



# SANTA CLARA UNIFIED SCHOOL DISTRICT



## Measure J General Obligation Bond

### Master Plan Volume 2

May 22, 2008

Revisions:  
October 23, 2008

# SANTA CLARA UNIFIED SCHOOL DISTRICT

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# TABLE OF CONTENTS

## I. SUMMARY

## II. MASTER PROGRAM SCOPE

Measure J Bond Projects List

Scope Levels of Detail

Standard Scope Definitions

## III. MASTER PROGRAM SCHEDULE

Baseline

Assumptions

Scheduling / Phasing Criteria

Master Program Schedule

## IV. MASTER PROGRAM BUDGET

Master Program Budget

Cash Flow Projections

## V. SITE PROGRAMS - SCOPE, SCHEDULE AND BUDGET

Buchser Middle School

Cabrillo Middle School

Peterson Middle School

Santa Clara High School

Wilcox High School

Wilson Campus / Educational Options

Elementary Schools

District Office Facility

## VI. APPENDIX



## I SUMMARY

This document provides detail for the information provided in Volume 1 of the Measure J General Obligation Bond Master Plan Program, adopted by the Board of Trustees on May 22, 2008.

This volume Includes: scope descriptions, schedules, and cost estimates, providing the detail necessary to integrate project scope, time and cost into the Program's Project Management Methodology.

This document is to be used with Volume 1 to provide a comprehensive basis for planning, executing, monitoring / controlling and closing individual projects in a coordinated way so that the goals of the Program can be fully achieved.

The Program's mission is to successfully and fully complete the work of the adopted plan.



## II MASTER PROGRAM SCOPE

### MEASURE J BOND PROJECTS LIST

The scope of work included in this Master Plan is authorized by the Measure J Bond Projects list, approved by District voters on November 2, 2004. The Bond Project List contains capital improvement objectives for specific District campuses.

The Master Program Scope of Work must be consistent with the Measure J Bond Projects List. Each item in the Master Plan links to one or more list objectives. Scope items are linked to the Bond Projects List by one of three relationships:

1. the item is a specifically stated objective in the Bond Projects List, or
2. the item is not specifically stated in the Bond Projects List but is necessary to achieve a specifically stated objective or,
3. the item is not specifically stated in the Bond Projects List but it is included in the Program because it can be reasonably inferred by other stated objectives.

### SCOPE LEVELS OF DETAIL

Program scope can be described at several levels of detail. Data is available to describe the Program at four levels from a micro to a macro perspective. Each perspective provides information of use to different Master Plan users. The levels of detail can be described as:

**Cost Model:** At the micro level Cost Models contain basic estimating information. Each Cost Model provides a Total Unit Cost for a description of work that can include up to 28 work products or building systems. Unit costs have been determined by estimators utilizing data from site condition surveys and cost estimating databases.

**Scope Item:** Scope Items are Spaces and Areas, defined from District plans and site maps, which have been assigned a quantity (usually square feet) which is then multiplied by the Total Unit Cost from a corresponding Cost Model.

**Site Program:** Scope Items are grouped by Buildings and site areas. Buildings and site areas are grouped by Site or Campus. Section V – “Site Programs: Scope, Schedule and Budget” is the primary source of this information and is intended to provide the starting point for



communicating the project boundaries to stakeholders and for beginning the design processes.

Master Program: Summary information by Campus as well as Program Costs, and Contingency and Escalation Reserves. Master Plan Volume 1 provides Master this level of information.

## **STANDARD SCOPE DEFINITIONS**

Measure J is primarily focused on modernizing existing facilities. Work scope tends to fall into two categories at the building level of detail. To minimize repetition, two standard descriptions of modernization work have been defined: “Full” and “Basic”.

Full modernization tends to follow the extensive modernization work that was previously done to modernize fifteen of the District’s elementary schools.

Basic modernization, however, describes more traditional renovation where major utility infrastructure replacement and extensive seismic strengthening are not required.

Where specific building scopes of work deviate from the standard scope descriptions, variations are listed which add to or delete from the standard definitions.

### **1.0 FULL MODERNIZATION**

#### **1.1 Hazardous Materials Abatement:**

Asbestos containing materials are abated as a rule. Flooring, mastics, gypsum board, plaster, roofing materials and mechanical systems are most commonly removed. Asbestos containing piping is removed when encountered in site excavations. Encapsulation and management is not used in lieu of abatement.

Lead containing material such as doors and fascia boards which require machining, sanding or finishing, are usually replaced rather than abated. Stringent lead abatement protocols are required when students are on campus.

The cost models use pre-determined levels of magnitude to apply costs since detailed assessments were not complete at the time.

#### **1.2 Selective Demolition**

Demolition scope is coordinated with hazardous materials abatement



and includes removal of building finishes and systems to facilitate structural seismic strengthening and replacing the plumbing, mechanical and electrical systems. Includes the following:

- Wall finishes
- Flooring
- Ceiling systems
- Doors
- Heating systems
- Electrical systems, fixtures, conduits, conductors
- Plumbing fixtures and selected piping

### **1.3 Civil/Site work**

Typical site utility work includes replacing on-site water, gas, electrical and communications distribution systems. Where necessary, provide a separate landscape irrigation services to segregate the domestic water service.

Existing piping systems attached to building walls or roofs are to be relocated to a permanent underground utility infrastructure.

Asphalt and concrete paving surfaces are repaired as required.

Landscaping is restored to its previous condition.

### **1.4 Structural Seismic Strengthening**

Each building has been seismically evaluated by a structural engineer and assigned a priority classification based on four levels of priority: A1, A2, B1, B2 and B3. No buildings are identified at the A1 level. Full Modernization includes work in the A2, B1 and B2 priority levels. Seismic strengthening work may involve significant selective demolition and repair or replacement of building finishes.

### **1.5 Building re-configuration**

This includes work necessary to accommodate accessibility requirements and re-construction to replace dry rot or damaged structural components or work necessary to comply with codes. In general, wall relocation or space reconfiguration is not in scope.

### **1.6 Roofing**

In general, roofs not replaced within the last 10 years are to be replaced. Roofing projects must address required seismic strengthening and work required to correct existing drainage deficiencies. Internal drains are



replaced with surface mounted gutters. All architectural sheet metal and most roof equipment is replaced.

**1.7 Gypsum Board/ Portland Cement Plaster**

Most gypsum board walls and ceilings will be replaced as a result of hazardous materials abatement, structural seismic strengthening or building system replacement. Portland cement plaster is replaced where necessary because of structural seismic strengthening, utility penetrations or damaged framing.

**1.8 Painting**

Repainting of all interior and exterior surfaces will be required.

**1.9 Tackable Wall Panels**

Vinyl fabric warped fiber panes are used extensively and cover approximately two thirds of new wall finishes.

**1.10 Flooring**

In most instances, all floor finishes are replaced with new.

**1.11 Ceilings**

In most instances, all ceiling finishes are replaced with new.

**1.12 Doors**

Door openings are to be fully compliant with ADA and Title 24. In most cases door panes are replaced rather than re-worked to accept new hardware. Interior door frames are new. Exterior door frames are replaced on a case-by-case basis.

**1.13 Casework**

New permanent casework is provided in libraries and most classroom spaces.

**1.14 Specialties**

Includes new:

- Restroom toilet partitions and accessories
- Drinking fountains with ADA barriers

Full Modernization Continued:

- Fire Extinguishers
- Sliding Marker Boards
- Window coverings

**1.15 Windows**

Window replacement has been priced in the cost models using three





scope levels based on total wall area.

- Level 1 – New top light glazing
- Level 2 – New ceiling to mid-rail glazing
- Level 3 – New full height (floor to ceiling) glazing

#### **1.16 Mechanical**

In general, most mechanical systems are replaced. New systems are to include air-conditioning except where noted. System design will depend on specific building conditions. A survey of mechanical systems has been undertaken by Alfa Tech Cambridge Group – see Appendix. New systems will be of the most energy efficient design readily available within the budget. All systems will be controlled by an energy management system.

#### **1.17 Power**

Existing electrical services must be upgraded or augmented for increased power demand. A survey of power distribution systems has been undertaken by Alfa Tech Cambridge Group, of Santa Clara, CA – see Appendix.

#### **1.18 Lighting**

In most cases the existing lighting systems will be replaced. New systems will be of the most energy efficient design readily available within the budget. A survey of the lighting systems has been undertaken by Alfa Tech Cambridge Group, of Santa Clara, CA – see Appendix.

#### **1.19 Plumbing**

New above ground piping systems are required to extend the new underground water distribution systems to building fixtures. All fixtures are replaced. Below slab piping drain/waste piping is replaced on a case by case basis. Valves are added to isolate water and gas by building and restroom facility. A survey of plumbing systems has been undertaken by Alfa Tech Cambridge Group, of Santa Clara, CA – see Appendix.

#### **1.20 Data/Communications**

The data distribution system is replaced. Some MDF components may be reused. New racks, conduits, cabling and terminations are provided. The system must be capable of providing for all systems over internet protocol. Existing telephone equipment is removed and stored during construction and is re-installed on a new cabling system.



Wireless data access is provided in all instructional spaces.

**1.21 Security**

The existing system is replaced with a new District standard intrusion alarm system.

**1.22 Clock/Bell/Paging Systems**

Existing systems are replaced with new. Equipment will have internet protocol capability.

**1.23 Fire Alarm**

New fire alarm systems are provided. In some cases existing upgraded panels are connected or extended to the campus at large.

**1.24 Kitchens**

Secondary school food services facilities will require major renovation. Existing cooking and refrigeration equipment will be retained if possible.

**1.25 Other Furnishings and Equipment**

Classroom technology equipment includes:

- ceiling mounted LCD projector,
- ceiling mounted speakers,
- components for DVD, VCR , video control and display.

The program does not include new computers or other classroom furniture.



## **2.0 BASIC MODERNIZATION**

### **2.1 Hazardous Materials Abatement**

Same as Full Modernization

### **2.2 Selective Demolition**

Demolition that is only necessary to complete other work. The extent should be less than Full Modernization, primarily focused on removal of interior finishes.

### **2.3 Civil/Site work**

Existing underground utility replacement is limited to immediate necessities.

### **2.4 Structural Seismic Strengthening**

Same as full modernization

### **2.5 Building re-configuration**

Not in scope

### **2.6 Roofing**

Same as full modernization

### **2.7 Gypsum Board/Portland Cement Plaster**

Wall finishes will be patched and repaired rather than being replaced.

### **2.8 Painting**

Same as Full Modernization

### **2.9 Tackable Wall Panels**

None

### **2.10 Flooring**

Same as Full Modernization

### **2.11 Ceilings**

Existing ceiling systems will be retained where possible.

### **2.12 Doors**

Door openings will be made compliant with the ADA and Title 24 however existing door frames and panels will be retained where possible.

### **2.13 Casework**

Minimum casework will be provided. Full teaching walls with sliding marker boards are not in scope.

### **2.14 Specialties**

- Restroom toilet partitions and accessories



- Fire Extinguishers
- Window Coverings

**2.15 Windows**

Existing window systems are to remain.

**2.16 Mechanical**

Similar to Full Modernization except that mechanical components such as piping and ductwork may be visible.

**2.17 Power**

Similar to Full Modernization except that conduits may be run in visible locations. Surface mounted raceway will be used in lieu of concealing new systems in walls.

**2.18 Lighting**

Similar to Full Modernization except that some conduit may be surface mounted, some fixtures may be retrofitted rather than replaced and existing ceiling systems may remain.

**2.19 Plumbing**

Similar to Full Modernization except that some piping may be exposed where extensive demolition and finish work will be required to conceal it.

**2.20 Data/Communications**

**2.21 Security**

**2.22 Clock/Bell/Paging**

**2.23 Fire Alarm**

Data/Communications, Security, Clock/Bell/Paging and Fire Alarm System scope of work will be similar to Full Modernization except that conduit paths and cabling pathways may be attached to buildings in visible locations.

**2.24 Kitchens**

Same as Full Modernization

**2.25 Other Equipment (incl. Educational Technology)**

Same as Full Modernization





### III MASTER PROGRAM SCHEDULE

#### BASELINE

The Master Program Schedule represents the best efforts of the Master Planning team at the time of Board Adoption. It is intended to be a baseline for budget development and cash flow projections.

The Program must have a clear starting point based on a documented set of facts and assumptions in order to manage changes that occur as the Program evolves.

A more comprehensive Master Program Schedule will be developed as the program develops and more detailed information becomes available. The schedule is based on phasing plans for the sequence of individual projects within each campus. Numerous assumptions were made in developing the plans which are likely to undergo revisions as the Program develops. Detailed gathering and planning sessions will be further conducted with all stakeholders.

While the phasing plans at each campus are likely to change, the overall program level of effort should not vary significantly. Detailed individual site schedules and phasing plans can be found for each site in Section V; Site Programs – Scope, Schedule and Budget.

#### ASSUMPTIONS

Cost escalation resulting from increased material and labor cost, increasing regulations and expanding stakeholder expectations poses perhaps the greatest risk to successfully completing the program.

A primary mitigation strategy to deal with this risk is to establish and execute a sophisticated project control management system which integrates project scope, time and cost.

#### SCHEDULING / PHASING CRITERIA

Maximize return on investment:

- Balance the costs of accelerated construction with anticipated cost escalation.
- Plan and execute work as soon as possible to avoid increasing costs.
- Minimize the need for temporary classroom space and replication of special purpose space for temporary use.
- Re-use temporary facilities where feasible.



- Group buildings and projects to maximize construction productivity.
- Maintain a consistent level of construction throughout the program.

Deliver facilities appropriate to the District's educational mission:

- Provide adequate time for proper project planning, through design and preparation of complete and accurate construction documents
- Provide effective procedures to identify the considered needs of pertinent stakeholders
- Solicit and document relevant requirements for scope
- Award contracts in accordance with established procedures

Minimize disruption to educational activities:

- Concentrate work during the summer recess, if possible
- Facilitate temporary and permanent moves.
- Include testing dates into construction schedules.
- Emphasize information gathering from all stakeholders.

### **MASTER PROGRAM SCHEDULE**

The Master Program Schedule is included in Volume 1.



## IV MASTER PROGRAM BUDGET

### MASTER PROGRAM BUDGET

Costs can be viewed at several levels of detail corresponding to the scope levels of detail described in Section II “Master Program Scope”.

They area:

Cost Models:	basic estimating information
Scope Items:	space and area descriptions
Site Program Budgets:	buildings and major site areas
Master Program Budget:	summary of all site program budgets and program reserves

The following definitions describe the estimating and budgeting system in more detail.

### DEFINITIONS

#### COST MODEL

Cost Models provide a Total Unit Cost estimate that is applied to one or more Scope Items. The Cost Model Total Unit Cost is the sum of up to 28 component unit costs roughly corresponding to work products such as concrete, framing, electrical, etc. Cost Models are based on scopes of work derived from the Measure J Bond Projects List and information from the facility condition survey phase of the master planning project.

#### Components:

- Hard construction costs for materials, labor and equipment. Estimates were current as of mid 2008.
- Component Unit Costs (28 categories)
- Total Unit Costs (sum of Component Unit Costs)

#### Markups:

Unit cost estimates include factors for Contractor Fee, Bonds, General Conditions, Supervision, Liability Insurance and Taxes

#### SCOPE ITEM

Scope Items are based on Space/Area descriptions. In most instances, District 1-A drawings were used for building and space identification. Scope Items include a quantity, and unit of measure. They also include a phase number representing the estimated time at midpoint of construction (derived from the Master Project Schedule). This is used in



a separate spreadsheet to allocate the Cost Escalation Contingency Reserve to each campus by phase and for cash-flow projections.

**Components:**

**Construction Cost:** Scope Item quantity multiplied by the Cost Model Total Unit Cost.

**Total Construction Estimate:** Construction Cost including a markup for Scope/Design Contingency markup (see below).

**Total Project Cost:** Construction Cost including markups for Scope/Design Contingency, Support Costs, and Risk Reserve markups (see below).

**Markups:**

**Scope/Design Contingency:** a 3% factor applied to Construction Cost to allow for scope changes that will be necessary or highly advantageous but are not reasonably foreseeable during the design phase.

**Support Costs:** a 25% nominal factor composed of the following:

Design/Consulting	9.5 %
Surveys	1.0 %
Management Services	4.3 %
Approvals/Fees	1.0 %
Utility Fees	0.9 %
Bidding/Printing	0.2 %
Testing & Inspection	2.4 %
Salaries & Program Costs	4.0 % *
Temporary Housing	1.2 %
Moving & Storage	<u>0.5 %</u>
Total	25.0 %

Formula: Support Costs represent 25% of the sum of Construction Cost, Scope/Design Contingency (3%) and Support Costs. It is calculated as follows:  $((\text{Construction Cost} \times 1.03) / 0.75) - (\text{Construction Cost} \times 1.03)$ .

\* Note: Salaries and Program Costs will not be expensed by project. They are monitored at the Master Program Level. They are totaled at the Site Program level, removed from the Site Master Budgets and listed as a single total on the Master Program Budget.

**Risk Reserve:** A factor for hard cost and soft cost change order contingency, this markup varies by Scope Item. A baseline factor of 5% is increased or decreased by a multiplier based on the estimated risk of the Scope Item. A Scope Item with a risk factor





of 2 yields a 10% contingency. Risk reserve is applied to the sum of Construction Cost, Design Contingency and Support Costs.

### **SITE PROGRAM BUDGETS**

The total cost of all work to be performed on a particular campus.

#### **Components:**

Scope Items for a given campus grouped by building or by phase.

Includes: Hard Costs, Soft Costs (Support Costs less Program Costs), Contingency Reserve, and Escalation Reserve

#### **Markups:**

No markups are applied at this level, however reports may show Escalation Contingency Reserve which is calculated in a spreadsheet using an export from the database. Escalation is roughly 5% to 6% per year compounded over three phases.

### **MASTER PROGRAM BUDGET**

The Master Program Budget is the listing of Site Master Program Budgets from the Site Program Level.

#### **Components:**

Line items totaling to available program funds including:

- Site Master Program Budgets
- Program Costs
- Cost Escalation Contingency Reserve
- Program Contingency Reserve

#### **Markups:**

No markups are applied at this level



## CASH FLOW PROJECTIONS

The cash flow projection estimates the rate of expenditures over the course of the Program. It is a tool to estimate the amount and timing of bond sales. It is also used to assist in projecting interest revenue and developing fiscal year budgets

The following cash flow chart was developed by applying phase numbers to Scope Items for each site from the preliminary phasing schedules and distributing these costs over the Program duration.

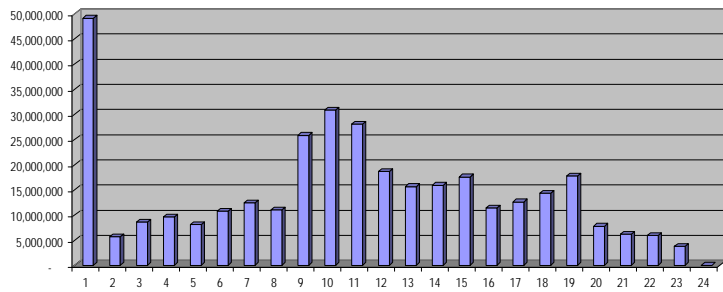


Santa Clara Unified School District  
 Measure J General Obligation Bond  
 Preliminary Cashflow

Description	2007-2008		2008-2009				2009-2010				2010-2011				2011-2012				2012-2013				2013 - 2014		Total
	2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018				
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22	Qtr 23	Qtr 24	
Program Costs	49,096,261	5,706,050	8,566,393	8,749,708	7,335,201	9,741,963	11,220,172	9,975,518	23,411,442	28,014,091	25,471,459	16,940,151	14,174,903	14,426,307	15,936,330	10,303,284	11,437,465	12,961,386	16,092,565	7,063,342	5,607,577	5,399,661	3,430,891	-	321,062,000
Program Reserves	-	-	-	897,674	752,553	999,475	1,151,131	1,023,436	2,401,892	2,874,100	2,613,239	1,737,971	1,454,271	1,480,064	1,634,984	1,057,063	1,173,424	1,329,771	1,651,013	724,662	575,308	553,977	351,992	-	26,438,000
Total	49,096,261	5,706,050	8,566,393	9,647,382	8,087,755	10,741,437	12,371,303	10,998,954	25,813,334	30,888,191	28,084,698	18,678,122	15,629,174	15,906,371	17,571,315	11,360,348	12,610,889	14,291,157	17,743,578	7,788,004	6,182,885	5,953,638	3,782,883	-	347,500,000
Cumulative Expenditures	49,096,261	54,802,311	63,368,703	73,016,086	81,103,840	91,845,278	104,216,580	115,215,535	141,028,869	171,917,060	200,001,757	218,679,879	234,309,053	250,215,424	267,786,739	279,147,086	291,757,976	306,049,133	323,792,711	331,580,715	337,763,600	343,717,238	347,500,121	347,500,121	347,500,000
Total / Fiscal Year	54,802,311		37,042,967				80,071,782				78,298,364				55,833,709				37,668,105				3,782,883		347,500,000

Note: This cashflow document is calculated from a cost loaded master program schedule. The costs described above are for general cashflow projection purposes only and may not match total expenditures reported through the District Accounting Systems.

Expenditures per Quarter



Quarter Key	
Quarter #	Months
Q1	January 2008 through March 2008
Q2	April 2008 through June 2008
Q3	July 2008 through September 2008
Q4	October 2008 through December 2008
Q5	January 2009 through March 2009
Q6	April 2009 through June 2009
Q7	July 2009 through September 2009
Q8	October 2009 through December 2009
Q9	January 2010 through March 2010
Q10	April 2010 through June 2010
Q11	July 2010 through September 2010
Q12	October 2010 through December 2010
Q13	January 2011 through March 2011
Q14	April 2011 through June 2011
Q15	July 2011 through September 2011
Q16	October 2011 through December 2011
Q17	January 2012 through March 2012
Q18	April 2012 through June 2012
Q19	July 2012 through September 2012
Q20	October 2012 through December 2012
Q21	January 2013 through March 2013
Q22	April 2013 through June 2013
Q23	July 2013 through September 2013
Q24	October 2013 through December 2013



## **V SITE PROGRAMS – SCOPE, SCHEDULE AND BUDGET**

### **INTRODUCTION**

The following pages list the project scope, schedule and budget information for each of the sites included in the Master Plan.



# BUCHSER MIDDLE SCHOOL

## BACKGROUND



Buchser Middle School is located in downtown Santa Clara on the original campus of Santa Clara High School. Currently the 34 acre campus houses approximately 170,000sf of building area.

## SITE PROGRAM SCOPE

Refer to Section II “Master Program Scope” for terminology and descriptions of standard Full and Basic Modernization scope descriptions.

Deviations from standard scopes are listed as variances.

### Site Structures

The covered walkways require minor strengthening in various areas.

### Civil/Site Utilities Upgrade

Includes:

- Underground domestic water distribution
- Electrical service upgrade, 2 locations
- New underground gas distribution
- Sanitary sewer repairs at selected locations
- Storm drainage improvements in select locations
- Fire service water distribution

### Bldg. A – Administration – 1969

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B3 (refer to DASSE Design structural report in Appendix)

- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.

**Bldg. AD – Modular Classrooms – 1961**

Building AD has reached the end of its useful life and will be demolished in order to accommodate interim housing during the modernization program.

**Bldg. B – Classroom Building – 1969**

Full Modernization

Variances:

- Window system level 2 replacement proposed
- Structural priority classification B2
- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.

**Bldg. C – Science Building – 2007**

A new building was completed in 2007 to replace a previous building destroyed by fire. No work required.

**Bldgs. D and E – Classrooms – 1969, 2007**

Full Modernization Completed in 2007

**Bldg. F – Shops – 1969**

Basic Modernization: East end woodshop

Full Modernization: Middle and West spaces.

Variances

- Window system level 1.
- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.

**Bldg. G – Boy’s Gymnasium – 1969**

Basic Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1
- Selective upgrades for ADA accessibility compliance at existing restroom and showers
- Selective upgrades for ADA accessibility compliance by modifications to existing bleachers
- Re-finish existing Gym floor
- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.



**Bldg. H – Girls Locker Room – 1956**

Full Modernization

Variances:

- Window system level 2 replacement

**Bldg. J – Library – 1958 - remodeled 1968**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B2
- Furniture and equipment
- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.

**Bldgs. K and M – Classrooms – 1961**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1
- External art sketch area
- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.

**Bldg. N. – Music / Multipurpose / Kitchen – 1957**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1
- Add fire sprinkler protection
- Roof replaced in 1999- 2000. Roof diaphragm voluntary seismic strengthening completed.

**Bldg. O – Auxiliary Gymnasium – 1937**

Full Modernization

Variances:

- Window system level 2 replacement
- New bleachers
- Structural priority classification B1
- Replace exterior brick rather than anchor to structure as proposed by Structural Engineer.



## SITE PROGRAM PHASING SCHEDULE

As design progresses the phasing will be defined more precisely. A preliminary phasing plan includes:

Preparation Phase:

- Site Utility Upgrade

Phase 1

- Offices and workroom in B3 section of Classroom Building B
- Workshop Building (Bldg F)
- Classroom Building K
- Classroom Building M
- Multipurpose / Music Building (Bldg N)

Phase 2

- B1 and B2 sections of Classroom Building B
- Library (Bldg J)

Phase 3

- Gymnasium (Bldg G)
- Classrooms in B3 section of Classroom Building B

Phase 4

- Locker Building (Bldg H)
- Gymnasium (Bldg O)

The site plan on the following page depicts the phasing plan in graphic format. Work is completed or in progress is noted with the date completed or as Phase 0.







**Santa Clara Unified School District  
Measure J Master Plan**

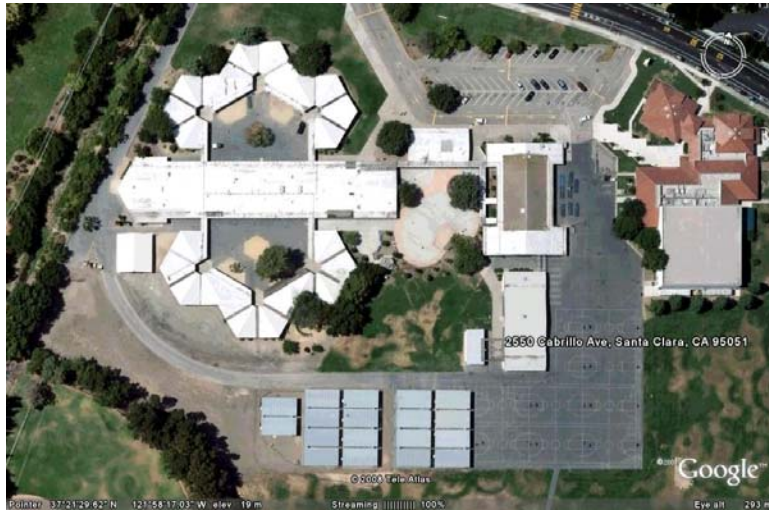
**SITE PROGRAM BUDGET**

**Buchser Middle School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site	Site Improvements	7,952	30,700	5,020	43,672
Utilities	Site Utilities	250,323	966,474	158,034	1,374,831
A	Administration	391,641	1,512,089	170,574	2,074,304
AD	Modular Classrooms (1961)	7,847	30,298	2,515	40,659
B	Classroom Building	1,151,826	4,447,094	462,751	6,061,671
C	Science Building (2007)	0	2,949,978	0	2,949,978
D	Classroom Building	0	2,949,978	0	2,949,978
E	Classroom Building	0	2,949,978	0	2,949,978
F	Shops Building	622,017	2,401,550	259,837	3,283,404
G	Boy's Gymnasium	601,133	2,320,919	277,936	3,199,988
H	Girls Locker Building	427,102	1,649,002	211,977	2,288,081
J	Library	350,020	1,351,395	123,911	1,825,325
K	West "A" Classroom Wing	344,744	1,331,025	144,502	1,820,271
M	East & North "A" Classroom Wings	713,845	2,756,091	262,946	3,732,883
N	Multipurpose Music Rooms	423,543	1,635,260	179,984	2,238,787
MU	Multipurpose Room & Kitchen	409,024	1,579,206	175,676	2,163,907
O	Auxiliary Gym (1937)	1,101,485	4,252,734	502,779	5,856,998
Total	Buchser Middle School	6,802,502	35,113,772	2,938,442	44,854,716

# CABRILLO MIDDLE SCHOOL

## BACKGROUND



Constructed as a middle school in 1961, the 26 acre site comprises approximately 87,000 square feet of building area.

## SITE PROGRAM SCOPE

Refer to Section II “Master Program Scope” for terminology and descriptions of standard Full and Basic Modernization scope descriptions.

Deviations from standard scopes are listed as variances.

### Site Work

Patch or replace walkways and paving where necessary.

Minor seismic strengthening of covered walkways is needed in various areas.

### Site Utility Upgrade

Selectively replace sections of the following services (portions of utilities have been previously replaced):

- Domestic water
- Electrical distribution
- Gas
- Sewer mains
- Storm drains



**Bldg. A – Administration – 1961**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1

**Bldg. B – Multipurpose/Classroom Building – 1961**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1

**Bldg. C – Locker Building – 1961**

No Work, except:

- Replace communication systems, clock/bell/paging, fire alarm, data, phones and security.

**Bldg. D – Classroom Building – 1961**

Full Modernization

Completed in 2008

**Bldg. E – Shops/Classrooms – 1961**

Full Modernization

Variances

- Window system level 2 replacement
- External art sketch area
- Structural priority classification B1

**Bldg. F – Classroom Building – 1961**

Full Modernization

Completed in 2008

**New Library/ Media Building**

Construct new 4,500 square foot building to provide a library/media facility comparable to other middle schools.



## SITE PROGRAM PHASING SCHEDULE

As design progresses the phasing will be defined more precisely. A preliminary phasing plan includes:

### Preparation Phase

- Site Utility Upgrade – work in progress

### Work in progress or complete

- Buildings D and F – complete

### Phase 1

- Bldg. A Administration Building
- Bldg I New Library Media Building

### Phase 2

- Bldg. B Multi-purpose Building
- Bldg E, Science Classroom Wing

The site plan on the following page depicts the phasing plan in graphic format. Work is completed or in progress is noted with the date completed or as Phase 0





**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Cabrillo Middle School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site	Site Improvements	96,829	373,846	51,363	522,038
Utilities 2	Site Utilities	79,040	305,166	49,899	434,106
A	Administration	184,159	711,021	81,062	976,243
B	Multipurpose Building	642,800	2,481,792	268,433	3,393,026
D	Classroom Wing, South	0	4,500,000	0	4,500,000
E	Classroom Wing, Library	1,297,099	5,007,980	524,659	6,829,737
F	Classroom Wing, North	0	4,500,000	0	4,500,000
I	New Library-Media Building	548,660	2,118,328	204,240	2,871,228
Total	Cabrillo Middle School	2,848,587	19,998,134	1,179,657	24,026,377

# PETERSON MIDDLE SCHOOL

## BACKGROUND



Peterson Middle School, located in Sunnyvale, was constructed as a high school in the 1960's. The 48 acre site comprises approximately 153,000 square feet of building area.

## SITE PROGRAM SCOPE

Refer to Section II "Master Program Scope" for terminology and descriptions of standard Full and Basic Modernization scope descriptions.

Deviations from standard scopes are listed as variances.

### Site Work

The campus will receive new covered walkways in select locations. Certain covered walkways will be removed for seismic safety.

### Site Utility Upgrade

The following underground utility systems will be replaced:

- Domestic water
- Electrical Power distribution
- Communications
- Gas
- Sanitary sewer in select locations
- Storm drain mains in select locations)



**Bldg. A – Classrooms – 1964**

Full Modernization in Progress

- Window system level 2 replacement
- Structural priority classification A2

**Bldg. B – Classrooms – 1964**

Full Modernization in Progress

- Window system level 2 replacement
- Structural priority classification A2

**Bldg. C – Offices/Textbook Storage – Demolished & Replaced 2008**

The existing concrete structure is being replaced by a modular building of the same size. It will house a new campus MDF.

**Bldg. D – Science Building – 1964**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification A2

**Bldg. E – Shops / Classrooms – 1964**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification A2

**Bldg. F – Classrooms – 1966**

Full Modernization – in progress

- Window system level 2
- Structural priority classification A2

**Bldg. G – Classrooms Buildings – 1969**

Full Modernization – in progress

- Window system level 2 replacement
- Structural priority classification A2

**Bldg. H – Home Economics – 1966**

Full Modernization

Variances

- Window system level 2 replacement proposed
- Structural priority classification A2



**Bldg. J – Library – 1964**

Full Modernization

Variances

- Window system level 2 replacement
- Furniture
- Structural priority classification B1

**Bldg. K – Administration – 1964**

Full Modernization

- Window system level 2 replacement
- Structural priority classification A2

**Bldg. L – Multipurpose / Kitchen – 1964**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1

**Bldg. M – Locker Rooms – 1964**

No Work, except:

- Replace communication systems, clock/bell/paging, fire alarm, data, phones and security.
- (Structural priority classification B3)

**Bldg. N – Gymnasiums: Boy's – 1964, Auxiliary – 1966**

No Work, except:

- Replace communication systems, clock/bell/paging, fire alarm, data, phones and security.
- New roof
- (Structural priority classification B3)





## SITE PROGRAM PHASING SCHEDULE

As design progresses the phasing will be defined more precisely. A preliminary phasing plan includes:

Work in progress or complete:

- Site Utility Upgrade – work in progress
- Building C (MDF) – work complete
- Classroom Wing G – work complete
- Classroom Wing F – in progress

Phase 1

- Administration Building (Bldg K)
- Library (Bldg J)

Phase 2:

- Classroom Building (Bldg E)

Phase 3:

- Classroom Building (Bldg D)
- Classroom Building (Bldg H)

Phase 4:

- Multi-purpose Building (Bldg L)
- Locker Room Building (Bldg M)
- Gymnasium (Bldg N)

The site plan on the following page depicts the phasing plan in graphic format. Where work is completed, or is in progress, this is noted on the site plan as Phase 0 or by date (where it applies).





**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Peterson Middle School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site	Site Improvements	677,938	2,617,455	427,995	3,723,388
Utilities 1	Site Utilities	37,820	146,019	23,876	207,716
Utilities 2	Site Utilities	226,925	876,138	143,262	1,246,326
Utilities 3	Site Utilities	113,461	438,063	71,630	623,155
A	Classroom Wing - Northeast	0	3,450,000	0	3,450,000
B	Classroom Wing - Southeast	0	3,450,000	0	3,450,000
F	Classroom Wing - Northwest	0	3,450,000	0	3,450,000
G	Classroom Wing - Southwest	0	3,450,000	0	3,450,000
C	Office/Textbook Storage	92,030	355,319	58,100	505,449
D	Science Building	647,396	2,499,538	262,932	3,409,866
E	Shops Building	940,037	3,629,398	396,966	4,966,402
H	Home Economics	275,728	1,064,559	116,733	1,457,019
J	Library	368,874	1,424,189	158,547	1,951,611
K	Administration	288,161	1,112,564	129,714	1,530,440
L	Multipurpose/Kitchen	1,068,563	4,125,623	446,407	5,640,592
N	Gymnasiums	123,834	478,110	78,179	680,122
Total	Peterson Middle School	4,860,767	32,566,977	2,314,343	39,742,087

# SANTA CLARA HIGH SCHOOL

## BACKGROUND



Santa Clara High School (formerly Buchser High School) is located in the city of Santa Clara. Currently the 31 acre site comprises approx. 245,000 square feet of building area.

### SITE PROGRAM SCOPE

Refer to Section II "Master Program Scope" for terminology and descriptions of standard Full and Basic Modernization scope descriptions.

Deviations from standard scopes are listed as variances.

### Site Work

The main quad at the center of campus will be modified to integrate the new Administration Building and Performing Arts Center.

### Site Utility Upgrade

Underground utility improvements include:

- Fire sprinkler water distribution.
- Domestic water at selected locations.
- Second campus electrical service.
- Gas distribution system
- Sewer lines at selected locations
- Storm drain at selected locations



**Bldg. A – Administration Building – 2008**

Completed in 2008 this building replaced the original building which was demolished under the Measure B Program.

**Bldg. B – Classrooms – 1957**

Full Modernization

Variances:

- Window system level 3 replacement
- Structural priority classification B2
- New fire sprinklers system
- New roofing completed in 1999-2000

**Bldg. C – Library Media Center – 1958**

Full Modernization completed in 2008

**Bldg. C – Classrooms – 1958**

Full Modernization

Variances:

- Window system level 3 replacement
- Structural priority classification B2 check
- New fire sprinklers system
- New roofing completed in 1999-2000

**Bldg. D – Classrooms Building – 1958**

Full Modernization

Variances:

- Window system level 3 replacement
- Structural priority classification B2
- New fire sprinklers system
- New roofing completed in 1999-2000

**Bldg. E – Multipurpose Building – 1957**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B3
- Add fire sprinkler system
- New roofing completed in 1999-2000



### **Bldg. F – Auxiliary Gymnasium – 1957**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B3
- Gymnasium upgrade without bleachers
- New roofing completed in 1999-2000

### **Bldg. H – Main Gymnasium – 1957**

Full Modernization

Variances:

- Window system level 2 replacement proposed
- Gymnasium upgrade with bleachers
- Structural priority classification B3
- Add fire sprinkler system
- New roofing completed in 1999-2000

### **Bldg. J – Shops – 1957, 1973 Addition**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B3
- Add fire sprinklers

The following site plan illustrates the scope of work described above graphically.



## **SITE PROGRAM PHASING SCHEDULE**

### Preparation Phase

- Site Utility Upgrade

### Phase 1

- Offices and workroom in B3 section of Classroom wing.

### Phase 1A

- Main Gymnasium (Bldg H)

### Phase 1B

- Gymnasium (Bldg F)

### Phase 2

- Classroom Building (Bldg B)

### Phase 3

- Classroom Building (Bldg C)
- Classroom Building (Bldg D)

### Phase 4

- Multi-purpose Building (Bldg E)
- Classroom Building (Bldg J)

The site plan on the following page depicts the phasing plan in graphic format. Where work is completed, or is in progress, this is noted on the site plan as Phase 0 or by date.





**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Santa Clara High School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site 1	Quad Site Improvements	229,218	884,990	73,450	1,187,659
Utilities 1	Site Utilities	53,624	207,037	33,854	294,515
Utilities 2	Site Utilities	147,694	570,234	93,242	811,171
A	New Administration Bldg.	0	5,658,028	0	5,658,028
B	Classroom Wing - North	1,810,978	6,992,020	713,325	9,516,322
CL	Library-Media Center	0	5,658,028	0	5,658,028
C	Classroom Wing - Center	579,965	2,239,190	224,595	3,043,750
D	Classroom Wing - South	1,345,809	5,196,047	502,300	7,044,157
E	Multipurpose Building	1,410,914	5,447,412	530,424	7,388,750
F	Auxiliary Gym & Lockers	771,549	2,978,880	303,275	4,053,704
H	Boy's Gym & Lockers	1,331,027	5,138,973	582,065	7,052,066
J	Shops Building	438,339	1,692,386	173,329	2,304,053
Total	Santa Clara High School	8,119,117	42,663,225	3,229,860	54,012,203

# WILCOX HIGH SCHOOL

## BACKGROUND



Wilcox High School is located in Santa Clara. The 33 acre site includes approximately 212,880 square feet of building area.

## SITE PROGRAM SCOPE

Refer to Section II “Master Program Scope” for terminology and descriptions of standard Full and Basic Modernization scope descriptions.

Deviations from standard scopes are listed as variances.

### Site Work

- The covered walkways require minor strengthening in various areas.
- The sports track replacement is in process.

### Site Utility Upgrade

Underground utility improvements include:

- Fire sprinkler main revisions
- Domestic water distribution
- Electrical power underground distribution and new service
- Electrical communications distribution
- Gas distribution replacement
- Sewer main repairs at selected locations
- Storm drain improvements at selected locations

## CAMPUS BUILDINGS





**Bldg. AA – Administration Offices – 1960**

**Bldg. A – Two Story Classroom Wing – 1960**

Full Modernization

Variances:

- New elevator (Bldg. A )
- Window system replacement level 3
- Structural priority classification B1
- Add fire sprinklers

**Bldg. B – “A” Wing, South End, Single Story – 1961**

Full Modernization

Variances:

- Window system level 2
- Structural priority classification B1
- Add fire sprinklers

**Bldg. BL – Library – 1960, 1974**

Full Modernization – in progress

**Bldg. C – Classrooms – 1962**

Full Modernization

Variances:

- Window system level 1 replacement
- Structural priority classification B1

**Bldg. D – Multi-purpose Building/Kitchen – 1961**

Full Modernization

Variances:

- Window system level 2 replacement
- Structural priority classification B1
- Add fire sprinklers

**Bldg. E – Music Building – 1982**

Full Modernization

Variances

- Window system level 2
- Structural priority classification B3
- Add fire sprinklers

**Bldg. G – Main Gymnasium and Boys Lockers – 1960**

Full Modernization



Variances:

- Window system level 2
- Gymnasium upgrade with bleachers
- Structural priority classification B1

**Bldg. H – Girls Locker Building – 1962**

Full Modernization

Variances

- Window system level 2 replacement
- Structural priority classification B1

**Bldg. K – Auxiliary Gymnasium – 1977**

Full Modernization

Variances

- Window system level 2 replacement
- Gymnasium upgrade with bleachers
- Structural priority classification B1

**Bldg. M – Industrial Arts Building – 1969**

Full Modernization

Variances

- Window system level 2 replacement
- Structural priority classification B1

**Bldg. N – Art Building – 1960**

Full Modernization

Variances

- Window system level 2 replacement
- Structural priority classification B1

The following site plan illustrates the scope of work described above graphically.



## **SITE PROGRAM PHASING SCHEDULE**

The phasing plan for this site has not been fully developed due to the unique nature of the campus. Towards the completion of the design phase a more detailed phasing strategy will be developed.





**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Wilcox High School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site Athletic	Stadium Track	193,000	745,155	121,845	1,060,000
Site	Site Improvements	8,747	33,770	5,522	48,039
Utilities	Site Utilities	388,918	1,501,577	245,532	2,136,027
AA	Administration Offices	381,512	1,472,982	153,939	2,008,434
A	Two Story Classroom Wing	2,776,722	10,720,670	1,223,143	14,720,535
B	A Wing, South End, 1 Story	1,037,766	4,006,718	495,862	5,540,346
BL	Library	1,049,013	4,050,143	662,262	5,761,418
C	Business Wing	367,678	1,419,570	158,708	1,945,956
D	Multipurpose Building	1,260,947	4,868,399	660,988	6,790,334
E	Music Building	205,023	791,574	84,216	1,080,813
G	Boys Gym & Lockers	1,353,835	5,227,032	666,491	7,247,357
H	Girls Locker Bldg.	391,415	1,511,219	215,904	2,118,539
K	Auxiliary Gym	486,672	1,878,994	216,096	2,581,762
M	Shops Building	393,324	1,518,589	183,248	2,095,162
N	Art Building	426,138	1,645,281	208,226	2,279,646
Total	Wilcox High School	10,720,709	41,391,676	5,301,983	57,414,367

# WILSON CAMPUS / EDUCATIONAL OPTIONS

## BACKGROUND



Wilson Campus was built as an Intermediate School. Currently the 24 acre site comprises approximately 98,000 square feet of building area.

## SITE PROGRAM SCOPE

Refer to Section II “Master Program Scope” for terminology and descriptions of standard Full and Basic Modernization scope descriptions.

Deviations from standard scopes are listed as variances.

### Site Work

- Replace pool.

### Site Utility Upgrade

The following underground utilities will be repaired or replaced

- Fire water service
- Domestic water
- Electrical distribution and new service
- Gas distribution
- Sanitary sewer at selected locations
- Storm drains at selected locations



**Bldg. A – Gymnasium – 1960**

Basic Modernization

Variances:

- Window systems Level 3
- Structural priority classification B1

**Bldg. B – Locker and Shower Building – 1960**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. C – Shop Buildings – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. D – Home Economics – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. E – Art Building – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. F – Music Building – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. G – Multi-purpose Building – 1954, 1961 Addition**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. H – Administration Building – 1954, 1961 Addition**

The only budgeted work is roofing and exterior painting. At minimum the following will be necessary:

- Communications systems replacement
- Structural priority classification B1



**Bldg. I – Library – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldgs. J and K – Classroom Wing – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldgs. I and M – Classroom Wing – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldgs. N and O – Classroom Wing – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldgs. P and Q – Classroom Wing – 1954**

Basic Modernization

Variances:

- Structural priority classification B1

**Bldg. R – Science Building – 1969**

Basic Modernization

Variances:

- Structural priority classification B1

**Portables P14, P15, P16, S, T, and U**

- These portables have reached the end of their useful life and will be replaced with 6 new portables buildings.

**Add 6 new portable buildings.**



## **SITE PROGRAM PHASING SCHEDULE**

The phasing plan for this site has not been completely developed due to the unique nature of the campus. A more detailed phasing strategy will be developed when the project team is established.







**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Wilson High School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site Athletic	Replace Pool	795,160	3,070,040	502,000	4,367,200
Utilities	Site Utilities	429,797	1,659,408	271,339	2,360,544
A	Gymnasium	534,543	2,063,820	269,335	2,867,697
B	Locker/Shower Bldg.	351,070	1,355,450	192,235	1,898,755
C	Shops Building	95,391	368,297	39,295	502,983
D	Home Economics	109,979	424,618	51,172	585,769
E	Art Building	113,089	436,626	43,978	593,693
F	Music Building	154,165	595,219	63,117	812,501
G	Multipurpose Building	264,365	1,020,690	117,026	1,402,080
H	Administration	27,601	106,565	15,891	150,058
I	Library	64,062	247,337	25,782	337,181
J	Classroom Wing J - Northwest	106,103	409,653	43,646	559,401
K	Classroom Wing K - Northeast	123,829	478,091	58,902	660,821
L	Classroom Wing N - West	106,774	412,244	43,785	562,803
M	Classroom Wing M - East	102,911	397,328	40,768	541,006
N	Classroom Wing N - West	104,947	405,190	43,193	553,330
O	Classroom Wing O - East	103,152	398,259	52,407	553,818
P	Classroom Wing P - Southwest	111,556	430,708	45,859	588,123
Q	Classroom Wing Q - Southeast	103,158	398,284	40,865	542,307
R	Science Building	152,512	588,836	63,273	804,622
V	Storage	2,996	11,566	1,122	15,683
W	Storage	3,397	13,114	1,331	17,842



**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Wilson High School**

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
S	Replacement Portable 4	61,353	236,879	19,660	317,893
T	Replacement Portable 5	92,030	355,319	29,490	476,839
U	Replacement Portable 6	61,353	236,879	19,660	317,893
P14	Replacement Portable 1	61,353	236,879	30,786	329,019
P15	Replacement Portable 2	61,353	236,879	30,786	329,019
P16	Replacement Portable 3	61,353	236,879	30,786	329,019
NP1	New Portable 1	62,002	239,385	30,944	332,330
NP2	New Portable 2	62,002	239,385	30,944	332,330
NP3	New Portable 3	62,002	239,385	30,944	332,330
NP4	New Portable 4	62,002	239,385	30,944	332,330
NP5	New Portable 5	62,002	239,385	30,944	332,330
NP6	New Portable 6	62,002	239,385	30,944	332,330
Total	Wilson High School	4,731,364	18,267,364	2,373,150	25,371,878

# ELEMENTARY SCHOOLS

## SITE PROGRAM SCOPE

### **Braly Elementary School**

Full Modernization, entire campus

### **Bowers Elementary School**

Replace in-wall cafeteria tables

### **Bracher Elementary School**

Replace in-wall cafeteria tables

### **Briarwood Elementary School**

Replace in-wall cafeteria tables

### **Hughes Elementary School**

Playground paving at selected locations (completed)

### **Millikin Basic Elementary School**

Replace in-wall cafeteria tables

### **Scott Lane Elementary School**

New parking lot (completed)

## PROJECT BUDGET ESTIMATE





**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Braly Elementary School**

---

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Facility	Campus Modernization	1,228,182	4,741,898	775,375	6,745,455
Total	Braly Elementary School	1,228,182	4,741,898	775,375	6,745,455

---



**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Bowers Elementary School**

---

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Bldg	Cafeteria Tables	14,313	55,261	9,036	78,610
Total	Bowers Elementary School	14,313	55,261	9,036	78,610

---



**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Briarwood Elementary School**

---

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Bldg	Cafeteria Tables	14,313	55,261	9,036	78,610
Total	Briarwood Elementary School	14,313	55,261	9,036	78,610

---



**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Don Callejon School**

---

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Facility	New K8 School	0	16,200,000	0	16,200,000
Total	Don Callejon School	0	16,200,000	0	16,200,000

---



**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Millikin Elementary School**

---

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Bldg	Cafeteria Tables	14,313	55,261	9,036	78,610
Total	Millikin Elementary School	14,313	55,261	9,036	78,610

---



## DISTRICT OFFICE CAMPUS BACKGROUND



The District Office is located at 1889 Lawrence Road, Santa Clara. The campus houses:

- District Administrative Offices
- New Valley High School
- Maintenance and Grounds
- Transportation
- Warehouse
- Print Shop
- ITG Department (Information Technology Group)

### SITE PROGRAM SCOPE

Replace emergency generator serving the ITG Building (Data Center) and portions of the District Office Building

Replace roofing on the main District Administrative Office Building

### PROJECT BUDGET ESTIMATE





**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**District Support Facility**

---

Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Bldg	District Office	0	1,000,000	0	1,000,000
Total	District Support Facility	0	1,000,000	0	1,000,000

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**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**Data Center Power Back-up Unit**

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Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
Site	ITG Bldg.	27,391	105,753	17,292	150,435
Total	Data Center Power Back-up Unit	27,391	105,753	17,292	150,435

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**Santa Clara Unified School District  
Measure J Master Plan**

**SITE PROGRAM BUDGET**

**District Fiber Optics Network**

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Bldg	Building/Area Name	Soft Cost	Hard Cost	Contingency Reserves	Total
All		0	6,320,000	0	6,320,000
Total	District Fiber Optics Network	0	6,320,000	0	6,320,000

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## APPENDIX:

- Cost Models Report
- Scope Items by Site and Building
- Master Program Budget by Site and Building

## Reference Documents (available upon request)

The following information was used to prepare the Master Plan and is included by reference:

- Measure J Bond Projects List  
Resolution No. 04-15, including the ballot statement and the list of projects filed with the Registrar of Voters.  
Santa Clara Unified School District Board of Trustees
- Seismic Inventory Volumes 1 and 2, Final Report, dated April 4, 2008  
DASSE Design Inc. Structural Engineers
- Secondary Schools Fire Protection Surveys, dated January 22, 2008  
Hughes Associates, Inc. Fire, Science and Engineering Specialists
- MEP Master Planning Assessment, (Mechanical, Electrical Plumbing assessment of secondary schools), dated December 24, 2007  
Alfa Tech Cambridge Group, Inc., Consulting Engineers
- Proposed Conceptual Food Service Design, Scheme #1, Cabrillo Middle School (no date) and Santa Clara High School, January 3, 2008. Projected Food Service Equipment Costs, dated December 21, 2007  
The Marshall Associates, Inc., Kitchen Consultants
- Roof Evaluations for SCUSD Master Plan: Wilson Campus, dated January 1, 2007; District Office Complex, dated January 9, 2008.  
Gale Associates, Inc.

