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Pre Bond Implementation Plan



Acknowledgements

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After creating a Pre-bond Implementation plan that aligns with Phase 1 of the MVSD Facilities Master Plan, the Committee is presenting the enclosed plan for adoption.

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Mill Valley School District
Implementation Cost Summary



Schools	Estimated Cost
Edna Maguire - New Campus	\$40,046,194
Old Mill Elementary School - Campus Modernization	\$4,925,129
Park Elementary School - Campus Modernization	\$4,241,659
Strawberry Point Elementary School - Campus Modernization	\$1,650,948
Tamalpais Valley Elementary School - Campus Modernization	\$4,764,660
Mill Valley Middle School - Campus Upgrades	\$276,672
Total School Costs	\$55,905,262
Program Contingency	\$2,180,760
Program Contingency - Edna Maguire Underground Site Issues	\$1,202,165
Pre-Bond Expense	\$496,585
Total Program Costs	\$59,784,772

**Edna Maguire Elementary School
New Campus**



Scope Description	Estimated Cost
Demolition	
Demolish the existing permanent structures at the campus	\$399,699
New building construction	
Construct classrooms, support and administrative space, multipurpose building	\$16,250,400
Renovation	
Renovate the existing kindergarten modular buildings	\$91,200
Site Improvements	
Construct play areas, parking and drop-off, and site improvements including utilities	\$3,787,180
Existing buildings and temporary facilities	
Remove existing portable/modular buildings and install temporary facilities	\$258,000
Construction Subtotal	\$20,786,479
General Conditions - 8%	\$1,662,918
Contractor Fee - 5%	\$1,122,470
Bonds and Insurance - 2%	\$471,437
Design Contingency - 10%	\$2,404,330
Construction and Change Order Contingency - 5%	\$1,322,382
Total Current Construction Cost	\$27,770,016
Soft Cost - 28%	\$7,775,604
Furniture, Fixtures and Equipment - 3%	\$1,066,369
Total Current Project Costs	\$36,611,989
Escalation (2012 for main campus, 2014 for multipurpose building)	\$3,434,205
Total	\$40,046,194

Old Mill Elementary School Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$88,380
Replace outdated clock, bell and paging system	\$96,657
American Disabilities Act compliance	\$729,705
Food service kitchen compliance	\$15,000
Building Systems and Renovation	
Repair or replace aging electrical system components	\$122,834
Upgrade inefficient lighting systems	\$48,371
Upgrade computer wiring and infrastructure	\$102,566
Repair or replace aging plumbing system components	\$35,546
Repair or replace leaking or deteriorating roofs	\$73,900
Paint interior and exterior of buildings	\$59,986
Replace flooring	\$68,981
Repair or replace windows, doors, hardware and signage	\$100,179
Repair or replace damaged restroom surfaces and fixtures	\$39,738
Repair or replace cabinets and countertops	\$32,161
Modernize lower-level classrooms	\$900,000
Site Improvements	
Construct solar ready covered outdoor eating area	\$42,000
Restore or resurface deteriorating concrete or blacktop	\$44,056
Construction Subtotal	\$2,600,060
General Conditions - 8%	\$208,005
Contractor Fee - 5%	\$140,404
Bonds and Insurance - 2%	\$58,969
Design Contingency - 10%	\$300,744
Construction and Change Order Contingency - 5%	\$330,818
Total Current Construction Cost	\$3,639,000
Soft Cost - 28%	\$1,018,920
Furniture, Fixtures and Equipment (based on \$100 per student)	\$30,000
Total Current Project Costs	\$4,687,920
Escalation to 2011	\$237,209
Total	\$4,925,129

Park Elementary School Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$86,991
Replace outdated clock, bell and paging system	\$94,899
American Disabilities Act compliance	\$924,293
Food service kitchen compliance	\$20,000
Building Systems and Renovation	
Repair or replace aging electrical system components	\$19,200
Upgrade inefficient lighting systems	\$36,610
Upgrade computer wiring and infrastructure	\$132,981
Repair or replace aging plumbing system components	\$139,864
Repair or replace leaking or deteriorating roofs	\$202,523
Paint interior and exterior of buildings	\$120,699
Replace flooring	\$197,500
Repair or replace windows, doors, hardware and signage	\$79,208
Repair or replace cabinets and countertops	\$9,771
Install energy efficient ventilation in multi-purpose room	\$42,000
Site Improvements	
Construct solar ready covered outdoor eating area	\$50,400
Restore or resurface deteriorating concrete or blacktop	\$11,577
Construction Subtotal	\$2,168,516
General Conditions - 8%	\$173,481
Contractor Fee - 5%	\$117,100
Bonds and Insurance - 2%	\$49,182
Design Contingency - 10%	\$250,828
Construction and Change Order Contingency - 5%	\$275,911
Total Current Construction Cost	\$3,035,018
Soft Cost - 28%	\$849,805
Furniture, Fixtures and Equipment (based on \$100 per student)	\$36,000
Total Current Project Costs	\$3,920,823
Escalation to 2012	\$320,836
Total	\$4,241,659

Strawberry Point Elementary School Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$58,121
Replace outdated clock, bell and paging system	\$63,405
American Disabilities Act compliance	\$183,642
Food service kitchen compliance	\$15,000
Building Systems and Renovation	
Repair or replace aging electrical system components	
Upgrade inefficient lighting systems	\$26,112
Upgrade computer wiring and infrastructure	\$132,965
Repair or replace aging plumbing & air distribution system components	\$7,561
Repair or replace leaking or deteriorating roofs and skylights	\$76,074
Paint interior and exterior of buildings	\$85,263
Replace flooring	\$18,744
Repair or replace windows, doors, hardware and signage	\$101,769
Site Improvements	
Construct solar ready covered outdoor eating area	\$50,400
Restore or resurface deteriorating concrete or blacktop	\$12,475
Construction Subtotal	\$831,531
General Conditions - 8%	\$66,523
Contractor Fee - 5%	\$44,903
Bonds and Insurance - 2%	\$18,859
Design Contingency - 10%	\$96,182
Construction and Change Order Contingency - 5%	\$105,800
Total Current Construction Cost	\$1,163,798
Soft Cost - 28%	\$325,864
Furniture, Fixtures and Equipment (based on \$100 per student)	\$36,000
Total Current Project Costs	\$1,525,662
Escalation to 2012	\$125,286
Total	\$1,650,948

Tamalpais Valley Elementary School Modernization



Scope Description	Estimated Cost
Safety and Communication	
Replace outdated fire alarm system	\$101,137
Replace outdated clock, bell and paging system	\$110,331
American Disabilities Act compliance	\$257,829
Food service kitchen compliance	\$45,000
Building Systems and Renovation	
Repair or replace aging electrical system components	\$21,600
Upgrade inefficient lighting systems including exterior lighting	\$79,093
Upgrade computer wiring and infrastructure	\$175,036
Repair or replace aging plumbing system components	\$117,777
Repair or replace leaking or deteriorating roofs and skylights	\$412,540
Paint interior and exterior of buildings	\$106,168
Replace flooring	\$34,941
Repair or replace windows, doors, hardware and signage	\$400,562
Site Improvements	
Construct solar ready covered outdoor eating area	\$67,200
Restore or resurface deteriorating concrete or blacktop	\$72,538
Reconfigure parking lot to improve fire access and traffic flow	\$450,000
Upgrade aging electrical and plumbing utility systems	\$53,000
Construction Subtotal	
	\$2,504,752
General Conditions - 8%	\$200,380
Contractor Fee - 5%	\$135,257
Bonds and Insurance - 2%	\$56,808
Design Contingency - 10%	\$289,720
Construction and Change Order Contingency - 5%	\$318,692
Total Current Construction Cost	
	\$3,505,609
Soft Cost - 28%	\$981,570
Furniture, Fixtures and Equipment (based on \$100 per student)	\$48,000
Total Current Project Costs	
	\$4,535,179
Escalation to 2011	\$229,481
Total	
	\$4,764,660

**Mill Valley Middle School
Campus Upgrades**



Scope Description	Estimated Cost
Building Systems and Renovation	
Upgrade outdated and insufficient computer wiring and infrastructure	\$72,000
Install energy efficient ventilation in gymnasium	\$75,000
Construction Subtotal	
	\$147,000
General Conditions - 8%	\$11,760
Contractor Fee - 5%	\$7,938
Bonds and Insurance - 2%	\$3,334
Design Contingency - 10%	\$17,003
Construction and Change Order Contingency - 5%	\$18,704
Total Current Construction Cost	
	\$205,739
Soft Cost - 28%	\$57,607
Total Current Project Costs	
	\$263,346
Escalation to 2011	\$13,326
Total	
	\$276,672