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LOMPOC
UNIFIED
SCHOOL
DISTRICT

PROPOSED FACILITIES IMPROVEMENTS AND BOND PROGRAM



Report to the Board of Trustees on Analysis, Recommendations, and
Proposed Financing of School Facility Improvements

CFW
— INC.

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1. INTRODUCTION

The Lompoc Unified School District (District) operates a comprehensive K-12th grade educational program at 16 school sites within a primarily K-6, 7-8 and 9-12 grade configuration. Its school facilities have been constructed over time beginning in 1950 through 2003 and represent the various educational programming and specifications of their time. In the interim, the district has attempted to maintain its school facilities with the assistance of available local, federal, and state funds. The schools have served the district well, but are now in need of comprehensive repair, modernization, and upgrade to meet the challenges of a modern 21st century economy where students are better prepared locally to compete and succeed in access to better colleges, career opportunities and good paying jobs immediately after graduation.

In October 2020, the Lompoc Unified School District Board of Trustees (Board) adopted a Facilities Assessment and Implementation Plan (Plan) for improving district schools over a three phase, ten-year period to better accommodate an improved and more rigorous academic program. The Plan built on previous studies and expense estimates, reviewed the educational program and improvements underway, established specifications to meet these goals, chronicled existing conditions, and identified sources of funding and proposed facilities improvements. The assessment identified the need for repairs, modernization, and upgrades at every school site, including classrooms, administrative support facilities, libraries, gyms, field areas, and utility infrastructure necessary to accommodate a planned 21st Century learning environment and strategic education code requirements by the state.

The Plan further identified the need to integrate and expand the rigor of the academic program from the (K-6) elementary grades, to the middle schools, and through the high schools so that students are better prepared for colleges, well-paying jobs, or other advanced careers upon graduation. Specifically, there is a desire to expand the number of elementary academy schools, implement enhanced academic themes at the middle schools, and use this increased rigor and focus at the high schools to better connect and enhance the outcome of the district's college, career and technical training programs. Given the onset and the broader emergency response required to minimize the impact of the COVID pandemic, the ability to implement a long-term plan of finance has been delayed. There is now an agreed need to go back and prioritize a plan of finance and facilities improvement that builds on initial projects, more recent events, and academic programs that have continued to evolve in the interim to better integrate the educational program with prioritized facilities improvements.

During this period, the state has continued to broaden requirements and adopt standards for local school districts to embrace and expand their kindergarten grade level configuration so that by 2025 universal kindergarten begins at age four. The state has also required school districts to adopt new standards for increased science instruction, particularly at the middle and high school levels to better prepare students for an expanded curriculum and higher achievement standards as they enter and graduate from high school. Likewise, the state has adopted specified course sequences for high school students that require districts to offer more and integrated educational pathways that build in steps from freshman to senior year greater preparedness and certification for better careers, technical jobs and college upon graduation. Improved facilities and prioritized efforts are required to accommodate these requirements.

Federal monies during the pandemic provided a limited amount of one-time funding for the district to adjust and accelerate its approach to meeting the state's new standards for its planned academic and facility improvements. In May 2021, the Board identified projects that could most meet the state's requirements and benefit the district's educational goals and work in progress. A plan to expand permanent kindergarten programs and facilities, provide new dedicated 21st century science lab and classroom STEM/STEAM facilities at each middle school and construct 21st Century pathway learning environments for career and technical training at each high school site was adopted. Given the limited funding, however, the district elected to focus its then available federal funds to make facility improvements in support of expanded kindergarten educational initiatives underway and to address building code and immediate deferred maintenance items where most needed. These projects are now underway and have been designed to be replicated as needed to support the balance of approved initiatives at remaining sites as additional funding is made available.

More recently, the district has requested to proceed to identify a broader and longer-term plan of finance that could be supported by local voters and still meet state requirements and the vision and specifications identified in its 2020 Plan. The following report expands the potential sources of funds available, the time period for implementation and prioritizes projects to be undertaken. As designed and subject to proposed funding and Board approval, this report includes the following components:

- All school sites will receive a level of improvement
- All permanent classrooms will receive 21st Century upgrades to meet district and state specifications and curriculum programs
- Permanent kindergarten classrooms will be constructed or upgraded to meet enrollment and state standards, including Title 5 requirements for increased teaching area and age-appropriate facilities
- Additional CTE classrooms will be constructed at each high school site to accommodate state standards and the district's planned educational curriculum
- New science labs and updated classrooms to support the planned STEM and STEAM academies at each middle school will be provided
- Any implementation of a long-term, local plan of finance will not exceed the district's ad valorem tax rate for school facilities on record as of the current 2022 fiscal year

2. BACKGROUND

In 2013, the district adopted the "Five Year Master Plan: 2013-2018" (Master Plan) to address facility needs, including estimated costs of proposed improvements. In 2018, the district received a "Master Plan Cost Update" of \$221 million for improvements to all its classrooms, administrative and support spaces, libraries, gyms, multipurpose rooms, cafeterias, and athletic/play fields. These estimates are consistent with proportionate amounts previously raised locally by neighboring districts to undertake similar school improvements (Orcutt Elementary: \$75 million, Santa Maria Bonita Elementary: \$45 million, and Santa Maria High: \$223 million). Since then, however, estimated costs have continued to increase and a third update is due this summer.

Prior to the recent Pandemic, the district received a Facilities Assessment and Implementation Plan identifying the ability to raise approximately \$120 million toward the amount required over a 10-year period through the implementation in large part of a local general obligation (G.O.) bond measure. The plan focused on modernizing as many sites as possible to support the educational program recognizing that there were not sufficient funds to meet the proposed improvements contemplated by the Master Plan for all sites. Since then, the state has continued to require districts to expand their kindergarten enrollments and academic standards for all grades. Overall, costs have continued to increase, and no long-term funding source has been secured. This has left a continuing need to monitor the ability to leverage additional resources and reprioritize the district's investment of such funds in support of projects that could "best" support the district's educational and facilities program.

Like other districts, neighboring districts have increased their local funding by leveraging periodic matching state grants to improve school classrooms and to the extent available additional support facilities. Most of these funds rely on eligibility requirements that focus on enrollment growth and the age and availability of classrooms to house students based on compliance with state standards. More recently, the State has added more limited and competitive funding programs that do not solely rely on these formulae but seek applicants for the construction of early grade learning facilities for kindergarten students and comprehensive career and technical facilities for high school students to promote increased student outcomes.

Historically, districts that maximize the receipt of state funding tend have a longer term plan that allows them to get in line early by upfronting the design, approval, or cost of eligible projects. Successful districts typically receive fifty to sixty percent of the cost of eligible classroom improvements and then use remaining funds to meet match requirements or, if any, to further fund additional classroom and non-classroom support projects. An investment in such a strategy and projects would benefit the district's ability to increase the level of funding available locally and from the state over time.

Most districts throughout the state rely on the passage of local, voter approved bond measures to access state and local match requirements and provide any additional funding that may be required. Most successful bond measures request support to finance improvements that benefit all sites to some degree, directly benefit the academic program and demonstrate the ability to leverage local funding with state matching grants. The district may have a unique opportunity to implement such a program.

Since adoption of the Plan, the district has continued to move further to integrate and expand the rigor of its educational programs at the elementary, middle school, and high school levels. Given the condition of existing classrooms, substantial improvements are needed to ameliorate the age of its facilities, comply with state facility and educational standards, and implement Board approved specifications to better accommodate improvements to the educational program. The following proposed improvements seek to meet these goals and further leverage its investment in support of the academic program and improved student outcomes.

3. PROPOSED PROJECTS

The District provides a core educational program for kindergarten through 12th (K-12) grade students using the Common Core State Standards (CCSS) and the Next Generation Science Standards (NGSS) as the instructional basis for all curriculum and instruction. To further integrate and expand the rigor of the academic program and meet its educational goals, the district created and now seeks to expand learning academies at all elementary school sites to increase academic focus, student engagement and parental choice. In conjunction with expanding the academic foci at the elementary grades to other schools, the district seeks to implement and enhance academic STEM and STEAM academies at both middle schools that can better connect the programming at the elementary schools to college, career, and technical education (CTE), or pathway training at both high schools. Both Lompoc and Cabrillo High Schools have already organized elective courses into a two or three-course sequence as required for alignment to the state's CTE program standards and have adopted a modified block schedule to further student and teacher support for the program.

To maximize benefit, these efforts require substantial improvements to existing classroom facilities; many of which are old, in severe need of renovation and replacement as they have outlived their economic life. An assessment by separate teams of professionals has determined that there is an immediate need to upgrade facilities, followed by recommendations to implement 21st century district wide improvements at all sites to permanent classrooms that meet state and local specifications to better integrate and meet state standards and the planned curriculum for all students. In response, all permanent classroom capacity is proposed to be improved, regardless of when sites were last constructed or improved to maintain equity and consistency to better accommodate increased academic instruction and academic attainment.

A multi-phase program focused on improvements to existing permanent classrooms, provision of additional permanent classrooms to replace obsolete learning spaces and construction of permanent learning environments to house specialty classroom instruction (e.g., CTE, kindergarten and academy classrooms, etc.) is proposed. Because of limited funding and the identified scale of improvement required to improve all facilities to these requirements, this report prioritizes the investment to permanent classroom improvements. Future efforts would need to be undertaken to meet the Master Plan goals.

3.1 ELEMENTARY SCHOOL PROJECTS

It is important to prepare the youngest students for success in school as it provides a ladder path for their future academic success. In response, the district has selected to implement academy programs at its remaining elementary schools based on the success of its similar academies already in place at various school sites. The district has also begun to expand its kindergarten program to comply with the state's new mandate to expand kindergarten enrollment to all four-year-old children by 2025. Together, these initiatives require existing and additional permanent classrooms to be upgraded at all elementary sites to meet the state's Title 5 requirements for kindergarten classrooms (e.g., minimum 1350 square feet) and

the district's adopted specifications for 21st century learning environments as summarized in Figure 1 and Figure 2 below, respectively.

Figure 1 presents a sample kindergarten floor plan that has been previously approved by the Board and is currently being designed for construction with limited federal funds at selected elementary sites. The design meets Title 5 kindergarten standards of not less than 1,350 square feet, including restrooms accessible from the classroom, storage and teacher preparation spaces, wet and dry areas, and designed supervision of the classroom and play yards. They are equipped with 21st Century classroom improvements, mobile flexible furnishings for maximum flexibility in the classroom, multiple display monitors mounted to the walls with floor to ceiling white boards, and wireless connectivity throughout the room. These designs have been previously approved by the state for construction in permanent "stick built" or modular conditions. They have also been approved in cases where modernization of existing classrooms is feasible. These floorplans have been successfully designed into classrooms with multiple architects and modular builders that have received prior state approval of these facilities and that can be procured on a multiple "piggy-back" bid basis with different manufacturers, substantially reducing the approval and procurement process. This design has also been funded by prior state kindergarten and school facilities programs at multiple school sites statewide and may assist to increase additional local funding under existing state grant programs.

Figure 1: Sample Kindergarten Classroom Floor Plan

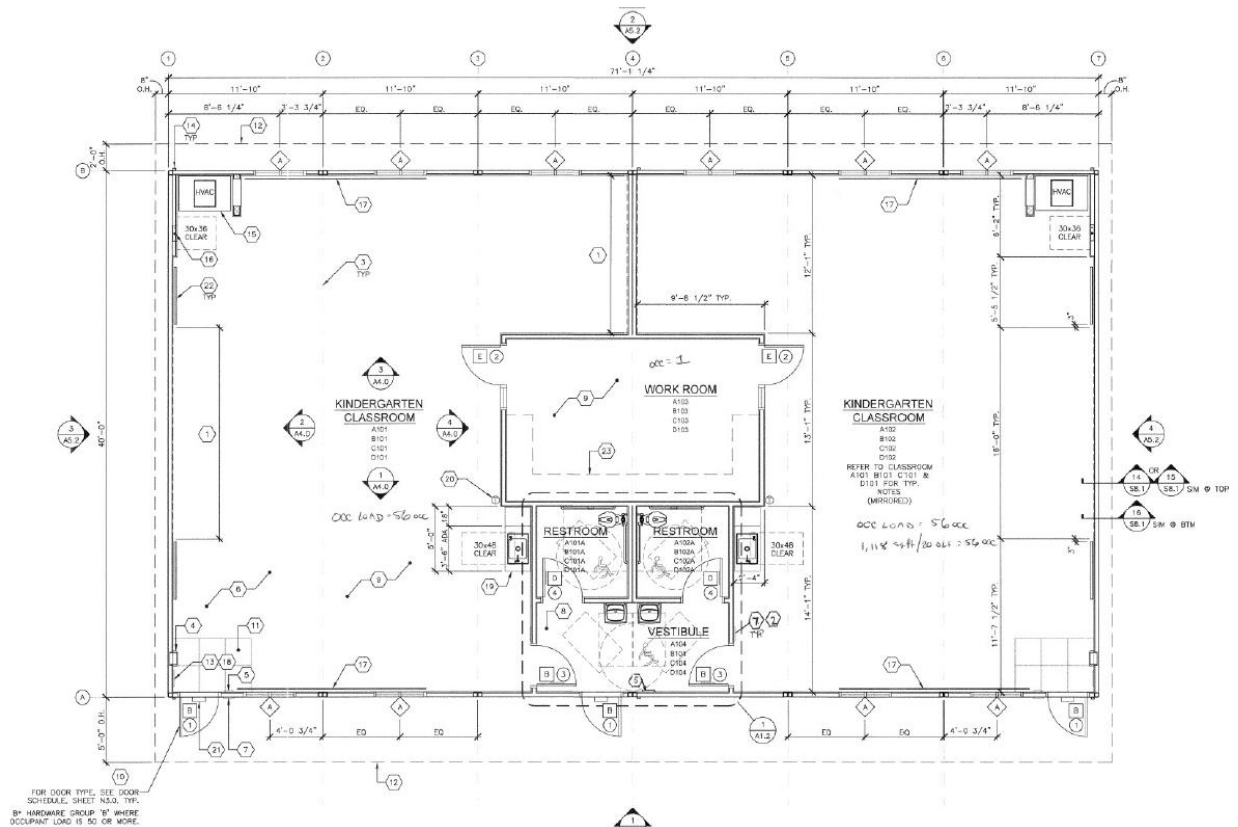
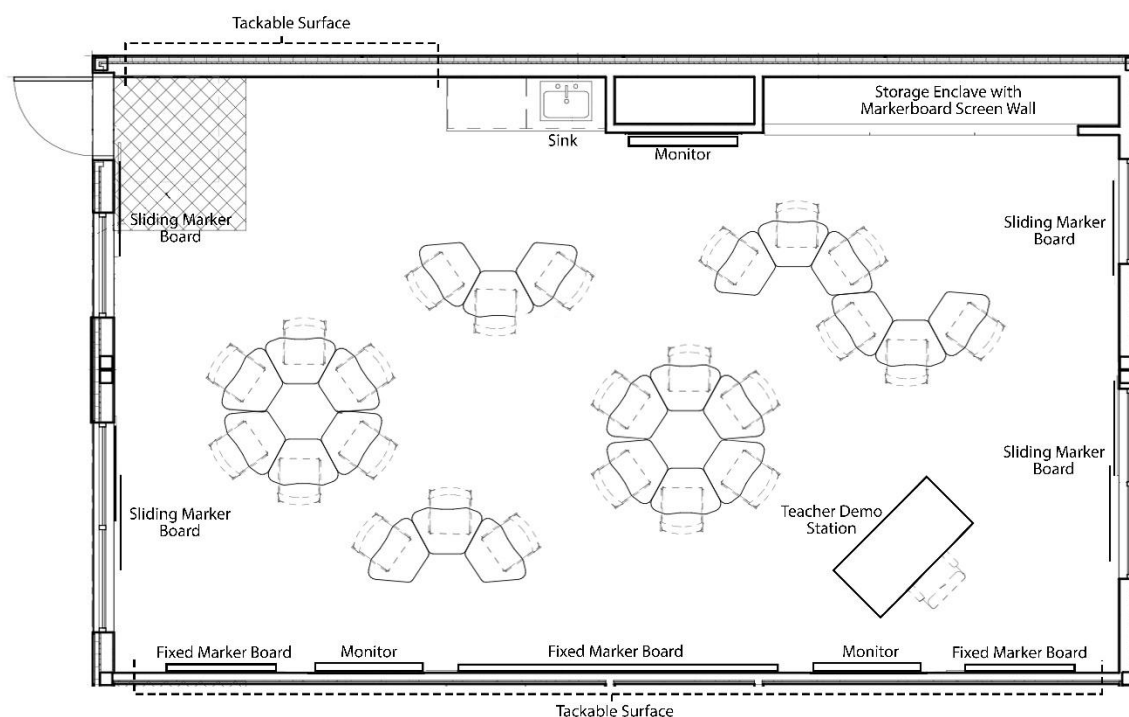


Figure 2 depicts a sample general purpose classroom floor plan designed to meet district and state 21st century standards including the use of wireless connectivity throughout the room, high-definition display monitors fixed to the walls, sliding markerboards, and an alcove to store movable furniture. General purpose classrooms are designed to approximately 960 square feet to meet state standards and have been approved by the state for grant funding and for modular or on-site construction or modernization of existing classrooms, where feasible.

Figure 2: Sample General Purpose Classroom Floor Plan



Sliding markerboards are installed to cover approximately forty-five (45) to sixty-five (65) percent of a classroom. These boards can be written on from top to bottom and when slid to the side can reveal outdoor windows or storage closets with the same capacity as existing cabinets and storage solutions currently in use. With magnets or other removable adhesives, these boards can also be used to hang posters or other materials. On walls that do not have markerboards, mineral fiber core tackable panels may be installed that maximize presentation space in the classroom and help modulate acoustic reverberation. Age appropriate modern and flexible classroom furnishings in the form of modular tables and ergonomic chairs are available to be easily reconfigured as space allows. The classroom includes a teaching station and multimedia presentation shuttle so that the teacher can maneuver easily around the room. Mobile storage solutions are provided as needed. Broadband-connected high-definition displays are attached to hydraulic wall mounts which allow easy adjustment of the displays' viewing angle and height. These displays allow students to view content from any point in the room and with media interface devices, students and teachers can project content from a computer or mobile device to the mounted

displays. Energy saving devices should also be considered and incorporated into the design as should indoor-air friendly furnishings (i.e., low-VOC) that are easy to maintain.

This design has also been funded by the state school facility program at multiple school sites statewide and may assist to increase additional local funding under existing state programs either through new construction or modernization programs as permanent “stick built” or modular classrooms. Like the kindergarten classrooms, these floorplans have been successfully designed into classrooms with multiple architects and modular builders that have received prior state approval of these facilities and that can be procured on a multiple “piggy-back” bid basis with different manufacturers, substantially reducing the approval and procurement process.

Buena Vista Elementary

Five new Title 5 compliant kindergarten classrooms are proposed to be added to Buena Vista Elementary. The new classrooms will be located perpendicular to the exiting kindergarten classrooms to form an “Early Childhood Village” with the classrooms surrounding the kindergarten playground. The new Early Childhood Village will be in the northeast section of the campus off Aldebaran Avenue. Two classrooms will be placed to the south and three to the north of the playground. This configuration provides maximum supervision of the playground and outdoor activities. The Early Childhood Village concept promotes the propinquity, teacher interaction, parent access and shared support spaces for the benefit of kindergarten students. Drop off and pick up areas will be located in the parking lot north of the Early Childhood Village off Aldebaran Avenue.

In addition to the new Title 5 compliant kindergarten classrooms, the two existing kindergarten classrooms will receive 21st Century upgrades in the first phase thus having all kindergarten children in state-of-the-art classrooms at the end of Phase 1. The remaining permanent classrooms on the site will receive 21st Century upgrades in Phase 2. At the end of Phase 2, all the general purpose permanent classrooms at Buena Vista will provide learning environments that have robust technology, flexibility, and mobility to support 21st Century learning pedagogy.

Figure 3: Buena Vista Elementary School Site Map



Clarence Ruth Elementary School

In addition to the two new Title 5 compliant kindergarten classrooms being added to Clarence Ruth Elementary as part of the recent federal receipt of funds, two more kindergarten classrooms are proposed for a total of six Title 5 compliant kindergarten classrooms at the school. Again, the concept of the Early Childhood Village is maintained by placing the new classrooms perpendicular to the existing kindergarten classrooms. Three existing portables located off North “W” Street at the northeast end of the school will need to be removed to make space for the new kindergarten classrooms. Students will continue to use the same drop off and pick up location and share the existing kindergarten playground.

As with Buena Vista, the two existing kindergarten classrooms will receive 21st Century upgrades in the first phase thus accommodating all kindergarten children in state-of-the-art classrooms by the end of Phase 1. The remaining general purpose permanent classrooms will receive 21st Century upgrades in Phase 2. At the end of Phase 2, all permanent classrooms at Clarence Ruth will have 21st Century learning environments that have robust technology, flexibility, and mobility to support 21st Century learning pedagogy.

Figure 4: Clarence Ruth Elementary School Site Map

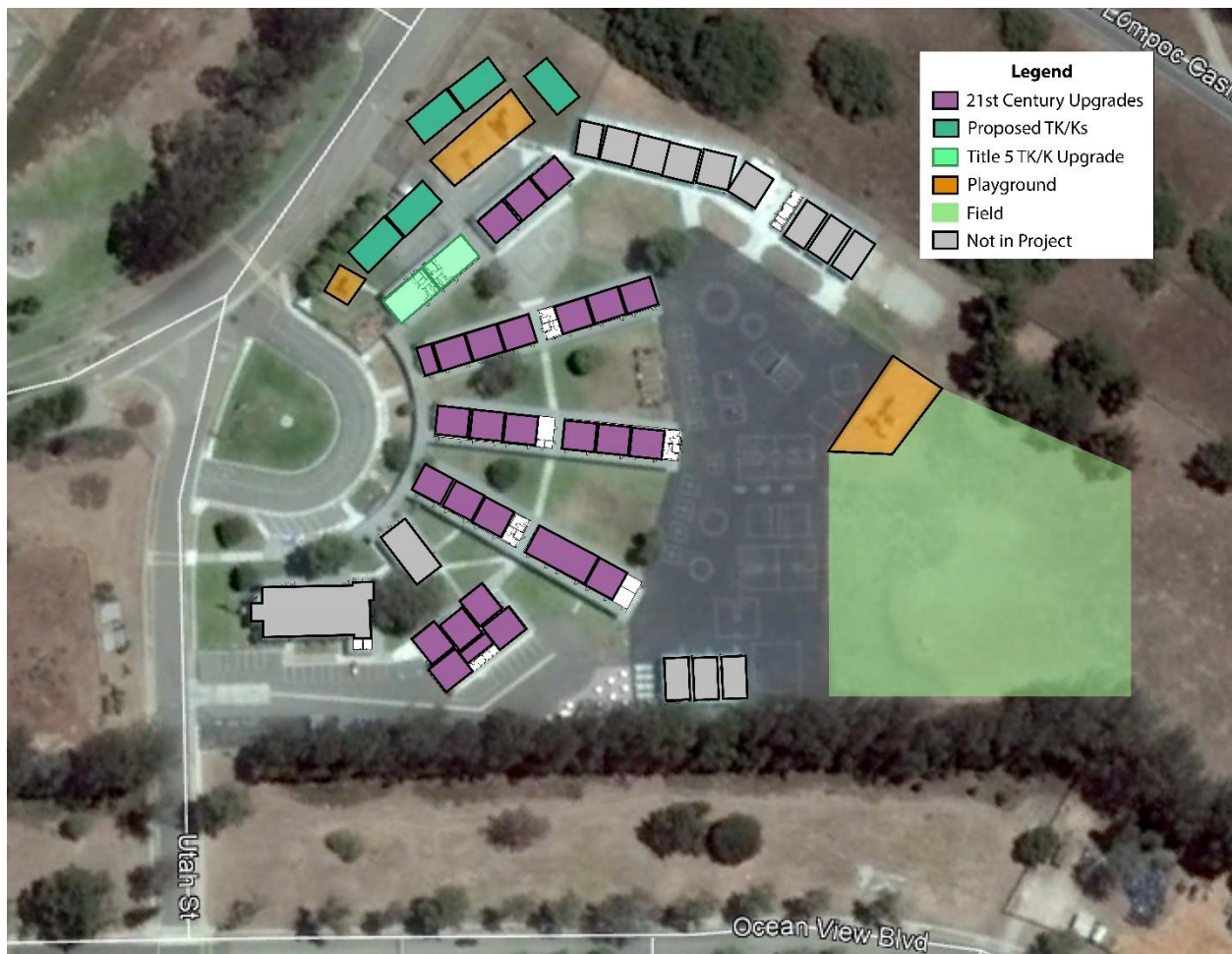


Crestview Elementary School

Crestview Elementary is proposed to receive five new Title 5 compliant kindergarten classrooms. The new classrooms will be located on the northern end of the campus near Utah Street. Two of the classrooms will be parallel to the exiting kindergarten classrooms, with two more located to the northeast and one perpendicular to the row of existing kindergarten classrooms. Again, this will form an Early Childhood Village with most of the classrooms surrounding the existing kindergarten playground. The new Early Childhood Village will be in the northeast section of the campus off Aldebaran Avenue. Drop off and pick up will be in the “U” shaped area in the front of the school off Utah Street.

In addition to the new kindergarten classrooms to be built, the two existing kindergarten classrooms will receive 21st Century upgrades in Phase 1 thus having all kindergarten children located in state-of-the-art classrooms by the end of the phase. The remaining general purpose permanent classrooms on the site will receive 21st Century upgrades in Phase 2. At the end of Phase 2, all the permanent classrooms at Crestview Elementary will provide learning environments that have robust technology, flexibility, and mobility to support a 21st Century learning pedagogy.

Figure 5: Crestview Elementary School Site Map



Fillmore Elementary School

Two additional kindergarten classrooms are to be built at the Fillmore site from receipt of available federal funding. In addition to the two new and the two existing Title 5 compliant kindergarten classrooms, three additional kindergarten classrooms are proposed to be built. It is contemplated that two of the new classrooms be located at the southeast corner of the school buildings near East Pine Street, parallel and to the east of to the existing kindergarten classrooms. Another two classrooms will be located directly to the east. One of the new classrooms would be located at the east end of the playground in supporting an Early Childhood Village concept. In addition to the new classrooms, the two existing kindergarten classrooms will receive 21st Century upgrades. The current kindergarten playground will continue to serve the needs to the proposed Early Childhood Village. Site improvements are to be made for pick-up and drop-off areas along Sixth Street to better accommodate lesser traffic and a more welcoming access point.

At the end of Phase 1, the school will have all kindergarten learners in Title 5 compliant kindergarten classrooms. In Phase 2, the remaining general purpose permanent classrooms will be modernized and receive 21st Century upgrades. At the end of Phase 2, all students at Fillmore will receive core instruction in a permanent facility that promotes collaboration, cooperation, communication, and critical thinking.

Figure 6: Filmore Elementary School Site Map



Hapgood Elementary School

Two new kindergarten classrooms are being constructed at Arthur Hapgood Elementary School from available federal funding. It is proposed that five additional Title 5 kindergarten classrooms be built to fully accommodate the amount required by the state and district specifications. In addition to the new kindergarten classrooms to be built, the three existing Title 5 compliant kindergarten classrooms will receive 21st Century upgrades.

The proposed newly constructed kindergarten classrooms will be placed in the southwest portion of the school, in a “U” shape around the playground and near the existing kindergarten classrooms. Three of the new classrooms will be parallel to the existing kindergarten classrooms with wings of two classrooms on either side of the playground. This location will place all early childhood students in a common area with a shared playground creating an Early Childhood Village. A new drop off and pick up area will need to be constructed near South “A” Street that will be shared by all kindergarten students.

At the end of Phase 1, all kindergarten early childhood students will be housed in educational environments for 21st Century learning. In Phase 2, the remaining general purpose permanent classrooms will receive 21st Century upgrades. At the end of Phase 2, all students at Hapgood will be in permanent 21st Century environments.

Figure 7: Hapgood Elementary School Site Map



La Canada Elementary School

Federal funding is allowing two Title 5 complaint kindergarten classrooms to be built at La Canada. Four additional kindergarten classrooms are proposed to be built to meet state and district specifications. The existing two kindergarten classrooms are proposed to receive 21st Century upgrades.

Classrooms are proposed to be located as a western expansion of the existing campus into a “U” shape around the kindergarten playground and near the existing kindergarten classrooms. With this configuration, a quad is formed that would accommodate a common playground for all kindergarten children and provide for greater supervision of the children when outdoors. Drop off and pick up areas are to be located in the parking area to the south of the existing kindergarten classrooms. As with the other schools, the goal is to expand the creation of an Early Childhood Village within the school that promotes propinquity, teacher interaction, parent access and shared support spaces for the benefit of young learners.

By the end of Phase 1, all early childhood kindergarten learners will be housed in Title 5 compliant classrooms with 21st Century upgrades. In Phase 2, the remaining general purpose permanent classrooms will also receive 21st Century upgrades so that all students may better benefit from a more modern learning environment.

Figure 8: La Canada Elementary School Site Map



La Honda Elementary School

Four new Title 5 compliant kindergarten classrooms are proposed to be added to La Honda Elementary School. The new classrooms will be located near the exiting kindergarten classrooms to maintain the concept of an Early Childhood Village. Two new kindergarten classrooms will be located on the blacktop parallel to the existing kindergarten classrooms. The other two kindergarten classrooms will be located to the east off the existing kindergarten classrooms and parallel to North “A” Street. The existing kindergarten playground will continue to be used and shared by all kindergarten students. Drop off and pick up areas will be located in the parking lot off North “A” Street and near the new Early Childhood Village.

In addition to the new Title 5 compliant kindergarten classrooms, the two existing kindergarten classrooms will receive 21st Century upgrades in Phase 1. All kindergarten children are projected to be housed in state-of-the-art classrooms at the end of Phase 1. The remaining general purpose permanent classrooms on the site will receive 21st Century upgrades in Phase 2 providing learning environments that have robust technology, flexibility, and mobility to support a 21st Century learning pedagogy.

Figure 9: La Honda Elementary School Site Map



Los Berros Elementary School

Four new Title 5 compliant kindergarten classrooms are proposed to be added to Los Berros Elementary. Here, the concept of the Early Childhood Village is maintained by placing the new kindergarten classrooms perpendicular to the existing kindergarten classrooms with two classrooms on the west side of the playground and two classrooms on the east side of the playground. The drop off and pick up location will be in the parking lot off Via Lato Street.

As with the other elementary schools, the two existing kindergarten classrooms will receive 21st Century upgrades in Phase 1, thus accommodating kindergarten children in state-of-the-art classrooms by the end of the phase. The remaining general purpose permanent classrooms on the site will receive 21st Century upgrades in Phase 2. At the end of Phase 2, all permanent classrooms at Los Berros will have 21st Century learning environments.

Figure 10: Los Berros Elementary School Site Map



Miguelito Elementary School

Miguelito Elementary is proposed to receive six new Title 5 compliant kindergarten classrooms. The new classrooms will be located on the northwest end of the campus near the existing kindergarten classrooms and West Olive Street. Four of the kindergarten classrooms will be located at the western edge of the school with the other two classrooms parallel to them. The classrooms will form a quad around the kindergarten playground, continuing the concept of an “Early Childhood Village”. A drop off and pick up area is to be located in the parking lot off West Olive Street.

In addition to the new kindergarten classrooms to be built, the two existing kindergarten classrooms will receive 21st Century upgrades in Phase 1. In addition, the remaining general purpose permanent classrooms on the site will receive 21st Century upgrades by the end of Phase 2. In the end, all of the permanent classrooms at Miguelito Elementary will provide learning environments that have robust technology, flexibility and mobility to support 21st Century learning pedagogy to support the educational program.

Figure 11: Miguelito Elementary School Site Map



3.2 MIDDLE SCHOOL PROJECTS

Middle school programs are critical to build upon elements that students have mastered in the lower grades to better prepare students for high school requirements and pathways to college, careers and well-paying jobs upon graduation. By creating academies and specialized facilities in support of such activities at each of the middle schools, students are better prepared for the robust instruction they will receive at the high school level and beyond. These academies need to be structured on the matriculation of students from elementary academy programs and geared to further matriculating students into established high school pathways to better support a K-12 articulated educational program.

The district desires to begin articulating lower grade academy foci into middle school academy programs, beginning with the addition of engineering and robotics to the aerospace program and digital arts and design programs to the existing art program. These programs build on a student's prior exposure in the lower grades and prepare students for consideration of pathway programs at the high school such as engineering, product innovation and web based design, game simulation programming, and graphic design. It is also important that middle school students receive curriculum and educational opportunities

that provide a background to aid as freshman in the selection of a pathway of further study upon entering high school.

Efforts are underway to establish additional coursework at the middle schools to support the establishment of two academies: a science, technology, engineering, and math (STEM) academy at Lompoc Valley Middle School and a science, technology, engineering, art and math (STEAM) academy at Vandenberg Middle School. These programs are based on elementary programs in place at the schools of matriculation and the awaiting high school pathways of study that together can increase the establishment of a more rigorous and articulated K-12 educational program. In either case, educational facilities will need to be created or adapted to support the educational program at each school. The initial effort will be to provide a dedicated 21st century science lab and classroom facility at each school that can also be replicated for additional classrooms over time, if desired, and may be supported for leveraged state grant funding.

Figure 12: Sample STEM/STEAM Facility Floor Plan

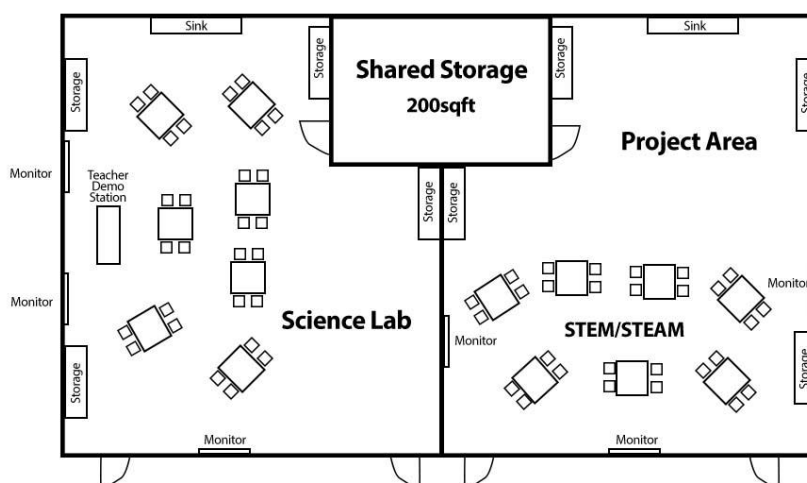


Figure 12 depicts a sample STEM/STEAM facility floor plan. Each of the schools will have a newly constructed 21st century science lab with an adjacent STEM or STEAM classroom with a shared storage room. The science lab will be 1,200 square feet of open space, equipped with Wi-Fi connectivity, mobile group science tables with chemical resistant tops, and stools and workstations that can be moved as needed to support the instructional needs of the day. A mobile table is provided to the teacher for instruction or to provide demonstrations to all or a select group of students. There are three high-definition monitors on the walls that allow students to observe close-up demonstration from their workstations for such things as equipment to be used in an upcoming lab activity, the proper technique for its use, or a particular detail to demonstrate how students will make measurements in an experiment. With a remote control and digital camera, the instructor can adjust the zoom on a detail for all students to see how to correctly carry out experiments or other directions. There are white boards on multiple walls that allow for additional student work and collaboration areas. Storage in the room is in mobile cabinets so that materials and equipment can be moved to the student workstations as needed.

An adjoining storage room of 200 square feet in which chemicals and other supplies are kept is accessible and secured from the main lab area as required by the state. This storage area is shared with the STEM or STEAM classroom. On one wall, a long trough sink with six faucets for student use to clean science equipment at the conclusion of an experiment is provided. Standard fixtures required for safety, including a mobile fume hood, and an eye wash station are also in the room.

Adjacent to the science lab is a STEM or STEAM classroom room that is also 1,200 square feet. In a similar manner, it has three high-definition monitors mounted on the walls, mobile and flexible student chairs and desks, additional mobile storage for the instructional program, and markerboards on multiple walls to provide collaboration spaces for students. There are two distinct areas in the room: one for project design and the other for execution/fabrication. This room has Wi-Fi connectivity and shares the 200 square foot storage room with the science lab. The two rooms are distinguished by the furnishing, fixtures and equipment found in each room.

Like the kindergarten program, these floor plans have been successfully designed with multiple architects as new “stick built” or modular construction and as reconfiguration and modernization of existing classroom facilities, where feasible. This design has also been funded by the state school facility programs at multiple school sites statewide and may assist to increase additional local funding under existing state programs either through new construction or modernization programs. In the case of modular builders, these floor plans have received prior state approval of similar facilities and can be procured on a multiple “piggy-back” bid basis with different manufacturers, substantially reducing the approval and procurement process.

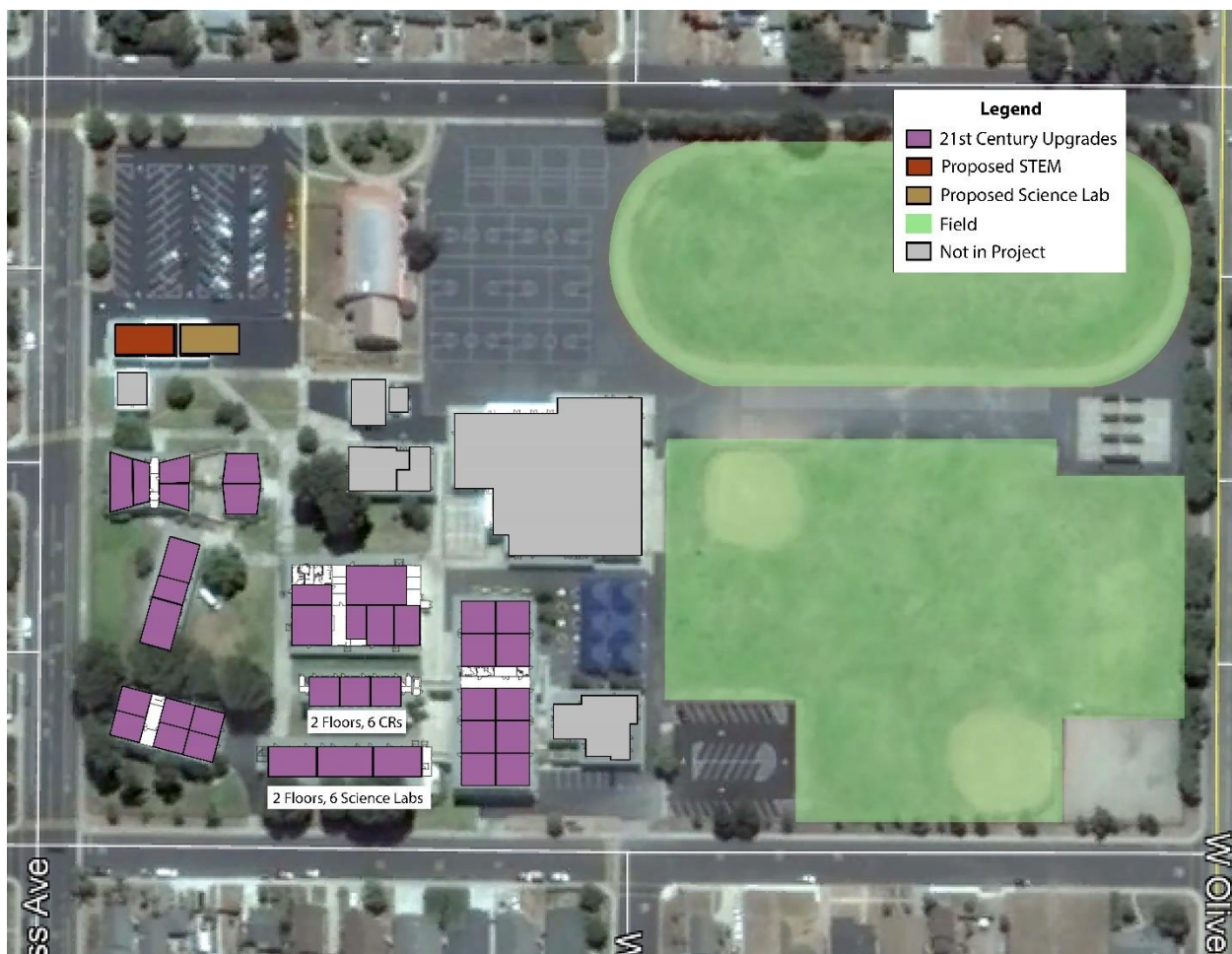
In addition, it is proposed that all permanent middle school classrooms be subject to 21st century improvements as previously described in Figure 2. It depicts a sample general purpose classroom floor plan designed to meet the age-appropriate furnishings, fixtures and equipment of middle school students, including the use of wireless connectivity throughout the room, high-definition display monitors fixed to the walls, sliding markerboards, and an alcove to store movable furniture. General purpose classrooms are designed to approximately 960 square feet to meet state standards and have been approved by the state for modular or on-site construction or modernization of existing classrooms, where feasible. These floor plans have been approved by the state for grant funding and have been designed by multiple architects at various schools throughout the state.

Lompoc Valley Middle School

At Lompoc Valley Middle School, a STEM academy provides students and the district an opportunity to expand the educational program and meet the program needs for the articulation of academy programs at the elementary schools into the middle school programs that can be tied to the high school level pathways. For example, Miguelito currently has an afterschool program in Lego robotics and is in the process of expanding the program as part of its curriculum. These students matriculate to Lompoc Valley. The STEM Academy would provide for augmentation of their elementary experience and articulation of existing efforts to prepare students for a pathway focus available in Engineering Design, Software and Systems Development, and Product Innovation and Design at the high school level.

For Lompoc Valley, the STEM Academy room is a large open room with an engineering focus. Students receive core instruction in science with an additional focus on physics, coding, engineering and projects that demonstrate an understanding of these principles through robotics. The STEM lab has two distinct areas: an area with student worktables and workstations in which students learn to design robots and another as an open area in which students build and test robots to see if they perform as designed. All storage units found in the room are mobile and flexible so they can be moved to any place that enhances instruction. Chairs and desks are mobile and flexible so they can be rearranged to meet the instructional needs of the lesson plan or program. There are collaboration tables for the students to build projects which can be moved and stacked to provide more open space as needed. Overall, the space is designed to support a curriculum designed to better prepare students for the engineering design software and system development pathway and the product innovation and design pathway at the high school. The strong science focus will also support the Patient Care pathway also available at the high school.

Figure 13: Lompoc Valley Middle School Site Plan



To maintain a unified campus, the new facility for the science lab and STEM academy room is proposed to be located at the north end of the campus off West Cypress Street in the current location of four

portable classrooms. These classrooms are proposed to be removed as they have reached their useful life expectancy and any ongoing instructional needed be relocated to another suitable location on site.

The STEM Academy room and science lab are to be constructed in Phase 1 of the program. In addition, all general purpose permanent classrooms at Lompoc Valley will receive 21st Century upgrades in Phase 3 of the program. At the end of the program, all the permanent classrooms at Lompoc Valley are proposed to be state of the art 21st Century learning environments.

Vandenberg Middle School

For Vandenberg Middle School, a STEAM Academy provides students a strong emphasis on digital and visual art design and science applied towards what students have been exposed in the lower grades and may be required in selected pathways at the high school. For example, students may learn to create digital designs and use software that may better prepare them for the web-based design programs or gaming simulation programming and graphic design pathways at the high school. The strong emphasis on science may support the Sports Medicine pathway as well. It may also provide for students receiving art instruction to be integrated into collaborative learning activities, technology and the visual arts. For example, Los Berros Elementary has a visual and performing arts academic focus with students matriculating to the Vandenberg Steam Academy could upon arrival be exposed to academic programs that better prepare them for participation in such existing high school pathways as Product Innovation and Design, Web and Social Media Programming and Design, and Game Design and Integration.

To accommodate this focus, there are two proposed projects: (1.) a newly constructed 21st century STEAM science lab with an adjacent academy classroom with a shared storage room as depicted in Figure 12 and (2.) the 21st Century upgrade to all permanent classrooms as depicted in Figure 2. The lab room is large and open with two distinct areas, one for computer design and the other for student collaboration and project production. In one area there are mobile and flexible student computer workstations where students can form individual or team workgroups to collaborate on design and coding activities. In another area of the room are mobile worktables at which students work in groups on projects such as creating storyboards with visuals to form the basis for digital books or games. There are three monitors mounted on the wall for instruction or for students to demonstrate work product they have created and to receive authentic review of both designs and art projects as in real-life design studios. All permanent general purpose classrooms are proposed to be upgraded to 21st Century specifications adopted by the Board. All ergonomic furniture and storage in the rooms are mobile and flexible to meet the instruction objectives of the lesson plan and curriculum. Wi-Fi connectivity is available throughout the room and as are monitors for instruction, demonstration, and interactive student display.

The new STEAM science lab and academy room is proposed to be located at the northwest end of the school site. This is an open area of the campus near to other classrooms and science labs located at the school. It is proposed that the STEAM science lab and Academy room be constructed in Phase 1 of the program. All permanent classrooms at Vandenberg will receive 21st Century upgrades in Phase 3 of the program. As with Lompoc Valley, at the end of the program, all the permanent classrooms at Vandenberg will be state of the art 21st Century learning environments.

Figure 14: Vandenberg Middle School Site Plan



3.3 HIGH SCHOOL PROJECTS

Graduation from high school is the gateway for students to enter higher education, careers and well-paying jobs. The district is seeking to enhance its educational program by increasing the number and organizational rigor of pathway programs available to high school students to improve their college choices or job marketability upon graduation. Since the adoption of the Plan, both Lompoc and Cabrillo High Schools have organized their elective pathway courses into a two or three-course sequence as required for pathways aligned to the state's CTE programs and have adopted a modified block schedule to support teacher and student participation in the programs. The District has also specified the construction or adaptive re-use of existing permanent classrooms into 21st Century learning environments as further described earlier in Figure 2. The goal has been to offer students a more robust learning experience throughout their high school experience that may best be applied to their future endeavors.

Successful pathway programs are built upon the triangulation of local labor market data, the strength of the existing pathway programs at the high schools, and linked programs offered at the local college, community college or local industry partners. Specific facilities for each selected pathway or field of study that support the teaching and simulate the required work environment and equipment are now needed

to be constructed to maximize and realize the industry certification required upon graduation. Where possible, these facilities are proposed to be constructed in proximity to other career technical facilities already in place or in areas where they may best be clustered in the future to create a CTE Hub where teachers, students, activities, and industry partners can access the learning environment and share its benefits, during school hours and practicums that may involve additional field study or evening events.

Four 21st Century pathway facilities to support the learning environments are proposed to be constructed at each of the two high schools. This would provide the district with state-of-the-art pathway learning environments to support enhanced CTE programs, two of which are underway already at each site and two additional facilities to be constructed at each site as the balance of the planned multi-phase CTE program is expanded. The initial facilities are being developed as prototypes that may be more easily and efficiently replicated for the future increment of planned facilities, all as part of a CTE Hub to maximize the benefits of a consolidated CTE program. The projects are designed to leverage and comply with state and district specifications and matching grant requirements, wherever feasible and available.

In addition, all permanent general purpose high school classrooms at each site, including Maple Continuation High School, are proposed to receive 21st century improvements as previously described in Figure 2. High school age-appropriate furnishings, fixtures and equipment are proposed, including the use of wireless connectivity throughout the room, high-definition display monitors fixed to the walls, sliding markerboards, and an alcove to store movable furniture. General purpose classrooms are designed to approximately 960 square feet to meet state standards and district specifications.

Both the proposed CTE and general-purpose classroom floor plans have been previously approved for state grants for new construction or modernization funding and have been designed by multiple architects at various schools throughout the state. They have been built with state approval as new “stick built” or modular construction and as modernization efforts, where feasible. In the case of modular construction, these facilities can be procured on a multiple “piggy-back” bid basis with different manufacturers, substantially reducing the approval and procurement process.

Lompoc High

Lompoc High is proposed to receive 2 major improvement projects: a two phase CTE improvement project and a 21st Century upgrade to all permanent classrooms. Together, they provide the classrooms necessary to support the district’s investment to increase the rigor of the academic program and accommodate the educational in 21st century facilities that allow teachers greater tools for student engagement and increased parental and student choices to improve college, career and job readiness upon graduation.

Patient Care Pathway

A three course Patient Care Pathway is underway at Lompoc High. To increase its effectiveness, a new state of the industry facility is proposed to provide a full medical care setting with simulation areas and equipment found in current patient care facilities. Such a facility is designed for students to learn the latest medical techniques using up to date medical equipment by certificated instructors providing industry standard training for jobs in the health science fields such as certified nurse’s assistant (CNA), emergency medical technician (EMT), paramedic, registered nurse, and other medical specialists careers. Students

learn how to use industry techniques and equipment while gaining real time practice towards certifications or increased training to be more successful job seekers and employees upon graduation.

Figure 15 provides a sample floor plan for a Patient Care classroom facility. It is approximately 2,065 square feet with 1,217 square feet for seat work instruction, 530 square feet of hospital simulation area that includes four hospital beds with equipment found in a convalescent facility, a 162 square foot storage room, and a restroom of 102 square feet. The seat work instruction area has mobile student tables, chairs, workstations and a primary area for lecture and research. A simulation area is adjacent for hands on training of medical skills and demonstrations of proper medical techniques and equipment use. Designated storage is for mannequins and medical equipment when not in use. A sample equipment list is presented in Table 1 for use in simulation instruction and training.

Figure 15: Sample Patient Care Facility Floor Plan

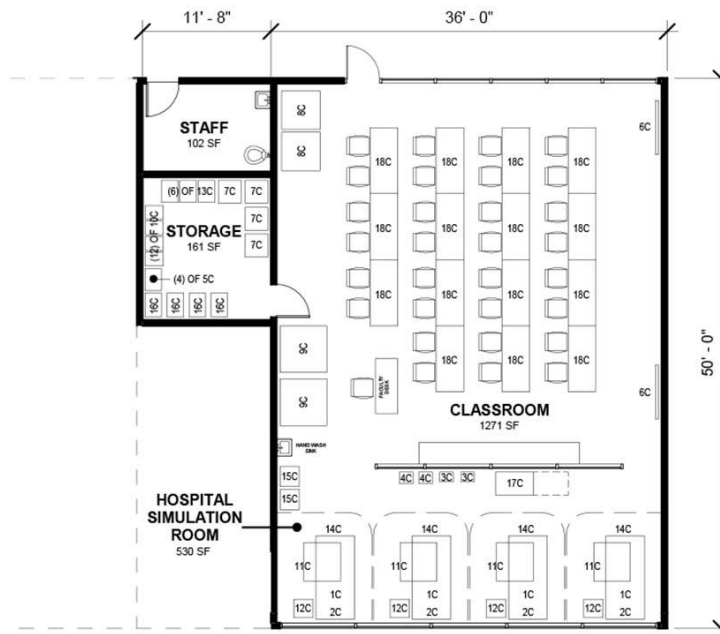


Table 1: Sample Patient Care Equipment List

Equipment Description	Make	Model	Quantity	Price	Subtotal Each item
Hospital Bed	Hill-Rom Advanta P1600	BS033740	4	\$ 2,600.00	\$ 10,400.00
Manikin Nursing Anne Package SimPad/VitalSim Capable	LAERDAL	LG02041U	4	\$ 12,000.00	\$ 48,000.00
Manual Scale	Detecto	339 S	2	\$ 499.00	\$ 998.00
Hospital Calibrated scale	HealthOMeter	500KL	2	\$ 550.00	\$ 1,100.00
Advanced Male and Female Catheterization Simulator	Nasco	LP00857U	4	\$ 2,100.00	\$ 8,400.00
Series Interactive Trainers	Clear Touch	Clear Touch 7000	2	\$ 9,000.00	\$ 18,000.00
Everst and Jennings Traveler L4 Wheelchair	Everst and Jennings	3E010130	4	\$ 250.00	\$ 1,000.00
Lift	ELECTRICLIFT	MD5700EL	2	\$ 2,650.00	\$ 5,300.00
Lift Maxlift	HYDRAULICLIFT	MD588200D	2	\$ 500.00	\$ 1,000.00
CPR Trainers	Nasco	LE00557S	12	\$ 500.00	\$ 6,000.00
Overbed Table, Whiteboard, U-Base, (2) Locking Casters	Amico	170135	4	\$ 600.00	\$ 2,400.00
Three Drawer Bedside Cabinet	Amico	140503	4	\$ 350.00	\$ 1,400.00
Certification Bundle for EMS National Registry Preparation	Loaded Emergency Packs™	EMD49908	6	\$ 1,650.00	\$ 9,900.00
Bend Privacy Curtains	Quick Ship Privacy Curtains	SC023904	4	\$ 400.00	\$ 1,600.00
Shower Chairs	Modomed Dem	LOF 17-Tea 1	2	\$ 200.00	\$ 400.00
Basic Nursing Training EMS Safety Mannequin	EMS Safety	LF 04021U	4	\$ 1,500.00	\$ 6,000.00
Gettichair 1 recliner wheelchair	Medical Equipment and Supplies	RC 301-S	1	\$ 1,500.00	\$ 1,500.00
Total					\$ 123,398.00

Software and Systems Development Pathway

A Software and Systems Development Pathway is also moving forward at Lompoc High. It is geared as a three course pathway program for web and social media programming and design. To increase its effectiveness, a similar new state of the industry facility is proposed where students work at state-of-the-art workstations to prepare for careers in the design, development, implementation, maintenance, and management of software to meet the operational needs of modern business organizations. Occupations associated with this pathway include computer programmers, information security analyst, and website developers.

Workstations are mobile and flexible for students to work individually or in groups. There are three wall mounted monitors for instruction as well as for display of student progress and projects for feedback. Student workstations are equipped with professional quality computers with high quality robust computing equipment. Electrical and internet connectivity ports are found throughout for maximum flexibility and need. There are white boards on multiple wall surfaces that allow for student engagement while solving problems as a group.

The facility totals 2,400 square feet with 1,440 square feet for a Computer Design Studio with a large, open area and mobile student workstations, a 70-foot storage area, and an adjacent and accessible 960 square foot Project Production Area. The Production Area is an open, flexible space for use in content creation and project production. In one corner of the room is a 70 square foot Foley room for students to use for creating or collaborating on projects that require some level of noise reduction. Mobile storage and a sink are provided as well as mobile and flexible group tables and seating for students to collaborate around web project designs. A sample floor plan (Figure 16) and equipment list (Table 2) are provided below.

Figure 16: Sample Software and Systems Development Pathway Facility Floor Plan

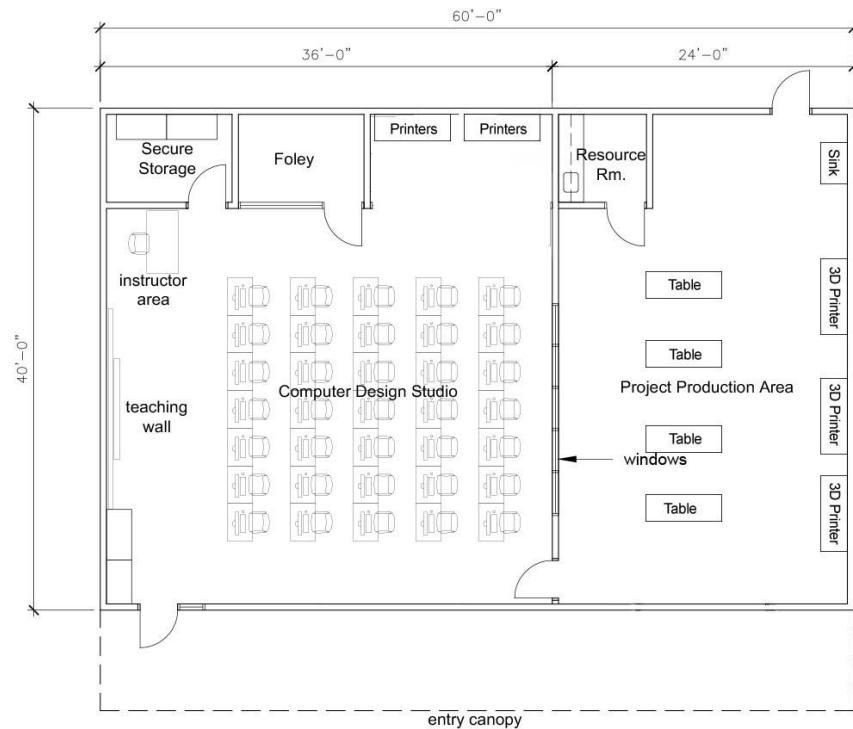


Table 2: Sample Equipment List Software and Systems Development Pathway Facility

Equipment Description	Make	Model	Quantity	Price	Subtotal Each item
3D Printers	Makerbot	Method	4	\$ 4,560.00	\$ 18,240.00
Laser Printer	VLS 6.60 Universal Laser	6.60 32 x 18	1	\$ 9,500.00	\$ 9,500.00
CNC Routers	Zenbot	Zenbot - 48x48	1	\$ 1,999.00	\$ 1,999.00
CNC Routers	Zenbot	Zenbot - 16x24	6	\$ 799.00	\$ 4,794.00
CNC control box	Zenbot	gecko g540 4	3	\$ 400.00	\$ 1,200.00
CNC Plasma Cutting Table	Lincoln Electric	FC80	1	\$ 24,999.00	\$ 24,999.00
Student Computer Tables	Smith Systems	11140	35	\$ 502.00	\$ 17,570.00
Student Chairs	VS Furniture	31506	35	\$ 340.00	\$ 11,900.00
Work Tables	VS Furniture	21065	6	\$ 660.00	\$ 3,960.00
Mobile Storage	Smith Systems	92100000P	4	\$ 1,260.00	\$ 5,040.00
Specialized Software	TBD		35	\$ -	\$ -
Student Computers	TBD		35	\$ -	\$ -
Student Monitors	TBD		35	\$ -	\$ -
Total				\$	99,202.00

Additional CTE Pathways at Lompoc High

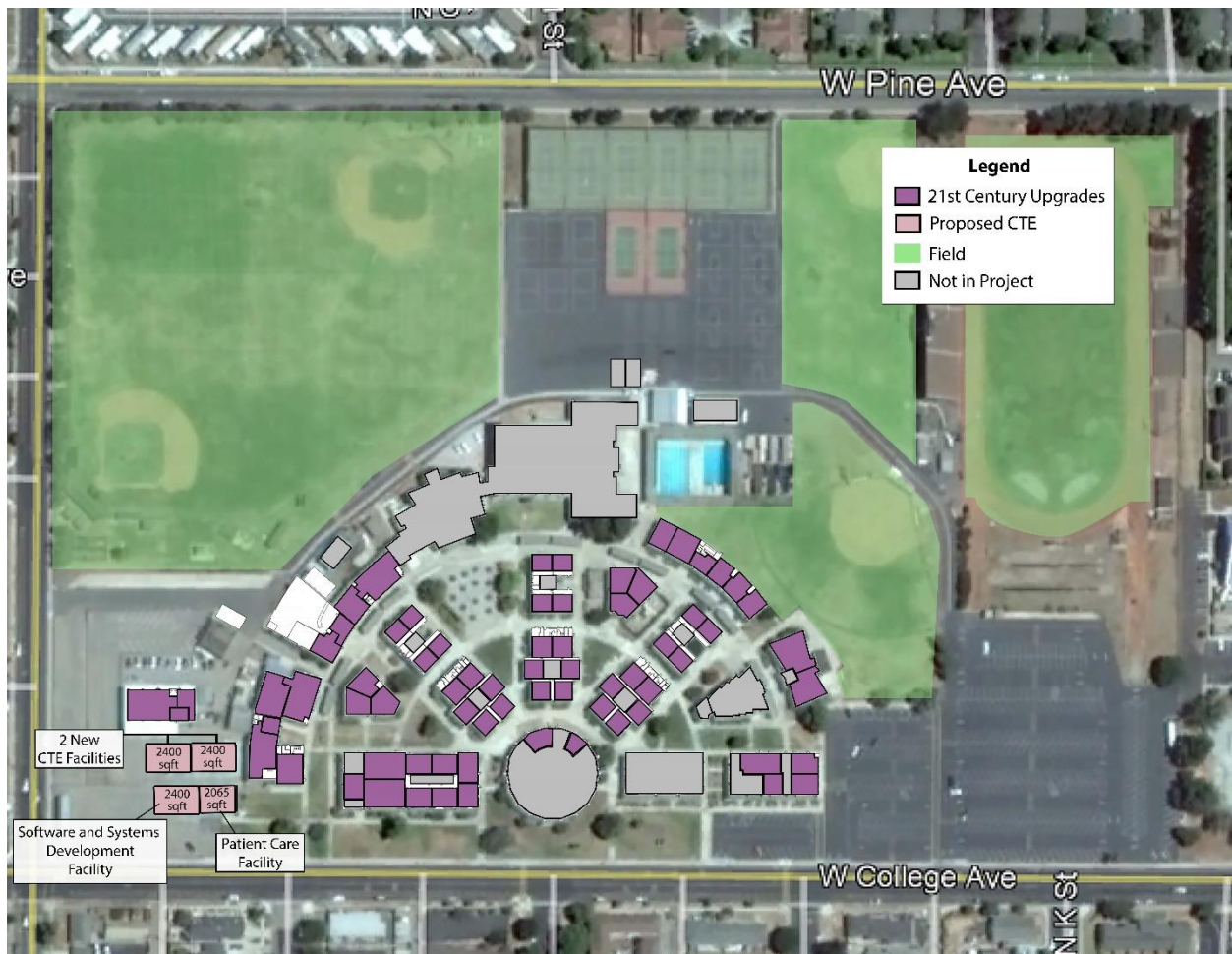
The initial two CTE facilities above are proposed to be constructed in Phase 1. Two additional CTE facilities are projected to be constructed as part of Phase 3. While the CTE programs for these facilities are still under further development by the district, it is likely that the new projects will be used to house an enhanced Engineering and Architecture Pathway and a Business and Finance Pathway. Both facilities will be 2,400 square feet each with a large open area that will be defined by the furnishings and fixtures added to the room. These large open rooms provide for the flexibility of having mobile student workstations along with collaboration spaces and areas in which students create and build projects or collectively model pro forma and business plan analysis and project feasibility.

The size of the facility will support large equipment needed to support industry standards as well as mobile storage needed for the specific curriculum chosen.

21st Century Upgrades to Permanent Classroom Facilities

The second major project for Lompoc High will be to provide all permanent classrooms at the site age appropriate 21st Century upgrades in Phase 3 as provided by the districts adopted specifications. Once again, it must be stressed the planned improvements have previously been approved by the state for construction and grant reimbursement, where feasible, for new construction, and adaptive reuse for modular or onsite construction.

Figure 17: Lompoc High School Site Plan



Proposed Location and Phasing of Lompoc High CTE Facilities

The proposed location for all these CTE facilities is off West College Street. The portable classrooms located in this area would be removed as they are old and have reached their useful life expectancy. Any displaced long term users of these current spaces would be relocated to other suitable classrooms on the site. By placing all new CTE facilities in this area, a planned Hub of CTE activities is established with the integration of the other nearby pathway programs located in the Industrial Arts area to the east of the proposed location. Having the facility located near the street may also aid in the potential use of the

facility for adult school programs, if desired without having to open up the entire high school for access. It also provides a cluster of consolidated CTE activities to further support the CTE Hub where teachers, students, activities, and industry partners can access the learning environment and share its benefits, during school hours and practicums that may involve addition field study or evening events.

The construction of the Patient Care Pathway facilities and the Software and Systems Development Pathway facilities are scheduled for Phase 1 implementation. The additional CTE facilities for the site and the upgrade of all permanent classrooms is scheduled for Phase 3. By the end of Phase 3, all permanent classrooms at Lompoc High School are projected to have 21st Century upgrades to support the new modern learning pedagogy as well as four new CTE buildings to support the pathway programs.

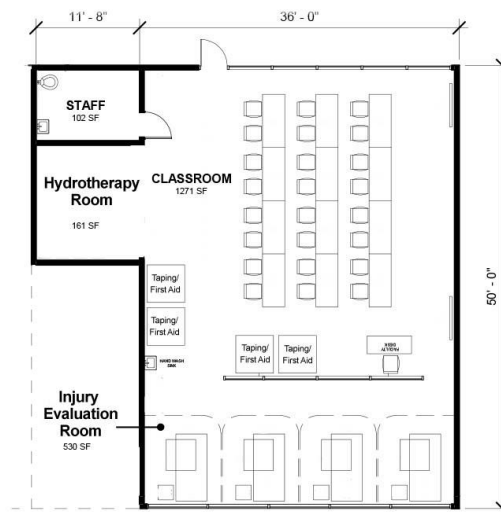
Cabrillo High

Cabrillo High is proposed to receive 2 equivalent major improvement projects as well: a two phase CTE improvement project and a 21st Century upgrade to all permanent classrooms. Similarly, they provide the classrooms necessary to support the district's investment to increase the rigor of the academic program and accommodate 21st century facilities that allow teachers at Cabrillo High greater tools for student engagement and increased parental and student academic choices to improve college, career, and job readiness upon graduation.

Patient Care Sport Medicine Pathway

A Patient Care Sports Medicine Pathway is underway at Cabrillo High. It is focused on providing sport medicine instruction by credential instructors as part of a two-course pathway program. To enhance the program's effectiveness, a new real time instructional environment is required to be constructed that has a sports medicine care setting with industry ready simulation areas and equipment where students are taught current medical techniques used for evaluation, therapy and first aid of sport medicine care. They learn how to use the industry standard equipment and have sufficient time to practice with the equipment to be credentialed and better prepared for entry careers in kinesiotherapy, or physical/respiratory therapy.

Figure 18: Sample Patient Care Sports Medicine Facility Floor Plan



The Patient Care Sports Medicine facility is proposed to be comprised of a 2,065 square foot facility with four major areas: 1) injury evaluation, 2) hydrotherapy, 3) taping and first aid station, and 4) classroom instruction. In the injury evaluation area, four treatment tables with curtains to provide privacy are required. This area is approximately 530 square feet and is separated from the main classroom by a partial wall. The hydrotherapy area of approximately 165 square feet has a hydrotherapy whirlpool and an ice machine with mobile storage for supplies. The four taping and first aid stations are approximately 1,270 square feet and are found along the perimeter of the main classroom instruction area. Supplies are kept in drawers in the taping tables. The classroom area is used for lecture and research with mobile student desks and chairs that can be stacked and moved to make a large open area if needed for various forms of instruction. Classroom storage is mobile and flexible and can be moved to any area of the room as needed. There is a 100 square foot restroom accessible from the main classroom area. A sample floor plan is provided above, and a sample equipment list is provided below.

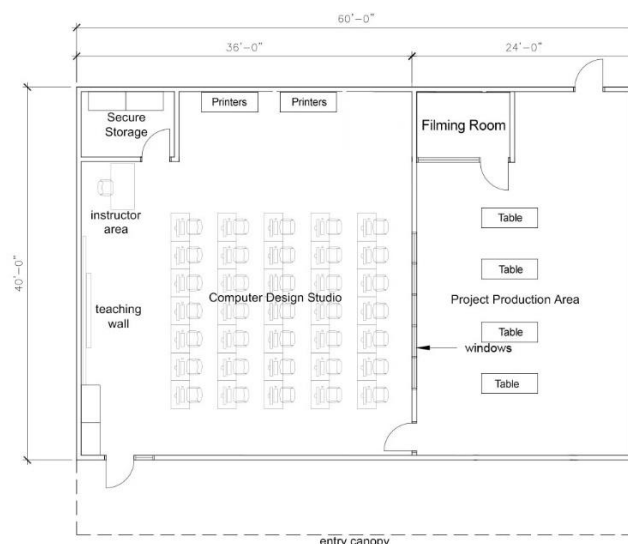
Table 3: Sample Patient Care Sports Medicine Pathway Facility Equipment List

Equipment Description	Make	Model	Quantity	Price	Subtotal Each item
Hospital Bed	Hill-Rom Advanta P1600	BS033740	4	\$ 2,600.00	\$ 10,400.00
Manual Scale	Detecto	339 S	2	\$ 499.00	\$ 998.00
Hospital Calibrated scale	HealthOMeter	500KL	2	\$ 550.00	\$ 1,100.00
Everest and Jennings Traveler L4 Wheelchair	Everest and Jennings	3E010130	4	\$ 250.00	\$ 1,000.00
Overbed Table, Whiteboard, U-Base, (2) Locking Casters	Amica	170135	4	\$ 600.00	\$ 2,400.00
Three Drawer Bed side Cabinet	Amica	140503	4	\$ 350.00	\$ 1,400.00
Certification Bundle for EMS National Registry Preparation	Loaded Emergency Packs™	EM049908	6	\$ 1,650.00	\$ 9,900.00
Bend Privacy Curtains	Quick Ship Privacy Curtains	SC023904	4	\$ 400.00	\$ 1,600.00
Basic Nursing Training EMS Safety Mannequin	EMS Safety	LF 04021U	4	\$ 1,500.00	\$ 6,000.00
Gettichair 1 recliner wheelchair	Medical Equipment and Supplies	RC 301-S	1	\$ 1,500.00	\$ 1,500.00
Hydrotherapy Pool	Medical Equipment and Supplies	LS011SWHM	1	\$ 7,651.00	\$ 7,651.00
Taping Stations: Two person table	Hausmann	4061	2	\$ 1,999.00	\$ 3,998.00
Ice Machine	Veavor	200 kg/24 hr	1	\$ 1,473.99	\$ 1,473.99
Total					\$ 49,420.99

Graphic Design and Product Innovation and Design Pathway

A Graphic Design and Product Innovation and Design Pathway has been created to operate at Cabrillo High. The pathway is based on a three course pathway program by certificated instructors to establish entry level proficiency in digital graphic design and product innovation for modern industry requirements. It requires a state of the industry facility where students work at state of the art computer workstations in an instructional setting with design software and an adjacent production area and lab. Students establish proficiency in the latest industry software for graphic design and operation of innovation technology to be better prepared for careers as an animator, digital/graphic artist, CAD/CAM apprentice, or production fabrication assistant. Students who complete the pathway sequence will be prepared for entry jobs such as a commercial/industrial designer/engineer, CAD designer, model maker, or product developer/fabricator. A sample floor plan is provided below.

Figure 19: Sample Graphic Design/Product Innovation and Design Floor Plan



A 2,400 square foot facility is proposed and comprised of a 1,440 square foot Computer Design Studio and a 960 square foot Project Production Area. Within the Computer Design Studio is a secure storage room that is 70 square feet, and a 70 square foot Foley room to be used when students are working on projects that require audio. Large machines for product production and a sink are located in the production area with student worktables for fabrication. A resource room of 49 square feet is located in a corner of the Production Area for small group collaboration.

The computer workstations are mobile and flexible so that students can work on group projects and once finished can be grouped with other students to work on larger projects. Students work on specialized design software and printing/production equipment. There are three wall mounted monitors used for instruction and display of student work. Once the projects are designed, the student ports required coding and instruction to the fabrication component to the production area, where it is manipulated, assembled, and evaluated. Students work individually, in teams, or in groups for the design, assembly and evaluation of their projects. A sample equipment list is provided below.

Table 4: Sample Equipment List Graphic Design/Product Innovation and Design

Equipment Description	Make	Model	Quantity	Price	Subtotal Each item
Student Computer Tables	Smith Systems	11140	35	\$ 502.00	\$ 17,570.00
Student Chairs	VS Furniture	31506	35	\$ 340.00	\$ 11,900.00
Work Tables	VS Furniture	21065	6	\$ 660.00	\$ 3,960.00
Mobile Storage	Smith Systems	921000000P	4	\$ 1,260.00	\$ 5,040.00
Specialized Software	TBD		35	\$ -	\$ -
Student Computers	TBD		35	\$ -	\$ -
Student Monitors	TBD		35	\$ -	\$ -
Total					\$ 33,430.00

Additional CTE Pathways at Cabrillo High

As with Lompoc High School, two additional CTE facilities are proposed to be constructed at Cabrillo High to support the implementation of additional pathways as determined by the district. While these are to be determined based upon the development of the pathways, it is likely that the new projects will be suited for an Advanced Manufacturing Pathway and Information and Communications Technologies Pathway. Both facilities will be 2,400 square feet each with a large open area that will be defined by the furnishing and fixtures added to the room. The size of this facility will allow for production and fabrication areas as well as student workstations. The size of the facility will support industry standard large equipment needed to teach students, so they are successful in the workforce or high education in pathways such as Advanced Manufacturing. Mobile storage is ideal to meet the needs for equipment related to the specific curriculum chosen.

Proposed Location and Phasing of Lompoc High CTE Facilities

The proposed location for the Patient Care Sports Medicine facility is at the southern end of the school campus adjacent to the sports field facilities and near the school gym. The three portables located in this area would be removed as they have reached their useful life expectancy. Any displaced long term users of these current spaces would be relocated to other suitable classrooms on the site. The proposed location

is easily accessible from the parking lot and should the classroom be used for adult school programs provides access without having to traverse the entire high school campus.

The Production, Innovation and Design facility along with the additional two CTE facilities are proposed to be located on the western side of the campus where the current handball courts are now. The buildings would form a “U” shape to allow for a courtyard in the center to promote outdoor learning and fabrication. The handball courts would be relocated, if necessary, to an area near the gym. This location would allow the proposed facilities to be around other existing pathway programs directly to the east and north, thus building upon the CTE Hub concept which has been proposed for all such facilities, where possible.

The construction of the Patient Care Sport Medicine Pathway facilities and the Graphic Design and Product Innovation and Design Pathway facilities are scheduled for Phase 1. The additional CTE facilities for the site and the upgrade of all permanent classrooms is scheduled for Phase 3. By the end of Phase 3, all permanent classrooms at Cabrillo High School are projected to have 21st Century upgrades to support the new modern learning pedagogy as well as four new CTE buildings to support enhancements to the pathway programs.

Figure 20: Cabrillo High School Site Plan



Maple Continuation High School

Maple Continuation High School is proposed to receive 21st Century upgrades to all permanent classrooms in Phase 3 of the program to coincide with the modernization funding available from the state for this project. These upgrades will provide the school with modern facilities to support the various programs offered at the site.

Figure 21: Maple High School Site Plan



3.4 PROPOSED PROJECT SUMMARY

Table 8 below provides a summary of the proposed projects by site and by phase. A detailed estimate of each proposed improvement is provided in the Appendix of this report and summarized below. Overall, approximately \$156 million of project improvements are proposed to be implemented over three phases based on the scope of work to be undertaken and planned availability of funding. Phase 1 focuses on initiating an academy and 21st Century learning environment at all elementary schools, a middle school STEM/STEAM academy with science lab program at both sites and a high school career technical educational facility at each high school which can be expanded over time to meet the district's academic goals and objectives. Phase 2 focuses on providing 21st century learning environments at all elementary classrooms, except for Buena Vista, La Honda and Los Berros, which are proposed to be constructed as

part of Phase 3 due to substantial eligibility for leveraging matching state in the third period. Additional Phase 3 improvements complete 21st century classroom improvements at the remaining three elementaries, plus similar improvements at the permanent middle school and high school classrooms and integrate district CTE facilities into a “Hub” facility at each high school campus.

Table 5: Project Summary

School	CRs	Total
Buena Vista ES		
New TK/K CRs	5	\$5,653,255
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	17	\$3,401,743
Subtotal	24	\$9,535,254
Clarence ES		
New TK/K CRs	2	\$2,863,950
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	17	\$3,401,743
Subtotal	21	\$6,745,949
Crestview ES		
New TK/K CRs	5	\$5,971,117
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	26	\$5,602,873
Subtotal	33	\$12,054,246
Filmore ES		
New TK/K CRs	3	\$2,672,320
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	23	\$4,602,360
Subtotal	28	\$7,754,936
Hapgood ES		
New TK/K CRs	5	\$5,863,368
21st Century to Existing T5 Kinders	3	\$680,385
21st Century to Existing CRs	29	\$5,755,315
Subtotal	37	\$12,299,068
La Canada ES		
New TK/K CRs	4	\$5,454,771
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	22	\$4,402,258
Subtotal	28	\$10,337,285
La Honda ES		
New TK/K CRs	4	\$4,946,990
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	16	\$3,201,642
Subtotal	22	\$8,628,888

Los Berros ES		
New TK/K CRs	4	\$4,540,622
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	23	\$4,602,360
Subtotal	29	\$9,623,238
Miguelito ES		
New TK/K CRs	6	\$7,041,003
21st Century to Existing T5 Kinders	2	\$480,256
21st Century to Existing CRs	11	\$2,201,128
Subtotal	19	\$9,722,387
Lompoc Valley MS		
New STEM Academy Room	1	\$1,395,123
New Science Lab	1	\$1,395,123
21st Century to Existing CRs	43	\$7,413,928
Subtotal	45	\$10,204,174
Vadenberg MS		
New STEAM Academy Room	1	\$1,353,368
New Science Lab	1	\$1,353,368
21st Century to Existing CRs	39	\$7,814,682
Subtotal	41	\$10,521,418
Cabrillo HS		
New Patient Care Sports Med.	1	\$1,941,497
New Graphic Design/Product Innov.	1	\$2,099,146
New CTE - TBD	2	\$3,556,790
21st Century to Existing CRs	75	\$15,829,742
Subtotal	79	\$23,427,175
Lompoc HS		
New Patient Care Sports Med.	1	\$1,990,833
New Software/Systems Dev.	1	\$2,148,484
New CTE - TBD	2	\$3,606,126
21st Century to Existing CRs	72	\$14,627,483
Subtotal	76	\$22,372,926
Maple HS		
21st Century to Existing CRs	14	\$2,805,271
Subtotal	14	\$2,805,271
Total	496	\$156,032,215

4. PROPOSED SEQUENCING

Based on Board approval, it is estimated that the planning and design of the proposed school improvements will take approximately 6 months for each project component by phase. Thereafter and upon Board approval, proposed plans will be submitted to the Department of the State Architect (DSA) for review with approval anticipated within 6 months. Upon DSA approval the California Department of Education (CDE) should complete its review of the consistency of the proposed plans with state guidelines within 90 days thereafter. Upon CDE approval, applications to the Office of Public School Construction (OPSC) will be submitted for grant funding which are highly dependent on the availability of state funding

for the actual receipt of funds. The selection of a contractor(s) and award of construction contracts by the Board should also begin upon DSA and CDE approval with the facility construction period expected to take approximately 8 -12 months for most projects and others taking longer based on project scope and the need to work options to minimize interim housing and “swing” space requirements.

In order to minimize the need for interim facilities and disruptions to the educational program, all new classrooms are to be built first, where possible, to provide and accelerate the upgrade of 21st century classroom environments in existing permanent facilities by initially utilizing these facilities as “swing” space until all construction within a phase is completed. In addition, those sites that have the greatest potential for early state grant reimbursement may be selected to go first to maximize the leveraging of local funds to further be used to accelerate the funding of later projects. The majority of projects are assumed to be initiated and substantially completed within a proposed phase period, whenever possible.

Overall, proposed improvements at each site are projected to be completed over a 3-phase period once an overall plan of finance is implemented. It should be noted, however, that the planning and design period will require the selection of required team members and the actual construction schedule for the proposed improvements will be highly dependent on the soil conditions of the sites, the need to mitigate any prior existing conditions identified by the state, and the ability to coordinate the actual hook-ups to available utilities to the site in cooperation with local public agencies. Design and construction team members as well as project schedules may be combined where possible; however, multiple teams may be necessary based on the type and bid of proposed improvements in a future construction climate. Based on the above, its recommended that the overall program progress be reported to the Board every six-month period with interim updates as need.

5. PLAN OF FINANCE

5.1. PROJECTED STATE AID ELIGIBILITY

Table 6 identifies projected pupil grant eligibility pursuant to OPSC requirements and state loading standards for each site over a 12 year, three phase period assuming that the current enrollment and grant level is maintained. This extends the period from previous reviews of potential state aid eligibility, given the added burden for additional facility funding by the state and the consequent need to prioritize and integrate additional sources of revenue, wherever possible. In total, the district may be eligible for approximately \$63.74 million over the proposed period in combined permanent and portable classroom eligibility. A local match of approximately \$42.49 million is estimated to be required by the district to access these grants towards the construction of eligible improvement projects. These funds may be used within an eligible site for design, construction, testing, inspection, equipping, furnishing and technology costs, plus site service improvements. Grant levels and guidelines are periodically reviewed and adjusted by the State. Program funding is subject to meeting these guidelines in the future as well as project performance and certification at the completion of construction of each proposed project.

Table 6: Estimated Modernization Pupil Grant Eligibility (2022 Grant Amounts)

			Phase 1 (2022 - 2025)			Phase 2 (2026 - 2030)		
School	FY2021-22 Enroll	Pupil Grant	Est. Grant (60%)	Required Match (40%)	Est. Project Total	Est. Grant (60%)	Required Match (40%)	Est. Project Total
1 Buena Vista ES	487	\$5,568	\$718,272	\$478,848	\$1,197,120	\$417,600	\$278,400	\$696,000
2 Clarence ES	450	\$5,568	\$139,200	\$92,800	\$232,000	\$2,505,600	\$1,670,400	\$4,176,000
3 Crestview ES	421	\$5,568	\$0	\$0	\$0	\$1,670,400	\$1,113,600	\$2,784,000
4 Filmore ES	525	\$5,568	\$0	\$0	\$0	\$2,923,200	\$1,948,800	\$4,872,000
5 Hapgood ES	679	\$5,568	\$55,680	\$37,120	\$92,800	\$0	\$0	\$0
6 La Canada ES	597	\$5,568	\$400,896	\$267,264	\$668,160	\$3,201,600	\$2,134,400	\$5,336,000
7 La Honda ES	495	\$5,568	\$1,224,960	\$816,640	\$2,041,600	\$0	\$0	\$0
8 Los Berros ES	421	\$5,568	\$0	\$0	\$0	\$0	\$0	\$0
9 Miguelito ES	594	\$5,568	\$1,776,192	\$1,184,128	\$2,960,320	\$0	\$0	\$0
10 Lompoc Valley MS	857	\$5,888	\$158,976	\$105,984	\$264,960	\$0	\$0	\$0
11 Vadenberg MS	595	\$5,888	\$0	\$0	\$0	\$0	\$0	\$0
12 Cabrillo HS	1096	\$7,710	\$0	\$0	\$0	\$416,340	\$277,560	\$693,900
13 Lompoc HS	1,725	\$7,710	\$531,990	\$354,660	\$886,650	\$0	\$0	\$0
14 Maple HS	126	\$7,710	\$1,387,800	\$925,200	\$2,313,000	\$0	\$0	\$0
Total	9,068		\$6,393,966	\$4,262,644	\$10,656,610	\$11,134,740	\$7,423,160	\$18,557,900

			Phase 3 (2031 - 2036)			Combined Total		
School	FY2021-22 Enroll	Pupil Grant	Est. Grant (60%)	Required Match (40%)	Est. Project Total	Est. Grant (60%)	Required Match (40%)	Est. Project Total
1 Buena Vista ES	487	\$5,568	\$2,227,200	\$1,484,800	\$3,712,000	\$3,363,072	\$2,242,048	\$5,605,120
2 Clarence ES	450	\$5,568	\$0	\$0	\$0	\$2,644,800	\$1,763,200	\$4,408,000
3 Crestview ES	421	\$5,568	\$2,344,128	\$1,562,752	\$3,906,880	\$4,014,528	\$2,676,352	\$6,690,880
4 Filmore ES	525	\$5,568	\$0	\$0	\$0	\$2,923,200	\$1,948,800	\$4,872,000
5 Hapgood ES	679	\$5,568	\$3,780,672	\$2,520,448	\$6,301,120	\$3,836,352	\$2,557,568	\$6,393,920
6 La Canada ES	597	\$5,568	\$0	\$0	\$0	\$3,602,496	\$2,401,664	\$6,004,160
7 La Honda ES	495	\$5,568	\$2,505,600	\$1,670,400	\$4,176,000	\$3,730,560	\$2,487,040	\$6,217,600
8 Los Berros ES	421	\$5,568	\$2,761,728	\$1,841,152	\$4,602,880	\$2,761,728	\$1,841,152	\$4,602,880
9 Miguelito ES	594	\$5,568	\$2,088,000	\$1,392,000	\$3,480,000	\$3,864,192	\$2,576,128	\$6,440,320
10 Lompoc Valley MS	857	\$5,888	\$5,046,016	\$3,364,011	\$8,410,027	\$5,204,992	\$3,469,995	\$8,674,987
11 Vadenberg MS	595	\$5,888	\$3,503,360	\$2,335,573	\$5,838,933	\$3,503,360	\$2,335,573	\$5,838,933
12 Cabrillo HS	1096	\$7,710	\$8,658,330	\$5,772,220	\$14,430,550	\$9,074,670	\$6,049,780	\$15,124,450
13 Lompoc HS	1,725	\$7,710	\$13,299,750	\$8,866,500	\$22,166,250	\$13,831,740	\$9,221,160	\$23,052,900
14 Maple HS	126	\$7,710	\$0	\$0	\$0	\$1,387,800	\$925,200	\$2,313,000
Total	9,068		\$46,214,784	\$30,809,856	\$77,024,640	\$63,743,490	\$42,495,660	\$106,239,150

Approximately \$6.39 million in state grants is projected to be available in Phase 1 requiring a local match of approximately \$4.26 million towards eligible improvement projects of approximately \$10.65 million. With the exception of Maple High School, the majority of projected eligibility during this period is expected to be available in the lower grade elementary schools. Phase 2 continues a similar pattern where the brunt of projected grant eligibility is projected to be available at the elementary level again. Eligibility for grant funding in Phase 3 shifts to the higher-grade middle school and high school levels, plus remaining elementaries including Buena Vista, Crestview, Hapgood, La Honda and Los Berros for a total of \$46.21 million with a match requirement of approximately \$30.80 million.

Once again, these projections assume that enrollment stays constant at each site during the overall period. It should also be noted that the State Allocation Board (SAB) oversees setting the grant level which historically has been subject to an annual January adjustment. During the last period of adjustment, grant

levels were raised by approximately fifteen percent. Nonetheless, the above projections do not include an annual increase in projected grant levels, Therefore and by example, should enrollment drop in the future, the total eligibility in dollars would decrease unless annual SAB adjustments to the grant level in the intervening years, if any, were higher and able to offset decrease in pupil grant totals.

Furthermore, grant eligibility is determined and limited to use by site. A district can maintain its eligibility over time to the extent enrollment remains constant without penalty of loss. Subject to OPSC approval, a district may also construct facilities up to four years prior to a future date of eligibility if approved plans document the existence and proposed improvements to the future eligible facilities. To the extent possible, this allows the district some latitude in the sequencing and scheduling of improvements before or after an eligible project is subject to improvement. Also, the necessary timing and sequencing may not allow for the full eligibility to be used even if available if the level of planned improvement at the site is less than the maximum grant allowed up to that point in time and construction.

5.2 PROJECTED LOCAL BOND PROCEEDS

There is a need to leverage available sources of funds to meet the estimated cost of the proposed classroom improvements. To gain access to the estimated \$63.74 million in district eligibility in state grants, the district must provide a local match. The balance of funding is needed to complete the improvements to remaining classrooms for which grants are unavailable to better integrate and meet state standards and the planned academic curriculum, regardless of when sites were last constructed or improved in order to maintain equity and consistency in increased academic instruction and attainment.

General obligation (G.O.) bonds are the most widely used and efficient method of financing school facility improvements and meeting local match requirements under the state school facilities program. More than 600 school districts in the state have issued G.O. bonds to finance necessary improvements. These bonds are secured by an annual levy on all taxable parcels within the boundaries of a school district. The levy is based on the assessed value of a parcel as determined by the county pursuant to Proposition 13 and at minimal require a fifty-five percent rate of approval by local district voters. Traditionally, G.O. bonds carry far lower interest and issuance costs than other financing options. Buyers of most California school bonds receive an exemption from state and federal taxes on the interest portion of the bonds purchased, allowing for a lower rate of interest to a district to finance improvements over time. Local district voters previously approved the issuance of G.O. bonds in 2002 which were fully used at the time to meet school facility improvements, including the match requirement for eligible state grants. These bonds are expected to be fully retired by FY 2032.

The 2020 Facilities Assessment and Implementation Plan provided a detailed analysis of the district's ability to issue additional G.O. bonds. The tables below update information required to size the most recent estimate of the amount of bonding capacity available to assist in meeting the District's needs. Table 7 updates the district's annual assessed valuation of the local tax base, indicating an increase of assessed value since FY2020 of \$182,018,093. Annual rates of historical growth have fluctuated over the years depending on the period under consideration from 2.54 percent to 4.08 percent as indicated below.

Based on the current assessed value, the district has a net bonding capacity available of \$134,338,124 as demonstrated in Table 8. Approximately 5.8 percent of its total bonding capacity is currently applied to the remaining balance of the 2002 bonds authorized by local voters. Total bonding capacity for unified school district is limited to 2.5 percent of the combined total assessed value.

Figure 22 demonstrates the actual historical ad valorem tax rates levied by the County to the current year. Future projections are based on an annual assessed valuation growth rate of 3.63 percent, the average rate of growth over the last 10 year period. Under this assumption, tax rates are estimated to fluctuate from \$11.15 to \$15.75 per year over the remaining ten year period of the outstanding prior voter approved bond repayments. Actual tax rates are calculated and set by the County as allowed under Proposition 13. Counties may elect to use available reserves from previous collections to stabilize future tax rates as appears to be the case in the last three fiscal years when tax rates were maintained at the exact same tax rate of \$72.18 per year.

Table 7: District Historical Assessed Values

Historical Assessed Valuations		
FYE	Total	% Change
1998	\$2,031,104,684	-
1999	\$2,089,467,414	2.87%
2000	\$2,155,690,715	3.17%
2001	\$2,250,009,948	4.38%
2002	\$2,380,025,594	5.78%
2003	\$2,669,295,692	12.15%
2004	\$2,771,819,965	3.84%
2005	\$3,147,780,674	13.56%
2006	\$3,530,583,053	12.16%
2007	\$3,981,872,852	12.78%
2008	\$4,204,751,605	5.60%
2009	\$4,288,868,742	2.00%
2010	\$4,132,635,244	-3.64%
2011	\$4,189,881,190	1.39%
2012	\$4,218,845,656	0.69%
2013	\$4,135,955,390	-1.96%
2014	\$4,224,453,959	2.14%
2015	\$4,695,798,296	11.16%
2016	\$4,834,418,193	2.95%
2017	\$4,970,297,580	2.81%
2018	\$5,158,445,004	3.79%
2019	\$5,229,319,867	1.37%
2020	\$5,520,127,403	5.56%
2021	\$5,429,122,394	-1.65%
2022	\$5,702,145,496	5.03%
5-Year Annualized Average		2.54%
10-Year Annualized Average		3.63%
15-Year Annualized Average		2.20%
20-Year Annualized Average		4.08%

Table 8: District Bonding Capacity Analysis Fiscal Year 2021-22

BONDING CAPACITY ANALYSIS	
Fiscal Year 2021-22	
ASSESSED VALUATION	
Secured Assessed Valuation	\$5,231,109,003
Unsecured Assessed Valuation	\$471,036,493
DEBT LIMITATION	
Total Assessed Valuation	\$5,702,145,496
Applicable Bond Debt Limit	2.50%
Overall Bonding Capacity	\$142,553,637
Outstanding Bonded Indebtedness	\$8,215,514
NET BONDING CAPACITY	\$134,338,124
% of Capacity Currently Used	5.76%

Figure 22 presents the projected amount of bonds that may be issued in three series within a ten-year period in increments where the maximum ad valorem tax of \$60 per \$100,000 of assessed valuation is maintained. Each series of bonds is modeled to be sold in the period indicated, each for a term of 30 years at a projected average interest rate of four percent, pursuant to a Pop. 39 maximum tax rate of \$60 per \$100,000 of assessed value. In total, approximately \$125 million in gross bond proceeds is projected to be made available to fund proposed facility improvements. The actual timing, size and amount may vary as approved by the Board and subject to state law and the bond market at the time of sale.

Figure 22: District Historical & Projected G.O. Bond Tax Rates Per \$100,000

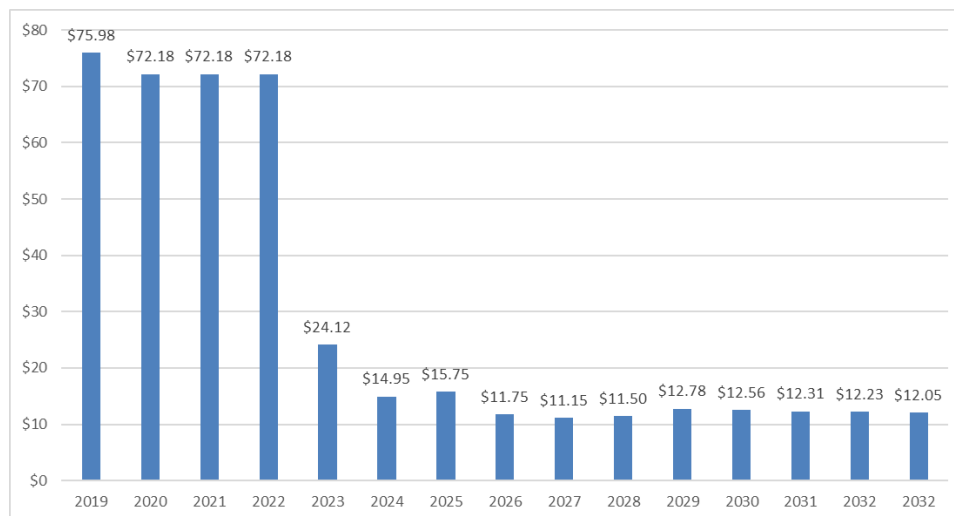
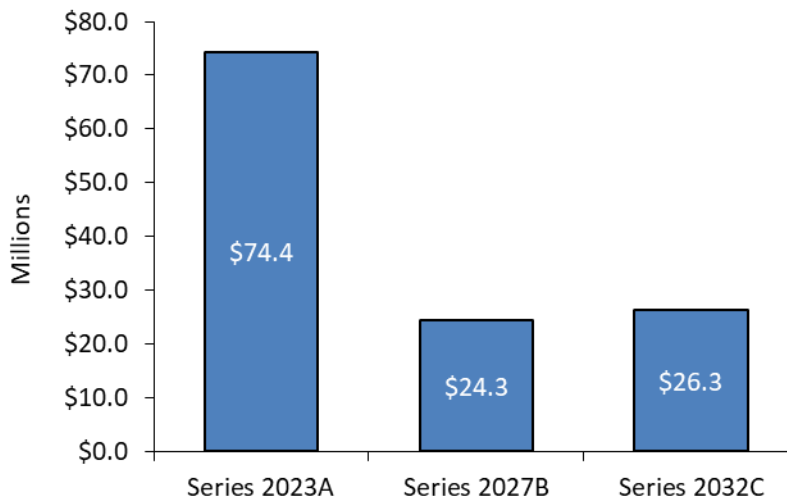


Figure 23: Estimated G.O. Bond Proceeds by Series



5.3 PROJECTED SOURCES AND USES

A proposed source and uses table for facilities improvements has been developed and is presented in Table 9 below. Two major sources of funding are proposed: projected G.O. bond proceeds and state grant receipts available to fund proposed improvements as projected for each phase. Proposed uses are focused on the implementation of 21st century Title 5 and state compliant permanent classrooms at elementary schools, STEM/STEAM dedicated science labs and similar permanent classrooms at each middle school, and new CTE facilities at each high school as well as the upgrade of existing permanent classrooms into likewise 21st Century learning environments. The effort begins with the use of G.O. bond proceeds to initiate work in each phase which in combination with anticipated state grant reimbursement will be used to aggregate funds to complete the proposed scope of work.

The estimated costs for proposed improvements represent a combination of hard costs (associated with materials, labor, and construction) and soft costs (associated with support and ancillary activities such as design development, legal services, permitting, etc.). Approximately \$156 million in project expenditures are proposed to be funded. An additional \$15.7 million is apportioned as a program reserve, resulting in a total program of \$171.1 million. This program reserve can also be used to address potential regulatory code compliance issues that arise during design and construction as well as provide some reserve contingency for inflation in future construction costs.

Table 9: Estimated Sources & Uses by Phase

Funding Source	Phase 1 (2022-2025)	Phase 2 (2026-2030)	Phase 3 (2031-2036)	Combined Total
Proposed GO Bond	\$74,370,253	\$24,318,665	\$26,331,389	\$125,020,307
Estimated State Aid Grants	\$3,455,190	\$9,810,217	\$33,411,295	\$46,676,702
Total	\$77,825,443	\$34,128,882	\$59,742,684	\$171,697,009

	Phase 1 (2022-2025)		Phase 2 (2026-2030)		Phase 3 (2031-2036)		Combined Total	
School	CRs		CRs		CRs		CRs	
Buena Vista ES								
New TK/K CRs	5	\$5,653,255						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			17	\$3,401,743				
Subtotal	7	\$6,133,511	17	\$3,401,743	0	\$0	24	\$9,535,254
Clarence ES								
New TK/K CRs	2	\$2,863,950						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			17	\$3,401,743				
Subtotal	4	\$3,344,206	17	\$3,401,743	0	\$0	21	\$6,745,949
Crestview ES								
New TK/K CRs	5	\$5,971,117						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			26	\$5,602,873	0			
Subtotal	7	\$6,451,373	26	\$5,602,873	0	\$0	33	\$12,054,246
Filmore ES								
New TK/K CRs	3	\$2,672,320						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			23	\$4,602,360				
Subtotal	5	\$3,152,576	23	\$4,602,360	0	\$0	28	\$7,754,936
Hapgood ES								
New TK/K CRs	5	\$5,863,368						
21st Century to Existing T5 Kinders	3	\$680,385						
21st Century to Existing CRs			29	\$5,755,315	0			
Subtotal	8	\$6,543,753	29	\$5,755,315	0	\$0	37	\$12,299,068
La Canada ES								
New TK/K CRs	4	\$5,454,771						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			22	\$4,402,258				
Subtotal	6	\$5,935,027	22	\$4,402,258	0	\$0	28	\$10,337,285
La Honda ES								
New TK/K CRs	4	\$4,946,990						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs					16	\$3,201,642		
Subtotal	6	\$5,427,246	0	\$0	16	\$3,201,642	22	\$8,628,888
Los Berros ES								
New TK/K CRs	4	\$4,540,622						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs					23	\$4,602,360		
Subtotal	6	\$5,020,878	0	\$0	23	\$4,602,360	29	\$9,623,238
Miguelito ES								
New TK/K CRs	6	\$7,041,003						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs	11	\$2,201,128						
Subtotal	19	\$9,722,387	0	\$0	0	\$0	19	\$9,722,387
Lompoc Valley MS								
New STEM Academy Room	1	\$1,395,123						
New Science Lab	1	\$1,395,123						
21st Century to Existing CRs					43	\$7,413,928		
Subtotal	2	\$2,790,246	0	\$0	43	\$7,413,928	45	\$10,204,174
Vadenberg MS								
New STEAM Academy Room	1	\$1,353,368						
New Science Lab	1	\$1,353,368						
21st Century to Existing CRs					39	\$7,814,682		
Subtotal	2	\$2,706,736	0	\$0	39	\$7,814,682	41	\$10,521,418
Cabrillo HS								
New Patient Care Sports Med.	1	\$1,941,497						
New Graphic Design/Product Innov.	1	\$2,099,146						
New CTE - TBD					2	\$3,556,790		
21st Century to Existing CRs					75	\$15,829,742		
Subtotal	2	\$4,040,643	0	\$0	77	\$19,386,532	79	\$23,427,175
Lompoc HS								
New Patient Care Sports Med.	1	\$1,990,833						
New Software/Systems Dev.	1	\$2,148,484						
New CTE - TBD					2	\$3,606,126		
21st Century to Existing CRs					72	\$14,627,483		
Subtotal	2	\$4,139,317	0	\$0	74	\$18,233,609	76	\$22,372,926
Maple HS								
21st Century to Existing CRs					14	\$2,805,271		
Subtotal	0	\$0	0	\$0	14	\$2,805,271	14	\$2,805,271
Total	76	\$65,407,899	134	\$27,166,292	286	\$63,458,024	496	\$156,032,215
Program Reserve (10%)		\$6,566,601		\$2,727,349		\$6,370,844		\$15,664,794
Total		\$71,974,500		\$29,893,641		\$69,828,868		\$171,697,009

6. PROPOSED RECOMMENDATIONS

It is proposed that the Board of the Lompoc Unified School District adopt the following recommendations:

1. Approve the proposed projects, specifications, estimated costs, and sequencing pursuant to this report
2. Undertake necessary steps to further consider the implementation of the Plan of Finance
3. Assign these projects under management to CFW, Inc pursuant to the contract approved by both parties on May 11, 2021
4. Establish a timetable for CFW, Inc. to provide an interim report on the status of the approved program in 6-month increments.

APPENDIX – COST ESTIMATES



Project:

Lompoc Unified School District

Program Budgets for Implementation Plan

**Budget
Cost Estimate**

Estimate Date:

March 16, 2022

Prepared for:

Caldwell Flores Winters, Inc.
6425 Christie Way, Suite 270
Emeryville, CA 94608

Prepared by:

Stone Creek Engineering, Inc.
1187 Vanderbilt Circle, Unit 6
Manteca, CA 95337

408-489-8853
jeff.threet@stonecreekengineering.com

Stone Creek Engineering, Inc.
 Prepared for: Caldwell Flores Winters, Inc.
 Project Owner: Lompoc Unified School District
 Program Budgets for Implementation Plan
 Location: Lompoc, CA
 Designed by: N/A
 Program Cost Summary
 Date: March 16, 2022

Program Cost Summary

Project No.	School Site	Project Name	Budget
Project 1:	Buena Vista ES	New TK Building & Classroom Conversions to 21st Century	\$9,535,254
Project 2:	Clarence ES	New TK Building & Classroom Conversions to 21st Century	\$6,745,949
Project 3:	Crestview ES	New TK Building & Classroom Conversions to 21st Century	\$12,054,247
Project 4:	Fillmore ES	New TK Building & Classroom Conversions to 21st Century	\$7,754,936
Project 5:	Hapgood ES	New TK Building & Classroom Conversions to 21st Century	\$12,299,067
Project 6:	La Canada ES	New TK Building & Classroom Conversions to 21st Century	\$10,337,285
Project 7:	La Honda ES	New TK Building & Classroom Conversions to 21st Century	\$8,628,888
Project 8:	Los Berros ES	New TK Building & Classroom Conversions to 21st Century	\$9,623,238
Project 9:	Miguelito ES	New TK Building & Classroom Conversions to 21st Century	\$9,722,386
Project 10:	Lompoc Valley MS	New Modular CTE & Classroom Conversions to 21st Century	\$10,204,175
Project 11:	Vandenburg MS	New Modular CTE & Classroom Conversions to 21st Century	\$10,521,418
Project 12:	Cabrillo HS	New Modular CTE & Classroom Conversions to 21st Century	\$23,427,175
Project 13:	Lompoc HS	New Modular CTE & Classroom Conversions to 21st Century	\$22,372,926
Project 14:	Maple HS	Classroom Conversions to 21st Century	\$2,805,271
Subtotal			\$156,032,215
Program Reserve (10%)			\$15,603,221
Total			\$171,635,436

DRAFT 3/10/2022

Lompoc Unified School District - Proposed Projects

	Phase 1 (2022-2025)		Phase 2 (2026-2030)		Phase 3 (2031-2036)		Combined Total	
School	CRs		CRs		CRs		CRs	
Buena Vista ES								
New TK/K CRs	5	\$5,653,255						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs				\$3,401,743	17			
Subtotal	7	\$6,133,511	0	\$3,401,743	17	\$0	24	\$9,535,254
Clarence ES								
New TK/K CRs	2	\$2,863,950						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			17	\$3,401,743				
Subtotal	4	\$3,344,206	17	\$3,401,743	0		21	\$6,745,949
Crestview ES								
New TK/K CRs	5	\$5,971,117						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs				\$5,602,873	26			
Subtotal	7	\$6,451,373	0	\$5,602,873	26	\$0	33	\$12,054,247
Filmore ES								
New TK/K CRs	3	\$2,672,320						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			23	\$4,602,360				
Subtotal	5	\$3,152,576	23	\$4,602,360	0		28	\$7,754,936
Hapgood ES								
New TK/K CRs	5	\$5,863,368						
21st Century to Existing T5 Kinders	3	\$680,385						
21st Century to Existing CRs				\$5,755,315	29			
Subtotal	8	\$6,543,753	0	\$5,755,315	29	\$0	37	\$12,299,067
La Canada ES								
New TK/K CRs	4	\$5,454,771						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs			22	\$4,402,258				
Subtotal	6	\$5,935,027	22	\$4,402,258	0		28	\$10,337,285
La Honda ES								
New TK/K CRs	4	\$4,946,990						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs					16	\$3,201,642		
Subtotal	6	\$5,427,246	0		16	\$3,201,642	22	\$8,628,888
Los Berros ES								
New TK/K CRs	4	\$4,540,622						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs					23	\$4,602,360		
Subtotal	6	\$5,020,878	0		23	\$4,602,360	29	\$9,623,238
Miguelito ES								
New TK/K CRs	6	\$7,041,003						
21st Century to Existing T5 Kinders	2	\$480,256						
21st Century to Existing CRs	11	\$2,201,128						
Subtotal	19	\$9,722,386	0		0		19	\$9,722,386
Lompoc Valley MS								
New STEM Academy Room	1	\$1,395,123						
New Science Lab	1	\$1,395,123						
21st Century to Existing CRs					43	\$7,413,928		
Subtotal	2	\$2,790,247	0		43	\$7,413,928	45	\$10,204,175
Vandenberg MS								
New STEAM Academy Room	1	\$1,353,368						
New Science Lab	1	\$1,353,368						
21st Century to Existing CRs					39	\$7,814,682		
Subtotal	2	\$2,706,736	0		39	\$7,814,682	41	\$10,521,418
Cabrillo HS								
New Patient Care Sports Med.	1	\$1,941,497						
New Graphic Design/Product Innov	1	\$2,099,146						
New CTE - TBD					2	\$3,556,790		
21st Century to Existing CRs					75	\$15,829,742		
Subtotal	2	\$4,040,643	0		77	\$19,386,532	79	\$23,427,175
Lompoc HS								
New Patient Care Sports Med.	1	\$1,990,833						
New Software/Systems Dev.	1	\$2,148,484						
New CTE - TBD					2	\$3,606,126		
21st Century to Existing CRs					72	\$14,627,483		
Subtotal	2	\$4,139,317	0		74	\$18,233,609	76	\$22,372,926
Maple HS								
21st Century to Existing CRs					14	\$2,805,271		
Subtotal	0		0		14	\$2,805,271	14	\$2,805,271
Total	76	\$65,407,898	62	\$27,166,292	358	\$63,458,025	496	\$156,032,215

Project: 1
Buena Vista Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 1: New TK Building & Classroom Conversions to 21st Century

Site: Buena Vista Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	BVES Modular TK Classrooms	BVES Kinder Modernization	BVES CR Modernization	Total
Construction Cost (See next page for detail)	\$4,844,026	\$342,392	\$2,328,266	\$7,514,684
<u>Soft Costs:</u>				
Architect/Designer	\$84,909	\$23,967	\$162,979	\$271,855
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$72,660	\$5,136	\$34,924	\$112,720
Construction Management	\$290,642	\$20,544	\$139,696	\$450,881
Agency/Plan Check Fees	\$48,440	\$3,424	\$23,283	\$75,147
Construction Inspections (IOR)	\$58,128	\$4,109	\$27,939	\$90,176
Special Testing and Inspection	\$16,950	\$685	\$4,657	\$22,291
Furniture, Furnishings, and Equipment (FF&E)	\$200,000	\$80,000	\$680,000	\$960,000
Total PROJECT Cost	\$5,653,255	\$480,256	\$3,401,743	\$9,535,254
Soft Costs as % of Total Development Cost	16.7%	40.3%	46.1%	26.9%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 1: New TK Building & Classroom Conversions to 21st Century

Site: Buena Vista Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	BVES Modular TK Classrooms	BVES Kinder Modernization	BVES CR Modernization	Total
		New Construction:	7,200 sf	0 sf	0 sf	7,200 sf
		Renovation:	0 sf	2,400 sf	16,320 sf	18,720 sf
		Total GSF:	7,200 sf	2,400 sf	16,320 sf	25,920 sf
2	Existing Conditions		\$26,750	\$0	\$0	\$26,750
3	Concrete		\$269,640	\$0	\$0	\$269,640
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$3,293,460	\$263,477	\$1,791,642	\$5,348,579
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$76,612	\$0	\$0	\$76,612
28	Electronic Safety and Security		\$44,298	\$0	\$0	\$44,298
31	Substructure and Earthwork		\$32,100	\$0	\$0	\$32,100
32	Exterior Improvements		\$333,038	\$0	\$0	\$333,038
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$4,226,875	\$263,477	\$1,791,642	\$6,281,994
Mark-ups	General Conditions	9.00%	\$84,007	\$23,713	\$161,248	\$268,968
	General Contractor Markup	5.50%	\$55,958	\$15,795	\$107,409	\$179,162
	General Contractor Bond & Insurance	2.50%	\$26,834	\$7,575	\$51,507	\$85,916
	Design Contingency	5.00%	\$219,684	\$15,528	\$105,590	\$340,802
	GC's Construction Contingency and E&O	5.00%	\$230,668	\$16,304	\$110,870	\$357,842
	Construction Cost -- March 2022		\$4,844,026	\$342,392	\$2,328,266	\$7,514,684
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$4,844,026	\$342,392	\$2,328,266	\$7,514,684

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 1: New TK Building & Classroom Conversions to 21st Century

Site: Buena Vista Elementary School

Tab Name: Project 1 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$26,750.00	\$26,750
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$26,750
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	9,000	sf	\$0.54	\$4,815
31 00 00	Site Grading and Compaction	9,000	sf	\$2.14	\$19,260
31 00 00					
31 00 00 G10	EARTHWORK				\$32,100
32 12 00	SITE PAVING				
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$25,413
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200	lf	\$133.75	\$26,750

26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	7,200 sf	\$37.45	\$269,640
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$269,640
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	7,200 sf	\$3.21	\$23,112
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$23,112
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	5 ea	\$8,025.00	\$40,125
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$5.57	\$40,125
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	7,200 sf	\$1.34	\$9,630
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$9,630
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	7,200 sf	\$4.82	\$34,668
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$34,668
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	1 ea	\$160,500.00	\$160,500
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$267,500
Total	Subtotal subcontractor cost			\$933,415
	General Conditions	9.00%		\$84,007
	General Contractor Markup	5.50%		\$55,958
	General Contractor Bond & Insurance	2.50%		\$26,834
	Design Contingency	5.00%		\$55,011
	GC's Construction Contingency and E&O	5.00%		\$57,761
	Current Construction Cost			\$1,212,986

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 1: New TK Building & Classroom Conversions to 21st Century

Site: Buena Vista Elementary School

Tab Name: BVES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 7,200 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	7,200	sf	\$457.43	\$3,293,460
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$3,293,460
Total	Subtotal subcontractor cost			\$457.43	\$3,293,460
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$164,673
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$172,907
	Current Construction Cost			\$504.31	\$3,631,040

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 1: New TK Building & Classroom Conversions to 21st Century

Site: Buena Vista Elementary School

Tab Name: BVES Kinder Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 1: New TK Building & Classroom Conversions to 21st Century

Site: Buena Vista Elementary School

Tab Name: BVES CR Modernization

Bldg. Size: 16,320 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	16,320	sf	\$109.78	\$1,791,642
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$1,791,642
Total	Subtotal subcontractor cost			\$109.78	\$1,791,642
	General Conditions	9.00%		\$9.88	\$161,248
	General Contractor Markup	5.50%		\$6.58	\$107,409
	General Contractor Bond & Insurance	2.50%		\$3.16	\$51,507
	Design Contingency	5.00%		\$6.47	\$105,590
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$110,870
	Current Construction Cost			\$142.66	\$2,328,266

Project: 2
Clarence Elmentary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 2: New TK Building & Classroom Conversions to 21st Century

Site: Clarence Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	CLES Modular TK Classrooms	CLES Kinder Modernization	CLES CR Modernization	Total
Construction Cost (See next page for detail)	\$2,433,888	\$342,392	\$2,328,266	\$5,104,546
<u>Soft Costs:</u>				
Architect/Designer	\$68,703	\$23,967	\$162,979	\$255,649
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$36,508	\$5,136	\$34,924	\$76,568
Construction Management	\$146,033	\$20,544	\$139,696	\$306,273
Agency/Plan Check Fees	\$24,339	\$3,424	\$23,283	\$51,045
Construction Inspections (IOR)	\$29,207	\$4,109	\$27,939	\$61,255
Special Testing and Inspection	\$7,773	\$685	\$4,657	\$13,114
Furniture, Furnishings, and Equipment (FF&E)	\$80,000	\$80,000	\$680,000	\$840,000
Total PROJECT Cost	\$2,863,950	\$480,256	\$3,401,743	\$6,745,949
Soft Costs as % of Total Development Cost	17.7%	40.3%	46.1%	32.2%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 2: New TK Building & Classroom Conversions to 21st Century

Site: Clarence Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	CLES Modular TK Classrooms	CLES Kinder Modernization	CLES CR Modernization	Total
		New Construction:	2,880 sf	0 sf	0 sf	2,880 sf
		Renovation:	0 sf	2,400 sf	16,320 sf	18,720 sf
		Total GSF:	2,880 sf	2,400 sf	16,320 sf	21,600 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$107,856	\$0	\$0	\$107,856
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$1,317,384	\$263,477	\$1,791,642	\$3,372,503
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$38,670	\$0	\$0	\$38,670
28	Electronic Safety and Security		\$17,719	\$0	\$0	\$17,719
31	Substructure and Earthwork		\$26,750	\$0	\$0	\$26,750
32	Exterior Improvements		\$333,038	\$0	\$0	\$333,038
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$2,072,644	\$263,477	\$1,791,642	\$4,127,763
Mark-ups	General Conditions	9.00%	\$67,973	\$23,713	\$161,248	\$252,934
	General Contractor Markup	5.50%	\$45,278	\$15,795	\$107,409	\$168,482
	General Contractor Bond & Insurance	2.50%	\$21,713	\$7,575	\$51,507	\$80,795
	Design Contingency	5.00%	\$110,380	\$15,528	\$105,590	\$231,498
	GC's Construction Contingency and E&O	5.00%	\$115,900	\$16,304	\$110,870	\$243,074
	Construction Cost -- March 2022		\$2,433,888	\$342,392	\$2,328,266	\$5,104,546
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$2,433,888	\$342,392	\$2,328,266	\$5,104,546

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 2: New TK Building & Classroom Conversions to 21st Century

Site: Clarence Elementary School

Tab Name: Project 2 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	7,000	sf	\$0.54	\$3,745
31 00 00	Site Grading and Compaction	7,000	sf	\$2.14	\$14,980
31 00 00					
31 00 00 G10	EARTHWORK				\$26,750
32 12 00	SITE PAVING				
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$25,413
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200	lf	\$133.75	\$26,750

26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	2,880 sf	\$37.45	\$107,856
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$107,856
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	2,880 sf	\$3.21	\$9,245
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$9,245
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	2 ea	\$8,025.00	\$16,050
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$5.57	\$16,050
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	2,880 sf	\$1.34	\$3,852
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$3,852
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	2,880 sf	\$4.82	\$13,867
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$13,867
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	1 ea	\$160,500.00	\$160,500
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$267,500
Total	Subtotal subcontractor cost			\$755,260
	General Conditions	9.00%		\$67,973
	General Contractor Markup	5.50%		\$45,278
	General Contractor Bond & Insurance	2.50%		\$21,713
	Design Contingency	5.00%		\$44,511
	GC's Construction Contingency and E&O	5.00%		\$46,737
	Current Construction Cost			\$981,472

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 2: New TK Building & Classroom Conversions to 21st Century

Site: Clarence Elementary School

Tab Name: CLES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,880 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,880	sf	\$457.43	\$1,317,384
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$1,317,384
Total	Subtotal subcontractor cost			\$457.43	\$1,317,384
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$65,869
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$69,163
	Current Construction Cost			\$504.31	\$1,452,416

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 2: New TK Building & Classroom Conversions to 21st Century

Site: Clarence Elementary School

Tab Name: CLES Kinder Modernization

Bldg. Size: 2,400 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 2: New TK Building & Classroom Conversions to 21st Century

Site: Clarence Elementary School

Tab Name: CLES CR Modernization

Bldg. Size: 16,320 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	16,320	sf	\$109.78	\$1,791,642
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$1,791,642
Total	Subtotal subcontractor cost			\$109.78	\$1,791,642
	General Conditions	9.00%		\$9.88	\$161,248
	General Contractor Markup	5.50%		\$6.58	\$107,409
	General Contractor Bond & Insurance	2.50%		\$3.16	\$51,507
	Design Contingency	5.00%		\$6.47	\$105,590
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$110,870
	Current Construction Cost			\$142.66	\$2,328,266

Project: 3
Crestview Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 3: New TK Building & Classroom Conversions to 21st Century

Site: Crestview Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	CRES Modular TK Classrooms	CRES Kinder Modernization	CRES CR Modernization	Total
Construction Cost (See next page for detail)	\$5,115,935	\$342,392	\$3,834,793	\$9,293,120
<u>Soft Costs:</u>				
Architect/Designer	\$103,943	\$23,967	\$268,436	\$396,346
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$76,739	\$5,136	\$57,522	\$139,397
Construction Management	\$306,956	\$20,544	\$230,088	\$557,587
Agency/Plan Check Fees	\$51,159	\$3,424	\$38,348	\$92,931
Construction Inspections (IOR)	\$61,391	\$4,109	\$46,018	\$111,517
Special Testing and Inspection	\$17,494	\$685	\$7,670	\$25,848
Furniture, Furnishings, and Equipment (FF&E)	\$200,000	\$80,000	\$1,120,000	\$1,400,000
Total PROJECT Cost	\$5,971,117	\$480,256	\$5,602,873	\$12,054,247
Soft Costs as % of Total Development Cost	16.7%	40.3%	46.1%	29.7%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 3: New TK Building & Classroom Conversions to 21st Century

Site: Crestview Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	CRES Modular TK Classrooms	CRES Kinder Modernization	CRES CR Modernization	Total
		New Construction:	7,200 sf	0 sf	0 sf	7,200 sf
		Renovation:	0 sf	2,400 sf	26,880 sf	29,280 sf
		Total GSF:	7,200 sf	2,400 sf	26,880 sf	36,480 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$269,640	\$0	\$0	\$269,640
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$3,293,460	\$263,477	\$2,950,940	\$6,507,877
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$76,612	\$0	\$0	\$76,612
28	Electronic Safety and Security		\$44,298	\$0	\$0	\$44,298
31	Substructure and Earthwork		\$74,900	\$0	\$0	\$74,900
32	Exterior Improvements		\$374,500	\$0	\$0	\$374,500
33	Infrastructure		\$176,978	\$0	\$0	\$176,978
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$4,436,113	\$263,477	\$2,950,940	\$7,650,530
Mark-ups	General Conditions	9.00%	\$102,839	\$23,713	\$265,585	\$392,137
	General Contractor Markup	5.50%	\$68,502	\$15,795	\$176,909	\$261,206
	General Contractor Bond & Insurance	2.50%	\$32,850	\$7,575	\$84,836	\$125,261
	Design Contingency	5.00%	\$232,015	\$15,528	\$173,914	\$421,457
	GC's Construction Contingency and E&O	5.00%	\$243,616	\$16,304	\$182,609	\$442,529
	Construction Cost -- March 2022		\$5,115,935	\$342,392	\$3,834,793	\$9,293,120
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$5,115,935	\$342,392	\$3,834,793	\$9,293,120

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 3: New TK Building & Classroom Conversions to 21st Century

Site: Crestview Elementary School

Tab Name: Project 3 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	25,000	sf	\$0.54	\$13,375
31 00 00	Site Grading and Compaction	25,000	sf	\$2.14	\$53,500
31 00 00					
31 00 00 G10	EARTHWORK				\$74,900
32 12 00	SITE PAVING				
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	5,000	sf	\$10.17	\$50,825
32 12 00					
32 12 00 G20	SITE PAVING				\$50,825
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$26,750.00	\$26,750
32 31 00					
32 31 00 G20	FENCES & GATES				\$26,750
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	200	lf	\$96.30	\$19,260
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	200	lf	\$102.72	\$20,544
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$52,109
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	200	lf	\$96.30	\$19,260
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$21,935
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	200	lf	\$117.70	\$23,540
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$27,927
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	6	ea	\$1,926.00	\$11,556
33 40 00	Area Drains	6	ea	\$1,926.00	\$11,556
33 40 00	Storm Sewer Lines	400	lf	\$112.35	\$44,940
33 40 00					
33 40 00 G30	STORM SEWER				\$75,007
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200	lf	\$133.75	\$26,750

26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	7,200 sf	\$37.45	\$269,640
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$269,640
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	7,200 sf	\$3.21	\$23,112
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$23,112
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	5 ea	\$8,025.00	\$40,125
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$5.57	\$40,125
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	7,200 sf	\$1.34	\$9,630
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$9,630
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	7,200 sf	\$4.82	\$34,668
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$34,668
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	1 ea	\$160,500.00	\$160,500
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$267,500
Total	Subtotal subcontractor cost			\$1,142,653
	General Conditions	9.00%		\$102,839
	General Contractor Markup	5.50%		\$68,502
	General Contractor Bond & Insurance	2.50%		\$32,850
	Design Contingency	5.00%		\$67,342
	GC's Construction Contingency and E&O	5.00%		\$70,709
	Current Construction Cost			\$1,484,895

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 3: New TK Building & Classroom Conversions to 21st Century

Site: Crestview Elementary School

Tab Name: CRES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 7,200 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	7,200	sf	\$457.43	\$3,293,460
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$3,293,460
Total	Subtotal subcontractor cost			\$457.43	\$3,293,460
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$164,673
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$172,907
	Current Construction Cost			\$504.31	\$3,631,040

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 3: New TK Building & Classroom Conversions to 21st Century

Site: Crestview Elementary School

Tab Name: CRES Kinder Modernization

Bldg. Size: 2,400 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 3: New TK Building & Classroom Conversions to 21st Century

Site: Crestview Elementary School

Tab Name: CRES CR Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 26,880 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	26,880	sf	\$109.78	\$2,950,940
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$2,950,940
Total	Subtotal subcontractor cost			\$109.78	\$2,950,940
	General Conditions	9.00%		\$9.88	\$265,585
	General Contractor Markup	5.50%		\$6.58	\$176,909
	General Contractor Bond & Insurance	2.50%		\$3.16	\$84,836
	Design Contingency	5.00%		\$6.47	\$173,914
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$182,609
	Current Construction Cost			\$142.66	\$3,834,793

Project: 4
Fillmore Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 4: New TK Building & Classroom Conversions to 21st Century

Site: Fillmore Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	FES Modular TK Classrooms	FES Kinder Modernization	FES CR Modernization	Total
Construction Cost (See next page for detail)	\$2,235,744	\$342,392	\$3,150,009	\$5,728,144
<u>Soft Costs:</u>				
Architect/Designer	\$54,833	\$23,967	\$220,501	\$299,301
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$33,536	\$5,136	\$47,250	\$85,922
Construction Management	\$134,145	\$20,544	\$189,001	\$343,689
Agency/Plan Check Fees	\$22,357	\$3,424	\$31,500	\$57,281
Construction Inspections (IOR)	\$26,829	\$4,109	\$37,800	\$68,738
Special Testing and Inspection	\$7,376	\$685	\$6,300	\$14,361
Furniture, Furnishings, and Equipment (FF&E)	\$120,000	\$80,000	\$920,000	\$1,120,000
Total PROJECT Cost	\$2,672,320	\$480,256	\$4,602,360	\$7,754,936
Soft Costs as % of Total Development Cost	19.5%	40.3%	46.1%	35.4%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 4: New TK Building & Classroom Conversions to 21st Century

Site: Fillmore Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	FES Modular TK Classrooms	FES Kinder Modernization	FES CR Modernization	Total
		New Construction:	2,880 sf	0 sf	0 sf	2,880 sf
		Renovation:	0 sf	2,400 sf	22,080 sf	24,480 sf
		Total GSF:	2,880 sf	2,400 sf	22,080 sf	27,360 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$107,856	\$0	\$0	\$107,856
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$1,317,384	\$263,477	\$2,423,987	\$4,004,847
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$38,670	\$0	\$0	\$38,670
28	Electronic Safety and Security		\$17,719	\$0	\$0	\$17,719
31	Substructure and Earthwork		\$34,775	\$0	\$0	\$34,775
32	Exterior Improvements		\$172,538	\$0	\$0	\$172,538
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$1,920,169	\$263,477	\$2,423,987	\$4,607,632
Mark-ups	General Conditions	9.00%	\$54,251	\$23,713	\$218,159	\$296,123
	General Contractor Markup	5.50%	\$36,137	\$15,795	\$145,318	\$197,250
	General Contractor Bond & Insurance	2.50%	\$17,329	\$7,575	\$69,687	\$94,591
	Design Contingency	5.00%	\$101,394	\$15,528	\$142,858	\$259,780
	GC's Construction Contingency and E&O	5.00%	\$106,464	\$16,304	\$150,000	\$272,768
	Construction Cost -- March 2022		\$2,235,744	\$342,392	\$3,150,009	\$5,728,144
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$2,235,744	\$342,392	\$3,150,009	\$5,728,144

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 4: New TK Building & Classroom Conversions to 21st Century

Site: Fillmore Elementary School

Tab Name: Project 4 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	10,000	sf	\$0.54	\$5,350
31 00 00	Site Grading and Compaction	10,000	sf	\$2.14	\$21,400
31 00 00					
31 00 00 G10	EARTHWORK				\$34,775
32 12 00	SITE PAVING				
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$25,413
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200	lf	\$133.75	\$26,750

26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	2,880 sf	\$37.45	\$107,856
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$107,856
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	2,880 sf	\$3.21	\$9,245
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$9,245
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	2 ea	\$8,025.00	\$16,050
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$5.57	\$16,050
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	2,880 sf	\$1.34	\$3,852
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$3,852
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	2,880 sf	\$4.82	\$13,867
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$13,867
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	0 ea	\$0.00	\$0
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$107,000
Total	Subtotal subcontractor cost			\$602,785
	General Conditions	9.00%		\$54,251
	General Contractor Markup	5.50%		\$36,137
	General Contractor Bond & Insurance	2.50%		\$17,329
	Design Contingency	5.00%		\$35,525
	GC's Construction Contingency and E&O	5.00%		\$37,301
	Current Construction Cost			\$783,328

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 4: New TK Building & Classroom Conversions to 21st Century

Site: Fillmore Elementary School

Tab Name: FES Modular TK Classrooms

Bldg. Size: 2,880 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,880	sf	\$457.43	\$1,317,384
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$1,317,384
Total	Subtotal subcontractor cost			\$457.43	\$1,317,384
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$65,869
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$69,163
	Current Construction Cost			\$504.31	\$1,452,416

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 4: New TK Building & Classroom Conversions to 21st Century

Site: Fillmore Elementary School

Tab Name: FES Kinder Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 4: New TK Building & Classroom Conversions to 21st Century

Site: Fillmore Elementary School

Tab Name: FES CR Modernization

Bldg. Size: 22,080 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	22,080	sf	\$109.78	\$2,423,987
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$2,423,987
Total	Subtotal subcontractor cost			\$109.78	\$2,423,987
	General Conditions	9.00%		\$9.88	\$218,159
	General Contractor Markup	5.50%		\$6.58	\$145,318
	General Contractor Bond & Insurance	2.50%		\$3.16	\$69,687
	Design Contingency	5.00%		\$6.47	\$142,858
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$150,000
	Current Construction Cost			\$142.66	\$3,150,009

Project: 5
Hapgood Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 5: New TK Building & Classroom Conversions to 21st Century

Site: Hapgood Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	HES Modular TK Classrooms	HES Kinder Modernization	HES CR Modernization	Total
Construction Cost (See next page for detail)	\$5,177,741	\$513,588	\$3,971,750	\$9,663,079
<u>Soft Costs:</u>				
Architect/Designer	\$108,269	\$35,951	\$278,022	\$422,243
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$77,666	\$7,704	\$59,576	\$144,946
Construction Management	\$310,664	\$30,815	\$238,305	\$579,785
Agency/Plan Check Fees	\$51,777	\$5,136	\$39,717	\$96,631
Construction Inspections (IOR)	\$62,133	\$6,163	\$0	\$68,296
Special Testing and Inspection	\$17,618	\$1,027	\$7,943	\$26,588
Furniture, Furnishings, and Equipment (FF&E)	\$20,000	\$80,000	\$1,160,000	\$1,260,000
Total PROJECT Cost	\$5,863,368	\$680,385	\$5,755,315	\$12,299,067
Soft Costs as % of Total Development Cost	13.2%	32.5%	44.9%	27.3%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 5: New TK Building & Classroom Conversions to 21st Century

Site: Hapgood Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	HES Modular TK Classrooms	HES Kinder Modernization	HES CR Modernization	Total
		New Construction:	7,200 sf	0 sf	0 sf	7,200 sf
		Renovation:	0 sf	3,600 sf	27,840 sf	31,440 sf
		Total GSF:	7,200 sf	3,600 sf	27,840 sf	38,640 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$269,640	\$0	\$0	\$269,640
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$3,293,460	\$395,215	\$3,056,331	\$6,745,006
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$76,612	\$0	\$0	\$76,612
28	Electronic Safety and Security		\$44,298	\$0	\$0	\$44,298
31	Substructure and Earthwork		\$34,775	\$0	\$0	\$34,775
32	Exterior Improvements		\$533,663	\$0	\$0	\$533,663
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$4,483,675	\$395,215	\$3,056,331	\$7,935,221
Mark-ups	General Conditions	9.00%	\$107,119	\$35,569	\$275,070	\$417,758
	General Contractor Markup	5.50%	\$71,353	\$23,693	\$183,227	\$278,273
	General Contractor Bond & Insurance	2.50%	\$34,217	\$11,362	\$87,866	\$133,445
	Design Contingency	5.00%	\$234,818	\$23,292	\$180,125	\$438,235
	GC's Construction Contingency and E&O	5.00%	\$246,559	\$24,457	\$189,131	\$460,147
	Construction Cost -- March 2022		\$5,177,741	\$513,588	\$3,971,750	\$9,663,079
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$5,177,741	\$513,588	\$3,971,750	\$9,663,079

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 5: New TK Building & Classroom Conversions to 21st Century

Site: Hapgood Elementary School

Tab Name: Project 5 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	10,000	sf	\$0.54	\$5,350
31 00 00	Site Grading and Compaction	10,000	sf	\$2.14	\$21,400
31 00 00					
31 00 00 G10	EARTHWORK				\$34,775
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	Pick Up and Drop Off	7,500	sf	\$26.75	\$200,625
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$226,038
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833

26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			
26 10 00	Site Electrical Improvements	1 ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200 lf	\$133.75	\$26,750
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40	SITE ELECTRICAL POWER AND DISTRIBUTION		\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50	SITE COMMUNICATIONS		\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	7,200 sf	\$37.45	\$269,640
03 30 00				
03 30 00	A10	FOUNDATION CONCRETE		\$37.45 \$269,640
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	7,200 sf	\$3.21	\$23,112
27 30 00				
02 41 00	D60	VOICE AND DATA COMMUNICATIONS		\$3.21 \$23,112
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	5 ea	\$8,025.00	\$40,125
27 40 00				
26 00 00	D60	AUDIO-VIDEO COMMUNICATIONS		\$5.57 \$40,125
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	7,200 sf	\$1.34	\$9,630
28 00 00				
26 00 00	D70	ELECTRONIC SAFETY AND SECURITY		\$1.34 \$9,630
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	7,200 sf	\$4.82	\$34,668
28 30 00				
26 00 00	D70	FIRE ALARM SYSTEM		\$4.82 \$34,668
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	1 ea	\$160,500.00	\$160,500
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90	MISCELLANEOUS SITE IMPROVEMENTS		\$267,500
Total	Subtotal subcontractor cost			\$1,190,215
	General Conditions	9.00%		\$107,119
	General Contractor Markup	5.50%		\$71,353
	General Contractor Bond & Insurance	2.50%		\$34,217
	Design Contingency	5.00%		\$70,145
	GC's Construction Contingency and E&O	5.00%		\$73,652
	Current Construction Cost			\$1,546,701

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 5: New TK Building & Classroom Conversions to 21st Century

Site: Hapgood Elementary School

Tab Name: HES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 7,200 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	7,200	sf	\$457.43	\$3,293,460
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$3,293,460
Total	Subtotal subcontractor cost			\$457.43	\$3,293,460
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$164,673
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$172,907
	Current Construction Cost			\$504.31	\$3,631,040

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 5: New TK Building & Classroom Conversions to 21st Century

Site: Hapgood Elementary School

Tab Name: HES Kinder Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 3,600 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	3,600	sf	\$109.78	\$395,215
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$395,215
Total	Subtotal subcontractor cost			\$109.78	\$395,215
	General Conditions	9.00%		\$9.88	\$35,569
	General Contractor Markup	5.50%		\$6.58	\$23,693
	General Contractor Bond & Insurance	2.50%		\$3.16	\$11,362
	Design Contingency	5.00%		\$6.47	\$23,292
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$24,457
	Current Construction Cost			\$142.66	\$513,588

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 5: New TK Building & Classroom Conversions to 21st Century

Site: Hapgood Elementary School

Tab Name: HES CR Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 27,840 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	27,840	sf	\$109.78	\$3,056,331
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$3,056,331
Total	Subtotal subcontractor cost			\$109.78	\$3,056,331
	General Conditions	9.00%		\$9.88	\$275,070
	General Contractor Markup	5.50%		\$6.58	\$183,227
	General Contractor Bond & Insurance	2.50%		\$3.16	\$87,866
	Design Contingency	5.00%		\$6.47	\$180,125
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$189,131
	Current Construction Cost			\$142.66	\$3,971,750

Project: 6
La Canada Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 6: New TK Building & Classroom Conversions to 21st Century

Site: La Canada Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	LCES Modular TK Classrooms	LCES Kinder Modernization	LCES CR Modernization	Total
Construction Cost (See next page for detail)	\$4,708,454	\$342,392	\$3,013,052	\$8,063,897
<u>Soft Costs:</u>				
Architect/Designer	\$75,419	\$23,967	\$210,914	\$310,300
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$70,627	\$5,136	\$45,196	\$120,958
Construction Management	\$282,507	\$20,544	\$180,783	\$483,834
Agency/Plan Check Fees	\$47,085	\$3,424	\$30,131	\$80,639
Construction Inspections (IOR)	\$56,501	\$4,109	\$36,157	\$96,767
Special Testing and Inspection	\$16,679	\$685	\$6,026	\$23,390
Furniture, Furnishings, and Equipment (FF&E)	\$160,000	\$80,000	\$880,000	\$1,120,000
Total PROJECT Cost	\$5,454,771	\$480,256	\$4,402,258	\$10,337,285
Soft Costs as % of Total Development Cost	15.9%	40.3%	46.1%	28.2%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 6: New TK Building & Classroom Conversions to 21st Century

Site: La Canada Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	LCES Modular TK Classrooms	LCES Kinder Modernization	LCES CR Modernization	Total
		New Construction:	7,200 sf	0 sf	0 sf	7,200 sf
		Renovation:	0 sf	2,400 sf	21,120 sf	23,520 sf
		Total GSF:	7,200 sf	2,400 sf	21,120 sf	30,720 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$269,640	\$0	\$0	\$269,640
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$3,293,460	\$263,477	\$2,318,596	\$5,875,533
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$76,612	\$0	\$0	\$76,612
28	Electronic Safety and Security		\$44,298	\$0	\$0	\$44,298
31	Substructure and Earthwork		\$34,775	\$0	\$0	\$34,775
32	Exterior Improvements		\$172,538	\$0	\$0	\$172,538
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$4,122,550	\$263,477	\$2,318,596	\$6,704,622
Mark-ups	General Conditions	9.00%	\$74,618	\$23,713	\$208,674	\$307,005
	General Contractor Markup	5.50%	\$49,704	\$15,795	\$139,000	\$204,499
	General Contractor Bond & Insurance	2.50%	\$23,835	\$7,575	\$66,657	\$98,067
	Design Contingency	5.00%	\$213,535	\$15,528	\$136,646	\$365,709
	GC's Construction Contingency and E&O	5.00%	\$224,212	\$16,304	\$143,479	\$383,995
	Construction Cost -- March 2022		\$4,708,454	\$342,392	\$3,013,052	\$8,063,897
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$4,708,454	\$342,392	\$3,013,052	\$8,063,897

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 6: New TK Building & Classroom Conversions to 21st Century

Site: La Canada Elementary School

Tab Name: Project 6 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	10,000	sf	\$0.54	\$5,350
31 00 00	Site Grading and Compaction	10,000	sf	\$2.14	\$21,400
31 00 00					
31 00 00 G10	EARTHWORK				\$34,775
32 12 00	SITE PAVING				
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$25,413
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200	lf	\$133.75	\$26,750

26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	7,200 sf	\$37.45	\$269,640
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$269,640
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	7,200 sf	\$3.21	\$23,112
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$23,112
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	5 ea	\$8,025.00	\$40,125
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$5.57	\$40,125
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	7,200 sf	\$1.34	\$9,630
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$9,630
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	7,200 sf	\$4.82	\$34,668
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$34,668
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	0 ea	\$0.00	\$0
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$107,000
Total	Subtotal subcontractor cost			\$829,090
	General Conditions	9.00%		\$74,618
	General Contractor Markup	5.50%		\$49,704
	General Contractor Bond & Insurance	2.50%		\$23,835
	Design Contingency	5.00%		\$48,862
	GC's Construction Contingency and E&O	5.00%		\$51,305
	Current Construction Cost			\$1,077,414

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 6: New TK Building & Classroom Conversions to 21st Century

Site: La Canada Elementary School

Tab Name: LCES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 7,200 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	7,200	sf	\$457.43	\$3,293,460
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$3,293,460
Total	Subtotal subcontractor cost			\$457.43	\$3,293,460
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$164,673
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$172,907
	Current Construction Cost			\$504.31	\$3,631,040

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 6: New TK Building & Classroom Conversions to 21st Century

Site: La Canada Elementary School

Tab Name: LCES Kinder Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 6: New TK Building & Classroom Conversions to 21st Century

Site: La Canada Elementary School

Tab Name: LCES CR Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 21,120 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	21,120	sf	\$109.78	\$2,318,596
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$2,318,596
Total	Subtotal subcontractor cost			\$109.78	\$2,318,596
	General Conditions	9.00%		\$9.88	\$208,674
	General Contractor Markup	5.50%		\$6.58	\$139,000
	General Contractor Bond & Insurance	2.50%		\$3.16	\$66,657
	Design Contingency	5.00%		\$6.47	\$136,646
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$143,479
	Current Construction Cost			\$142.66	\$3,013,052

Project: 7
La Honda Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 7: New TK Building & Classroom Conversions to 21st Century

Site: La Honda Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	LHES Modular TK Classrooms	LHES Kinder Modernization	LHES CR Modernization	Total
Construction Cost (See next page for detail)	\$4,231,838	\$342,392	\$2,191,311	\$6,765,540
<u>Soft Costs:</u>				
Architect/Designer	\$92,890	\$23,967	\$153,392	\$270,250
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$63,478	\$5,136	\$32,870	\$101,483
Construction Management	\$253,910	\$20,544	\$131,479	\$405,932
Agency/Plan Check Fees	\$42,318	\$3,424	\$21,913	\$67,655
Construction Inspections (IOR)	\$50,782	\$4,109	\$26,296	\$81,186
Special Testing and Inspection	\$14,273	\$685	\$4,383	\$19,341
Furniture, Furnishings, and Equipment (FF&E)	\$160,000	\$80,000	\$640,000	\$880,000
Total PROJECT Cost	\$4,946,990	\$480,256	\$3,201,642	\$8,628,888
Soft Costs as % of Total Development Cost	35.9%	40.3%	46.1%	27.5%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 7: New TK Building & Classroom Conversions to 21st Century

Site: La Honda Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	LHES Modular TK Classrooms	LHES Kinder Modernization	LHES CR Modernization	Total
		New Construction:	5,760 sf	0 sf	0 sf	5,760 sf
		Renovation:	0 sf	2,400 sf	15,360 sf	17,760 sf
		Total GSF:	5,760 sf	2,400 sf	15,360 sf	23,520 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$215,712	\$0	\$0	\$215,712
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$2,634,768	\$263,477	\$1,686,252	\$4,584,496
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$63,965	\$0	\$0	\$63,965
28	Electronic Safety and Security		\$35,438	\$0	\$0	\$35,438
31	Substructure and Earthwork		\$34,775	\$0	\$0	\$34,775
32	Exterior Improvements		\$440,038	\$0	\$0	\$440,038
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$3,655,923	\$263,477	\$1,686,252	\$5,605,651
Mark-ups	General Conditions	9.00%	\$91,904	\$23,713	\$151,763	\$267,380
	General Contractor Markup	5.50%	\$61,218	\$15,795	\$101,091	\$178,104
	General Contractor Bond & Insurance	2.50%	\$29,357	\$7,575	\$48,478	\$85,410
	Design Contingency	5.00%	\$191,920	\$15,528	\$99,379	\$306,827
	GC's Construction Contingency and E&O	5.00%	\$201,516	\$16,304	\$104,348	\$322,168
	Construction Cost -- March 2022		\$4,231,838	\$342,392	\$2,191,311	\$6,765,540
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$4,231,838	\$342,392	\$2,191,311	\$6,765,540

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 7: New TK Building & Classroom Conversions to 21st Century

Site: La Honda Elementary School

Tab Name: Project 7 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	10,000	sf	\$0.54	\$5,350
31 00 00	Site Grading and Compaction	10,000	sf	\$2.14	\$21,400
31 00 00					
31 00 00 G10	EARTHWORK				\$34,775
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	Pick Up and Drop Off	4,000	sf	\$26.75	\$107,000
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$132,413
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833

26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			
26 10 00	Site Electrical Improvements	1 ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200 lf	\$133.75	\$26,750
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40	SITE ELECTRICAL POWER AND DISTRIBUTION		\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50	SITE COMMUNICATIONS		\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	5,760 sf	\$37.45	\$215,712
03 30 00				
03 30 00	A10	FOUNDATION CONCRETE		\$37.45 \$215,712
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	5,760 sf	\$3.21	\$18,490
27 30 00				
02 41 00	D60	VOICE AND DATA COMMUNICATIONS		\$3.21 \$18,490
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	4 ea	\$8,025.00	\$32,100
27 40 00				
26 00 00	D60	AUDIO-VIDEO COMMUNICATIONS		\$5.57 \$32,100
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	5,760 sf	\$1.34	\$7,704
28 00 00				
26 00 00	D70	ELECTRONIC SAFETY AND SECURITY		\$1.34 \$7,704
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	5,760 sf	\$4.82	\$27,734
28 30 00				
26 00 00	D70	FIRE ALARM SYSTEM		\$4.82 \$27,734
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	1 ea	\$160,500.00	\$160,500
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90	MISCELLANEOUS SITE IMPROVEMENTS		\$267,500
Total	Subtotal subcontractor cost			\$1,021,155
	General Conditions	9.00%		\$91,904
	General Contractor Markup	5.50%		\$61,218
	General Contractor Bond & Insurance	2.50%		\$29,357
	Design Contingency	5.00%		\$60,182
	GC's Construction Contingency and E&O	5.00%		\$63,191
Current Construction Cost				\$1,327,007

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 7: New TK Building & Classroom Conversions to 21st Century

Site: La Honda Elementary School

Tab Name: LHES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 5,760 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	5,760	sf	\$457.43	\$2,634,768
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$2,634,768
Total	Subtotal subcontractor cost			\$457.43	\$2,634,768
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$131,738
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$138,325
	Current Construction Cost			\$504.31	\$2,904,831

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 7: New TK Building & Classroom Conversions to 21st Century

Site: La Honda Elementary School

Tab Name: LHES Kinder Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 7: New TK Building & Classroom Conversions to 21st Century

Site: La Honda Elementary School

Tab Name: LHES CR Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 15,360 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	15,360	sf	\$109.78	\$1,686,252
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$1,686,252
Total	Subtotal subcontractor cost			\$109.78	\$1,686,252
	General Conditions	9.00%		\$9.88	\$151,763
	General Contractor Markup	5.50%		\$6.58	\$101,091
	General Contractor Bond & Insurance	2.50%		\$3.16	\$48,478
	Design Contingency	5.00%		\$6.47	\$99,379
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$104,348
	Current Construction Cost			\$142.66	\$2,191,311

Project: 8
Los Berros Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 8: New TK Building & Classroom Conversions to 21st Century

Site: Los Berros Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	LBES Modular TK Classrooms	LBES Kinder Modernization	LBES CR Modernization	Total
Construction Cost (See next page for detail)	\$3,884,218	\$342,392	\$3,150,009	\$7,376,618
<u>Soft Costs:</u>				
Architect/Designer	\$68,557	\$23,967	\$220,501	\$313,025
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$58,263	\$5,136	\$47,250	\$110,649
Construction Management	\$233,053	\$20,544	\$189,001	\$442,597
Agency/Plan Check Fees	\$38,842	\$3,424	\$31,500	\$73,766
Construction Inspections (IOR)	\$46,611	\$4,109	\$37,800	\$88,519
Special Testing and Inspection	\$13,578	\$685	\$6,300	\$20,563
Furniture, Furnishings, and Equipment (FF&E)	\$160,000	\$80,000	\$920,000	\$1,160,000
Total PROJECT Cost	\$4,540,622	\$480,256	\$4,602,360	\$9,623,238
Soft Costs as % of Total Development Cost	16.9%	40.3%	46.1%	30.5%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 8: New TK Building & Classroom Conversions to 21st Century

Site: Los Berros Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	LBES Modular TK Classrooms	LBES Kinder Modernization	LBES CR Modernization	Total
		New Construction:	5,760 sf	0 sf	0 sf	5,760 sf
		Renovation:	0 sf	2,400 sf	22,080 sf	24,480 sf
		Total GSF:	5,760 sf	2,400 sf	22,080 sf	30,240 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$215,712	\$0	\$0	\$215,712
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$2,634,768	\$263,477	\$2,423,987	\$5,322,231
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$63,965	\$0	\$0	\$63,965
28	Electronic Safety and Security		\$35,438	\$0	\$0	\$35,438
31	Substructure and Earthwork		\$34,775	\$0	\$0	\$34,775
32	Exterior Improvements		\$172,538	\$0	\$0	\$172,538
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$3,388,423	\$263,477	\$2,423,987	\$6,075,886
Mark-ups	General Conditions	9.00%	\$67,829	\$23,713	\$218,159	\$309,701
	General Contractor Markup	5.50%	\$45,182	\$15,795	\$145,318	\$206,295
	General Contractor Bond & Insurance	2.50%	\$21,667	\$7,575	\$69,687	\$98,929
	Design Contingency	5.00%	\$176,155	\$15,528	\$142,858	\$334,541
	GC's Construction Contingency and E&O	5.00%	\$184,962	\$16,304	\$150,000	\$351,266
	Construction Cost -- March 2022		\$3,884,218	\$342,392	\$3,150,009	\$7,376,618
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$3,884,218	\$342,392	\$3,150,009	\$7,376,618

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 8: New TK Building & Classroom Conversions to 21st Century

Site: Los Berros Elementary School

Tab Name: Project 8 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	10,000	sf	\$0.54	\$5,350
31 00 00	Site Grading and Compaction	10,000	sf	\$2.14	\$21,400
31 00 00					
31 00 00 G10	EARTHWORK				\$34,775
32 12 00	SITE PAVING				
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00 G20	SITE PAVING				\$25,413
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200	lf	\$133.75	\$26,750

26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$45,475
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	5,760 sf	\$37.45	\$215,712
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$215,712
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	5,760 sf	\$3.21	\$18,490
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$18,490
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	4 ea	\$8,025.00	\$32,100
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$5.57	\$32,100
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	5,760 sf	\$1.34	\$7,704
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$7,704
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	5,760 sf	\$4.82	\$27,734
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$27,734
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Playground	0 ea	\$0.00	\$0
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$107,000
Total	Subtotal subcontractor cost			\$753,655
	General Conditions	9.00%		\$67,829
	General Contractor Markup	5.50%		\$45,182
	General Contractor Bond & Insurance	2.50%		\$21,667
	Design Contingency	5.00%		\$44,417
	GC's Construction Contingency and E&O	5.00%		\$46,637
	Current Construction Cost			\$979,387

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 8: New TK Building & Classroom Conversions to 21st Century

Site: Los Berros Elementary School

Tab Name: LBES Modular TK Classrooms

Bldg. Size: 5,760 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	5,760	sf	\$457.43	\$2,634,768
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$2,634,768
Total	Subtotal subcontractor cost			\$457.43	\$2,634,768
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$131,738
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$138,325
	Current Construction Cost			\$504.31	\$2,904,831

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 8: New TK Building & Classroom Conversions to 21st Century

Site: Los Berros Elementary School

Tab Name: LBES Kinder Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 8: New TK Building & Classroom Conversions to 21st Century

Site: Los Berros Elementary School

Tab Name: LBES CR Modernization

Bldg. Size: 22,080 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	22,080	sf	\$109.78	\$2,423,987
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$2,423,987
Total	Subtotal subcontractor cost			\$109.78	\$2,423,987
	General Conditions	9.00%		\$9.88	\$218,159
	General Contractor Markup	5.50%		\$6.58	\$145,318
	General Contractor Bond & Insurance	2.50%		\$3.16	\$69,687
	Design Contingency	5.00%		\$6.47	\$142,858
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$150,000
	Current Construction Cost			\$142.66	\$3,150,009

Project: 9
Miguelito Elementary School
New TK Building & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 9: New TK Building & Classroom Conversions to 21st Century

Site: Miguelito Elementary School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of new modular transitional kindergarten classrooms with associated sitework and the modernization of existing classrooms and modernization of existing classrooms.

Description	MES Modular TK Classrooms	MES Kinder Modernization	MES CR Modernization	Total
Construction Cost (See next page for detail)	\$6,039,175	\$342,392	\$1,506,525	\$7,888,092
<u>Soft Costs:</u>				
Architect/Designer	\$117,735	\$23,967	\$105,457	\$247,159
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$0	\$12,500
Preconstruction Services	\$90,588	\$5,136	\$22,598	\$118,321
Construction Management	\$362,351	\$20,544	\$90,391	\$473,286
Agency/Plan Check Fees	\$60,392	\$3,424	\$15,065	\$78,881
Construction Inspections (IOR)	\$72,470	\$4,109	\$18,078	\$94,657
Special Testing and Inspection	\$20,793	\$685	\$3,013	\$24,491
Furniture, Furnishings, and Equipment (FF&E)	\$240,000	\$80,000	\$440,000	\$760,000
Total PROJECT Cost	\$7,041,003	\$480,256	\$2,201,128	\$9,722,386
Soft Costs as % of Total Development Cost	16.6%	40.3%	46.1%	23.3%

Notes:

- 1) The new buildings will utilize the 'CFW TK Modular Building' plan from an approved manufacturer.
- 2) All permanent classrooms will be modernized with the CFW 21st Century classroom model
- 3) Utility connections will be within 100' of the new buildings.

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 9: New TK Building & Classroom Conversions to 21st Century

Site: Miguelito Elementary School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	MES Modular TK Classrooms	MES Kinder Modernization	MES CR Modernization	Total
		New Construction:	8,640 sf	0 sf	0 sf	8,640 sf
		Renovation:	0 sf	2,400 sf	10,560 sf	12,960 sf
		Total GSF:	8,640 sf	2,400 sf	10,560 sf	21,600 sf
2	Existing Conditions		\$80,250	\$0	\$0	\$80,250
3	Concrete		\$323,568	\$0	\$0	\$323,568
4	Masonry		\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0
13	Special Construction		\$3,952,152	\$263,477	\$1,159,298	\$5,374,927
14	Conveying Systems		\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0
26	Electrical		\$45,475	\$0	\$0	\$45,475
27	Communications		\$89,259	\$0	\$0	\$89,259
28	Electronic Safety and Security		\$53,158	\$0	\$0	\$53,158
31	Substructure and Earthwork		\$48,150	\$0	\$0	\$48,150
32	Exterior Improvements		\$548,910	\$0	\$0	\$548,910
33	Infrastructure		\$105,502	\$0	\$0	\$105,502
34	Other		\$0	\$0	\$0	\$0
	Subtotal		\$5,246,424	\$263,477	\$1,159,298	\$6,669,199
Mark-ups	General Conditions	9.00%	\$116,484	\$23,713	\$104,337	\$244,534
	General Contractor Markup	5.50%	\$77,592	\$15,795	\$69,500	\$162,887
	General Contractor Bond & Insurance	2.50%	\$37,209	\$7,575	\$33,328	\$78,112
	Design Contingency	5.00%	\$273,886	\$15,528	\$68,323	\$357,737
	GC's Construction Contingency and E&O	5.00%	\$287,580	\$16,304	\$71,739	\$375,623
	Construction Cost -- March 2022		\$6,039,175	\$342,392	\$1,506,525	\$7,888,092
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0
	Total Construction Cost		\$6,039,175	\$342,392	\$1,506,525	\$7,888,092

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 9: New TK Building & Classroom Conversions to 21st Century

Site: Miguelito Elementary School

Tab Name: Project 9 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$80,250.00	\$80,250
02 41 00					
02 41 00 F30	SITE DEMOLITION				\$80,250
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	15,000	sf	\$0.54	\$8,025
31 00 00	Site Grading and Compaction	15,000	sf	\$2.14	\$32,100
31 00 00					
31 00 00 G10	EARTHWORK				\$48,150
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	Pick Up and Drop Off	7,500	sf	\$26.75	\$200,625
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	4,000	sf	\$10.17	\$40,660
32 12 00					
32 12 00 G20	SITE PAVING				\$241,285
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00 G20	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00 G20	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00 G30	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00 G30	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00 G30	SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Connect to (E) Line	1	ea	\$6,955.00	\$6,955
33 40 00	Catch Basins	4	ea	\$1,926.00	\$7,704
33 40 00	Area Drains	4	ea	\$1,926.00	\$7,704
33 40 00	Storm Sewer Lines	200	lf	\$112.35	\$22,470
33 40 00					
33 40 00 G30	STORM SEWER				\$44,833

26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			
26 10 00	Site Electrical Improvements	1 ea	\$16,050.00	\$16,050
26 10 00	Site Electrical Distribution	200 lf	\$133.75	\$26,750
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40	SITE ELECTRICAL POWER AND DISTRIBUTION		
27 00 00	SITE COMMUNICATIONS			\$45,475
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50	SITE COMMUNICATIONS		
03 30 00	FOUNDATION CONCRETE			\$13,375
03 30 00	Modular Building Foundation System	8,640 sf	\$37.45	\$323,568
03 30 00				
03 30 00	A10	FOUNDATION CONCRETE		
27 30 00	VOICE AND DATA COMMUNICATIONS			\$37.45
27 30 00	Data/Communications System - Complete	8,640 sf	\$3.21	\$323,568
27 30 00				
02 41 00	D60	VOICE AND DATA COMMUNICATIONS		
27 40 00	AUDIO-VIDEO COMMUNICATIONS			\$3.21
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	6 ea	\$8,025.00	\$27,734
27 40 00				
26 00 00	D60	AUDIO-VIDEO COMMUNICATIONS		
28 00 00	ELECTRONIC SAFETY AND SECURITY			\$5.57
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	8,640 sf	\$1.34	\$48,150
28 00 00				
26 00 00	D70	ELECTRONIC SAFETY AND SECURITY		
28 30 00	FIRE ALARM SYSTEM			\$1.34
28 30 00	Fire Alarm System - Complete	8,640 sf	\$4.82	\$11,556
28 30 00				
26 00 00	D70	FIRE ALARM SYSTEM		
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			\$4.82
32 00 00	Playground	1 ea	\$160,500.00	\$41,602
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	
32 00 00				
32 00 00	G90	MISCELLANEOUS SITE IMPROVEMENTS		
Total	Subtotal subcontractor cost			\$267,500
	General Conditions	9.00%		\$1,294,272
	General Contractor Markup	5.50%		\$116,484
	General Contractor Bond & Insurance	2.50%		\$77,592
	Design Contingency	5.00%		\$37,209
	GC's Construction Contingency and E&O	5.00%		\$76,278
	Current Construction Cost	\$80,092		
		\$1,681,927		

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 9: New TK Building & Classroom Conversions to 21st Century

Site: Miguelito Elementary School

Tab Name: MES Modular TK Classrooms

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 8,640 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	8,640	sf	\$457.43	\$3,952,152
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$3,952,152
Total	Subtotal subcontractor cost			\$457.43	\$3,952,152
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$22.87	\$197,608
	GC's Construction Contingency and E&O	5.00%		\$24.01	\$207,488
	Current Construction Cost			\$504.31	\$4,357,248

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 9: New TK Building & Classroom Conversions to 21st Century

Site: Miguelito Elementary School

Tab Name: MES Kinder Modernization

Bldg. Size: 2,400 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Kindergarten Classrooms	2,400	sf	\$109.78	\$263,477
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$263,477
Total	Subtotal subcontractor cost			\$109.78	\$263,477
	General Conditions	9.00%		\$9.88	\$23,713
	General Contractor Markup	5.50%		\$6.58	\$15,795
	General Contractor Bond & Insurance	2.50%		\$3.16	\$7,575
	Design Contingency	5.00%		\$6.47	\$15,528
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$16,304
	Current Construction Cost			\$142.66	\$342,392

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 9: New TK Building & Classroom Conversions to 21st Century

Site: Miguelito Elementary School

Tab Name: MES CR Modernization

Bldg. Size: 10,560 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	10,560	sf	\$109.78	\$1,159,298
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$1,159,298
Total	Subtotal subcontractor cost			\$109.78	\$1,159,298
	General Conditions	9.00%		\$9.88	\$104,337
	General Contractor Markup	5.50%		\$6.58	\$69,500
	General Contractor Bond & Insurance	2.50%		\$3.16	\$33,328
	Design Contingency	5.00%		\$6.47	\$68,323
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$71,739
	Current Construction Cost			\$142.66	\$1,506,525

Project: 10
Lompoc Valley Middle School
New Modular CTE & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.**Prepared for: Caldwell Flores Winters, Inc.****Project Owner: Lompoc Unified School District****Project: 10: New Modular CTE & Classroom Conversions to 21st Century****Site: Lompoc Valley Middle School****Project Cost Summary****Date: March 16, 2022****Project Scope:**

Construction of a new modular science lab and STEM room with associated sitework on an existing school site and modernization of existing classrooms.

Description	LVMS Science Lab & STEM Room	LVMS CR Modernization	Total
Construction Cost (See next page for detail)	\$2,233,969	\$5,067,403	\$7,301,372
<u>Soft Costs:</u>			
Architect/Designer	\$51,752	\$354,718	\$406,471
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$12,500
Preconstruction Services	\$33,510	\$76,011	\$109,521
Construction Management	\$134,038	\$304,044	\$438,082
Agency/Plan Check Fees	\$22,340	\$50,674	\$73,014
Construction Inspection (IOR)	\$69,681	\$60,809	\$130,490
Special Testing and Inspection	\$7,457	\$20,270	\$27,727
Furniture, Furnishings, and Equipment (FF&E)	\$200,000	\$1,480,000	\$1,680,000
Total PROJECT Cost	\$2,790,247	\$7,413,928	\$10,204,175
Soft Costs as % of Total Development Cost	24.9%	46.3%	39.8%

Notes:

- 1) The building will utilize the 'CFW Modular Building' plan from an approved manufacturer.
- 2) Utility connections will be within 100' of the new building.
- 3) Includes the demolition of (2) relocatable classroom buildings.
- 4) All permanent classrooms will be modernized with the CFW 21st Century classroom model

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 10: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc Valley Middle School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	LVMS Science Lab & STEM Room	LVMS CR Modernization	Total
		New Construction:	2,800 sf	0 sf	2,800 sf
		Renovation:	0 sf	35,520 sf	35,520 sf
		Total GSF:	2,800 sf	35,520 sf	38,320 sf
2	Existing Conditions		\$69,550	\$0	\$69,550
3	Concrete		\$104,860	\$0	\$104,860
4	Masonry		\$0	\$0	\$0
5	Metals		\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0
8	Openings		\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0
13	Special Construction		\$1,355,690	\$3,899,457	\$5,255,147
14	Conveying Systems		\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0
26	Electrical		\$34,775	\$0	\$34,775
27	Communications		\$54,463	\$0	\$54,463
28	Electronic Safety and Security		\$17,227	\$0	\$17,227
31	Substructure and Earthwork		\$28,088	\$0	\$28,088
32	Exterior Improvements		\$177,888	\$0	\$177,888
33	Infrastructure		\$82,069	\$0	\$82,069
34	Other		\$0	\$0	\$0
	Subtotal		\$1,924,609	\$3,899,457	\$5,824,066
Mark-ups	General Conditions	9.00%	\$51,203	\$350,951	\$402,154
	General Contractor Markup	5.50%	\$34,107	\$233,772	\$267,879
	General Contractor Bond & Insurance	2.50%	\$16,356	\$112,104	\$128,460
	Design Contingency	5.00%	\$101,314	\$229,814	\$331,128
	GC's Construction Contingency and E&O	5.00%	\$106,380	\$241,305	\$347,685
	Construction Cost -- March 2022		\$2,233,969	\$5,067,403	\$7,301,372
	Escalation: Excluded	0.00%	\$0	\$0	\$0
	Total Construction Cost		\$2,233,969	\$5,067,403	\$7,301,372

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 10: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc Valley Middle School

Tab Name: Project 10 Sitework

Date: March 16, 2022

Design Level: Budget

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition - General	1	ls	\$42,800.00	\$42,800
02 41 00	Demolish (E) Relocatable Classrooms	2	ea	\$13,375.00	\$26,750
02 41 00					
02 41 00	F30 SITE DEMOLITION				\$69,550
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	7,500	sf	\$0.54	\$4,013
31 00 00	Site Grading and Compaction	7,500	sf	\$2.14	\$16,050
31 00 00					
31 00 00	G10 EARTHWORK				\$28,088
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	AC Paving/Patching	1	ea	\$5,350.00	\$5,350
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00	G20 SITE PAVING				\$30,763
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00	G20 LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00	G20 FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00	G30 DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00	G30 NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					
33 30 00	G30 SANITARY SEWER				\$16,157
33 40 00	STORM SEWER				
33 40 00	Storm System Modifications	1	ea	\$21,400.00	\$21,400
33 40 00					
33 40 00	G30 STORM SEWER				\$21,400
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION				
26 10 00	Site Electrical Improvements	1	ea	\$5,350.00	\$5,350

26 10 00	Site Electrical Distribution	200 lf	\$133.75	\$26,750
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	G40 SITE ELECTRICAL POWER AND DISTRIBUTION			\$34,775
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	G50 SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	2,800 sf	\$37.45	\$104,860
03 30 00				
03 30 00	A10 FOUNDATION CONCRETE		\$37.45	\$104,860
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	2,800 sf	\$3.21	\$8,988
27 30 00				
02 41 00	D60 VOICE AND DATA COMMUNICATIONS		\$3.21	\$8,988
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	2 ea	\$16,050.00	\$32,100
27 40 00				
26 00 00	D60 AUDIO-VIDEO COMMUNICATIONS		\$11.46	\$32,100
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	2,800 sf	\$1.34	\$3,745
28 00 00				
26 00 00	D70 ELECTRONIC SAFETY AND SECURITY		\$1.34	\$3,745
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	2,800 sf	\$4.82	\$13,482
28 30 00				
26 00 00	D70 FIRE ALARM SYSTEM		\$4.82	\$13,482
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	G90 MISCELLANEOUS SITE IMPROVEMENTS			\$107,000
Total	Subtotal subcontractor cost			\$568,919
	General Conditions	9.00%		\$51,203
	General Contractor Markup	5.50%		\$34,107
	General Contractor Bond & Insurance	2.50%		\$16,356
	Design Contingency	5.00%		\$33,529
	GC's Construction Contingency and E&O	5.00%		\$35,206
	Current Construction Cost			\$739,320

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 10: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc Valley Middle School

Tab Name: LVMS Science Lab & STEM Room

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,800 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,800	sf	\$484.18	\$1,355,690
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$1,355,690
Total	Subtotal subcontractor cost			\$484.18	\$1,355,690
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$24.21	\$67,785
	GC's Construction Contingency and E&O	5.00%		\$25.42	\$71,174
	Current Construction Cost			\$533.80	\$1,494,649

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 10: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc Valley Middle School

Tab Name: LVMS CR Modernization

Bldg. Size: 35,520 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	35,520	sf	\$109.78	\$3,899,457
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$3,899,457
Total	Subtotal subcontractor cost			\$109.78	\$3,899,457
	General Conditions	9.00%		\$9.88	\$350,951
	General Contractor Markup	5.50%		\$6.58	\$233,772
	General Contractor Bond & Insurance	2.50%		\$3.16	\$112,104
	Design Contingency	5.00%		\$6.47	\$229,814
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$241,305
	Current Construction Cost			\$142.66	\$5,067,403

Project: 11
Vandenburg Middle School
New Modular CTE & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.**Prepared for: Caldwell Flores Winters, Inc.****Project Owner: Lompoc Unified School District****Project: 11: New Modular CTE & Classroom Conversions to 21st Century****Site: Vandenburg Middle School****Project Cost Summary****Date: March 16, 2022****Project Scope:**

Construction of a new modular science lab
and STEAM room with associated sitework
on new site adjacent to existing building.

Description	VMS Science Lab & STEAM	VMS CR Modernization	Total
Construction Cost (See next page for detail)	\$2,199,206	\$5,341,317	\$7,540,523
<u>Soft Costs:</u>			
Architect/Designer	\$49,319	\$373,892	\$423,211
Geotechnical Engineer (Design Phase)	\$25,000	\$0	\$25,000
Geotechnical Engineer (Construction Phase)	\$12,500	\$0	\$12,500
Preconstruction Services	\$32,988	\$80,120	\$113,108
Construction Management	\$131,952	\$320,479	\$452,431
Agency/Plan Check Fees	\$21,992	\$53,413	\$75,405
Construction Inspection (IOR)	\$26,390	\$64,096	\$90,486
Special Testing and Inspection	\$7,388	\$21,365	\$28,753
Furniture, Furnishings, and Equipment (FF&E)	\$200,000	\$1,560,000	\$1,760,000
Total PROJECT Cost	\$2,706,736	\$7,814,682	\$10,521,418
Soft Costs as % of Total Development Cost	23.1%	46.3%	39.5%

Notes:

- 1) The building will utilize the 'CFW Modular Building' plan from an approved manufacturer.
- 2) Utility connections are assumed to be within 100' of the new building.
- 3) All permanent classrooms will be modernized with the CFW 21st Century classroom model

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 11: New Modular CTE & Classroom Conversions to 21st Century

Site: Vandenburg Middle School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	VMS Science Lab & STEAM	VMS CR Modernization	Total
		New Construction:	2,800 sf	0 sf	2,800 sf
		Renovation:	0 sf	37,440 sf	37,440 sf
		Total GSF:	2,800 sf	37,440 sf	40,240 sf
2	Existing Conditions		\$42,800	\$0	\$42,800
3	Concrete		\$104,860	\$0	\$104,860
4	Masonry		\$0	\$0	\$0
5	Metals		\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0
8	Openings		\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0
13	Modular Building Construction		\$1,355,690	\$4,110,238	\$5,465,928
14	Conveying Systems		\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0
26	Electrical		\$34,775	\$0	\$34,775
27	Communications		\$54,463	\$0	\$54,463
28	Electronic Safety and Security		\$17,227	\$0	\$17,227
31	Substructure and Earthwork		\$28,088	\$0	\$28,088
32	Exterior Improvements		\$177,888	\$0	\$177,888
33	Infrastructure		\$82,069	\$0	\$82,069
34	Other		\$0	\$0	\$0
	Subtotal		\$1,897,859	\$4,110,238	\$6,008,097
Mark-ups	General Conditions	9.00%	\$48,795	\$369,921	\$418,716
	General Contractor Markup	5.50%	\$32,503	\$246,409	\$278,912
	General Contractor Bond & Insurance	2.50%	\$15,587	\$118,164	\$133,751
	Design Contingency	5.00%	\$99,738	\$242,237	\$341,975
	GC's Construction Contingency and E&O	5.00%	\$104,724	\$254,348	\$359,072
	Construction Cost -- March 2022		\$2,199,206	\$5,341,317	\$7,540,523
	Escalation: Excluded	0.00%	\$0	\$0	\$0
	Total Construction Cost		\$2,199,206	\$5,341,317	\$7,540,523

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 11: New Modular CTE & Classroom Conversions to 21st Century

Site: Vandenburg Middle School

Tab Name: Project 11 Sitework

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition	1	ls	\$42,800.00	\$42,800
02 41 00					
02 41 00	SITE DEMOLITION				\$42,800
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$8,025.00	\$8,025
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	7,500	sf	\$0.54	\$4,013
31 00 00	Site Grading and Compaction	7,500	sf	\$2.14	\$16,050
31 00 00					
31 00 00	EARTHWORK				\$28,088
31 60 00	SPECIAL FOUNDATIONS				
31 60 00	Foundation System for (N) Building - By Modular Manufacturer			\$0.00	\$0
31 60 00					
31 60 00	SPECIAL FOUNDATIONS			\$0.00	\$0
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	AC Paving/Patching	1	ea	\$5,350.00	\$5,350
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	2,500	sf	\$10.17	\$25,413
32 12 00					
32 12 00	SITE PAVING				\$30,763
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	100	lf	\$102.72	\$10,272
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00	DOMESTIC & FIRE WATER				\$32,207
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	100	lf	\$96.30	\$9,630
33 51 00					
33 51 00	NATURAL GAS DISTRIBUTION				\$12,305
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	100	lf	\$117.70	\$11,770
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712
33 30 00					

33 30 00	SANITARY SEWER			\$16,157
33 40 00	STORM SEWER			
33 40 00	Storm System Modifications	1 ea	\$21,400.00	\$21,400
33 40 00				
33 40 00	STORM SEWER			\$21,400
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			
26 10 00	Site Electrical Improvements	1 ea	\$5,350.00	\$5,350
26 10 00	Site Electrical Distribution	200 lf	\$133.75	\$26,750
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			\$34,775
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	2,800 sf	\$37.45	\$104,860
03 30 00				
03 30 00	FOUNDATION CONCRETE		\$37.45	\$104,860
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	2,800 sf	\$3.21	\$8,988
27 30 00				
26 00 00	VOICE AND DATA COMMUNICATIONS		\$3.21	\$8,988
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	2 ea	\$16,050.00	\$32,100
27 40 00				
26 00 00	AUDIO-VIDEO COMMUNICATIONS		\$11.46	\$32,100
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	2,800 sf	\$1.34	\$3,745
28 00 00				
26 00 00	ELECTRONIC SAFETY AND SECURITY		\$1.34	\$3,745
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	2,800 sf	\$4.82	\$13,482
28 30 00				
26 00 00	FIRE ALARM SYSTEM		\$4.82	\$13,482
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			\$107,000
Total	Subtotal subcontractor cost			\$542,169
	General Conditions	9.00%		\$48,795
	General Contractor Markup	5.50%		\$32,503
	General Contractor Bond & Insurance	2.50%		\$15,587
	Design Contingency	5.00%		\$31,953
	GC's Construction Contingency and E&O	5.00%		\$33,550
	Current Construction Cost			\$704,557

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 11: New Modular CTE & Classroom Conversions to 21st Century

Site: Vandenburg Middle School

Tab Name: VMS Science Lab & STEAM

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,800 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,800	sf	\$484.18	\$1,355,690
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION				\$1,355,690
Total	Subtotal subcontractor cost			\$484.18	\$1,355,690
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$24.21	\$67,785
	GC's Construction Contingency and E&O	5.00%		\$25.42	\$71,174
	Current Construction Cost			\$533.80	\$1,494,649

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 11: New Modular CTE & Classroom Conversions to 21st Century

Site: Vandenburg Middle School

Tab Name: VMS CR Modernization

Bldg. Size: 37,440 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	37,440	sf	\$109.78	\$4,110,238
13 30 00					
13 30 00	BUILDING MODERNIZATION				\$4,110,238
Total	Subtotal subcontractor cost			\$109.78	\$4,110,238
	General Conditions	9.00%			\$369,921
	General Contractor Markup	5.50%			\$246,409
	General Contractor Bond & Insurance	2.50%			\$118,164
	Design Contingency	5.00%		\$6.47	\$242,237
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$254,348
	Current Construction Cost			\$142.66	\$5,341,317

Project: 12
Cabrillio High School
New Modular CTE & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 12: New Modular CTE & Classroom Conversions to 21st Century

Site: Cabrillio High School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of a new modular Career Technical Education "Patient Care Facility" and a "Production & Innovation Facility" with associated sitework on an existing school site and modernization of existing classrooms.

Description	CHS Modular Sports Med	CHS Modular Prod. & Innov.	CHS Modular CTE	CHS CR Modernization	Total
Construction Cost (See next page for detail)	\$1,524,438	\$1,715,117	\$3,081,181	\$10,819,592	\$17,140,329
Soft Costs:					
Architect/Designer	\$24,434	\$24,434	\$24,434	\$757,371	\$830,673
Geotechnical Engineer (Design Phase)	\$21,667	\$21,667	\$36,667	\$0	\$80,000
Geotechnical Engineer (Construction Phase)	\$10,000	\$10,000	\$15,000	\$0	\$35,000
Preconstruction Services	\$22,867	\$25,727	\$46,218	\$162,294	\$257,105
Construction Management	\$91,466	\$102,907	\$184,871	\$649,176	\$1,028,420
Agency/Plan Check Fees	\$15,244	\$17,151	\$30,812	\$108,196	\$171,403
Construction Inspection (IOR)	\$25,283	\$25,283	\$25,283	\$129,835	\$205,684
Special Testing and Inspection	\$6,098	\$6,860	\$12,325	\$43,278	\$68,561
Furniture, Furnishings, and Equipment (FF&E)	\$200,000	\$150,000	\$100,000	\$3,160,000	\$3,610,000
Total PROJECT Cost	\$1,941,497	\$2,099,146	\$3,556,790	\$15,829,742	\$23,427,175
Soft Costs as % of Total Development Cost	27.4%	22.4%	15.4%	46.3%	36.7%

Notes:

- 1) The building will be modular construction from an approved manufacturer.
- 2) Utility connections are assumed to be within 100' of the new building
- 3) Includes the demolition of (2) relocatable classroom buildings.
- 4) Includes the relocation of (1) of the hand ball court.
- 5) All permanent classrooms will be modernized with the CFW 21st Century classroom model

Stone Creek Engineering, Inc.
 Prepared for: Caldwell Flores Winters, Inc.
 Project Owner: Lompoc Unified School District
 Project: 12: New Modular CTE & Classroom Conversions to 21st Century
 Site: Cabrillio High School
 Construction Cost Summary
 Date: March 16, 2022

CSI	Description	Tab Name:	CHS Modular Sports Med	CHS Modular Prod. & Innov.	CHS Modular CTE	CHS CR Modernization	Total
		New Construction:	2,065 sf	2,400 sf	2,400 sf	0 sf	6,865 sf
		Renovation:	0 sf	0 sf	0 sf	75,840 sf	75,840 sf
		Total GSF:	2,065 sf	2,400 sf	2,400 sf	75,840 sf	82,705 sf
2	Existing Conditions		\$32,992	\$32,992	\$32,992	\$0	\$98,975
3	Concrete		\$55,738	\$55,738	\$55,738	\$0	\$167,214
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Modular Building Construction		\$1,066,108	\$1,239,060	\$2,478,120	\$8,325,867	\$13,109,155
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0	\$0
26	Electrical		\$19,171	\$19,171	\$19,171	\$0	\$57,513
27	Communications		\$19,936	\$19,936	\$19,936	\$0	\$59,808
28	Electronic Safety and Security		\$9,157	\$9,157	\$9,157	\$0	\$27,471
31	Substructure and Earthwork		\$18,725	\$18,725	\$18,725	\$0	\$56,175
32	Exterior Improvements		\$78,645	\$78,645	\$78,645	\$0	\$235,935
33	Infrastructure		\$34,240	\$34,240	\$34,240	\$0	\$102,720
34	Other		\$0	\$0	\$0	\$0	\$0
Subtotal			\$1,334,711	\$1,507,663	\$2,746,723	\$8,325,867	\$13,914,965
Mark-ups	General Conditions	9.00%	\$24,174	\$24,174	\$24,174	\$749,328	\$821,851
	General Contractor Markup	5.50%	\$16,103	\$16,103	\$16,103	\$499,136	\$547,444
	General Contractor Bond & Insurance	2.50%	\$7,722	\$7,722	\$7,722	\$239,358	\$262,524
	Design Contingency	5.00%	\$69,136	\$77,783	\$139,736	\$490,684	\$777,339
	GC's Construction Contingency and E&O	5.00%	\$72,592	\$81,672	\$146,723	\$515,219	\$816,206
Construction Cost -- March 2022			\$1,524,438	\$1,715,117	\$3,081,181	\$10,819,592	\$17,140,329
Escalation: Excluded			0.00%	\$0	\$0	\$0	\$0
Total Construction Cost			\$1,524,438	\$1,715,117	\$3,081,181	\$10,819,592	\$17,140,329

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 12: New Modular CTE & Classroom Conversions to 21st Century

Site: Cabrillio High School

Tab Name: Project 12 Sitework

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition - General	1	ls	\$64,200.00	\$64,200
02 41 00	Demolish Relocatable Classroom Buildings	2	ea	\$13,375.00	\$26,750
02 41 00	Demolition of an (E) Hand Ball Court (the new court is listed below in "Misc. Improvments")	1	ea	\$8,025.00	\$8,025
02 41 00					
02 41 00	SITE DEMOLITION				\$98,975
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$16,050.00	\$16,050
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	15,000	sf	\$0.54	\$8,025
31 00 00	Site Grading and Compaction	15,000	sf	\$2.14	\$32,100
31 00 00					
31 00 00	EARTHWORK				\$56,175
31 60 00	SPECIAL FOUNDATIONS				
31 60 00	Foundation System for (N) Building - By Modular Manufacturer			\$0.00	\$0
31 60 00					
31 60 00	SPECIAL FOUNDATIONS			\$0.00	\$0
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	AC Paving/Patching	2	ea	\$5,350.00	\$10,700
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	4,000	sf	\$10.17	\$40,660
32 12 00					
32 12 00	SITE PAVING				\$51,360
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	150	lf	\$96.30	\$14,445
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	150	lf	\$102.72	\$15,408
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00	DOMESTIC & FIRE WATER				\$42,158
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	150	lf	\$96.30	\$14,445
33 51 00					
33 51 00	NATURAL GAS DISTRIBUTION				\$17,120
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	150	lf	\$117.70	\$17,655

33 30 00	Clean Outs	4 ea	\$428.00	\$1,712
33 30 00				
33 30 00	SANITARY SEWER			\$22,042
33 40 00	STORM SEWER			
33 40 00	Storm System Modifications	1 ea	\$21,400.00	\$21,400
33 40 00				
33 40 00	STORM SEWER			\$21,400
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			
26 10 00	Site Electrical Improvements	1 ea	\$21,400.00	\$21,400
26 10 00	Site Electrical Distribution	250 lf	\$133.75	\$33,438
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			\$57,513
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	4,465 sf	\$37.45	\$167,214
03 30 00				
03 30 00	FOUNDATION CONCRETE			\$37.45 \$167,214
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	4,465 sf	\$3.21	\$14,333
27 30 00				
02 41 00	VOICE AND DATA COMMUNICATIONS			\$3.21 \$14,333
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	2 ea	\$16,050.00	\$32,100
27 40 00				
26 00 00	AUDIO-VIDEO COMMUNICATIONS			\$7.19 \$32,100
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	4,465 sf	\$1.34	\$5,972
28 00 00				
26 00 00	ELECTRONIC SAFETY AND SECURITY			\$1.34 \$5,972
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	4,465 sf	\$4.82	\$21,499
28 30 00				
26 00 00	FIRE ALARM SYSTEM			\$4.82 \$21,499
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Construction of a (N) Handball Court	1 ea	\$37,450.00	\$37,450
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			\$144,450
Total	Subtotal subcontractor cost			\$805,810
	General Conditions	9.00%		\$72,523
	General Contractor Markup	5.50%		\$48,308
	General Contractor Bond & Insurance	2.50%		\$23,166
	Design Contingency	5.00%		\$47,490
	GC's Construction Contingency and E&O	5.00%		\$49,865
	Current Construction Cost			\$1,047,162

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 12: New Modular CTE & Classroom Conversions to 21st Century

Site: Cabrillio High School

Tab Name: CHS Modular Sports Med

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,065 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,065	sf	\$516.28	\$1,066,108
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION			\$516.28	\$1,066,108
Total	Subtotal subcontractor cost			\$516.28	\$1,066,108
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$25.81	\$53,305
	GC's Construction Contingency and E&O	5.00%		\$27.10	\$55,971
	Current Construction Cost			\$569.19	\$1,175,384

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 12: New Modular CTE & Classroom Conversions to 21st Century

Site: Cabrillio High School

Tab Name: CHS Modular Prod. & Innov.

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,400	sf	\$516.28	\$1,239,060
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION			\$516.28	\$1,239,060
Total	Subtotal subcontractor cost			\$516.28	\$1,239,060
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$25.81	\$61,953
	GC's Construction Contingency and E&O	5.00%		\$27.10	\$65,051
	Current Construction Cost			\$569.19	\$1,366,064

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 12: New Modular CTE & Classroom Conversions to 21st Century

Site: Cabrillio High School

Tab Name: CHS Modular CTE

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,400 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	4,800	sf	\$516.28	\$2,478,120
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION			\$1,032.55	\$2,478,120
Total	Subtotal subcontractor cost			\$1,032.55	\$2,478,120
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$51.63	\$123,906
	GC's Construction Contingency and E&O	5.00%		\$54.21	\$130,101
	Current Construction Cost			\$1,138.39	\$2,732,127

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 12: New Modular CTE & Classroom Conversions to 21st Century

Site: Cabrillio High School

Tab Name: CHS CR Modernization

Bldg. Size: 75,840 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	75,840	sf	\$109.78	\$8,325,867
13 30 00					
13 30 00	BUILDING MODERNIZATION			\$109.78	\$8,325,867
Total	Subtotal subcontractor cost			\$109.78	\$8,325,867
	General Conditions	9.00%			\$749,328
	General Contractor Markup	5.50%			\$499,136
	General Contractor Bond & Insurance	2.50%			\$239,358
	Design Contingency	5.00%		\$6.47	\$490,684
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$515,219
	Current Construction Cost			\$142.66	\$10,819,592

Project: 13
Lompoc High School
New Modular CTE & Classroom Conversions to 21st Century

Budget
Cost Estimate

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Project Cost Summary

Date: March 16, 2022

Project Scope:

Construction of a new modular Career Technical Education "Patient Care Facility" and a "Software and Systems Facility" with associated sitework on an existing school site and modernization of existing classrooms.

Description	LHS Modular Patient Care	LHS Modular Software & Systems	LHS Modular CTE	LHS CR Modernization	Total
Construction Cost (See next page for detail)	\$1,566,570	\$1,757,250	\$3,123,313	\$9,997,851	\$16,444,984
Soft Costs:					
Architect/Designer	\$27,383	\$27,383	\$27,383	\$699,850	\$781,999
Geotechnical Engineer (Design Phase)	\$21,667	\$21,667	\$36,667	\$0	\$80,000
Geotechnical Engineer (Construction Phase)	\$10,000	\$10,000	\$15,000	\$0	\$35,000
Preconstruction Services	\$23,499	\$26,359	\$46,850	\$149,968	\$246,675
Construction Management	\$93,994	\$105,435	\$187,399	\$599,871	\$986,699
Agency/Plan Check Fees	\$15,666	\$17,573	\$31,233	\$99,979	\$164,450
Construction Inspection (IOR)	\$25,789	\$25,789	\$25,789	\$119,974	\$197,340
Special Testing and Inspection	\$6,266	\$7,029	\$12,493	\$39,991	\$65,780
Furniture, Furnishings, and Equipment (FF&E)	\$200,000	\$150,000	\$100,000	\$2,920,000	\$3,370,000
Total PROJECT Cost	\$1,990,833	\$2,148,484	\$3,606,126	\$14,627,483	\$22,372,926
Soft Cost as % of Total Development Cost	27.1%	22.3%	15.5%	46.3%	36.0%

Notes:

- 1) The building will be modular construction from an approved manufacturer.
- 2) The utility connections are assumed to be within 100' of the new buildings.
- 3) Includes the demolition of (3) portable classroom buildings.
- 4) All permanent classrooms will be modernized with the CFW 21st Century classroom model

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	LHS Modular Patient Care	LHS Modular Software & Systems	LHS Modular CTE	LHS CR Modernization	Total
		New Construction:	2,065 sf	2,400 sf	4,800 sf	0 sf	9,265 sf
		Renovation:	0 sf	0 sf	0 sf	70,080 sf	70,080 sf
		Total GSF:	2,065 sf	2,400 sf	4,800 sf	70,080 sf	79,345 sf
2	Existing Conditions		\$34,775	\$34,775	\$34,775	\$0	\$104,325
3	Concrete		\$55,738	\$55,738	\$55,738	\$0	\$167,214
4	Masonry		\$0	\$0	\$0	\$0	\$0
5	Metals		\$0	\$0	\$0	\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0	\$0	\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0	\$0	\$0	\$0
8	Openings		\$0	\$0	\$0	\$0	\$0
9	Finishes		\$0	\$0	\$0	\$0	\$0
10	Specialties		\$0	\$0	\$0	\$0	\$0
11	Equipment		\$0	\$0	\$0	\$0	\$0
12	Furnishings		\$0	\$0	\$0	\$0	\$0
13	Modular Building Construction		\$1,066,108	\$1,239,060	\$2,478,120	\$7,693,523	\$12,476,810
14	Conveying Systems		\$0	\$0	\$0	\$0	\$0
21	Fire Suppression		\$0	\$0	\$0	\$0	\$0
22	Plumbing		\$0	\$0	\$0	\$0	\$0
23	HVAC		\$0	\$0	\$0	\$0	\$0
26	Electrical		\$19,171	\$19,171	\$19,171	\$0	\$57,513
27	Communications		\$19,936	\$19,936	\$19,936	\$0	\$59,808
28	Electronic Safety and Security		\$9,157	\$9,157	\$9,157	\$0	\$27,471
31	Substructure and Earthwork		\$27,642	\$27,642	\$27,642	\$0	\$82,925
32	Exterior Improvements		\$79,715	\$79,715	\$79,715	\$0	\$239,145
33	Infrastructure		\$54,891	\$54,891	\$54,891	\$0	\$164,673
34	Other		\$0	\$0	\$0	\$0	\$0
	Subtotal		\$1,367,132	\$1,540,084	\$2,779,144	\$7,693,523	\$13,379,884
Mark-ups	General Conditions	9.00%	\$27,092	\$27,092	\$27,092	\$692,417	\$773,694
	General Contractor Markup	5.50%	\$18,046	\$18,046	\$18,046	\$461,227	\$515,366
	General Contractor Bond & Insurance	2.50%	\$8,654	\$8,654	\$8,654	\$221,179	\$247,141
	Design Contingency	5.00%	\$71,046	\$79,694	\$141,647	\$453,417	\$745,804
	GC's Construction Contingency and E&O	5.00%	\$74,599	\$83,679	\$148,729	\$476,088	\$783,095
	Construction Cost -- March 2022		\$1,566,570	\$1,757,250	\$3,123,313	\$9,997,851	\$16,444,984
	Escalation: Excluded	0.00%	\$0	\$0	\$0	\$0	\$0
	Total Construction Cost		\$1,566,570	\$1,757,250	\$3,123,313	\$9,997,851	\$16,444,984

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Tab Name: Project 13 Sitework

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
02 41 00	SITE DEMOLITION				
02 41 00	Demolition - General	1	ls	\$64,200.00	\$64,200
02 41 00	Demolish (E) Portable Classroom Buildings	3	ea	\$13,375.00	\$40,125
02 41 00					
02 41 00	SITE DEMOLITION				\$104,325
31 00 00	EARTHWORK				
31 00 00	<u>Erosion Control</u>				
31 00 00	SWPPP Strategies & Management	1	ea	\$16,050.00	\$16,050
31 00 00					
31 00 00	<u>Grading</u>				
31 00 00	Clear and Grub - Remove Top 6" of Soil	25,000	sf	\$0.54	\$13,375
31 00 00	Site Grading and Compaction	25,000	sf	\$2.14	\$53,500
31 00 00					
31 00 00	EARTHWORK				\$82,925
31 60 00	SPECIAL FOUNDATIONS				
31 60 00	Foundation System for (N) Building - By Modular Manufacturer			\$0.00	\$0
31 60 00					
31 60 00	SPECIAL FOUNDATIONS			\$0.00	\$0
32 12 00	SITE PAVING				
32 12 00	<u>Asphalt Concrete Paving</u>				
32 12 00	AC Paving/Patching	2	ea	\$5,350.00	\$10,700
32 12 00					
32 12 00	<u>Concrete Paving</u>				
32 12 00	Concrete Walkways	8,000	sf	\$10.17	\$81,320
32 12 00					
32 12 00	SITE PAVING				\$92,020
32 80 00	LANDSCAPE AND IRRIGATION				
32 80 00	<u>Irrigation</u>				
32 80 00	Irrigation System (Distribution, Valves, Heads)	1	ea	\$8,025.00	\$8,025
32 80 00					
32 80 00	<u>Landscaping</u>				
32 80 00	Planters/Grass	1	ea	\$21,400.00	\$21,400
32 80 00					
32 80 00	LANDSCAPE AND IRRIGATION				\$29,425
32 31 00	FENCES & GATES				
32 31 00	Chainlink Fencing and Gates - Allowance	1	ea	\$10,700.00	\$10,700
32 31 00					
32 31 00	FENCES & GATES				\$10,700
33 10 00	DOMESTIC & FIRE WATER				
33 10 00	<u>Domestic Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	2" Water Line - Includes Fittings/Valves	300	lf	\$96.30	\$28,890
33 10 00					
33 10 00	<u>Fire Water</u>				
33 10 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 10 00	4" Fire Water Line - Includes Fittings/Valves	300	lf	\$102.72	\$30,816
33 10 00	Fire Hydrants	1	ea	\$6,955.00	\$6,955
33 10 00					
33 10 00	DOMESTIC & FIRE WATER				\$72,011
33 51 00	NATURAL GAS DISTRIBUTION				
33 51 00	Connect to (E) Line in Street	1	ea	\$2,675.00	\$2,675
33 51 00	Gas Line - Includes Fittings/Valves	300	lf	\$96.30	\$28,890
33 51 00					
33 51 00	NATURAL GAS DISTRIBUTION				\$31,565
33 30 00	SANITARY SEWER				
33 30 00	Connect to (E) Line	1	ea	\$2,675.00	\$2,675
33 30 00	Sewer Lines - Includes Fittings	300	lf	\$117.70	\$35,310
33 30 00	Clean Outs	4	ea	\$428.00	\$1,712

33 30 00				
33 30 00	SANITARY SEWER			\$39,697
33 40 00	STORM SEWER			
33 40 00	Storm System Modifications	1 ea	\$21,400.00	\$21,400
33 40 00				
33 40 00	STORM SEWER			\$21,400
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			
26 10 00	Site Electrical Improvements	1 ea	\$21,400.00	\$21,400
26 10 00	Site Electrical Distribution	250 lf	\$133.75	\$33,438
26 10 00	Miscellaneous Site Electrical	1 ls	\$2,675.00	\$2,675
26 10 00				
26 10 00	SITE ELECTRICAL POWER AND DISTRIBUTION			\$57,513
27 00 00	SITE COMMUNICATIONS			
27 00 00	Connect to (E) System	1 ea	\$2,675.00	\$2,675
27 00 00	Comm Line to Building	200 lf	\$53.50	\$10,700
27 00 00				
27 00 00	SITE COMMUNICATIONS			\$13,375
03 30 00	FOUNDATION CONCRETE			
03 30 00	Modular Building Foundation System	4,465 sf	\$37.45	\$167,214
03 30 00				
03 30 00	FOUNDATION CONCRETE		\$37.45	\$167,214
27 30 00	VOICE AND DATA COMMUNICATIONS			
27 30 00	Data/Communications System - Complete	4,465 sf	\$3.21	\$14,333
27 30 00				
02 41 00	VOICE AND DATA COMMUNICATIONS		\$3.21	\$14,333
27 40 00	AUDIO-VIDEO COMMUNICATIONS			
27 40 00	A/V System - Raceways and Boxes Only (Cabling and Equipment are included in Soft Costs)	2 ea	\$16,050.00	\$32,100
27 40 00				
26 00 00	AUDIO-VIDEO COMMUNICATIONS		\$7.19	\$32,100
28 00 00	ELECTRONIC SAFETY AND SECURITY			
28 00 00	Security System - Raceways and Boxes Only (Cabling and Devices are included in Soft Costs)	4,465 sf	\$1.34	\$5,972
28 00 00				
26 00 00	ELECTRONIC SAFETY AND SECURITY		\$1.34	\$5,972
28 30 00	FIRE ALARM SYSTEM			
28 30 00	Fire Alarm System - Complete	4,465 sf	\$4.82	\$21,499
28 30 00				
26 00 00	FIRE ALARM SYSTEM		\$4.82	\$21,499
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			
32 00 00	Miscellaneous Site Improvements	1 ls	\$107,000.00	\$107,000
32 00 00				
32 00 00	MISCELLANEOUS SITE IMPROVEMENTS			\$107,000
Total	Subtotal subcontractor cost			\$903,073
	General Conditions	9.00%		\$81,277
	General Contractor Markup	5.50%		\$54,139
	General Contractor Bond & Insurance	2.50%		\$25,962
	Design Contingency	5.00%		\$53,223
	GC's Construction Contingency and E&O	5.00%		\$55,884
	Current Construction Cost			\$1,173,558

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Tab Name: LHS Modular Patient Care

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 2,065 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,065	sf	\$516.28	\$1,066,108
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION			\$516.28	\$1,066,108
Total	Subtotal subcontractor cost			\$516.28	\$1,066,108
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$25.81	\$53,305
	GC's Construction Contingency and E&O	5.00%		\$27.10	\$55,971
	Current Construction Cost			\$569.19	\$1,175,384

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Tab Name: LHS Modular Software & Systems

Bldg. Size: 2,400 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	2,400	sf	\$516.28	\$1,239,060
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION			\$516.28	\$1,239,060
Total	Subtotal subcontractor cost			\$516.28	\$1,239,060
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$25.81	\$61,953
	GC's Construction Contingency and E&O	5.00%		\$27.10	\$65,051
	Current Construction Cost			\$569.19	\$1,366,064

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Tab Name: LHS Modular CTE

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 4,800 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	MODULAR BUILDING CONSTRUCTION				
13 30 00	Modular Building	4,800	sf	\$516.28	\$2,478,120
13 30 00					
13 30 00	MODULAR BUILDING CONSTRUCTION			\$516.28	\$2,478,120
Total	Subtotal subcontractor cost			\$516.28	\$2,478,120
	General Conditions	0.00%			\$0
	General Contractor Markup	0.00%			\$0
	General Contractor Bond & Insurance	0.00%			\$0
	Design Contingency	5.00%		\$25.81	\$123,906
	GC's Construction Contingency and E&O	5.00%		\$27.10	\$130,101
	Current Construction Cost			\$569.19	\$2,732,127

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Design Level: Budget

Project Owner: Lompoc Unified School District

Project: 13: New Modular CTE & Classroom Conversions to 21st Century

Site: Lompoc High School

Tab Name: LHS CR Modernization

Bldg. Size: 70,080 sf

Date: March 16, 2022

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	70,080	sf	\$109.78	\$7,693,523
13 30 00					
13 30 00	BUILDING MODERNIZATION			\$109.78	\$7,693,523
Total	Subtotal subcontractor cost			\$109.78	\$7,693,523
	General Conditions	9.00%			\$692,417
	General Contractor Markup	5.50%			\$461,227
	General Contractor Bond & Insurance	2.50%			\$221,179
	Design Contingency	5.00%		\$6.47	\$453,417
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$476,088
	Current Construction Cost			\$142.66	\$9,997,851

Project: 14
Maple High School
Classroom Conversions to 21st Century

**Budget
Cost Estimate**

Estimate Date:
March 16, 2022

Stone Creek Engineering, Inc.**Prepared for: Caldwell Flores Winters, Inc.****Project Owner: Lompoc Unified School District****Project: 14: Classroom Conversions to 21st Century****Site: Maple High School****Project Cost Summary****Date: March 16, 2022****Project Scope:**

Modernization of existing classrooms.

Description	MHS CR Modernization		Total
Construction Cost (See next page for detail)	\$1,917,396		\$1,917,396
<u>Soft Costs:</u>			
Architect/Designer	\$134,218		\$134,218
Geotechnical Engineer (Design Phase)	\$0		\$0
Geotechnical Engineer (Construction Phase)	\$0		\$0
Preconstruction Services	\$28,761		\$28,761
Construction Management	\$115,044		\$115,044
Agency/Plan Check Fees	\$19,174		\$19,174
Construction Inspection (IOR)	\$23,009		\$23,009
Special Testing and Inspection	\$7,670		\$7,670
Furniture, Furnishings, and Equipment (FF&E)	\$560,000		\$560,000
Total PROJECT Cost	\$2,805,271		\$2,805,271
Soft Cost as % of Total Development Cost	46.3%		46.3%

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 14: Classroom Conversions to 21st Century

Site: Maple High School

Construction Cost Summary

Date: March 16, 2022

CSI	Description	Tab Name:	MHS CR Modernization	Total
		New Construction:	0 sf	0 sf
		Renovation:	13,440 sf	13,440 sf
		Total GSF:	13,440 sf	13,440 sf
2	Existing Conditions		\$0	\$0
3	Concrete		\$0	\$0
4	Masonry		\$0	\$0
5	Metals		\$0	\$0
6	Wood, Plastics & Composites		\$0	\$0
7	Thermal & Moisture Protection		\$0	\$0
8	Openings		\$0	\$0
9	Finishes		\$0	\$0
10	Specialties		\$0	\$0
11	Equipment		\$0	\$0
12	Furnishings		\$0	\$0
13	Modular Building Construction		\$1,475,470	\$1,475,470
14	Conveying Systems		\$0	\$0
21	Fire Suppression		\$0	\$0
22	Plumbing		\$0	\$0
23	HVAC		\$0	\$0
26	Electrical		\$0	\$0
27	Communications		\$0	\$0
28	Electronic Safety and Security		\$0	\$0
31	Substructure and Earthwork		\$0	\$0
32	Exterior Improvements		\$0	\$0
33	Infrastructure		\$0	\$0
34	Other		\$0	\$0
	Subtotal		\$1,475,470	\$1,475,470
Mark-ups	General Conditions	9.00%	\$132,792	\$132,792
	General Contractor Markup	5.50%	\$88,454	\$88,454
	General Contractor Bond & Insurance	2.50%	\$42,418	\$42,418
	#REF!	5.00%	\$86,957	\$86,957
	#REF!	5.00%	\$91,305	\$91,305
	Construction Cost -- March 2022		\$1,917,396	\$1,917,396
	Escalation: Excluded	0.00%	\$0	\$0
	Total Construction Cost		\$1,917,396	\$1,917,396

Stone Creek Engineering, Inc.

Prepared for: Caldwell Flores Winters, Inc.

Project Owner: Lompoc Unified School District

Project: 14: New Modular CTE & Classroom Conversions to 21st Century

Site: Maple High School

Tab Name: MHS CR Modernization

Date: March 16, 2022

Design Level: Budget

Bldg. Size: 13,440 sf

TRADE	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST - SUB
13 30 00	BUILDING MODERNIZATION				
13 30 00	Modernize (E) Classrooms	13,440	sf	\$109.78	\$1,475,470
13 30 00					
13 30 00	BUILDING MODERNIZATION			\$109.78	\$1,475,470
Total	Subtotal subcontractor cost			\$109.78	\$1,475,470
	General Conditions	9.00%			\$132,792
	General Contractor Markup	5.50%			\$88,454
	General Contractor Bond & Insurance	2.50%			\$42,418
	Design Contingency	5.00%		\$6.47	\$86,957
	GC's Construction Contingency and E&O	5.00%		\$6.79	\$91,305
	Current Construction Cost			\$142.66	\$1,917,396