

Willows Unified School District *Facilities Master Plan*

Updated July 28, 2016



Board Draft Copy

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2016 Facilities Master Plan Update Summary

Overview: In April 2014, the District issued their Facilities Master Plan that identified improvements necessary to properly maintain and improve the schools of Willows for the next 10+ years. As a part of the process, a Facility Needs Assessment and a Master Plan were completed for each site. These included specific improvements and costs which were then categorized as priority 1 or 2. A local bond to help fund the Plan was not successful in November 2014 and the Plan was placed on hold.

Today, the District is again considering the Master Plan needs and funding opportunities. A first step in the process is updating the Master Plan to reflect work accomplished since 2014 as well as adjustments to costs. This Updated Master Plan includes those adjustments.

Plan Adjustments: There are only two significant changes to the Master Plan:

1. Work performed by the District through maintenance and improvement projects funded by current means.
2. Adjustment for inflation of construction costs.

Work Performed: Some work on facilities has been pursued when possible with available District funding. This has been limited to only the most important and critical improvements necessary for the schools.

Construction Inflation: The 2014 Master Plan inflated construction to 2017 to account for cost increases for labor and materials. 2017 was used as a middle date for construction of the work which allowed time for plan preparation, DSA approval, bidding and construction.

The Updated Master Plan adjusts costs up 8% to 2019 pricing which represents a 2-year time period. The past 2 years have seen a surge in inflation due to a stronger economy. Using this date assumes construction at the schools will occur between 2018-2020. It should be recognized that if funding was available for all work in 2017, it would still not be prudent to build all projects in a single year.

Funding Sources: With a state bond for school facilities on the November 2016 ballot, and polls indicating strong support, it is highly likely that there will be state funding for projects beginning in 2017. However, matching funds are required if the District plans to maximize potential funding and accomplish as much work as possible.

A local bond, if pursued, would significantly enhance the District's ability to make critical and necessary improvements. And although OPSC's Hardship Program does exist and may continue for some time, there is a movement to eliminate the no-match option, leaving Districts without matching funds ineligible for the program in the future.

Summary: While work accomplished to date has reduced priority 1 needs (\$25.3 mil to \$23.3 mil), total amounts have not changed significantly (less than \$1.0 mil) due to inflationary increases. Time will continue to increase costs, and needs will increase as buildings and systems further age. The District should consider maximizing funding through all possible sources and moving quickly due to the large backlog of projects seeking state funding.

Master Plan Overview

Intent

The intent of the Master Plan is to identify improvements needed to provide safe, healthy and effective learning environments for all students of the Willows Unified School District. The Plan also is to develop improvement costs and priorities for implementing the work.

Introduction

This Master Plan is primarily a Facility Needs Assessment and deals with current facility needs. However, it does take into account future needs that are anticipated over the next 5 – 10 years. These are primarily maintenance and upkeep needs as growth is projected to be minimal.

The Plan provides a guide for facility improvements needed to support the educational programs for the near future. It will evolve and change as education, priorities, funding and needs change, and should be allowed to adapt to these conditions.

Goals & Objectives

The goals and objectives have been identified by listening to the administration, maintenance, school site users and community representatives. These represent a broad view of what is needed to continue delivering educational quality for the District's students.

- **Healthy Environments:** Providing healthy environments means students and staff have modern and operational HVAC systems, weather-tight buildings, and schools that are free of harmful or hazardous materials. This is a basic prerequisite for learning.
- **Effective Learning Environments:** In order to maximize learning potential, the classroom must address a number of issues:
 - Adequate sized classrooms in good condition
 - Flexible electric and natural lighting
 - Access to technology
 - Good acoustics
 - Appropriate furnishing and equipmentEffective classroom spaces improve learning and student achievement.

- **Technology Infrastructure:** Key to today's educational delivery is access to, and distribution of, technology. To accommodate 21st Century learning, each school needs to have one-to-one device capabilities with adequate speed and campus-wide distribution.
- **Energy Efficiency:** To reduce long-term operating costs, conserve energy and demonstrate responsible stewardship of the environment, facilities should include efficient and effective materials and systems.
- **Safety and Security:** Each site needs to be safe and secure implementing a community-appropriate plan that secures perimeters, controls physical and visual access, provides adequate supervision and oversight, and incorporates other means to fulfill those goals. Each site is different and the level of security may vary.

- **Quality Facilities:** Schools should be functional, operational and quality facilities that support education and enhance the student experience. This requires both regular maintenance and timely improvements to keep facilities updated and to provide for new educational demands.

Process Overview

The goal of the process was to include school site personnel, including parents, in a review of the needs and development of priorities for improvements at each site. Participation at the site level is critical to ensure the school has an opportunity to share their specific concerns. It is also an opportunity for the site to understand the costs of their needs and to develop priorities for implementing future improvements.

To create the Plan, the following activities have occurred:

- Review of Needs Assessment by Thomson & Hendricks Architects (2007)
- Initial site walk with Superintendent and Maintenance Director
- Review of identified improvements from 2007 with maintenance
- Site meeting with each school to identify needs
- Plan study and initial cost estimating
- Follow-up site meeting with each school principal to review scope, costs and priorities
- Reconciliation of needs, costs and priorities
- Board presentation and review
- Final modifications and adjustments
- Final Master Plan publication

Regular updating of the Plan should be accomplished to acknowledge progress as well as to identify new needs for future planning.

Plan Update

In July 2016 the District requested an update to the Plan as they consider funding options.

Improvements completed by the District in 2014/15/16 have been recognized in the Plan and modifications made to scope of work and estimates. In addition, the estimates have been adjusted to reflect the cost of time (inflation) on construction costs.

District Standards

Standards are recommended for specific items to provide consistency across the District. These specific issues should be addressed during the planning and design phase of project development to standardize systems and materials where possible.

- Technology: District should continue efforts with GCOE to provide adequate data to sites and create standards for hardware to ensure maximum access and speed.
- Security: District should develop community-appropriate standards for perimeter fencing, site access, visual access to classroom and other measures for each site.
- Windows: District should develop and adapt standards regarding the use of operable windows.
- Hardware: District should develop and adapt standards for door hardware.
- Painting: District should develop painting standards for manufacturer and colors to reduce variety of paint suppliers and number of color variations.
- HVAC: The District currently has a variety of mechanical systems and different manufacturers. Maintenance should identify type and make of equipment and District should adapt standards through Board action to allow single-source specifications. This will simplify long-term maintenance of equipment.

Assumptions

A number of assumptions have been made as a basis for developing the Plan.

- Enrollment: Student enrollment has varied but may be stabilizing but no natural growth is expected in the next 10 years. There may be future housing in the community, but at this time there are no major new housing subdivisions proceeding.
- Ongoing Maintenance: The District has invested when possible in maintaining and improving buildings. However, there is inadequate funding in the General Fund to properly address the long-term facility needs for aging schools.
- Normal Life of Facilities: The normal and expected life of a school is approximately 50 years. However, many schools last much longer with appropriate maintenance, repairs and regular improvements.

It is normal to anticipate major modernization of existing schools every 25 - 30 years. This includes significant improvements to all major systems such as HVAC, roofing, signal systems and finishes, as all have limited lives. After 50 years, building needs can be even greater as infrastructure also may need to be upgraded or replaced.

- ADA Work: The ADA (Americans with Disabilities Act) work is required as an integral part of any project on a school site. This will include significant modifications and improvements to portions of the school to make it fully compliant. An analysis and report will be a part of this effort to identify what needs to be addressed and how.

Funding Options

There are a number of funding options, each with specific challenges and restrictions.

- **State Funding – School Facilities Program (SFP):** This state program provides matching funds for new and modernization projects. Two significant issues with this program are 1) District must have matching funds; and 2) the funds provided are typically less than 50% of the total project costs. However, with matching funds the District has the potential to leverage available local funding to perform significantly more work.

Note: There has not been a statewide bond measure since 2006. The November 2016 bond measure will be the first opportunity for new funding in 10 years.

- **Financial Hardship:** The hardship program is part of the SFP and is intended for Districts that cannot pass a local bond but have significant needs. Requirements are strict and funding is very limited, addressing only major needs. The program is considered a safety net only and not a regular option for most.

It is important to note that the State Allocation Board (SAB) is in the process of modifying hardship requirements and new regulations will likely make eligibility for this program much more difficult. These changes are intended to require more funding participation at the local level.

- **Local Bonds:** Local school bonds fund facility improvements from local property tax assessments. These typically are used to leverage and enhance state funding and also allow District flexibility in timing as the state program is a reimbursement program.
- **Parcel Tax:** We are not aware of this method being used for facility improvements, rather it typically funds ongoing or additional educational programs.
- **Developer Fees:** Fees paid for new home construction and significant additions are intended to offset the cost impact to the District for new students. In a slow or no-growth area, these are insignificant.
- **Prop 39 Energy Funding:** These funds are available for the next 5 years and may be used only for improving energy efficiency of schools. The threshold for compliance is quite high and as the program is so new it is difficult to predict how effective it will be. Integrating it with other work is critical to maximize effectiveness.

The District should remain well informed about the various programs available and regularly pursue each available option to maximize funding.

Costs

The Master Plan addresses the costs for needed improvements at each site. The costs for full modernization of all sites will be greater than the local bond can support. Matching state funds from the School Facilities Program for Modernization will help extend those funds and allow a greater scope of work. However, even with both funding sources it is evident that all needs cannot be met and additional future funding from other sources will need to be sought.

Costs are estimated using a variety of methods as it is not possible to fully price a project at such an early stage. Costs are therefore to be considered budget figures which will be refined as scope is further defined.

Cost Basis: Costs for improvements have been developed from historical data on similar projects, cost estimating guides, and input from a professional cost estimator. Some actual costs will be higher; some lower. The factor more likely to affect costs is scope, primarily the addition or expansion of scope during project development. It is therefore critical to contain and manage scope during planning. The estimate includes a reasonable contingency factor to account for minor scope change.

Soft Costs: These represent costs other than actual construction costs. They include Architect/Engineering fees, Division of the State Architect (DSA) and California Department of Education (CDE) fees, materials testing, inspection, Furniture & Equipment (F&E) and contingency. These can add up to 30% on top of construction costs.

Site Allowance: The estimates have built in a "site general allowance" to account for site specific issues not identified within the cost estimates. This will allow each site to identify some specific needs and build in a small level of flexibility necessary for modernization work.

Exclusions: The estimates have intentionally excluded F&E and technology hardware and software. While the allowance provides for some purchase of F&E, it is typical for these not to be a significant portion of bond funding due to the relatively short life span of such items.

Murdock Elementary School



Overview

Previous Work

Scope of Work

Cost Estimates



Murdock Elementary School

Overview

Principal: TBD

Grade configuration: TK-5

Student enrollment: 612

Enrollment trend: Slight growth; 10-15 students per year

Year constructed: 1950/1951

Building area: 47,966 (including portables; excluding maintenance building)

Previous Work

Modernization - 1989

Suspended acoustical ceilings installed

Installed heat pumps

New Classrooms

Constructed new relocatable classroom wing with toilets on west side of site

Lighting & Solar

Replaced all lights including outside lighting with PG&E program (2013)

Installed ground mounted solar system (2013)

2014/15/16 Improvements

New boiler for HVAC system; new air handlers in classrooms (no chiller work)

New roofing systems

Partial repainting (25%)

Skylight replacement

Covered clerestory windows

Playground sealing/stripping

Scope of Work – Priority 1:

ADA (Americans with Disabilities Act) Improvements

ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements are provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work will require removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors, as well as increasing the size in very small rooms. A toilet analysis will be conducted to determine required quantity of fixtures. Construction of a new toilet building (if accomplished) may alleviate the need for some of this work.

Plumbing: Toilet room plumbing lines are experiencing problems and should be replaced.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements. There are some specific problems with the office doors.

Classroom Finishes

Flooring: All flooring is past useful life and needs to be replaced. In addition, much of the floor has Vinyl Asbestos Tile (VAT) under current flooring material. This will require abatement. The preferred material for flooring was discussed and all-carpet seems to be the site preferred option. This will be subject to review during planning.

Walls: All walls should be painted. Tack boards and whiteboards should be replaced.

Ceilings: Ceiling tiles are sagging and discolored. The suspended tile ceiling grid can be maintained and all existing acoustic ceiling tiles should be replaced with new. Hard ceilings should be painted.

Technology

There is a need for improved technology infrastructure throughout the campus to accommodate current and future educational programs. This includes better access and speed, as well as wireless access throughout. There is also inadequate power in classrooms to support the technology as well as outdated and inadequate number of computers.

Signal Systems

Fire Alarm, Clocks/Bells and Telephone are in poor repair and operational condition. These systems should be completely replaced. Telephone will be Voice Over internet Protocol (VOiP).

HVAC

The boiler was replaced in 2014. The chiller was not replaced and is very old and requires replacement. The air handlers in the buildings have also been replaced. The location of the central HVAC equipment is undesirable and relocation should be considered if possible.

Exterior Painting

Repainting of the exterior of the entire school should be included if possible to maintain the waterproofing integrity of the buildings. (25% of school repainted in 2015/16).

Windows

Classroom windows: Existing windows are steel frame single glazed in poor condition. Operation is difficult. Weather-stripping installed during last modernization is in poor condition. All steel windows should be replaced with thermal break frames and insulated glass. .

Other windows: Windows in administration area should be replaced.

Kindergarten Sliding Door: This door is difficult to secure and operate and needs to be replaced in the same configuration.

Window coverings: Covering should be provided to provide security options and allow darkening of rooms when needed for educational purposes.

Kitchen

A new hood will be required. Additional food service needs to be further investigated.

Office Configuration

The space utilization of the office should be studied and function improved. Expansion of the office space into the adjacent classroom should be considered to provide staff an adequate workroom and lounge, as the current space is inadequate. This classroom is currently not used as a teaching space. A conference room is also needed.

Planned Improvements – Priority 2:

Portable Replacements

There are 5 classroom portables plus a library/computer room portable all over 20 years old and in need of replacement. New buildings should be set at grade (no ramps / stairs) include custodial space, toilets, storage and intervention spaces.

Options for replacing these portables with new construction and portable buildings will be considered.

Safety and Security

The campus should have some additional fencing between parking and campus areas to prevent the public from walking on to the site without checking in at the office. Limiting points of access to locations that can be visually supervised during school hours is desired.

Security cameras have been installed by the District under a recent project.

French Street Closure: Closing French Street during the teaching day would reduce noise and improve safety. This would need to be discussed with the City to determine if closure is possible.

Classroom Doors: Most classrooms have 2 exterior doors. For controlling access, it may be desirable to close one door; however this may meet significant resistance at staff level. Further review to occur. However, closing the south doors facing French Street, and having students access these classrooms from the north side may be a practical way to improve safety. Sidewalks and entry covering may need to be considered.

Roof Access: The fencing around the boiler / chiller is being used to gain access to the roof. This fencing should be replaced with no-climb fabric or reconfigured to prevent easy roof access.

Shade Structure

A shade structure on the hard courts is desired.

PE Room & Band Room

As the MP is used extensively for serving, an indoor PE space would be very desirable for rainy day activities. A dedicated music room is also desired.

Acoustics

The M-P room acoustics need to be improved as it is not useable for many types of events including music.

Stage

The stage partition is difficult to use; it should be replaced. There is currently no projection screen in the MP.

Kitchen

The outside freezer should be moved adjacent to the building to allow direct access from interior space. This is a health department requirement.

Maintenance Building

It would be beneficial to relocate the maintenance building further outside the campus core.



SITE INFORMATION

Unit No.	Area (sq ft)	Classroom Count	Notes
100 Classrooms	7,438	5	
200 Classrooms	5,095	5	
300 Classrooms	5,095	5	
400 Classrooms	4,210	5	[1 Restroom]
500 Classrooms	11,495	8	[1 Restroom]
600 Classrooms	2,560	2	[1 Restroom]
700 Classrooms	5,378	5	
MIP New Rooms	6,498	0	
Total	47,266	35	

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING EXTERIORS, DOORS & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- TECHNOLOGY INFRASTRUCTURE
- CLASSROOM FINISHES: FLOORS, WALLS & CEILING
- SIGNAL SYSTEMS: FIRE ALARMS, CLOCKS/BELTS, TELEPHONE
- HVAC: CHILLER, BOILER & HEAT PUMPS
- ROOFING, GUTTERS AND DOWNSPOUTS
- EXTERIOR PAINTING
- CLASSROOM WINDOWS
- OTHER RECONFIGURATIONS
- PORTABLE CLASSROOMS & LIBRARY REPLACEMENT
- SAFETY & SECURITY
- SHADE STRUCTURE
- PE ROOM & BAND/MUSIC ROOM

KEY

- Standard Classroom
- Activity Space
- New Classroom
- Unimproved
- Storage Room
- Staff Restrooms



WILLOWS UNIFIED SCHOOL DISTRICT
BANKSORTH • GRAU ARCHITECTS

MURDOCK ELEMENTARY

MURDOCK ELEMENTARY

SITE INFORMATION

Unit/Use Area	Area (sq.)	Classroom Count	Notes
100 Classrooms	7,438	5	
200 Classrooms	5,095	5	
300 Classrooms	5,095	5	
400 Classrooms	4,210	5	[1 Room]
500 Classrooms	11,395	8	[1 Room]
600 Classrooms	2,560	2	[2 Room]
700 Classrooms	5,575	5	
MP (Special Rooms)	6,498	0	
Total	47,964	35	

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING EXITS, DOORS & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- CLASSROOM FINISHES: FLOORS, WALLS & CEILINGS
- TECHNOLOGY INFRASTRUCTURE
- SIGNAL SYSTEMS: FIRE ALARM, CLOCKS/BELLS, TELEPHONE
- HVAC: CHILLER, BOILER & HEAT PUMPS
- ROOFING, GUTTERS AND DOWNSPOUTS
- EXTERIOR PAINTING
- CLASSROOM WINDOWS
- OFFICE RECONFIGURATIONS
- PORTABLE CLASSROOMS & LIBRARY REPLACEMENT
- SAFETY & SECURITY
- SHADE STRUCTURE
- PE ROOM & BAND/MUSIC ROOM

KEY

- Standard Classroom
- Activity Spaces
- Non-Classroom Space
- Unapproved
- Student Restrooms
- Staff Restrooms



WILLOWS UNIFIED SCHOOL DISTRICT
 WILLIAMS & GRAY ARCHITECTS, INC.



Willows Intermediate School



Overview

Previous Work

Scope of Work

Cost Estimates



Willows Intermediate School

Overview

Principal: Steve Sailsbery

Grade configuration: 6-8

Student enrollment: 346

Enrollment trend: Slight decline; 5-10 students per year

Year constructed: 1975

Building area: 42,769 (including portables; excluding GCOE portable, GCOE building, free-standing toilet building and maintenance building)

Previous Work

Gym Floor Refinished (2012)

Roofing Replacement at 100, 200, 300 (Extreme Hardship Program; 2003)

HVAC Replacement at 100, 200 (Extreme Hardship Program; 2003)

HVAC Replacement at 300 Shops (Maintenance; 2013)

Lighting & Solar

Replaced all lights including outside lighting with PG&E program (2013)

Installed ground mounted solar system (2013)

2014/15/16 Improvements

Technology distribution

Parking lot / play courts sealing and striping

Scope of Work – Priority 1:

ADA (Americans with Disabilities Act)

ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements are to be provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work may require complete removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors. A toilet analysis will be conducted to determine required quantity of fixtures.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements.

Exterior Painting

Cleaning and sealing of the exterior masonry is needed to maintain the waterproofing integrity of the buildings.

Interior Finishes

As the school is almost 40 years old, replacement of interior finishes is needed. This includes new floor finishes throughout, painting of interior walls and new ceiling tiles (to improve acoustics and light reflectance).

Locker Rooms

All showers are to be removed and the room reconfigured to improve usability. Lockers and benches are to be replaced.

Portables Building Replacement

The portables are all over 20 years old and in poor condition. Replacing these with permanent or higher grade modular building is desired. A permanent building would cost more, but take longer to construct. Instead of 8 classrooms, the site currently needs a maximum of 4 classrooms at this time. The plan will allow the addition of future classrooms if growth occurs. It is preferable to have the classrooms face inwards to the campus, providing more connection with the core buildings as well as better security.

Toilet Building Replacement

This building is not DSA approved and should not to be used by students during the school day. It is an exempt building; meaning it may be used for after school functions associated with the fields; however it should be posted and fenced to prevent any danger to students. This building should be replaced with new toilet rooms as a part of the classroom replacement.

Asphalt Paving / Hard Courts Replacement

All AC paving, including hard courts and parking, is in poor condition and needs to be replaced. It is failing, continuing to deteriorate and is a tripping hazard. Replacement requires grinding, re-grading, storm drain adjustments and placement of new AC.

Sidewalks

Some portions of the sidewalks are in bad repair and a tripping hazard. Replacement of portions of sidewalks to be a part of the ADA scope of work.

Scope of Work – Priority 2:

HVAC at Gymnasium

Adding evaporative cooling to the lockers room is desired to improve conditions during hot weather.

GCOE Portable

The GCOE portable classroom building does not appear to be DSA approved; however this is not a requirement for the County program. Leaving this building in place for this program is not a problem but ultimately the building will need to be demolished.

Outside lighting

There seems to be an issue with the outside lighting controls. This can either be addressed prior to a project by district maintenance or be included as part of a controls modification with a future project.

Bat Control

There is a bat problem at the soffits of the M-P / Gym building caused by the metal deck flutes and the electrical conduit. This can be addressed by the installation of a sheet metal closure panel.

Safety and Security

Security cameras are being installed under a current District project. The existing fencing and access control are acceptable to the site and no other modifications or improvements were identified as needed at this time.

Bleachers

Replace bleachers with new electric bleacher system.

WILLOWS INTERMEDIATE

SITE INFORMATION

Unit No.	Area (sq. ft.)	Classroom Count	Notes
100	16,527	10	2870000
200	15,597	0	1550000
300	1,195	3	1190000
400	7,689	8	7680000
Total:			42,209

Exclude:
 Unit 500 GCOE Poolside
 Toilet Building
 MEV-10000

MAJOR IMPROVEMENTS NEEDED:
 * ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS

- PATH OF TRAVEL
- BUILDING EXTERIORS, DOORS & HARDWARE
- DRINKING FOUNTAINS
- TOILET ROOMS
- INTERIOR FINISHES: FLOORS, WALLS & CEILINGS
- TECHNOLOGY INFRASTRUCTURE
- LOCKER ROOM UPGRADES & RECONFIGURATION
- PORTABLE CLASSROOM REPLACEMENT
- TOILET BUILDING REPLACEMENT
- ASPHALT PAVING & HARD COURET REPLACEMENT
- SHOWERS REPAIR & REPLACEMENT
- EXTERIOR PAINTING
- SAFETY & SECURITY
- HVAC: COOLING AT LOCKER ROOMS
- BLEACHER REPLACEMENT

KEY

- Stadium Classroom
- Activity Spaces
- Non-Classroom Staff
- Exaproof
- Student Restrooms
- Staff Restrooms



EXISTING PLAN

Scale: 1" = 30'

WILLOWS INTERMEDIATE

SITE INFORMATION

Item	Area (sq ft)	Classroom Count	Notes
100 Existing	106,527	10	28,700 sq ft Classroom
200 GCOE, MP	15,367	0	
300 Classroom	5,195	3	15,347 sq ft
400 Classroom	7,680	8	
Total	134,769		

EXCLUDE:
 USE: 500 GCOE PISCATAWAY
 TOWN: BURLINGAME
 MAP: 1000000000

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING EXTERIORS, DOORS, & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- INTERIOR FINISHES; FLOORS, WALLS & CEILINGS
- TECHNOLOGY INFRASTRUCTURE
- LOCKER ROOM UPGRADES & RECONFIGURATION
- PORTABLE CLASSROOM REPLACEMENT
- TOILET BUILDING REPLACEMENT
- ASPHALT PAVING & HARD CURB REPLACEMENT
- SHOWERS REPAIR & REPLACEMENT
- EXTERIOR PAINTING
- SAFETY & SECURITY
- HVAC; COOLING AT LOCKER ROOMS
- BLEACHER REPLACEMENT

KEY

- Existing Classroom
- Activity Space
- Non-Classroom Space
- Exp/Provt
- Student Restrooms
- Staff Restrooms



Scale: 1" = 30'

Willows High School

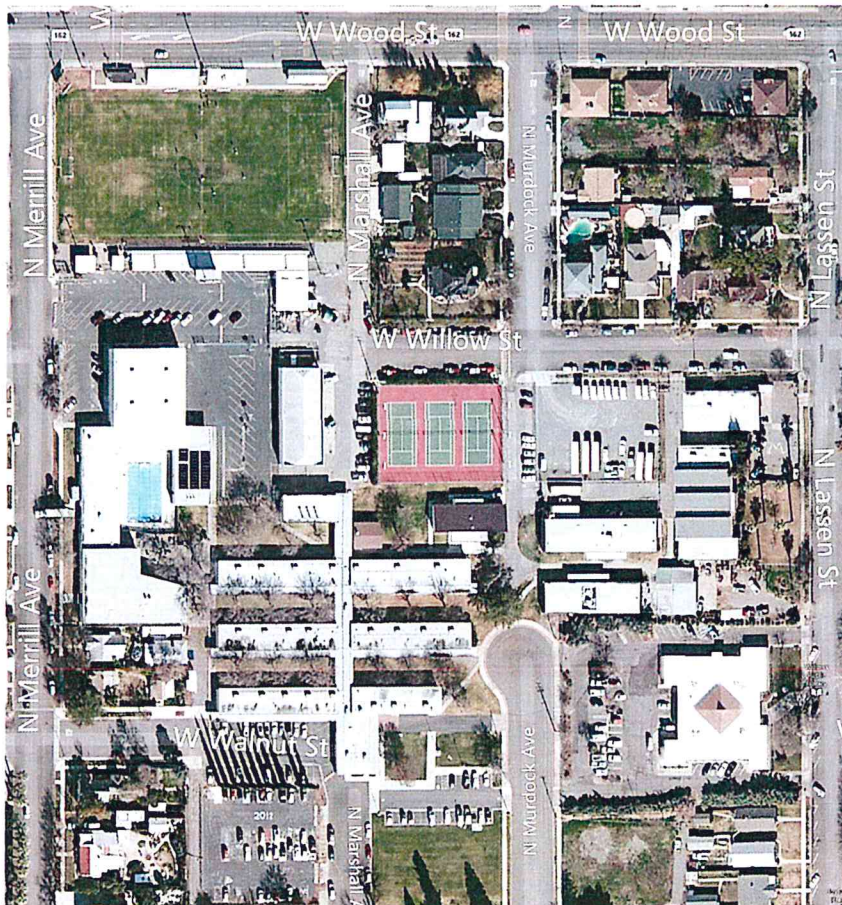


Overview

Previous Work

Scope of Work

Cost Estimates



Willows High School

Overview

Principal: David Johnstone

Grade configuration: 9-12

Student enrollment: 493

Enrollment trend: relatively stable for past few years

Year constructed: 1950

Building area: 84,700 SF (excluding GCOE bldg, boiler bldg, maintenance bldg, bus garage)

Previous Work

Fire Alarm (1994)

HVAC in admin, 100, 200, 300, 400, 500, 600 (1994)

HVAC in GCOE, Printing, Arts (1999)

HVAC in auto, shops (1999)

Roofing (1999)

Lighting & Solar

Replaced all lights including outside lighting with PG&E program (2013)

Installed ground mounted solar system (2013)

2014/15/16 Improvements

ADA parking stall striping

Parking lot sealing and striping

Energy efficient lighting installation

HVAC replacement (partial: offices 1-6, classrooms 101, 105, 201-205, 301-305, 401-404, 500-502, and cafeteria/stage)

New greenhouse

Pool repairs, lane striping

Scope of Work – Priority 1:

ADA (Americans with Disabilities Act)

ADA improvements are required for all public facilities when any construction project occurs on the site. These will include:

- Parking stalls
- Path of Travel (POT) from parking lot to all spaces affected by project work; this includes sidewalk slopes, curb cuts, door thresholds, etc.
- Drop-off zone
- Doors and hardware that allows accessible entry
- Drinking fountains
- Toilet rooms
- Signage (parking lot, rooms)

ADA work is far ranging and expensive. A survey of the campus by a specialized professional to identify all needs is the first step in developing a viable plan to gain compliance. Cost allowances for these improvements are provided in the estimate.

Toilet Rooms: The ADA improvements to all toilet rooms (student and staff) is a significant requirement. To accommodate current clearances and access, typical work may require complete removal and reconfiguration of the fixtures, often including relocation of walls and changes to doors. A toilet analysis will be conducted to determine required quantity of fixtures.

Doors and Hardware: Doors will be replaced where needed due to condition. Hardware will be replaced throughout to comply with code and ADA requirements.

Technology

The lack of adequate technology is the primary issue for the campus and improving access and service is a top priority. There is inadequate capacity and speed to accommodate the site needs for a one-to-one ratio of students to devices. There is also inadequate power in classrooms to support the technology.

HVAC

Gymnasium: The system is original and requires replacement. The new system for the gym and locker rooms should include heating and ventilation only. Evaporative cooling should be considered as a possible add-on, based on cost.

Kitchen: New hood will be required; make-up air will be evaporative cooling.

Ventilation: The welding exhaust system in the auto shop is under-sized and inadequate. This system should be replaced with a code-compliant system.

Roofing

The roof is 20 years old and close to the end of its' useful life. Re-roofing the school will be needed within 5 years and is a critical improvement to maintaining the school.

Interior Finishes (Partial)

This wing did not receive modernization improvements during the 1994 project. Basic work needed includes lowering of ceiling, wall finishes and asbestos floor removal / replacement. Floor replacement also needed in 201 and library workroom.

Fire Alarm & Intercom

Although the fire alarm was upgraded in 1994, there were questions about strobe devices in certain spaces. Fire alarm upgrades required due to code changes will be an integral part of any future modernization work.

The intercom system is very antiquated and needs to be replaced along with clocks and bells.

Acoustics

The M-P room acoustics need to be improved as it is not useable for many types of events including music.

Lockers & Showers

Lockers to be replaced with new lockers. Showers to be modified for ADA and health code upgrades. If pool is upgraded, additional modifications may be required.

Planned Improvements – Priority 2:

Windows

There are concerns with the window systems, particularly in the classrooms:

- **Visibility:** The lower windows allow full visibility into the classrooms creating a serious concern for safety of the occupants. Making the lower panel opaque would be an improvement.
- The windows are single-pane and therefore very poor for energy efficiency.
- Window coverings are needed to allow darkening of room for video as well as to address safety issues.

Exterior Painting

Repainting of the school should be included if possible to maintain the waterproofing integrity of the buildings.

HVAC

While some replacements were performed in 2014, other HVAC units are over 20 years old and should be replaced within the next 5 years as the systems are close to the end of their useful life. New equipment will significantly improve energy efficiency, comfort and acoustic quality of classrooms.

Safety and Security

The school is currently an open campus with multiple entrances and unfenced edges. It would be desirable to add fencing along the west edge adjacent to the residential unit as well as to add some gates at the parking lot to better control vehicular traffic during school hours.

Security cameras have recently been installed under a current project.

Swimming Pool

Improvements needed to continue use of the pool include piping, equipment and code improvements including ADA compliance and pool deck.

Site Drainage

It was observed during a site walk that there was significant ponding and drainage issues throughout the site. Improvements to the storm drainage system will be required to better collect and disperse the water.

WILLOWS HIGH SCHOOL

SITE INFORMATION

Unit/Room	Area (sq. ft.)	Classroom Count	0
100 Entrance	3,300	1	
200 Classroom 201	4,400	3	
300 Classroom 301	4,400	4	
400 Classroom 401	1,400	1	
500 Classroom 501	4,400	2	
600 Classroom 601	4,400	3	
610 Multi-Purpose	30,892	0	
Workshop	5,250	1	
Auto Shop	10,200	3	
Art	3,200	1	
Music	4,788	2	
Total	87,600	24	

MAJOR IMPROVEMENTS NEEDED:

- ADA (AMERICANS WITH DISABILITIES ACT) IMPROVEMENTS
 - PATH OF TRAVEL
 - BUILDING EXITS, DOORS, & HARDWARE
 - DRINKING FOUNTAINS
 - TOILET ROOMS
- EXTERIOR FINISHES AT 300 WING: FLOORS, WALLS & CEILING
- TECHNOLOGY INFRASTRUCTURE
- HVAC REPLACEMENT AT GYM, MP, STAGE
- VENTILATION AT WELDING STATIONS
- ROOFING, GUTTERS AND DOWNSPOUTS
- CLASSROOM WINDOW REPLACEMENT
- LOCKERS & SHOWERS UPGRADE
- MULTI-PURPOSE ROOM ACOUSTIC UPGRADES
- EXTERIOR PAINTING
- HVAC REPLACEMENT
- STUDENT SAFETY & CAMPUS SECURITY
- SWIMMING POOL UPGRADES
- SILL DRAINAGE IMPROVEMENTS

KEY

- Stairwell
- Stair
- Restrooms
- Men's
- Women's
- Classroom
- Exterior
- Stair
- Restrooms



Willows Community High School



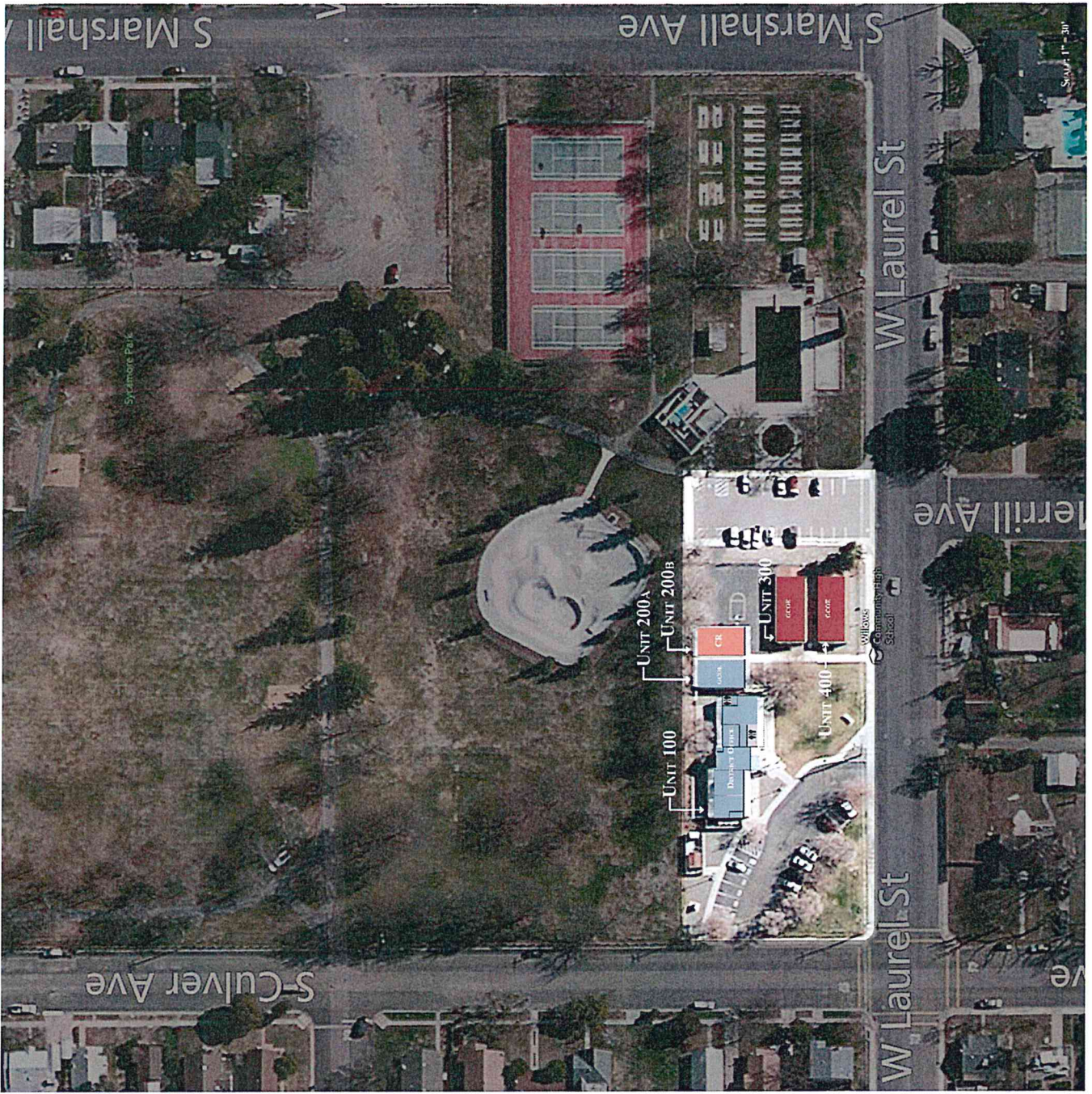
Overview

Due to the current size of enrollment and limited facilities, we have not prepared a master plan for this school. We have, however, included an allowance for replacing two of the portables as well as ADA upgrades for the permanent building. ADA compliance will be required during the next project at this site.

2014/15/16 Improvements

- Basketball courts sealing and striping
- DO parking lot sealing and striping





SITE INFORMATION

Unit Use	Area (Sq.)	Classroom Count	Notes
100 (Activity Spaces)	2,786	0	
200a (Classroom)	960	0	
200b (Classroom)	960	1	
300 (Classroom)	1,361	0	
400 (Classroom)	1,361	0	
500 (Classroom)	1,361	0	
Total	7,413	1	

KEY

- Standard Classroom
- New Classroom
- Activity Spaces
- Existing
- Staff Restrooms
- S Staff Restrooms



WILLOWS UNIFIED SCHOOL DISTRICT
 BIRMINGHAM, ALABAMA

CONTINUATION HIGH SCHOOL

Summary of Costs

This summary totals the costs for each set of priorities as well as total costs.

It should be noted that costs are estimated costs and are subject to change due to specific site conditions, unforeseen items and market conditions. The 2014/15/16 improvements have been considered in the revised estimates. The impact of inflation, from initial estimates in 2014 to projected construction in 2019, has also been included.

Appendix

Summary of Costs					
updated 7-11-16					
Priority 1		2014	2019		
Total - Murdock Elementary School - Priority 1		4,627,121	5,256,413		
Total - Willows Intermediate School - Priority 1		3,820,239	4,466,707		
Total - Willows High School - Priority 1		6,190,515	7,144,863		
Total - Willows Community School		-	-		
Totals		14,637,875	16,867,983		
Priority 2					
Total - Murdock Elementary School - Priority 2		3,109,263	3,637,837		
Total - Willows Intermediate School - Priority 2		279,299	326,780		
Total - Willows High School - Priority 2		4,923,360	5,760,331		
Total - Willows Community School		350,000	455,000		
Totals		8,661,922	9,724,949		
Priority 1 + 2					
Total - Murdock Elementary School - Priority 1 + 2		7,736,384	8,894,251		
Total - Willows Intermediate School - Priority 1 + 2		4,099,538	4,793,488		
Total - Willows High School - Priorities 1 + 2		11,113,875	12,905,194		
Total - Willows Community School		350,000	455,000		
Totals		23,299,797	27,047,932		

Scope of Work
Murdock Elementary School

configuration k - 5 635 students
 site loading 47,966 sf
 building area 1950 / 51
 year built 1.30
 soft costs 117%
 inflation factor 7/11/2016
 updated:

scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2019	total cost - 2019
Priority 1							
ADA - Accessibility Improvements							
ADA assessment and transition plan	47,966	sf	0.12	5,756	7,483	6,734	8,755
parking lot improvements							
signage	1	ls	750.00	750	975	878	1,141
parking stalls striping	4	ea	250.00	1,000	1,300	1,170	1,521
drop zone	1	ea	7500.00	7,500	9,750	8,775	11,408
accessible transition ramps	1	ea	2500.00	2,500	3,250	2,925	3,803
path of travel	2400	sf	16.00	38,400	49,920	44,928	58,406
building signage	52	ea	125.00	6,500	8,450	7,605	9,887
replace doors (80%)	41	ea	900.00	36,900	47,970	43,173	56,125
replace door hdw, thresholds	52	ea	1500.00	78,000	101,400	91,260	118,638
misc upgrades	47,966	ls	1.50	71,949	93,534	84,180	109,434
total - ADA					324,031		379,117

scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2019	total cost - 2019
Bathroom Remodel							
remodel student toilets	1,650	sf	325.00	536,250	697,125	627,413	815,636
remodel staff toilets	456	sf	350.00	159,600	207,480	186,732	242,752
	-	sf	350.00	-	-	-	-
total - toilets					904,605		1,058,388

Interior Improvements										
floor coverings (carpet) includes base	47,966	sf	4.88	234,074	304,296		273,867	356,027		say/or
VAT removal / abatement	47,966	sf	2.50	119,915	155,890		140,301	182,391		
walls (paint)	47,966	sf	2.25	107,924	140,301		126,270	164,152		say/or
ceilings (replace tiles)	47,966	sf	3.50	167,881	218,245		196,421	255,347		say/or
additional power outlets	22	cr	1500.00	33,000	42,900		38,610	50,193		
total - interior						861,632				1,008,109

General Bldg Improvements										
site allowance for misc needs	47,966	sf	2.00	95,932	124,712		112,240	145,913		say/or
offset for AC sealing					(12,000)		(14,040)	(18,252)		
kitchen hood replacement	1	ls	35000.00	35,000	45,500		40,950	53,235		
includes MAU										
total - general						158,212				180,896

Mechanical Systems										
replace HVAC system	47,966	sf	28.00	1,343,048	1,745,962		1,571,366	2,042,776		CECI
includes boiler, chiller and classroom heat pumps							-	-		
includes gym unit replacement							-	-		
new boiler					(436,200)		(510,354)	(663,460)		
total - mechanical						1,309,762				1,379,316

Infrastructure Improvements										
technology distribution	47,966	sf	1.85	88,737	115,358		103,822	134,969		
fire alarm	47,966	sf	3.75	179,873	233,834		210,451	273,586		
telephone	47,966	sf	1.00	47,966	62,356		56,120	72,956		
clocks / bells	47,966	sf	1.50	71,949	93,534		84,180	109,434		
total - infrastructure						505,082				590,946

Exterior Improvements													
paint exterior	47,966 sf	1.75	83,941	109,123	98,210	127,674							
total - exterior				109,123	-	-							127,674

Portable Replacement w/ Portables		includes concrete foundations and signal systems											
demolish (e) portables	6,720 sf	5.00	33,600	43,680	39,312	51,106							
site prep and utilities	8 ea	40000.00	320,000	416,000	374,400	486,720							
5 classrooms (960sf each)	5 ea	115000.00	575,000	747,500	672,750	874,575							
computer lab and library (1920 sf)	2 ea	125000.00	250,000	325,000	292,500	380,250							
toilet building	1 ea	145000.00	145,000	188,500	169,650	220,545							
support space (960)	1 ea	125000.00	125,000	162,500	146,250	190,125							
includes 2 student @ 600sf and 1 staff @ 80sf													
total - portables					1,883,180								2,203,321

PE Room & Band Room (Portable)		includes concrete foundations and signal systems											
flex room (1920)	1 ea	230000.00	230,000	299,000	269,100	349,830							
utilities and site work	1 ls	90000.00	90,000	117,000	105,300	136,890							
total					416,000								486,720

Site Improvements													
shade structure	2,400 sf	30.00	72,000	93,600	84,240	109,512							
fencing allowance	300 lf	34.00	10,200	13,260	11,934	15,514							
entry fence and gates	- lf	150.00	-	-	-	-							
relocate maintenance building	1 ls	75000.00	75,000	97,500	87,750	114,075							
total - site					204,360								239,101

Total - Murdock Elementary School - Priority 2		2014											2017
		3,109,263											3,637,837

Total - Murdock Elementary School - Priority 1 + 2		7,736,384											8,894,251
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Option 1 scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2017	total cost - 2017
Portable Replacement w/ Permanent							
demolish (e) portables	6,720	sf	5.00	33,600	43,680	39,312	51,106
site prep and utilities	1	ls	350000.00	350,000	455,000	409,500	532,350
new permanent building	7,392	sf	275.00	2,032,800	2,642,640	2,378,376	3,091,889
includes 5 classrooms, library, computer lab, intervention rooms and mechanical space							
new permanent toilets	680	sf	450.00	306,000	397,800	358,020	465,426
includes 2 student @ 600sf and 1 staff @ 80sf							
total					3,539,120		4,140,770

Scope of Work
Willows Intermediate School

configuration 6 - 8
 site loading 456 stdts
 building area 42,769 sf
 year built 1975 age 41 years
 soft costs 1.30
 inflation factor 117.00%
 updated: 7/11/2016

Priority 1 scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2019	total cost - 2019
ADA - Accessibility Improvements							
ADA assessment and transition plan	42,769	sf	0.12	5,132	6,672	6,005	7,806
parking lot improvements							
signage	1	ls	750.00	750	975	878	1,141
parking stalls	4	ea	250.00	1,000	1,300	1,170	1,521
drop zone	1	ea	7500.00	7,500	9,750	8,775	11,408
accessible transition ramps	1	ea	2500.00	2,500	3,250	2,925	3,803
path of travel	4000	sf	16.00	64,000	83,200	74,880	97,344
building signage	52	ea	125.00	6,500	8,450	7,605	9,887
replace doors (20%, ext)	10	ea	900.00	9,000	11,700	10,530	13,689 swg
replace door hdw, thresholds	52	ea	1600.00	83,200	108,160	97,344	126,547 swg
misc upgrades	42,769	ls	1.50	64,154	83,400	75,060	97,577
total - ADA					316,857		370,722

Toilet / Lockers Remodel	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2019	total cost - 2019
remodel student toilets	854	sf	325.00	277,550	360,815	324,734	422,154 swg
remodel staff toilets	120	sf	350.00	42,000	54,600	49,140	63,882
locker room remodel	3,150	sf	95.00	299,250	389,025	350,123	455,159
total - toilets					804,440		941,195

Interior Improvements									
floor coverings	26,000	sf	4.88	126,880	164,944		148,450	192,984	swg
100, 300A, cafeteria, kit, band									
walls	32,300	sf	2.25	72,675	94,478		85,030	110,539	
ceilings	32,300	sf	3.50	113,050	146,965		132,269	171,949	
additional power outlets	13	cr	1500.00	19,500	25,350		22,815	29,660	
total - interior						431,737			505,132

General Bldg Improvements									
site allowance for misc needs	42,769	sf	2.00	85,538	111,199		100,079	130,103	saylor
offset for AC sealing					(7,500)		(8,775)	(11,408)	
kitchen hood replacement	-	ls	25000.00	-	-		-	-	
total - general						103,699			118,696

Infrastructure Improvements									
technology distribution	-	sf	1.85	-	-		-	-	swg
technology upgraded									
fire alarm	42,769	sf	3.75	160,384	208,499		187,649	243,944	swg
telephone	-	sf	1.00	-	-		-	-	swg
clocks / bells	-	sf	1.50	-	-		-	-	swg
total - infrastructure						208,499			243,944

Exterior Improvements									
roofing (remove & replace)	-	sf	12.00	-	-		-	-	swg
paint exterior	-	sf	1.75	-	-		-	-	swg
total - exterior						-			-

Portable Replacement									
demolish (e) portables	7,680	sf	6.00	46,080	59,904		53,914	70,088	

demolish (e) toilet bldg	1	ls	5000.00	5,000	6,500		5,850	7,605	
site prep and utilities	1	ls	260000.00	260,000	338,000		304,200	395,460	
new portable classrooms	4	ea	115000.00	460,000	598,000		538,200	699,660	
new portable toilets	720	sf	325.00	234,000	304,200		273,780	355,914	
total - portables						1,306,604			1,528,727

Other Work									
upgrade bleachers	1	ls	17500.00	17,500	22,750		20,475	26,618	
replace bleachers	-	seat	125.00	-	-		-	-	bid
total - other						22,750			26,618

Site Improvements									
AC paving - demo	93,150	sf	0.90	83,835	108,986		98,087	127,513	wce
AC paving - lime treat	93,150	sf	1.00	93,150	121,095		108,986	141,681	wce
AC paving - new	93,150	sf	3.25	302,738	393,559		354,203	460,464	wce
total - site						623,639			729,658

Total - Willows Intermediate School - Priority 1					2014	2017
					3,820,239	4,466,707

Priority 2	scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2017	total cost - 2017
Interior Finishes								
	floor coverings	-	sf	4.88	-	-	-	swg
	walls (all except gym/lkrs)	-	sf	2.25	-	-	-	-
	ceilings (all except gym/lkrs)	-	sf	3.50	-	-	-	-
	total - interior					-		-

Mechanical Systems								
	evap cooling (lkr rms only)	3,150	sf	30.00	94,500	122,850	110,565	143,735
	total - mechanical					122,850		143,735

Exterior Improvements								
	paint exterior	42,769	sf	1.75	74,846	97,299	87,570	113,840
	total - exterior					97,299		113,840

Other Work								
	replace bleachers	300	seat	135.00	40,500	52,650	47,385	61,601
	power for bleachers	1	ls	5000.00	5,000	6,500	5,850	7,605
	fencing allowance	-	lf	34.00	-	-	-	-
	entry fence and gates	-	lf	125.00	-	-	-	-
	total - other					59,150		69,206

	2014	2017
Total - Willows Intermediate School - Priority 2	279,299	326,780

Total - Willows Intermediate School - Priority 1 + 2	4,099,538	4,793,488
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Scope of Work
Willows High School

configuration 9 - 12
 site loading 491 students
 building area 87,600 sf
 year built 1950 age 66 years
 soft costs 1.30
 inflation factor 117.00%
 updated: 7/11/2016

scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2019	total cost - 2019
Priority 1							
ADA - Accessibility Improvements							
ADA assessment and transition plan	87,600	sf	0.12	10,512	13,666	12,299	15,989
parking lot improvements							
signage	1	ls	750.00	750	975	878	1,141
parking stalls	0	ea	250.00	-	-	-	-
parking stalls re-stripped							
drop zone	1	ea	7500.00	7,500	9,750	8,775	11,408
accessible transition ramps	2	ea	2500.00	5,000	6,500	5,850	7,605
path of travel	3200	sf	16.00	51,200	66,560	59,904	77,875
building signage	111	ea	125.00	13,875	18,038	16,234	21,104
replace doors (50%)	55	ea	900.00	49,500	64,350	57,915	75,290 swg
replace door hdw, thresholds	111	ea	1600.00	177,600	230,880	207,792	270,130 swg
misc upgrades	87,600	ls	1.50	131,400	170,820	153,738	199,859
total - ADA				581,538			680,400

scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2019	total cost - 2019
Bathroom Remodel							
remodel student toilets	1,810	sf	325.00	588,250	764,725	688,253	894,728 swg
remodel staff toilets	450	sf	350.00	157,500	204,750	184,275	239,558
	-	sf	350.00	-	-	-	-
total - exterior				969,475			1,134,286

total - infrastructure									666,198			779,452
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Exterior Improvements												
roofing (remove & replace)	87,600	sf	12.00	1,051,200	1,366,560	1,229,904	1,598,875	swg				
paint exterior	-	sf	1.75	-	-	-	-	swg				
replace classroom windows	-	sf	65.00	-	-	-	-	winco				
total - exterior					1,366,560			1,598,875				

Other Work												
lockers & showers	4,500	sf	150.00	675,000	877,500	789,750	1,026,675					
	-	sf	3.00	-	-	-	-					
total - exterior						877,500		1,026,675				

Site Improvements												
demo greenhouse	-	sf	2.50	-	-	-	-	wce				
repair greenhouse site	-	sf	8.00	-	-	-	-	wce				
greenhouse replaced				-	-	-	-	wce				
total - exterior						-		-				

Total - Willows High School - Priority 1									6,190,515			7,144,863
												2017

Priority 2												
scope of work	quantity	unit	unit cost	construction cost - 2014	total cost - 2014	construction cost - 2017	total cost - 2017					
Other Work												
replace gym bleachers	700	seat	125.00	87,500	113,750	102,375	133,088					
pool upgrades	1	ls	250000.00	250,000	325,000	292,500	380,250					
paint exterior	87,600	sf	1.75	153,300	199,290	179,361	233,169	swg				

