



PROPOSITION O

PROGRAM PHASE REPORT
FOR
SOUTHWEST MIDDLE SCHOOL

1/21/08

G. Calculation of probable gross bldg area:

New Construction:

a. One-story Building 8,690 SF

Modernization:

a.	Relocatable Buildings (12)	13,125 SF
b.	Auditorium	3,556 SF
c.	Adaptive Building	5,053 SF
d.	Boy's Locker Building	2,610 SF
e.	Girl's Locker Room	2,493 SF
f.	Administration Building	6,124 SF
g.	Building F	1,800 SF
h.	Science Wing (MS1, MS2, WS1)	5,565 SF
i.	Library	<u>3,062 SF</u>
	Total:	51,778 SF

H. Code analysis:

All buildings are within the allowable code. See attached table and architectural site plan.

I. Building services requirements:

All classrooms under the Prop 'O' Bond will be modernized to District IT Standards where necessary. Emphasis will be placed on telephone, data, cable lines and PA/clock system. District IT Equalization are as follows:

Standard Classroom:

- (2) 4 port data outlets for students on opposing walls
- (1) 2 port data outlet for teacher
- (1) 1 port voice outlet for teacher
- (1) Ceiling mounted intercom speaker
- (1) Clock
- 91) Television connection
- (1) L/R audio, S-video and return video connection between teacher, desk and television
- (4) 20-amp dedicated electrical circuits
- (1) Future LCD protector ceiling power duplex receptacle and conduit to get to teachers desk for control cabling.

STEP #1 – Identify Priorities

Typical Order of Priorities

Priority 1: Health, Safety and Legal (access)

Priority 2: Building Shell Integrity

Priority 3: Infrastructure and Utilities

Priority 4: Classroom/Interior Renovations

Priority 5: Renovation/New Construction for Educational Programs

Priority 6: Support Spaces for Educational Programs

Priority 7: Outdoor Spaces

Priority 8: Athletic Programs Support Facilities

STEP #6 – Life Cycle Cost Analysis

- Once the scope of work is established and a construction cost estimate is prepared, a Life Cycle Cost Analysis will be prepared and compared to new construction to determine if the cost of modernization approaches that of new construction.
- If the cost of the modernization approaches 75% of new construction, the District may want to consider tearing down and replacing all or parts of the existing school facilities.

BCA

architecture
planning
interiors

Sweetwater Unified High School District
Southwest Middle School
Site Committee Meeting #2 Minutes
Date: 12.17.2007

Time: 3:10 PM

Location: Southwest Middle School Campus

Agenda:

- **Introduction**
- **Measure "O" Bond Language specific to Southwest Middle School.**
- **Review Current Site Plan after Prop BB and District Master Plan.**
- **Present Preliminary Master Plan & Conceptual Cost Estimates for Modernization and New Construction.**
- **Major upcoming milestones**
- **Next Steps**
- **Open forum for Site Committee feedback**

Meeting Minutes:

Brief introduction by Paul Bunton. See attached sign-in sheet

- PowerPoint presentation given by Paul Bunton.
- Paul opens up the meeting to discuss the committee's priorities:

Levels of Modernization:

- **Full Modernization** (\$275 per square foot) – Same modernization extent as Prop BB. All existing finishes are removed down to the basic structural system of the building. New materials, finishes, and cabinetry are then installed. All new electrical, data, telephone, lighting, heating/cooling are implemented. New exterior doors, windows, etc.
- **Medium Modernization** (\$125 per square foot) – All interior finishes are replaced/upgraded (flooring, wall material, ceilings). Upgraded and expanded Electrical, data, telephone, lighting. Heating/cooling are added. Exterior upgrades such as roofing replacement, windows, paint etc.
- **Light Modernization** (\$50 per square foot) – Interior finishes replaced/upgraded (floor, tackable walls, ceilings where applicable). Some lighting renovations, new interior and exterior paint. Upgrade/supplement existing electrical, data, telephone. Heating/cooling units are added. Paint exterior.



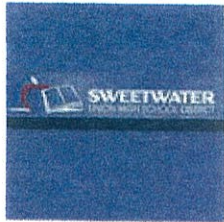
Conceptual Cost Estimate (Sources and Uses)

Southwest Middle School – New Construction/Modernization

"Concept for discussion purposes only. Financial feasibility of concept not yet determined".

SOUTHWEST MIDDLE SCHOOL - PROP O			
CONCEPTUAL BUDGET - RECOMMENDATION			17-Dec-07
(N) SPACES	(N) SQ.FT	UNIT COST	SUB-TOTAL
	NEW CONSTRUCTION	NEW CONSTRUCTION	NEW CONSTRUCTION
NEW CONSTRUCTION ONLY			
New Band & Choir Classrooms	4,000	\$325.00	\$1,300,000.00
New Classroom Building (7)	6,720	\$325.00	\$2,184,000.00
Staff Restrooms	300	\$400.00	\$120,000.00
MODERNIZATION ONLY			
Auditorium	3,553	\$50.00	\$177,650.00
Administration Building + Library	9,187	\$50.00	\$459,350.00
Adaptive Building	5,053	\$125.00	\$631,625.00
Boy's Locker Building	2,610	\$125.00	\$326,250.00
Girl's Locker Building	2,493	\$125.00	\$631,625.00
MS1, MS2 & WS1	5,265	\$125.00	\$658,125.00
Relocatable Buildings (12)	13,125	\$50.00	\$656,250.00
Building F	1,832	\$50.00	\$91,600.00
Demolition/Abatement		L.S.	\$750,000.00
Parking/Drop Off - Pick Up			\$500,000.00
Site Work/Utilities/Quad		L.S.	\$1,000,000.00
TOTAL ESTIMATED COSTS	54,138		\$9,486,475.00
SOURCES OF INCOME Phase 1			
MEASURE O			\$9,284,966
DIFFERENCE TO BUDGET			-\$201,509
POSSIBLE ADDITIONAL SOURCES OF INCOME Phase 2			
MEASURE 1D JOINT (UP TO)			\$3,000,000
MEASURE 1D (HIGH PERFORMANCE SCHOOLS)			\$300,000
ESTIMATED ADDITIONAL REVENUE			\$3,300,000

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Conceptual Cost Estimate (Sources and Uses) Southwest Middle School – New Construction/Modernization

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SOUTHWEST MIDDLE SCHOOL - PROP O			
CONCEPTUAL BUDGET - RECOMMENDATION			14-Jan-08
NEW AND EXISTING SPACES	SQ.FT CONSTRUCTION	UNIT COST CONSTRUCTION	SUB-TOTAL CONSTRUCTION
NEW CONSTRUCTION ONLY			
New Classroom Building (7)	6,720	\$325.00	\$2,184,000.00
New ASB office	960	\$325.00	\$312,000.00
Staff Restrooms	300	\$400.00	\$120,000.00
Circulation	798	\$300.00	\$239,400.00
MODERNIZATION ONLY			
Relocatable Buildings (9)	13,125	\$50.00	\$656,250.00
Auditorium	3,553	\$60.00	\$213,180.00
Library	3,000	\$60.00	\$180,000.00
Adaptive Building	5,053	\$60.00	\$303,180.00
Building F	1,832	\$125.00	\$229,000.00
Boy's Locker Building	2,610	\$125.00	\$326,250.00
Girl's Locker Building	2,493	\$125.00	\$311,625.00
MS1, MS2 & WS1	5,265	\$125.00	\$658,125.00
Administration Building	6,187	\$125.00	\$773,375.00
Demolition/Abatement		L.S.	\$750,000.00
Parking/Drop Off - Pick Up		L.S.	\$520,000.00
Site Work/Utilities/Quad/Hard Courts		L.S.	\$1,000,000.00
New Quad Shading Structure		L.S.	\$500,000.00
TOTAL ESTIMATED COSTS	45,176		\$9,276,385.00
SOURCES OF INCOME Phase 1			
MEASURE O			\$9,284,966
DIFFERENCE TO BUDGET			\$8,581
POSSIBLE ADDITIONAL SOURCES OF INCOME Phase 2			
MEASURE 1D (HIGH PERFORMANCE SCHOOLS)			\$300,000
ESTIMATED ADDITIONAL REVENUE			\$300,000

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there is sufficient space next to the existing portables. Interim housing was staged there during the Prop BB work.

General Approval:

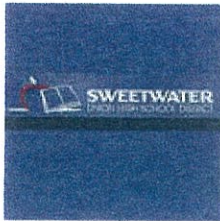
Paul Bunton asked to take a vote for the general approval on how the Prop 'O' funds are being applied to the Southwest Middle School Campus.

- Demolition of existing building 200 & 900 and a portion of the staff parking lot.
- Expansion of the existing center quad area
- Construction of a new classroom building housing 7 classrooms and an ASB office to replace the classrooms housed in building 200 & 900. This increased the campus classroom count from 43 to 46.
- Renovating all the other existing buildings (not previously modernized by Prop BB) with some level of modernization to bring all buildings to at least District Equalization standards. With the exception of (3) portables labeled "DD" deemed by the Site Administration to be up to standard at the January 08, 2008 check-in meeting.
- Expanding the existing staff parking lot from 68 spaces to approximately 84 spaces.
- New student drop off zone along Iris Avenue.
- Classrooms MS1/MS2/WS1 to be converted in to (3) science classrooms and one standard classroom
- Building 700 to be renovated to accommodate a music classroom.
- Administration wing to be fully renovated to house all administrative programs and student services currently dispersed throughout the campus.

All in Favor: 28

All Opposed: 0

Meeting is adjourned, 6:30PM.



Conceptual Cost Estimate (Sources and Uses) Southwest Middle School – New Construction/Modernization

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SOUTHWEST MIDDLE SCHOOL - PROP O			
CONCEPTUAL BUDGET - RECOMMENDATION			22-Jan-08
NEW AND EXISTING SPACES	SQ.FT CONSTRUCTION	UNIT COST CONSTRUCTION	SUB-TOTAL CONSTRUCTION
NEW CONSTRUCTION ONLY			
New Classroom Building (7)	7,000	\$325.00	\$2,275,000.00
New ASB office	600	\$325.00	\$195,000.00
Staff Restrooms	300	\$400.00	\$120,000.00
Circulation	790	\$200.00	\$158,000.00
MODERNIZATION ONLY			
Relocatable Buildings (12)	13,125	\$60.00	\$787,500.00
Auditorium	3,556	\$70.00	\$248,920.00
Adaptive Building	5,053	\$70.00	\$353,710.00
Boy's Locker Building	2,610	\$125.00	\$326,250.00
Girl's Locker Building	2,493	\$125.00	\$311,625.00
Administration Building	6,124	\$130.00	\$796,120.00
Building F	1,800	\$130.00	\$234,000.00
MS1, MS2 & WS1	5,265	\$140.00	\$737,100.00
Library	3,062	\$140.00	\$428,680.00
Demolition/Abatement		L.S.	\$750,000.00
Parking/Drop Off - Pick Up		L.S.	\$550,000.00
Site Work/Utilities/Quad/Hard Courts		L.S.	\$1,000,000.00
TOTAL ESTIMATED COSTS	51,778		\$9,271,905.00
SOURCES OF INCOME Phase 1			
MEASURE O			\$9,284,966
DIFFERENCE TO BUDGET			\$13,061
POSSIBLE ADDITIONAL SOURCES OF INCOME Phase 2			
MEASURE 1D (HIGH PERFORMANCE SCHOOLS)			\$300,000
ESTIMATED ADDITIONAL REVENUE			\$300,000

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