



**PUSD**

Pasadena Unified School District

# MODERNIZATION at LOMA ALTA ELEMENTARY SCHOOL

September 22, 2009

**CARMICHAEL-KEMP, ARCHITECTS**

302 W. FOOTHILL BLVD., MONROVIA, CALIFORNIA

Phone (626) 357-9880

## **BUDGET – Revenue**

Allocation per FMP	\$ 3,648,412
Less Dist. Wide Bogen Project (4/10%)	(\$ 14,595)
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- **TOTAL PROJECT BUDGET: \$ 3,634,117**

FMP = Facilities Master Plan

# **PROJECT SCOPE**

## **SCOPE PER FACILITIES MASTER PLAN**

**A. Modernize Cafeteria/Multi-Purpose Room and Kitchen**

**B. Provide secure path of travel per ADA standards**

- Provide protective measures around fire sprinkler risers

**C. Replace classrooms sinks with ADA sinks**

**D. Repair or replace defective fire alarm system**

**E. Separate domestic/fire/irrigation meters.**

# **PROJECT SCOPE - Measure TT**

## **SUMMER 2009 PROJECT – Completed**

- 1. Conversion of Kindergartens to Spec. Ed. Pre School (LAUP)**
- 2. Conversion of Classrooms to Kindergartens**
- 3. Upgrades to Kindergarten yard**
- 4. New sidewalk/stairs & pedestrian walk from Canon Drive on to site; slurry seal parking lot and restripe**
- 5. Enclosure of fire sprinkler risers**

# **PROJECT SCOPE – Measure TT**

## **AS PROPOSED FOR THIS MODERNIZATION PROJECT**

### **1. Modernization of Cafeteria/MP Bldg.**

- New HVAC system- roof mounted units
- Replace flooring in MP Room and Cafeteria
- New suspended ceiling to conceal ductwork and fire sprinklers
- Interior Painting
- New acoustical wall panels and tackboard at MP Room
- Replace operable wall between MP Room and Cafeteria
- Convert old lounge (by Lobby to MP) to either office or storage
- Upgrade kitchen per District changes to food service delivery – central kitchen
- Electrical Upgrades
  - Fire Alarm – existing, only minor modifications
  - Lighting – new lighting in new suspended ceiling
  - PA & Master Clock – existing, only minor modifications
  - Power Distribution – add outlets
  - Security System – no work proposed
  - Theatrical Lighting with dimming system
  - New sound system for MP Room



# **PROJECT SCOPE – Measure TT**

## **AS PROPOSED FOR THIS MODERNIZATION PROJECT**

### **2. Path of Travel Upgrades/Fire Sprinkler Enclosures**

- Fire sprinkler enclosures completed in Summer 2009
- Removal of abandoned sprinkler heads/piping exposed in rooms

### **3. Replace classrooms sinks with accessible sinks**

### **4. Minor modifications to existing fire alarm system**

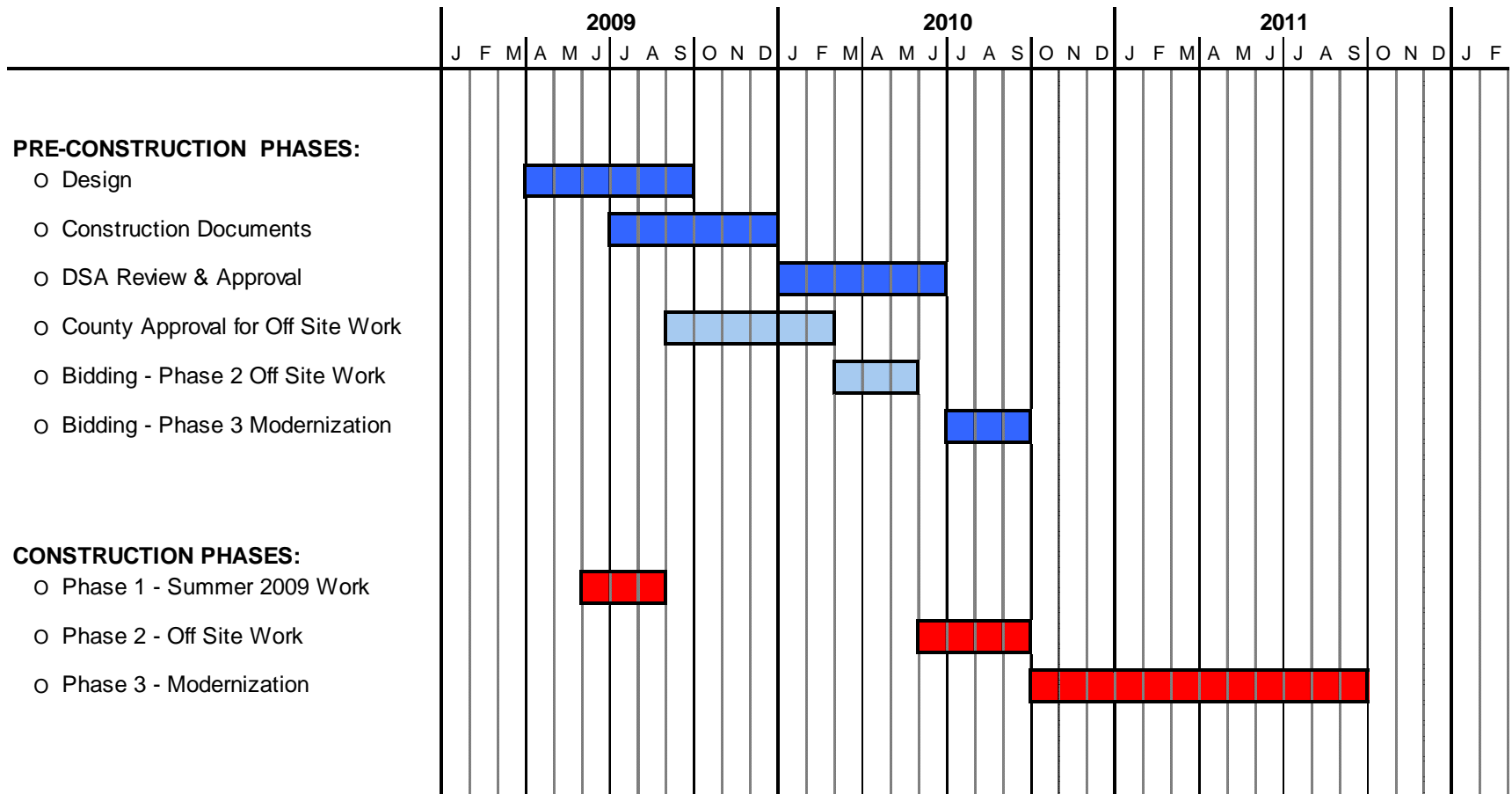
### **5. Separate domestic/fire/irrigation meters**

### **6. Off site improvements at Loma Alta Drive**

- Add new curb, gutter, sidewalk, retaining wall at widened street width
- Modify entrance to bus drop off for improved turning radius
- Add stairway to hardcourt from Loma Alta Drive
- Add sidewalk south of Library building, from new stair to existing walk

### **7. Replace asphalt hardcourt for overflow parking; upgrade play equipment**

## PROPOSED PROJECT SCHEDULE



# ESTIMATE versus BUDGET

## AS PROPOSED FOR THIS MODERNIZATION PROJECT

### LOMA ALTA - MEASURE TT MODERNIZATION

		Estimated Construction Cost			Estimated Project Cost		TOTAL PROJECT ESTIMATED COST
		Estimated Constr. Cost	Design Cont. 20%	Total Estimated Constr. Cost	Construction Cont. CO Allowance approx 5%	Soft Costs - A/E Fees Inspection / Survey / Soil approx. 26 %	
1.	Modern Cafeteria /MPR & Kitchen	\$ 847,038	\$ 169,408	\$ 1,016,445	\$ 50,822	\$ 282,826	\$ 1,350,093
2.	ADA Path of Travel (includes fire sprklr)	\$ 255,547	\$ 10,000	\$ 265,547	\$ 2,500	\$ 57,100	\$ 325,147
3.	Provide ADA sinks	\$ 216,563	\$ 43,313	\$ 259,875	\$ 12,994	\$ 72,310	\$ 345,179
4.	Repair Fire Alarm System	\$ 50,000	\$ 10,000	\$ 60,000	\$ 3,000	\$ 16,695	\$ 79,695
5.	Separate Domestic, Fire, Irrigation meters	\$ 65,272	\$ 13,054	\$ 78,326	\$ 3,916	\$ 21,794	\$ 104,037
6.	Off site improvements at Loma Alta Drive	\$ 615,563	\$ 123,113	\$ 738,675	\$ 36,934	\$ 205,536	\$ 981,145
7.	Replace asphalt hardcourt	\$ 93,313	\$ 18,663	\$ 111,975	\$ 5,599	\$ 31,157	\$ 148,731
TOTAL PROJECT ESTIMATED COST		\$ 2,143,294	\$ 387,549	\$ 2,530,843	\$ 115,765	\$ 687,419	\$ 3,334,027

TOTAL ESTIMATED PROJECT COST **\$ 3,334,027**

TOTAL ALLOCATED PROJECT BUDGET **\$ 3,648,712**

For Bogen system, reduce budget by 4/10% \$ (14,595)

REVISED TOTAL ALLOCATED PROJECT BUDGET **\$ 3,634,117**