

Del Norte Unified School District Grade Reconfiguration Study



**Bess Maxwell Elementary School & Joe Hamilton Elementary School
Mary Peacock Elementary School & Pine Grove Elementary School**



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Sacramento, CA 95833

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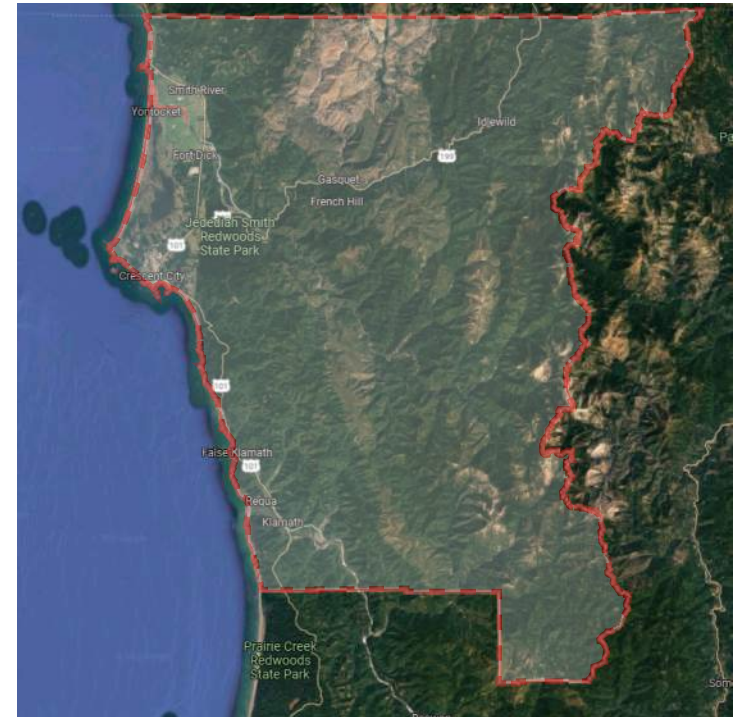
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Community Introduction

Del Norte County is located in the extreme northwest corner of California, bordered by the Pacific Ocean on the west, the State of Oregon to the north, Humboldt County to the south and Siskiyou County to the east.

Population is 27,812 (2019).

The racial makeup of Del Norte County is 73.7% White, 3.5% African American, 7.8% Native American, 3.4% Asian, 0.1% Pacific Islander, 6.9% from other races, and 4.5% from two or more races. Hispanic or Latino of any race were 17.8%. Crescent City, the county seat of Del Norte County, was incorporated as a city in 1855 and is named for the crescent-shaped stretch of sandy beach South of the city. The area was and still is inhabited by the Yurok (Klamath River Indians) and Tolowa Nations of indigenous peoples. Jedediah Smith was the first European American to explore the area. In 1855 Battery Point Lighthouse was constructed and is still functioning as a historical landmark today.



The city has a total area of 2.415 sq mi, of which 1.963 sq mi is land and 0.452 sq mi is water. The nearest city is fellow coastal city Brookings, Oregon, around 20 mi to its North. The Humboldt Bay area encompassing Eureka and Arcata is more than 60 mi to its south. Crescent City is as far north in latitude as Chicago, as well as New England on the East Coast. Crescent City is closer to Vancouver, Canada than to Los Angeles, CA.

Del Norte County has a cool to moderate climate, with cool summers for its latitude as a result of intense maritime moderation. It gets a high rate of precipitation; on average, Del Norte County receives 106 days per year for an average of 63 inches of rain and 5 inches of snow per year in the higher mountain areas. July, August and September are the most pleasant months in Del Norte County, while December and January are the least comfortable months. The summer high in July is around 67 degrees, while the winter low in January is around 39 degrees.



Purpose of Study

Commencing in September 2021, the Del Norte Unified School District engaged the services of PBK to look at four school sites, Bess Maxwell Elementary School, Joe Hamilton Elementary School, Mary Peacock Elementary School, Pine Grove Elementary School to explore the feasibility for reconfiguring the sites into two (2) Kindergarten through 2nd grade campuses and two (2) 3rd grade through 5th grade campuses.

At the kick-off meeting, the discussion with the Del Norte leadership and Principals from the four sites centered on the desire to enhance the learning experience for the grades by concentrating teachers and classes in one place which would also reduce combination grade classes made necessary by the District and school's smaller size. The District's initial thoughts were to create the Kindergarten through 2nd grade campuses at Joe Hamilton and Mary Peacock, but it was determined that both grade reconfigurations should be explored at each of the school sites.

The study should also identify physical building revisions that would be required on a site to accommodate a new grade level and develop costing so that may be taken into consideration with the actual proposed campus layouts.



Methodology



Methodology

PBK walked each campus on September 23 and 24, 2021 to review Kindergarten classrooms, play areas, SDC rooms, restrooms and adjacent classrooms and talked with the school site Principal. Photographs were taken to document conditions. Existing site plans were developed for each site and are included in the report with basic information about the school, along with selected photographs.

The next step was to analyze each school with regards to types and sizes of classrooms, proximity to restrooms and drop-offs, particularly as it relates to kindergarten. Kindergarten classrooms have a number of Title 5 requirements that were examined to determine how many of them could be achieved. The physical design requirements include: 1,350 sf. room, including a restroom, storage and teacher workroom space; proximity to a restroom; proximity to a drop-off; Kindergarten play area; and appropriate height cabinets and fixtures.

A number of options per site were developed using a color-coded system to represent the various grades and other uses. PBK then had a conference zoom call with Jeff Napier and Steve Morgan with follow-up questions. Mr. Napier then reached out to Principals, Special ED and Early Education for input and to develop information outlining numbers of rooms per grade. This was then merged with the initial layouts to produce a revised set of plans that was discussed with the larger District group before final development of paired sites of: School #1: Bess Maxwell ES for TK to 2nd grade and Joe Hamilton ES for 3rd to 5th grade. School #2: Mary Peacock for TK to 2nd grade and Pine Grove for 3rd to 5th grade.

The following pages provide proposed grade layouts for each of the four schools along with corresponding cost estimates. An implementation schedule is also provided.





BESS MAXWELL ES

1124 El Dorado St,
Crescent City, CA 95531



About the School

Phone: 707-464-0310
Website: <https://www.dnUSD.org/bessmaxwell>
Principal: Diane Wiese
Grades Served: K-5
Current Enrollment: 259



Statistics

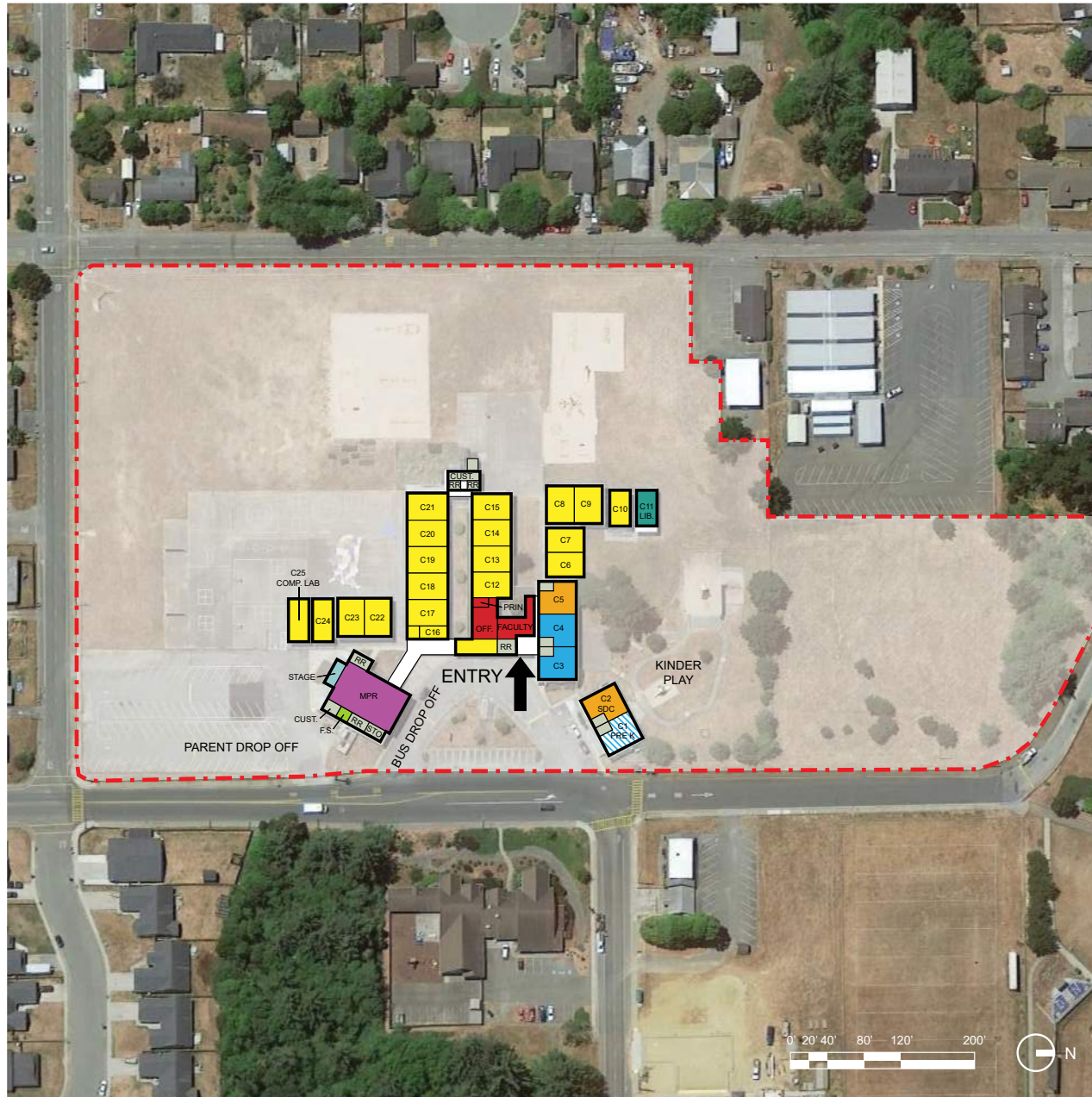
Original Building Complete: 1956

Building Area:
Permanent: 20,203 sf
Portable: 13,120 sf
Number of Portables: 12
Site Acreage: 11 acres
Parking Spaces: 90

Bess Maxwell ES: Existing Site Plan

BESS MAXWELL ES EXISTING SITE PLAN

1124 El Dorado St,
Crescent City, CA 95531



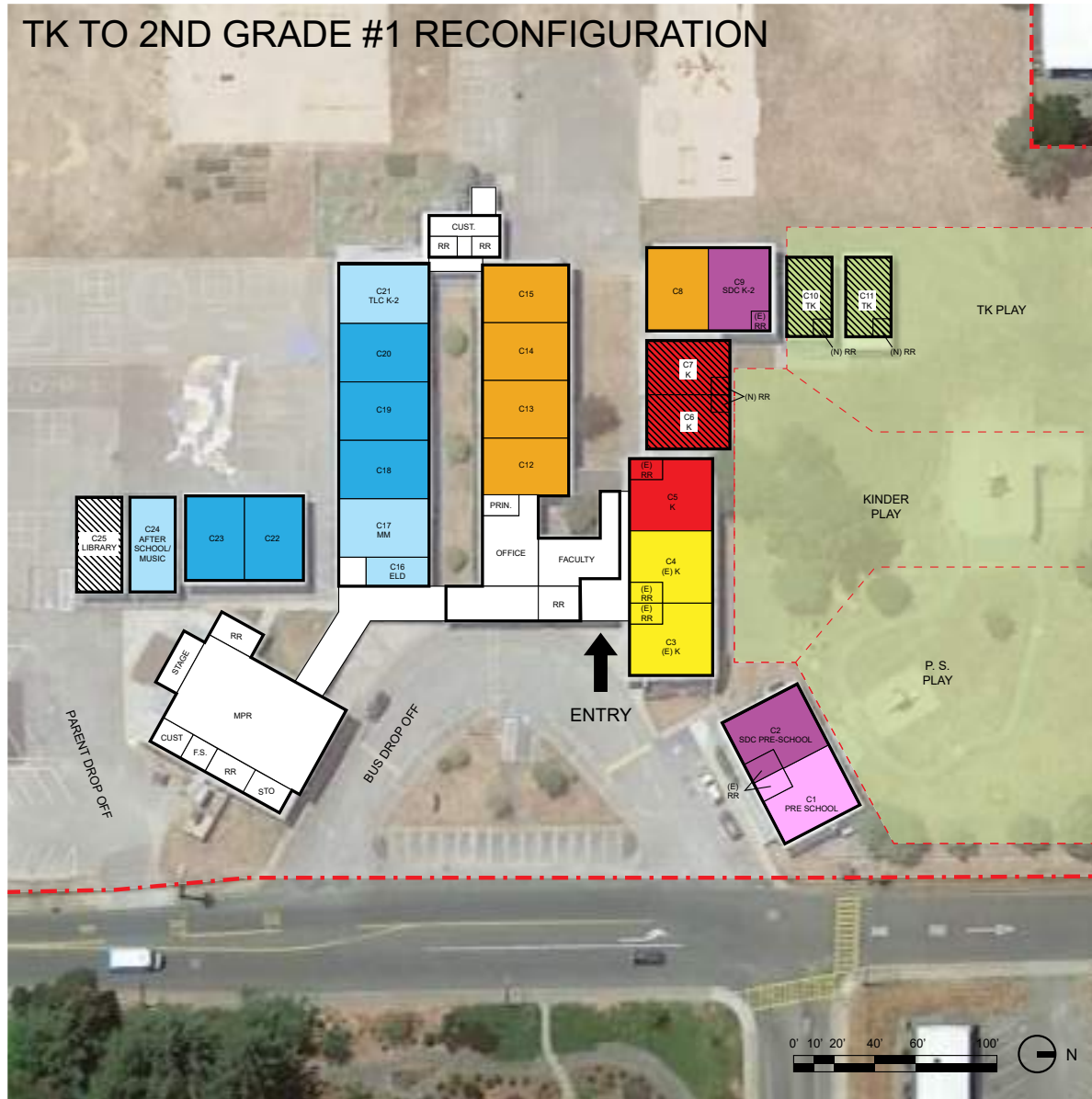
LEGEND

- ADMINISTRATIVE
- SPECIAL EDUCATION
- STUDENT SUPPORT
- CLASSROOM
- FOOD SERVICE
- SCIENCE CLASSROOM
- LIBRARY / MEDIA
- MUSIC / ART
- KINDERGARTEN
- PRE-SCHOOL / ECE / TK
- ATHLETIC/GYM
- ASSEMBLY
- SHOP
- INTERNAL CIRCULATION
- RR / BUILDING SUPPORT
- COVERED WALKWAYS
- PROPERTY LINE

Bess Maxwell ES: Grade Reconfiguration: Proposed TK-2

TK TO 2ND GRADE #1 RECONFIGURATION

BESS MAXWELL ES RECONFIGURATION



LEGEND	
	(E) KINDERGARTEN CLASSROOM
	CONVERT TO KINDER CLASSROOM
	FIRST GRADE CLASSROOM
	SECOND GRADE CLASSROOM
	THIRD GRADE CLASSROOM
	FOURTH GRADE CLASSROOM
	FIFTH GRADE CLASSROOM
	SDC W/ RESTROOM
	OTHER CLASSROOMS
	PRE-SCHOOL CLASSROOM
	TK CLASSROOM
	KINDERGARTEN PLAY AREA
	SUPPORT SPACE
	UNDESIGNATED CLASSROOM
	RENOVATION REQUIRED
	NEW PORTABLE





JOE HAMILTON ES

1050 E St,
Crescent City, CA 95531



About the School

Phone: 707-464-0330
Website: <https://www.dnurd.org/joehamilton>
Principal: Will Cushman
Grades Served: K-5
Current Enrollment: 358



Statistics

Original Building Complete: 1956

Building Area:
Permanent: 27,886 sf
Portable: 8,640 sf
Number of Portables: 7 plus 1 trailer
Site Acreage: 8 acres
Parking Spaces: 70

Joe Hamilton ES: Existing Site Plan

JOE HAMILTON ES EXISTING SITE PLAN

1050 E St,
Crescent City, CA 95531



LEGEND

	ADMINISTRATIVE
	SPECIAL EDUCATION
	STUDENT SUPPORT
	CLASSROOM
	FOOD SERVICE
	SCIENCE CLASSROOM
	LIBRARY / MEDIA
	MUSIC / ART
	KINDERGARTEN
	PRE-SCHOOL / ECE / TK
	ATHLETIC/GYM
	ASSEMBLY
	SHOP
	INTERNAL CIRCULATION
	RR / BUILDING SUPPORT
	COVERED WALKWAYS
	PROPERTY LINE

Joe Hamilton ES: Proposed 3rd - 5th grade



JOE HAMILTON ES RECONFIGURATION

LEGEND	
	(E) KINDERGARTEN CLASSROOM
	CONVERT TO KINDER CLASSROOM
	FIRST GRADE CLASSROOM
	SECOND GRADE CLASSROOM
	THIRD GRADE CLASSROOM
	FOURTH GRADE CLASSROOM
	FIFTH GRADE CLASSROOM
	SDC W/ RESTROOM
	OTHER CLASSROOMS
	PRE-SCHOOL CLASSROOM
	TK CLASSROOM
	KINDERGARTEN PLAY AREA
	SUPPORT SPACE
	UNDESIGNATED CLASSROOM
	RENOVATION REQUIRED
	NEW PORTABLE





MARY PEACOCK ES

1720 Arlington Dr # 33,
Crescent City, CA 95531



About the School

Phone: 707-464-0301
Website: <https://www.dnUSD.org/marypeacock>
Principal: Lira Hirt
Grades Served: K-5
Current Enrollment: 254



Statistics

Original Building Complete: 1994

Building Area:

Permanent: 36,120 sf

Portable: 3,840 sf

Number of Portables: 4

Site Acreage: 11 acres

Parking Spaces: 47

Mary Peacock ES: Existing Site Plan

MARY PEACOCK ES EXISTING SITE PLAN

1720 Arlington Dr # 33,
Crescent City, CA 95531



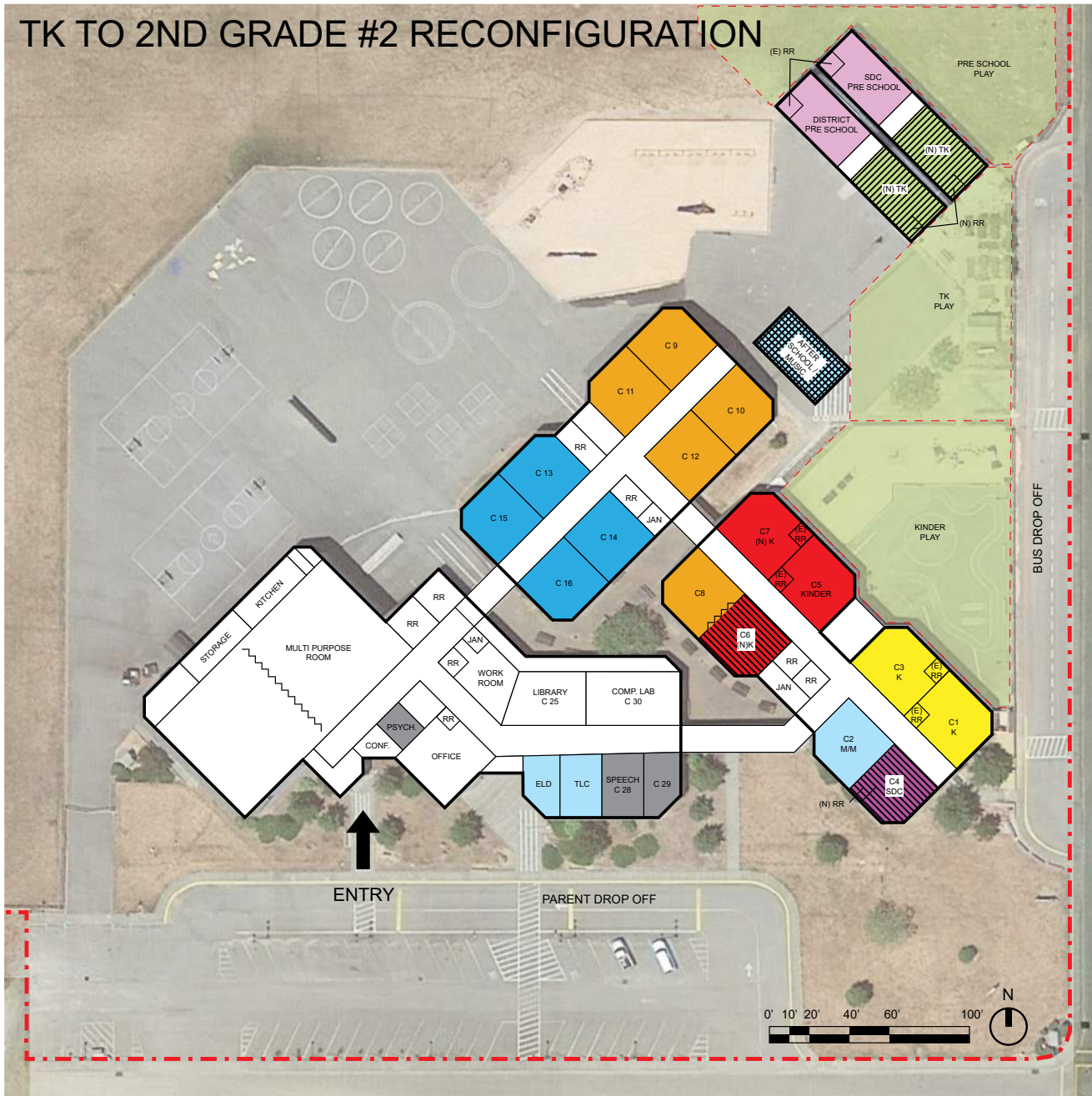
LEGEND

- ADMINISTRATIVE
- SPECIAL EDUCATION
- STUDENT SUPPORT
- CLASSROOM
- FOOD SERVICE
- SCIENCE CLASSROOM
- LIBRARY / MEDIA
- MUSIC / ART
- KINDERGARTEN
- PRE-SCHOOL / ECE / TK
- ATHLETIC/GYM
- ASSEMBLY
- SHOP
- INTERNAL CIRCULATION
- RR / BUILDING SUPPORT
- COVERED WALKWAYS
- PROPERTY LINE

Mary Peacock ES: Proposed TK-2nd Grade

TK TO 2ND GRADE #2 RECONFIGURATION

MARY PEACOCK ES RECONFIGURATION



LEGEND	
	(E) KINDERGARTEN CLASSROOM
	CONVERT TO KINDER CLASSROOM
	FIRST GRADE CLASSROOM
	SECOND GRADE CLASSROOM
	THIRD GRADE CLASSROOM
	FOURTH GRADE CLASSROOM
	FIFTH GRADE CLASSROOM
	SDC W/ RESTROOM
	OTHER CLASSROOMS
	PRE-SCHOOL CLASSROOM
	TK CLASSROOM
	KINDERGARTEN PLAY AREA
	SUPPORT SPACE
	UNDESIGNATED CLASSROOM
	RENOVATION REQUIRED
	NEW PORTABLE





PINE GROVE ES

900 Pine Grove Rd, Crescent City, CA 95531



About the School

Phone: 707-464-0350
Website: <https://www.dnUSD.org/pinegrove>
Principal: Deborah Reynolds
Grades Served: K-5
Current Enrollment: 310



Statistics

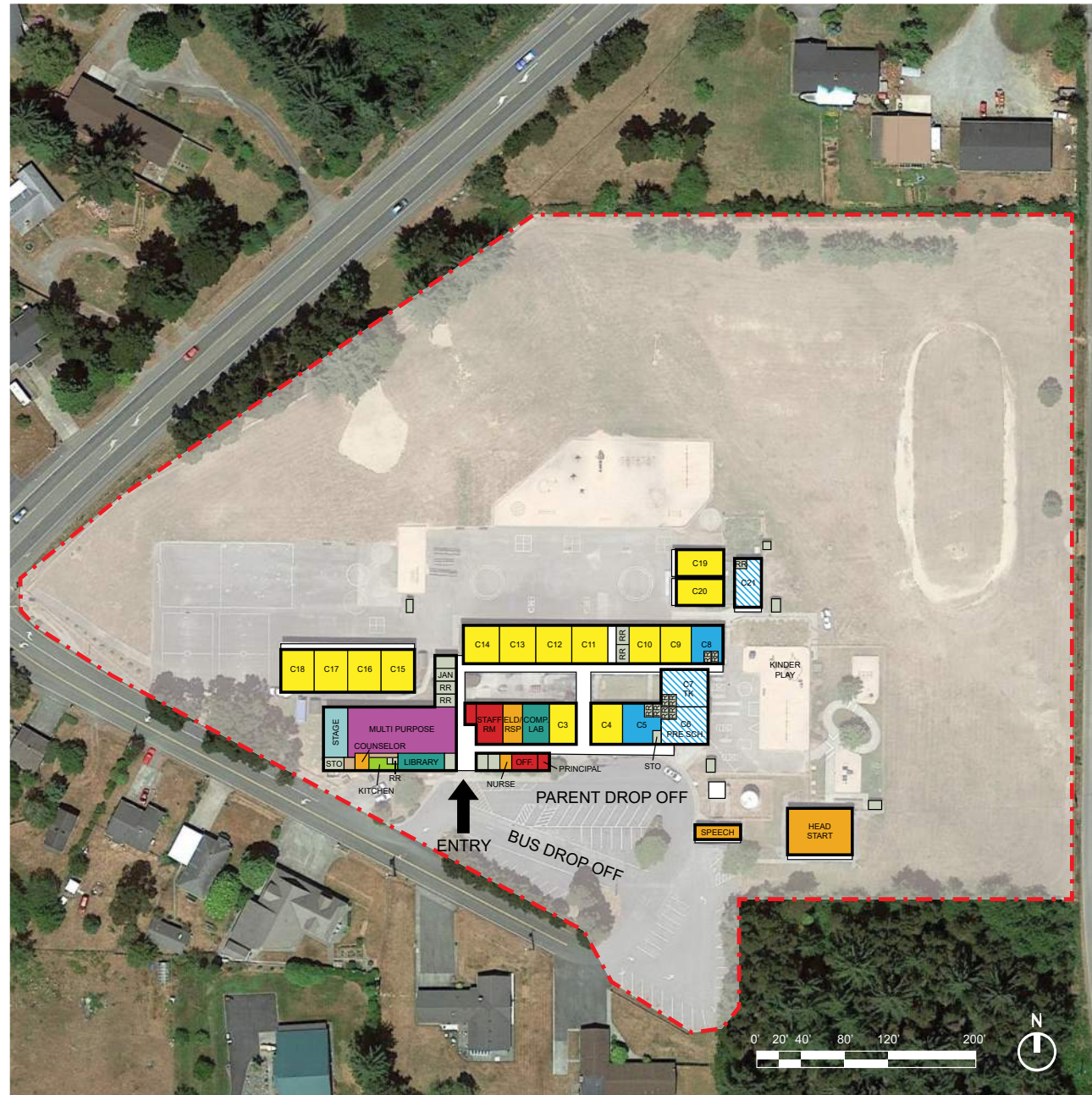
Original Building Complete: 1953

Building Area:
Permanent: 23,733 sf
Portable: 6,720 sf
Number of Portables: 7
Site Acreage: 15 acres
Parking Spaces: 53

Pine Grove ES: Existing Site Plan

PINE GROVE ES EXISTING SITE PLAN

900 Pine Grove Rd,
Crescent City, CA 95531



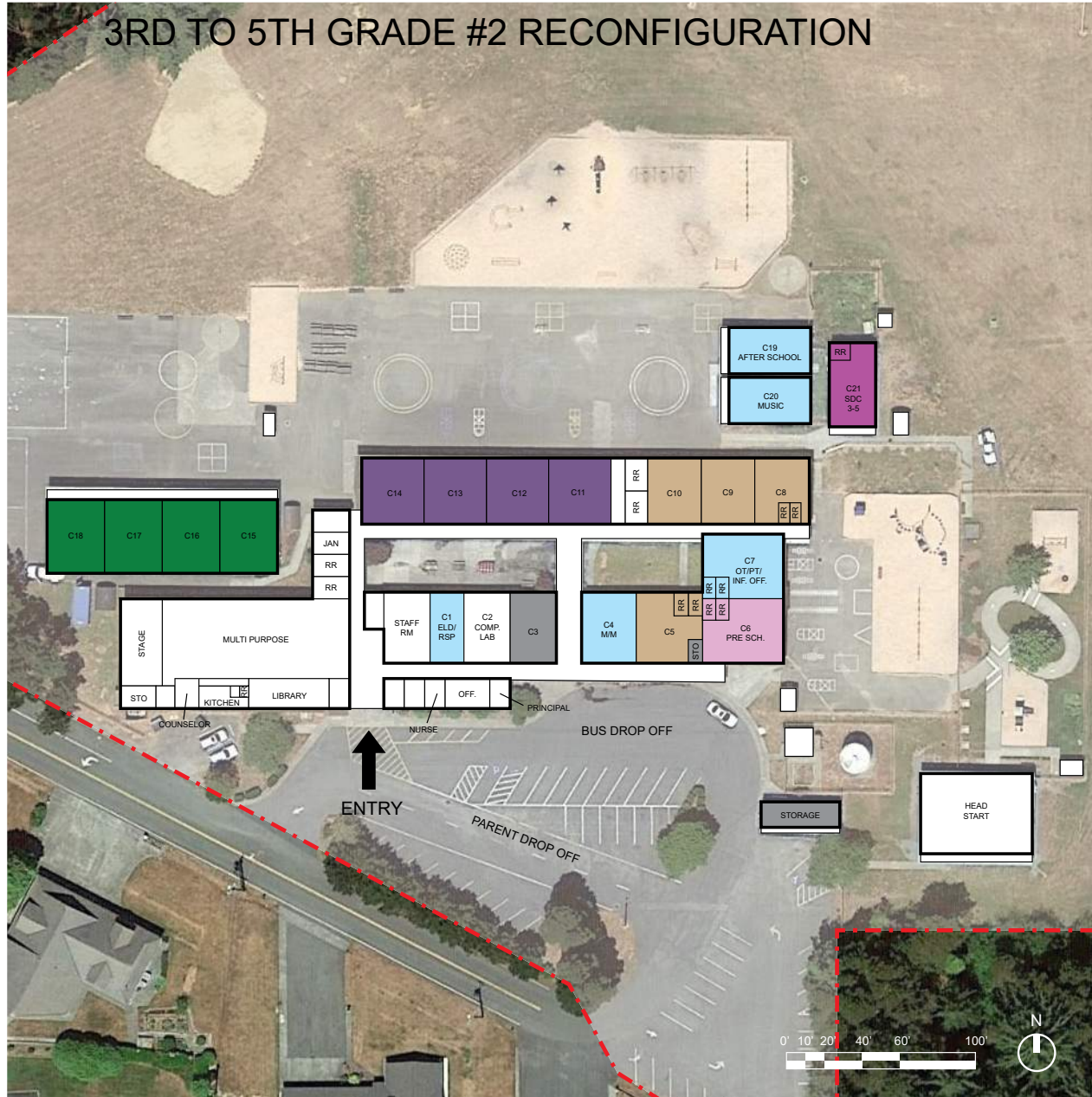
LEGEND

- ADMINISTRATIVE
- SPECIAL EDUCATION
- STUDENT SUPPORT
- CLASSROOM
- FOOD SERVICE
- SCIENCE CLASSROOM
- LIBRARY / MEDIA
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- KINDERGARTEN
- PRE-SCHOOL / ECE / TK
- ATHLETIC/GYM
- ASSEMBLY
- SHOP
- INTERNAL CIRCULATION
- RR / BUILDING SUPPORT
- COVERED WALKWAYS
- PROPERTY LINE

Pine Grove ES: Proposed 3rd - 5th Grade

3RD TO 5TH GRADE #2 RECONFIGURATION

PINE GROVE ES RECONFIGURATION



LEGEND

	(E) KINDERGARTEN CLASSROOM
	CONVERT TO KINDER CLASSROOM
	FIRST GRADE CLASSROOM
	SECOND GRADE CLASSROOM
	THIRD GRADE CLASSROOM
	FOURTH GRADE CLASSROOM
	FIFTH GRADE CLASSROOM
	SDC W/ RESTROOM
	OTHER CLASSROOMS
	PRE-SCHOOL CLASSROOM
	TK CLASSROOM
	KINDERGARTEN PLAY AREA
	SUPPORT SPACE
	UNDESIGNATED CLASSROOM
	RENOVATION REQUIRED
	NEW PORTABLE



Cost Estimates

The cost estimates developed for the Grade Reconfiguration Study for Del Norte Unified School District are based on field observations and criteria to modify spaces for use as new grade level or special education room. Although the estimates describe a minimal level of work to develop the new space use; however, the district may determine to not proceed with some of the recommended revisions in an effort to minimize costs.

The following are general definitions of what are included in the various line item costs for reference:

Demolition- Removal of casework, flooring, tackboard and whiteboards as needed.

Casework- New casework to match age appropriate new use of classroom

Flooring- Patch flooring from casework removal or replace flooring

Painting- Painting of part or all of space based on renovation work required

Tackboard- Patching where required from demolition work

Electrical- Revisions required to move electrical outlets or add/relocate as needed

Data/Fire alarm- Revisions required to move data and fire alarm devices as needed

Sink- Replacement or addition of sinks in casework

New Restroom- Addition of a new single accommodation ADA restroom

Water and sewer lines- Extension of underground utility lines for service to new restroom

ADA restroom upgrades- Restroom renovations to meet current ADA requirements

Remove and replace walks- Replacement of concrete sidewalks to meet ADA code requirements along path of travel to rooms being modified

ADA parking upgrade- Modification of AC paving and parking spaces to meet ADA code requirements

All construction costs include general conditions, general requirements, overhead and profit, bonds and insurance. A 10% contingency for unforeseen is included along with an escalation factor of 8% for bidding in Spring of 2023 based on projected cost increases.

Soft costs are included at 20% and includes: architectural and engineering fees, DSA fees, Inspector of Record fees, Testing and inspection fees, bid and reproduction costs, legal fees and other agency fees.

Costs do not include Hazardous material abatement costs, which could not be defined, but may be included in the 10% contingency costs.



Cost Estimates

The following is a summary of estimated construction and soft costs to provide modifications at each school in accordance with proposed plans in order to implement this grade reconfiguration within DNUSD for the 2023-2024 school year. Detailed cost estimates are provided on the following pages.



Bess Maxwell ES	
Construction	\$1,016,486.92
Soft Costs	\$203,297.38
Total	\$1,219,784.30



Mary Peacock ES	
Construction	\$1,041,212.85
Soft Costs	\$208,242.57
Total	\$1,249,455.42



Joe Hamilton ES	
Construction	\$224,013.33
Soft Costs	\$44,748.67
Total	\$268,492.00



Pine Grove ES	
Construction	\$217,343.27
Soft Costs	\$54,335.82
Total	\$271,679.09

PROJECT TOTAL

Construction	\$2,499,056.37
Soft Costs	\$510,624.44
Total	\$3,009,680.81

Detailed Cost Estimates - Bess Maxwell E.S.

Del Norte Unified School District Proposed Grade Reconfiguration

School Bess Maxwell Elementary School Grand Reconfiguration (TK - 2nd Grade)



Description

		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation @ 8%	Total
1	CLASSROOM C6, C7 - Kindergarten							
1.1	Demolition	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
1.2	Flooring - VCT	1920	SF	\$12.00	\$23,040.00	\$2,304.00	\$2,027.52	\$27,371.52
1.3	Tackboard	300	SF	\$20.85	\$6,255.00	\$625.50	\$550.44	\$7,430.94
1.4	Painting	2112	SF	\$3.15	\$6,652.80	\$665.28	\$585.45	\$7,903.53
1.5	Casework - New	120	SF	\$283.00	\$33,960.00	\$3,396.00	\$2,988.48	\$40,344.48
1.6	Sink	2	EA	\$2,500.00	\$5,000.00	\$500.00	\$440.00	\$5,940.00
1.7	Electrical	1920	SF	\$10.00	\$19,200.00	\$1,920.00	\$1,689.60	\$22,809.60
1.8	Data/Fire Alarm	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
1.9	New Restroom	2	EA	\$60,000.00	\$120,000.00	\$12,000.00	\$10,560.00	\$142,560.00
1.10	Waterline	162	SF	\$24.16	\$3,913.92	\$391.39	\$344.42	\$4,649.74
1.11	Sewerline	138	SF	\$133.00	\$18,354.00	\$1,835.40	\$1,615.15	\$21,804.55
	CLASSROOM C6, C7 GRAND TOTAL							\$294,500.12
2	CLASSROOM C10, C11 - TK							
2.1	Demolition	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
2.2	Flooring - VCT	1920	SF	\$12.00	\$23,040.00	\$2,304.00	\$2,027.52	\$27,371.52
2.3	Tackboard	120	SF	\$20.85	\$2,502.00	\$250.20	\$220.18	\$2,972.38
2.4	Painting	2112	SF	\$3.15	\$6,652.80	\$665.28	\$585.45	\$7,903.53
2.5	Casework - New	50	LF	\$283.00	\$14,150.00	\$1,415.00	\$1,245.20	\$16,810.20
2.6	Sink	2	LF	\$2,500.00	\$5,000.00	\$500.00	\$440.00	\$5,940.00
2.7	Electrical	1920	SF	\$10.00	\$19,200.00	\$1,920.00	\$1,689.60	\$22,809.60
2.8	Data/Fire Alarm	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
2.9	New Restroom	2	EA	\$60,000.00	\$120,000.00	\$12,000.00	\$10,560.00	\$142,560.00
2.10	Waterline	150	SF	\$24.16	\$3,624.00	\$362.40	\$318.91	\$4,305.31
2.11	Sewerline	120	SF	\$133.00	\$15,960.00	\$1,596.00	\$1,404.48	\$18,960.48
	CLASSROOM C10, C11 GRAND TOTAL							\$263,318.77
3	LIBRARY							
3.1	Demolition	960	SF	\$5.00	\$4,800.00	\$480.00	\$422.40	\$5,702.40
3.2	Flooring - VCT	960	SF	\$12.00	\$11,520.00	\$1,152.00	\$1,013.76	\$13,685.76
3.3	Tackboard	200	SF	\$20.85	\$4,170.00	\$417.00	\$366.96	\$4,953.96
3.4	Painting	1200	SF	\$3.15	\$3,780.00	\$378.00	\$332.64	\$4,490.64
3.5	Casework - New	30	SF	\$283.00	\$8,490.00	\$849.00	\$747.12	\$10,086.12
3.6	Sink	1	EA	\$2,500.00	\$2,500.00	\$250.00	\$220.00	\$2,970.00
3.7	Electrical	960	SF	\$10.00	\$9,600.00	\$960.00	\$844.80	\$11,404.80
3.8	Data/Fire Alarm	960	SF	\$3.00	\$2,880.00	\$288.00	\$253.44	\$3,421.44
3.9	Waterline	48	SF	\$24.16	\$1,159.68	\$115.97	\$102.05	\$1,377.70
	LIBRARY GRAND TOTAL							\$58,092.82

Detailed Cost Estimates - Bess Maxwell (con't)



Del Norte Unified School District Proposed Grade Reconfiguration

School Bess Maxwell Elementary School Grand Reconfiguration (TK - 2nd Grade)

Description

4	OUTDOORS	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
	Kindergarten							
	4.1 Fences	620	LF	\$61.73	\$38,272.60	\$3,827.26	\$3,367.99	\$45,467.85
	0.1 Play Equipment	1	EA	\$80,000.00	\$80,000.00	\$8,000.00	\$7,040.00	\$95,040.00
	0.1 Surfacing	8000	SF	\$5.50	\$44,000.00	\$4,400.00	\$3,872.00	\$52,272.00
	0.1 A/C Paving	4000	SF	\$8.20	\$32,800.00	\$3,280.00	\$2,886.40	\$38,966.40
	0.1 Landscape	2800	SF	\$25.00	\$70,000.00	\$7,000.00	\$6,160.00	\$83,160.00
	TOTAL KINDER OUTDOOR							\$314,906.25
5	TK							
	5.1 Fences	504	LF	\$61.73	\$31,111.92	\$3,111.19	\$2,737.85	\$36,960.96
	0.1 Play Equipment	1	EA	\$80,000.00	\$80,000.00	\$8,000.00	\$7,040.00	\$95,040.00
	0.1 Surfacing	6000	SF	\$5.50	\$33,000.00	\$3,300.00	\$2,904.00	\$39,204.00
	0.1 A/C Paving	2600	SF	\$8.20	\$21,320.00	\$2,132.00	\$1,876.16	\$25,328.16
	0.1 Landscape	2600	SF	\$25.00	\$65,000.00	\$6,500.00	\$5,720.00	\$77,220.00
	TOTAL TK OUTDOOR							\$36,960.96
	OUTDOORS GRAND TOTAL							\$351,867.21
6	ADA UPGRADES	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
	6.1 ADA Parking Upgrade	500	SF	\$10.00	\$5,000.00	\$500.00	\$440.00	\$5,940.00
	6.2 Remove & Replace Walk	1200	SF	\$30.00	\$36,000.00	\$3,600.00	\$3,168.00	\$42,768.00
	TOTAL ADA UPGRADES							\$48,708.00
	++SOFT COSTS @ 20%							\$203,297.38
	BESS MAXWELL GRAND TOTAL							\$1,219,784.30

*Cost includes: contract general conditions, overhead and profit, bonds and insurance @ 20%

++Soft costs includes: DSA fees, A/E fees, IOR, misc. fees & expenses and 10% contingency @ 30%

Detailed Cost Estimates - Joe Hamilton E.S.



Del Norte Unified School District Proposed Grade Reconfiguration

Joe Hamilton Elementary School Grand Reconfiguration (3rd - 5th Grade)

Description

1 CLASSROOM C1 & C2		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation @ 8%	Total
1.1	Demolition	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
1.2	Flooring - VCT	500	SF	\$12.00	\$6,000.00	\$600.00	\$528.00	\$7,128.00
1.3	Tackboard	300	SF	\$20.85	\$6,255.00	\$625.50	\$550.44	\$7,430.94
1.4	Painting	2400	SF	\$3.15	\$7,560.00	\$756.00	\$665.28	\$8,981.28
1.5	Casework-New	60	LF	\$283.00	\$16,980.00	\$1,698.00	\$1,494.24	\$20,172.24
1.6	Sink	2	EA	\$2,500.00	\$5,000.00	\$500.00	\$440.00	\$5,940.00
1.7	Electrical	1920	SF	\$10.00	\$19,200.00	\$1,920.00	\$1,689.60	\$22,809.60
1.8	Data/Fire Alarm	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
1.9	Waterline	104	SF	\$24.16	\$2,512.64	\$251.26	\$221.11	\$2,985.02
CLASSROOM C1 & C2 GRAND TOTAL								\$89,132.84
2 CLASSROOM C4B		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation @ 8%	Total
2.1	Demolition	960	SF	\$3.00	\$2,880.00	\$288.00	\$253.44	\$3,421.44
2.2	Flooring - VCT	150	SF	\$12.00	\$1,800.00	\$180.00	\$158.40	\$2,138.40
2.3	Tackboard	150	SF	\$20.85	\$3,127.50	\$312.75	\$275.22	\$3,715.47
2.4	Painting	600	SF	\$3.15	\$1,890.00	\$189.00	\$166.32	\$2,245.32
2.5	Casework-New	15	LF	\$283.00	\$4,245.00	\$424.50	\$373.56	\$5,043.06
2.6	Sink & Toilet	1	EA	\$15,000.00	\$15,000.00	\$1,500.00	\$1,320.00	\$17,820.00
2.7	Electrical	960	SF	\$10.00	\$9,600.00	\$960.00	\$844.80	\$11,404.80
2.8	Data/Fire Alarm	960	SF	\$3.00	\$2,880.00	\$288.00	\$253.44	\$3,421.44
2.9	Waterline	50	SF	\$24.16	\$1,208.00	\$120.80	\$106.30	\$1,435.10
2.10	Sewerline	46	SF	\$133.00	\$6,118.00	\$611.80	\$538.38	\$7,268.18
CLASSROOM C4B GRAND TOTAL								\$57,913.22
3 ADA UPGRADES		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
3.1	ADA Parking Upgrade	2406	SF	\$10.00	\$24,060.00	\$2,406.00	\$2,117.28	\$28,583.28
3.2	Remove & Replace Walk	1350	SF	\$30.00	\$40,500.00	\$4,050.00	\$3,564.00	\$48,114.00
TOTAL ADA UPGRADES								\$76,697.28
++SOFT COSTS @ 20%								\$44,748.67
JOE HAMILTON GRAND TOTAL								\$268,492.00

*Cost includes: contract general conditions, overhead and profit, bonds and insurance @ 20%

++Soft costs includes: DSA fees, A/E fees, IOR, misc. fees & expenses and 10% contingency @ 30%

Detailed Cost Estimates - Mary Peacock E.S.

Del Norte Unified School District Proposed Grade Reconfiguration

School Mary Peacock Elementary School Grade Reconfiguration (TK - 2nd Grade)

Project Description



1	TK 1 & TK 2	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation @ 8%	Total
	1.1 Demolition	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
	1.2 Flooring - VCT	1920	SF	\$12.00	\$23,040.00	\$2,304.00	\$2,027.52	\$27,371.52
	1.3 Tackboard	300	SF	\$20.85	\$6,255.00	\$625.50	\$550.44	\$7,430.94
	1.4 Painting	2400	SF	\$3.15	\$7,560.00	\$756.00	\$665.28	\$8,981.28
	1.5 Casework - New	120	LF	\$238.00	\$28,560.00	\$2,856.00	\$2,513.28	\$33,929.28
	1.6 Sink	2	EA	\$2,500.00	\$5,000.00	\$500.00	\$440.00	\$5,940.00
	1.7 Electrical	1920	SF	\$10.00	\$19,200.00	\$1,920.00	\$1,689.60	\$22,809.60
	1.8 Data/Fire Alarm	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
	1.9 New Restroom	2	EA	\$60,000.00	\$120,000.00	\$12,000.00	\$10,560.00	\$142,560.00
	1.10 Waterline	150	SF	\$24.16	\$3,624.00	\$362.40	\$318.91	\$4,305.31
	1.11 Sewerline	120	SF	\$133.00	\$15,960.00	\$1,596.00	\$1,404.48	\$18,960.48
	TK 1 & TK 2 - GRAND TOTAL							\$260,170.81
3	AFTER SCHOOL/MUSIC	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
	3.1 New Portable	1	EA	\$110,000.00	\$110,000.00	\$11,000.00	\$9,680.00	\$130,680.00
	3.2 New Ramp	1	SF	\$10,000.00	\$10,000.00	\$1,000.00	\$880.00	\$11,880.00
	3.3 Placement/ hookup/FA	1	SF	\$65,000.00	\$65,000.00	\$6,500.00	\$5,720.00	\$77,220.00
	AFTER SCHOOL/MUSIC - GRAND TOTAL							\$219,780.00
4	CLASSROOM C6 - KINDER	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
	4.1 Demolition	960	SF	\$3.00	\$2,880.00	\$288.00	\$253.44	\$3,421.44
	4.2 Flooring - VCT	960	SF	\$12.00	\$11,520.00	\$1,152.00	\$1,013.76	\$13,685.76
	4.3 Tackboard	150	SF	\$20.85	\$3,127.50	\$312.75	\$275.22	\$3,715.47
	4.4 Painting	1000	SF	\$3.15	\$3,150.00	\$315.00	\$277.20	\$3,742.20
	4.5 Casework - New	60	LF	\$238.00	\$14,280.00	\$1,428.00	\$1,256.64	\$16,964.64
	4.6 Sink	1	EA	\$2,500.00	\$2,500.00	\$250.00	\$220.00	\$2,970.00
	4.7 Electrical	960	SF	\$10.00	\$9,600.00	\$960.00	\$844.80	\$11,404.80
	4.8 Data/Fire Alarm	960	SF	\$3.00	\$2,880.00	\$288.00	\$253.44	\$3,421.44
	4.9 New Restroom	1	EA	\$60,000.00	\$60,000.00	\$6,000.00	\$5,280.00	\$71,280.00
	4.10 Waterline	85	SF	\$24.16	\$2,053.60	\$205.36	\$180.72	\$2,439.68
	4.11 Sewerline	60	SF	\$133.00	\$7,980.00	\$798.00	\$702.24	\$9,480.24
	4.12 New Wall	400	SF	\$25.00	\$10,000.00	\$1,000.00	\$880.00	\$11,880.00
	CLASSROOM C6 - GRAND TOTAL							\$154,405.67
5	CLASSROOM C4 - SDC TK - 2	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
	5.1 New Restroom	1	EA	\$60,000.00	\$60,000.00	\$6,000.00	\$5,280.00	\$71,280.00
	5.2 Casework - New	25	LF	\$238.00	\$5,950.00	\$595.00	\$523.60	\$7,068.60
	5.3 Flooring - VCT	960	SF	\$12.00	\$11,520.00	\$1,152.00	\$1,013.76	\$13,685.76
	5.4 Painting	800	SF	\$3.15	\$2,520.00	\$252.00	\$221.76	\$2,993.76
	5.5 Electrical	960	SF	\$10.00	\$9,600.00	\$960.00	\$844.80	\$11,404.80
	5.6 Data/Fire Alarm	960	SF	\$3.00	\$2,880.00	\$288.00	\$253.44	\$3,421.44
	5.7 Waterline	75	LF	\$24.16	\$1,812.00	\$181.20	\$159.46	\$2,152.66
	5.8 Sewerline	60	LF	\$133.00	\$7,980.00	\$798.00	\$702.24	\$9,480.24
	CLASSROOM C4 - GRAND TOTAL							\$121,487.26

Detailed Cost Estimates - Mary Peacock (con't)



Del Norte Unified School District Proposed Grade Reconfiguration

School Mary Peacock Elementary School Grade Reconfiguration (TK - 2nd Grade)

Project Description

6	OUTDOORS	QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
Kindergarten								
6.1	Fences	438	LF	\$61.73	\$27,037.74	\$2,703.77	\$2,379.32	\$32,120.84
6.2	Play Equipment	1	EA	\$80,000.00	\$80,000.00	\$8,000.00	\$7,040.00	\$95,040.00
6.3	Surfacing	5000	SF	\$5.50	\$27,500.00	\$2,750.00	\$2,420.00	\$32,670.00
6.4	A/C Paving	2000	SF	\$8.20	\$16,400.00	\$1,640.00	\$1,443.20	\$19,483.20
6.5	Landscape	1500	SF	\$25.00	\$37,500.00	\$3,750.00	\$3,300.00	\$44,550.00
TOTAL KINDER OUTDOOR								\$223,864.04
TK								
7.1	Fences	215	LF	\$61.73	\$13,271.95	\$1,327.20	\$1,167.93	\$15,767.08
7.2	Play Equipment	1	EA	\$80,000.00	\$80,000.00	\$8,000.00	\$7,040.00	\$95,040.00
7.3	Surfacing	5000	SF	\$5.50	\$27,500.00	\$2,750.00	\$2,420.00	\$32,670.00
7.4	A/C Paving	1800	SF	\$8.20	\$14,760.00	\$1,476.00	\$1,298.88	\$17,534.88
7.5	Landscape	1640	SF	\$25.00	\$41,000.00	\$4,100.00	\$3,608.00	\$48,708.00
TOTAL TK OUTDOOR								\$15,767.08
OUTDOORS GRAND TOTAL								\$239,631.11
ADA UPGRADES								
6.1	ADA Parking Upgrade	3850	SF	\$10.00	\$38,500.00	\$3,850.00	\$3,388.00	\$45,738.00
6.2	Remove & Replace Walk	600	SF	\$8.20	\$4,920.00	\$492.00	\$432.96	\$5,844.96
6.3	Restrooms (ADA upgrades)	2	EA	\$30,000.00	\$60,000.00	\$6,000.00	\$5,280.00	\$71,280.00
ADA UPGRADES - GRAND TOTAL								\$45,738.00
++SOFT COSTS @ 20%								\$208,242.57
MARY PEACOCK GRAND TOTAL								\$1,249,455.42

*Cost includes: contract general conditions, overhead and profit, bonds and insurance @ 20%

++Soft costs includes: DSA fees, A/E fees, IOR, misc. fees & expenses and 10% contingency @ 30%

Detailed Cost Estimates - Pine Grove E.S.



Del Norte Unified School District Proposed Grade Reconfiguration

School Pine Grove Elementary School Grand Reconfiguration (3rd Grade - 5th Grade)

Description

1 CLASSROOM C5 & C8		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation @ 8%	Total
1.1	Demolition	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
1.2	Flooring - VCT	400	SF	\$12.00	\$4,800.00	\$480.00	\$422.40	\$5,702.40
1.3	Tackboard	300	SF	\$20.85	\$6,255.00	\$625.50	\$550.44	\$7,430.94
1.4	Painting	1200	SF	\$3.15	\$3,780.00	\$378.00	\$332.64	\$4,490.64
1.5	Casework-New	60	LF	\$283.00	\$16,980.00	\$1,698.00	\$1,494.24	\$20,172.24
1.6	Sink	2	EA	\$2,500.00	\$5,000.00	\$500.00	\$440.00	\$5,940.00
1.7	Electrical	1920	SF	\$10.00	\$19,200.00	\$1,920.00	\$1,689.60	\$22,809.60
1.8	Data/Fire Alarm	1920	SF	\$3.00	\$5,760.00	\$576.00	\$506.88	\$6,842.88
1.9	Waterline	150	SF	\$24.16	\$3,624.00	\$362.40	\$318.91	\$4,305.31
CLASSROOM C5 & C8 GRAND TOTAL								\$84,536.89
2 CLASSROOM C7		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation @ 8%	Total
2.1	Demolition	1386	SF	\$3.00	\$4,158.00	\$415.80	\$365.90	\$4,939.70
2.2	Flooring - VCT	200	SF	\$12.00	\$2,400.00	\$240.00	\$211.20	\$2,851.20
2.3	Tackboard	150	SF	\$20.85	\$3,127.50	\$312.75	\$275.22	\$3,715.47
2.4	Painting	1200	SF	\$3.15	\$3,780.00	\$378.00	\$332.64	\$4,490.64
2.5	Casework-New	30	LF	\$283.00	\$8,490.00	\$849.00	\$747.12	\$10,086.12
2.6	Sink	1	EA	\$2,500.00	\$2,500.00	\$250.00	\$220.00	\$2,970.00
2.7	Electrical	1386	SF	\$10.00	\$13,860.00	\$1,386.00	\$1,219.68	\$16,465.68
2.8	Data/Fire Alarm	1386	SF	\$3.00	\$4,158.00	\$415.80	\$365.90	\$4,939.70
2.9	Waterline	85	SF	\$24.16	\$2,053.60	\$205.36	\$180.72	\$2,439.68
CLASSROOM C7 GRAND TOTAL								\$52,898.19
3 ADA UPGRADES		QTY	Unit of Measure	Unit Cost *	Subtotal	Contingency (10%)	Escalation 8%	Total
3.1	ADA Parking Upgrade	3500	SF	\$10.00	\$35,000.00	\$3,500.00	\$3,080.00	\$41,580.00
3.2	Remove & Replace Walk	2600	SF	\$30.00	\$78,000.00	\$7,800.00	\$6,864.00	\$92,664.00
TOTAL ADA UPGRADES								\$134,244.00
++SOFT COSTS @ 20%								\$54,335.82
PINE GROVE GRAND TOTAL								\$271,679.09

*Cost includes: contract general conditions, overhead and profit, bonds and insurance @ 20%

++Soft costs includes: DSA fees, A/E fees, IOR, misc. fees & expenses and 10% contingency @ 30%



Project Schedule

FEBRUARY 2022	GRADE RECONFIGURATION STUDY COMPLETE
MARCH - JULY 2022	COMMUNITY OUTREACH/BOARD APPROVAL
JULY 2022	COMMENCE DESIGN DOCUMENTS
OCTOBER 2022	DSA SUBMITTAL
JANUARY 2023	DSA APPROVALS
FEBRUARY 2023	PROJECT BIDDING
MARCH 2023	DISTRICT AWARD OF CONSTRUCTION CONTRACT
MAY 2023	COMMENCE CONSTRUCTION
JULY 2023	COMPLETE CONSTRUCTION
AUGUST 2023	START CLASSES AT RECONFIGURATED CAMPUSES