



QUATTROCCHI KWOK
ARCHITECTS

Donald Lum Elementary School Modernization

Schematic Design Presentation to Board
December 8, 2015

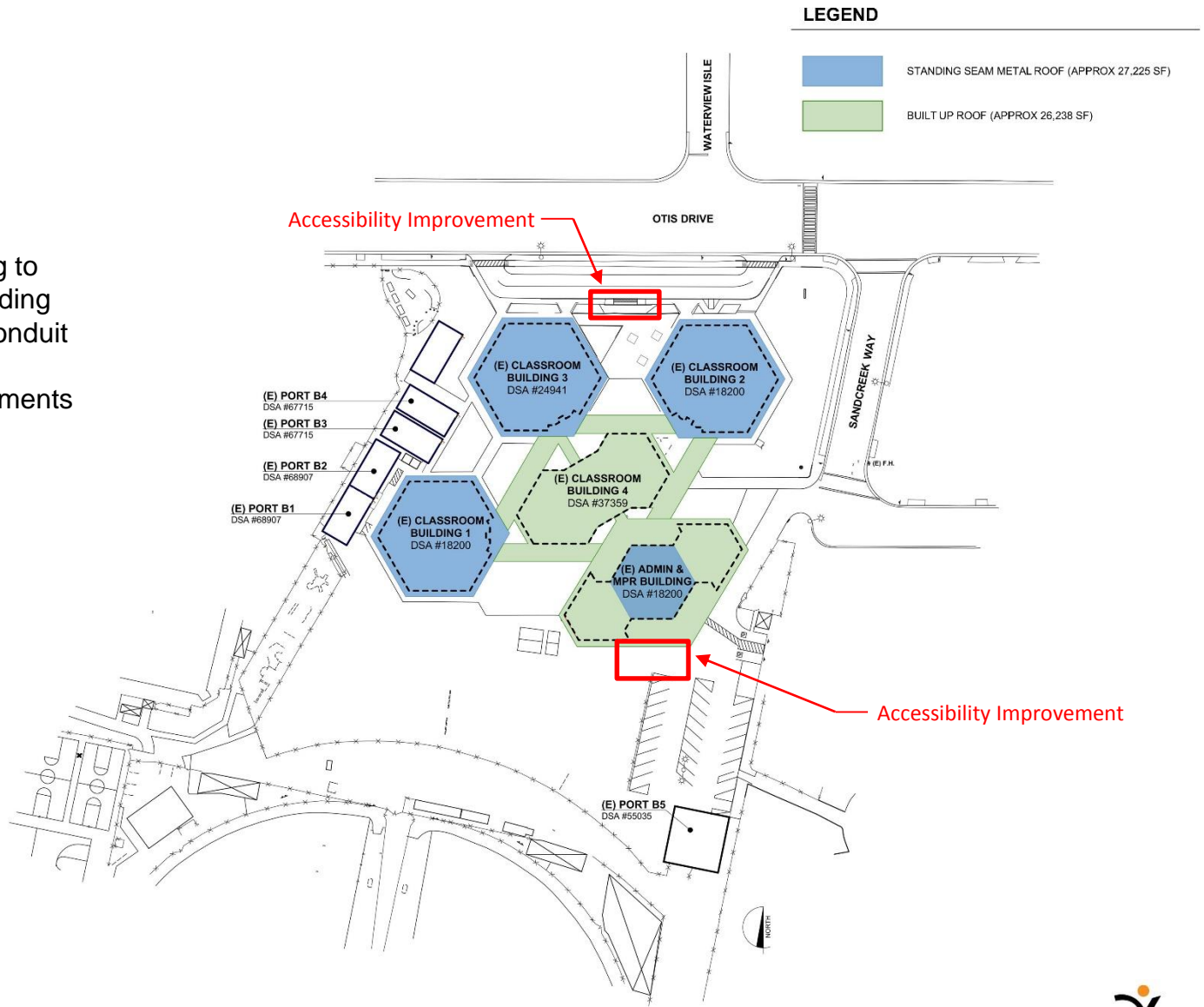


Quattrocchi Kwok Architects

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Project Scope:

- Window Replacement
- Roofing Replacement
- New Rooftop Boiler Piping to Building 4 and MPR Building
- New Rooftop Electrical Conduit
- New Rooftop Gas Piping
- Site Accessibility Improvements



CAMPUS SITE PLAN

DONALD LUM ELEMENTARY SCHOOL
ALAMEDA UNIFIED SCHOOL DISTRICT

SCALE: 1" = 40'
1995.00
11/24/18

Donald Lum Elementary School

Project Cost Summary Update

Updated: November 30, 2015

Campus Budget (2014 Implementation Plan B, includes soft costs)	\$6,500,000
Escalation to 2015 dollars (5%)	\$325,000
Campus Budget (2015)	\$6,825,000

Construction Projects	Construction Timeline	Construction Allowance	30% Soft Cost	5% Escalation	Total project costs
New Windows*	2016	\$479,875	\$143,963	\$0	\$623,838
Critical Electrical/Mechanical/Accessibility Upgrades*	2016	\$328,225	\$98,468	\$0	\$426,693
New Roofing*	2016	\$752,250	\$225,675	\$0	\$977,925
Safety / Security Upgrades	2017	\$256,560	\$76,968	\$16,676	\$350,204
Technology / Communication Upgrades	2017	\$253,141	\$75,942	\$16,454	\$345,537
New Building - 3 Kindergarten Classrooms	2017	\$1,752,193	\$525,658	\$113,893	\$2,391,743
New Building - 1 Science Classroom	2017	\$1,375,862	\$412,759	\$89,431	\$1,878,052
Paving	2017	\$2,862	\$859	\$186	\$3,907
		\$5,200,968	\$1,560,290	\$236,640	

Current Estimated Construction Campus Cost

Total \$6,997,899

Notes:

- *Indicates Board approval of Schematic Design on December 8, 2015.
- The costs provided for Construction Projects are estimates or allowances until Bidding is complete.
- "Soft Costs" include Change Order contingency and fees for Architect and Consultants, Construction Management, DSA, and Inspection and Testing.



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Thank You!



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