INFORMATION SHEET 03/12/19 TRUSTEES MEETING

ATTACHMENT 7.6

TO: Jim Bridges, Superintendent

FOR: Board of Trustees

FROM: Mindy Maxedon, CBO

ISSUE: Tom Hawkins School Administrative Building Remodel

Attached is a fee proposal from PJHM Architects for the proposed remodel of the Hawkins School Administrative Building Remodel.

The current entrance to the school opens into an enclosed hallway with doors at the opposite end that open to the campus and classrooms. The office is a separate area to the left as you enter the hallway from the front of the school.

The district wants to update the Administrative building to ensure there is no access to the campus without going through the school's front office. This project was an identified need during the Measure J General Obligation bond project scope process. It did not make it to the list of projects to be pursued at that time.

PJHM is proposing a flat fee to assist the district in assessing the options available to redo the Administrative Building entrance to ensure the campus has a secured entrance.

proposal

DATE: February 14, 2019

TO: Jefferson Elementary School District
1219 Whispering Wind Drive
Tracy, CA. 95377

ATTN: James Bridges, Ed.D.

RE: Hawkins Elementary School Administration Remodel

Dear Mr. Bridges,

PJHM Architects, Inc. is pleased to present this Professional Services Proposal for the Hawkins Elementary School Administration Remodel. The proposal is in accordance with the agreement dated June 21, 2011.

The modernization of the existing administration work will include, but not limited to, minor HVAC, plumbing, electrical, and data as well as the relocation of one restroom and ADA upgrades to all existing restrooms.

Based on the scope of work listed above, PJHM Architects, Inc. proposes **$75,000.00** in professional service fees invoiced as a **fixed fee**. This proposed fee is based on the **current construction estimate of $450,000.**

If the scope of work, schedule, construction cost or the scope of the Architect's services is changed materially, the amount of compensation to the Architect shall be equitably adjusted as agreed by written amendment or proposal for additional services.

This estimate includes the professional services of a Structural Engineer, Mechanical/Plumbing Engineer, and an Electrical Engineer for the scope listed above.

If the Division of the State Architect requires engineered fire sprinkler drawings, there will be an additional service from Coffman Engineering in the amount of $15,000 x 115% = $17,250

This fixed fee proposal does *not* include the following services: Fire Sprinkler Engineer; Topographical Investigations / Reports; Geotechnical Investigations / Reports; Underground Utility Survey; Hazardous Material Investigations/Reports/Consultants; SWPPP Plans; WQMP Plans; CEQA Plans; CHPS/LEED/Commissioning Consultant; Food Service Consultant; Acoustical/Theatrical Designer; or Close out of existing DSA application numbers.

Reimbursable expenses, such as printing, shipping, agency fees, etc., will be invoiced at cost plus **15%**. We would like to estimate the expense for reimbursable items at **$2,500**.

Thank you for considering PJHM Architects, and we look forward to working with you on this project.

FROM: Kenneth Podany • Architect
CHIEF EXECUTIVE OFFICER
pjhm architects

pjhm·architects
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Jefferson School District

Facilities Needs Assessment

Summary of Site Input / Site's Priority of Projects

pjhm·architects

February 26, 2011

Tom Hawkins School

Site Priority			Estimated Project Costs (includes soft costs) Priority 1	Priority 2	Priority 3
	A.	**Health, Safety & Accessibility Improvements**			
1	1.	**Improve Site Lighting**			
1		a. Add motion sensor lights in select areas: (interior courtyards, back of school, relos, near park)	$ 55,000.00		
1		b. Improve Parking Lot lighting	$ 27,500.00		
	2.	Master Key Plan		$ 20,000.00	
2	2.	**Provide security system** (area of most need: relos, kinder, 7/8 wing)	(pending District Standard)		
	B.	**Building Improvements / Additions**			
	1.	**Classrooms**			
1		a. Add Computer Classroom (site has 1, requires a 2nd to accommodate up to 32 students)	accommodate in existing relo (minimal cost)		
3		b. HVAC units in existing classrooms are very loud.			
1		c. Replace cubbies in Kinder classrooms (kids are getting hurt on sharp edges)	$ 4,400.00		
1	2.	**Kitchen:** Hawkins serves as the District's central kitchen. Kitchen is too small to adequately serve all students. Site has nine lunch periods - serving for 2 hours.			
1		a. reconfigure queing area, add more storage, replace floor surface (to be similar to Traina's), more office space required.	*$ 220,000.00*		
1	3.	**Gymnasium:** due to lunch time use, the gym is not available most of the day for PE use.			
1		a. provide dividers to separate gym into 2 spaces	*$ 55,000.00*		
1		b. Add storage for lunch tables and PE equipment	*incl in MP exp*		
1		c. Extend stage in order to increase audience visibility during	*needs more research*		
1		d. Provide a solid wall in the gym	*needs more research*		

Site Priority			Estimated Project Costs (includes soft costs)		
			Priority 1	Priority 2	Priority 3
1	4.	**Add Multi-Purpose Room**			
1		a. Adjacent to or as an extension of the gym to allow for indoor eating capacity of 400, freeing up the gym for PE use.	$ 1,540,000.00		
	5.	**Library:**			
3		a. Control desk is too small- space is needed for 2 workstations			$ 26,400.00
3		b. Additional library shelving is required			$ 11,000.00
2		c. Add computer workstations		$ 11,000.00	
	6.	**Administration**			$ 165,000.00
2		a. Teacher workroom and conference room is too small			
2		b. Explore options to reconfigure admin area to create more useable space			
	7.	**Restrooms**			
2		a. Supervision of primary and upper grades during recess/pe is an issue. Provide access to restrooms from play ground side of building. (solution would be to add more restrooms on playground side)		$ 82,500.00	
3		b. Kindergarten: add restrooms that are accessible from the exterior			$ 82,500.00
	C.	**Site Improvements**			
	1.	**Provide Shade Structures**			
2		a. Playground areas (2 structures 30'x40' location TBD)		$ 66,000.00	
2		b. Kindergarten area: level hill and add shade		$ 44,000.00	
	2.	**Playgrounds**			
3		a. Increase number of drinking fountain fixtures			$ 11,000.00
1		b. Replace fall surface primary play structures	$ 81,120.00		
3		c. Expand AC paving, provide additional basketball courts & ball walls			$ 277,200.00
1		d. Remove sand box from kinder area	*incl w/ play equip*		
1		e. Replace old Play Equipment & fall surface @ kinder (need more than what they currently have)	$ 110,000.00		
	3.	**Site Drainage / Path of Travel / Courtyard Improvements**			
1		a. Widen sidewalks in front of classrooms	$ 93,500.00		
1		b. Improve drainage of grass courtyard area	*incl above*		
1		c. Improve drainage near rooms 19 & 20	*incl above*		

Site Priority			Estimated Project Costs (includes soft costs)		
			Priority 1	Priority 2	Priority 3
1		d. Remove grass hill in front of gym - create assembly area	$ 38,500.00		
1		e. Remove grass in courtyard of 7-8th wing - add planter benches / create assembly area	$ 74,250.00		
2		f. Patch & repair AC paving at portable area		$ 55,440.00	
3		g. Aesthetic upgrade at corner of Glenbriar and Darlene			$ 11,000.00
3		h. Create waiting area at kinder pick-up area			$ 5,500.00
1	4.	**Running Track**			
1		a. Synthetic or Natural surface (to be determined by Board) (decomposed granite 1/4 mile x 10' wide)	$ 72,600.00		
1		b.. Include fitness course for 7-8th grade PE curriculum	$ 22,000.00		
1		c. Size to accommodate a full size soccer field in the middle	incl above		
1	5.	**Improve Playfields**			
		a. Regrade and seed . If Artificial turf is provided inside track area Add $800,000	$ 475,200.00		
	D.	**Technology**			
	1.	Upgrade Technology (Pending District Standards)			$ 400,000.00
1		a. Provide ceiling mounted projectors in all classrooms ($2,000/CR for infrastructure)			
	E.	**Renewable Energy**			
	1.	Solar			$ 1,000,000.00
	2.	Wind			
		Total	$ 2,869,070.00	$ 278,940.00	$ 1,989,600.00

Site Total	$ 5,137,610.00

Jefferson School District

Facilities Needs Assessment

Summary of Site Input / Site's Priority of Projects

pjhm·architects

February 26, 2011

Monticello School

Site Priority			Estimated Project Costs (includes soft costs)		
			Priority 1	**Priority 2**	**Priority 3**
	A.	**Health, Safety & Accessibility Improvements**			
1	1.	Security system upgrade (cameras - Pending District Standards)	$ -		
	2.	Fencing			
1		a. Reconfigure/add fencing at front of school to secure kinder area	$ 6,050.00		
1		b. Add fencing along Cambridge to secure kinder area	$ 27,500.00		
1		c. Raise height of fence at front of school	$ 22,000.00		
1		d. Perimeter fencing improvements	$ 11,000.00		
	3.	Improve exterior lighting (revisit once lighting upgrade is complete)			
	4.	Master Key Plan		$ 15,000.00	
	B.	**Building Improvements / Additions**			
	1.	**Classrooms**			
3		a. Incorporate natural daylighting (ie. Solatubes)			*$ 208,000.00*
3		b. Update casework at sinks to meet ADA accessibility (only as required by DSA)			
3		c. Potentially replace relos 14-17 (each are over 20 years old): priority 1, only if Additional State Funding is available. Otherwise Priority 3.			*$ 330,000.00*
1		d. Repair ramps, provide skirting to relos (9 relos @ $5,000/ramp)	*$ 49,500.00*		
	2.	**Kitchen**			
1		a. Remodel kitchen - there is not enough air circulation for equipment	*$ 55,000.00*		

Site Priority			Estimated Project Costs (includes soft costs)		
			Priority 1	Priority 2	Priority 3
1		b. Fan is very loud	incl above		
1		c. Add walk-in freezer	$ 22,000.00		
1		d. Add storage	incl above		
1		e. Secure area from gym after hours	incl above		
1		f. Repair/replace roll up door	$ 11,000.00		
	3.	**Library**			
3		a. Modify library control desk to be ADA accessible			$ 5,500.00
3		b. Add locking storage cabinets that are deep enough to hold storage tubs (full height/approx. 10lf)			$ 3,300.00
	4.	**Gymnasium / Mutli-Purpose Room**			
2		a. Update sound system		$ 16,500.00	
2		b. Add boom microphones to stage		$ 5,500.00	
1		c. Replace operable wall at stage	$ 27,500.00		
	5.	**Administration**			
2		a. Increase size of staff lounge (potentially expand into staff patio, which is under-utilized)		$ 110,000.00	
2		b. Update appliances in staff lounge		$ 1,650.00	
2		c. Additional conference space is required (could be accomodated with staff lounge expansion and potential reconfiguration of admin offices).		$ 13,200.00	
1		d. Reconfigure Administration in order to improve supervision of nurse's office.	$ 247,500.00		
	6.	**Restrooms**			
1		a. Renovate all restrooms	$ 416,000.00		
1		b. Replace floor finishes in relocatable restroom (near room 21)	included in above		

Site Priority			Estimated Project Costs (includes soft costs)		
			Priority 1	Priority 2	Priority 3
	7.	**Heating/Ventilating/Air Conditioning, Plumbing and Electrical Systems**		$ 455,000.00	
1		a. Units have exceeded their lifecycle, recommend replacing all			
1		b. Plumbing to Drinking fountains in relos heat up causing drinking water to be extremely hot			
2	8.	Roof Replacement		$ 265,200.00	
	C.	**Site Improvements**			
	1.	**Provide Shade Structures**			
1		a. Amphitheater: level hill, create outdoor eating area	$ 110,000.00		
1		b. Kinder courtyard	$ 33,000.00		
	2.	**Playgrounds**			
3		a. Add more playground equipment & upgrade fall surface: playstructures and swings			$ 132,000.00
3		b. Add site benches at playground areas			$ 5,500.00
1		c. Expand kinder play area (potential to expand into unused bike rack area)	$ 11,000.00		
	3.	**Site Drainage / Path of Travel / Parking / Misc. Site Improvements**			
1		a. Repair uneven asphalt throughout campus	$ 26,000.00		
1		b. Improve planted area near room 22: tree roots are exposed, area does not drain well.	$ 6,500.00		
1		c. Repair damaged concrete stair risers near room 21	$ 3,250.00		
3		d. Add a garden area for instructional purposes			$ 2,200.00
3		e. Add storage for PE equipment (locate throughout campus to accommodate each grade level's equipment)			$ 5,500.00

Site Priority			Estimated Project Costs (includes soft costs) Priority 1	Priority 2	Priority 3
3		f. Resurface parking lot and add accessible parking signage			*$ 97,500.00*
1		g. Expand concrete walk in front of school for staging and pick up			*$ 30,800.00*
	4.	**Running Track**			
2		a. Create running course: consider area behind portable classrooms: 1/4 mile x 10' wide		*$ 72,600.00*	
	5.	**Improve Play Fields**			
1		a. Regrade and seed . If Artificial turf is provided inside track area Add $800,000	*$ 341,550.00*		
	D.	**Technology**			*$ 200,000.00*
	1.	Upgrade Technology (Pending District Standards)			
	E.	**Renewable Energy** (Pending District Standards)			$ 1,000,000.00
	1.	Solar			
	2.	Wind			
		Total	**$ 1,426,350.00**	**$ 954,650.00**	**$ 2,020,300.00**

Site Total	**$ 4,401,300.00**

Jefferson School District
Facilities Needs Assessment
Summary of Site Input

pjhmarchitects

February 2

Anthony Traina School

Site Priority			Estimated Project Costs (includes soft cos		
			Priority 1	Priority 2	Prior
	A.	**Health, Safety & Accessibility Improvements**			
	1.	**Enhance security:**			
1		a. Address roof access issues (kids climbing on roof)	$ 22,000.00		
	2.	Master key plan	$ -		
	B.	**Building Improvements / Additions**			
1	1.	**Gymnasium:**			
1		a. Basic Gym: includes 1 full court, 2 cross courts, restrooms, basketball standards, gym divider, trophy case, some storage, some office space, stage, concession/ticket (approx. 14,000 sf)	$ 4,200,000.00		
1		b. Add pull out bleachers	$ 110,000.00		
2		c. Add 1 PE Classroom (flex space) with associated storage: (1,200 SF)		$ 330,000.00	
3		d. Add a 2nd PE Classroom (960 SF)			$ 264
2		e. Add 1 Music Classroom w/ associated storage & practice rooms (1,500 SF)		$ 412,500.00	
3		f. Add a 2nd Music Classroom (1,500 SF)			$ 412
2		g. Add a Community Room / Green Room (approx. 500 SF)	*incl in basic gym*		
1		h. Add 1 Scoreboard, 2 shot clocks	$ 22,000.00		
2		i. Add infrastructure for ice machine	*incl in basic gym*		
1		j. Provide additional parking to be associated with the gym (approx 18,00	$ 200,200.00		
1		k. provide site fencing to secure after school gym use from remainder of campus (chain link approx 1,020 lf)	$ 39,270.00		

Site Priority			Estimated Project Costs (includes soft cos		
			Priority 1	Priority 2	Prior
3	2.	**Add Science Lab** (site indicates current lab is too small to conduct experiments)(1,300 sf)			$ 429
3	3.	**Add Computer Lab** (site currently has 1 lab, requests 1 additional that is able to accommodate 32 students) (960 sf)			$ 264
	C.	**Site Improvements**			
	1.	**Provide Shade Structures:**			
1		a. Kindergarten - over play area, concrete area & drinking fountain area (protect from late afternoon sun)	$ 33,000.00		
2		b. At outdoor stage area to create covered lunch		$ 88,000.00	
1		c. At restroom located near pre-school to protect from late afternoon sun	$ 33,000.00		
3	2.	**Artificial Turf at Playfields** (sized to accommodate soccer field)			$ 1,100
3	3.	**Add Running Track (decomposed granite 1/4 mile x 10' wide)**			$ 72
1	4.	**Fill existing planing/dirt near upper play equip to create assembly area (ie. flagpole / benches)**			$ 26
	D.	**Technology**			
	1.	Upgrade Technology (Pending District Standards)			
	E.	**Renewable Energy** (Pending District Standards)			
	1.	Solar			
	2.	Wind			
		Total	**$ 4,659,470.00**	**$ 830,500.00**	**$ 2,570**

Site Total	**$ 8,060,670.00**