	59,471	SF	$ 10	$ 594,710	$ 118,942	$ 85,638	$ 799,290	$ 159,858	$ 959,148
	Subtotal:				**$ 5,223,550**	$ 1,044,710	$ 752,191	**$ 7,020,451**	$ 1,404,090	**$ 8,424,541**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 100	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Reconfigure and Enlarge Administration Space Not used	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add Science Classrooms (5)	7,500	SF	$ 420	$ 3,150,000	$ 630,000	$ 453,600	$ 4,233,600	$ 846,720	$ 5,080,320
	Reclaim existing spaces into classrooms	7,500	SF	$ 200	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	Natural Light/Solotubes	144	EA	$ 3,000	$ 432,000	$ 86,400	$ 62,208	$ 580,608	$ 116,122	$ 696,730
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	15,000	SF	$ 20	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Convert wood shop space to recreation space	4,910	SF	$ 100	$ 491,000	$ 98,200	$ 70,704	$ 659,904	$ 131,981	$ 791,885
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	Added classroom space	1,920	SF	$ 350	$ 672,000	$ 134,400	$ 96,768	$ 903,168	$ 180,634	$ 1,083,802
2	Add Computer lab	1,200	SF	$ 350	$ 420,000	$ 84,000	$ 60,480	$ 564,480	$ 112,896	$ 677,376
2	Curb appeal from Ignacio	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Temporary Housing									
2	Synthetic field and rubberized track / Field Restoration	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 16,980,000**	$ 3,396,000	$ 2,445,120	**$ 22,821,120**	$ 4,564,224	**$ 27,385,344**
	Total Project Cost For Master Plan Improvements				**$ 26,067,390**	$ 5,213,478	$ 3,753,704	**$ 35,034,572**	$ 7,006,914	**$ 42,041,487**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Sinaloa Middle School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 21, 2016

ATTENDEES

Avery Abell, Student, Sinaloa Middle School
Emily Maniscalco, Student, Sinaloa Middle School
Emma St. Hilaire, Student, Sinaloa Middle School
Melissa French, Student, Sinaloa Middle School
Kaley Scheppler, Student, Sinaloa Middle School
Lauren Houlahan, Student, Sinaloa Middle School
Matthew Murphy, Student, Sinaloa Middle School
Claire Duncan, Student, Sinaloa Middle School
Ella Rubey, Student, Sinaloa Middle School
Talynne Confar, Student, Sinaloa Middle School
Amelia Mawier, Student, Sinaloa Middle School
Matthew Roos, Student, Sinaloa Middle School
Garrett Blake, Student, Sinaloa Middle School
Rebeca Garcia, Student, Sinaloa Middle School
Kayla Simoneth, Student, Sinaloa Middle School
Alexis Sanders, Student, Sinaloa Middle School
Kelly Winfrey, Student, Sinaloa Middle School
Tyler Guin, Student, Sinaloa Middle School
Kalen El-Masri, Student, Sinaloa Middle School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Lockers with more space, but a locker for each student may not be required.

2. Like the collaborative spaces, flexible furniture (standup desks) and think it will allow them to be more focused.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

3. Improve track and fields with synthetic grass.

4. Technology – 1:1.

5. Restroom locks and stalls improved.

6. Filtered water station.

7. Combination of synthetic turf (football) and natural turf for baseball.

8. Need Solutions:

   a. Do the collaborative Studios in 300 Wing.

   b. Add flex learning Spaces to Library Wing.

   c. Double-wide doors into "locker" areas.

   d. Make the Administration Locker Area into a collaborative space.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Voting:

1. Gym.

2. Flex furniture.

3. Student Center.

4. Collaborative classrooms.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

Meeting Minutes
Sinaloa Middle School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 28, 2016
Page 3

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

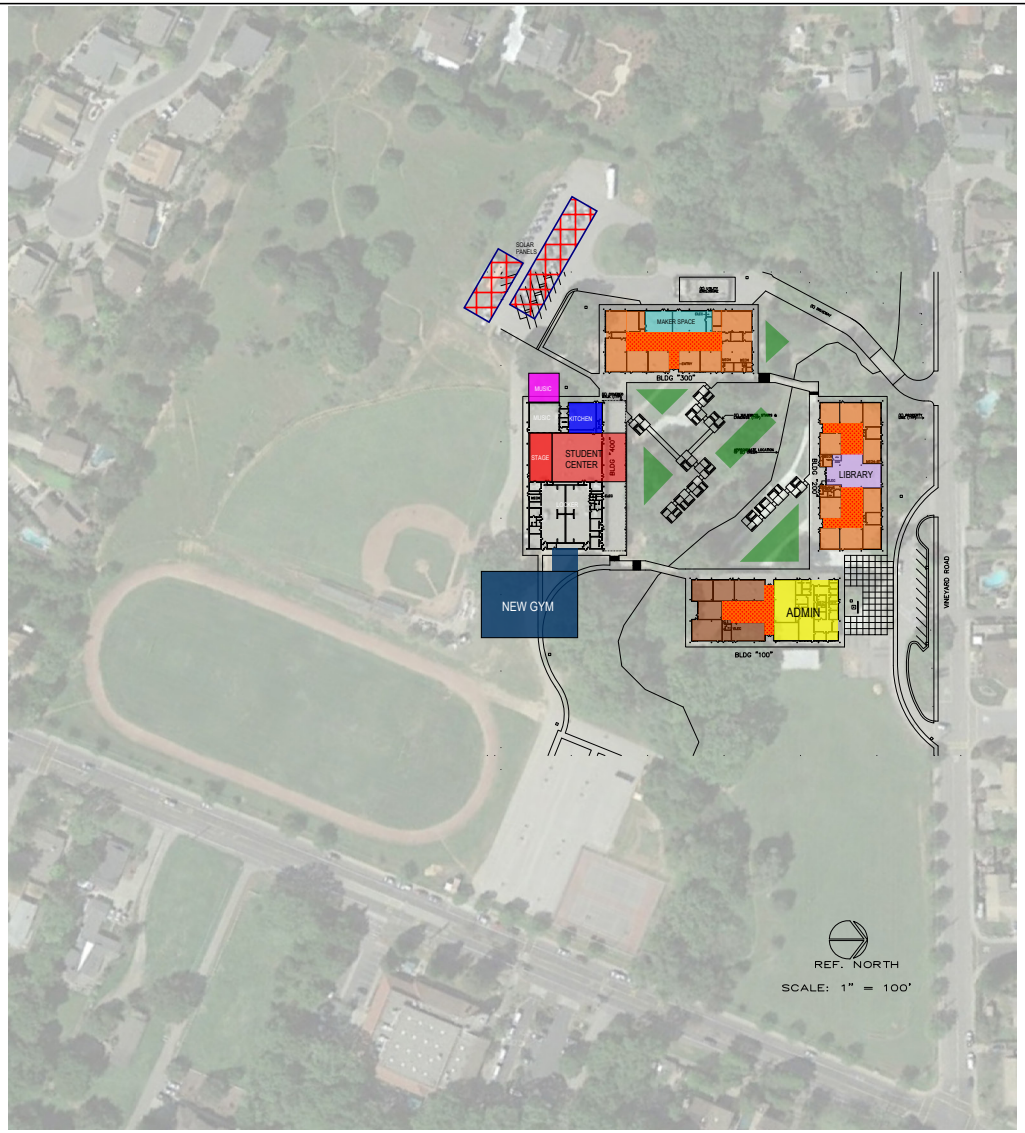
Prepared by,

SISI MENG
Architect
Project Manager

SM:KAM:af
P0152310017-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

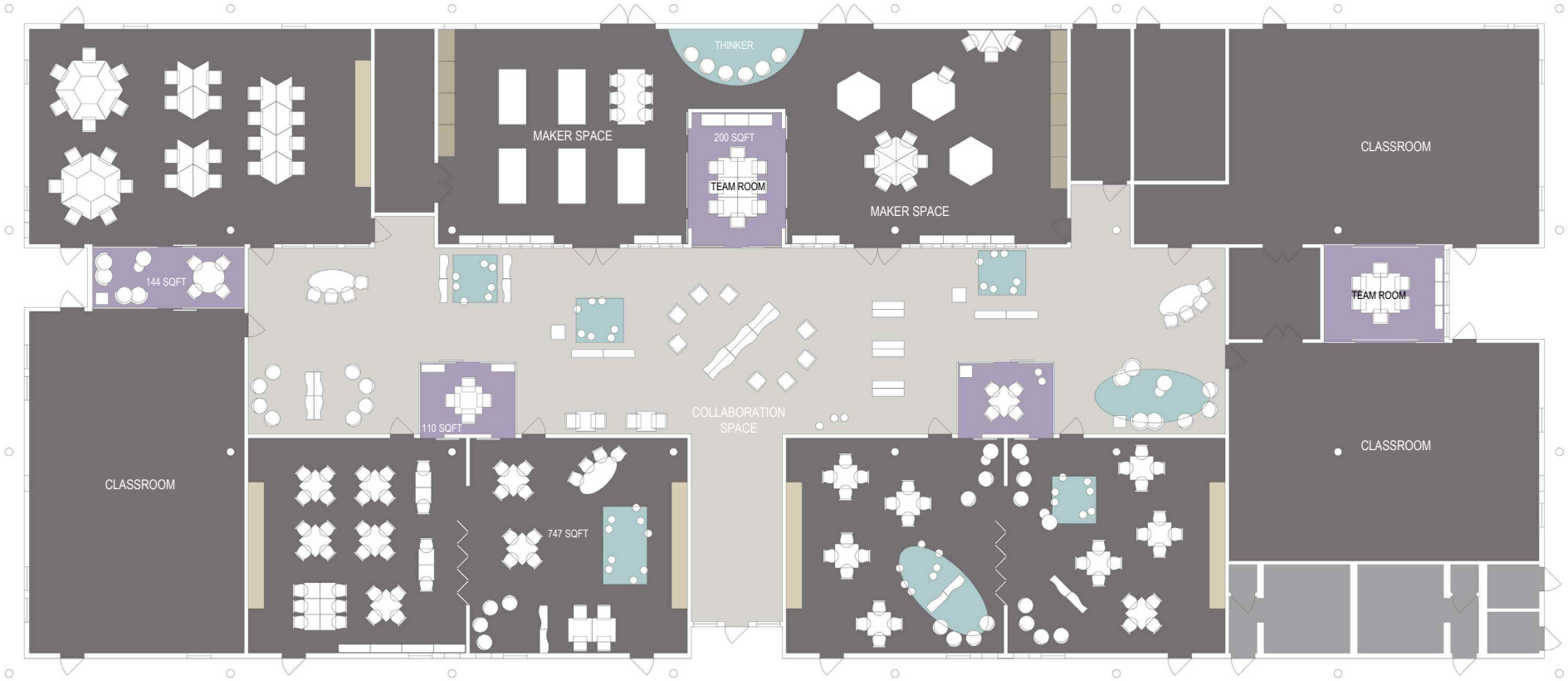
- STUDENT CENTER
  MODERNIZE (E) GYM INTO GYM AND STUDENT CENTER/ CAFETERIA
- NEW STAGE
- NEW MUSIC ROOM
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW AUXILIARY GYM
  ADD LOCKERS FOR EVERY STUDENTS IN EXISTING LOCKER SPACE
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY.
  - COLLABORATION SPACE
  - MAKER SPACE
- LIBRARY/ INNOVATION CENTER
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING
- ADMIN
  REMODEL (E) ADMIN INTERIOR
- NEW MAIN ENTRY FACADE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED

PHASE II

- LEARNING STUDIOS
- COLLABORATION SPACE
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

SINALOA MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED LEARNING ACADEMY

SINALOA MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	7,500	SF	$ 110	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 40	$ 2,509,600	$ 501,920	$ 361,382	$ 3,372,902	$ 674,580	$ 4,047,483
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 5,359,600**	$ 1,071,920	$ 771,782	**$ 7,203,302**	$ 1,440,660	**$ 8,643,963**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	38	ROOMS	$ 15,000	$ 570,000	$ 114,000	$ 82,080	$ 766,080	$ 153,216	$ 919,296
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 500	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	62,740	SF	$ 10	$ 627,400	$ 125,480	$ 90,346	$ 843,226	$ 168,645	$ 1,011,871
	Subtotal:				**$ 4,598,500**	$ 919,700	$ 662,184	**$ 6,180,384**	$ 1,236,077	**$ 7,416,461**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 100	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Reconfigure and Enlarge Administration Space Not Used	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add 1 science room lab and 2 classrooms	3,500	SF	$ 450	$ 1,575,000	$ 315,000	$ 226,800	$ 2,116,800	$ 423,360	$ 2,540,160
2	Reclaim existing spaces into classrooms	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Natural Light/Solotubes	152	EA	$ 3,000	$ 456,000	$ 91,200	$ 65,664	$ 612,864	$ 122,573	$ 735,437
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	15,000	SF	$ 20	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Shade Structures	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Remodel Art Room	1,500	SF	$ 150	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
1	Flooring at room 308	1,500	SF	$ 12	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Temporary Housing									
2	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 17,007,000**	$ 3,401,400	$ 2,449,008	**$ 22,857,408**	$ 4,571,482	**$ 27,428,890**
	Total Project Cost For Master Plan Improvements				**$ 26,965,100**	$ 5,393,020	$ 3,882,974	**$ 36,241,094**	$ 7,248,219	**$ 43,489,313**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Sinaloa Middle School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 21, 2016

ATTENDEES

Greg Mack, Novato Trustee, Novato Unified School District
Stephanie Hart, Math Teacher, Sinaloa Middle School
Teresa Vance, Technology Support Tech, Sinaloa Middle School
Len Banaag, 7th Grade Core Teacher, Sinaloa Middle School
Emily Wheale, 7th Grade Core Teacher, Sinaloa Middle School
Louise Menezes, 6th Grade Core Teacher, Sinaloa Middle School
Jason Edd, Teacher, Sinaloa Middle School
Lee Hamovitz, Parent, Sinaloa Middle School
Tina Maher, Neighbor, Sinaloa Middle School
Kisstrin Conjer, Parent, Sinaloa Middle School
Jim Stafford, Sinaloa Middle School
Nathaniel Hamovitz, Student, Sinaloa Middle School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Concerns that the Collaborative Learning Studio concept is appropriate for staff, teachers, and Sinaloa Middle School. They would need professional development.

2. What happens to classrooms not made Collaborative Learning Studios? They would likely get new furniture.

3. Show field improvements on master plan drawings.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

4. Concern over losing the Choir Room in the current scheme.
    a. The Band and Choir Rooms, and programs are not broken so don't fix it!
    b. The Community involvement is strong with lots of parent's support.
    c. Two full-sized groups rehearse at the same time.
        (1) They use a stage 13 days a year!
            (a) Could use stage as Band Room with acoustic separation.

5. Kids hate portables but some teachers like them.
    a. Replace structures/deferred maintenance.
    b. Obtain largest benefit for most students.
    c. Mimic American Canyon High School and High Tech High School.

6. Do a seismic analysis of buildings.

7. Keep real grass, chemicals and off gassing are not desirable.

8. Need new synthetic track.

9. Priorities:
    a. All new collaborative furniture and all Learning Studios.
    b. Keep things adaptable.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Meeting Minutes
Sinaloa Middle School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
May 12, 2016
Page 3

Voting:

1. Library Innovation Center.

2. Flexible furniture for all.

3. Improve Gym.

4. Learning Studios.

5. Student Center.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

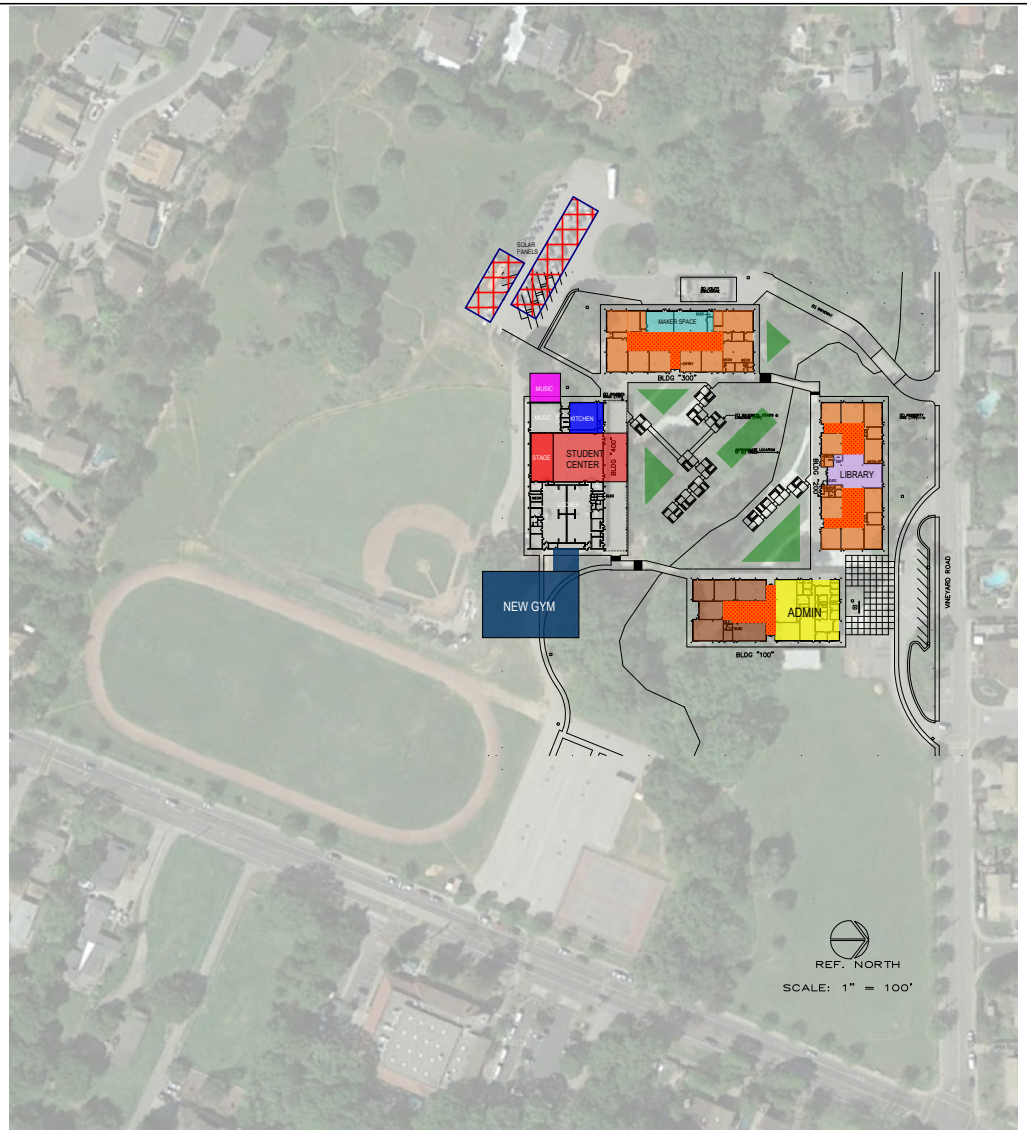
Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af:jg
P0152310016-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

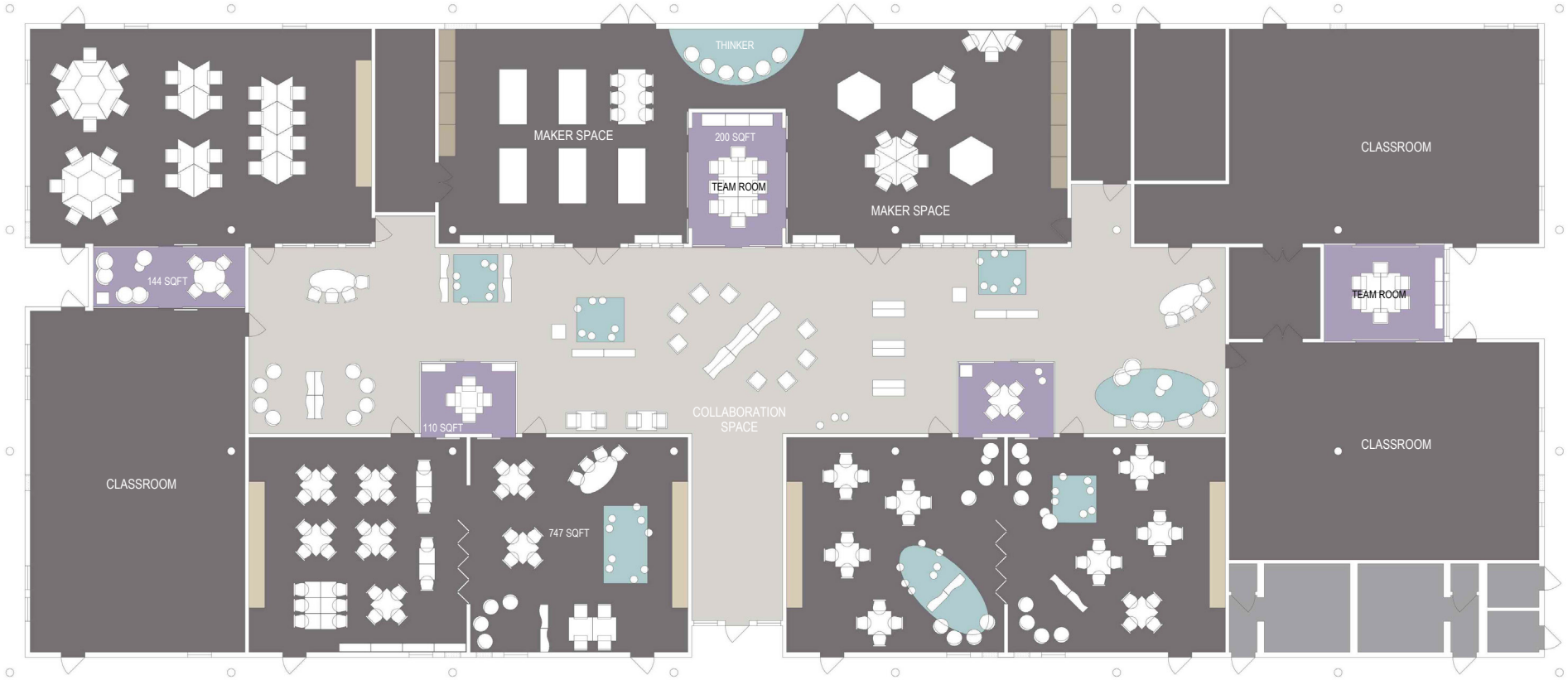
- STUDENT CENTER
  MODERNIZE (E) GYM INTO GYM AND STUDENT CENTER/ CAFETERIA
- NEW STAGE
- NEW MUSIC ROOM
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW AUXILIARY GYM
  ADD LOCKERS FOR EVERY STUDENTS IN EXISTING LOCKER SPACE
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY.
  - COLLABORATION SPACE
  - MAKER SPACE
- LIBRARY/ INNOVATION CENTER
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING
- ADMIN
  REMODEL (E) ADMIN INTERIOR
- NEW MAIN ENTRY FACADE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED

PHASE II

- LEARNING STUDIOS
- COLLABORATION SPACE
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

SINALOA MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED LEARNING ACADEMY

SINALOA MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Sinaloa Middle School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Asphalt/playground surface repairs	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Single pane window replacement	7,500	SF	$ 110	$ 825,000	$ 165,000	$ 118,800	$ 1,108,800	$ 221,760	$ 1,330,560
1	Exterior painting	1	LS	$ 225,000	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
1	Interior finishes	62,740	SF	$ 40	$ 2,509,600	$ 501,920	$ 361,382	$ 3,372,902	$ 674,580	$ 4,047,483
1	Electrical Infrastructure Upgrade	1	LS	$ 200,000	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
1	Exterior skin replacement	60,000	SF	$ 20	$ 1,200,000	$ 240,000	$ 172,800	$ 1,612,800	$ 322,560	$ 1,935,360
	Subtotal:				**$ 5,359,600**	$ 1,071,920	$ 771,782	**$ 7,203,302**	$ 1,440,660	**$ 8,643,963**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	38	ROOMS	$ 15,000	$ 570,000	$ 114,000	$ 82,080	$ 766,080	$ 153,216	$ 919,296
1	Modernize existing Gym into Student Center/Cafeteria	6,400	SF	$ 150	$ 960,000	$ 192,000	$ 138,240	$ 1,290,240	$ 258,048	$ 1,548,288
1	New Stage and Kitchen	3,000	SF	$ 500	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	62,740	SF	$ 15	$ 941,100	$ 188,220	$ 135,518	$ 1,264,838	$ 252,968	$ 1,517,806
1	21st Century Flexible Furniture	62,740	SF	$ 10	$ 627,400	$ 125,480	$ 90,346	$ 843,226	$ 168,645	$ 1,011,871
	Subtotal:				**$ 4,598,500**	$ 919,700	$ 662,184	**$ 6,180,384**	$ 1,236,077	**$ 7,416,461**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	4,800	SF	$ 300	$ 1,440,000	$ 288,000	$ 207,360	$ 1,935,360	$ 387,072	$ 2,322,432
1	Modernize existing Library into Innovation Space Develop Maker Space	3,000	SF	$ 100	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Reconfigure and Enlarge Administration Space Not Used	4,000	SF	$ 250	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Add 1 science room lab and 2 classrooms	3,500	SF	$ 450	$ 1,575,000	$ 315,000	$ 226,800	$ 2,116,800	$ 423,360	$ 2,540,160
2	Reclaim existing spaces into classrooms	2,000	SF	$ 150	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Natural Light/Solotubes	152	EA	$ 3,000	$ 456,000	$ 91,200	$ 65,664	$ 612,864	$ 122,573	$ 735,437
1	Storage space/screening	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Outdoor Learning Environments	15,000	SF	$ 20	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
2	Shade Structures	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Remodel Art Room	1,500	SF	$ 150	$ 225,000	$ 45,000	$ 32,400	$ 302,400	$ 60,480	$ 362,880
2	Add a performing arts building (250 seat theater)	8,500	SF	$ 650	$ 5,525,000	$ 1,105,000	$ 795,600	$ 7,425,600	$ 1,485,120	$ 8,910,720
2	New Gym (Full Size Court with Bleachers)	10,000	SF	$ 400	$ 4,000,000	$ 800,000	$ 576,000	$ 5,376,000	$ 1,075,200	$ 6,451,200
1	Flooring at room 308	1,500	SF	$ 12	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Add learning walls to room 306	1	LS	$ 18,000	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
1	Repair amphitheater at courtyard	2,000	SF	$ 50	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
2	Temporary Housing									
2	Synthetic field and rubberized track	1	LS	$ 1,500,000	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
	Subtotal:				**$ 17,007,000**	$ 3,401,400	$ 2,449,008	**$ 22,857,408**	$ 4,571,482	**$ 27,428,890**
	Total Project Cost For Master Plan Improvements				**$ 26,965,100**	$ 5,393,020	$ 3,882,974	**$ 36,241,094**	$ 7,248,219	**$ 43,489,313**

Copyright WLC Architects, Inc., 2016 ©



ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Novato High School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 17, 2016

ATTENDEES

Debbie Butler, Novato Trustee, Novato Unified School District
Casimir Adler-Ivanbrook, Social Studies Teacher, Novato High School
Deborah Levin, Foreign Language Teacher, Novato High School
Nicole Slavin, English Teacher, Novato High School
Lynn Pardo, Math Teacher, Novato High School
Chris French, Math Teacher/Athletic Director, Novato High School
Jon Dick, Science Teacher, Novato High School
Gail Anderson, Alumni/MSA, Novato High School
Jim Grechis, Parent/MSA, Novato High School
Sherri Grechis, Parent/MSA, Novato High School
Matthew Meblin, Parent, Novato High School
Bruce Wilcer, Parent, Novato High School
Jen Russell, Parent, Novato High School
Marla Fields, Student, Novato High School
Dale W. Miller, President, Golden Gate Electric Vehicle Association,
Susan Miller, President, Building Better Citizens for America
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Bob Ferguson, Educational Resources, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Site Meeting
    a. Look at return on investment on installing air conditioning and new dual-pane windows.
    b. Designated Art Gallery in the Performing Arts Center.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

    c. Parking needs for 500+ students.
    d. Get Marin School of the Arts to do more community outreach.
    e. Integrate into the community for all school Fundraisers.
    f. Explain City of Novato joint lease opportunities.
    g. The Collaborative Learning Centers are good for certain grade levels and subjects.
    h. Solar panels will have electric car charging stations.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Voting:

1. Performing Arts Center and new gym (if old gym is demolished).
2. Science/Technology/Engineering/Math (STEM) center.
3. Flexible furnishings.
4. Synthetic turf fields and an additional football field.
5. Air conditioning.
6. Collaborative Learning Studios, but there is work to do with professional development.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

Meeting Minutes
Novato High School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 28, 2016
Page 3

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

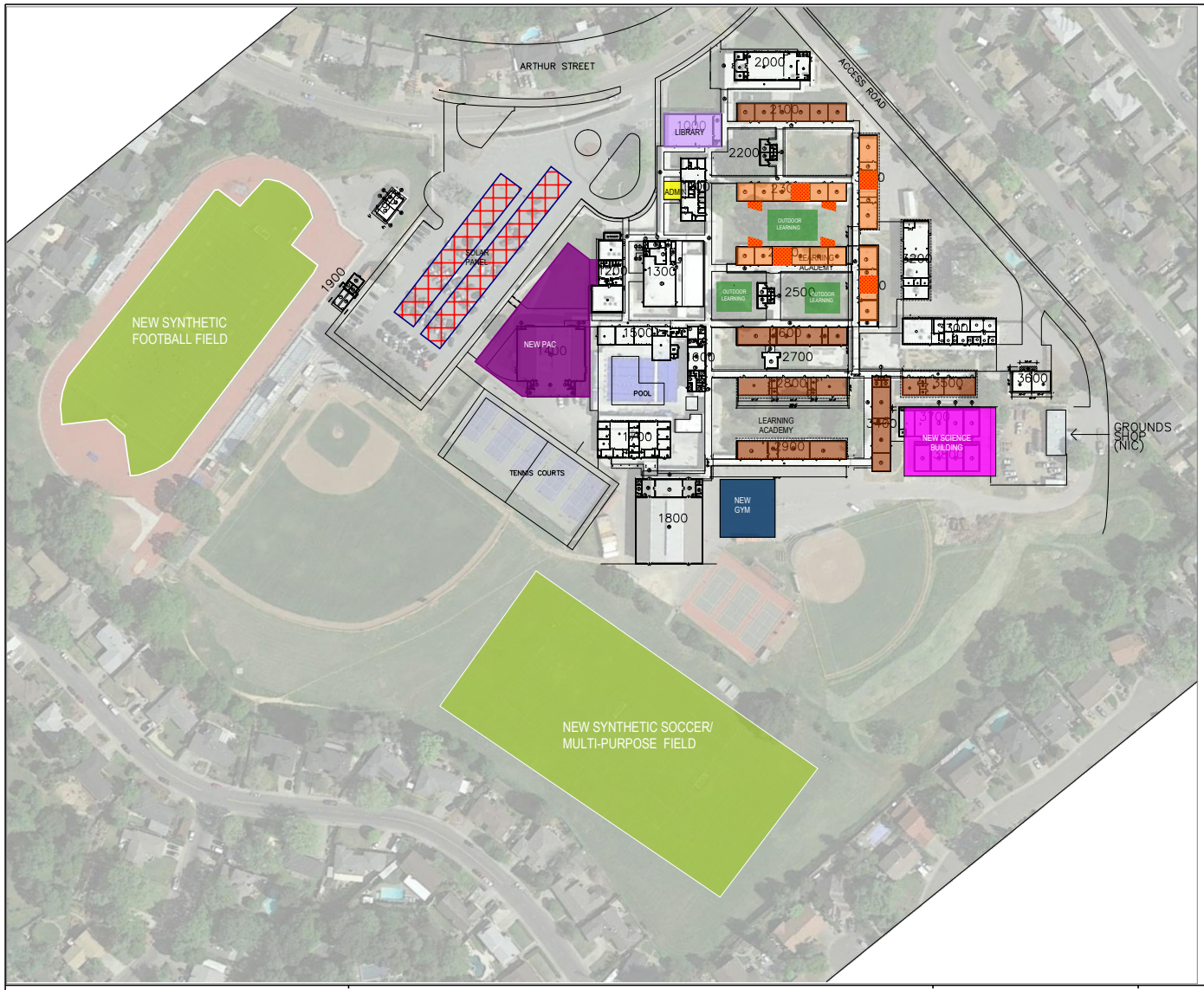
Prepared by,

KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:af
P0152310018-mm

Attachments: Draft Concept Master Plan
Rough Order Magnitude Cost Estimate

cc: Attendees



PHASE I

- NEW PAC
- NEW AUXILIARY GYM
- NEW SOCCER FIELD
  NEW SYNTHETIC FOOTBALL TURF
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY. RECLAIM EXISTING SCIENCE CLASSROOMS INTO CLASSROOMS TO REPLACE PORTABLES. ADD NEW COLLABORATION SPACE
  - COLLABORATION SPACE
- NEW SCIENCE BUILDING
- ADMIN
  INTERIOR REMODEL AND FACADE/ IDENTITY ENHANCEMENT
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY

PHASE II

- LEARNING STUDIOS
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

NOVATO HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 40	$ 5,093,720	$ 1,018,744	$ 733,496	$ 6,845,960	$ 1,369,192	$ 8,215,152
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 7,438,720**	$ 1,487,744	$ 1,071,176	**$ 9,997,640**	$ 1,999,528	**$ 11,997,168**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	65	ROOMS	$ 15,000	$ 975,000	$ 195,000	$ 140,400	$ 1,310,400	$ 262,080	$ 1,572,480
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	127,343	SF	$ 10	$ 1,273,430	$ 254,686	$ 183,374	$ 1,711,490	$ 342,298	$ 2,053,788
	Subtotal:				**$ 7,342,150**	$ 1,468,430	$ 1,057,270	**$ 9,867,850**	$ 1,973,570	**$ 11,841,420**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	8,000	SF	$ 200	$ 1,600,000	$ 320,000	$ 230,400	$ 2,150,400	$ 430,080	$ 2,580,480
1	Modernize existing Library into Innovation Space	4,387	SF	$ 150	$ 658,050	$ 131,610	$ 94,759	$ 884,419	$ 176,884	$ 1,061,303
	Develop Maker Spaces									
2	Administration remodel and expansion (good first impression)	5,500	SF	$ 250	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
	Not Used									
	Replace Existing Portable Classrooms (9)	12,096	SF	$ 450	$ 5,443,200	$ 1,088,640	$ 783,821	$ 7,315,661	$ 1,463,132	$ 8,778,793
2	Reclaim existing science labs into classrooms	9,600	SF	$ 300	$ 2,880,000	$ 576,000	$ 414,720	$ 3,870,720	$ 774,144	$ 4,644,864
1	Natural Light/Solotubes	152	EA	$ 3,000	$ 456,000	$ 91,200	$ 65,664	$ 612,864	$ 122,573	$ 735,437
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Outdoor Learning Environments	20,000	SF	$ 20	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	Shade Structures	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
2	New weight room	3,000	SF	$ 300	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Modernize existing Gym	24,000	SF	$ 275	$ 6,600,000	$ 1,320,000	$ 950,400	$ 8,870,400	$ 1,774,080	$ 10,644,480
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	Temporary Housing									
2	Landscaping and irrigation improvements	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Fencing	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 19,480,200**	$ 3,896,040	$ 2,805,149	**$ 26,181,389**	$ 5,236,278	**$ 46,055,843**
	Total Project Cost For Master Plan Improvements				**$ 34,261,070**	$ 6,852,214	$ 4,933,594	**$ 46,046,878**	$ 9,209,376	**$ 69,894,430**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

Novato High School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 23, 2016

ATTENDEES

Henry Nicholson, Student, Novato High School
Reyna Morales, Student, Novato High School
Bella Clemente, Student, Novato High School
Stephanie Johnson, Student, Novato High School
Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Transgender restrooms need to be open and available to students.
2. Ok with synthetic field, but more maintenance is necessary.
    a. Like natural turf fields better, but the gophers damage the fields.
3. Garden Club – Garden not used.
4. Improve the pits, the concrete between the 2600 and 2800 wings on the east side.
5. Want more comfortable furniture in the classrooms.
    a. Like the different furniture. Hate the sled desks.
6. Improve colors of campus and improve the image.
    a. Color in the classrooms would provide positive energy.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

7. Students eat outside mostly.
    a. Cafeteria lines are long and the food is lousy.
    b. Fresher veggies and fruits would be great.
8. Air conditioning would be nice, but big fans would be okay, too.
9. Nets at Baseball Field to keep foul balls out of the football bleachers.
10. Put the ROTC cover over the Tennis Courts?

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

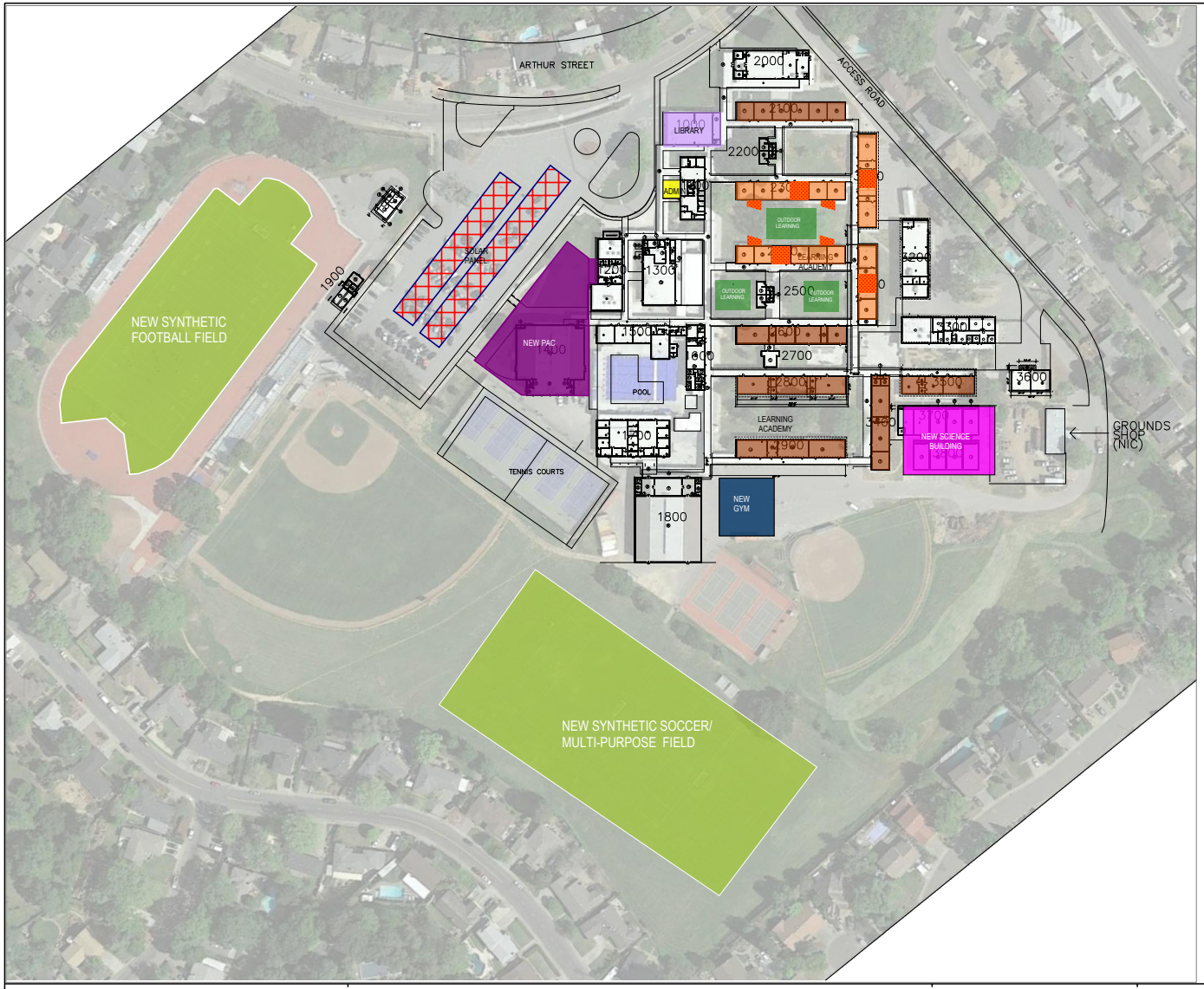
Prepared by,

SISI MENG
Architect
Project Manager

SM:KAM:af
P0152310019-mm

Attachments: Draft Concept Master Plan
Rough Order Magnitude Cost Estimate

cc: Attendees



PHASE I

- NEW PAC
- NEW AUXILIARY GYM
- NEW SOCCER FIELD
  NEW SYNTHETIC FOOTBALL TURF
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY. RECLAIM EXISTING SCIENCE CLASSROOMS INTO CLASSROOMS TO REPLACE PORTABLES. ADD NEW COLLABORATION SPACE
  - COLLABORATION SPACE
- NEW SCIENCE BUILDING
- ADMIN
  INTERIOR REMODEL AND FACADE/ IDENTITY ENHANCEMENT
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY

PHASE II

- LEARNING STUDIOS
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

NOVATO HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

Novato High School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	14,500	SF	$ 110	$ 1,595,000	$ 319,000	$ 229,680	$ 2,143,680	$ 428,736	$ 2,572,416
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	127,343	SF	$ 40	$ 5,093,720	$ 1,018,744	$ 733,496	$ 6,845,960	$ 1,369,192	$ 8,215,152
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 7,438,720**	$ 1,487,744	$ 1,071,176	**$ 9,997,640**	$ 1,999,528	**$ 11,997,168**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	65	ROOMS	$ 15,000	$ 975,000	$ 195,000	$ 140,400	$ 1,310,400	$ 262,080	$ 1,572,480
1	Air-conditioning	127,343	SF	$ 25	$ 3,183,575	$ 636,715	$ 458,435	$ 4,278,725	$ 855,745	$ 5,134,470
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	127,343	SF	$ 15	$ 1,910,145	$ 382,029	$ 275,061	$ 2,567,235	$ 513,447	$ 3,080,682
1	21st Century Flexible Furniture	127,343	SF	$ 10	$ 1,273,430	$ 254,686	$ 183,374	$ 1,711,490	$ 342,298	$ 2,053,788
	Subtotal:				**$ 7,342,150**	$ 1,468,430	$ 1,057,270	**$ 9,867,850**	$ 1,973,570	**$ 11,841,420**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	8,000	SF	$ 200	$ 1,600,000	$ 320,000	$ 230,400	$ 2,150,400	$ 430,080	$ 2,580,480
1	Modernize existing Library into Innovation Space	4,387	SF	$ 150	$ 658,050	$ 131,610	$ 94,759	$ 884,419	$ 176,884	$ 1,061,303
	Develop Maker Spaces									
2	Administration remodel and expansion (good first impression)	5,500	SF	$ 250	$ 1,375,000	$ 275,000	$ 198,000	$ 1,848,000	$ 369,600	$ 2,217,600
	Not Used									
	Replace Existing Portable Classrooms (9)	12,096	SF	$ 450	$ 5,443,200	$ 1,088,640	$ 783,821	$ 7,315,661	$ 1,463,132	$ 8,778,793
2	Reclaim existing science labs into classrooms	9,600	SF	$ 300	$ 2,880,000	$ 576,000	$ 414,720	$ 3,870,720	$ 774,144	$ 4,644,864
1	Natural Light/Solotubes	152	EA	$ 3,000	$ 456,000	$ 91,200	$ 65,664	$ 612,864	$ 122,573	$ 735,437
1	Storage space/screening	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Outdoor Learning Environments	20,000	SF	$ 20	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	Shade Structures	3,000	SF	$ 50	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	New Auxillary Gym	6,800	SF	$ 450	$ 3,060,000	$ 612,000	$ 440,640	$ 4,112,640	$ 822,528	$ 4,935,168
2	New weight room	3,000	SF	$ 300	$ 900,000	$ 180,000	$ 129,600	$ 1,209,600	$ 241,920	$ 1,451,520
2	Training room and athletic storage	1,920	SF	$ 325	$ 624,000	$ 124,800	$ 89,856	$ 838,656	$ 167,731	$ 1,006,387
2	Modernize existing Gym	24,000	SF	$ 275	$ 6,600,000	$ 1,320,000	$ 950,400	$ 8,870,400	$ 1,774,080	$ 10,644,480
2	Renovate locker rooms	6,034	SF	$ 300	$ 1,810,200	$ 362,040	$ 260,669	$ 2,432,909	$ 486,582	$ 2,919,491
2	Temporary Housing									
2	Landscaping and irrigation improvements	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
2	Replace synthetic turf at Football Field	1	LS	$ 400,000	$ 400,000	$ 80,000	$ 57,600	$ 537,600	$ 107,520	$ 645,120
2	New Synthetic turf field – baseball	1	LS	$ 750,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
2	Synthetic turf field – Soccer	1	EA	$ 1,000,000	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
2	Fencing	1	ALLOW	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
	Subtotal:				**$ 19,480,200**	$ 3,896,040	$ 2,805,149	**$ 26,181,389**	$ 5,236,278	**$ 46,055,843**
	Total Project Cost For Master Plan Improvements				**$ 34,261,070**	$ 6,852,214	$ 4,933,594	**$ 46,046,878**	$ 9,209,376	**$ 69,894,430**

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 28, 2016

MEETING MINUTES

San Marin High School Student Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 24, 2016

ATTENDEES

Kevin A. MacQuarrie, Architect, AIA, Vice President, Principal, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Kids like choices – Language/ Science/Technology/Engineering/Math (STEM)/Global Academics.
    a. Sports (football) and music.
    b. More Science classrooms and storage.
    c. Music space, Performing Arts Center (PAC).
    d. Noisy A/C in STEM Classroom.
        (1) Ventilation and air quality in classroom needs to be improved.
        (2) Exhaust in STEM/Maker spaces needs to be improved.
    e. Sound enhancement in classrooms.
    f. Adequate technology in classrooms.
        (1) Teachers do not know how to use the technology!
    g. Library technology not used and staff not applying technology.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

    h. Global Academy does use technology.
        (1) Many of the Chrome books are broken, the silver ones are bad, but the black ones are good.
    i. More subjects need to use the technology.
    j. Pilot the Microsoft Surface tablet.
    k. Flexible furniture is a low priority. Adaptable classrooms are more important.
    l. The water fountains are bad. Filter water bottle filling stations are desirable.
    m. Fix the bathrooms!
    n. Poor quality of food and high prices. Food is old (not fresh!) and from a can.
        (1) Food services charges $5.00 for a veggie burger and potatoes.
        (2) Not inviting to students – (speed line) – noisy!
        (3) Want to sit outside.
        (4) Taco Bell/Subway/Stephanos better.
        (5) Long lines – then no food! Multiple serving points with different food is desirable.
        (6) Have a Culinary Academy?
        (7) Want good tasting, healthy, good looking food.
        (8) Don't know what the menu is or what the food is.
        (9) No variety/need choices/consistent quality.
        (10) Better seating in cafeteria.
        (11) Longer lunch periods.
        (12) Open Multi-Use Room to the courtyard.
    o. Library is closed too much during lunch and after school.

p. Roof leaks in the 700 Building.

q. Need garden space.

r. Student leadership needs space.

s. Language Center

(1) Distance learning.

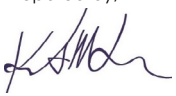
It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,

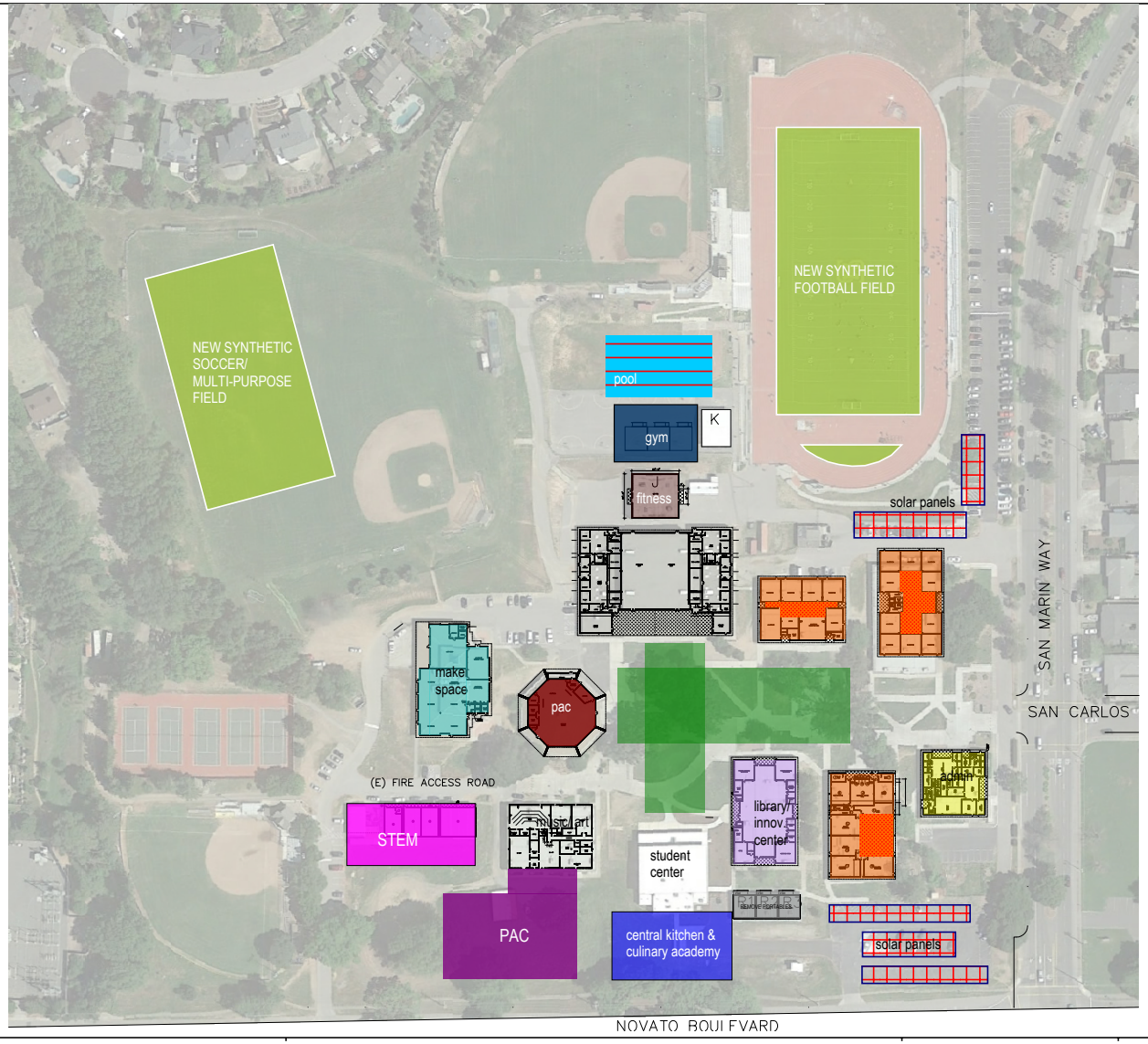


KEVIN A. MacQUARRIE
Architect, AIA
Vice President, Principal

KAM:SM:af
P0152310020-mm

Attachments: Draft Concept Master Plan
Rough Order Magnitude Cost Estimate

cc: Attendees



PHASE I

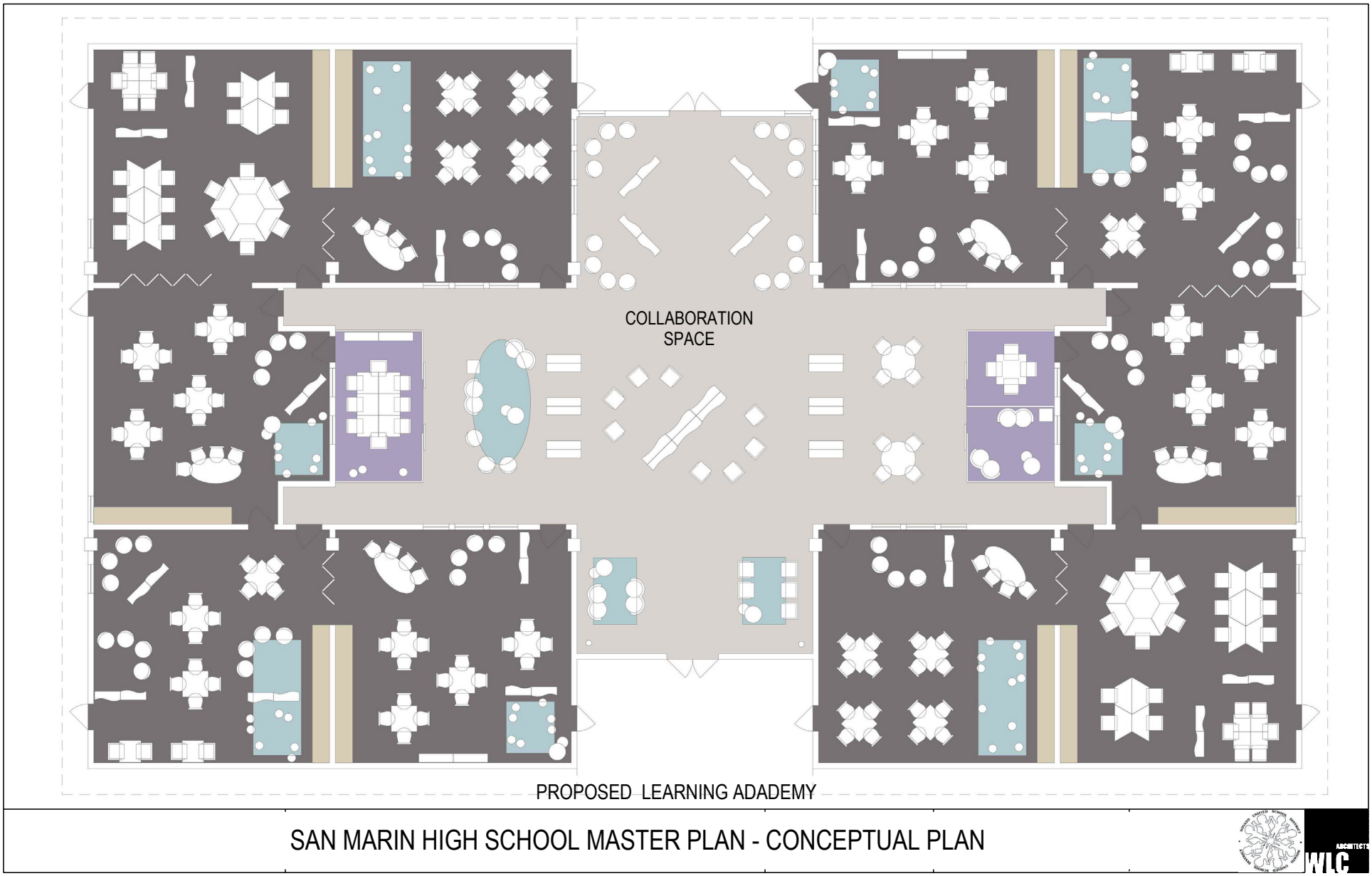
- NEW TWO STORY STEM BUILDING
- MAKER SPACE
  INTERIOR REMODEL
- NEW CENTRAL KITCHEN AND CULINARY ACADEMY
- PAC
  COMPLETELY RENOVATE EXISTING PAC
- NEW OUTDOOR LEARNING
  REVITALIZE THE QUAD AREA
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY. RECLAIM EXISTING SCIENCE CLASSROOMS INTO CLASSROOMS TO REPLACE PORTABLES. ADD NEW COLLABORATION SPACE
  - COLLABORATION SPACE
- NEW SOCCER FIELD & NEW SYNTHETIC FOOTBALL TURF
- NEW POOL
- ADMIN
  INTERIOR REMODEL AND FACADE/ IDENTITY ENHANCEMENT
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW AUXILIARY GYM
- FITNESS CENTER
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY
- ALTERNATIVE: NEW PAC

PHASE II

- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO DOUBLE PANE

PROPOSED MASTER PLAN

SAN MARIN HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN


COLLABORATION
SPACE
PROPOSED LEARNING ADADEMY
SAN MARIN HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	17,400	SF	$ 110	$ 1,914,000	$ 382,800	$ 275,616	$ 2,572,416	$ 514,483	$ 3,086,899
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	150,000	SF	$ 40	$ 6,000,000	$ 1,200,000	$ 864,000	$ 8,064,000	$ 1,612,800	$ 9,676,800
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 10,739,000**	$ 2,147,800	$ 1,546,416	**$ 14,433,216**	$ 2,886,643	**$ 17,319,859**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	50	ROOMS	$ 15,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	100,000	SF	$ 15	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	21st Century Flexible Furniture	100,000	SF	$ 10	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
	Subtotal:				**$ 3,250,000**	$ 650,000	$ 468,000	**$ 4,368,000**	$ 873,600	**$ 5,241,600**

Copyright WLC Architects, Inc., 2016 ©

	Site Specific Projects / 21st Century Education													
1	Develop Learning Studios	4,800	SF	$	300	$	1,440,000	$	288,000	$	207,360	$	1,935,360	$	387,072	$	2,322,432
1	Modernize existing Library into Innovation Space	5,000	SF	$	150	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	Renovate 700 building for STEM program	11,641	SF	$	200	$	2,328,200	$	465,640	$	335,261	$	3,129,101	$	625,820	$	3,754,921
2	Administration remodel (good first impression)	6,476	SF	$	150	$	971,400	$	194,280	$	139,882	$	1,305,562	$	261,112	$	1,566,674
	Not Used																
	Replace Existing Portable Classrooms (9)	12,096	SF	$	450	$	5,443,200	$	1,088,640	$	783,821	$	7,315,661	$	1,463,132	$	8,778,793
1	Reclaim Existing Science Building into Classrooms	11,208	SF	$	150	$	1,681,200	$	336,240	$	242,093	$	2,259,533	$	451,907	$	2,711,439
1	Natural Light/Solotubes	200	EA	$	3,000	$	600,000	$	120,000	$	86,400	$	806,400	$	161,280	$	967,680
1	Storage space/screening	1	LS	$	150,000	$	150,000	$	30,000	$	21,600	$	201,600	$	40,320	$	241,920
2	Outdoor Learning Environments	20,000	SF	$	20	$	400,000	$	80,000	$	57,600	$	537,600	$	107,520	$	645,120
2	Shade Structures	10,000	SF	$	50	$	500,000	$	100,000	$	72,000	$	672,000	$	134,400	$	806,400
	Add STEM Classrooms (Refer to District Wide Projects)																
2	Modernize existing performing arts center	3,500	SF	$	300	$	1,050,000	$	210,000	$	151,200	$	1,411,200	$	282,240	$	1,693,440
2	New Auxillary Gym	6,800	SF	$	450	$	3,060,000	$	612,000	$	440,640	$	4,112,640	$	822,528	$	4,935,168
2	Modernize existing Gym	10,000	SF	$	300	$	3,000,000	$	600,000	$	432,000	$	4,032,000	$	806,400	$	4,838,400
2	Weight room modernization/expansion	3,000	SF	$	300	$	900,000	$	180,000	$	129,600	$	1,209,600	$	241,920	$	1,451,520
2	Renovate locker rooms	1	ALLOW	$	2,500,000	$	2,500,000	$	500,000	$	360,000	$	3,360,000	$	672,000	$	4,032,000
2	Canopy over weight room and gym entrance	2,000	SF	$	75	$	150,000	$	30,000	$	21,600	$	201,600	$	40,320	$	241,920
2	Tech lab for industry based certification	1,500	SF	$	350	$	525,000	$	105,000	$	75,600	$	705,600	$	141,120	$	846,720
2	Temporary Housing																
2	Replace synthetic turf at Football Field	1	LS	$	400,000	$	400,000	$	80,000	$	57,600	$	537,600	$	107,520	$	645,120
2	New Synthetic turf field – baseball	1	LS	$	750,000	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	New announcer booth – baseball	1	EA	$	250,000	$	250,000	$	50,000	$	36,000	$	336,000	$	67,200	$	403,200
2	New announcer booth – football	1	EA	$	250,000	$	250,000	$	50,000	$	36,000	$	336,000	$	67,200	$	403,200
2	Fencing at baseball field	1,200	LF	$	50	$	60,000	$	12,000	$	8,640	$	80,640	$	16,128	$	96,768
2	Tennis court seating	250	EA	$	300	$	75,000	$	15,000	$	10,800	$	100,800	$	20,160	$	120,960
2	Tennis court pathways	1	LS	$	50,000	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Subtotal:					**$ 27,284,000**		$	5,456,800	$	3,928,896	**$ 36,669,696**		$	7,333,939	**$ 44,003,635**	
	Total Project Cost For Master Plan Improvements					**$ 41,273,000**		$	8,254,600	$	5,943,312	**$ 55,470,912**		$	11,094,182	**$ 66,565,094**	

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

San Marin High School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 30, 2016

ATTENDEES

Shelly Scott, Board of Education, Trustee, Novato Unified School District
Eleni Katsaros, Art and Design Teacher, San Marin High School
Allison McIvor, Music teacher, San Marin High School
Jenny Von Blankenburg, San Marin High School
Melissa Mayfield, San Marin High School
Jacki Whyte, San Marin High School
Eileen Burrons, San Marin High School
Frank Burrons, San Marin High School
Alisa Ikeda, San Marin High School
Emily Gates, San Marin High School
Marina Nims, San Marin High School
Pat Nims, San Marin High School
Cate Guempel, San Marin High School
Kris Jones, San Marin High School
Pisamai Maga, San Marin High School
Susan Fischer, San Marin High School
Mark Miller, San Marin High School
Susan Brown, San Marin High School
Laura Stivers, San Marin High School
Brad O'Brien, San Marin High School
Jeff Cao, San Marin High School
Susan Leonard, San Marin High School
Nancy Roche, San Marin High School
Cindy Thomas, San Marin High School
Tim Roche, San Marin High School
Holden Thomas, San Marin High School
Thomas Keaner, San Marin High School
Andrea Schoen, San Marin High School
Jon Shcoen, San Marin High School
Liza Schoen, San Marin High School
Elena Schoen, San Marin High School
Jackie Perron, San Marin High School

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

Poh Maga, San Marin High School
Wyatt Tooley, San Marin High School
Ava Roche, San Marin High School
Annabel Milliner, San Marin High School
Cynthia Gonzalez, San Marin High School
Olivia Gonzalez, San Marin High School
Yalin Hueng, San Marin High School
Lauren Whyte, San Marin High School
Carl Lundgren, San Marin High School
Ector Mojica, Architect, AIA, NCARB, LEED™ AP BD+C, Associate, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Drama booster club came out in-force to press the issue that they are a school that is not solely a STEM school but that they have active drama/music/arts programs (SMART Program: http://sanmarinsmartt.weebly.com/) and the only school with a community theater. They felt a new PAC was a priority. During a side conversation with the drama teacher, she didn't mind the idea of improving the existing PAC, but felt like the money being allocated to its modernization wasn't enough.

2. They didn't like that no improvements were slated for the Music/Art Building. The Music Building wasn't touched during the last bond and our plan also shows it remaining untouched.

3. They didn't like the expenditures on new sports field. Fields were touched during the last bond and they were surprised it's a priority for the upcoming bond effort. The field lights came up and they wanted to know the status.

4. Regarding the pool, the general sentiment was that any pool project should be viewed as an opportunity to collaborate with the community to fund the project.

5. Karen suggested that another meeting be convened, with a balanced team of representatives to discuss the master plan.

Meeting Minutes
San Marin High School Community Meeting
Novato Unified School District Master Plan
Project 1523100.01
June 29, 2016
Page 3

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

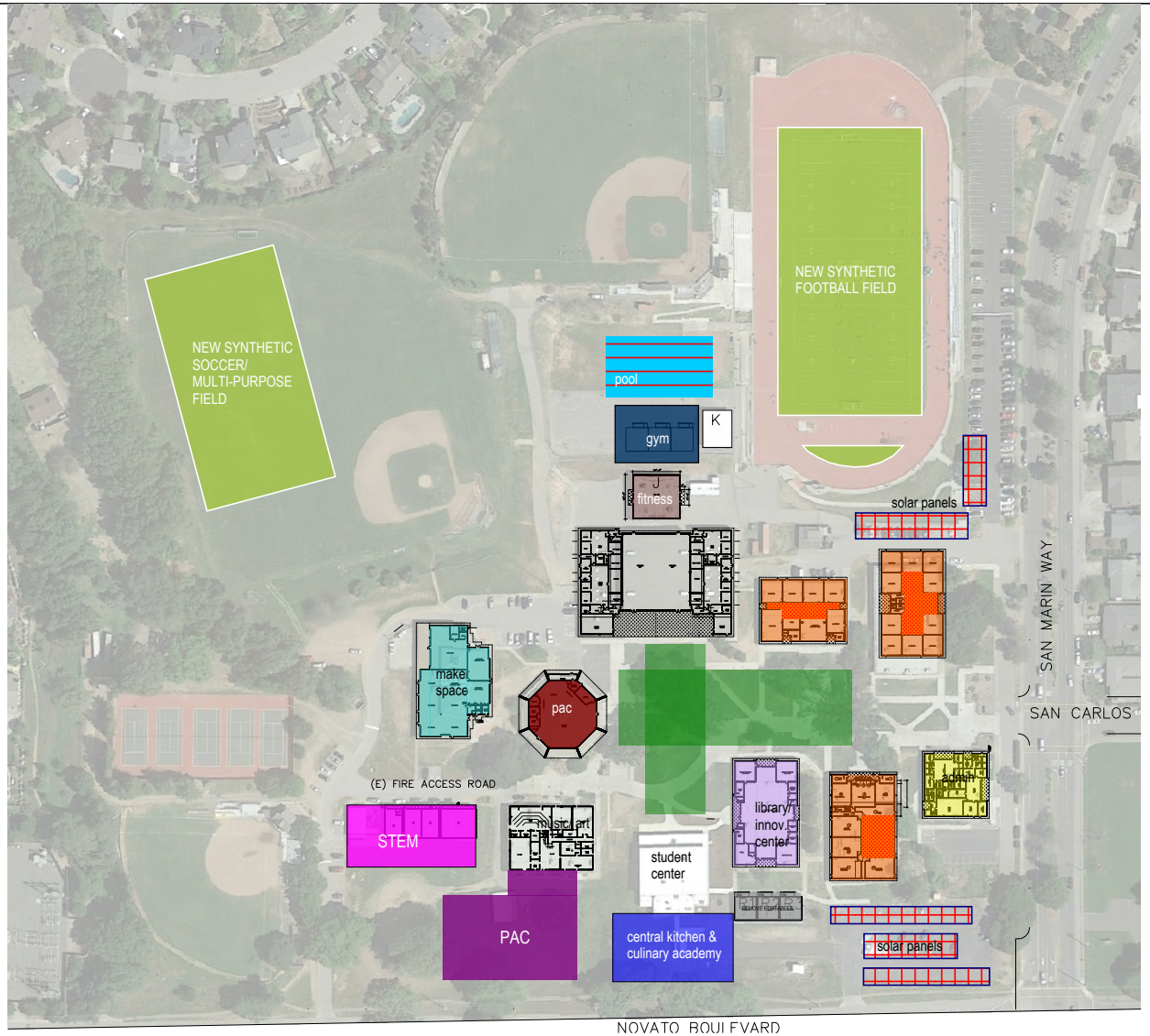
Prepared by,

ECTOR MOJICA
Architect
AIA, NCARB, LEED™ AP BD+C
Associate

EM:af
P0152310021-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PHASE I

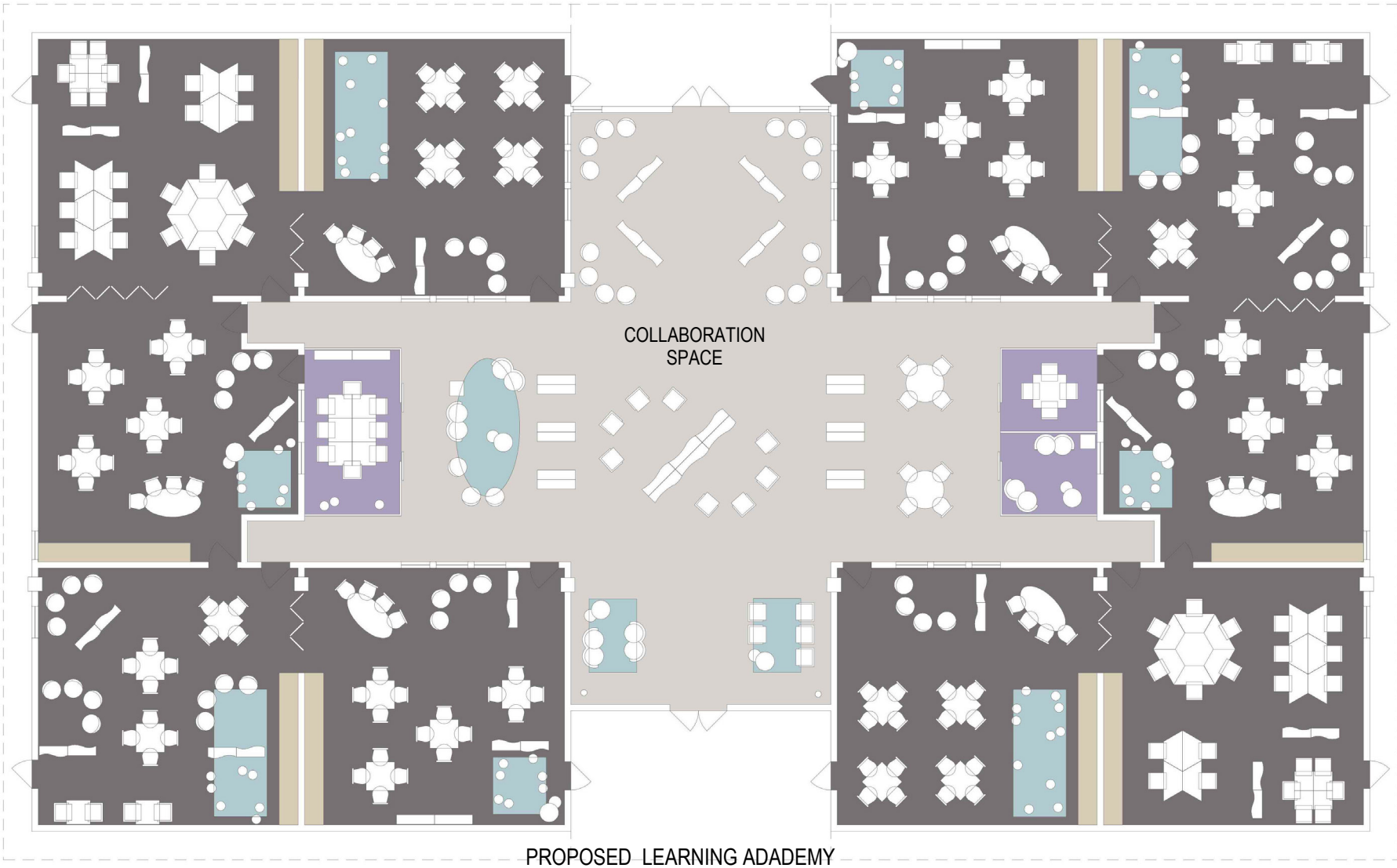
- NEW TWO STORY STEM BUILDING
- MAKER SPACE
  INTERIOR REMODEL
- NEW CENTRAL KITCHEN AND CULINARY ACADEMY
- PAC
  COMPLETELY RENOVATE EXISTING PAC
- NEW OUTDOOR LEARNING
  REVITALIZE THE QUAD AREA
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY. RECLAIM EXISTING SCIENCE CLASSROOMS INTO CLASSROOMS TO REPLACE PORTABLES. ADD NEW COLLABORATION SPACE
- COLLABORATION SPACE
- NEW SOCCER FIELD & NEW SYNTHETIC FOOTBALL TURF
- NEW POOL
- ADMIN
  INTERIOR REMODEL AND FACADE/ IDENTITY ENHANCEMENT
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW AUXILIARY GYM
- FITNESS CENTER
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY
- ALTERNATIVE: NEW PAC

PHASE II

- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO DOUBLE PANE

PROPOSED MASTER PLAN

SAN MARIN HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN



SAN MARIN HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN

Novato Unified School District Master Plan - DRAFT

San Marin High School
WLC Architects, Inc.
March 9, 2016

Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Asphalt/playground surface repairs	1	LS	$ 100,000	$ 100,000	$ 20,000	$ 14,400	$ 134,400	$ 26,880	$ 161,280
1	Single pane window replacement	17,400	SF	$ 110	$ 1,914,000	$ 382,800	$ 275,616	$ 2,572,416	$ 514,483	$ 3,086,899
1	Exterior painting	1	LS	$ 300,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Interior finishes	150,000	SF	$ 40	$ 6,000,000	$ 1,200,000	$ 864,000	$ 8,064,000	$ 1,612,800	$ 9,676,800
1	Electrical Infrastructure Upgrade	1	LS	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
1	Exterior skin replacement	100,000	SF	$ 20	$ 2,000,000	$ 400,000	$ 288,000	$ 2,688,000	$ 537,600	$ 3,225,600
1	Drainage near 400 wing, 500 wing and student center	1	ALLOW	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
	Subtotal:				**$ 10,739,000**	$ 2,147,800	$ 1,546,416	**$ 14,433,216**	$ 2,886,643	**$ 17,319,859**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	50	ROOMS	$ 15,000	$ 750,000	$ 150,000	$ 108,000	$ 1,008,000	$ 201,600	$ 1,209,600
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	100,000	SF	$ 15	$ 1,500,000	$ 300,000	$ 216,000	$ 2,016,000	$ 403,200	$ 2,419,200
1	21st Century Flexible Furniture	100,000	SF	$ 10	$ 1,000,000	$ 200,000	$ 144,000	$ 1,344,000	$ 268,800	$ 1,612,800
	Subtotal:				**$ 3,250,000**	$ 650,000	$ 468,000	**$ 4,368,000**	$ 873,600	**$ 5,241,600**

Copyright WLC Architects, Inc., 2016 ©

	Site Specific Projects / 21st Century Education														
1	Develop Learning Studios	4,800	SF	$	300	$	1,440,000	$	288,000	$	207,360	$	1,935,360	$	387,072	$	2,322,432
1	Modernize existing Library into Innovation Space	5,000	SF	$	150	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	Renovate 700 building for STEM program	11,641	SF	$	200	$	2,328,200	$	465,640	$	335,261	$	3,129,101	$	625,820	$	3,754,921
2	Administration remodel (good first impression)	6,476	SF	$	150	$	971,400	$	194,280	$	139,882	$	1,305,562	$	261,112	$	1,566,674
	Not Used																
	Replace Existing Portable Classrooms (9)	12,096	SF	$	450	$	5,443,200	$	1,088,640	$	783,821	$	7,315,661	$	1,463,132	$	8,778,793
1	Reclaim Existing Science Building into Classrooms	11,208	SF	$	150	$	1,681,200	$	336,240	$	242,093	$	2,259,533	$	451,907	$	2,711,439
1	Natural Light/Solotubes	200	EA	$	3,000	$	600,000	$	120,000	$	86,400	$	806,400	$	161,280	$	967,680
1	Storage space/screening	1	LS	$	150,000	$	150,000	$	30,000	$	21,600	$	201,600	$	40,320	$	241,920
2	Outdoor Learning Environments	20,000	SF	$	20	$	400,000	$	80,000	$	57,600	$	537,600	$	107,520	$	645,120
2	Shade Structures	10,000	SF	$	50	$	500,000	$	100,000	$	72,000	$	672,000	$	134,400	$	806,400
	Add STEM Classrooms (Refer to District Wide Projects)																
2	Modernize existing performing arts center	3,500	SF	$	300	$	1,050,000	$	210,000	$	151,200	$	1,411,200	$	282,240	$	1,693,440
2	New Auxillary Gym	6,800	SF	$	450	$	3,060,000	$	612,000	$	440,640	$	4,112,640	$	822,528	$	4,935,168
2	Modernize existing Gym	10,000	SF	$	300	$	3,000,000	$	600,000	$	432,000	$	4,032,000	$	806,400	$	4,838,400
2	Weight room modernization/expansion	3,000	SF	$	300	$	900,000	$	180,000	$	129,600	$	1,209,600	$	241,920	$	1,451,520
2	Renovate locker rooms	1	ALLOW	$	2,500,000	$	2,500,000	$	500,000	$	360,000	$	3,360,000	$	672,000	$	4,032,000
2	Canopy over weight room and gym entrance	2,000	SF	$	75	$	150,000	$	30,000	$	21,600	$	201,600	$	40,320	$	241,920
2	Tech lab for industry based certification	1,500	SF	$	350	$	525,000	$	105,000	$	75,600	$	705,600	$	141,120	$	846,720
2	Temporary Housing																
2	Replace synthetic turf at Football Field	1	LS	$	400,000	$	400,000	$	80,000	$	57,600	$	537,600	$	107,520	$	645,120
2	New Synthetic turf field – baseball	1	LS	$	750,000	$	750,000	$	150,000	$	108,000	$	1,008,000	$	201,600	$	1,209,600
2	New announcer booth – baseball	1	EA	$	250,000	$	250,000	$	50,000	$	36,000	$	336,000	$	67,200	$	403,200
2	New announcer booth – football	1	EA	$	250,000	$	250,000	$	50,000	$	36,000	$	336,000	$	67,200	$	403,200
2	Fencing at baseball field	1,200	LF	$	50	$	60,000	$	12,000	$	8,640	$	80,640	$	16,128	$	96,768
2	Tennis court seating	250	EA	$	300	$	75,000	$	15,000	$	10,800	$	100,800	$	20,160	$	120,960
2	Tennis court pathways	1	LS	$	50,000	$	50,000	$	10,000	$	7,200	$	67,200	$	13,440	$	80,640
	Subtotal:					**$ 27,284,000**		$	5,456,800	$	3,928,896	**$ 36,669,696**		$	7,333,939	**$ 44,003,635**	
	Total Project Cost For Master Plan Improvements					**$ 41,273,000**		$	8,254,600	$	5,943,312	**$ 55,470,912**		$	11,094,182	**$ 66,565,094**	

Copyright WLC Architects, Inc., 2016 ©

ARCHITECTS WLC CLIENT FOCUSED. PASSION DRIVEN.

June 29, 2016

MEETING MINUTES

Hill Education Center Community/Student Meeting
Novato Unified School District Master Plan
Project 1523100.01

MEETING DATE: March 24, 2016

ATTENDEES

Kessa Early, Principal, Marin Oaks High School
Margrette Tessin, Office Manager, Marin Oaks High School
David Ciancutti, Science Teacher, Marin Oaks High School
Jeff Packman, Physical Education Teacher, Marin Oaks High School
Marya Bartholomew, Art Teacher, Marin Oaks High School
Elizabeth Bell, Mathematics Teacher, Marin Oaks High School
Kevin Duffy, Social Studies Teacher, Marin Oaks High School
Loeta Andersen, English Teacher, Marin Oaks High School
Julie Adams, Core Teacher, NOVA Independent Study
John Sanderbeck, Resource Teacher, NOVA Independent Study
Robert Cline, Core Teacher, NOVA Independent Study
Leslie Benjamin, Public Information Officer, Novato Unified School District
Jasmine Azamar, Student, Hill Education Center
Luis Tavares, Student, Hill Education Center
Sam Glatt, Student, Hill Education Center
Marieta Vazquez, Student, Hill Education Center
Kevin Melo, Student, Hill Education Center
Tal Elbachri, Student, Hill Education Center
TJ Wood, Student, Hill Education Center
Lauren Jackson, Student, Hill Education Center
Jamil Johnson, Student, Hill Education Center
Leilani Cisneros, Student, Hill Education Center
Jasmine Melia, Student, Hill Education Center
Miriam Padilla, Student, Hill Education Center
Alex Mendoza, Student, Hill Education Center
Ector Mojica, Architect, AIA, NCARB, LEED™ AP BD+C, Associate, WLC Architects, Inc.
Sisi Meng, Architect, Project Manager, WLC Architects, Inc.

2600 TENTH STREET, SUITE 500 · BERKELEY, CA · 94710 · T: (510) 450-1999 F: (510) 450-2525
www.wlcarchitects.com

ITEMS DISCUSSED

Karen Maloney, Assistant Superintendent, Business Services of Novato Unified School District and Kevin MacQuarrie, Principal, WLC Architects, Inc. presented an update on the status of the Master Plan process, the draft concept master plan and rough order of magnitude cost estimate (both attached) for the school. The following items were then discussed:

1. Student Meeting
   a. Students really liked the idea of an outdoor learning area and flexible furnishings.
2. Community Meeting
   a. Staff reorganized our plan and defined where the green area would work best. They felt that flexible learning environments (movable partitions) would be problematic for the Marin Oaks kids (community day school) but that they could utilize outdoor learning. But they felt that the Nova Program is already based on a flexible learning environment paradigm and would benefit from this classroom organization.
   b. Two improvements to the Administration Building would be beneficial. Paint and create a student area in the repurposed staff lounge, allowing students to not be expelled but be on campus.

It was confirmed that the general scope of work desired was captured on the draft concept master plan and in the rough order of magnitude cost estimate or would be updated as per today's discussion. It is understood that not all of the work will be completed in this first phase of the Master Plan due to limited bond funds.

Each attendee was then asked to indicate their top two project priorities to take another snapshot of current concerns as follows:

Student Voting:

1. 6 votes: Flexible furniture
2. 4 votes: Outdoor learning areas
3. 4 votes: Flexible learning studios
4. 2 votes: Improved student lounge

5. 1 vote: A new Multi-Purpose Room

6. 1 vote: Student Café

Staff Voting:

1. 6 votes: Student Union/Lounge: A space that is inviting and provides a positive environment while allowing easy staff supervision

2. 5 votes: Outdoor learning environment

3. 2 votes: Flexible classroom spaces (NOVA)

4. 1 vote: Improved Multi-Purpose Room/gym (improved floors)

5. 1 vote: Improvement to the Administration area

The next steps in the Master Planning process will include presenting the site committee's priorities and recommendations to the Board of Education at the April 23, 2016 workshop for consideration. The final Bond Implementation Master Plan project scope and cost is anticipated to be approved by the Board in June of 2016.

END OF MEETING

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections within seven days of receipt of these minutes.

Prepared by,

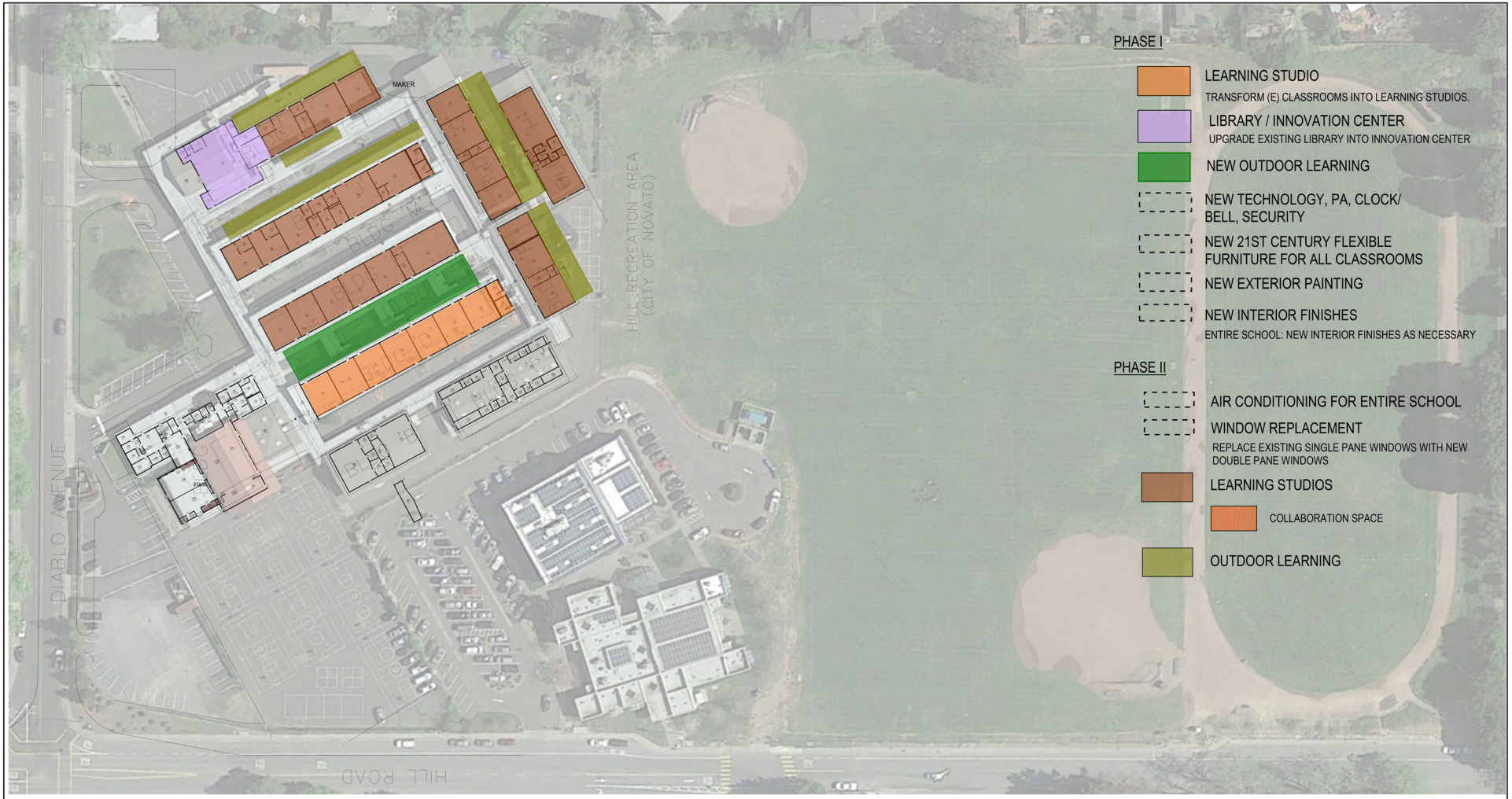


ECTOR MOJICA
Architect
AIA, NCARB, LEED™ AP BD+C
Associate

EM:af/P0152310022-mm

Attachments: Draft Concept Master Plan
Rough Order of Magnitude Cost Estimate

cc: Attendees



PROPOSED MASTER PLAN

HILL EDUCATIONAL CENTER MASTER PLAN - CONCEPTUAL PLAN

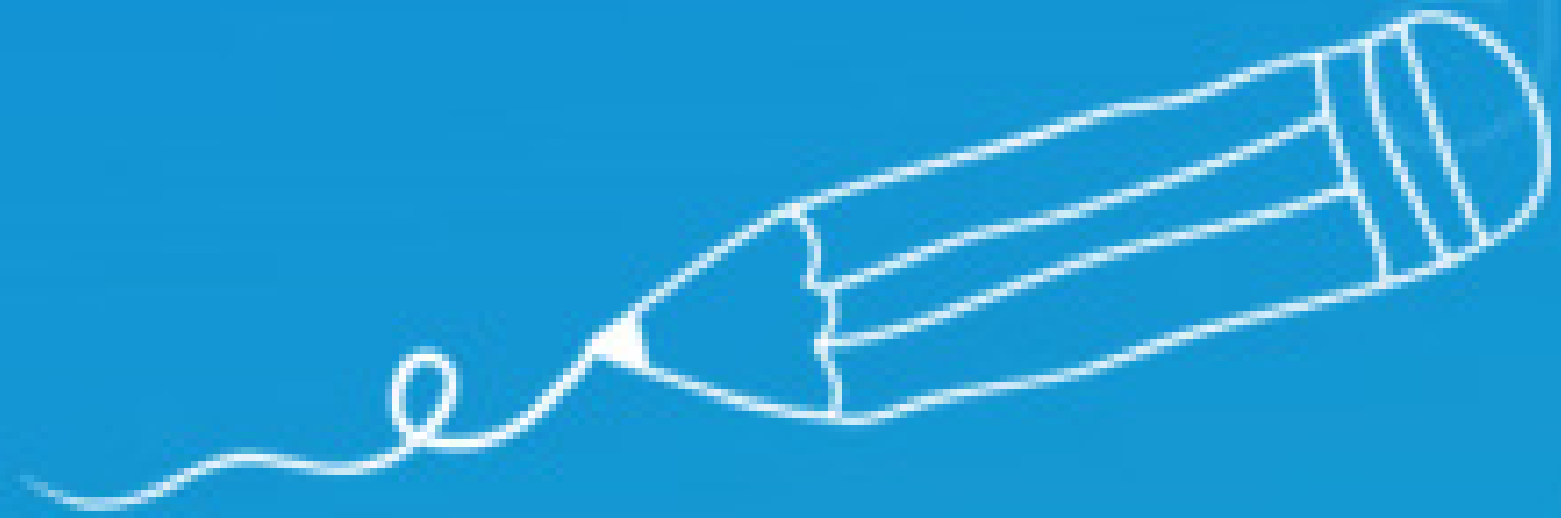
Novato Unified School District Master Plan - DRAFT

Hill Education Center
WLC Architects, Inc.
March 9, 2016

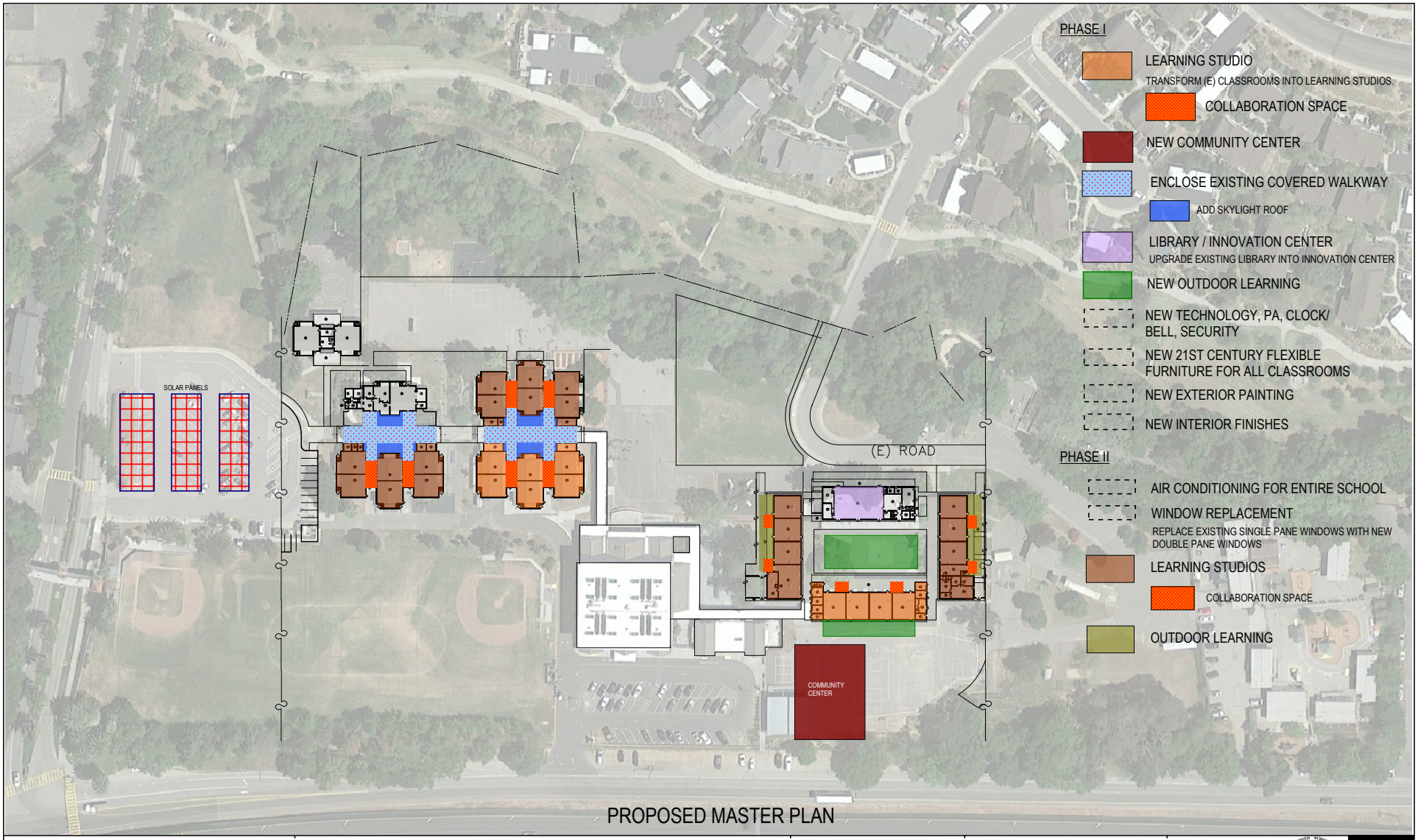
Existing Facility Assessments and Master Plan Community Input

Priority	District Basic Upgrades to Schools / Code Requirements	Quantity	Unit	Cost/Unit	Construction Total	CO's 10% Cont 10%	Escalation 2 Years at 6%	Expected Total Const Cost	Soft Costs at 20%	Expected Project Total Cost
1	ADA path of travel walkways	1	LS	$ 50,000	$ 50,000	$ 10,000	$ 7,200	$ 67,200	$ 13,440	$ 80,640
1	Asphalt/playground surface repairs	1	LS	$ 75,000	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Single pane window replacement	6,000	SF	$ 110	$ 660,000	$ 132,000	$ 95,040	$ 887,040	$ 177,408	$ 1,064,448
1	Exterior painting	1	LS	$ 150,000	$ 150,000	$ 30,000	$ 21,600	$ 201,600	$ 40,320	$ 241,920
1	Electrical Infrastructure Upgrade	1	LS	$ 155,000	$ 155,000	$ 31,000	$ 22,320	$ 208,320	$ 41,664	$ 249,984
	Subtotal:				**$ 1,090,000**	$ 218,000	$ 156,960	**$ 1,464,960**	$ 292,992	**$ 1,757,952**
	District Priorities For Schools									
1	Technology (flat screens/wireless tablets/apple TV)	20	ROOMS	$ 15,000	$ 300,000	$ 60,000	$ 43,200	$ 403,200	$ 80,640	$ 483,840
1	Air-conditioning	46,708	SF	$ 25	$ 1,167,700	$ 233,540	$ 168,149	$ 1,569,389	$ 313,878	$ 1,883,267
1	PA / Central Clock, Bell, Speakers / Security / IT Infrastructure	46,708	SF	$ 15	$ 700,620	$ 140,124	$ 100,889	$ 941,633	$ 188,327	$ 1,129,960
1	21st Century Flexible Furniture	25,000	SF	$ 10	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 2,418,320**	$ 483,664	$ 348,238	**$ 3,250,222**	$ 650,044	**$ 3,900,266**
	Site Specific Projects / 21st Century Education									
1	Develop Learning Studios	2,400	SF	$ 300	$ 720,000	$ 144,000	$ 103,680	$ 967,680	$ 193,536	$ 1,161,216
1	Modernize existing Library into Innovation / Student Center	2,500	SF	$ 150	$ 375,000	$ 75,000	$ 54,000	$ 504,000	$ 100,800	$ 604,800
	Develop Maker Space									
2	Relocate Admin (6 offices, reception and work room)	1,200	SF	$ 150	$ 180,000	$ 36,000	$ 25,920	$ 241,920	$ 48,384	$ 290,304
	Not Used									
	Add Classrooms (None Required)									
2	Remodel room 11 (weight room)	1,920	SF	$ 200	$ 384,000	$ 76,800	$ 55,296	$ 516,096	$ 103,219	$ 619,315
1	Natural Light/Solotubes	80	EA	$ 3,000	$ 240,000	$ 48,000	$ 34,560	$ 322,560	$ 64,512	$ 387,072
	Storage space/screening									
2	Outdoor Learning Environments	10,000	SF	$ 20	$ 200,000	$ 40,000	$ 28,800	$ 268,800	$ 53,760	$ 322,560
2	Shade Structures	3,000	SF	$ 25	$ 75,000	$ 15,000	$ 10,800	$ 100,800	$ 20,160	$ 120,960
1	Change flooring at art room from Carpet to hard surface	1,200	SF	$ 15	$ 18,000	$ 3,600	$ 2,592	$ 24,192	$ 4,838	$ 29,030
2	Temporary Housing									
2	Tennis court	1	EA	$ 250,000	$ 250,000	$ 50,000	$ 36,000	$ 336,000	$ 67,200	$ 403,200
	Subtotal:				**$ 2,442,000**	$ 488,400	$ 351,648	**$ 3,282,048**	$ 656,410	**$ 3,938,458**
	Total Project Cost For Master Plan Improvements				**$ 5,950,320**	$ 1,190,064	$ 856,846	**$ 7,997,230**	$ 1,599,446	**$ 9,596,676**

Copyright WLC Architects, Inc., 2016 ©



Progress Master Plans



PROPOSED MASTER PLAN

HAMILTON K-8 SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- NEW STAGE
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW KINDERGARTEN
  ADD (2) NEW KINDERGARTEN.
- ADMIN
  ENLARGE EXISTING ADMIN
- NEW LUNCH SHELTER
- NEW OUTDOOR LEARNING
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED

PHASE II

- LEARNING STUDIOS
- NEW OUTDOOR LEARNING
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS
- NEW CLASSROOM
  (2) NEW CLASSROOM TO REPLACE (2) PORTABLES

PROPOSED MASTER PLAN

LOMA VERDE ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- KITCHEN
  ENLARGE EXISTING KITCHEN
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING AND SHADE STRUCTURE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY

PHASE II

- LEARNING STUDIOS
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- OUTDOOR LEARNING
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS
- ADMIN
  MODERNIZE EXISTING ADMIN
- ENLARGE EXISTING KINDERGARTEN
- NEW CLASSROOM TO REPLACE PORTABLES

PROPOSED MASTER PLAN

LU SUTTON ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

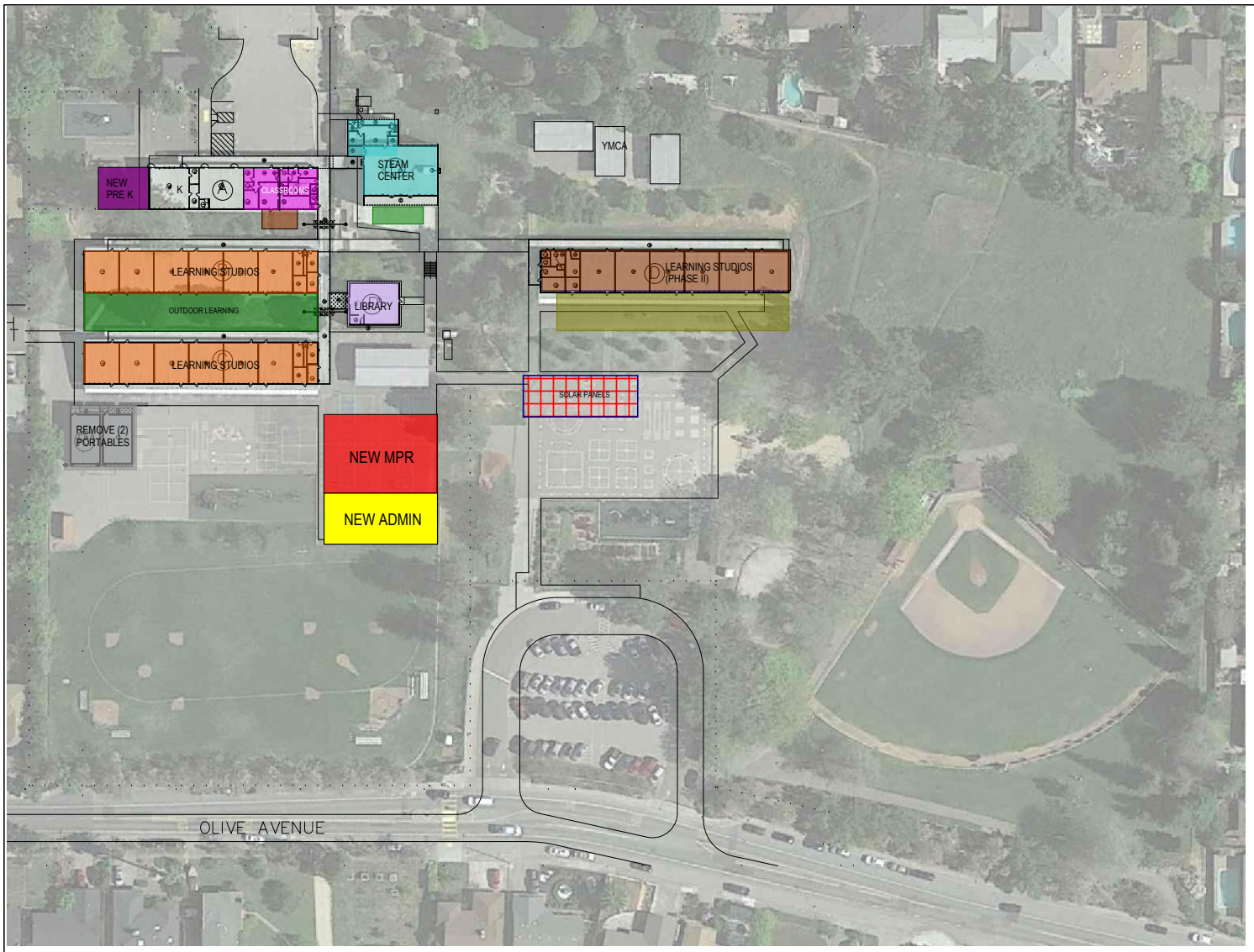
- NEW STAGE
- NEW KITCHEN
  REMOVE CENTRAL KITCHEN
- PARKING/ DROP OFF AREA
  DEMO KITCHEN BUILDING, EXPAND PARKING, PROVIDE PEDESTRIAN WALKWAY, REDESIGN TRAFFIC FLOW
- NEW COMMUNITY CENTER
  AFTER SCHOOL PROGRAM, ADULT EDUCATION. INCLUDING FAMILY CENTER, RSP, SPEECH THAT ARE CURRANTLY IN TWO PORTABLES
- NEW KINDERGARTEN
  ADD (1) NEW PRE-K. ENLARGE (1) EXISTING KINDERGARTEN. REMODE THE PRE-K IN AN EXISTING PORTABLE
- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- LIBRARY/ MEDIA CENTER/ INNOVATION CENTER
  EXPAND EXISTING LIBRARY INTO A MEDIA CENTER. REMOVE COMPULTER LAB PORTABLE
- LUNCH SHELTER
  RELOCATE EXISTING LUNCH SHELTER
- ADMIN
  REMODEL (E) ADMIN AND ENHANCE IDENTITY
- NEW OUTDOOR LEARNING AND SHADE STRUCTURE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES

PHASE II

- REPLACE THE REST (4) PORTABLES WITH A CLASSROOM BUILDING
- LEARNING STUDIOS
- AIR CONDITIONING FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS WITH NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

LYNWOOD ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

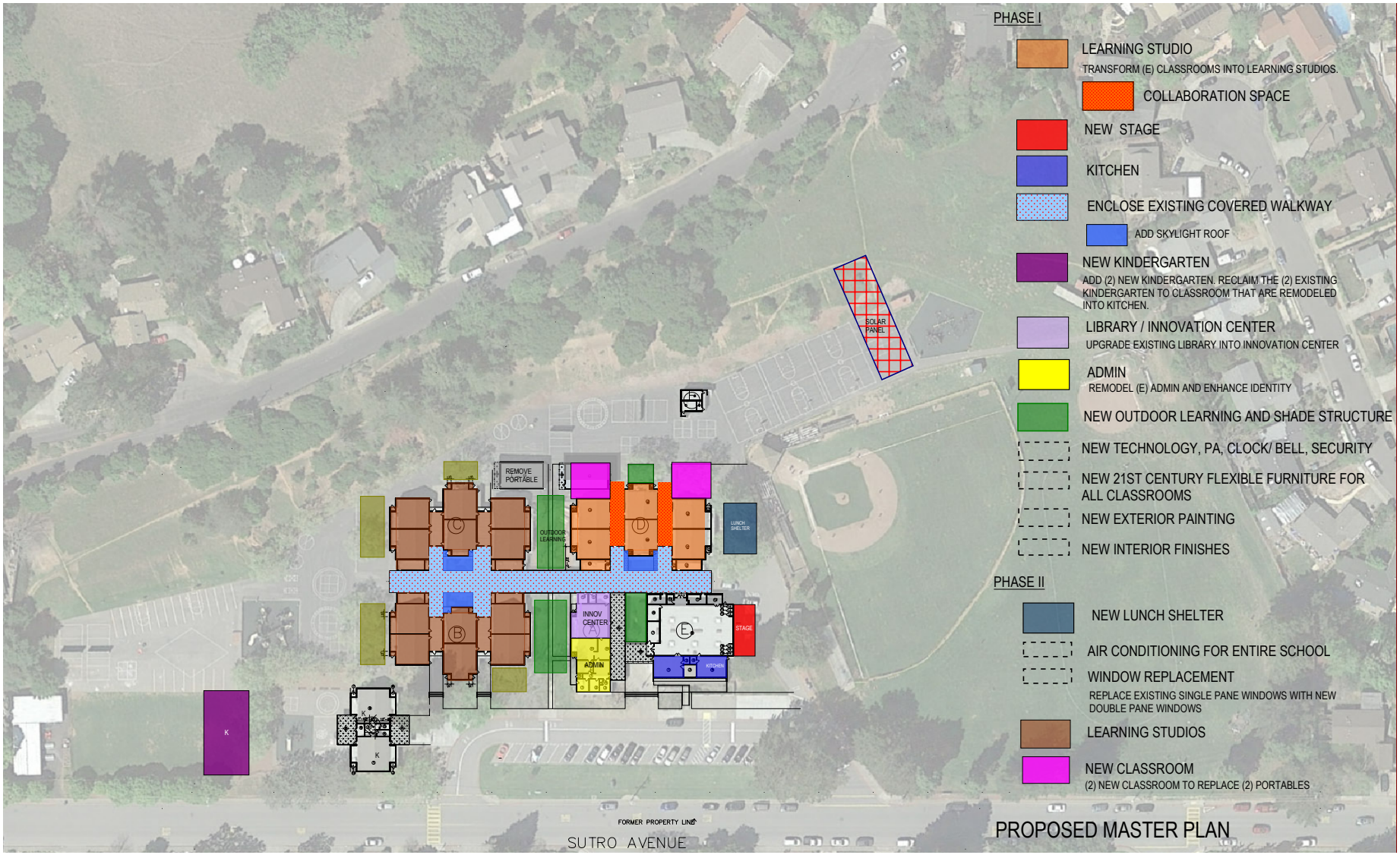
- STEAM CENTER
  REPURPOSE EXISTING MULTI-PURPOSE BUILDING INTO STEAM CENTER THAT INCLUDE ART, MUSIC, SCIENCE AND MAKER SPACE.
- NEW ADMIN (WITH AC)
- RECLAIM (E) ADMIN INTO (2) CLASSROOMS. REMOVE (2) PORTABLES
- NEW MULTI-PURPOSE BUILDING WITH STAGE AND KITCHEN (WITH AC)
- NEW KINDERGARTEN
  ADD (1) NEW KINDERGARTEN.
- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS. ADD COLLABORATION SPACE
- AC FOR STEAM CENTER
- NEW OUTDOOR LEARNING AND SHADE STRUCTURE
- LIBRARY (EXISTING)
  INTERIOR UPGRADES
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES

PHASE II

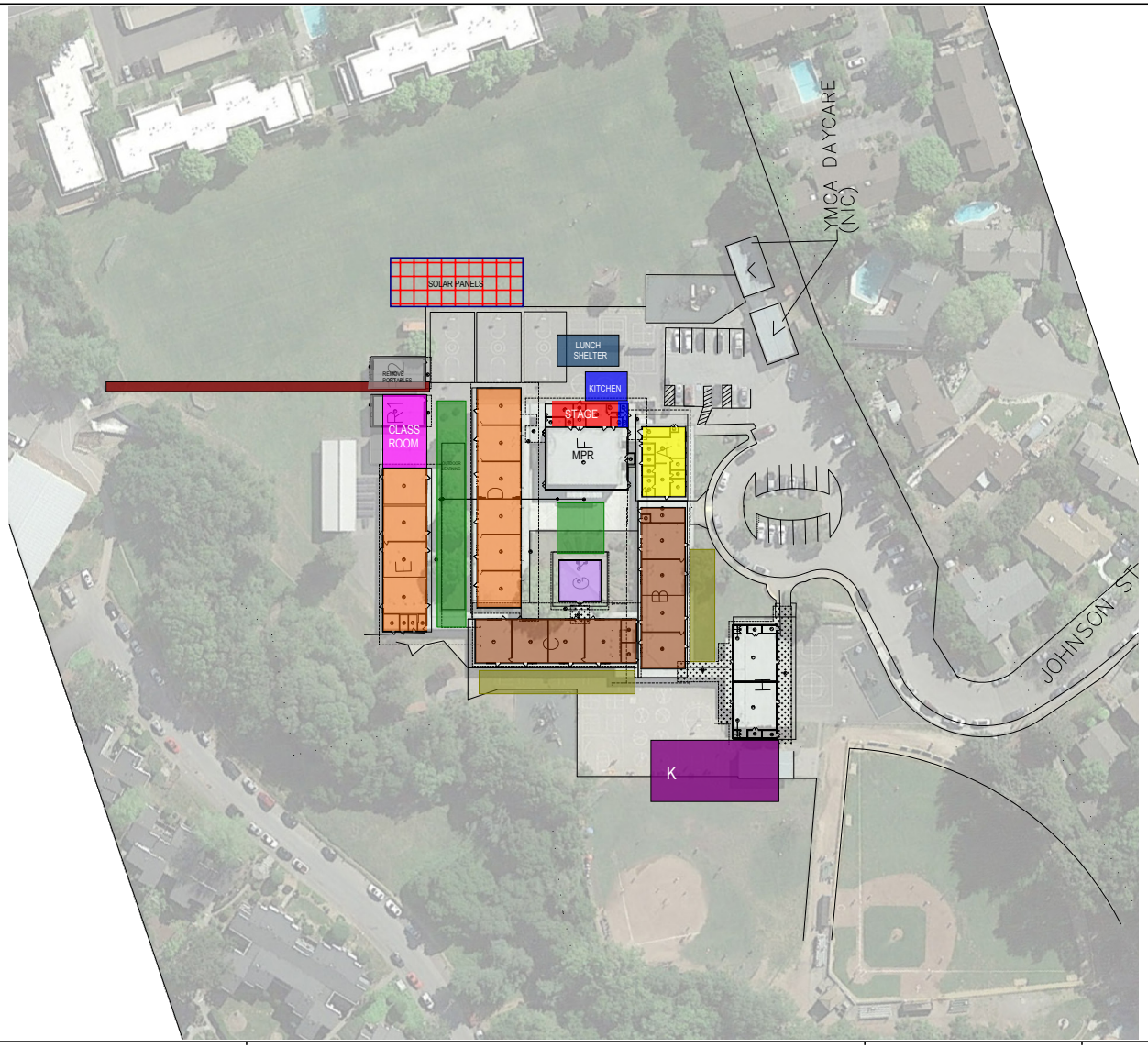
- LEARNING STUDIOS WITH COLLABORATION SPACE
- NEW OUTDOOR LEARNING
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

OLIVE ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PLEASANT VALLY ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- NEW STAGE
  ADD NEW STAGE TO EXISTING MULTI-PURPOSE ROOM
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW KINDERGARTEN
  ADD (2) NEW KINDERGARTEN. RECLAIM (1) KINDERGARTEN SPACE INTO CLASSROOM
- ADMIN
  REMODEL (E) ADMIN AND ENHANCE IDENTITY
- NEW LUNCH SHELTER
- NEW OUTDOOR LEARNING
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED
- NEW PEDESTRIAN WALKWAY
  AND NEW SITE LIGHTING

PHASE II

- LEARNING STUDIOS
- OUTDOOR LEARNING
- NEW CLASSROOM
  REPLACE EXISTING PORTABLES
- AIR CONDITIONING FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

RANCHO ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

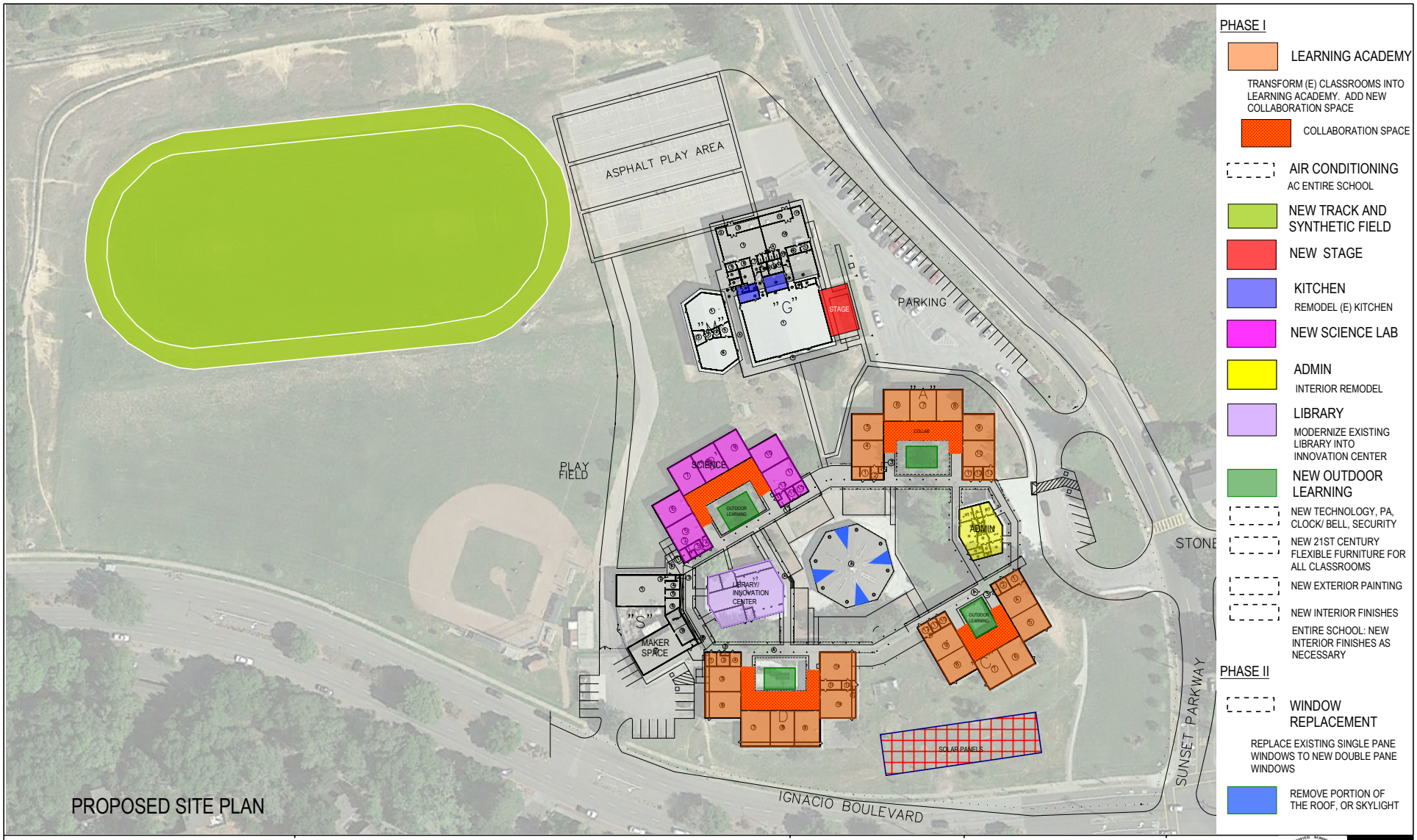
- LEARNING STUDIO
  TRANSFORM (E) CLASSROOMS INTO LEARNING STUDIOS.
- COLLABORATION SPACE
- NEW KINDERGARTEN
  ADD (2) NEW KINDERGARTEN.
- LIBRARY / INNOVATION CENTER
  UPGRADE EXISTING LIBRARY INTO INNOVATION CENTER
- ADMIN
  REMODEL (E) ADMIN AND ENHANCE IDENTITY
- NEW OUTDOOR LEARNING AND SHADE STRUCTURE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES

PHASE II

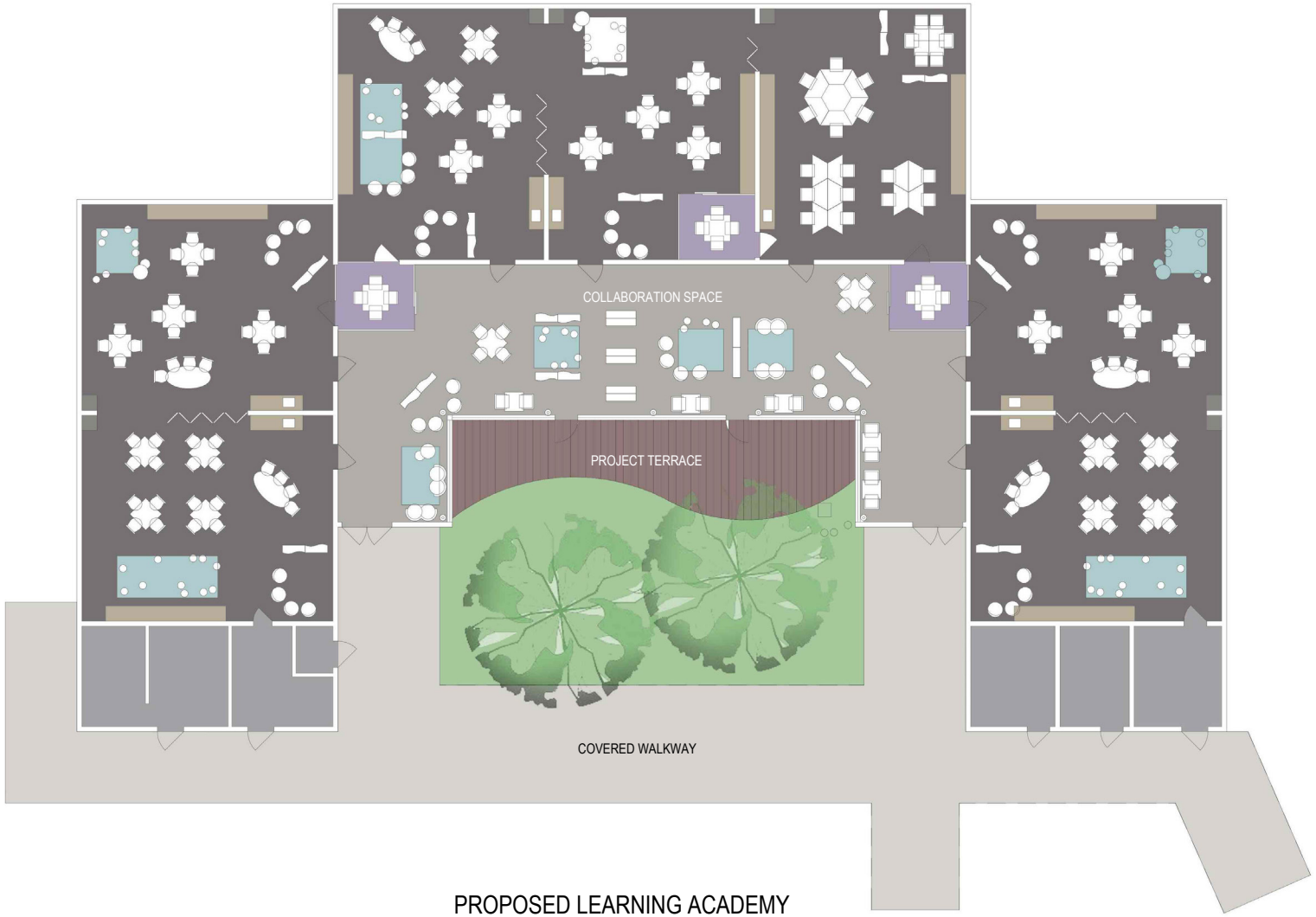
- NEW LUNCH SHELTER
- AIR CONDITIONING FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS WITH NEW DOUBLE PANE WINDOWS
- NEW CLASSROOM BUILDING
  REPLACE (3) PORTABLES

PROPOSED MASTER PLAN

SAN RAMON ELEMENTARY SCHOOL MASTER PLAN - CONCEPTUAL PLAN

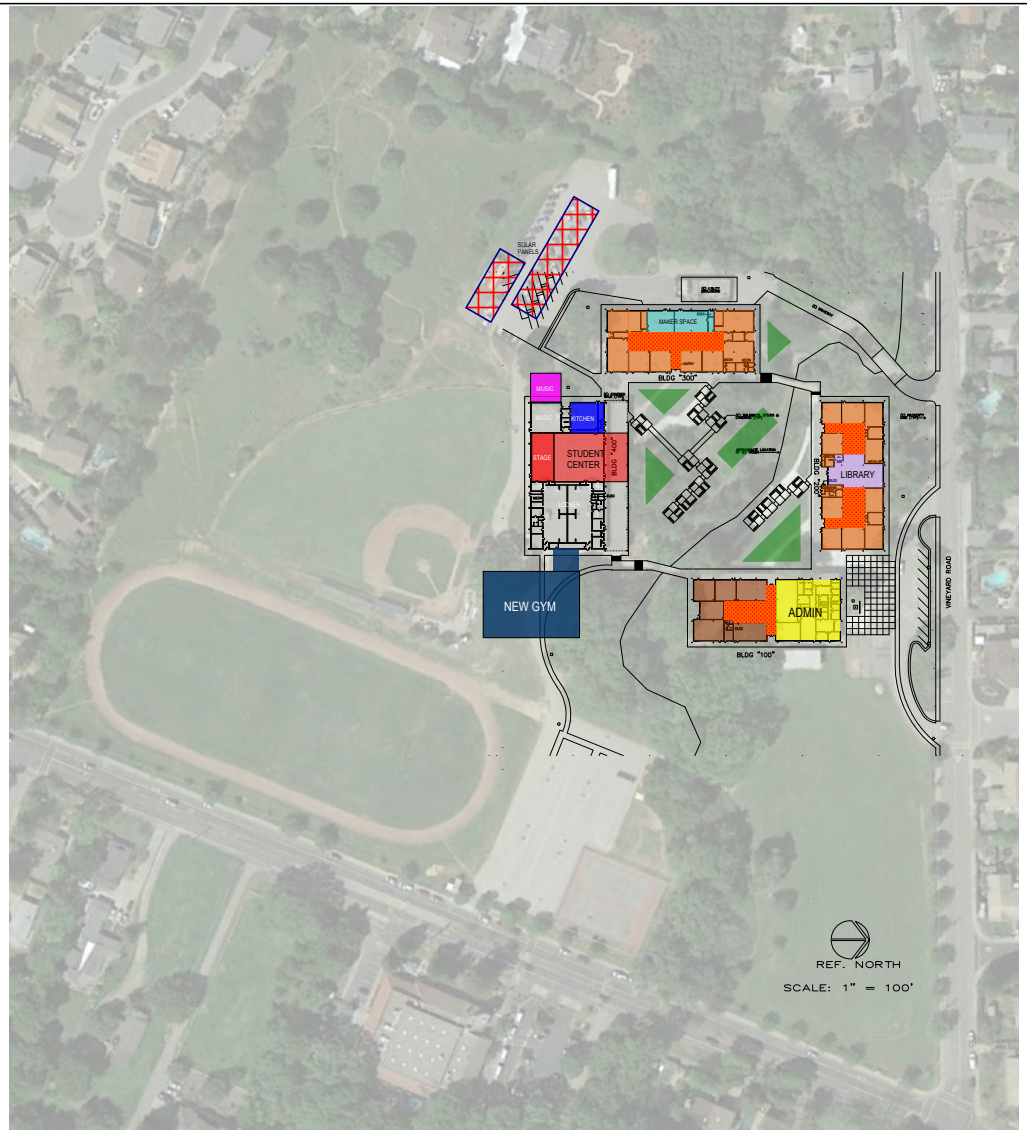


SAN JOSE MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED LEARNING ACADEMY

SAN JOSE MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

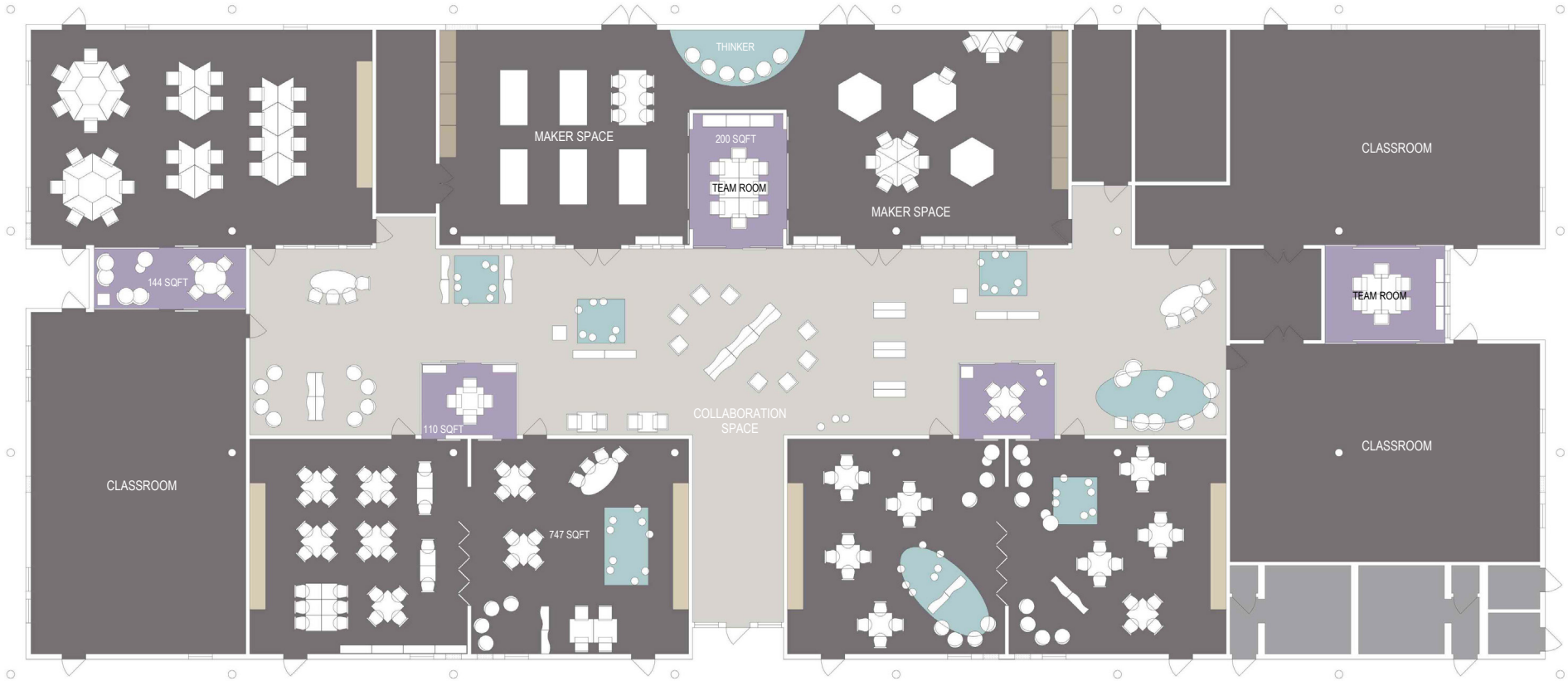
- STUDENT CENTER
  MODERNIZE (E) GYM INTO GYM AND STUDENT CENTER/ CAFETERIA
- NEW STAGE
- NEW MUSIC ROOM
- KITCHEN
  ENLARGE EXISTING KITCHEN
- NEW AUXILIARY GYM
  ADD LOCKERS FOR EVERY STUDENTS IN EXISTING LOCKER SPACE
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY.
  - COLLABORATION SPACE
  - MAKER SPACE
- LIBRARY/ INNOVATION CENTER
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING
- ADMIN
  REMODEL (E) ADMIN INTERIOR
- NEW MAIN ENTRY FACADE
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW FLOOR FINISH, WALL FINISH, CASEWORK AS REQUIRED

PHASE II

- LEARNING STUDIOS
- COLLABORATION SPACE
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

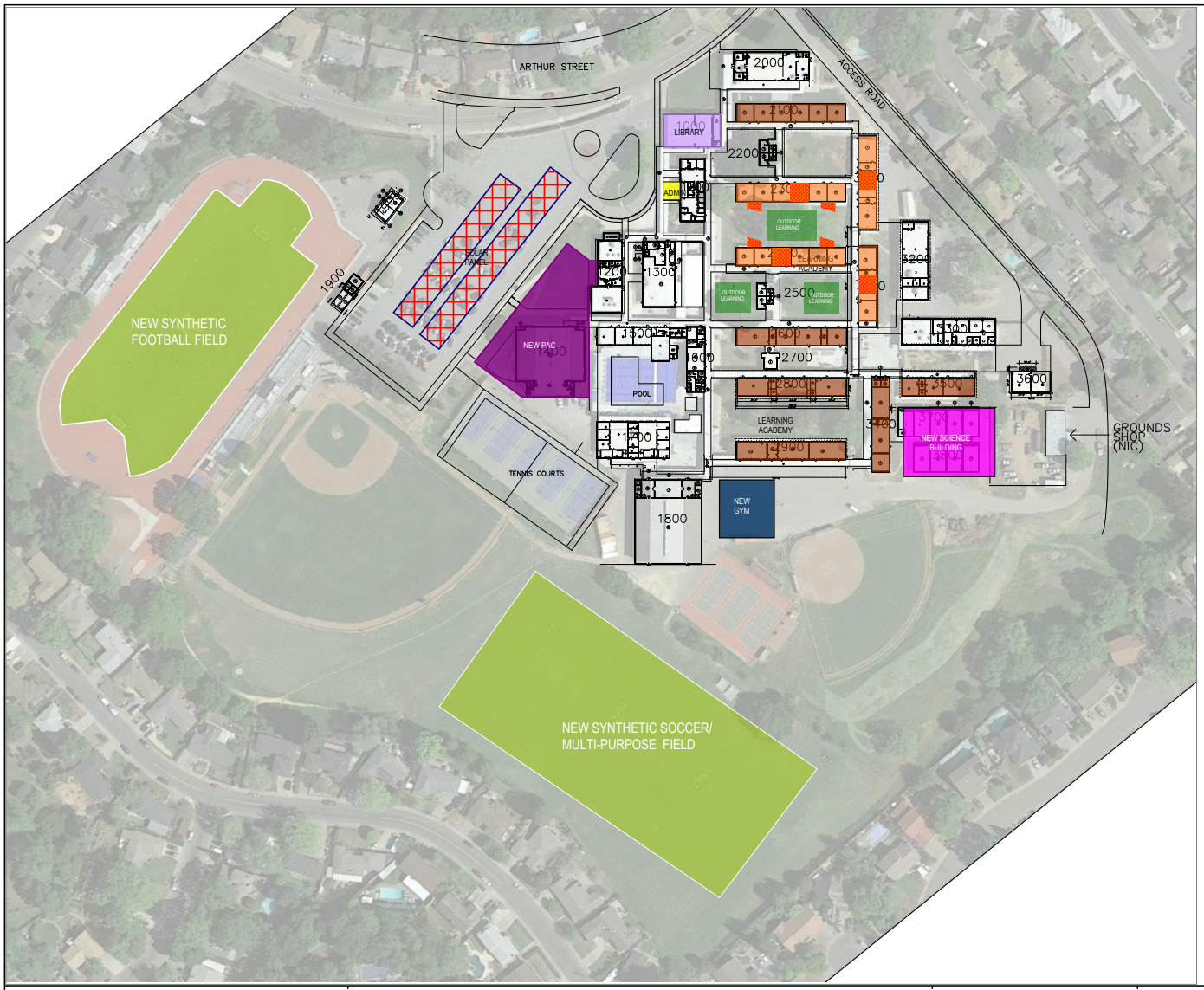
PROPOSED MASTER PLAN

SINALOA MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED LEARNING ACADEMY

SINALOA MIDDLE SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

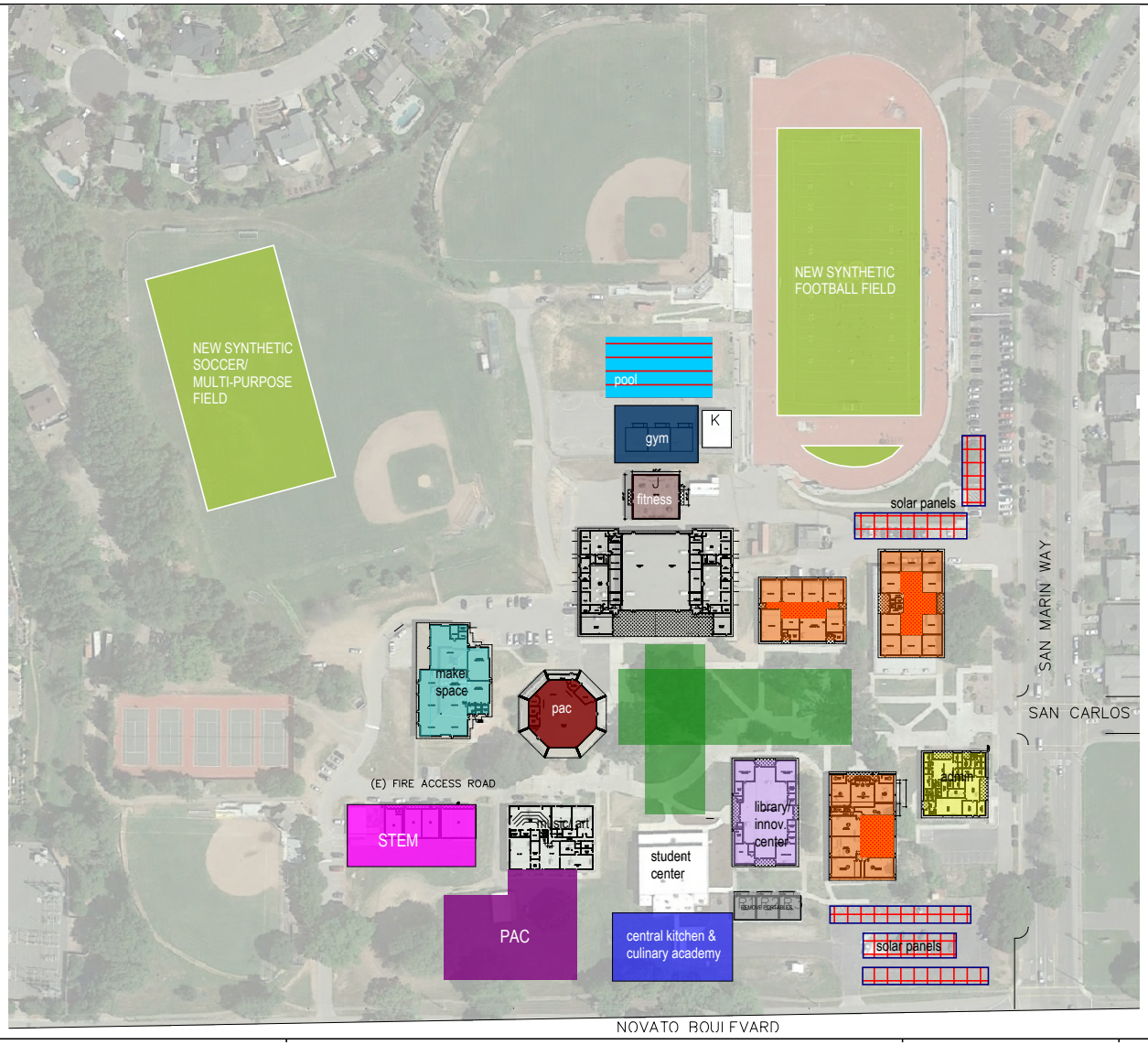
- NEW PAC
- NEW AUXILIARY GYM
- NEW SOCCER FIELD
  NEW SYNTHETIC FOOTBALL TURF
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY. RECLAIM EXISTING SCIENCE CLASSROOMS INTO CLASSROOMS TO REPLACE PORTABLES. ADD NEW COLLABORATION SPACE
  - COLLABORATION SPACE
- NEW SCIENCE BUILDING
- ADMIN
  INTERIOR REMODEL AND FACADE/ IDENTITY ENHANCEMENT
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW OUTDOOR LEARNING
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY

PHASE II

- LEARNING STUDIOS
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO NEW DOUBLE PANE WINDOWS

PROPOSED MASTER PLAN

NOVATO HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PHASE I

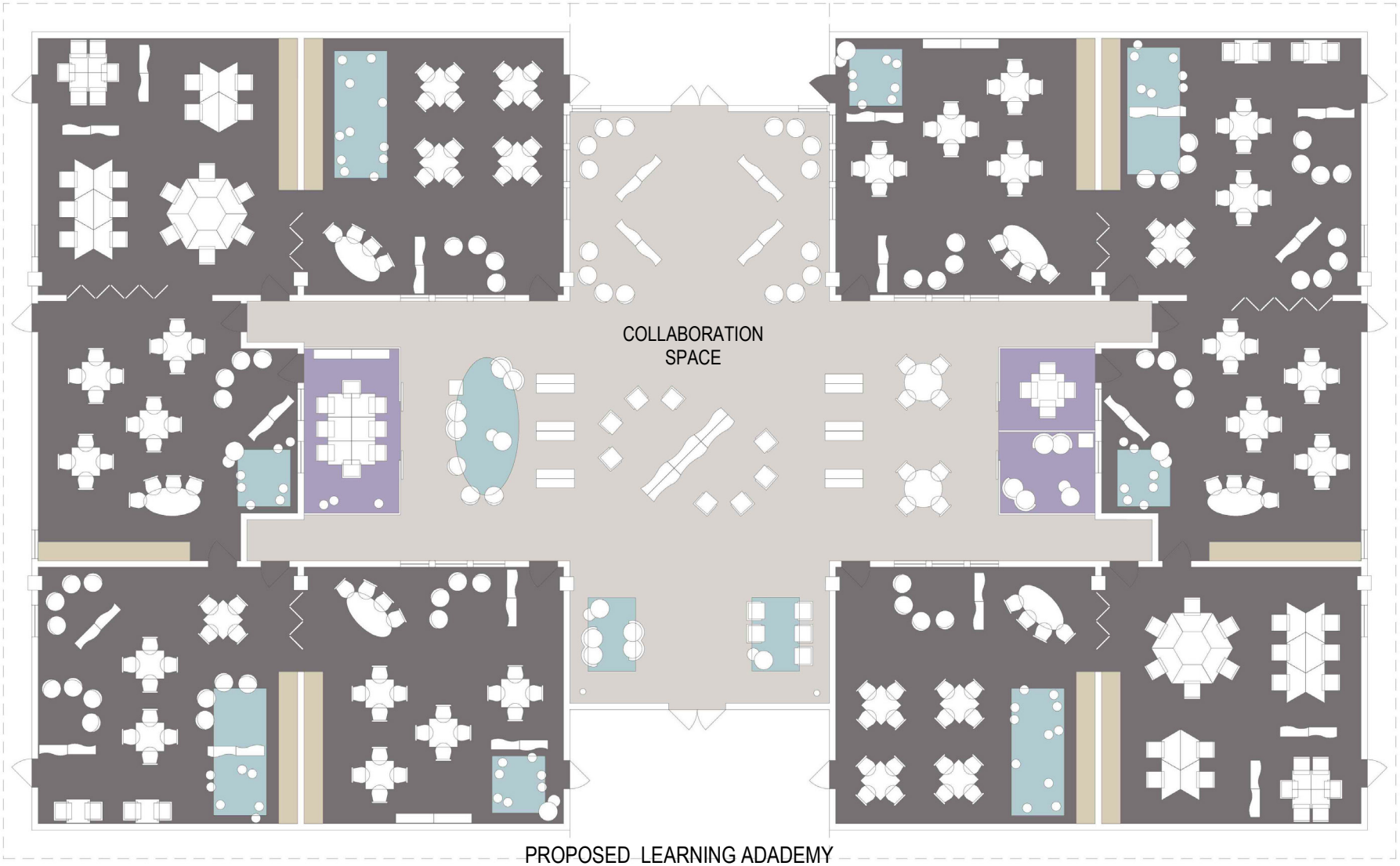
- NEW TWO STORY STEM BUILDING
- MAKER SPACE
  INTERIOR REMODEL
- NEW CENTRAL KITCHEN AND CULINARY ACADEMY
- PAC
  COMPLETELY RENOVATE EXISTING PAC
- NEW OUTDOOR LEARNING
  REVITALIZE THE QUAD AREA
- LEARNING ACADEMY
  TRANSFORM (E) CLASSROOMS INTO LEARNING ACADEMY. RECLAIM EXISTING SCIENCE CLASSROOMS INTO CLASSROOMS TO REPLACE PORTABLES. ADD NEW COLLABORATION SPACE
  - COLLABORATION SPACE
- NEW SOCCER FIELD & NEW SYNTHETIC FOOTBALL TURF
- NEW POOL
- ADMIN
  INTERIOR REMODEL AND FACADE/ IDENTITY ENHANCEMENT
- LIBRARY
  MODERNIZE EXISTING LIBRARY INTO INNOVATION CENTER
- NEW AUXILIARY GYM
- FITNESS CENTER
- NEW TECHNOLOGY, PA, CLOCK/ BELL, SECURITY
- NEW 21ST CENTURY FLEXIBLE FURNITURE FOR ALL CLASSROOMS
- NEW EXTERIOR PAINTING
- NEW INTERIOR FINISHES
  ENTIRE SCHOOL: NEW INTERIOR FINISHES AS NECESSARY
- ALTERNATIVE: NEW PAC

PHASE II

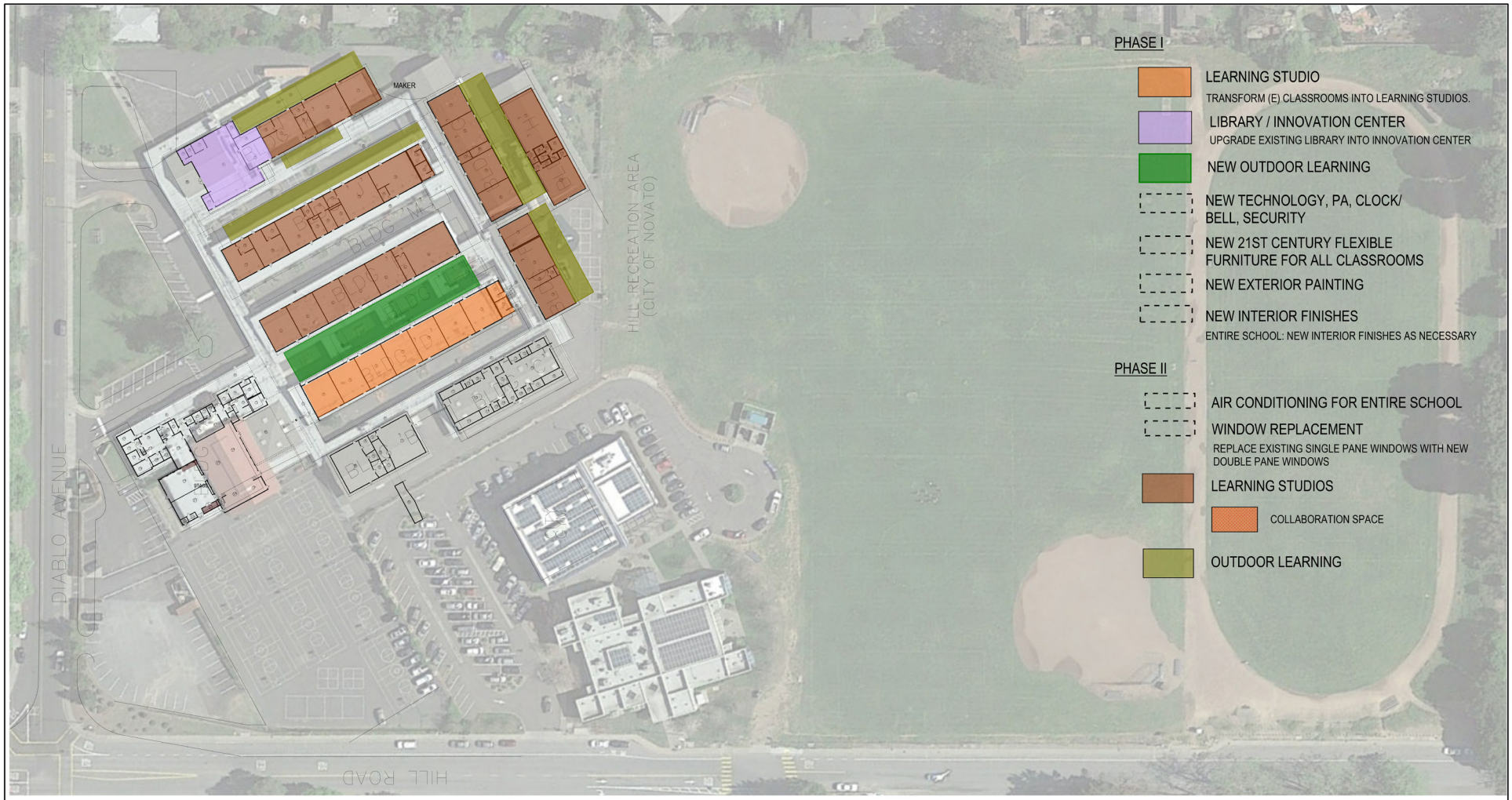
- HVAC FOR ENTIRE SCHOOL
- WINDOW REPLACEMENT
  REPLACE EXISTING SINGLE PANE WINDOWS TO DOUBLE PANE

PROPOSED MASTER PLAN

SAN MARIN HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN



SAN MARIN HIGH SCHOOL MASTER PLAN - CONCEPTUAL PLAN



PROPOSED MASTER PLAN

HILL EDUCATIONAL CENTER MASTER PLAN - CONCEPTUAL PLAN

1015 7th Street
Novato, CA 94945

ARCHITECTS
WLC

2600 10th Street, Suite 500
Novato, CA 94945