



RIALTO

UNIFIED SCHOOL DISTRICT
BRIDGING FUTURES THROUGH INNOVATION



BOARD OF EDUCATION ADOPTION
5/10/2023

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1. Letter from GO Architects

We are very pleased to present this Facilities Master Plan to the Rialto Unified School District. This master plan includes detailed campus facility assessments that GO Architects conducted in conjunction with the District’s Facilities and Maintenance and Operations staff. Site visits took place between 03/14/2022 and 04/07/2022. Transformation steering committee meetings were conducted between 03/08/2022 and 08/30/2022. Detailed site assessments and preliminary cost estimates have been developed and summarized into the Master Plan to allow the District to begin prioritizing the work when ready to upgrade their facilities.

Facilities Master Plans such as this should be considered living documents that will continue to be updated and adjusted as needs and conditions change over time. GO Architects was hired to assist the District in developing this plan through transformation steering committee meetings, facility assessments, and confirmation surveys. The transformation steering committee was made up of teachers, district leadership and staff, and school administrators. Each committee meeting was a focused discussion that centered around the important issues of:

1. **Code (Health, Safety and Access needs),**
2. **Housekeeping (Maintenance & Operations needs), and**
3. **Transformation (Educational needs).**

The result of the transformation steering committee meetings, in conjunction with several months of campus assessments by the GO Architects Inc. team (Architect + Engineers), is this District-Wide Facility Master Plan. **The projects identified in this document are recommendations, the actual implementation process, and timeline for completion of the projects are contingent on current and projected funding availability.**

Through the participation of the District administration we were reminded that the mission statement of Rialto Unified School District, the bridge that connects students to their aspirations for the future, is to ensure each student achieves personal and career fulfillment within a global society, through a vital system distinguished by:

- High expectation for student achievement
- Safe and engaging learning environments
- Effective family and community involvement
- Learning opportunities beyond the traditional school setting
- Appreciation of universal diversity

With that reminder, we started and completed the process with the interests of the children and families of the District by first acknowledging that they are the reason why these transformation efforts are so necessary. It is with great pride that we were able to assist Rialto Unified School District in this important and meaningful endeavor.

Sincerely,

Liliana Bustos
Managing Partner

A Living Document...

“Things do not change, we change.”

- Henry David Thoreau

The Facilities Master Plan is the result of a collaborative effort of Teachers, Parents, School Administrators, Staff, and District Administration. This Master Plan is intended to be a living document that will periodically be revised and updated to remain current and to continue to accurately reflect the needs and desires of the entire school community.

2. Introduction

The Rialto Unified School District (District) 2022-2023 Facilities Master Plan (FMP) provides direction for facility maintenance and upgrades as well as their strategic use, in response to the curricular changes brought on by the 21st Century learning movement being implemented by all the districts in the State of California. These curricular changes embrace **accountability** for student success in learning. Accountability is measured through several components of the school's operation. These components include providing highly qualified staff, continual professional development, providing the resources for the implementation of a strong curriculum, teacher/student access to technology, providing educational opportunities for parents to support their child in the home, increased educational opportunities in core curriculum, language arts, and technology.

The purpose of the FMP is to provide a roadmap for maintaining and upgrading facilities to support these accountability components. School facilities must be responsive to these changes for the District to successfully provide 21st-century learning environments and the objective is to assess existing District Facilities so as to diligently and carefully craft a plan on how to continue fostering education in these facilities, which were built in the past decades, to continue to serve future decades. The method of assessing these facilities and compiling them into the Facilities Master Plan document is conducted in 3 defining aspects: Codes & Safety, Housekeeping, and Transformation.

This FMP was developed under the direction of the School Board of Rialto Unified School District to establish a framework that would guide an orderly implementation of improvements, repairs, and upgrades, identified through the development process of the FMP.

The FMP captures the District's beliefs, mission, and parameters of excellence in education and incorporates sound principles that are intended to guide the facilities planning and Maintenance & Operations teams for the District by identifying improvements needed to enhance the educational environment and to upgrade the building infrastructure and grounds with a commitment to school security, school connectedness, energy efficiencies and cost savings, which are important to meet a high level of excellence in the educational program.

The long-term needs have been identified at each site, based on facility assessment relating to the condition of the buildings and how facilities are responsive to the District's educational goals. The identified needs can be met through a strategic financial/funding plan, which is essential to the implementation of the FMP.

3. Transformation Committee Summary & Process

Rialto USD hired GO Architects Inc. in 2022 to update their previous facilities master plan which was developed in 2012. Each of the school sites and district support facilities were involved in the process via the formation and participation of the transformation steering committee made up of the following RUSD leadership, staff, and administrators:

Member	Representing
Diane Romo, Lead Business Services Agent	RUSD Business Services
Angie Lopez, Agent (Director) Facilities Planning Facilities	Planning Services
David (Matt) Carter, M&O Agent	Maintenance & Operations
Shawn Cuttress, Maintenance Supervisor	Maintenance & Operations
Raul Maciel, Network Service Manager	Instructional Technology IT
John Galenec, IT Planning Specialist	Instructional Technology IT
Fausat Rahman-Davies, Lead Agent Nutrition Services	Nutrition Services
Maria Rangel, Assistant Agent Nutrition Services	Nutrition Services
Roxanne Dominguez, Academic Agent, Special Services	Special Education
Elizabeth Curtis, Lead Academic Agent – Elementary	Educational Services
Manuel Burciaga, Lead Academic Agent - Secondary	Educational Services
Berenice Gutierrez, Trapp Elementary School	Elementary School Administrator
Armando Urteaga, Kolb Middle School	Middle School Administrator
Jennifer Cuevas, Eisenhower High School	High School Administrator
Dennis Roney	GO Architects, Inc.
Christopher Smith	GO Architects, Inc.
Liliana Bustos	GO Architects, Inc.

The transformation steering committee’s responsibilities were to establish guidelines for the Facilities Master Plan, review findings of the facility assessments, identify educational transformation needs and develop priorities and recommendations for the FMP.

Process

Development of the FMP utilized a multifaceted process to generate the data and thoroughly evaluate the facility needs. The following steps were taken in the process of developing the FMP for Rialto USD:

- School Board of Education approval to move forward with the FMP;
- Meeting with district leadership to go over objectives, scope, intent, and establish schedules;
- Established master calendar for conducting surveys and school site visits;

- Conducted site visits
- Submitted surveys to Site Administration and M&O Departments;
- Gathered and analyzed data surveys for each site;
- Gathered and analyzed data from site visit;
- Compiled lists of facility needs and requests, based on site assessments and input received via surveys and transformation committee meetings;
- Analyzed student demographic data for enrollment projections;
- Prepared construction ROM (Rough Order of Magnitude) tentative cost estimates of facility needs.

Virtual transformation steering committee meetings were held as follows:

March 8, 2022Review of RUSD 2012 Educational Specifications

June 7, 2022Transformation Steering Committee Meeting #1

August 30, 2022.....Transformation Steering Committee Meeting #2 / FMP Draft Review

The transformation steering committee took part in virtual work sessions with focused discussions that centered on the important issues of:

1. Code & Safety

Before we can move forward to foster education, we must equip the students with code compliant, safe, and secure environments. This involvement includes District Maintenance & Operations personnel and the Architectural Consultant. The procedure and scope include visiting each facility to assess and document all existing non code compliant conditions, such as ADA access, egress requirements, asbestos abatement, structural issues, etc.

2. Campus Housekeeping

Not only must facilities be brought up to code to provide safety and security, but they must be welcoming and inspiring of the education they will foster. This involvement also includes District Maintenance & Operations personnel, especially Custodians, and the Architectural and Engineering Consultants. The procedure and scope also include visiting each site to assess and document all existing unpleasant conditions associated with each facility. These include, but are not limited to leaking roofs, damaged exterior & interior finishes, Mechanical, Electrical, and Plumbing inadequacies, etc.

3. Campus Transformation / Educational Needs

Facilities needs are dependent on many determining factors that shape the realm of education, including the growth or reduction of the communities they serve. The transformation of each facility is a process which involves those beyond District Maintenance & Operations personnel and the Architectural Consultants. This involvement additionally includes Planning Staff, Committee Members, Administration Staff, and End Users.

The Transformation proposed at each site is determined through a process that involves steering committee meetings and conceptual plans which are studied and refined. The conceptual plans are based on attendance boundaries, enrollment projections, cultural shifts, curriculum shifts (including 21st century technology implementation), educational specifications, existing facility inadequacies, joint-use opportunities, traffic patterns, site security, equity, sustainability, etc.

With a goal to provide healthful, safe, and adequate facilities that enhance the instructional program, and in alignment with RUSD's mission statement and goals, the following questions guided the discussion and development of the FMP:

- **Does the school facility foster community and school pride?**
- **Does the school facility foster a spirit of cooperation?**
- **Does your school facility provide spaces that support all the school's educational programs?**
- **What facility component is missing? (i.e., Is there a gym? Enough kindergarten classrooms? Enough staff and student restrooms? etc.)**
- **Are there areas on campus which are underutilized?**
- **What future educational programs are anticipated to be added at each school facility?**
- **Does the school facility support all the ways students learn?**

The seven types of learners:

1. auditory / musical / listen
 2. visual / spatial / see
 3. verbal / vocalize
 4. logical / mathematical
 5. physical / kinesthetic
 6. social / interpersonal
 7. solitary / reflection / intrapersonal
- Is there room for project-based learning?
 - Is there room for presentations of various sizes?
 - Is there room for collaboration work in groups of various sizes?
 - Is there room for reflection?
 - Are there outdoor learning areas?
 - Does the school facility function well in day-to-day activities?
 - Are the Library size and technology adequate?
 - Is the Cafeteria / MPR size adequate?
 - Are the play / sports areas adequate?
 - Are the student drop-off / pick-up areas adequate?
 - Is the campus safe and secure?
 - Secure fencing
 - One controlled point of entry once the school day has started
 - Outdoor areas and entry points are easily supervised
 - Secure lobby for visitors' check-in
 - Does the technology function and is it adequate?
 - What will we need to do in the future? (i.e., video conferencing capability)

Survey Forms

While the transformation steering committee held meetings, facility survey forms were sent out to all site’s administrators as well as to the Maintenance & Operations Department (Grounds, Systems, Trades and Custodians) for additional feedback related to housekeeping and transformation items. This process took place between February 1, 2022, and May 10, 2022 and included the following review:

Site Conditions:

Parking Lot
Signage
Site Structures
ADA & Path of Travel
Play Areas
Fencing & Security
Landscape & Irrigation
Site Lighting
Covered Walkways
Play Equipment
Drainage
Miscellaneous

Building Conditions:

Roof
Exterior Finish
Windows
Doors
Flooring
Cabinets
Wall Finishes
Ceiling Finishes
Plumbing Fixtures
Electrical Equipment
HVAC Equipment
Teaching Technology

The result of all the transformation steering committee meetings and feedback from site administrators, M&O and Facilities Departments, in conjunction with several months of site assessments and confirmation meetings is this District-Wide Facility Master Plan.

The projects identified in this document are recommendations, the actual implementation process and timeline for completion of the projects are contingent on current and projected funding availability.

4. District Background

Rialto Unified School District boasts a diverse population of approximately 25,500 students. Presently, the District has 3 comprehensive high schools, one alternative/adult education school, one continuation high school, 5 middle schools, 19 elementary schools, and 20 preschools (on elementary campuses) in the cities encompassing Rialto, including parts of Colton, San Bernardino, Fontana, Bloomington, and Lytle Creek. On September 21, 2017, RUSD celebrated its 125th Birthday.

The Brooks School District was formed in 1886. The first school was built in 1888. On April 9, 1891, the Rialto School District was formed out of a part of the Brooks District due to massive growth in the area. By 1906, the schools were crowded, and a Bond Election was held to build an eight-room schoolhouse.

The bonds were approved by a vote of 52-14 and the new schoolhouse was first occupied in 1907. In the 1920s Rialto Elementary School District included grades first through eighth. Students of high school age attended the San Bernardino High School District. In 1924, Rialto Junior (now Middle) High School was built at 324 N. Palm Avenue. The name changed to Rialto Middle School and in 2009, the school was relocated to 1262 W. Rialto Avenue in Rialto. What was once called the 'old' Rialto Middle School, in 2010, under the leadership of the RUSD Board of Education, became the Cesar Chavez/Dolores Huerta Center for Education.

Mrs. Huerta attended the dedication of the building which offers staff and parental support, along with numerous educational functions. On July 1, 1964, the school district officially 'Unified.' Eisenhower High School and Rialto Junior High (now Middle) School became a part of the new Rialto Unified School District. During the 1960s, through the 1980s, 1990s, and into the 2000s, RUSD continued its growth and added 16 more schools. Orange groves were replaced by mass development, various track homes, and retail stores.

Population/demographics changed drastically as more Latinos and African-American residents enriched the City. The District, through a bond which passed in 1999, opened Wilmer Amina Carter High School. In September 2004, RUSD's 28th school (and 18th elementary school) Charlotte N. Werner Elementary School opened. In August 2010, the District opened Nancy R. Kordyak Elementary School in the City of Fontana. On January 12, 2011, under the leadership of the RUSD Board of Education, the District Education Center was renamed the Dr. John R. Kazalunas Education Center. In 2013, the Board of Education renamed the Parent Center, the Curtis T. Winton Parent Center, located at the Chavez/Huerta Education Center located at 324 N. Palm Avenue in Rialto.

2022-2025 Strategic Plan

MISSION

A declaration of the unique identity to which the organization aspires; its specific purpose; and the means by which it will achieve its purpose.

The mission of the Rialto Unified School District, the bridge that connects students to their aspirations for the future, is to ensure each student achieves personal and career fulfillment within a global society, through a vital system distinguished by:

- High expectation for student achievement
- Safe and engaging learning environments
- Effective family and community involvement
- Learning opportunities beyond the traditional school setting
- Appreciation of universal diversity

BELIEFS

An expression of fundamental values; ethical code, overriding convictions, inviolable principles.

We believe that...

- Everyone has unique talent
- There is boundless power in all of us
- All people have equal inherent worth
- Diversity is strength
- Each person deserves respect
- High expectation inspires high achievement
- Risk is essential to success
- Common and individual interest are reciprocal
- Integrity is critical to trust
- Honest conversation leads to understanding

2022-2025 Strategic Plan (continued...)

- Music is the universal language
- A strong community benefits all of its members
- Everyone can contribute to the good of the community

PARAMETERS

Boundaries with in which the organization will accomplish its mission; self-imposed limitations.

- We will make all decisions in the best interest of students
- We will honor the worth and dignity of each person
- We will hold the highest expectations of everyone
- We will assert the unlimited potential of every student
- We will practice participatory decision-making throughout the district
- We will not allow the past to determine our future

OBJECTIVES

An uncompromising commitment to achieve specific, measurable, observable, or demonstrable results that exceed its present capability.

Goal 1: Every student excels at the highest level throughout his/her career at Rialto Unified School District

Goal 2: Every student will be a responsible citizen who contributes to a global society

Goal 3: Every student will achieve success in his/her chosen life endeavors

Goal 4: Every student will graduate with a personal pathway for success

STRATEGIES

Bold resolutions that dedicate the organization's resources and energies toward the continuous creation of systems to achieve the extraordinary as expressed in the mission and goals.

STRATEGY I: WE WILL PROVIDE RIGOROUS AND RELEVANT LEARNING EXPERIENCES TO ENSURE EACH STUDENT'S HOLISTIC DEVELOPMENT.

STRATEGY II: ENSURE RESOURCES AND ASSETS ARE ALLOCATED AND DEVELOPED TO DIRECTLY SUPPORT STUDENTS.

STRATEGY III: STAFF WHO MEET THE HOLISTIC NEEDS AND NURTURE THE ASPIRATIONS OF EACH STUDENT.

STRATEGY IV: WE WILL CULTIVATE A CULTURE OF HIGH EXPECTATIONS WITHIN THE RIALTO UNIFIED SCHOOL DISTRICT COMMUNITY.

STRATEGY V: WE WILL ENSURE FULL ENGAGEMENT OF FAMILIES IN THE EDUCATION OF THEIR CHILDREN.

STRATEGY VI: WE WILL BRIDGE SCHOOL AND COMMUNITY LEARNING OPPORTUNITIES.

5. Capacity Analysis and Enrollment Trends

Demographic analysis is an important component in planning for the future growth or enrollment trends within the District. This allows the District to plan for new schools or impacts to existing schools as a result of anticipated increases or decreases in student enrollment.

The Rialto Unified School District contracted in 2018 with Davis Demographics to update and analyze demographic data relevant to the District's facility planning efforts. The scope of contracted work included: mapping the District, geocoding a student file that is usually representative of October's official head count, developing and researching pertinent demographic data, identifying future residential development plans, if any, and developing a seven-year student population projection. Davis Demographics will then assist the District in developing solutions for housing future student population.

The study was prepared to assist the District's efforts in evaluating future site requirements and attendance area changes. The purpose of the report was to identify and inform the District of the trends occurring in the community; how these trends may affect future student population; and to assist in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts. The District can then use this information to better plan for the need, location and timing of facility or boundary adjustments.

Rialto Unified School District (RUSD) is scheduled to see an overall decrease in student population according to the seven-year projection methodology. This is brought on by a decline in birthrates and TK-12 student out-migration pattern over recent years.

The demographics report for RUSD is a snapshot of current and potential student population based upon data gathered in fall 2017. Population demographics change, development plans change, funding opportunities can change, District priorities can change, and therefore, new projections and adjustments to the overall Facilities Master Plan will continue to be necessary in the future.

Davis Demographics is assisting the Rialto Unified School District (RUSD) to plan for future student population changes. By factoring current and historical student data with demographic data and planned residential development, Davis Demographics calculated a seven-year student population projection. This projection is based upon residence of the students and is designed to alert the District as to when and where student population shifts will occur.

The economic downturn has played a major role in resident student population shifts throughout the region. Birthrates reported within the District peaked right before the recession at 1,262 births in the year 2006. In fact, that is the highest count for births in the last 26 years. Births have since dropped in consecutive years to reach a low of 917 births in 2015. As the number of births have declined on an annual basis, so has the size of incoming kindergarten classes. Residential construction activity within the region also became stagnant during the recession years, and has stunted the District's growth. But recent improvements in the housing market have developers sensing opportunity. Residential construction activity is expected to increase in the coming years.

In fact, 1,646 residential units are scheduled to be constructed over the next seven years. Many of the residential units are within the Renaissance Specific Plan. Most of the major residential projects (including those within the Renaissance Specific Plan) that are scheduled for construction, lie within the northern half or central part of the District.

Therefore, attendance areas that are expected to experience growth over the next 7 years serve this region of the District. In spite of the increased amount of construction activity expected to occur during the span of the projection period, the District is expected to see a slight decline. Smaller kindergarten class sizes are projected to come in within the next seven years as a result of declining birthrates. As these smaller classes sizes progress through the grades they will be replacing larger classes causing the District's student population to decline.

In fall 2017, the District reported a total of 25,316 TK-12 students. This number is expected to fall to 25,050 TK-12 students by fall 2024. This projected decline is mostly due primarily to declining birthrates. Also contributing to the decline is the fact that there is not enough residential development scheduled for construction over the next seven years which could help offset the projected decline.

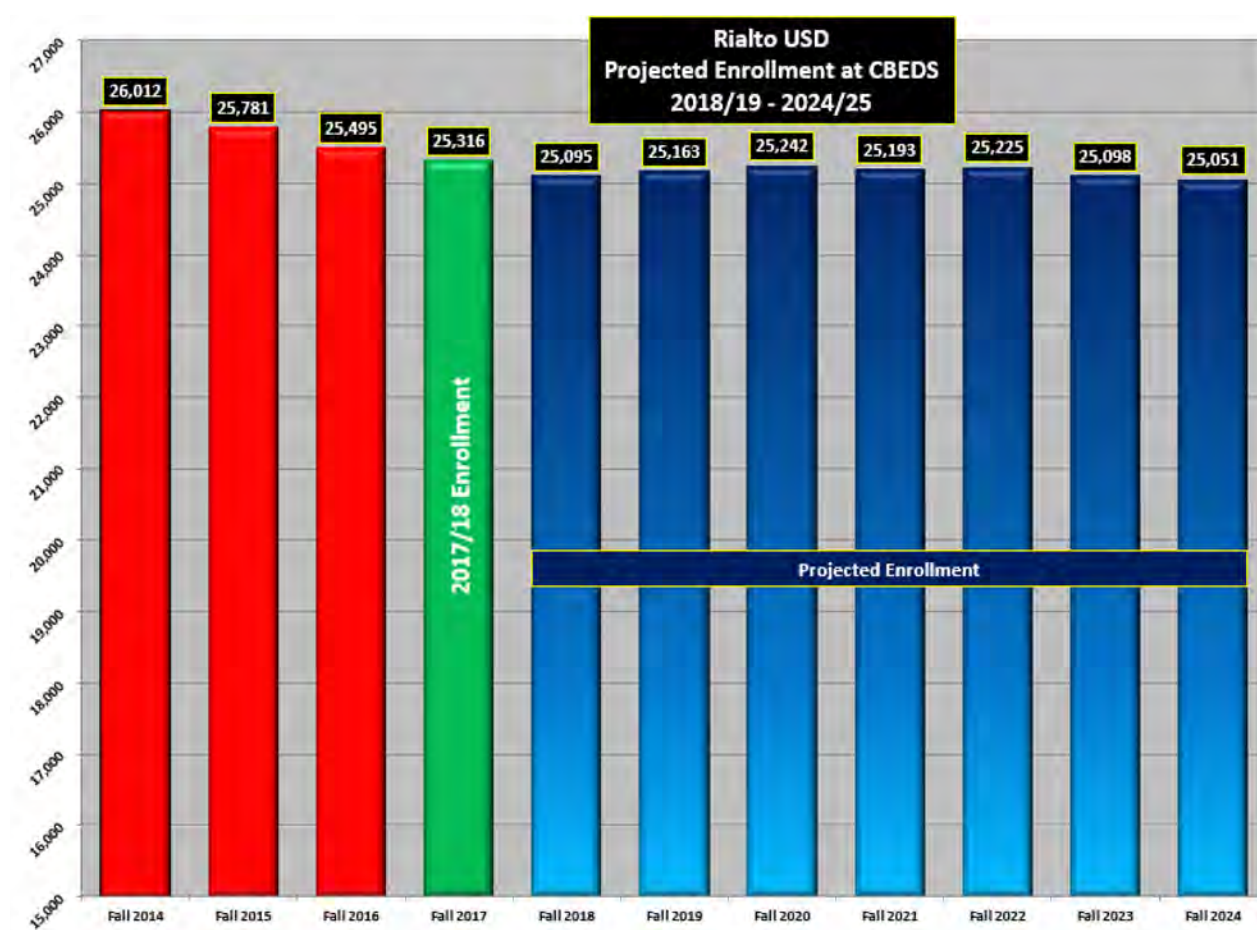
Most of the projected residential development scheduled for construction is located within the northern part of the District where most of the vacant land is located. This also happens to be one of the only areas with rising birthrates. The southern portion of the District has very little residential vacant land and is mostly composed of well-established neighborhoods.

The pace at which planned residential development is constructed and future birth rates will be critical factors to monitor moving forward as changes to these variables would likely have a significant impact on the projection model. Current trends however indicate that the northern half of the District is most likely to experience most of the projected student population growth over the next seven years.

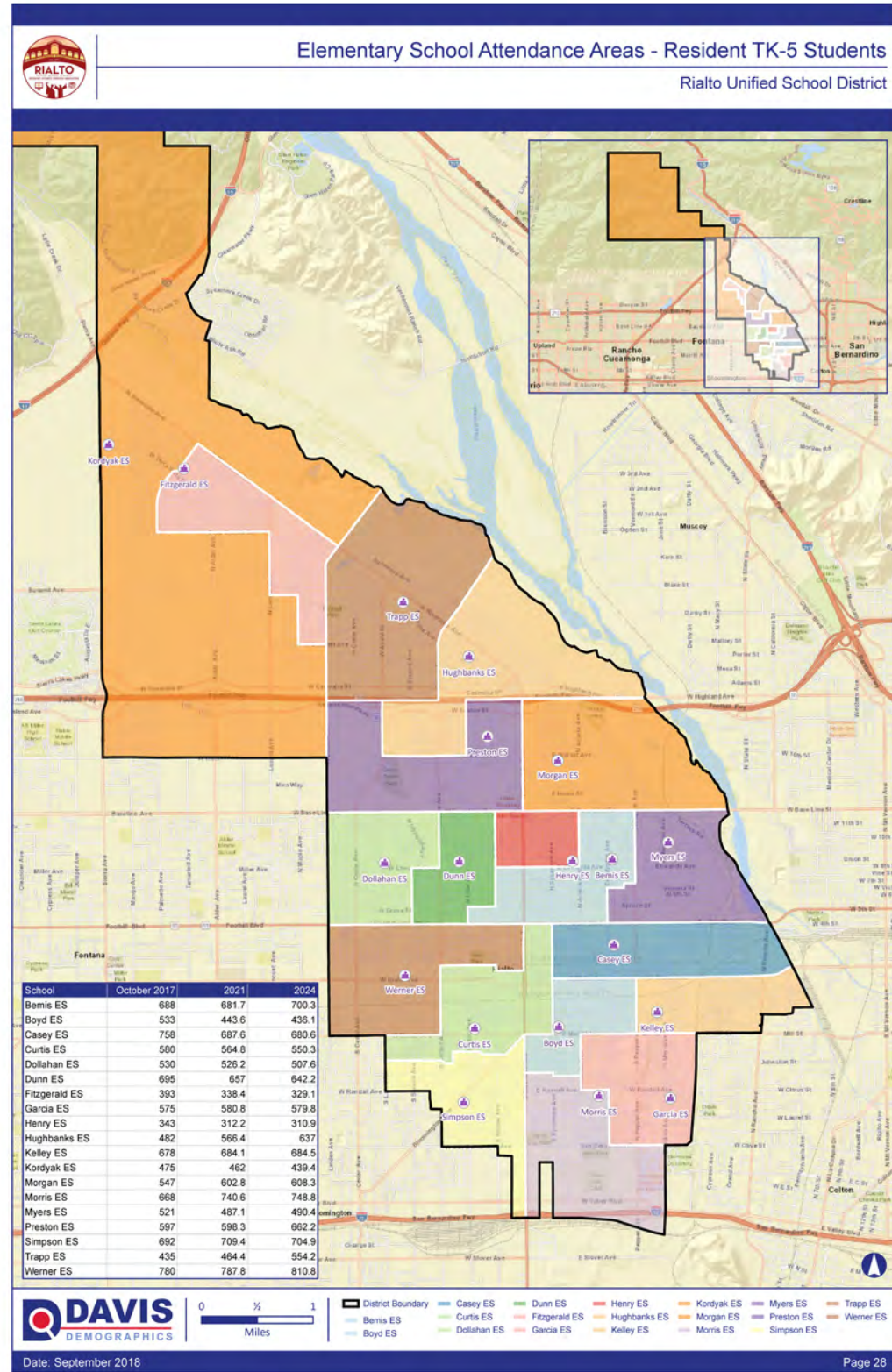
The enrollment projections prepared by Davis Demographics in 2018 did not materialize as anticipated. The District continues to update enrollment projections based on current trends in birth rate, housing trends, programmatic changes and current enrollment. The current enrollment projections are as follows:

- Fall 2023 - 23,556
- Fall 2024 - 23,159
- Fall 2025 - 22,747

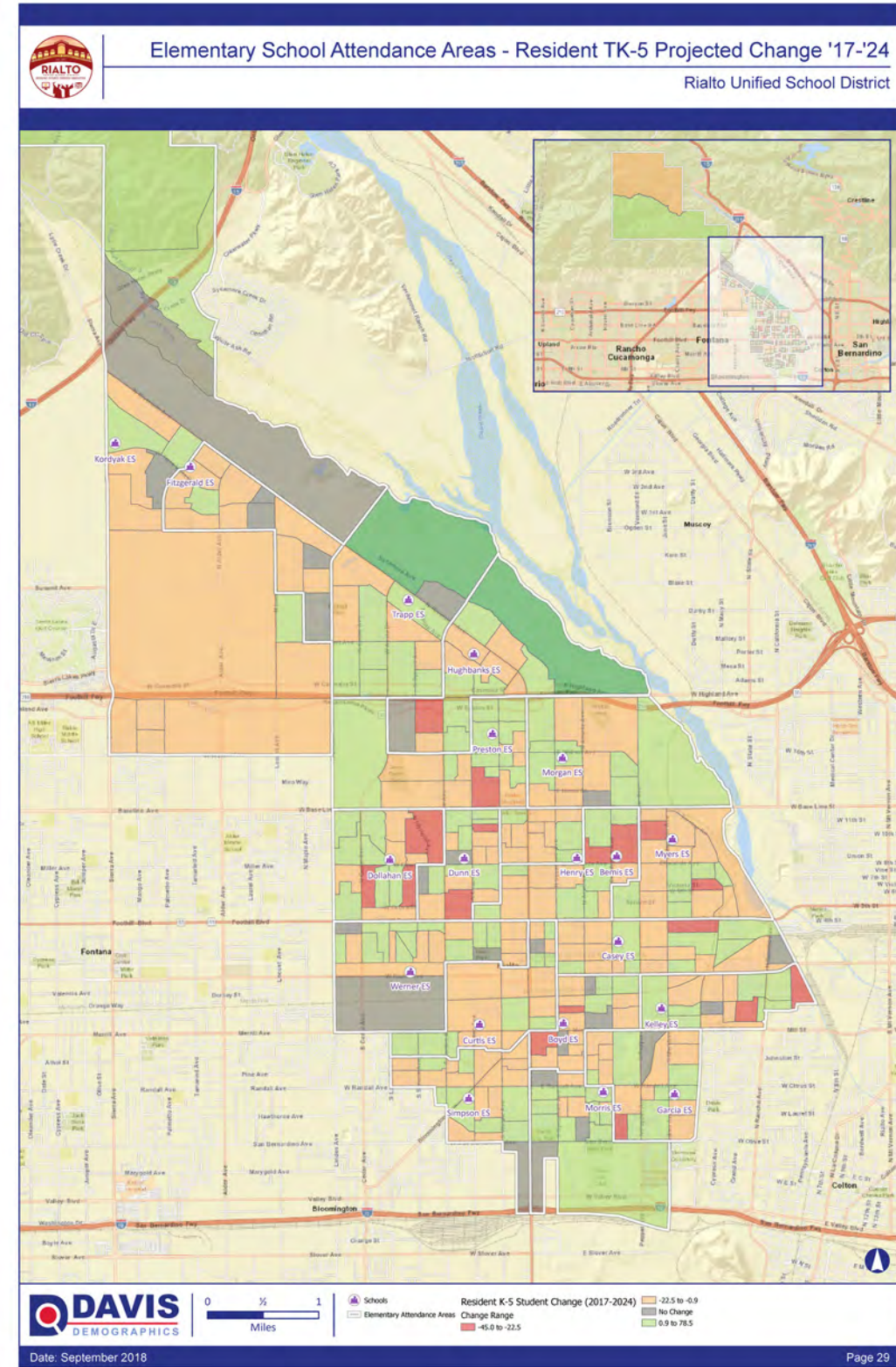
Rialto Unified School District **SY 2017/2018 Report**



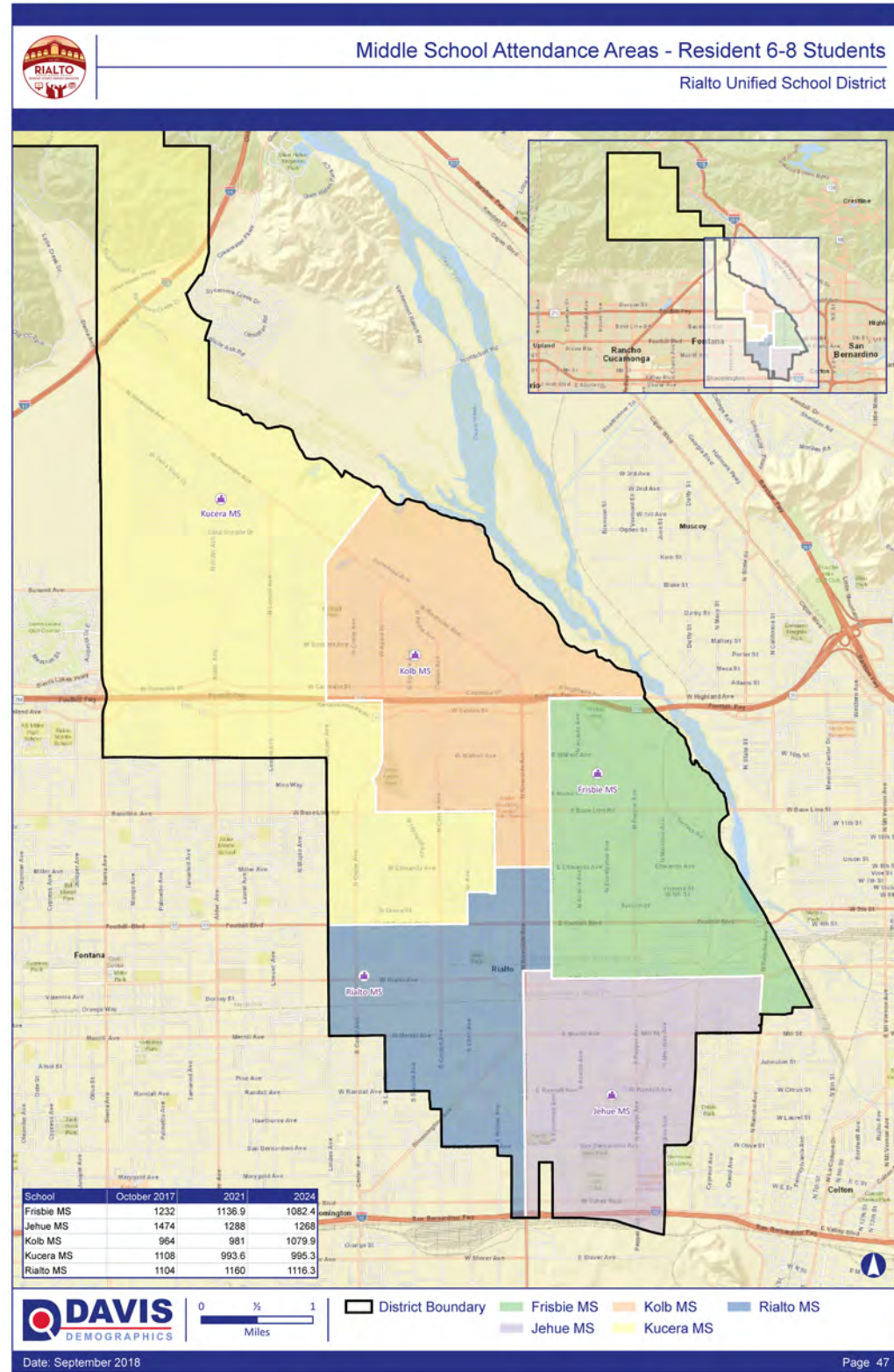
Davis Demographics Report, dated October 9, 2018



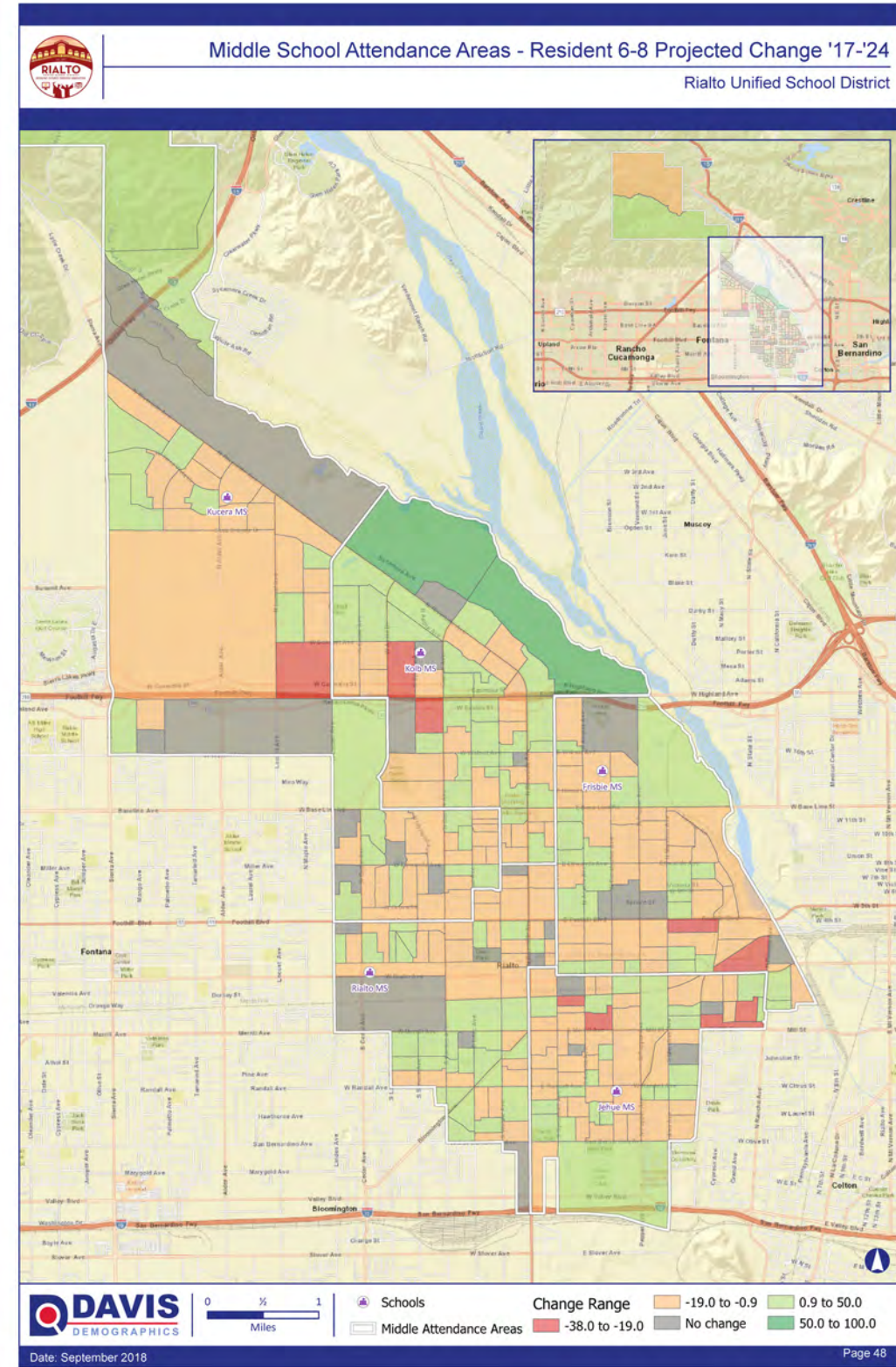
Davis Demographics Report, dated October 9, 2018



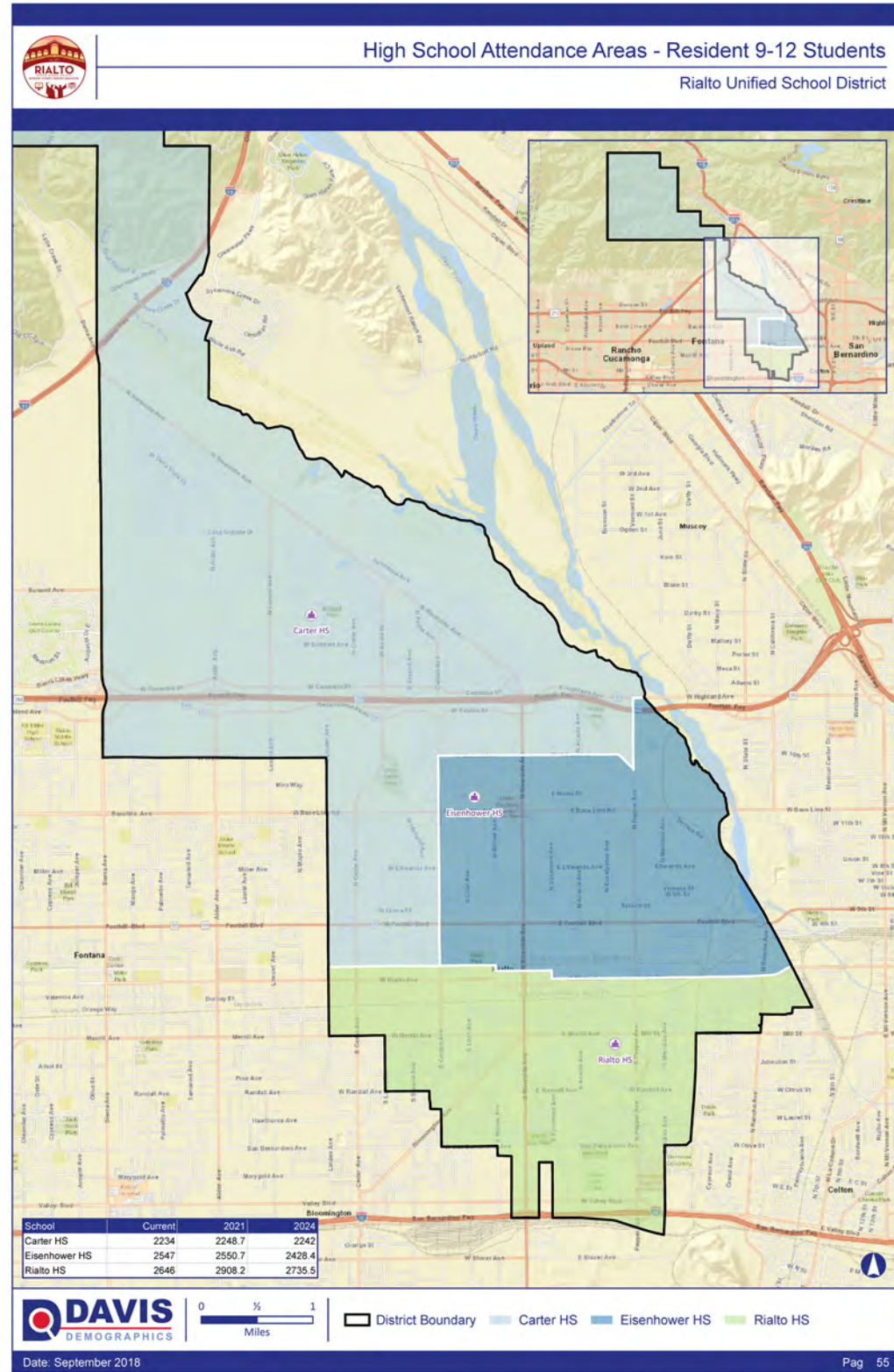
Davis Demographics Report, dated October 9, 2018



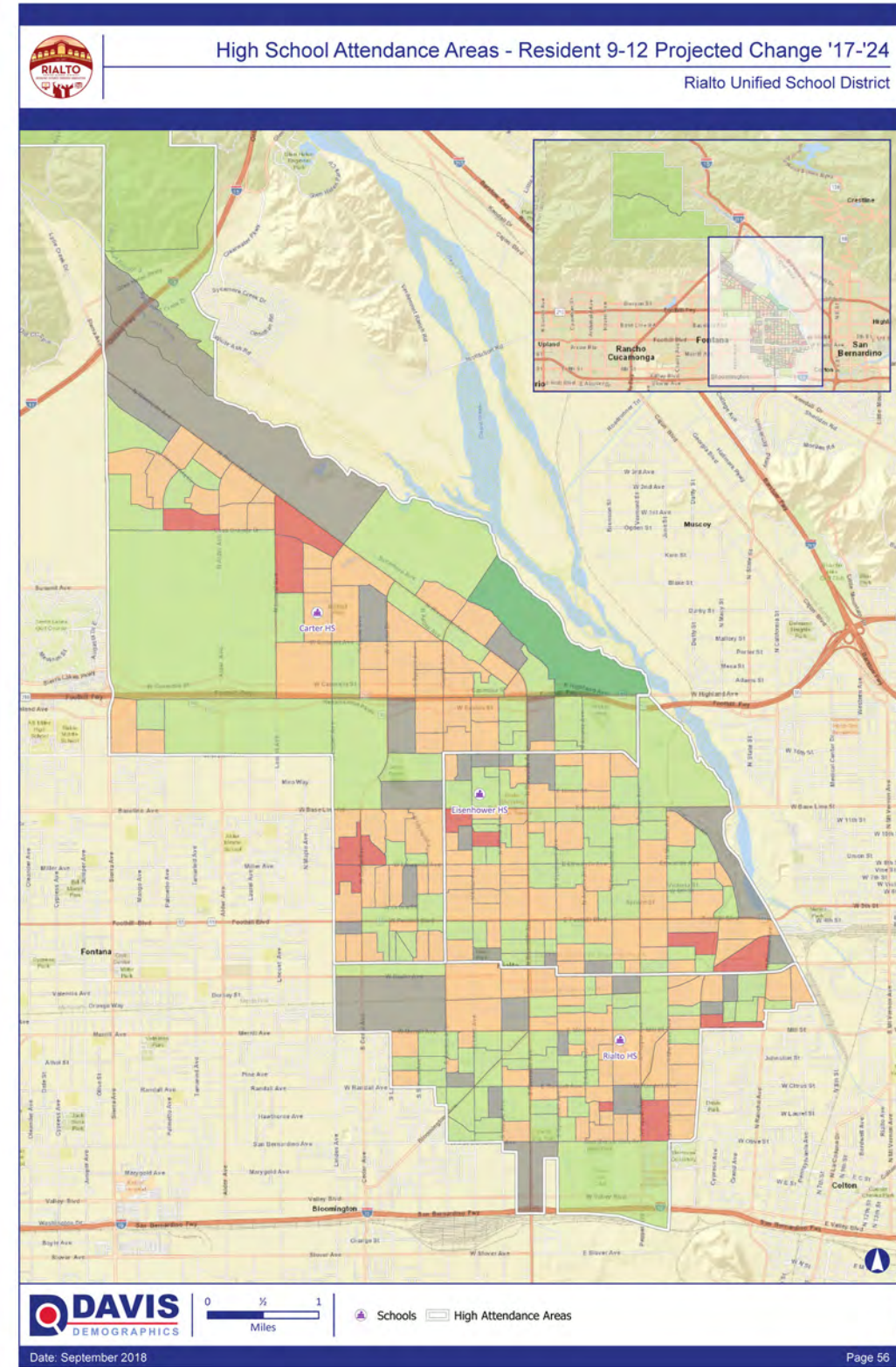
Davis Demographics Report, dated October 9, 2018



Davis Demographics Report, dated October 9, 2018



Davis Demographics Report, dated October 9, 2018



Davis Demographics Report, dated October 9, 2018

6. Sites Overview, Assessment, and Vision

In anticipation of evaluating the District's current facilities, guidelines based on standards set forth in Title 5 of the California Code of Regulations, Title IX, Education Amendments of 1972, and the California Department of Education School Site Selection and Approval Guide were established with the goal of providing equity across school sites.

Detailed Facility Assessments were conducted at each of the District's school sites as well as administrative support centers. A team including the Architect, engineers, RUSD facilities staff, the school principal and/or custodial or maintenance & operations staff toured and evaluated all buildings and grounds. Identified improvements have been arranged into the following categories:

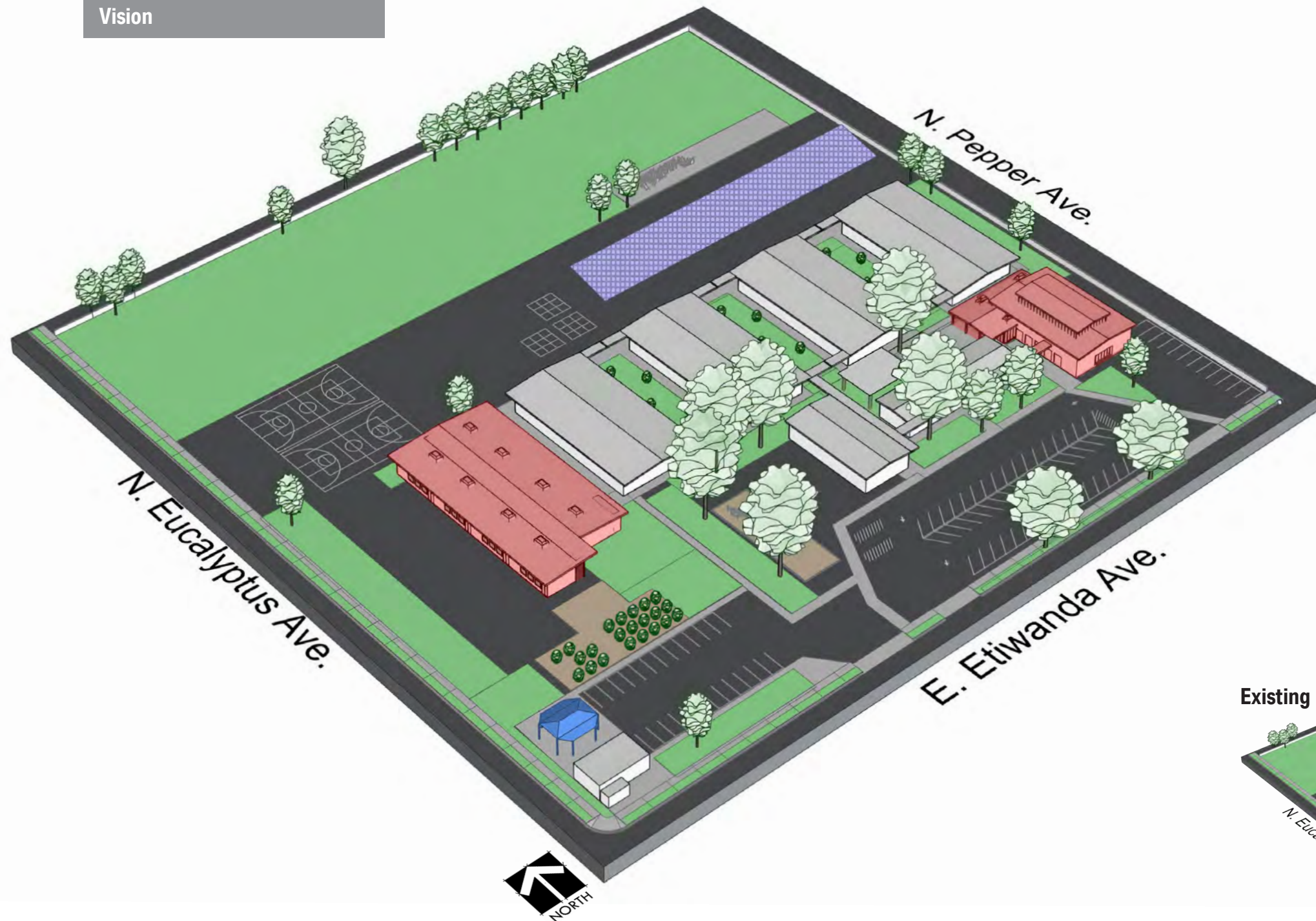
- Code and Safety
- Housekeeping
- Transformation / Educational Needs

Each District school and administrative area was identified, and the areas of concern were itemized by category and represented on the 3D renderings. Proposed repairs, Transformations, and additions have been assigned estimated costs based on current market conditions. Specific projects and timelines for completion at each campus are to be determined with a more comprehensive process beyond the scope of the Master Plan.

THE PROJECTS IDENTIFIED IN THIS DOCUMENT ARE RECOMMENDATIONS, THE ACTUAL IMPLEMENTATION PROCESS AND TIMELINE FOR COMPLETION OF THE PROJECTS ARE CONTINGENT ON CURRENT AND PROJECTED FUNDING AVAILABILITY.

Bemis Elementary School 774 East Etiwanda Avenue Rialto CA, 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1965
 Year of Recent Modernization: 2005
 Site Acreage: 9.12 Acres
 Approx. Permanent Building Area: 36,072 SF
 Approx. Portable Area: 9,600 SF
 Approx. Covered Walks: 15,920 SF
 Approx. Lunch Shelter Area: 1200 SF
 Total: 62,792 SF

Teaching Stations

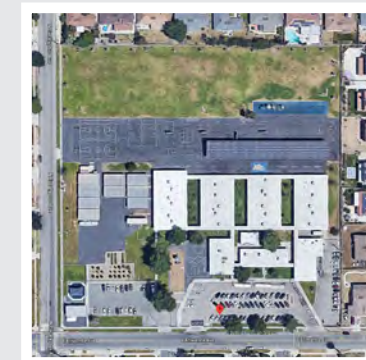
Permanent: 21
 Portable: 9 (+1 Preschool)
 Total: 30

Capacity

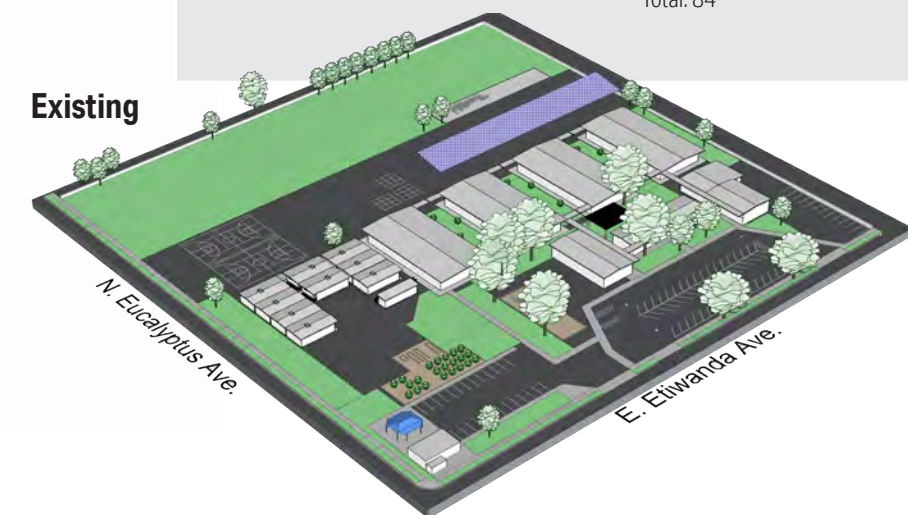
Permanent Capacity: 525
 Portable Capacity: 221
 Total Current Designed Capacity: 746
 Enrollment (Fall 2021-2022): 520
 Future Designed Capacity: N/A

Available Parking

Standard: 80
 Car Accessible: 2
 Van Accessible: 2
 Total: 84

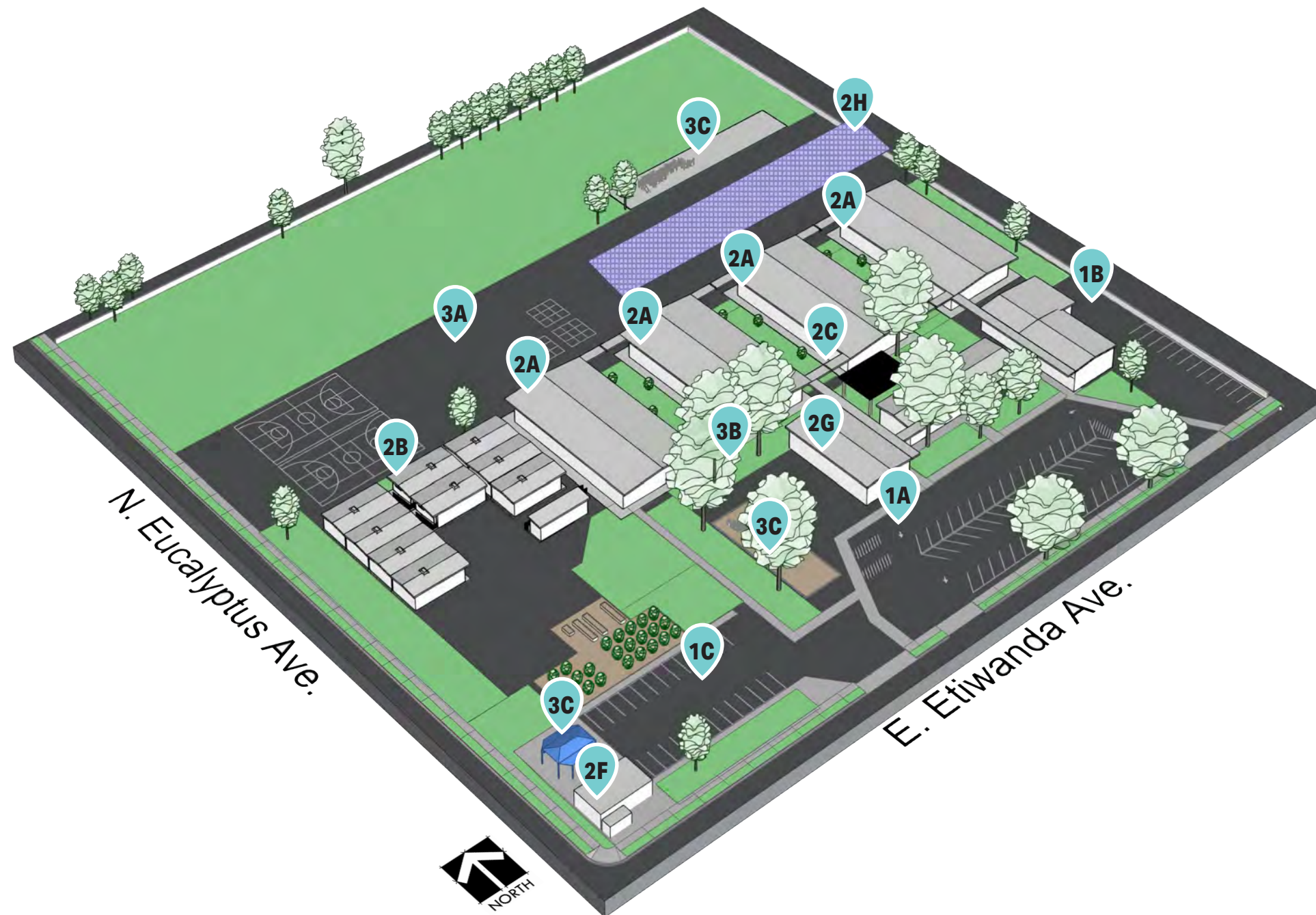


Existing



Bemis Elementary School 774 East Etiwanda Avenue Rialto CA, 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has a bus drop off lane and accessible parking stalls.
- 1B** A secondary parking lot has standard and accessible parking stalls.
- 1C** The preschool parking lot has standard and accessible stalls.

2. Building/Structures

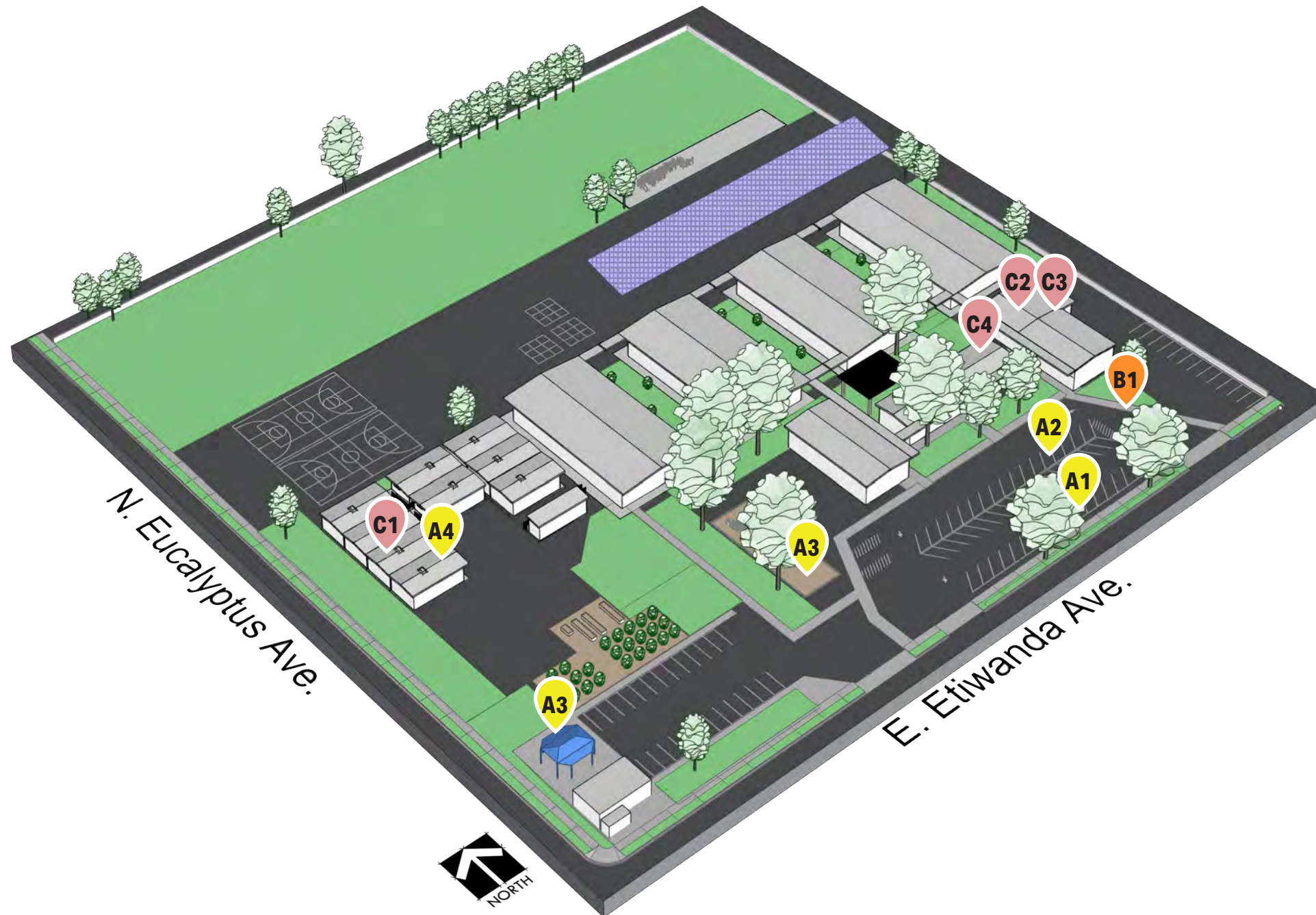
- 2A** Four main classroom and restroom buildings adjoin covered walks that connect to the MPR and kitchen, administration and staff building, and kindergarten buildings.
- 2B** Nine portable buildings house the remaining classrooms. One portable restroom building is adjacent to these portable buildings on the west portion of the site.
- 2C** A covered lunch shelter is located in the middle of campus adjacent to the administration building.
- 2D** Multi-purpose/kitchen building
- 2E** Administration building
- 2F** Preschool and toilet building
- 2G** Kindergarten classrooms and toilets building
- 2H** Solar Panel Shade Structure

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hardcourts with game striping surrounded by ample grass turf with mature trees throughout the site.
- 3B** A separate Kindergarten play area exists centrally located on the site adjacent to the Kindergarten classroom building.
- 3C** Playgrounds with play equipment

Bemis Elementary School 774 East Etiwanda Avenue Rialto CA, 92376

Needs



A. CODE AND SAFETY

- A1** Parking lot reconfiguration - separate bus and parent drop-off
- A2** Accessible parking and signs
- A3** Title 24 accessibility upgrades of playground equipment and fall surfaces
- A4** New ramps at portable classroom buildings

CAMPUS WIDE ITEMS

- A5.** Exterior signage
- A6.** Title 24 accessibility upgrades at student and staff restrooms
- A7.** Upgrade gate hardware
- A8.** Fire alarm system upgrade
- A9.** Public Address (PA) system upgrade
- A10.** Security system upgrade
- A11.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A12.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Front of MPR landscape

CAMPUS WIDE ITEMS

- B2.** Upgrade finishes and cabinetry
- B3.** Replace fencing
- B4.** Upgrade ground drains
- B5.** Upgrade interior light fixtures
- B6.** Re-roof existing buildings
- B7.** Power distribution upgrades
- B8.** HVAC system upgrade
- B9.** Plumbing system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

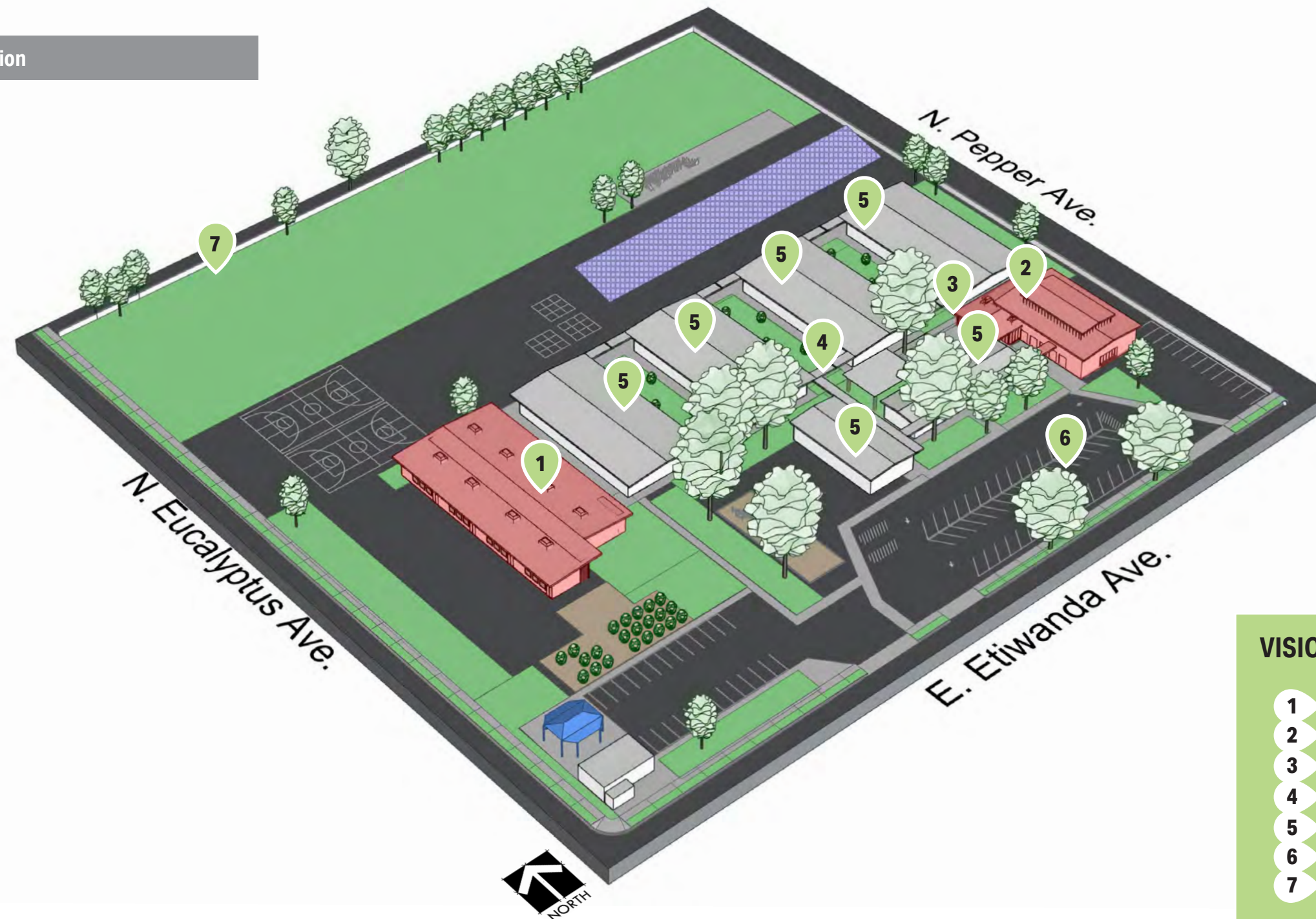
- C1** Replacement of portable classroom buildings for permanent construction
- C2** New kitchen expansion
- C3** New MPR / library
- C4** New shade structure between cafeteria and lunch line

CAMPUS WIDE ITEMS

- C5.** New covered walkways

Bemis Elementary School 774 East Etiwanda Avenue Rialto CA, 92376

Vision



VISION

- 1 New 10 classroom building at west portion of site
- 2 New MPR / Library building
- 3 New Kitchen expansion
- 4 New covered walkways
- 5 New roofs for existing buildings
- 6 Reconfigured parking lot
- 7 New fencing

Bemis Elementary School 774 East Etiwanda Avenue Rialto CA, 92376

LEGEND

LF = Linear Feet
 LS = Lump Sum
 SF = Square Footage
 EA = Each

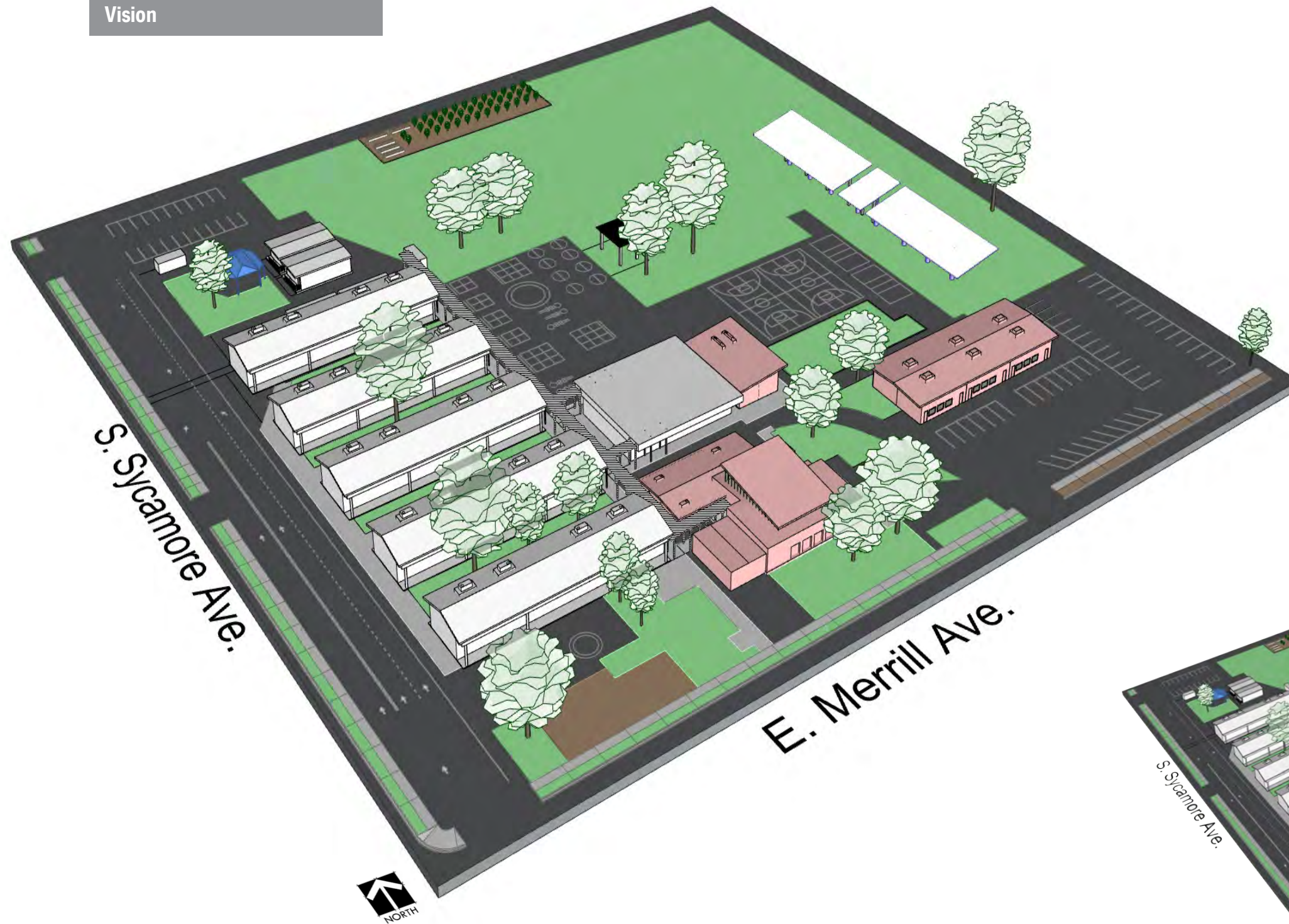
Bemis Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Parking lot reconfiguration (SF)	60,662	\$ 18.00	\$ 1,091,916.00	
A2	Accessible parking and signs (SF)	2,178	\$ 25.00	\$ 54,450.00	
A3	Title 24 accessibility upgrades of playground equipment and fall surfaces (LS)	1	\$ 125,000.00	\$ 125,000.00	
A4	New ramps at portable classroom buildings (EA)	10	\$ 12,000.00	\$ 120,000.00	
A5	Exterior signage (LS)	1	\$ 10,000.00	\$ 10,000.00	
A6	Title 24 accessibility upgrades at student and staff restrooms (SF)	1,522	\$ 630.00	\$ 958,860.00	
A7	Upgrade gate hardware (LS)	1	\$ 5,000.00	\$ 5,000.00	
A8	Fire Alarm system upgrade (SF)	45,672	\$ 9.00	\$ 411,048.00	
A9	Public Address (PA) system upgrade (SF)	45,672	\$ 3.50	\$ 159,852.00	
A10	Security system upgrade (SF)	45,672	\$ 2.50	\$ 114,180.00	
A11	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A12	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 3,203,306.00	
B. Housekeeping					
B1	Front of MPR Landscape (SF)	3,485	\$ 18.00	\$ 62,730.00	
B2	Upgrade interior finishes and cabinetry (SF)	45,672	\$ 231.00	\$ 10,550,232.00	
B3	Replace fencing (LS)	1	\$ 125,000.00	\$ 125,000.00	
B4	Upgrade ground drains (EA)	10	\$ 10,000.00	\$ 100,000.00	
B5	Lighting system upgrade (SF)	45,672	\$ 15.00	\$ 685,080.00	
B6	Re-roof existing buildings (SF)	45,672	\$ 35.00	\$ 1,598,520.00	
B7	Power distribution upgrades (SF)	45,672	\$ 10.00	\$ 456,720.00	
B8	HVAC System Upgrade (SF)	36,072	\$ 35.00	\$ 1,262,520.00	
B9	Plumbing system upgrade (SF)	36,072	\$ 15.00	\$ 541,080.00	
B. Housekeeping - Subtotals:				\$ 15,381,882.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	11,554	\$ 700.00	\$ 8,297,800.00	includes cost of removing 10 portable classroom buildings
C2	New kitchen expansion (SF)	3,217	\$ 790.00	\$ 2,541,430.00	
C3	New MPR / library (SF)	3,907	\$ 700.00	\$ 2,734,900.00	
C4	New shade structure between cafeteria and lunch line (SF)	1,200	\$ 132.50	\$ 159,000.00	
C5	New covered walkways (SF)	15,920	\$ 150.00	\$ 2,388,000.00	
C. Transformation/Educational Needs - Subtotals:				\$ 16,121,130.00	
TOTAL CONSTRUCTION COSTS:			\$ 34,706,318.00		
SOFT COSTS (30%):			\$ 10,411,895.40		
TOTAL ESTIMATED PROJECT COSTS:			\$ 45,118,213.40		

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Boyd Elementary School 310 E Merrill Ave, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1953
 Year of Recent Modernization: 2003
 Site Acreage: 8.89 Acres
 Approx. Permanent Building Area: 30,790 SF
 Approx. Portable Area: 6,720
 Approx. Covered Walks: 9,680 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 48,750 SF

Teaching Stations

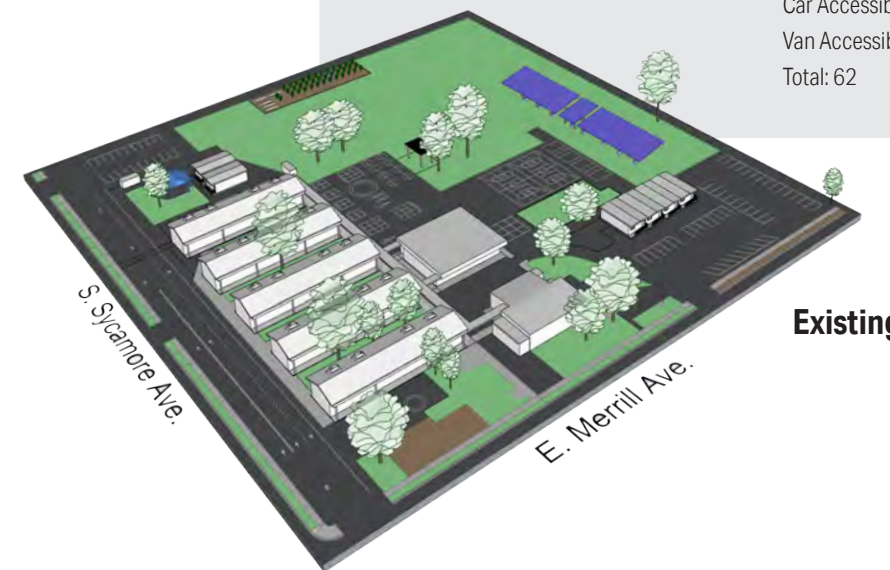
Permanent: 22
 Portable: 4 (+2 Preschool)
 Total: 25

Capacity

Permanent Capacity: 541
 Portable Capacity: 69
 Total Current Designed Capacity: 610
 Enrollment (Fall 2021-2022): 573
 Future Designed Capacity: N/A

Available Parking

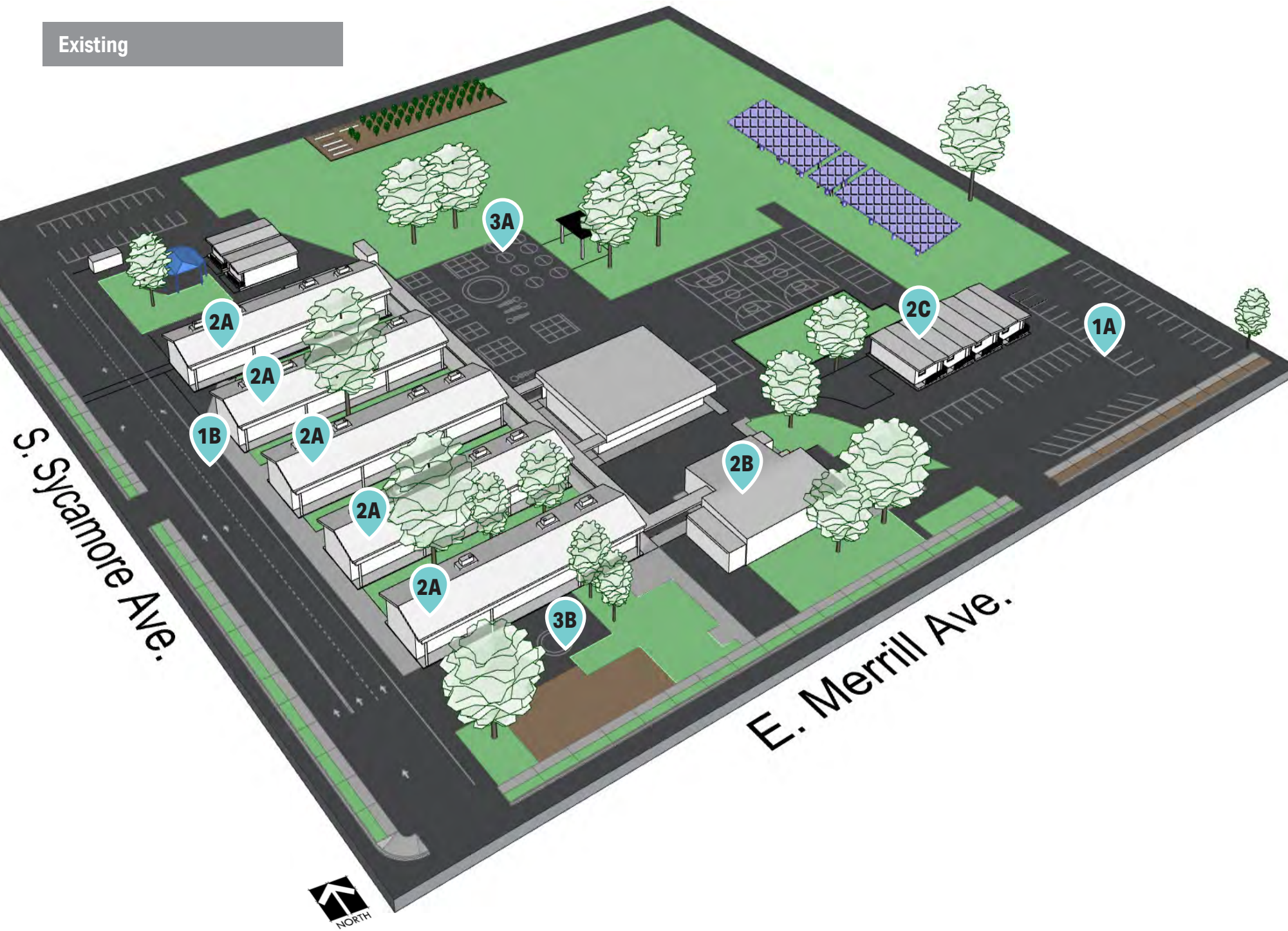
Standard: 58
 Car Accessible: 3
 Van Accessible: 3
 Total: 62



Existing

Boyd Elementary School 310 E Merrill Ave, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** Parking lot consists of ample visitor, staff and administrative parking space, including marked ADA spaces.
- 1B** A drop-off lane and bus lane are included on west portion of school site with additional preschool parking at the north-west corner.

2. Building/Structures

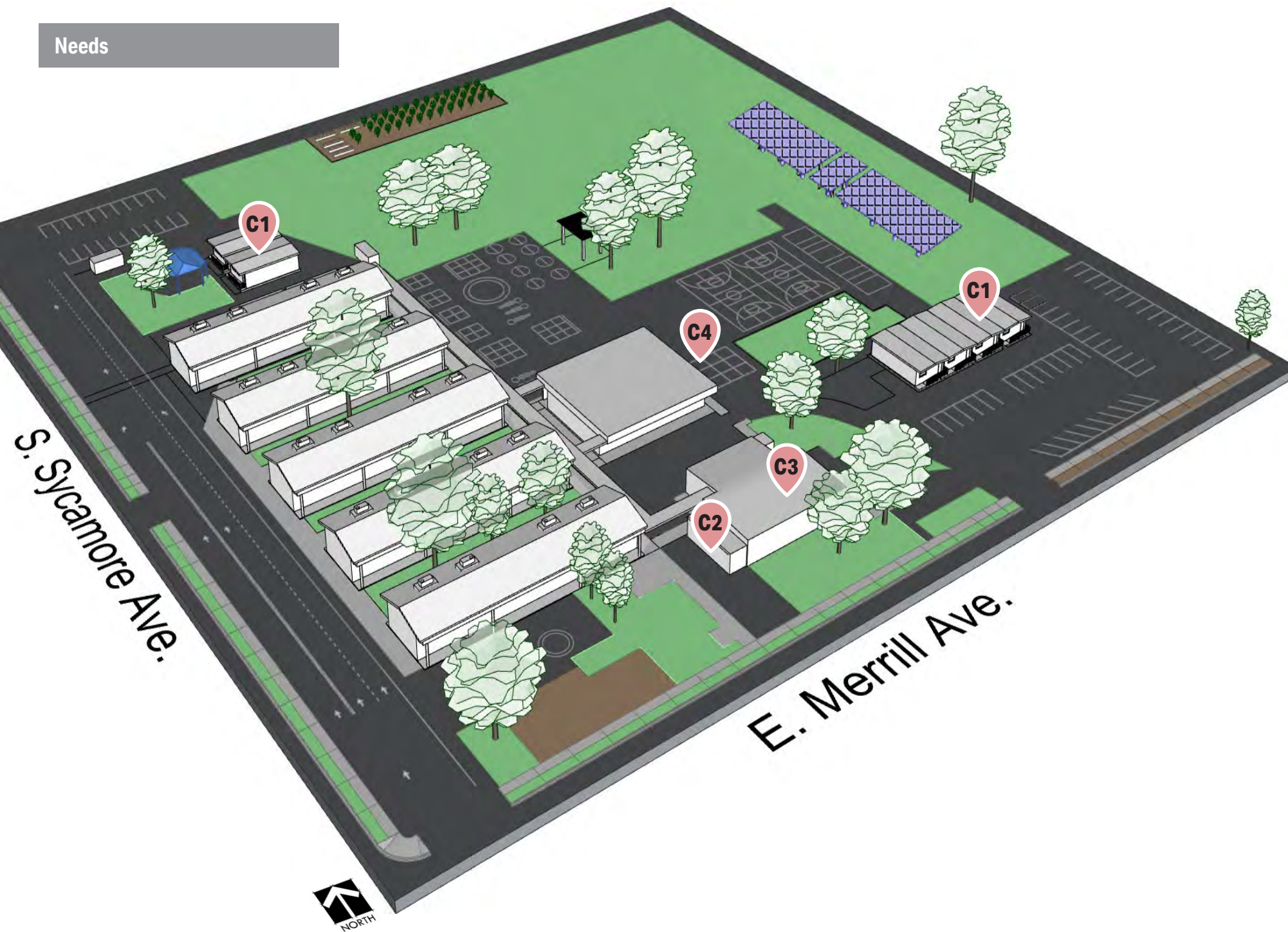
- 2A** Five main classroom buildings adjoin covered walks that connect to the centrally located staff and administration building.
- 2B** The library and MPR are housed together in 1 building south of the administration building.
- 2C** Four portable buildings house the remaining classrooms.

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hardcourts with game striping surrounded by ample grass turf with mature trees throughout the site.
- 3B** A separate Kindergarten play area exists at the south west corner of the site.

Boyd Elementary School 310 E Merrill Ave, Rialto, CA 92376

Needs



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1. Restroom accessories ADA upgrades
- A2. Door hardware ADA upgrades
- A3. Fire Alarm system upgrade
- A4. Public Address (PA) system upgrade
- A5. Security system upgrade
- A6. Additional parking lot lighting
- A7. Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A8. Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1. Upgrade interior light fixtures
- B2. Power distribution systems upgrade
- B3. HVAC system upgrade
- B4. Re-roof existing buildings
- B5. Plumbing system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

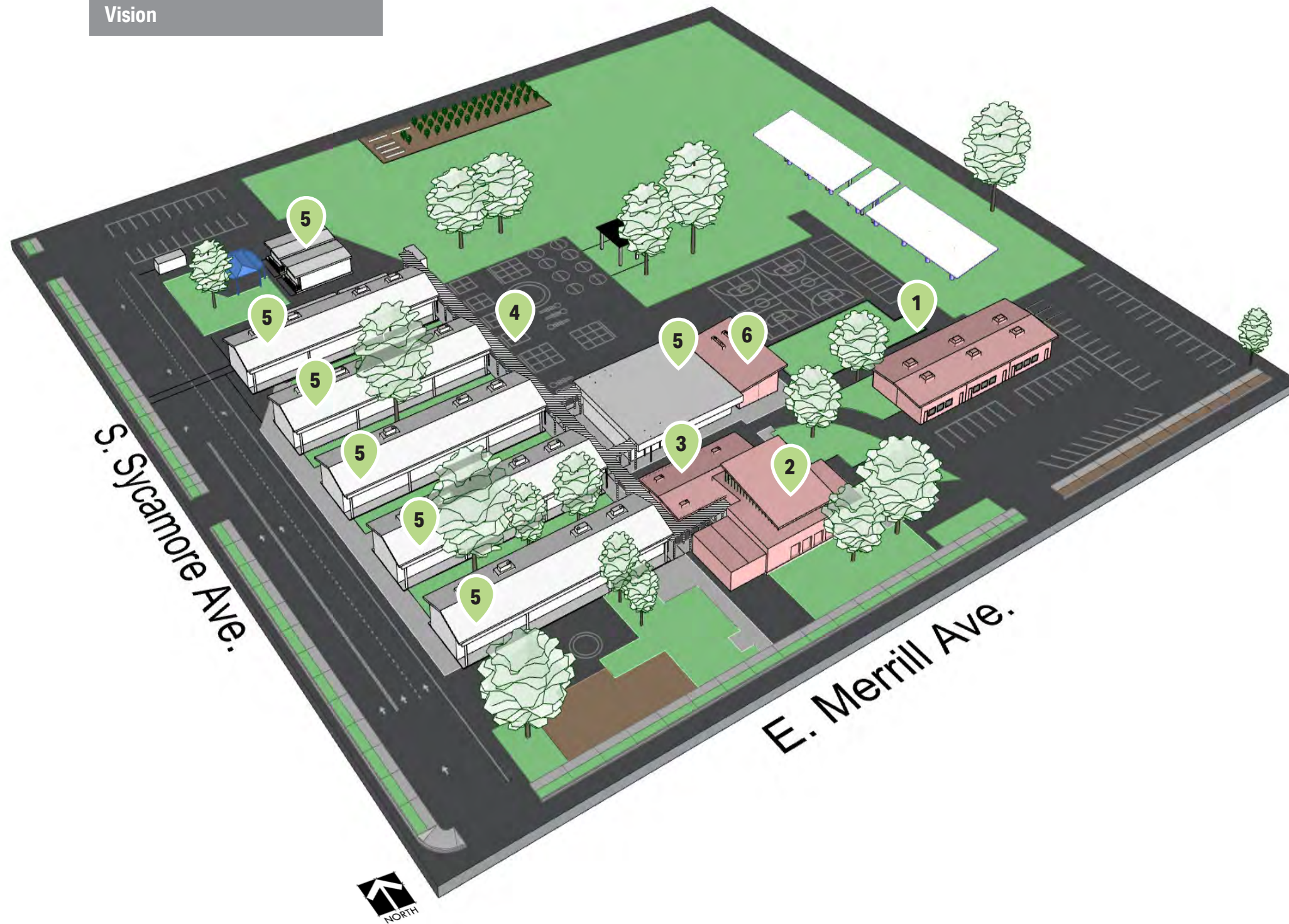
- C1** Replacement of portable classroom buildings for permanent construction
- C2** New kitchen expansion
- C3** New MPR / library
- C4** New Full Day Kindergarten classroom building

CAMPUS WIDE ITEMS

- C5. New covered walkways

Boyd Elementary School 310 E Merrill Ave, Rialto, CA 92376

Vision



VISION

- 1** New 6 classroom building at south east portion of site
- 2** New MPR / Library building
- 3** New Kitchen expansion
- 4** New covered walkways
- 5** New roofs for existing buildings
- 6** New Full Day Kindergarten classroom building

Boyd Elementary School 310 E Merrill Ave, Rialto, CA 92376

Boyd Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Restroom accessories ADA upgrades (LS)	1	\$ 17,500.00	\$ 17,500.00	
A2	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A3	Fire Alarm System Upgrade (SF)	37,510	\$ 9.00	\$ 337,590.00	
A4	Public Address (PA) System Upgrade (SF)	37,510	\$ 3.50	\$ 131,285.00	
A5	Security System upgrade (SF)	37,510	\$ 2.50	\$ 93,775.00	
A6	Additional parking lot lighting (LS)	1	\$ 100,000.00	\$ 100,000.00	
A7	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A8	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 858,800.00	
B. Housekeeping					
B1	Lighting system upgrade (SF)	37,510	\$ 15.00	\$ 562,650.00	
B2	Power distribution upgrades (SF)	37,510	\$ 10.00	\$ 375,100.00	
B3	HVAC System Upgrade (SF)	30,790	\$ 35.00	\$ 1,077,650.00	
B4	Re-roof existing buildings (SF)	37,510	\$ 35.00	\$ 1,312,850.00	
B5	Plumbing System Upgrade (SF)	30,790	\$ 5.00	\$ 153,950.00	
B. Housekeeping - Subtotals:				\$ 3,482,200.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	6,468	\$ 700.00	\$ 4,653,600.00	Includes cost of removing 6 portable classroom buildings
C2	New kitchen expansion (SF)	3,217	\$ 790.00	\$ 2,667,430.00	
C3	New MPR / Library (SF)	5,121	\$ 700.00	\$ 3,710,700.00	
C4	New Full Day Kindergarten classroom building (SF)	1,950	\$ 700.00	\$ 1,491,000.00	
C5	New covered walkways (SF)	5,288	\$ 150.00	\$ 919,200.00	
C. Transformation/Educational Needs - Subtotals:				\$ 13,441,930.00	
TOTAL CONSTRUCTION COSTS:			\$ 17,782,930.00		
SOFT COSTS (30%):			\$ 5,334,879.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 23,117,809.00		

LEGEND

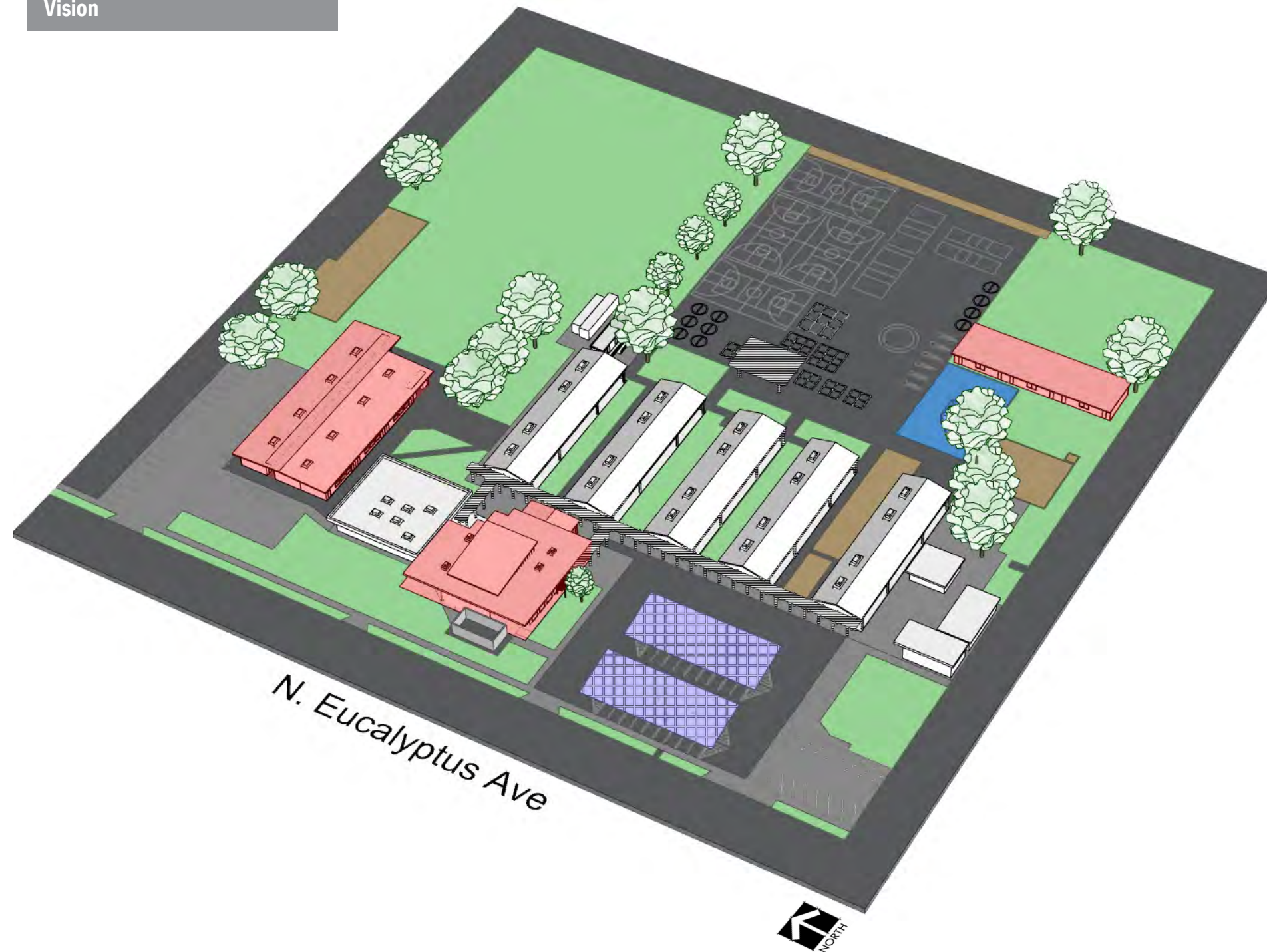
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Casey Elementary School 219 N. Eucalyptus Ave. Rialto CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1957
 Year of Recent Modernization: 2004
 Site Acreage: 9.53
 Approx. Permanent Building Area: 34,475 SF
 Approx. Portable Area: 9,600 SF
 Approx. Covered Walks: 11,520 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 56,795 SF

Teaching Stations

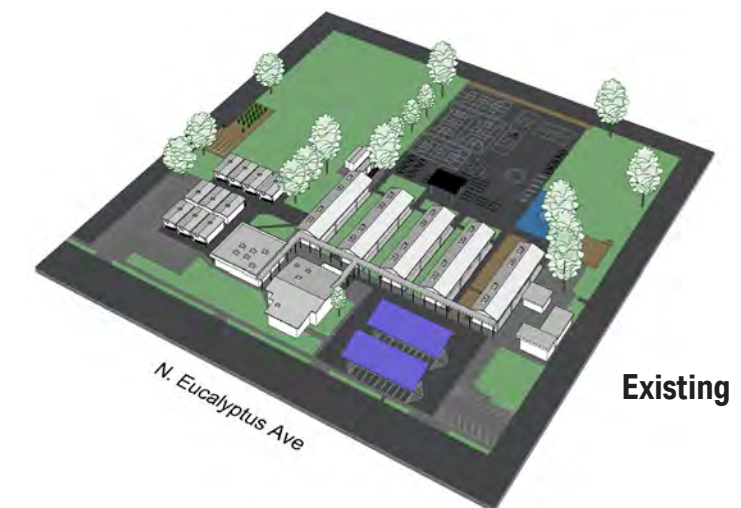
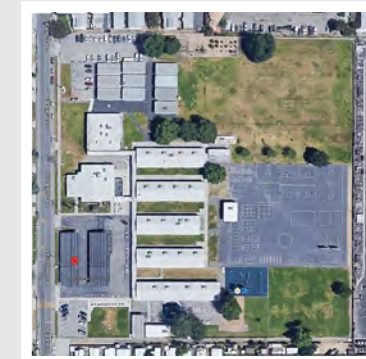
Permanent: 22
 Portable: 10
 Total: 30

Capacity

Permanent Capacity: 502
 Portable Capacity: 256
 Total Current Designed Capacity: 758
 Enrollment (Fall 2021-2022): 571
 Future Designed Capacity: N/A

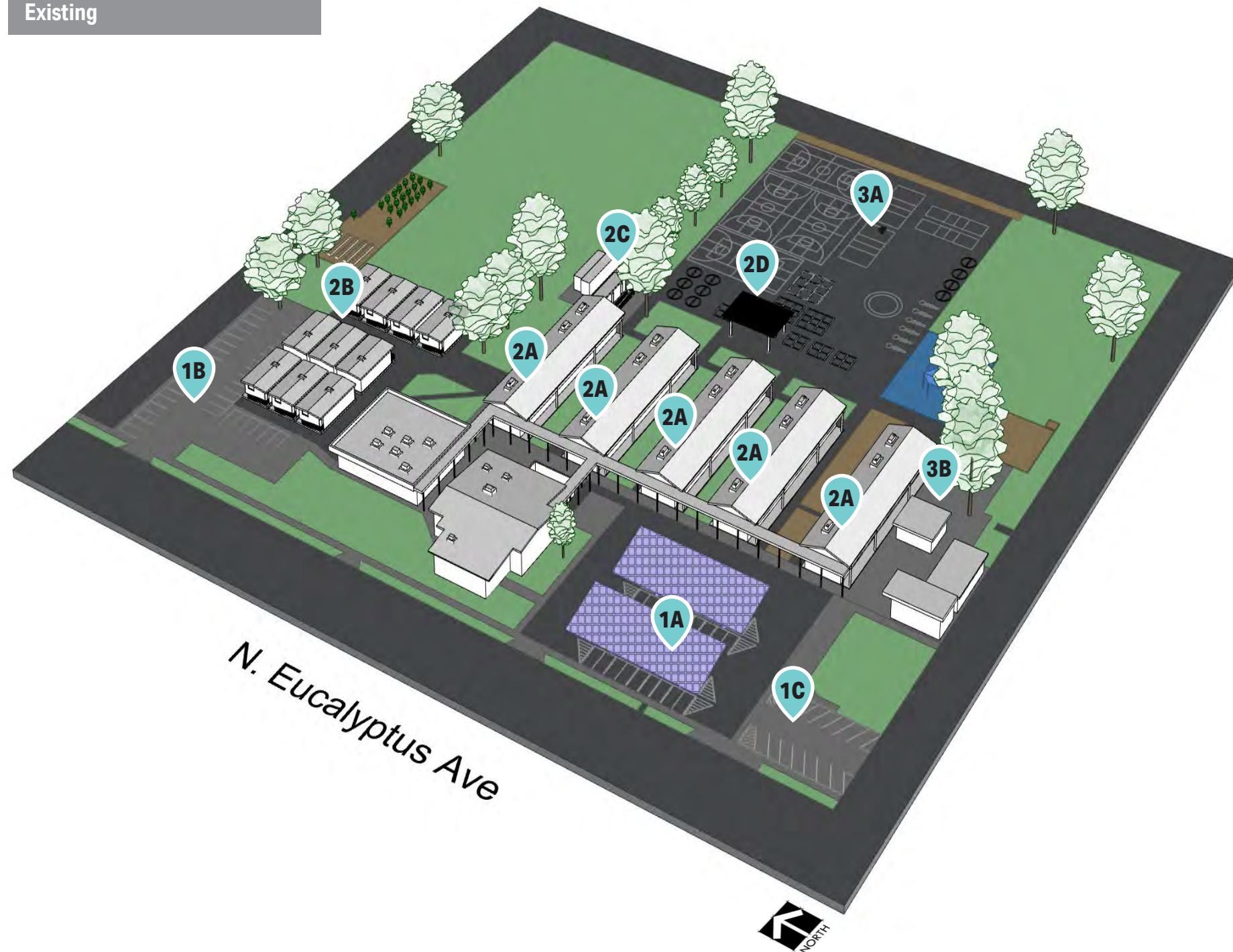
Available Parking

Standard: 60
 Car Accessible: 3
 Van Accessible: 3
 Total: 66



Casey Elementary School 219 N. Eucalyptus Ave. Rialto CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has a bus drop off lane and accessible parking stalls covered with photo-voltaic shade structures.
- 1B** A secondary parking lot has standard and accessible parking stalls.
- 1C** The preschool parking lot has standard and accessible stalls.

2. Building/Structures

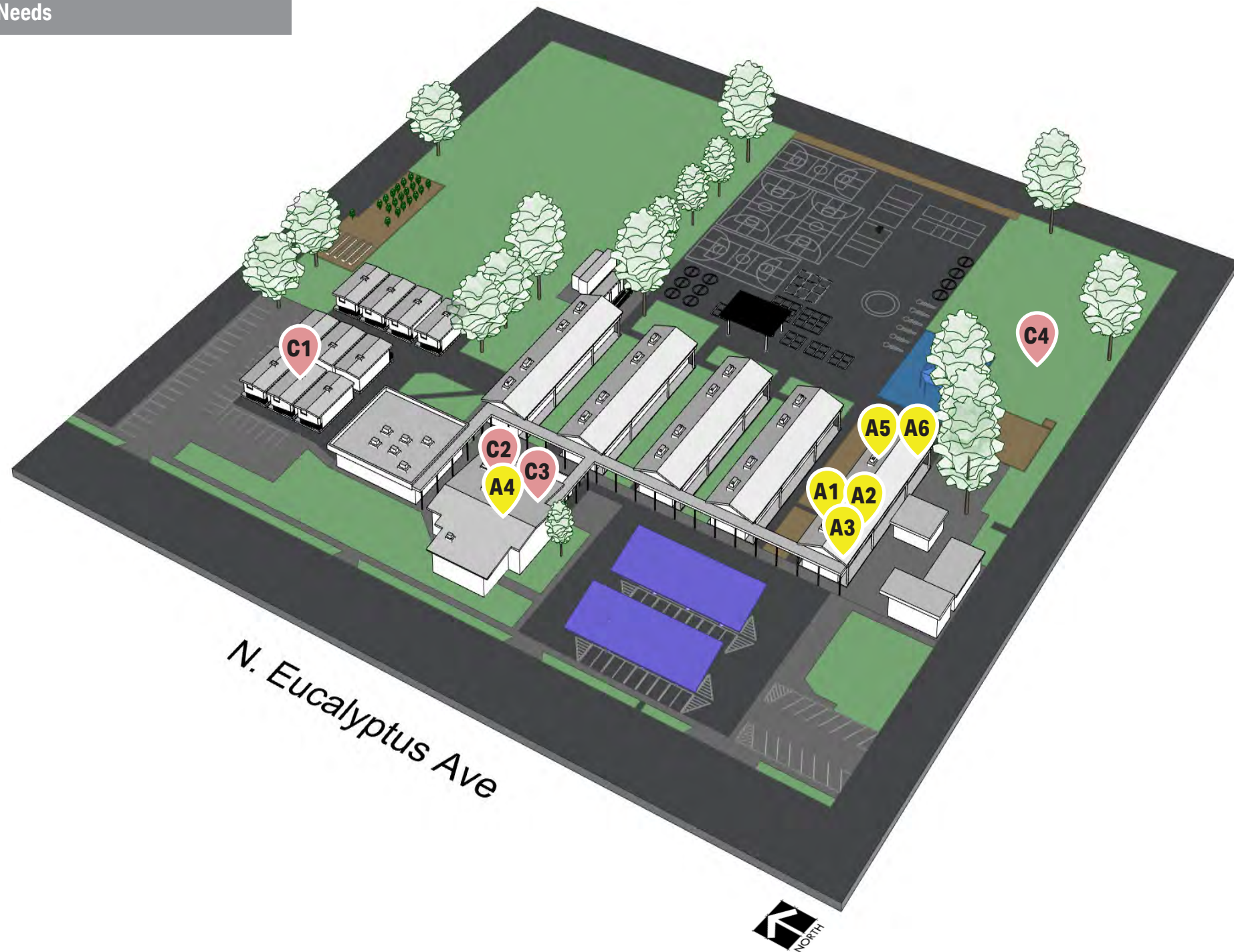
- 2A** Five main classroom buildings adjoin covered walks that connect to the MPR and kitchen, administration and staff building, and kindergarten building.
- 2B** Ten portable buildings house the remaining classrooms.
- 2C** One portable restroom building is adjacent to the playfields.
- 2D** A covered lunch shelter is located adjacent to the playfields.

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hardcourts with game striping surrounded by ample grass turf with mature trees throughout the site.
- 3B** A separate Kindergarten play area exists centrally located on the site adjacent to the Kindergarten classroom building.

Casey Elementary School 219 N. Eucalyptus Ave. Rialto CA 92376

Needs



A. CODE AND SAFETY

- A1** Health office restroom ADA upgrades
- A2** ADA accessible counter at reception area in Administration Building
- A3** Staff restroom ADA upgrades in Administration Building
- A4** ADA accessible counter in Library Building
- A5** ADA room signage at Kindergarten Building
- A6** Kindergarten restrooms ADA upgrades

CAMPUS WIDE ITEMS

- A7.** Door hardware ADA upgrades
- A8.** Restroom accessories ADA upgrades
- A9.** Fire alarm system upgrade
- A10.** Public address (PA) system upgrade
- A11.** Security system upgrade
- A12.** ADA compliant lift to stage
- A13.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A14.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

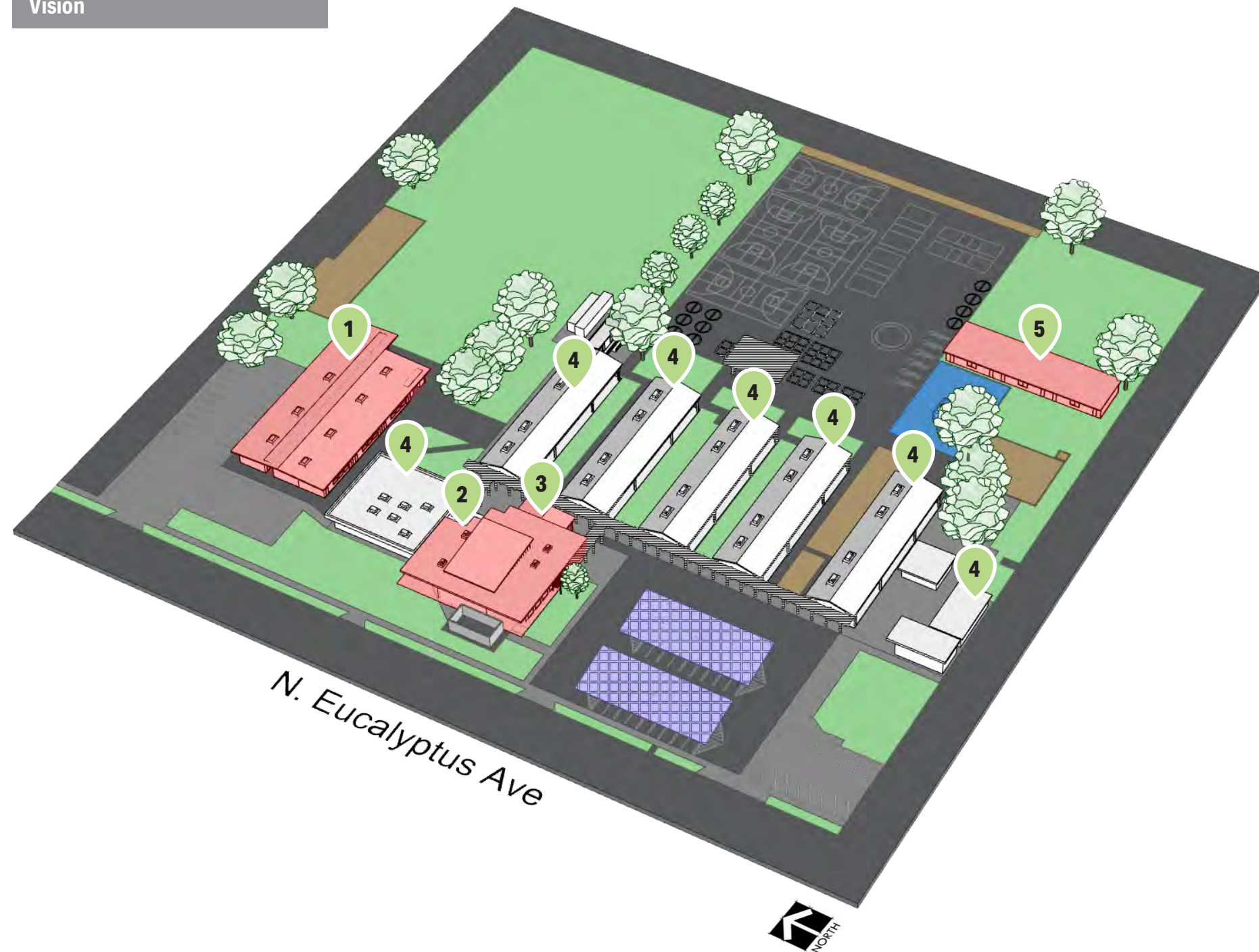
- B1.** Repair concrete cracks
- B2.** Re-roof existing buildings
- B3.** Power distribution upgrade
- B4.** HVAC system upgrade
- B5.** Lighting system upgrade
- B6.** Plumbing system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replacement of portable classroom buildings for permanent construction
- C2** New kitchen expansion
- C3** New MPR / library
- C4** New Full Day kindergarten classroom building

Casey Elementary School 219 N. Eucalyptus Ave. Rialto CA 92376

Vision



VISION

- 1** New 10 classroom building at North portion of site
- 2** New MPR / Library building
- 3** New Kitchen expansion
- 4** New roofs for existing buildings
- 5** New 3 classroom kindergarten building including 2 kindergarten restrooms and 2 staff restrooms

Casey Elementary School 219 N. Eucalyptus Ave. Rialto CA 92376

Casey Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Health office restroom ADA upgrades (SF)	90	\$ 150.00	\$ 13,500.00	
A2	ADA accessible counter at reception area in Administration Building (LS)	1	\$ 12,000.00	\$ 12,000.00	
A3	Staff restroom ADA upgrades in Administration Building (SF)	90	\$ 150.00	\$ 13,500.00	
A4	ADA accessible counter in Library Building (LS)	1	\$ 12,000.00	\$ 12,000.00	
A5	ADA room signage at Kindergarten Building (LS)	1	\$ 2,500.00	\$ 2,500.00	
A6	Kindergarten restrooms ADA upgrades (SF)	80	\$ 150.00	\$ 12,000.00	
A7	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A8	Restroom accessories ADA upgrades (LS)	1	\$ 17,500.00	\$ 17,500.00	
A9	Fire alarm system upgrade (SF)	44,075	\$ 9.00	\$ 396,675.00	
A10	Public address (PA) system upgrade (SF)	44,075	\$ 3.50	\$ 154,262.50	
A11	Security system upgrade (SF)	44,075	\$ 2.50	\$ 110,187.50	
A12	ADA compliant lift to stage (LS)	1	\$ 25,000.00	\$ 25,000.00	
A13	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A14	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 947,775.00	
B. Housekeeping					
B1	Repair concrete cracks (LS)	1	\$ 50,000.00	\$ 50,000.00	
B2	Re-roof existing buildings (SF)	44,075	\$ 35.00	\$ 1,542,625.00	
B3	Power distribution upgrade (SF)	44,075	\$ 10.00	\$ 440,750.00	
B4	HVAC system upgrade (SF)	34,475	\$ 35.00	\$ 1,206,625.00	
B5	Lighting system upgrade (SF)	44,075	\$ 15.00	\$ 661,125.00	
B6	Plumbing system upgrade (SF)	34,475	\$ 10.00	\$ 344,750.00	
B. Housekeeping - Subtotals:				\$ 4,245,875.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	11,554	\$ 700.00	\$ 8,297,800.00	Includes cost to remove 10 portable classroom buildings
C2	New kitchen expansion (SF)	3,217	\$ 790.00	\$ 2,541,430.00	
C3	New MPR / Library (SF)	5,121	\$ 700.00	\$ 3,584,700.00	
C4	New Full Day kindergarten classroom building (SF)	4,000	\$ 700.00	\$ 2,800,000.00	
C. Transformation/Educational Needs - Subtotals:				\$ 17,223,930.00	
TOTAL CONSTRUCTION COSTS:			\$ 22,417,580.00		
SOFT COSTS (30%):			\$ 6,725,274.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 29,142,854.00		

LEGEND

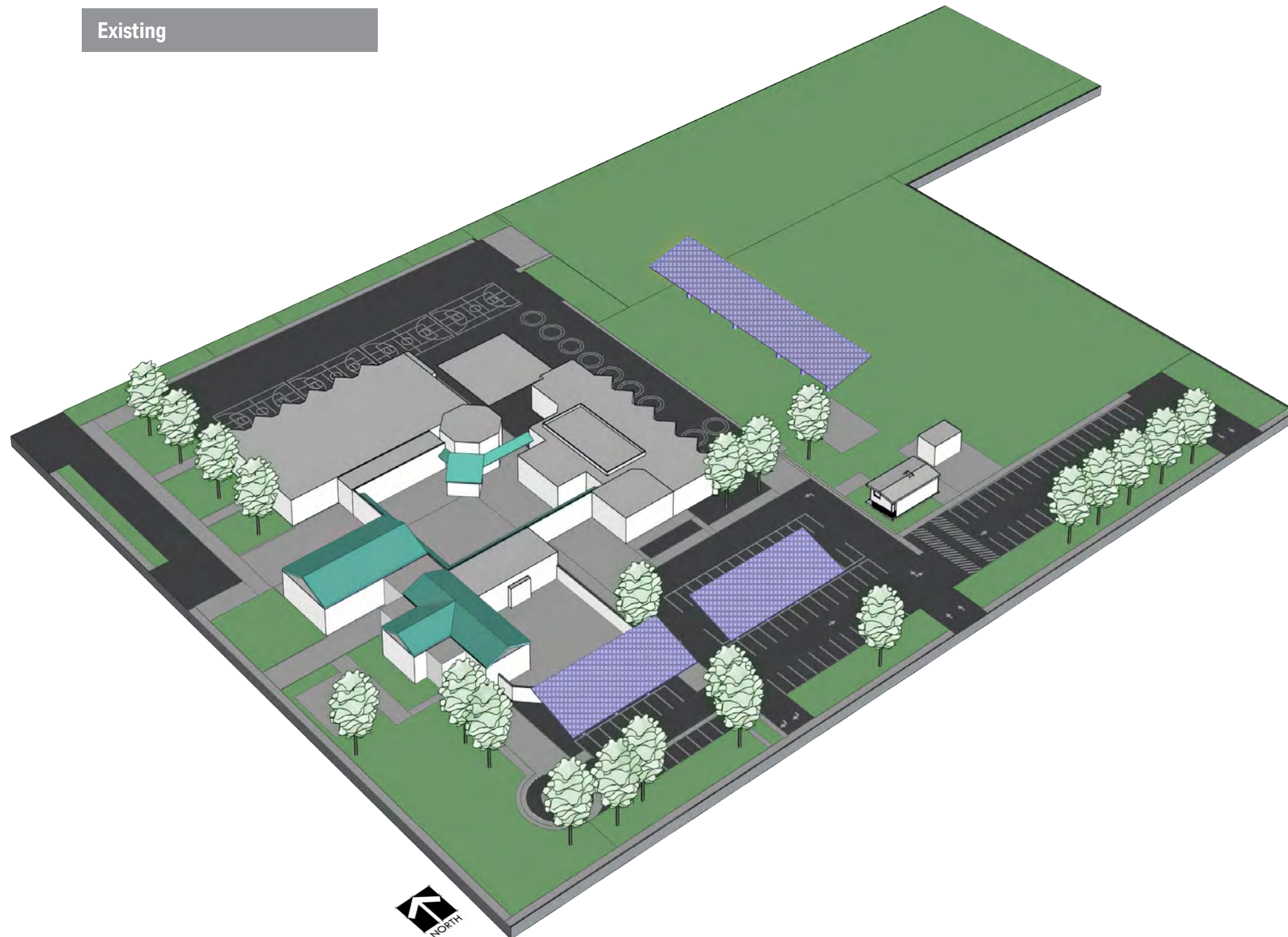
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- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Curtis Elementary School 451 S. Lilac Avenue Rialto, CA 92376

Existing



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1997
 Year of Recent Modernization: N/A
 Site Acreage: 12.56 Acres
 Approx. Permanent Building Area: 52,835 SF
 Approx. Portable Area: 960 SF
 Approx. Covered Walks: 9,175 SF
 Approx. Lunch Shelter Area: 980 SF
 Total: 62,940 SF

Teaching Stations

Permanent: 22
 Portable: 1 Preschool
 Total: 22

Capacity

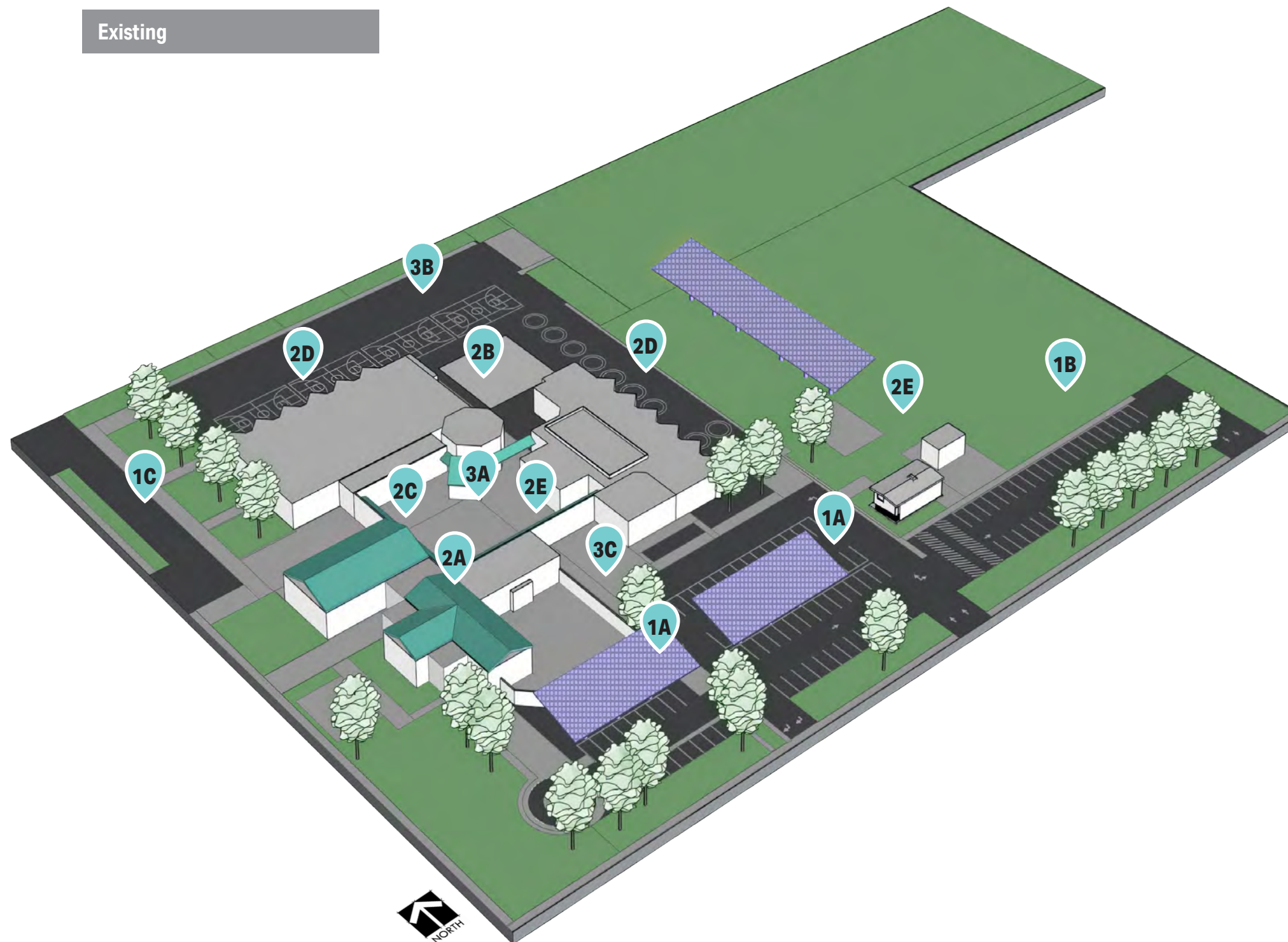
Permanent Capacity: 758
 Portable Capacity: 1
 Total Current Designed Capacity: 758
 Enrollment (Fall 2021-2022): 618
 Future Designed Capacity: N/A

Available Parking

Standard: 115
 Car Accessible: 3
 Van Accessible: 3
 Total: 121

Curtis Elementary School 451 S. Lilac Avenue Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot is located along the southern site boundary. Partly covered with 2 rows of solar photo-voltaic shade structures and offers accessible parking. This parking lot feeds directly into the main entrance to the school and the lobby.
- 1B** A secondary parking lot has standard and accessible parking stalls; located next to the preschool at the south east corner of the site.
- 1C** Bus drop off lane and drive way.

2. Building/Structures

- 2A** Admin. building attached to the lobby to the south west and the staff lounge directly to the south east
- 2B** Library facing the central outdoor courtyard located on the north east corner of the outdoor courtyard.
- 2C** Multipurpose space located in the building north of the Admin. and lobby.
- 2D** Classrooms are gathered at the north and east wing buildings
- 2E** Preschool located near the parking south of the site.

3. Play Areas & Fields

- 3A** Partly covered Amphitheater at central outdoor courtyard located next to the store.
- 3B** Play fields consist of asphalt hard courts with game striping surrounded by ample grass turf with mature trees to the west and a large grass field to the east.
- 3C** A Kindergarten play area exists south of the Kindergarten classroom building (East of the Admin. and Lobby).

Curtis Elementary School 451 S. Lilac Avenue Rialto, CA 92376

Needs / Vision



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A2.** Restroom sinks ADA upgrades
- A3.** New ADA hi-low drinking fountain
- A4.** Fire alarm system upgrade
- A5.** Widen path of travel for emergency vehicles/fire access upgrades
- A6.** Intercom/Public Address (PA) System upgrade
- A7.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Re-roof existing buildings
- B2.** HVAC system upgrade
- B3.** Plumbing system upgrade
- B4.** Lighting system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

Not applicable

VISION

Not applicable

Curtis Elementary School 451 S. Lilac Avenue Rialto, CA 92376

Curtis Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A2	Restroom sinks ADA upgrades (LS)	1	\$ 12,000.00	\$ 12,000.00	
A3	New ADA hi-low drinking fountain (EA)	1	\$ 8,000.00	\$ 8,000.00	
A4	Fire alarm system upgrade (SF)	53,795	\$ 9.00	\$ 484,155.00	
A5	Widen path of travel for emergency vehicles/fire access upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00	
A6	Intercom/Public Address (PA) System upgrade (SF)	53,795	\$ 3.50	\$ 188,282.50	
A7	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 867,437.50	
B. Housekeeping					
B1	Re-roof existing buildings (SF)	53,795	\$ 35.00	\$ 1,882,825.00	
B2	HVAC system upgrade (SF)	52,835	\$ 35.00	\$ 1,849,225.00	
B3	Plumbing system upgrade (SF)	52,835	\$ 5.00	\$ 264,175.00	
B4	Lighting system upgrade (SF)	53,795	\$ 15.00	\$ 806,925.00	
B. Housekeeping - Subtotals:				\$ 4,803,150.00	
C. Transformation/Educational Needs					
N/A					
C. Transformation/Educational Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:			\$ 5,670,587.50		
SOFT COSTS (30%):			\$ 1,701,176.25		
TOTAL ESTIMATED PROJECT COSTS:			\$ 7,371,763.75		

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Dollahan Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1994
 Year of Recent Modernization: N/A
 Site Acreage: 10 Acres
 Approx. Permanent Building Area: 38,840 SF
 Approx. Portable Area: 11,390 SF
 Approx. Covered Walks: 5,505 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 56,335 SF

Teaching Stations

Permanent: 23
 Portable: 5 (+1 Preschool)
 Total: 28

Capacity

Permanent Capacity: 584
 Portable Capacity: 124
 Total Current Designed Capacity: 708
 Enrollment (Fall 2021-2022): 573
 Future Designed Capacity: N/A

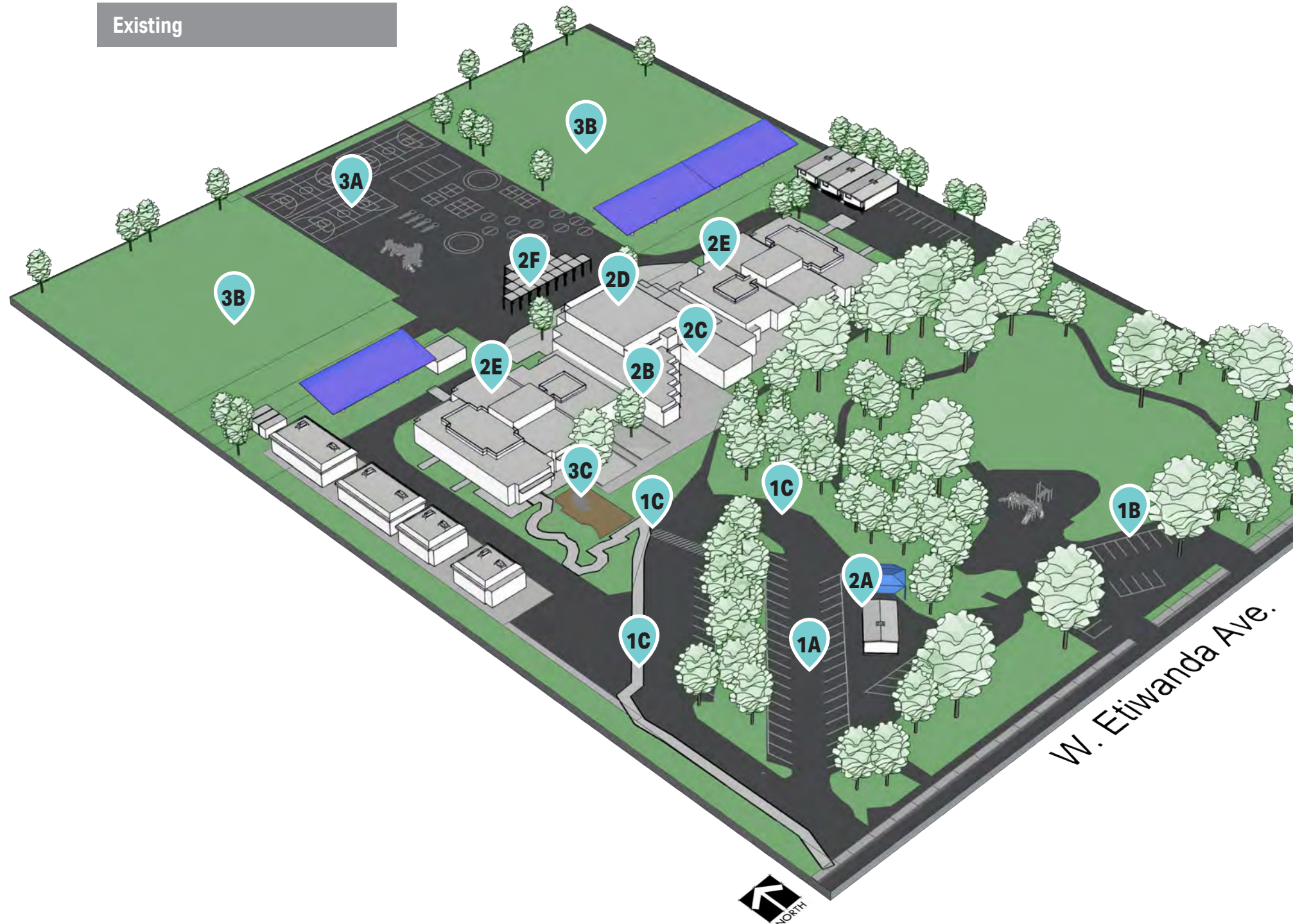
Available Parking

Standard: 97
 Car Accessible: 6
 Van Accessible: 3
 Total: 106



Dollahan Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot is located along the south west corner of the site. Partly shaded with mature trees. This lot offers standard and accessible parking stalls. This parking lot feeds directly into the main entrance to the school and the lobby.
- 1B** A secondary parking lot has standard and accessible parking stalls; located south of the isolated preschool.
- 1C** Bus loading area along curb.

2. Building/Structures

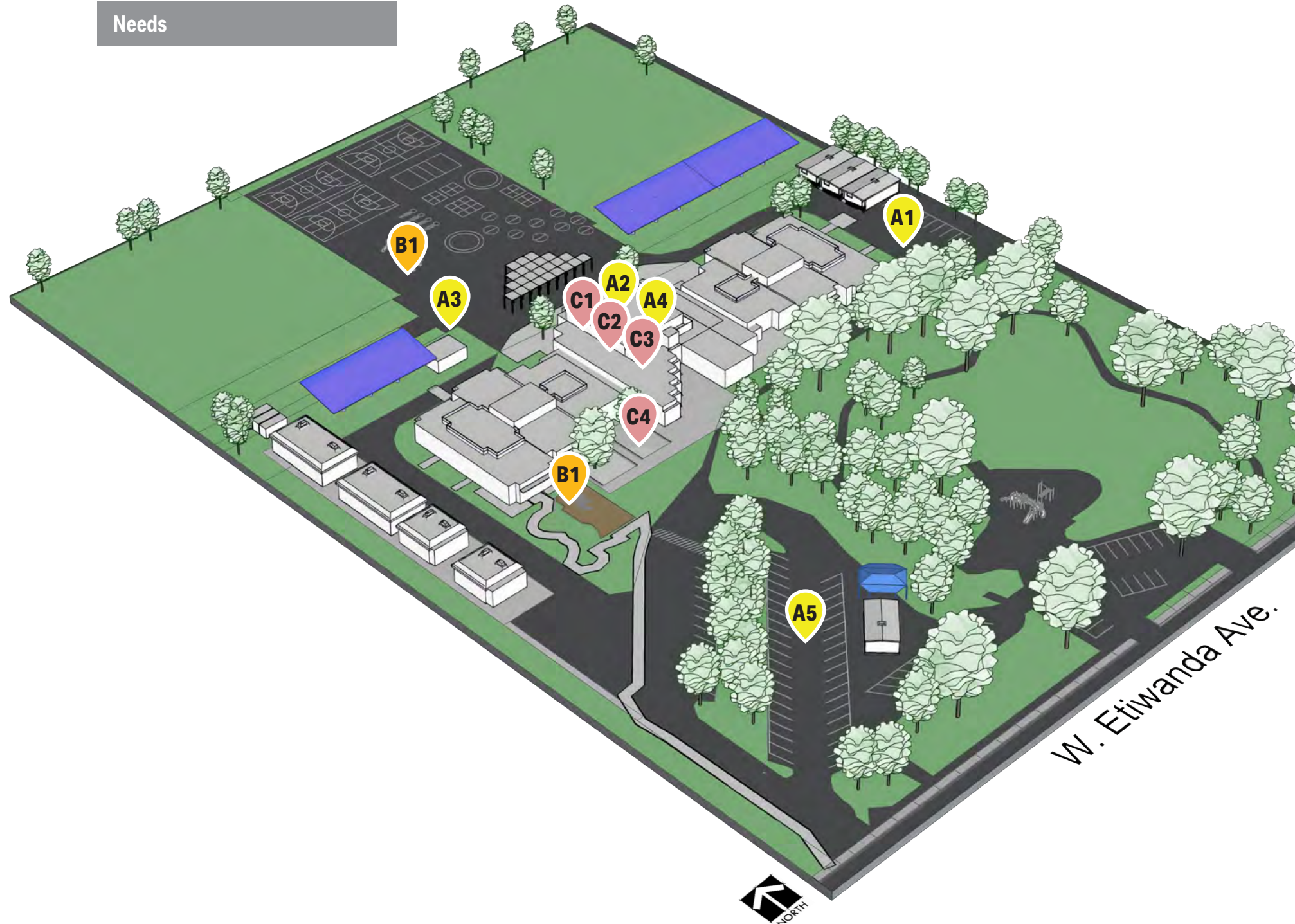
- 2A** The Preschool is located in a stand alone building separated from the rest of the campus along the southern side of the site surrounded by a large grass area and mature trees along the north east and parking along the south.
- 2B** Centrally located within the grand cluster of buildings, The library sits directly west of the main entrance to the school and Admin area.
- 2C** The Admin. Offices and staff lounge also centrally located sit directly east of the main entrance to the campus.
- 2D** The Multi-purpose and stage spaces are located directly north of the admin and library.
- 2E** All classes are located on the east and west wings of the campus.
- 2F** The outdoor lunch shelter shade structure is centrally located on the site sitting between the asphalt play fields to the north and the campus buildings to the south.

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hard courts with game striping surrounded by ample grass turf with mature trees along the east and west.
- 3B** Large grass fields with mature trees spread throughout are located along the north east and north west corners of the site and mostly along the southern half of the site.
- 3C** A separate Kindergarten play area exists centrally located on the site adjacent to the Kindergarten classroom building.

Dollahan Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Regrade large asphalt slope at east portion of campus and provide ADA upgrades
- A2** Guardrails and handrails at MPR ADA upgrades
- A3** Regrade concrete area at north portion of campus and provide ADA upgrades
- A4** MPR restrooms ADA upgrades
- A5** Upgrade parking lot lighting

CAMPUS WIDE ITEMS

- A6.** Repair uneven concrete surfaces
- A7.** Replace chain link fence and gates
- A8.** Fire alarm system upgrade
- A9.** Public address (PA) system upgrade
- A10.** Security systems upgrade
- A11.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A12.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Replace play equipment

CAMPUS WIDE ITEMS

- B2.** Exterior paint
- B3.** Trim vegetation in front of classroom windows
- B4.** HVAC system upgrade
- B5.** Plumbing system upgrade
- B6.** Lighting upgrades
- B7.** Power distribution upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Add student and staff restrooms
- C2** New MPR / library expansion
- C3** Kitchen modernization and expansion
- C4** New Full Day Kindergarten classroom building

Dollahan Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Vision



VISION

- 1 New student and staff restrooms
- 2 New MPR / Library expansion
- 3 Kitchen modernization and expansion
- 4 New Full Day Kindergarten classroom building

Dollahan Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Dollahan Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Regrade large asphalt slope at east portion of campus and provide ADA upgrades (LS)	1	\$ 50,000.00	\$ 50,000.00	Includes protective railing
A2	Guardrails and handrails at MPR ADA upgrades (LS)	1	\$ 7,000.00	\$ 7,000.00	
A3	Regrade concrete area at north portion of campus and provide ADA upgrades (LS)	1	\$ 80,000.00	\$ 80,000.00	
A4	MPR restrooms ADA upgrades (SF)	645	\$ 150.00	\$ 96,750.00	
A5	Upgrade parking lot lighting (LS)	1	\$ 100,000.00	\$ 100,000.00	
A6	Repair uneven concrete surfaces (LS)	1	\$ 50,000.00	\$ 50,000.00	
A7	Replace chain link fence and gates (LS)	1	\$ 125,000.00	\$ 125,000.00	
A8	Fire alarm system upgrade	50,230	\$ 9.00	\$ 452,070.00	
A9	Public address (PA) system upgrade (SF)	50,230	\$ 3.50	\$ 175,805.00	
A10	Security system upgrade (SF)	50,230	\$ 2.50	\$ 125,575.00	
A11	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A12	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,427,200.00	
B. Housekeeping					
B1	Replace play equipment (LS)	1	\$ 125,000.00	\$ 125,000.00	
B2	Exterior paint (LS)	1	\$ 450,000.00	\$ 450,000.00	
B3	HVAC system upgrade (SF)	38,840	\$ 15.00	\$ 582,600.00	
B4	Plumbing system upgrade (SF)	38,840	\$ 5.00	\$ 194,200.00	
B5	Lighting system upgrade (SF)	50,230	\$ 15.00	\$ 753,450.00	
B6	Power distribution system upgrade (SF)	50,230	\$ 10.00	\$ 502,300.00	
B7	Trim vegetation in front of classroom windows (LS)	1	\$ 5,000.00	\$ 5,000.00	
B. Housekeeping - Subtotals:				\$ 2,487,550.00	
C. Transformation/Educational Needs					
C1	Add student and staff restrooms (SF)	800	\$ 630.00	\$ 504,000.00	
C2	New MPR / library expansion (SF)	2,411	\$ 700.00	\$ 1,687,700.00	
C3	Kitchen modernization and expansion (SF)	700	\$ 800.00	\$ 560,000.00	
C4	New Full Day Kindergarten classroom building (SF)	1370	\$ 700.00	\$ 959,000.00	
C. Transformation/Educational Needs - Subtotals:				\$ 3,710,700.00	
TOTAL CONSTRUCTION COSTS:			\$ 7,625,450.00		
SOFT COSTS (30%):			\$ 2,287,635.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 9,913,085.00		

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

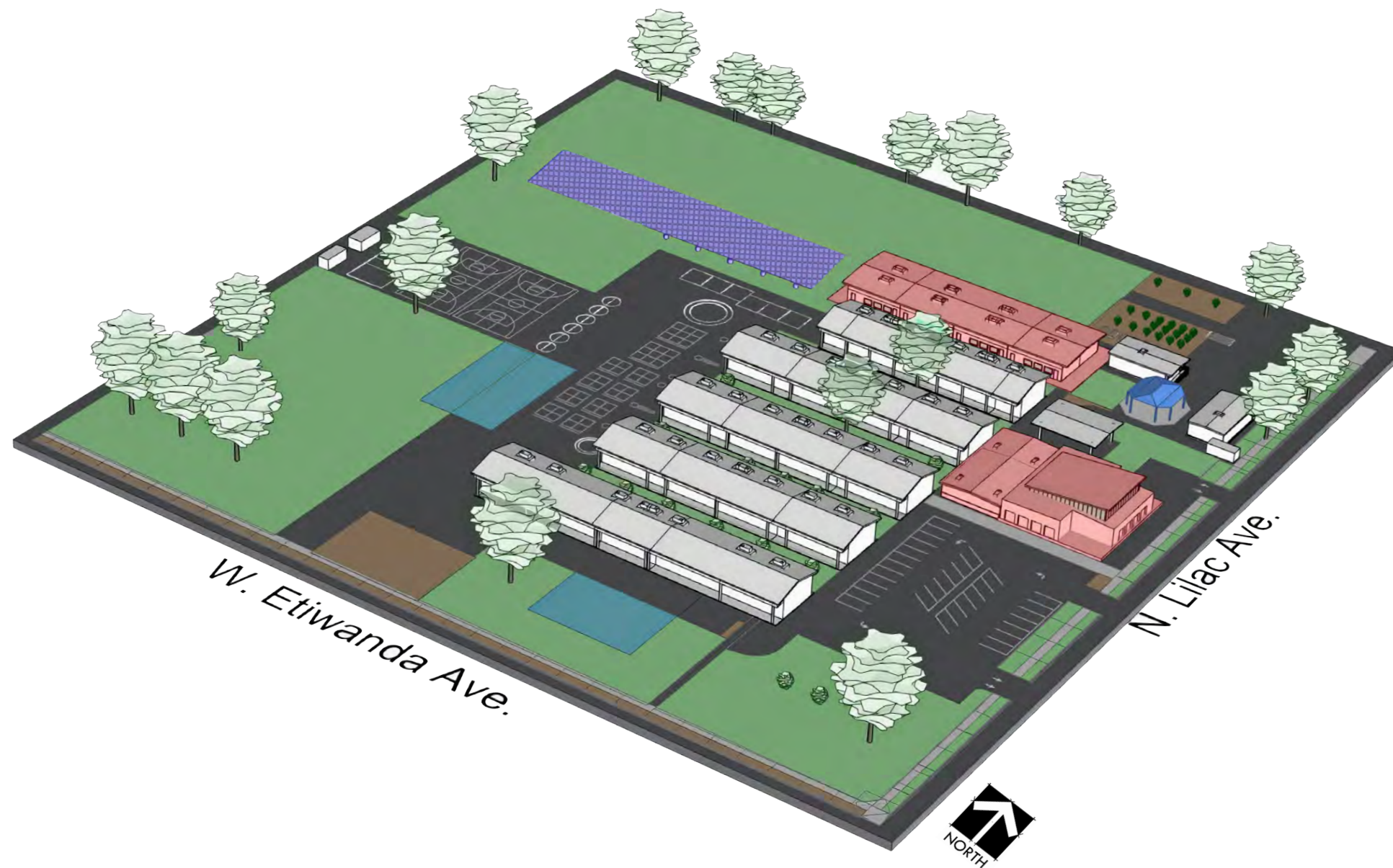
EA = Each

Notes

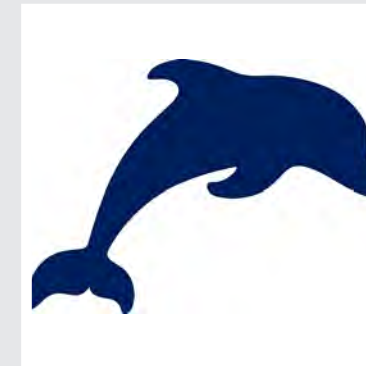
1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Dunn Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1956
 Year of Recent Modernization: 2003
 Site Acreage: 9.7 Acres
 Approx. Permanent Building Area: 31,950 SF
 Approx. Portable Area: 9,600 SF
 Approx. Covered Walks: 10,800 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 54,150 SF

Teaching Stations

Permanent: 23
 Portable: 8
 Total: 31

Capacity

Permanent Capacity: 641
 Portable Capacity: 192
 Total Current Designed Capacity: 833
 Enrollment (Fall 2021-2022): 547
 Future Designed Capacity: N/A

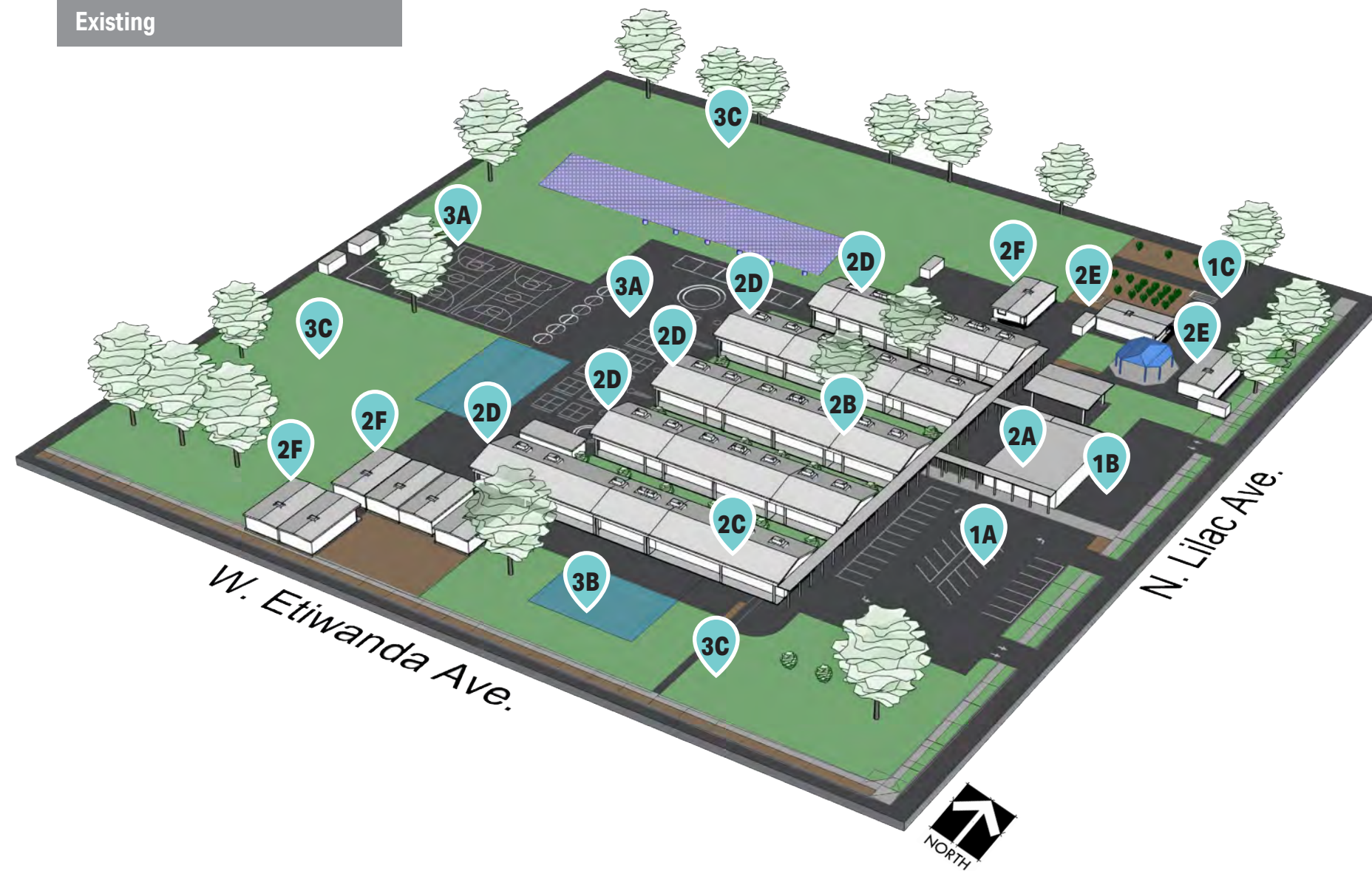
Available Parking

Standard: 60
 Car Accessible: 2
 Van Accessible: 2
 Total: 64



Dunn Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has standard and accessible parking stalls. This lot feeds into the Admin and the majority of the campus.
- 1B** A secondary parking lot has standard and accessible parking stalls and is located west of the Multi-purpose space.
- 1C** The preschool parking lot has standard and accessible stalls.

2. Building/Structures

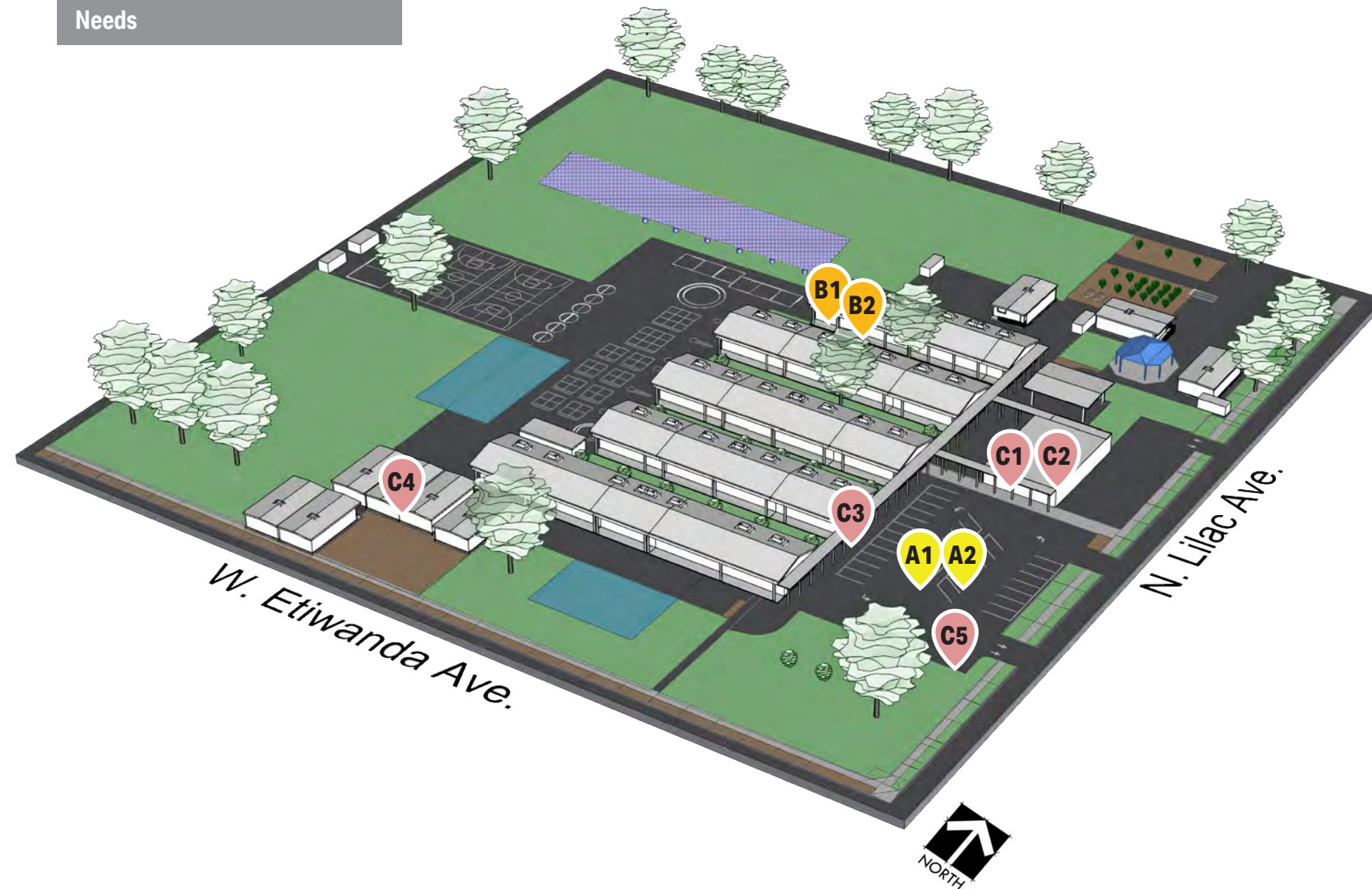
- 2A** The Multipurpose space along with the kitchen and a store are located west of the classroom buildings, directly north of the primary parking lot.
- 2B** The Library is located in a classroom building directly west of the MPR / Kitchen space connected by a covered walkway.
- 2C** The Admin is located at the east corner of the largest building to the south of the site, also directly west of the primary parking.
- 2D** Classroom buildings.
- 2E** Preschool building along the north east corner of the site.
- 2F** Relocatable buildings.

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hard courts with game striping along the west half of the site surrounded by ample grass turf with mature trees to the north and south.
- 3B** A Kindergarten play area exists south of the Kindergarten classrooms (west of the Admin located in the same building).
- 3C** Large grass field with mature trees.

Dunn Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** ADA parking lot re-striping
- A2** Upgrade parking lot lighting

CAMPUS WIDE ITEMS

- A3.** Signage ADA upgrades
- A4.** Restrooms ADA upgrades
- A5.** Public address (PA) system upgrade
- A6.** Fire alarm system upgrade
- A7.** Security system upgrade
- A8.** Door hardware ADA upgrades
- A9.** Add identification/ protection to grates between classroom buildings
- A10.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A11.** Handrails ADA upgrades at stage in MPR
- A12.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** New ADA hi-low drinking fountain
- B2** Widen entry to restrooms facing playground

CAMPUS WIDE ITEMS

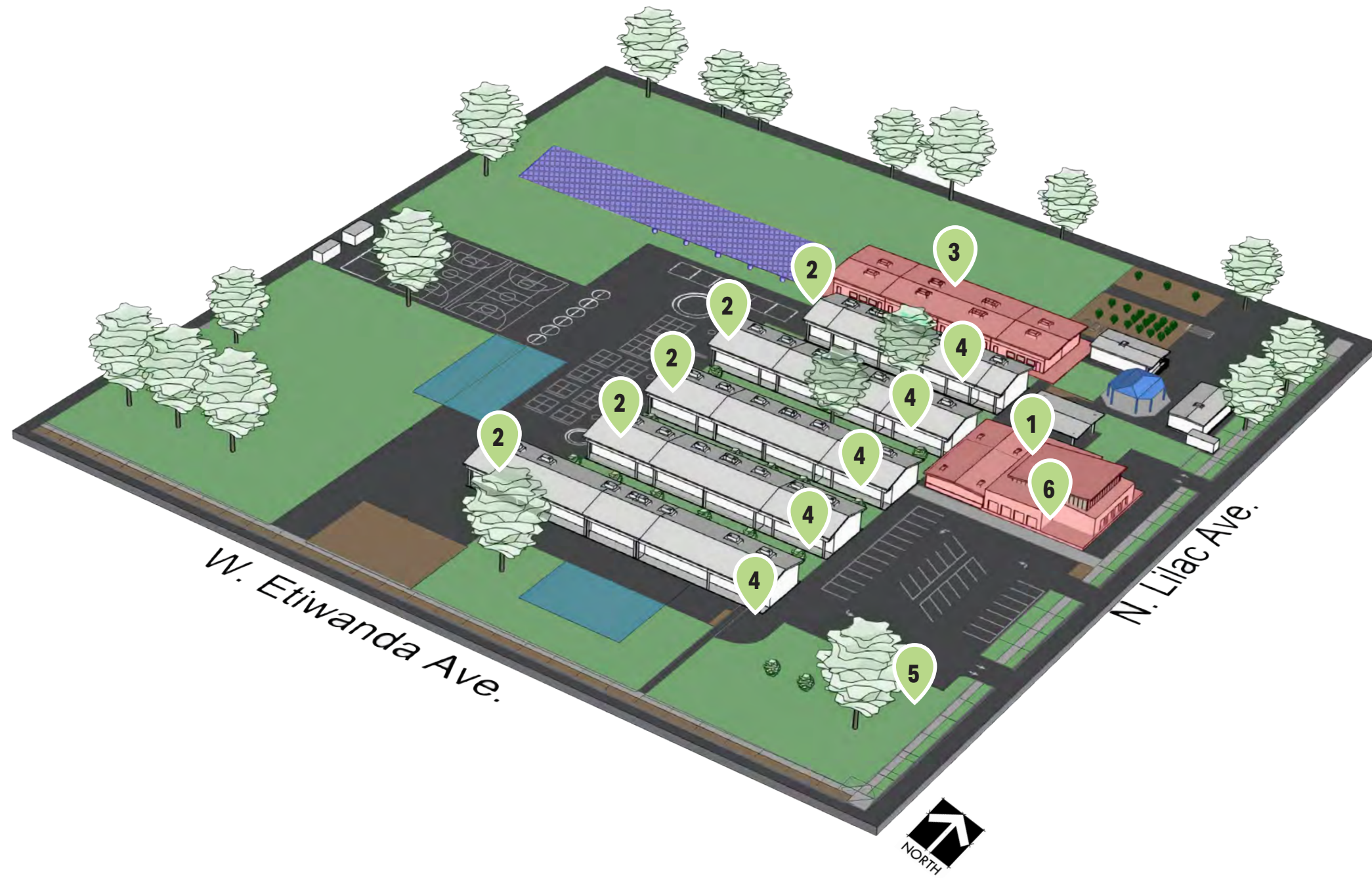
- B3.** HVAC system upgrade
- B4.** Plumbing system upgrade
- B5.** Power distribution system upgrade
- B6.** Lighting system upgrade
- B7.** Re-roof existing buildings

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New kitchen expansion
- C2** New MPR / library expansion
- C3** New covered walkways
- C4** Replacement of portable classroom buildings for permanent construction
- C5** Parking lot reconfiguration to add drop-off lanes

Dunn Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Vision



VISION

- 1** New MPR / Kitchen
- 2** New Roofs on existing buildings
- 3** New 8 classroom building
- 4** New covered walkways
- 5** New reconfigured parking lot with additional drop-off lanes
- 6** Library Expansion

Dunn Elementary School 1060 West Etiwanda Avenue Rialto, CA 92376

Dunn Elementary School				
Conceptual Estimate of Probable Project Costs - December 2022				
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost
A. Code and Safety				
A1	ADA parking lot re-striping (LS)	1	\$ 50,000.00	\$ 50,000.00
A2	Upgrade parking lot lighting (LS)	1	\$ 100,000.00	\$ 100,000.00
A3	Signage ADA upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00
A4	Restrooms ADA upgrades (LS)	1,520	\$ 150.00	\$ 228,000.00
A5	Public address (PA) system upgrade (SF)	50,230	\$ 3.50	\$ 175,805.00
A6	Fire alarm system upgrade (SF)	50,230	\$ 9.00	\$ 452,070.00
A7	Security system upgrade (SF)	50,230	\$ 2.50	\$ 125,575.00
A8	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00
A9	Add identification/ protection to grates between classroom buildings (EA)	10	\$ 4,800.00	\$ 48,000.00
A10	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00
A11	Handrails ADA upgrades at stage in MPR (LS)	1	\$ 7,000.00	\$ 7,000.00
A12	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00
A. Code and Safety - Subtotals:				\$ 1,375,100.00
B. Housekeeping				
B1	Replace drinking fountains at Buildings E3 and E4 (LS)	1	\$ 8,000.00	\$ 8,000.00
B2	Widen entry to restrooms facing playground (LS)	1	\$ 20,000.00	\$ 20,000.00
B3	HVAC system upgrade (SF)	38,840	\$ 35.00	\$ 1,359,400.00
B4	Plumbing system upgrade (SF)	38,840	\$ 5.00	\$ 194,200.00
B5	Power distribution system upgrade (SF)	50,230	\$ 10.00	\$ 502,300.00
B6	Lighting system upgrade (SF)	50,230	\$ 15.00	\$ 753,450.00
B7	Re-roof existing buildings (SF)	38,840	\$ 35.00	\$ 1,359,400.00
B. Housekeeping - Subtotals:				\$ 4,196,750.00
C. Transformation/Educational Needs				
C1	New kitchen expansion (SF)	3,029	\$ 790.00	\$ 2,392,910.00
C2	New MPR / library expansion (SF)	4,304	\$ 700.00	\$ 3,012,800.00
C3	New covered walkways (SF)	6,000	\$ 150.00	\$ 900,000.00
C4	Replacement of portable classroom buildings for permanent construction (SF)	7,421	\$ 700.00	\$ 5,362,700.00
C5	Parking lot reconfiguration to add drop-off lanes (SF)	29,333	\$ 25.00	\$ 733,325.00
C. Transformation/Educational Needs - Subtotals:				\$ 12,401,735.00
TOTAL CONSTRUCTION COSTS:			\$ 17,973,585.00	
SOFT COSTS (30%):			\$ 5,392,075.50	
TOTAL ESTIMATED PROJECT COSTS:			\$ 23,365,660.50	

LEGEND

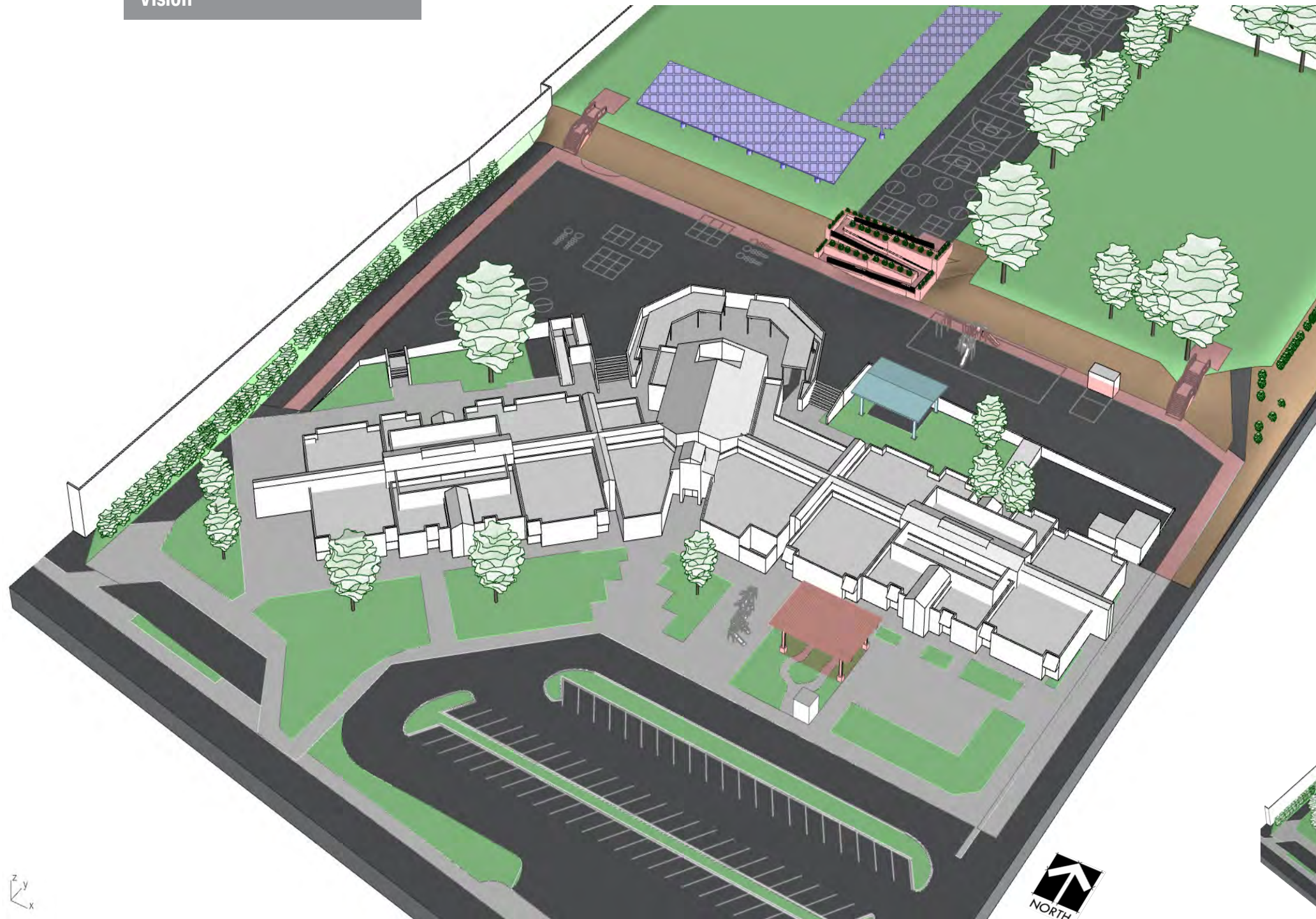
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Fitzgerald Elementary School 3568 West Terra Vista Drive, Rialto, CA 92377

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1994
 Year of Recent Modernization: N/A
 Site Acreage: 10 Acres
 Approx. Permanent Building Area: 38,503 SF
 Approx. Portable Area: 0 SF
 Approx. Covered Walks: 5,763 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 44,866 SF

Teaching Stations

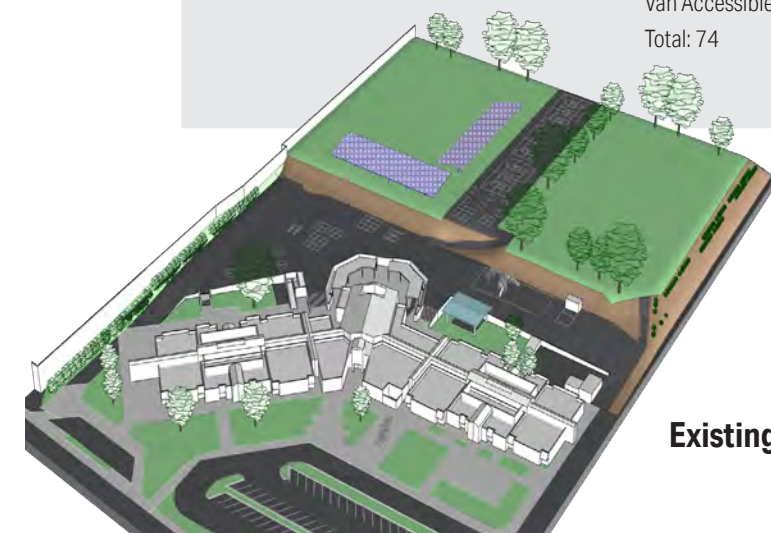
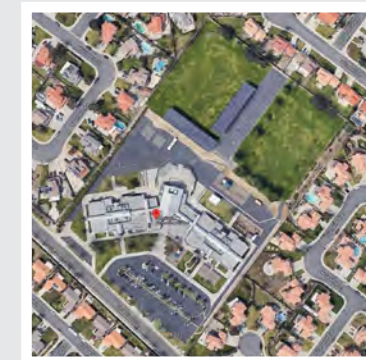
Permanent: 24
 Portable: 0
 Total: 24

Capacity

Permanent Capacity: 624
 Portable Capacity: 0
 Total Current Designed Capacity: 624
 Enrollment (Fall 2021-2022): 542
 Future Designed Capacity: N/A

Available Parking

Standard: 71
 Car Accessible: 2
 Van Accessible: 1
 Total: 74

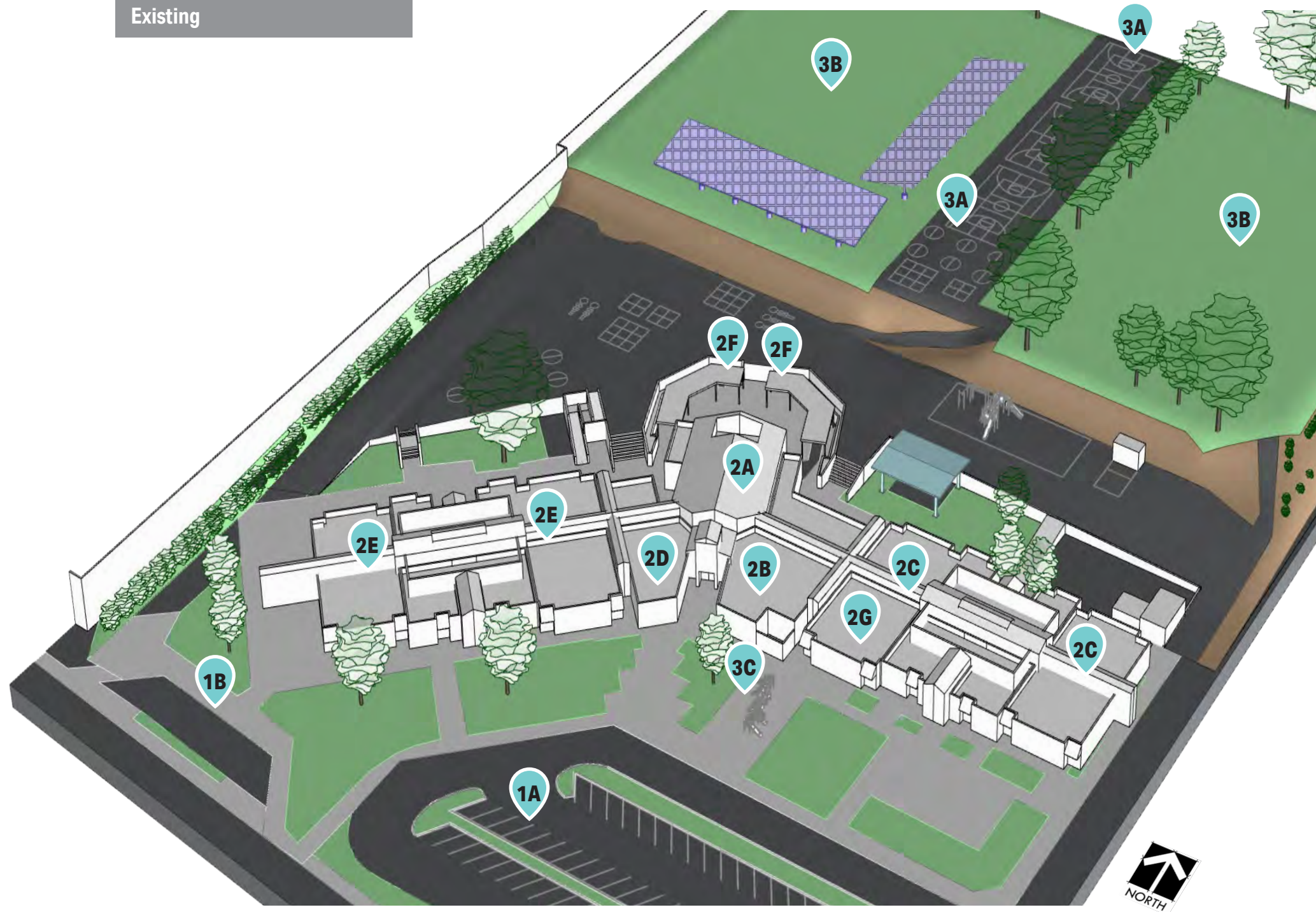


Existing



Fitzgerald Elementary School 3568 West Terra Vista Drive, Rialto, CA 92377

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has a bus drop off lane and accessible parking stalls on the south side of campus.
- 1B** Bus drop off lane is separated from the parking area along the south west corner of site.

2. Building/Structures

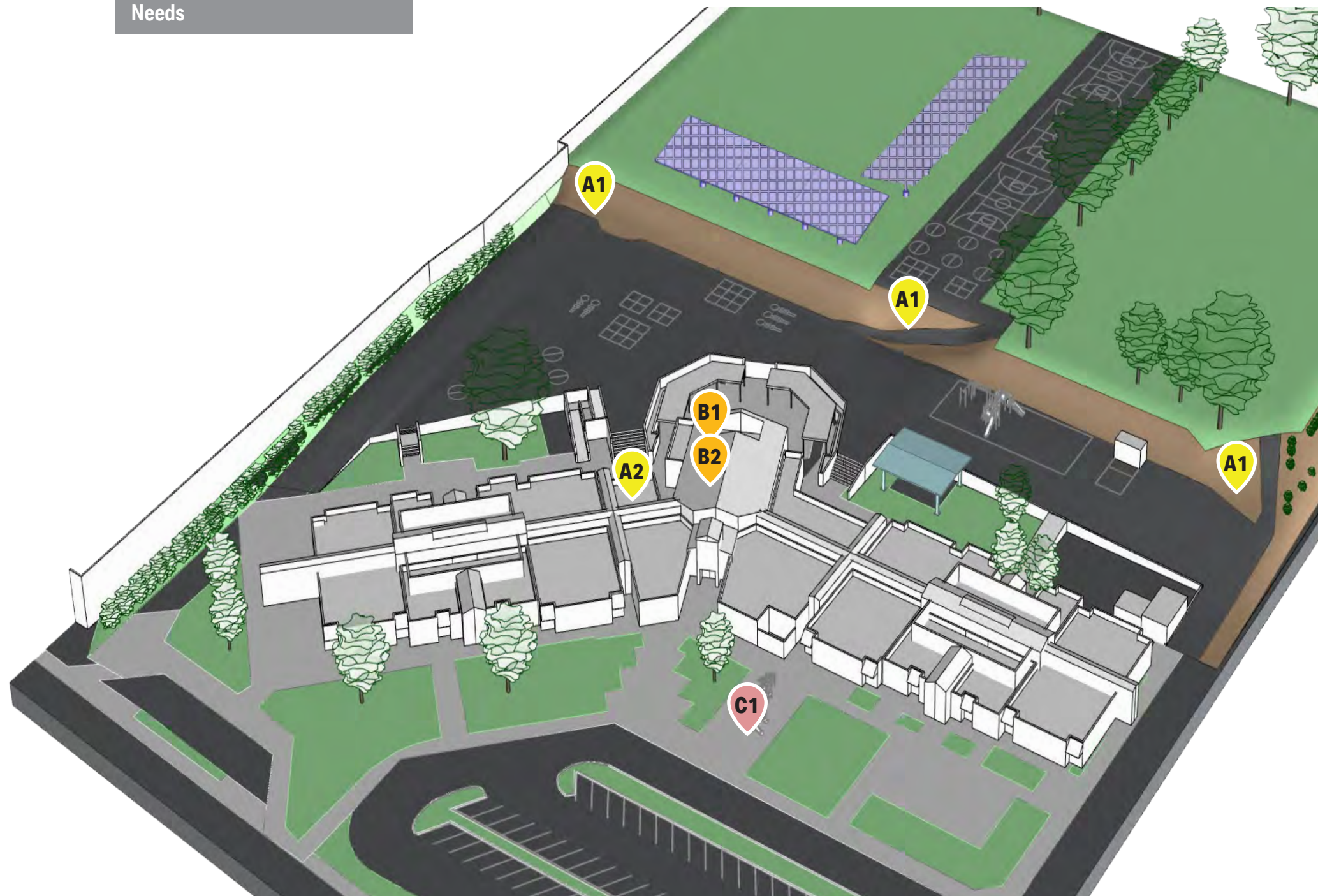
- 2A** The Multipurpose great hall acts as the focal point of two branching wing buildings to the east and west of the site.
- 2B** The administrative offices are located on the east wing building directly east of the focal point (the Multipurpose great hall).
- 2C** The rest of the east wing building is occupied by classes and computer labs.
- 2D** The library is directly west of the multipurpose great hall on the west wing building.
- 2E** The rest of the west wing building consist of classrooms and science labs.
- 2F** 2 outdoor lunch shelter shade structures, directly north of the kitchen.
- 2G** Kindergarten classrooms.

3. Play Areas & Fields

- 3A** Play fields consist of asphalt hard courts with game striping along the north central half of the site surrounded by two large grass fields with mature trees to the east and west site borders.
- 3B** Large grass fields along the north west and north east corners of the site, partly covered with 2 rows of solar photo-voltaic shade structures.
- 3C** A separate kindergarten play area exists centrally located on the site adjacent to the kindergarten classroom building directly to the north.

Fitzgerald Elementary School 3568 West Terra Vista Drive, Rialto, CA 92377

Needs



A. CODE AND SAFETY

- A1** New ADA ramp and stairs connecting upper and lower play fields
- A2** Computer lab ADA upgrades

CAMPUS WIDE ITEMS

- A3.** Signage ADA upgrades
- A4.** Fire alarm system upgrade
- A5.** Intercom / public access (PA) system upgrade
- A6.** Security system upgrade
- A7.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A8.** Door hardware ADA upgrades
- A9.** Additional security cameras at hallways
- A10.** New fencing throughout campus for improved security

B. HOUSEKEEPING

- B1** Replace doors and hardware at MPR
- B2** Replace flooring in administration and MPR buildings

CAMPUS WIDE ITEMS

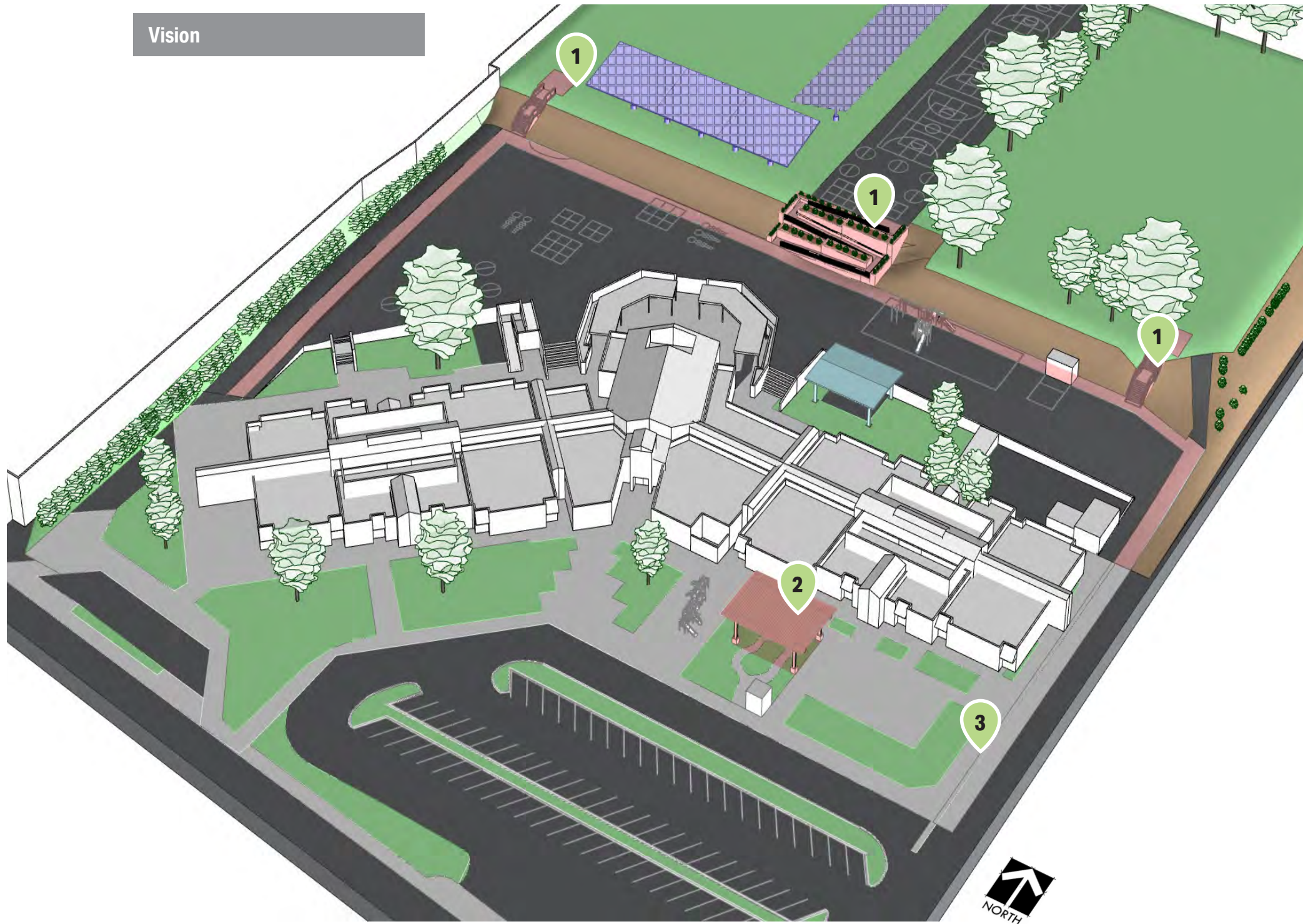
- B3.** Replace windows in classrooms
- B4.** Replace casework
- B5.** Replace ceiling finishes
- B6.** Clean and remove vegetation debris from clogged drains
- B7.** Repair or replace exterior brick walls throughout site
- B8.** HVAC system upgrade
- B9.** Plumbing system upgrade
- B10.** Lighting system upgrade
- B11.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New shade structure at kindergarten play area

Fitzgerald Elementary School 3568 West Terra Vista Drive, Rialto, CA 92377

Vision



VISION

- 1 New ramp and stairs connecting upper and lower fields.
- 2 New shade structure at kindergarten play area.
- 3 New fencing

Fitzgerald Elementary School 3568 West Terra Vista Drive, Rialto, CA 92377

Fitzgerald Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	New ADA ramp and stairs connecting upper and lower play fields (LS)	1	\$ 80,000.00	\$ 80,000.00	
A2	Computer lab ADA upgrades (SF)	600	\$ 150.00	\$ 90,000.00	
A3	Signage ADA upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00	
A4	Fire alarm system upgrade (SF)	38,503	\$ 9.00	\$ 346,527.00	
A5	Intercom / public access (PA) system upgrade (SF)	38,503	\$ 3.50	\$ 134,760.50	
A6	Security system upgrade (SF)	38,503	\$ 2.50	\$ 96,257.50	
A7	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A8	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A9	Additional security cameras at hallways (LS)	1	\$ 20,000.00	\$ 20,000.00	
A10	New fencing throughout campus for improved security (LS)	1	\$ 125,000.00	\$ 125,000.00	
A. Code and Safety - Subtotals:				\$ 1,078,195.00	
B. Housekeeping					
B1	Replace doors and hardware at MPR (LS)	1	\$ 14.00	\$ 14.00	
B2	Replace flooring in administration and MPR buildings (SF)	8,846	\$ 28.00	\$ 247,688.00	
B3	Replace windows in classrooms (LS)	1	\$ 450,000.00	\$ 450,000.00	
B4	Replace casework (LF)	832	\$ 350.00	\$ 291,200.00	
B5	Replace ceiling finishes (SF)	38,503	\$ 15.00	\$ 577,545.00	
B6	Clean and remove vegetation debris from clogged drains (LS)	1	\$ 5,000.00	\$ 5,000.00	
B7	Repair or replace exterior brick walls throughout site (LS)	1	\$ 80,000.00	\$ 80,000.00	
B8	HVAC system upgrade (SF)	44,266	\$ 15.00	\$ 663,990.00	
B9	Plumbing system upgrade (SF)	44,266	\$ 10.00	\$ 442,660.00	
B10	Lighting system upgrade (SF)	38,503	\$ 15.00	\$ 577,545.00	
B11	Power distribution system upgrade (SF)	38,503	\$ 10.00	\$ 385,030.00	
B. Housekeeping - Subtotals:				\$ 3,720,672.00	
C. Transformation/Educational Needs					
C1	New shade structure at kindergarten play area (SF)	1,025	\$ 132.50	\$ 135,812.50	
C. Transformation/Educational Needs - Subtotals:				\$ 135,812.50	
TOTAL CONSTRUCTION COSTS:			\$ 4,934,679.50		
SOFT COSTS (30%):			\$ 1,480,403.85		
TOTAL ESTIMATED PROJECT COSTS:			\$ 6,415,083.35		

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Garcia Elementary School 3190 West Randall Avenue, Colton, CA 92324

Existing



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1994
 Year of Recent Modernization: N/A
 Site Acreage: 10 Acres
 Approx. Permanent Building Area: 54,091 SF
 Approx. Portable Area: 2,880 SF
 Approx. Covered Walks: 8,160 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 64,771 SF

Teaching Stations

Permanent: 25
 Portable: 2 (+1 Preschool)
 Total: 27

Capacity

Permanent Capacity: 713
 Portable Capacity: 40
 Total Current Designed Capacity: 753
 Enrollment (Fall 2021-2022): 590
 Future Designed Capacity: N/A

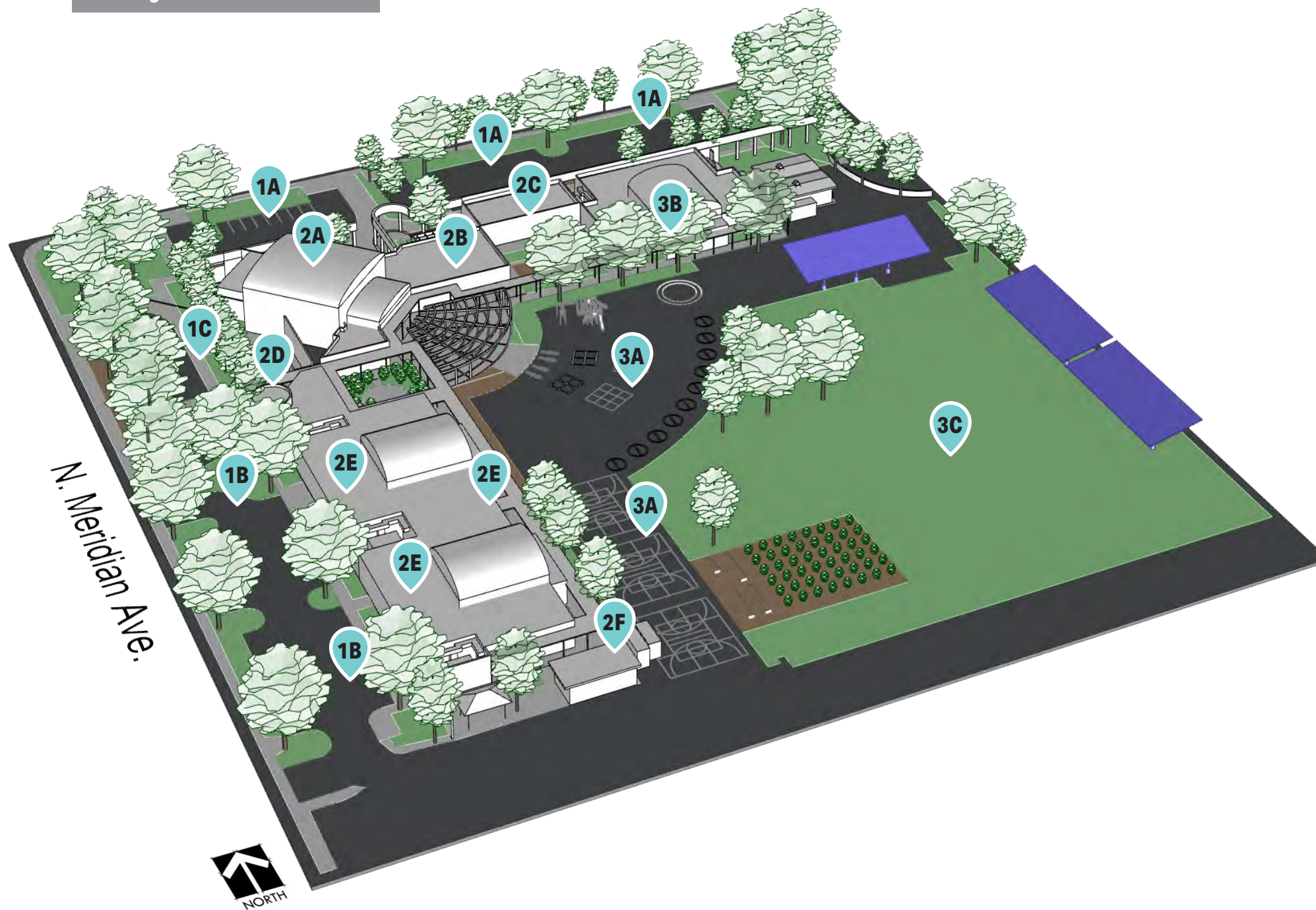
Available Parking

Standard: 73
 Car Accessible: 5
 Van Accessible: 2
 Total: 80



Garcia Elementary School 3190 West Randall Avenue, Colton, CA 92324

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has standard and accessible parking stalls. This lot feeds into the Admin and the main entrance to the campus. This lot offers standard and accessible parking stalls.
- 1B** A secondary parking lot has standard and accessible parking stalls and is located west of the Multi-purpose space.
- 1C** Bus drop off lane.

2. Building/Structures

- 2A** The auditorium / multi-purpose space act as the focal point of two branching building wings (north east wing and south west wing). They're connected to the lobby and kitchen to the south and take place on the north west corner of the general site.
- 2B** The Admin is directly east of the Auditorium, along the north primary parking fed by a prominent entrance to the campus.
- 2C** The kindergarten classes are directly east of the admin and are linked to a play area directly south.
- 2D** The library is directly south of the Auditorium along the south west wing building.
- 2E** Following the library, the rest of the south west wing building contains classrooms.
- 2F** The preschool is located closest to the most southern west corner of the site and has its own mini-play turf.

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hard courts with game striping and runs down the center along the south half of the site surrounded by ample grass turf with mature trees to the south east.
- 3B** A Kindergarten play area exists south of the Kindergarten classrooms (east of the Admin).
- 3C** Large grass field with mature trees.

Garcia Elementary School 3190 West Randall Avenue, Colton, CA 92324

Needs / Vision



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1.** Door and gate hardware ADA upgrades
- A2.** Fire alarm system upgrade
- A3.** Intercom / public access (PA) system upgrade
- A4.** Security system upgrade
- A5.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A6.** New ADA hi-low drinking fountain
- A7.** Restroom accessories ADA upgrades
- A8.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Remove and replace trees with exposed roots and repair cracked/lifted pavement along walkways
- B2.** HVAC system upgrade
- B3.** Plumbing system upgrade
- B4.** Lighting system upgrade
- B5.** Power distribution upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

Not applicable

VISION

Not applicable

Garcia Elementary School 3190 West Randall Avenue, Colton, CA 92324

Garcia Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Door and gate hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A2	Fire alarm system upgrade (SF)	56,971	\$ 9.00	\$ 512,739.00	
A3	Intercom / public access (PA) system upgrade (SF)	56,971	\$ 3.50	\$ 199,398.50	
A4	Security system upgrade (SF)	56,971	\$ 2.50	\$ 142,427.50	
A5	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A6	New ADA hi-low drinking fountain (EA)	1	\$ 8,000.00	\$ 8,000.00	
A7	Restroom accessories ADA upgrades (LS)	1	\$ 17,500.00	\$ 17,500.00	
A8	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,070,715.00	
B. Housekeeping					
B1	Remove and replace trees with exposed roots and repair cracked/lifted pavement along walkways (LS)	1	\$ 180,000.00	\$ 180,000.00	
B2	HVAC system upgrade (SF)	54,091	\$ 15.00	\$ 811,365.00	
B3	Plumbing system upgrade (SF)	54,091	\$ 5.00	\$ 270,455.00	
B4	Lighting system upgrade (SF)	56,971	\$ 15.00	\$ 854,565.00	
B5	Power distribution system upgrade (SF)	56,971	\$ 10.00	\$ 569,710.00	
B. Housekeeping - Subtotals:				\$ 2,686,095.00	
C. Transformation/Educational Needs					
N/A					
C. Transformation/Educational Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:			\$ 3,756,810.00		
SOFT COSTS (30%):			\$ 1,127,043.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 4,883,853.00		

LEGEND

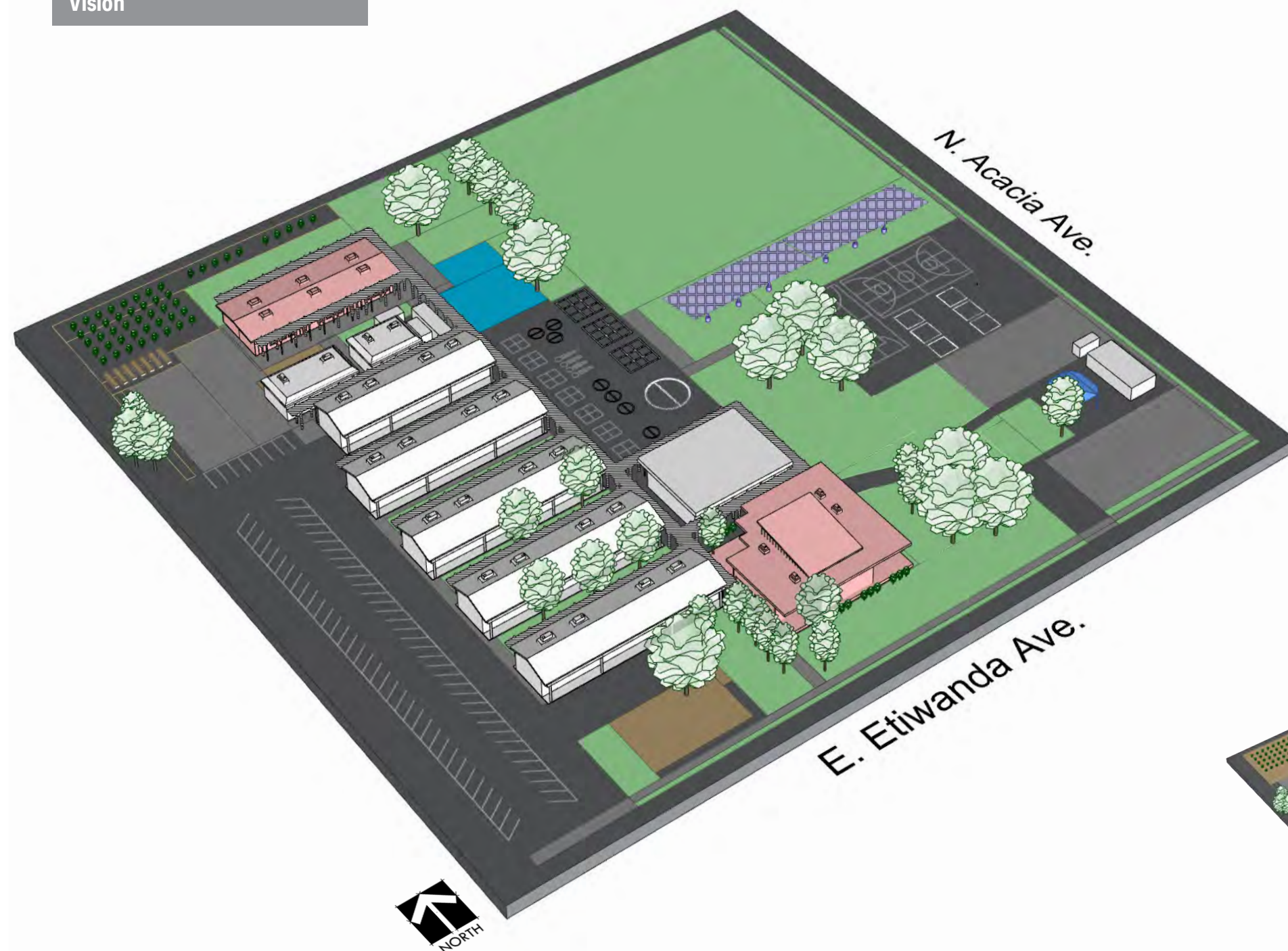
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Henry Elementary School 470 East Etiwanda Ave. Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1953
 Year of Recent Modernization: 2003
 Site Acreage: 9.19 Acres
 Approx. Permanent Building Area: 30,790 SF
 Approx. Portable Area: 5,760 SF
 Approx. Covered Walks: 9,680 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 46,830 SF

Teaching Stations

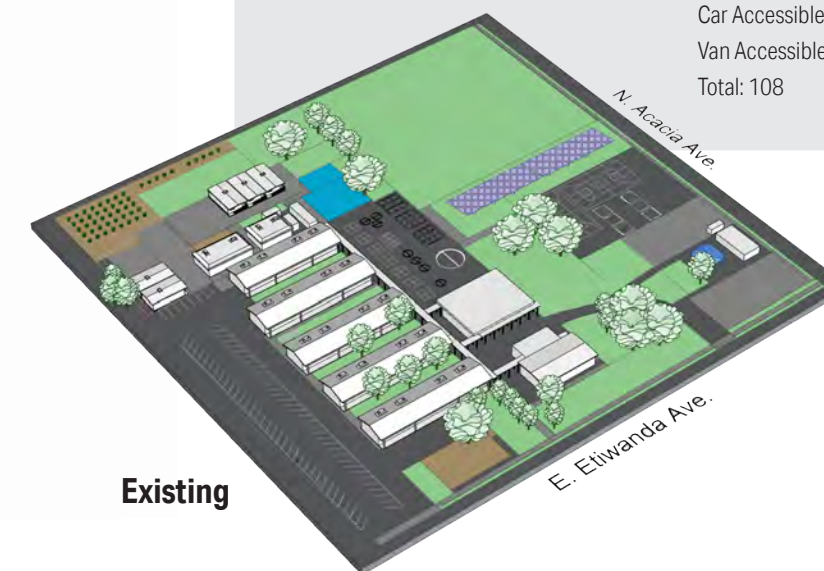
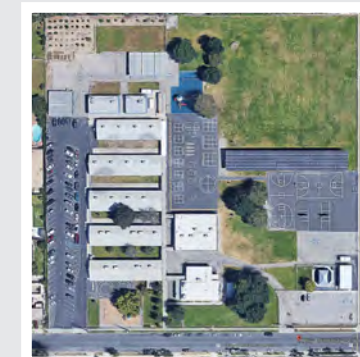
Permanent: 22
 Portable: 8 (+1 Preschool)
 Total: 30

Capacity

Permanent Capacity: 585
 Portable Capacity: 252
 Total Current Designed Capacity: 837
 Enrollment (Fall 2021-2022): 637
 Future Designed Capacity: N/A

Available Parking

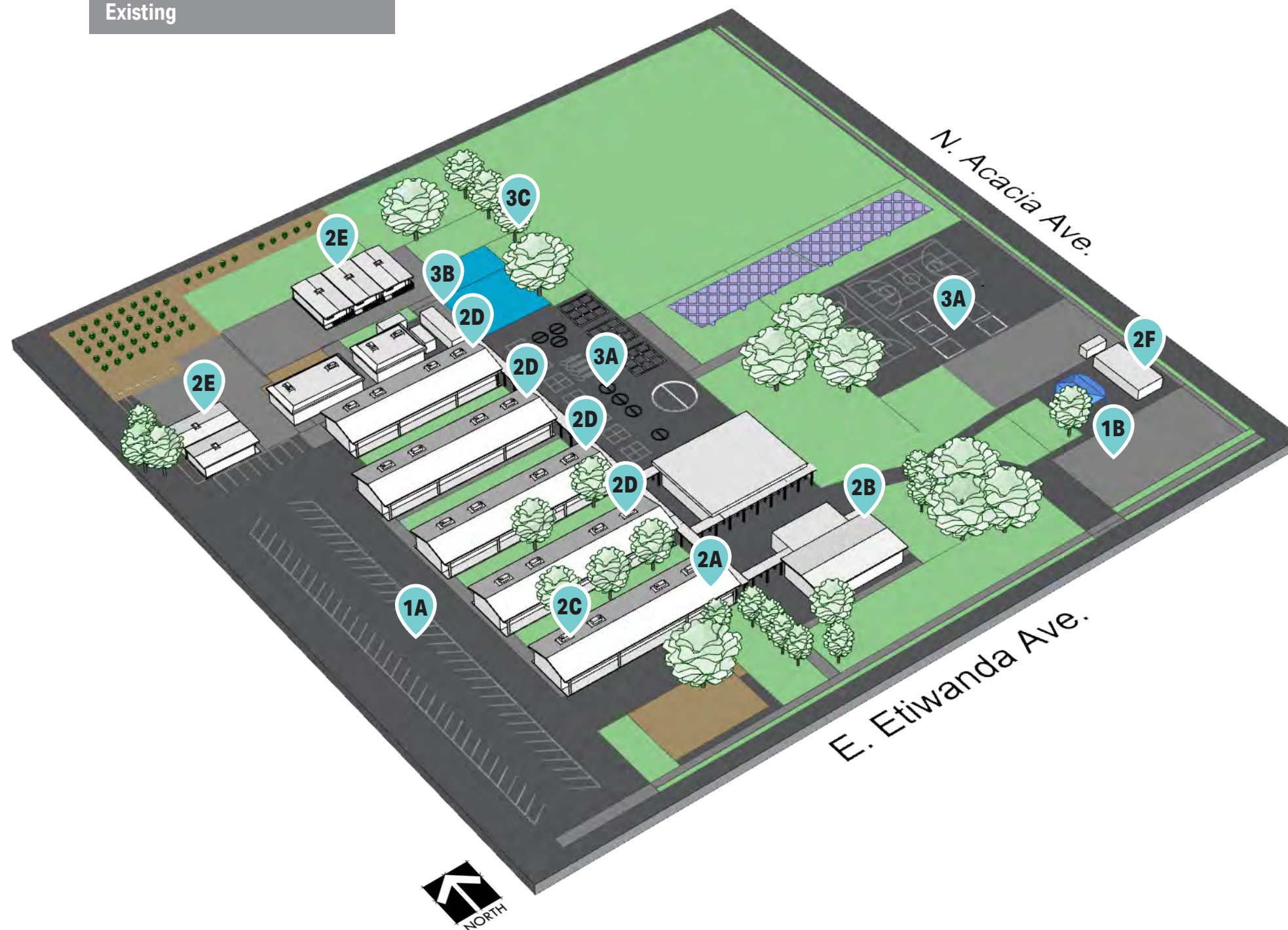
Standard: 102
 Car Accessible: 4
 Van Accessible: 2
 Total: 108



Existing

Henry Elementary School 470 East Etiwanda Ave. Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has standard and accessible parking stalls. This lot feeds into the Admin and the majority of the campus and is located closest to the south west of the south.
- 1B** A secondary parking lot serves the preschool. It has standard and accessible parking stalls and is located closest to the south east corner of the site.

2. Building/Structures

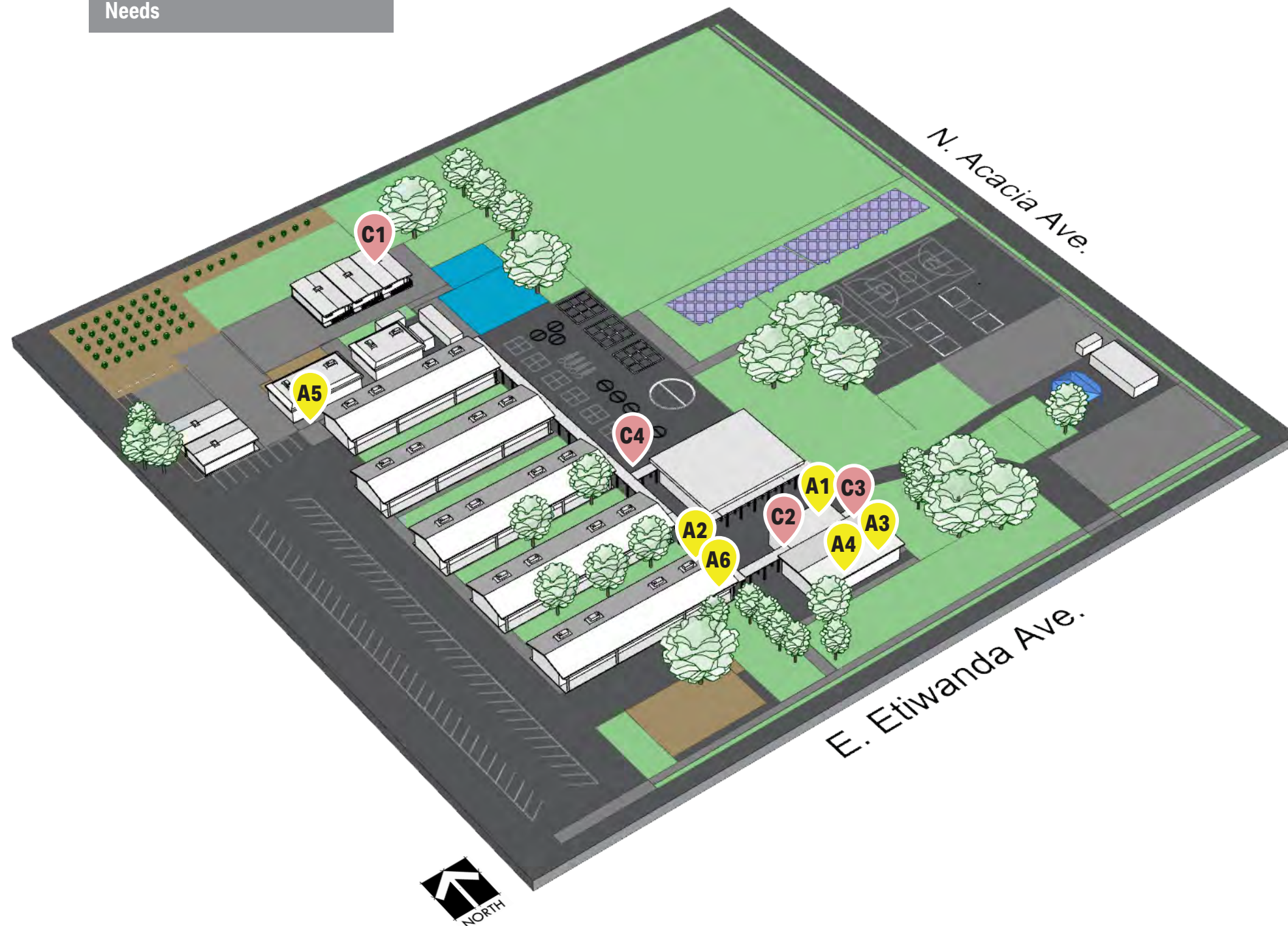
- 2A** The Admin is located in the building closest to the south west corner of the site.
- 2B** The library kitchen and Multi purpose space are all house in a building east of the admin, connected with a covered walk way that circulates throughout the entire campus.
- 2C** Kindergarten classes are located directly west of the Admin in the same building.
- 2D** Classroom buildings
- 2E** Relocatable buildings located at the north west corner of the site.
- 2F** Preschool stand alone building at south east corner of site.

3. Play Areas & Fields

- 3A** Multiple play fields consist of asphalt hard courts with game striping located through the center and central-east of the site
- 3B** A Kindergarten play area exists south of the Kindergarten classrooms.
- 3C** Large grass field with mature trees.

Henry Elementary School 470 East Etiwanda Ave. Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Sink and counter ADA upgrades at Library
- A2** ADA room signage throughout classrooms and Administration Building
- A3** MPR restrooms ADA upgrades
- A4** Stage lift and stair striping at MPR
- A5** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A6** Counter ADA upgrades at Administration Building

CAMPUS WIDE ITEMS

- A7.** Fire alarm system upgrade
- A8.** Intercom / public access (PA) system upgrade
- A9.** Security system upgrade
- A10.** Door hardware ADA upgrades
- A11.** Restroom accessories ADA upgrades
- A12.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Re-roof existing buildings
- B2.** HVAC system upgrade
- B3.** Plumbing system upgrade
- B4.** Lighting system upgrade
- B5.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

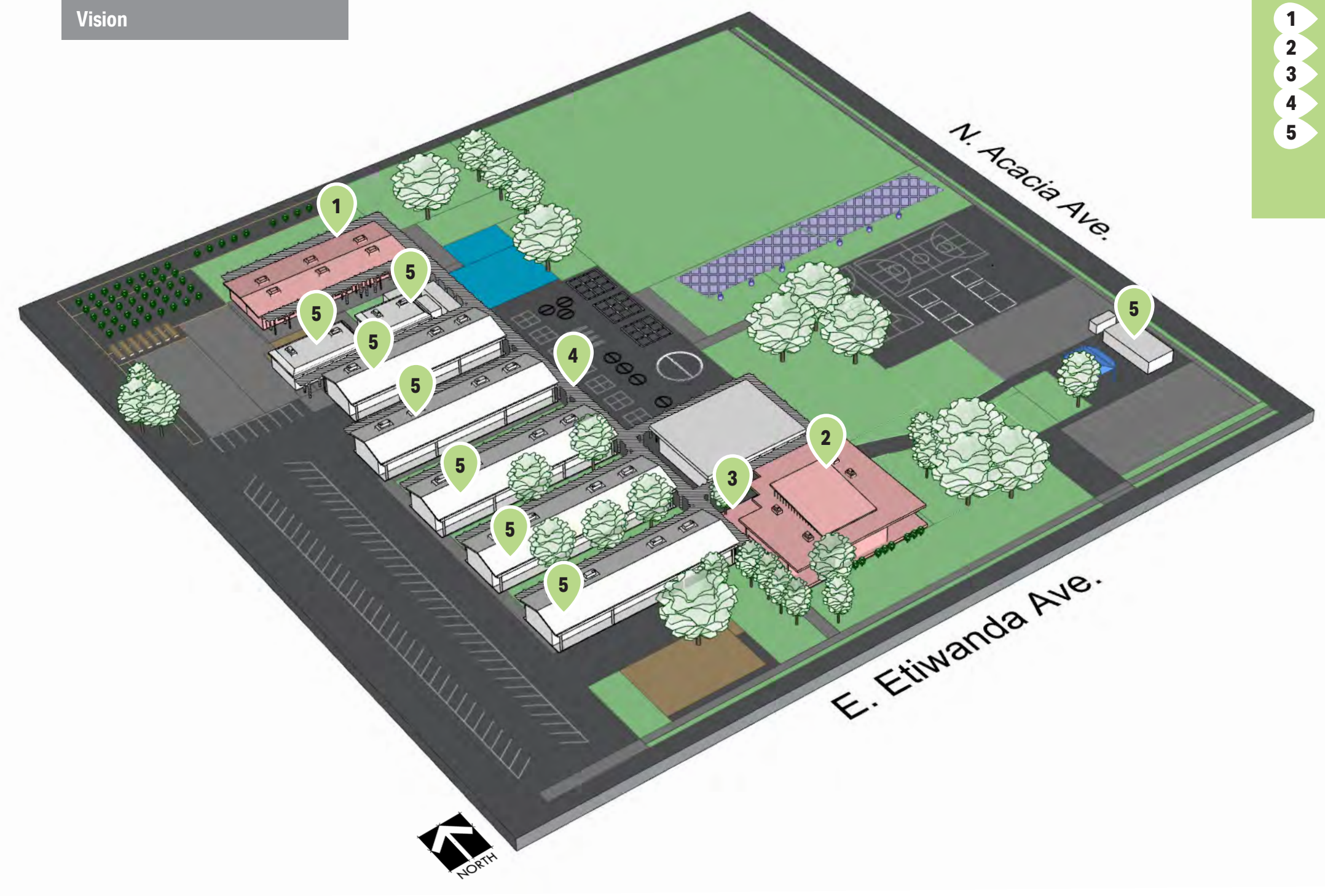
- C1** Replacement of portable classroom buildings for permanent construction
- C2** New kitchen expansion
- C3** New MPR / library
- C4** New covered walkways

Henry Elementary School 470 East Etiwanda Ave. Rialto, CA 92376

Vision

VISION

- 1** New 6 classroom building at north west portion of site
- 2** New MPR / Library building
- 3** New Kitchen expansion
- 4** New covered walkways
- 5** New Roofs for existing buildings



Henry Elementary School 470 East Etiwanda Ave. Rialto, CA 92376

Henry Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Sink and counter ADA upgrades at Library (LS)	1	\$ 15,000.00	\$ 15,000.00	
A2	ADA room signage throughout classrooms and Administration Building (LS)	1	\$ 10,000.00	\$ 10,000.00	
A3	MPR restrooms ADA upgrades (SF)	113	\$ 150.00	\$ 16,950.00	
A4	Stage lift and stair striping at MPR (LS)	1	\$ 2,000.00	\$ 2,000.00	
A5	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A6	Countertop ADA upgrades at Administration Building (LS)	1	\$ 12,000.00	\$ 12,000.00	
A7	Fire alarm system upgrade (SF)	36,550	\$ 9.00	\$ 328,950.00	
A8	Intercom / public access (PA) system upgrade (SF)	36,550	\$ 3.50	\$ 127,925.00	
A9	Security system upgrade (SF)	36,550	\$ 2.50	\$ 91,375.00	
A10	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A11	Restroom accessories ADA upgrades (LS)	1	\$ 17,500.00	\$ 17,500.00	
A12	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 800,350.00	
B. Housekeeping					
B1	Re-roof existing buildings (SF)	30,790	\$ 35.00	\$ 1,077,650.00	
B2	HVAC system upgrade (SF)	30,790	\$ 35.00	\$ 1,077,650.00	
B3	Plumbing system upgrade (SF)	30,790	\$ 15.00	\$ 461,850.00	
B4	Lighting system upgrade (SF)	36,550	\$ 15.00	\$ 548,250.00	
B5	Power distribution system upgrade (SF)	36,550	\$ 10.00	\$ 365,500.00	
B. Housekeeping - Subtotals:				\$ 3,530,900.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	6,468	\$ 700.00	\$ 4,653,600.00	Includes cost to remove 6 portable classroom buildings
C2	New kitchen expansion (SF)	1,462	\$ 790.00	\$ 1,154,980.00	
C3	New MPR / Library building (SF)	5,121	\$ 700.00	\$ 3,584,700.00	
C4	New covered walkways (SF)	9,680			
C. Transformation/Educational Needs - Subtotals:				\$ 9,393,280.00	
TOTAL CONSTRUCTION COSTS:				\$ 13,724,530.00	
SOFT COSTS (30%):				\$ 4,117,359.00	
TOTAL ESTIMATED PROJECT COSTS:				\$ 17,841,889.00	

Notes

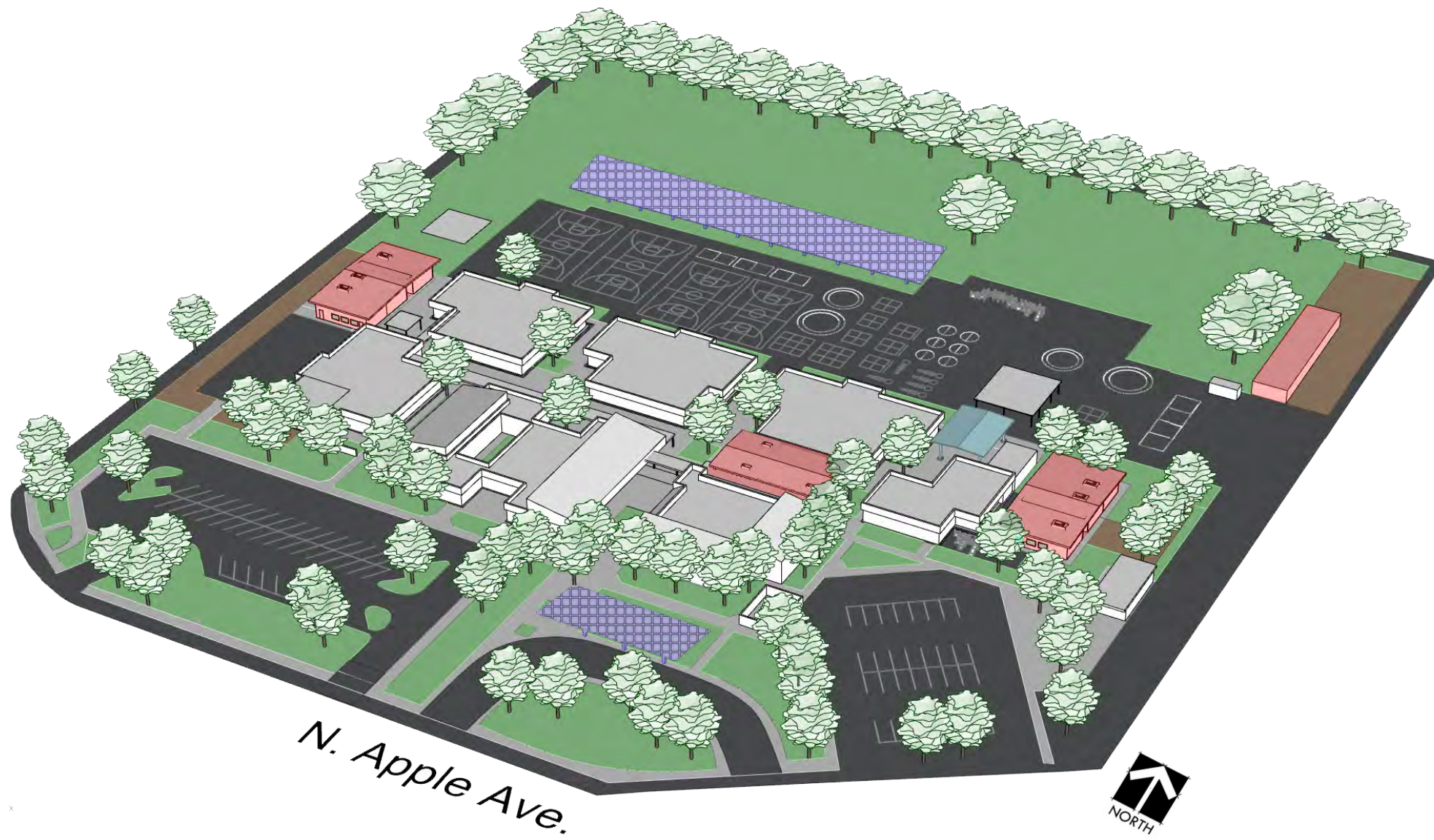
1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Hughbanks Elementary School 2241 North Apple Avenue, Rialto, CA 92377

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1991
 Year of Recent Modernization: N/A
 Site Acreage: 13.2 Acres
 Approx. Permanent Building Area: 37,883 SF
 Approx. Portable Area: 3,840 SF
 Approx. Covered Walks: 9,675 SF
 Approx. Lunch Shelter Area: 300 SF
 Total: 51,698 SF

Teaching Stations

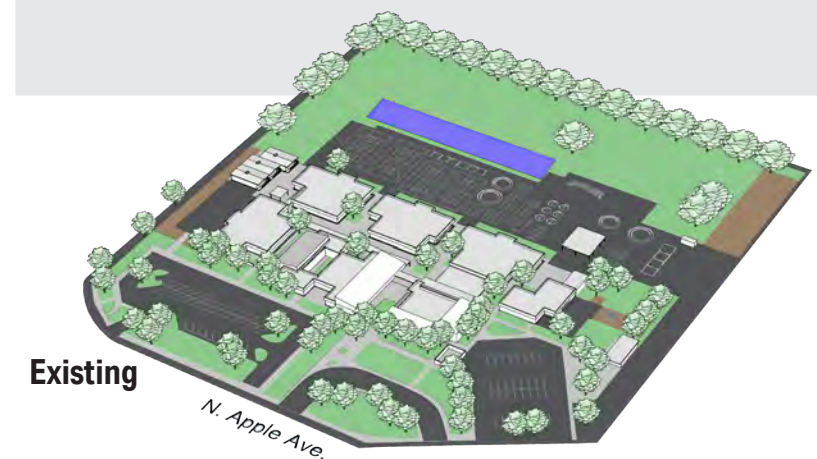
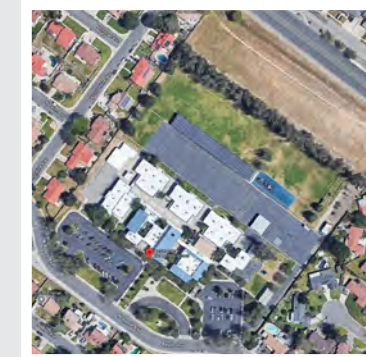
Permanent: 24
 Portable: 3 (+1 Preschool / Daycare)
 Total: 27

Capacity

Permanent Capacity: 609
 Portable Capacity: 108
 Total Current Designed Capacity: 717
 Enrollment (Fall 2021-2022): 418
 Future Designed Capacity: N/A

Available Parking

Standard: 55
 Car Accessible: 5
 Van Accessible: 1
 Total: 61



Hughbanks Elementary School 2241 North Apple Avenue, Rialto, CA 92377

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot has standard and accessible parking stalls. Located in south west corner of the site, this lot feeds into the Admin and main entrance to the campus.
- 1B** A secondary parking lot has standard and accessible parking stalls; located directly west of the kindergarten and day care along the south east corner of the site.
- 1C** Bus drop off lane and drive way.

2. Building/Structures

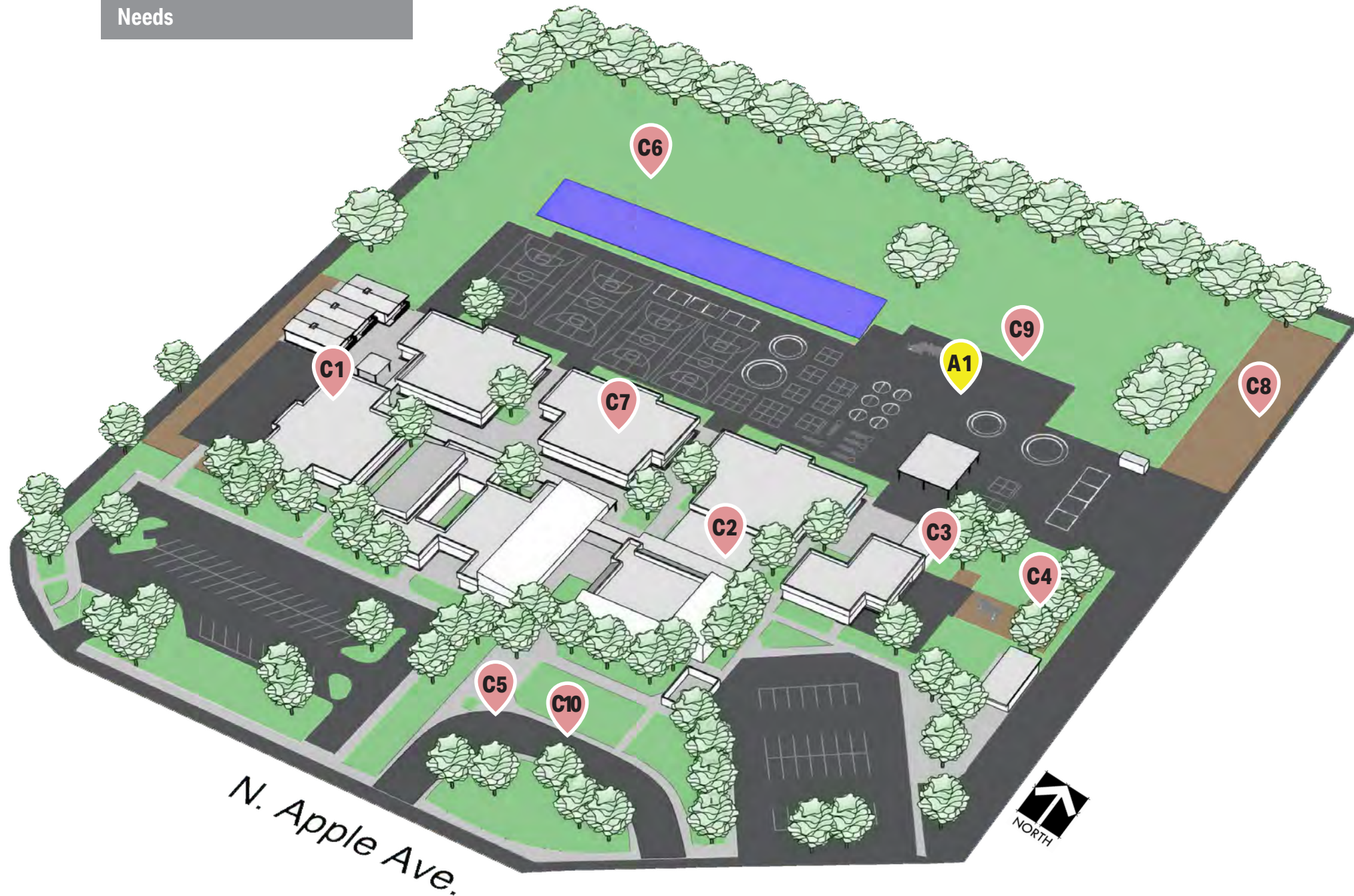
- 2A** Centrally located, the Admin. and work room are located directly north east of the primary parking lot where most will enter the school.
- 2B** The library is adjacent to the admin and opens up to an outdoor area to the west shaded with trees.
- 2C** The Multipurpose space along with the kitchen and a store are located south east of the of the admin and main campus entrance separated by a large out door space.
- 2D** A covered lunch shelter is located in the middle of campus adjacent to the Multi-Purpose room, kitchen and store.
- 2E** Five main classroom buildings centrally located on the site run along the north and north east of the admin and multi-purpose spaces.
- 2F** Three portable buildings house the remaining classrooms are located closer to the north west outer edge of the site.
- 2G** Kindergarten classes located east of the MPR / kitchen and lunch shelter.
- 2H** Daycare located south east of the kindergarten

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hard courts with game striping that sit between the buildings on site to the south west and the large grass field with mature trees to the north east.
- 3B** A Kindergarten play area exists east of the Kindergarten classrooms.
- 3C** Large grass field with mature trees.

Hughbanks Elementary School 2241 North Apple Avenue, Rialto, CA 92377

Needs



A. CODE AND SAFETY

- A1** Playground reconfiguration for ADA compliance (steep slopes)

CAMPUS WIDE ITEMS

- A2.** Fire alarm system upgrade
- A3.** Intercom / public access (PA) system upgrade
- A4.** Security system upgrades
- A5.** Restroom ADA upgrades
- A6.** Door hardware ADA upgrades
- A7.** Signage ADA upgrades
- A8.** Parking lot lighting upgrades
- A9.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A10.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Roof access addition/reconfiguration
- B2.** Lighting system upgrade
- B3.** HVAC system upgrade
- B4.** Plumbing system upgrade
- B5.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replacement of portable classroom buildings for permanent construction
- C2** Kitchen expansion including semi-enclosed outdoor eating area
- C3** New kindergarten / transitional kindergarten classrooms and restrooms
- C4** Add covered play structure near kindergarten area
- C5** Expand bus lanes and drop-off areas
- C6** Artificial track and field
- C7** Conversion of standard classroom into Media center/production classroom
- C8** Add outdoor classroom in garden area with wash stations and equipment storage
- C9** Outdoor amphitheater
- C10** Covered outdoor bus / drop-off waiting area

Hughbanks Elementary School 2241 North Apple Avenue, Rialto, CA 92377

Vision



VISION

- 1** New 4 classroom building
- 2** New Kitchen expansion
- 3** New roofs for existing buildings
- 4** New kindergarten / transitional kindergarten classrooms
- 5** Kindergarten restrooms for each classroom
- 6** Covered play structure near kindergarten area
- 7** New MPR / kitchen expansion including semi-enclosed outdoor eating area
- 8** Expanded bus lanes and drop-off areas
- 9** Artificial track and field
- 10** Media center / production classroom
- 11** Outdoor classroom in garden area with wash stations and equipment storage
- 12** Outdoor amphitheater
- 13** Covered outdoor bus / drop-off waiting area

Hughbanks Elementary School 2241 North Apple Avenue, Rialto, CA 92377

Hughbanks Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Playground reconfiguration for ADA compliance (LS)	1	\$ 125,000.00	\$ 125,000.00	
A2	Fire alarm system upgrade (SF)	41,637	\$ 9.00	\$ 374,733.00	
A3	Intercom / public access (PA) system upgrade (SF)	41,637	\$ 3.50	\$ 145,729.50	
A4	Security system upgrades (SF)	41,637	\$ 2.50	\$ 104,092.50	
A5	Restrooms ADA upgrades (SF)	975	\$ 150.00	\$ 146,250.00	
A6	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A7	Signage ADA upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00	
A8	Parking lot lighting upgrades (LS)	1	\$ 100,000.00	\$ 100,000.00	
A9	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A10	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,196,455.00	
B. Housekeeping					
B1	Roof access addition/reconfiguration (EA)	8	\$ 10,000.00	\$ 80,000.00	
B2	Lighting system upgrade (SF)	41,637	\$ 15.00	\$ 624,555.00	
B3	HVAC system upgrade (SF)	37,833	\$ 15.00	\$ 567,495.00	
B4	Plumbing system upgrade (SF)	37,833	\$ 5.00	\$ 189,165.00	
B5	Power distribution system upgrade (SF)	41,637	\$ 10.00	\$ 416,370.00	
B. Housekeeping - Subtotals:				\$ 1,877,585.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	3,840	\$ 700.00	\$ 2,772,000.00	Includes cost to remove 4 portable classroom buildings
C2	Kitchen expansion including semi-enclosed outdoor eating area (SF)	3,211	\$ 790.00	\$ 2,536,690.00	
C3	New kindergarten / transitional kindergarten classrooms and restrooms (SF)	4,094	\$ 700.00	\$ 2,865,800.00	
C4	Add covered play structure near kindergarten area (LS)	1	\$ 125,000.00	\$ 125,000.00	
C5	Expand bus lanes and drop-off areas (SF)	11,895	\$ 25.00	\$ 297,375.00	
C6	Artificial track and field (SF)	25,930	\$ 15.00	\$ 388,950.00	
C7	Conversion of standard classroom into Media center/production classroom (SF)	1,226	\$ 230.00	\$ 281,980.00	
C8	Add outdoor classroom in garden area with wash stations and equipment storage (SF)	1,226	\$ 230.00	\$ 281,980.00	
C9	Outdoor amphitheater (SF)	4,905	\$ 25.00	\$ 122,625.00	
C10	Covered outdoor bus / drop-off waiting area (SF)	3,574	\$ 132.50	\$ 473,555.00	
C. Transformation/Educational Needs - Subtotals:				\$ 10,145,955.00	
TOTAL CONSTRUCTION COSTS:			\$ 13,219,995.00		
SOFT COSTS (30%):			\$ 3,965,998.50		
TOTAL ESTIMATED PROJECT COSTS:			\$ 17,185,993.50		

LEGEND

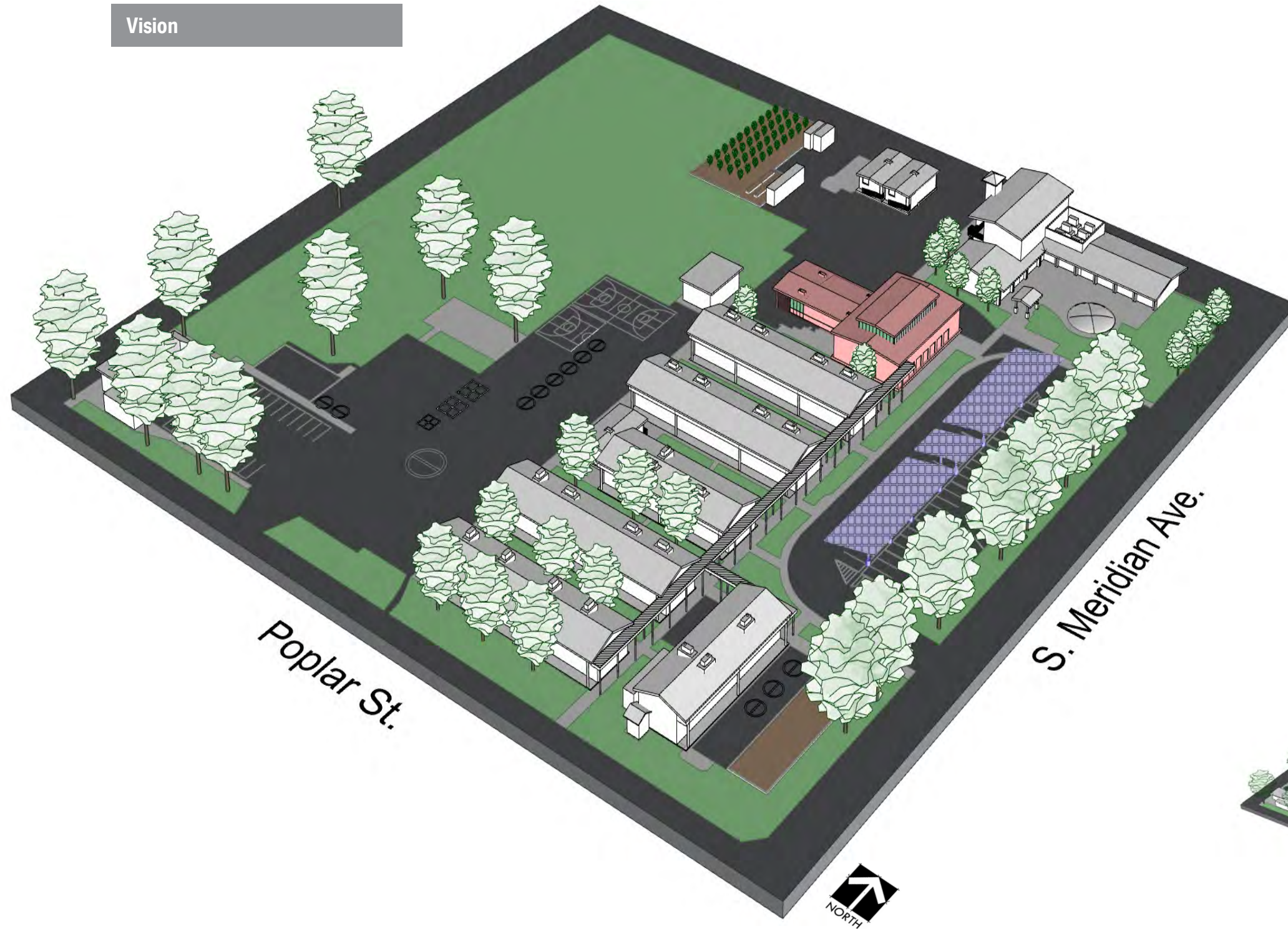
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- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

J.P. Kelley Elementary School 380 South Meridian Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1959
 Year of Recent Modernization: 1999
 Site Acreage: 8.82 Acres
 Approx. Permanent Building Area: 27,050 SF
 Approx. Portable Area: 7,680 SF
 Approx. Covered Walks: 10,240 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 46,170 SF

Teaching Stations

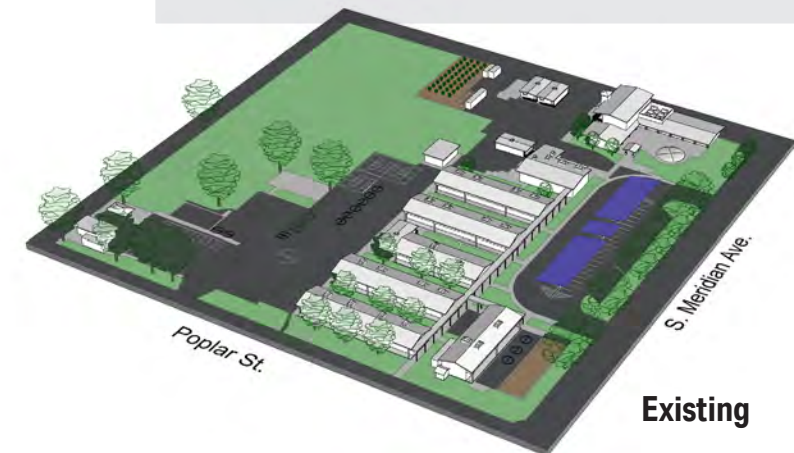
Permanent: 17
 Portable: 5
 Total: 22

Capacity

Permanent Capacity: 440
 Portable Capacity: 125
 Total Current Designed Capacity: 565
 Enrollment (Fall 2021-2022): 671
 Future Designed Capacity: N/A

Available Parking

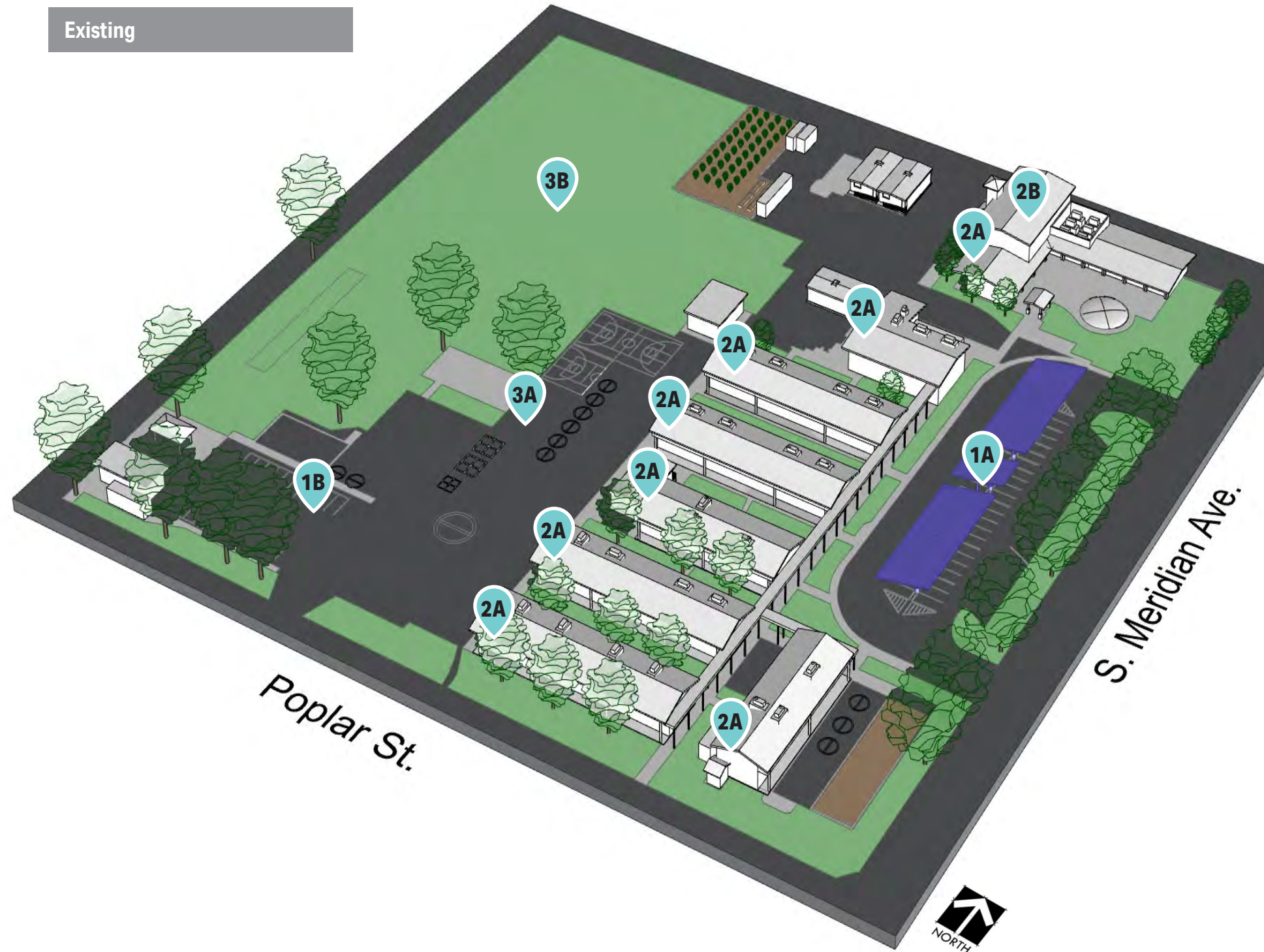
Standard: 62
 Car Accessible: 2
 Van Accessible: 2
 Total: 66



Existing

J.P. Kelley Elementary School 380 South Meridian Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** Primary parking is located near the administration offices on the east side of the school.
- 1B** Additional parking is located on the south west corner serving the preschool.

2. Building/Structures

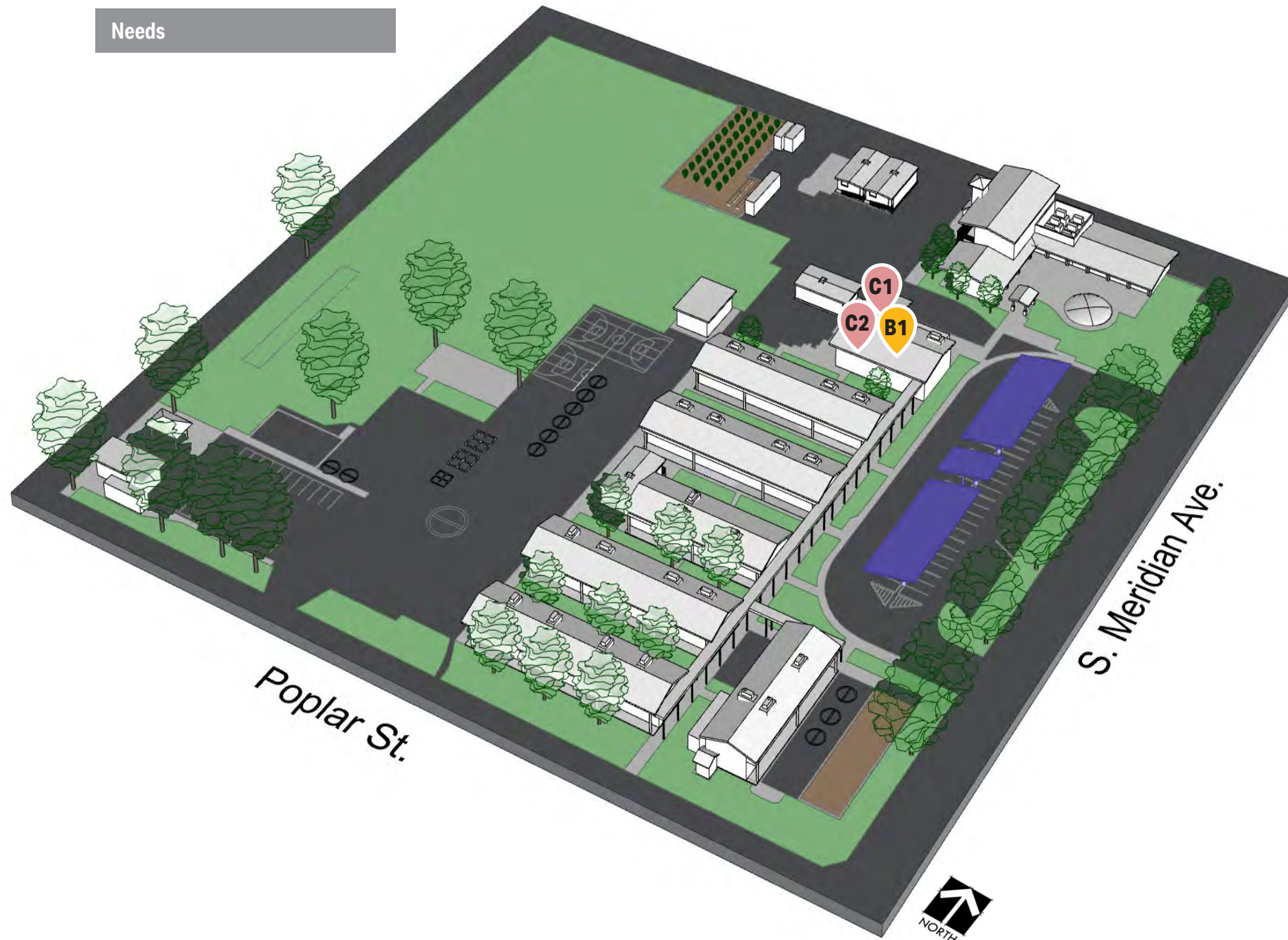
- 2A** The school consists of 8 buildings, with classrooms rows arrayed horizontally from south to north.
- 2B** The MPR and kitchen are located at the north east portion of the site across from 2 portable buildings and a garden area.

3. Play Areas & Fields

- 3A** Asphalt playgrounds are located adjacent to classroom buildings.
- 3B** Playfields are located on the west side of the campus, with green areas between each classroom building.

J.P. Kelley Elementary School 380 South Meridian Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1.** Fire alarm system upgrade
- A2.** Intercom / public access (PA) system upgrade
- A3.** Security system upgrade
- A4.** Restrooms ADA upgrades
- A5.** Door hardware ADA upgrades
- A6.** ADA signage
- A7.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A8.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** MPR building modernization

CAMPUS WIDE ITEMS

- B2.** HVAC system upgrade
- B3.** Plumbing system upgrade
- B4.** Upgrade interior light fixtures to LED flat panels
- B5.** Power distribution system upgrade
- B6.** Re-roof existing buildings

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

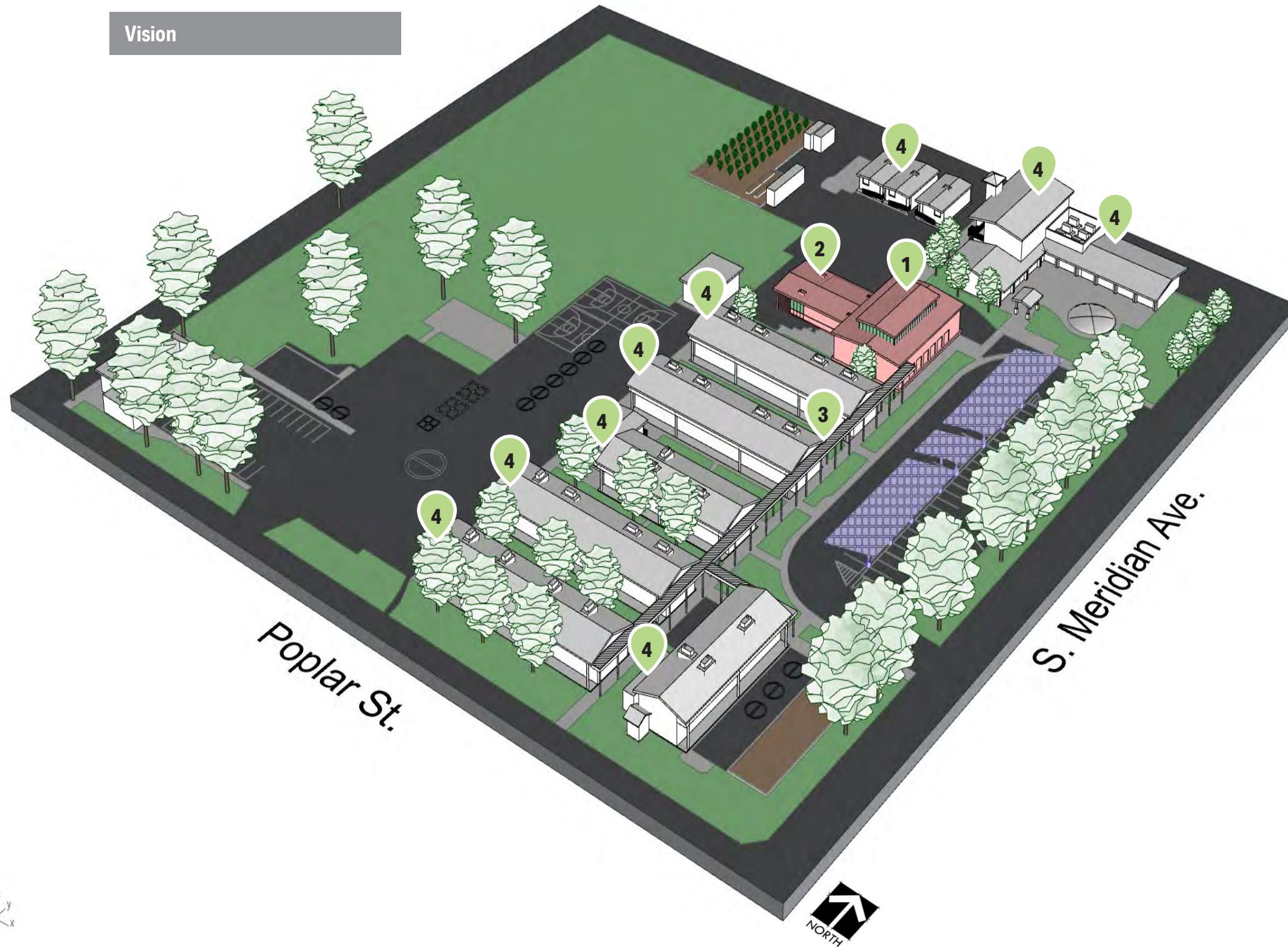
- C1** New kitchen expansion
- C2** New MPR / library

CAMPUS WIDE ITEMS

- C3.** New covered walkways

J.P. Kelley Elementary School 380 South Meridian Avenue, Rialto, CA 92376

Vision



VISION

- 1** New MPR / Library building
- 2** New Kitchen expansion
- 3** New covered walkways
- 4** New roofs for existing buildings



J.P. Kelley Elementary School 380 South Meridian Avenue, Rialto, CA 92376

Kelley Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Fire alarm system upgrade (SF)	37,730	\$ 9.00	\$ 339,570.00	
A2	Intercom / public access (PA) system upgrade (SF)	37,730	\$ 3.50	\$ 132,055.00	
A3	Security system upgrade (SF)	37,730	\$ 2.50	\$ 94,325.00	
A4	Restrooms ADA upgrades (SF)	1,269	\$ 150.00	\$ 190,350.00	
A5	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A6	ADA signage (LS)	1	\$ 10,000.00	\$ 10,000.00	
A7	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A8	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 944,950.00	
B. Housekeeping					
B1	MPR building modernization (SF)	3,580	\$ 230.00	\$ 823,400.00	
B2	HVAC system upgrade (SF)	27,050	\$ 35.00	\$ 946,750.00	
B3	Plumbing system upgrade (SF)	27,050	\$ 15.00	\$ 405,750.00	
B4	Upgrade interior light fixtures to LED flat panels (SF)	37,730	\$ 15.00	\$ 565,950.00	
B5	Power distribution system upgrade (SF)	37,730	\$ 10.00	\$ 377,300.00	
B6	Re-roof existing buildings (SF)	27,050	\$ 35.00	\$ 946,750.00	
B. Housekeeping - Subtotals:				\$ 4,065,900.00	
C. Transformation/Educational Needs					
C1	New kitchen expansion (SF)	1,462	\$ 790.00	\$ 1,154,980.00	
C2	New MPR / library (SF)	5,121	\$ 700.00	\$ 3,584,700.00	
C3	New covered walkways (SF)	10,240	\$ 150.00	\$ 1,536,000.00	
C. Transformation/Educational Needs - Subtotals:				\$ 6,275,680.00	
TOTAL CONSTRUCTION COSTS:			\$ 11,286,530.00		
SOFT COSTS (30%):			\$ 3,385,959.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 14,672,489.00		

LEGEND

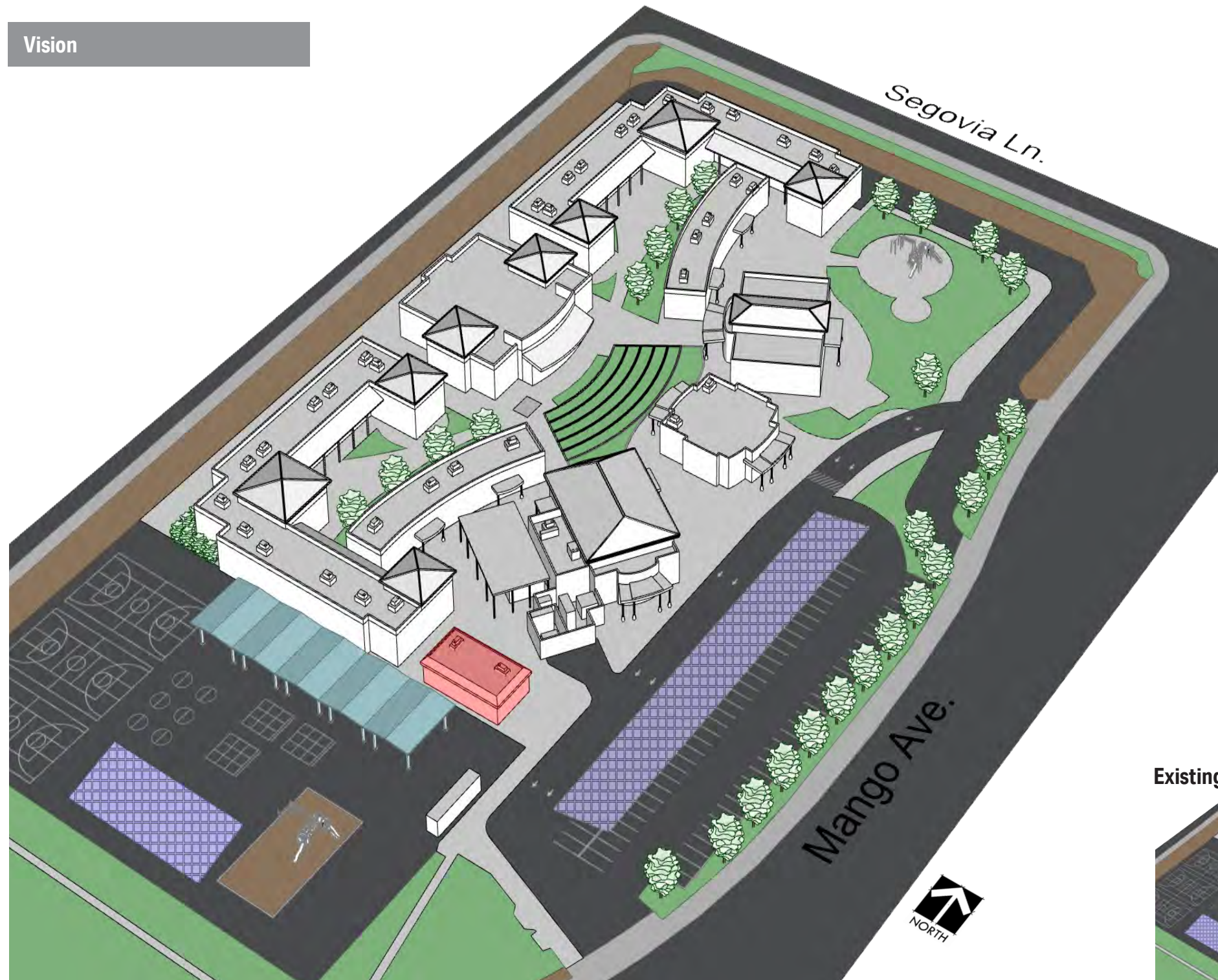
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Kordyak Elementary School 4580 Mango Avenue, Fontana, CA 92336

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 2010
 Year of Recent Modernization: N/A
 Site Acreage: 13.4 Acres
 Approx. Permanent Building Area: 60,031 SF
 Approx. Portable Area: 0 SF
 Approx. Covered Walks: 0 SF
 Approx. Lunch Shelter Area: 0 SF
 Total: 62,792 SF

Teaching Stations

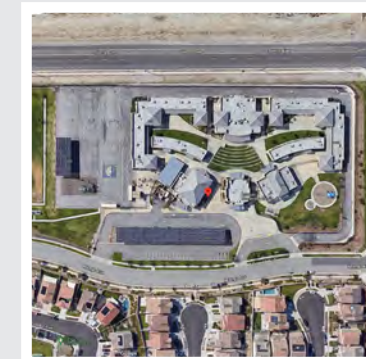
Permanent: 41
 Portable: 0
 Total: 41

Capacity

Permanent Capacity: 1167
 Portable Capacity: 0
 Total Current Designed Capacity: 1167
 Enrollment (Fall 2021-2022): 566
 Future Designed Capacity: N/A

Available Parking

Standard: 87
 Car Accessible: 2
 Van Accessible: 2
 Total: 91

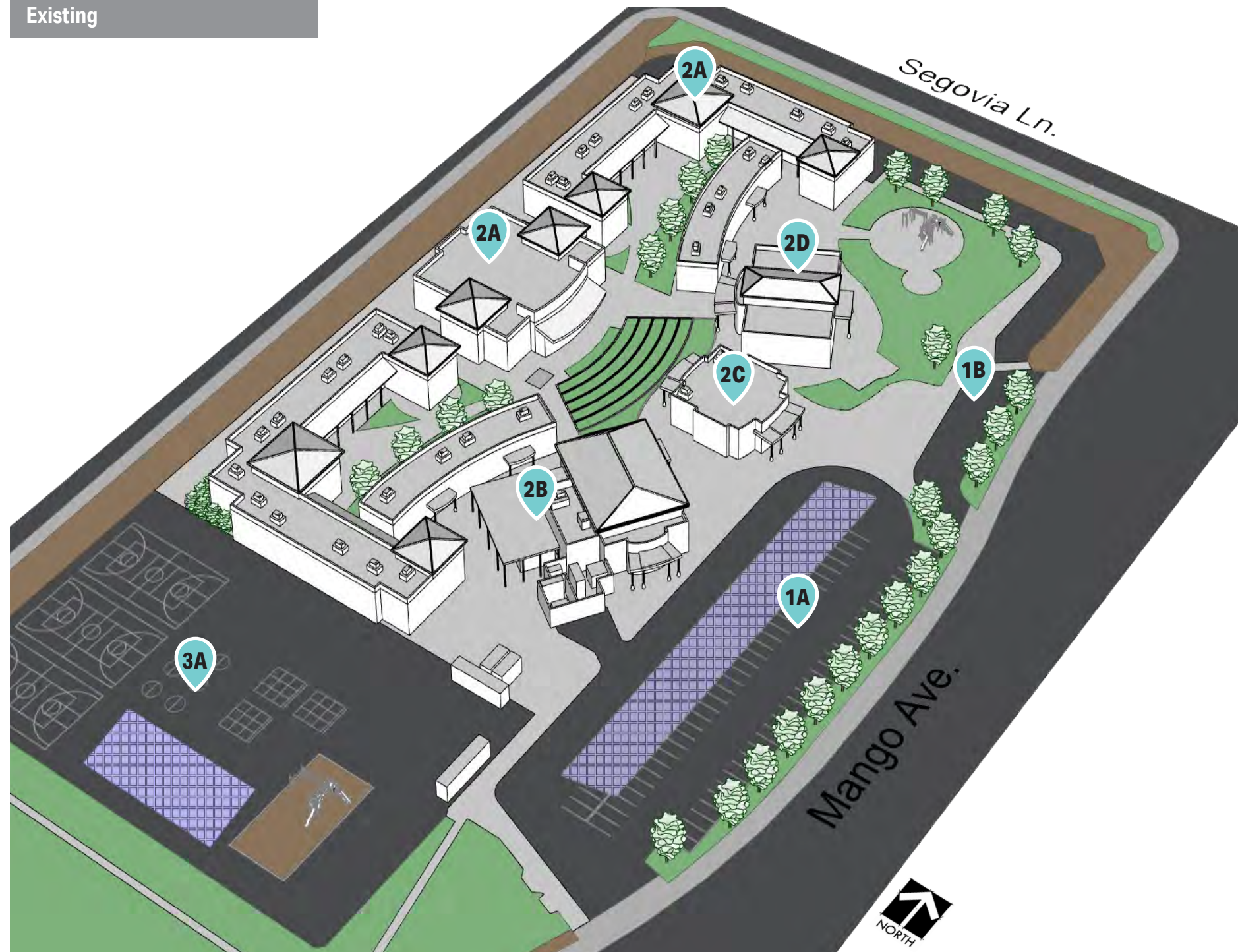


Existing



Kordyak Elementary School 4580 Mango Avenue, Fontana, CA 92336

Existing



SITE FEATURES

1. Parking

- 1A 1 main parking lot exists on the east perimeter of the site, most of which is covered with solar photo-voltaic shade structures.
- 1B A drop-off lane exists adjacent to the north connected to a fire lane that runs the perimeter of the site.

2. Building/Structures

The campus is based on a mirror plan organization, bisected with green stepped grounds leading to the library at the center of the complex.

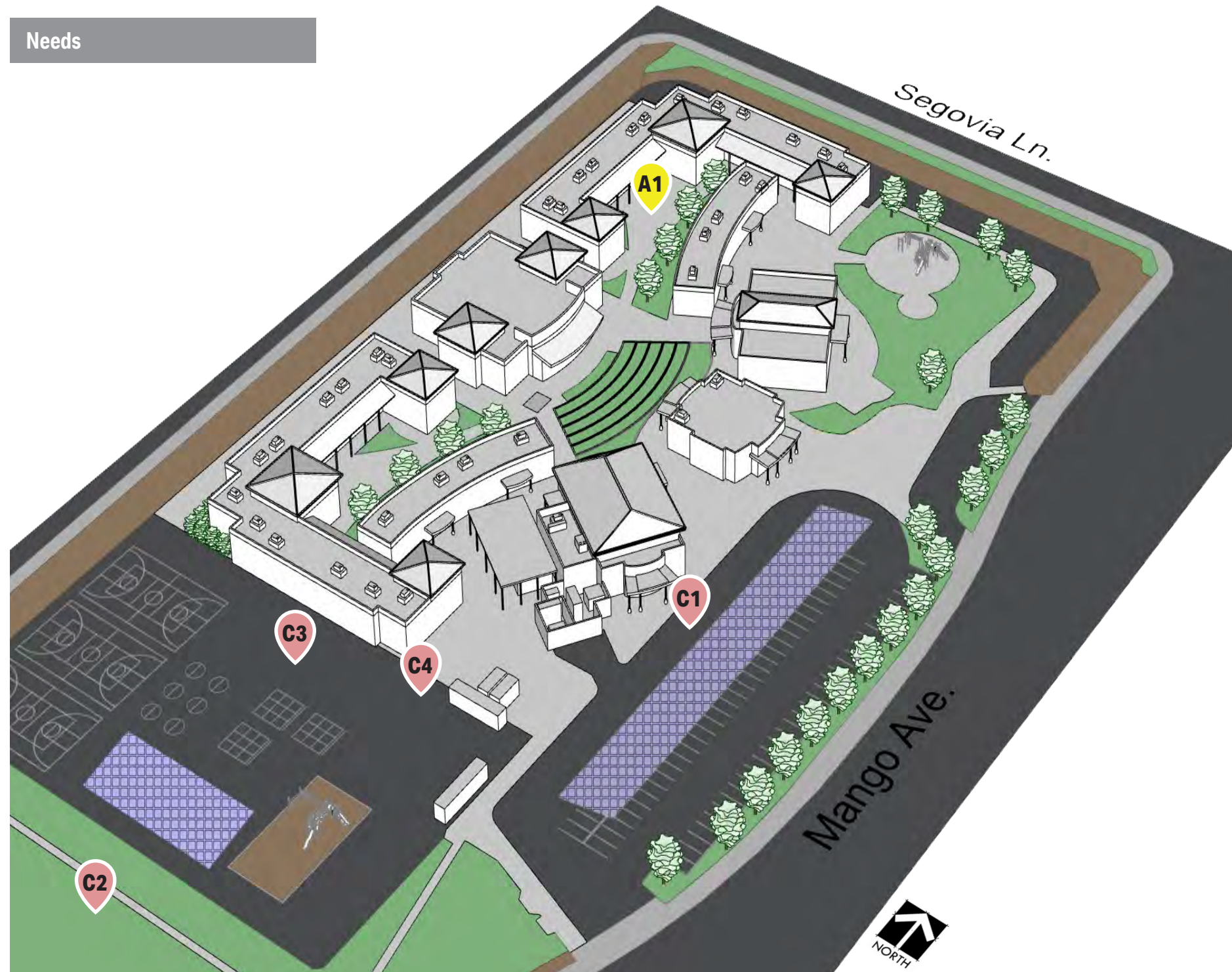
- 2A 3 main buildings are located at the east entry of the school,
- 2B The MPR exists at the South of the site,
- 2C The administration building exists at the center east portion of the site.
- 2D The kindergarten building exists at the north east portion of the site.

3. Play Areas & Fields

- 3A 1 large asphalt play area exists south of the building complex with a turf play area adjacent to a grass field to the south.

Kordyak Elementary School 4580 Mango Avenue, Fontana, CA 92336

Needs



A. CODE AND SAFETY

A1 Handrail replacement at Building D

CAMPUS WIDE ITEMS

- A2.** Fire alarm system upgrade
- A3.** Door hardware ADA upgrades
- A4.** Restroom ADA upgrades
- A5.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A6.** Intercom/Public Address (PA) system upgrade
- A7.** Security system upgrade

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

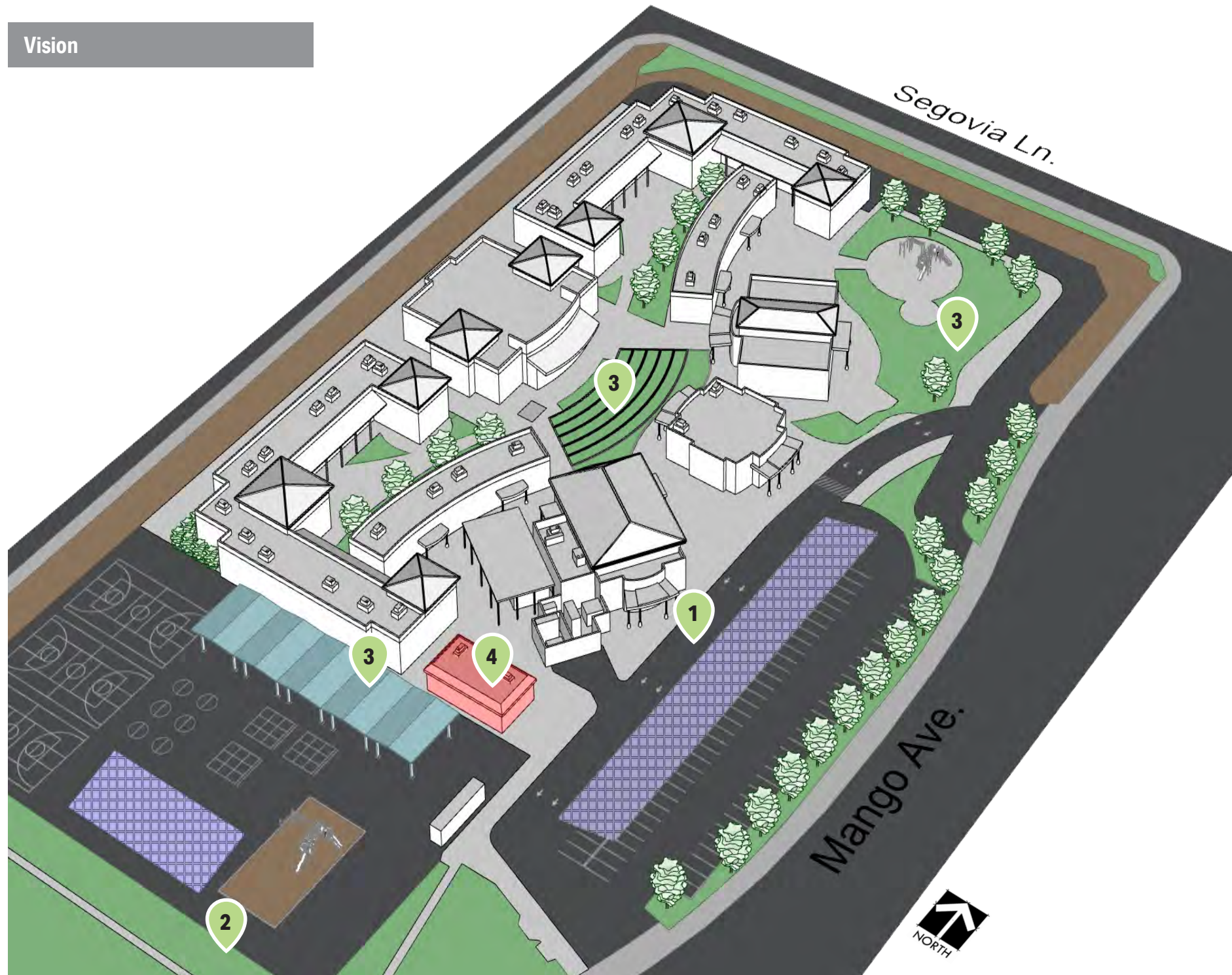
- B1.** Re-roof existing buildings
- B2.** Lighting system upgrade
- B3.** HVAC system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Expand bus drop-off lanes
- C2** Additional garden areas
- C3** New shade structure
- C4** New storage building

Kordyak Elementary School 4580 Mango Avenue, Fontana, CA 92336

Vision



VISION

- 1 Expanded bus drop-off lanes
- 2 Additional garden spaces
- 3 New shade structure
- 4 New storage building



Kordyak Elementary School 4580 Mango Avenue, Fontana, CA 92336

Kordyak Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Handrail replacement at Building D (LS)	1	\$ 2,500.00	\$ 2,500.00	
A2	Fire alarm system upgrade (SF)	60,031	\$ 9.00	\$ 540,279.00	
A3	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A4	Restrooms ADA upgrades (SF)	3,773	\$ 150.00	\$ 565,950.00	
A5	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A. Code and Safety - Subtotals:				\$ 1,284,379.00	
B. Housekeeping					
B1	Re-roof existing buildings (SF)	60,031	\$ 35.00	\$ 2,101,085.00	
B2	Lighting system upgrade (SF)	60,031	\$ 15.00	\$ 900,465.00	
B. Housekeeping - Subtotals:				\$ 3,001,550.00	
C. Transformation/Educational Needs					
C1	Expand bus drop-off lanes (SF)	4,037	\$ 25.00	\$ 100,925.00	
C2	Additional garden areas (LS)	7,235	\$ 8.00	\$ 57,880.00	
C3	New shade structure (SF)	8,056	\$ 132.50	\$ 1,067,420.00	
C4	New storage building (SF)	1,866	\$ 700.00	\$ 1,306,200.00	
C. Transformation/Educational Needs - Subtotals:				\$ 2,532,425.00	
TOTAL CONSTRUCTION COSTS:			\$ 6,818,354.00		
SOFT COSTS (30%):			\$ 2,045,506.20		
TOTAL ESTIMATED PROJECT COSTS:			\$ 8,863,860.20		

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

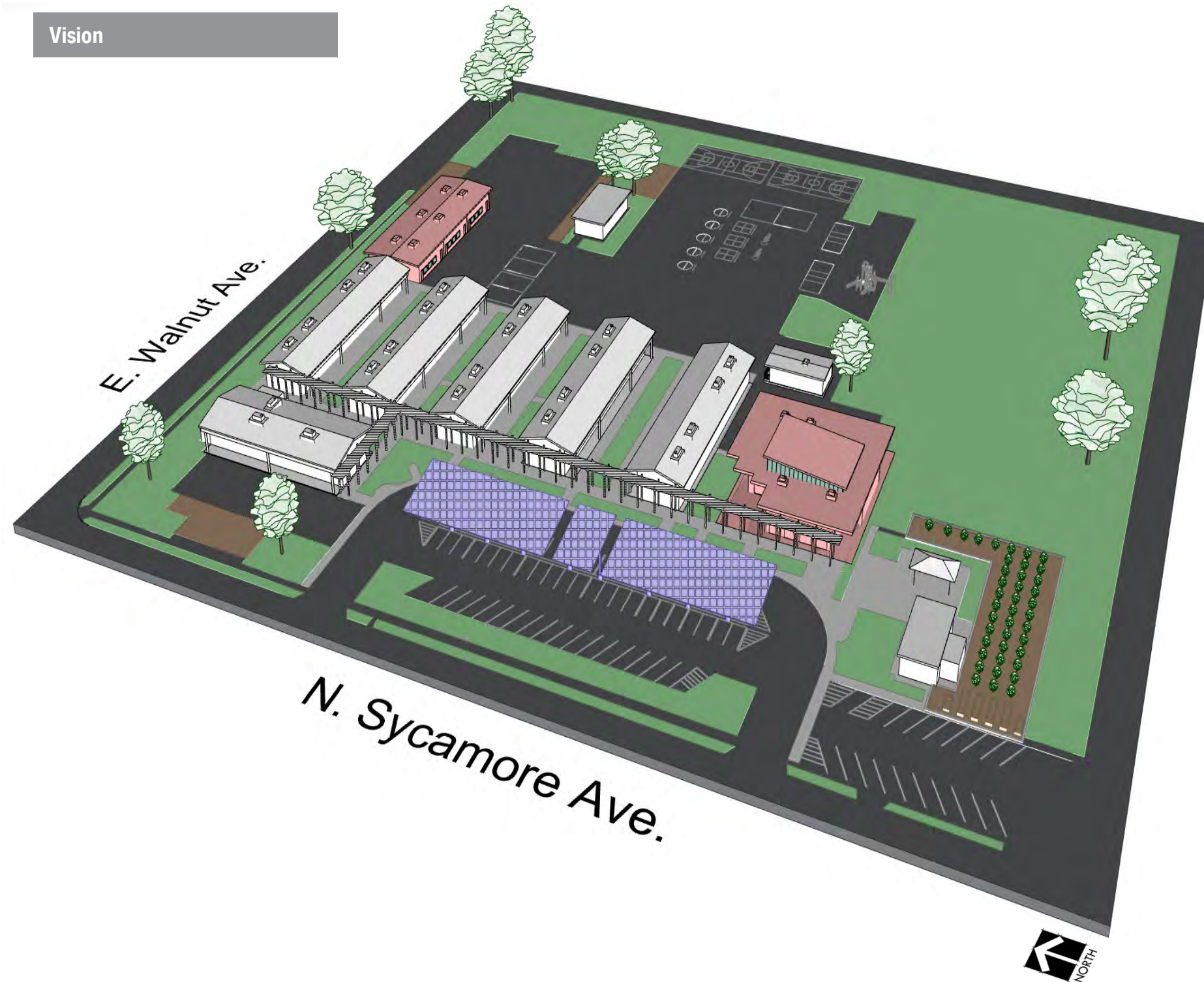
EA = Each

Notes

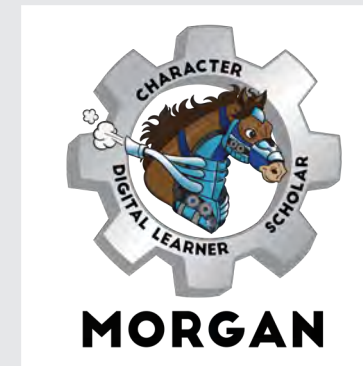
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3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Morgan Elementary School 1571 North Sycamore Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1960
 Year of Recent Modernization: 2004
 Site Acreage: 9.23 Acres
 Approx. Permanent Building Area: 29,290 SF
 Approx. Portable Area: 7,680
 Approx. Covered Walks: 10,020 SF
 Approx. Lunch Shelter Area: 1,800 SF
 Total: 48,790 SF

Teaching Stations

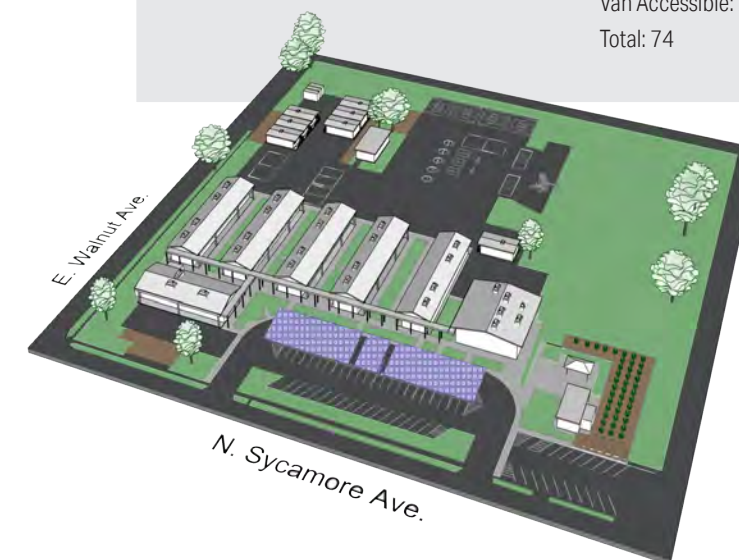
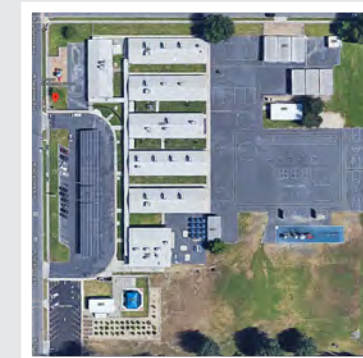
Permanent: 18
 Portable: 7 (+1 Preschool)
 Total: 25

Capacity

Permanent Capacity: 516
 Portable Capacity: 135
 Total Current Designed Capacity: 651
 Enrollment (Fall 2021-2022): 528
 Future Designed Capacity: N/A

Available Parking

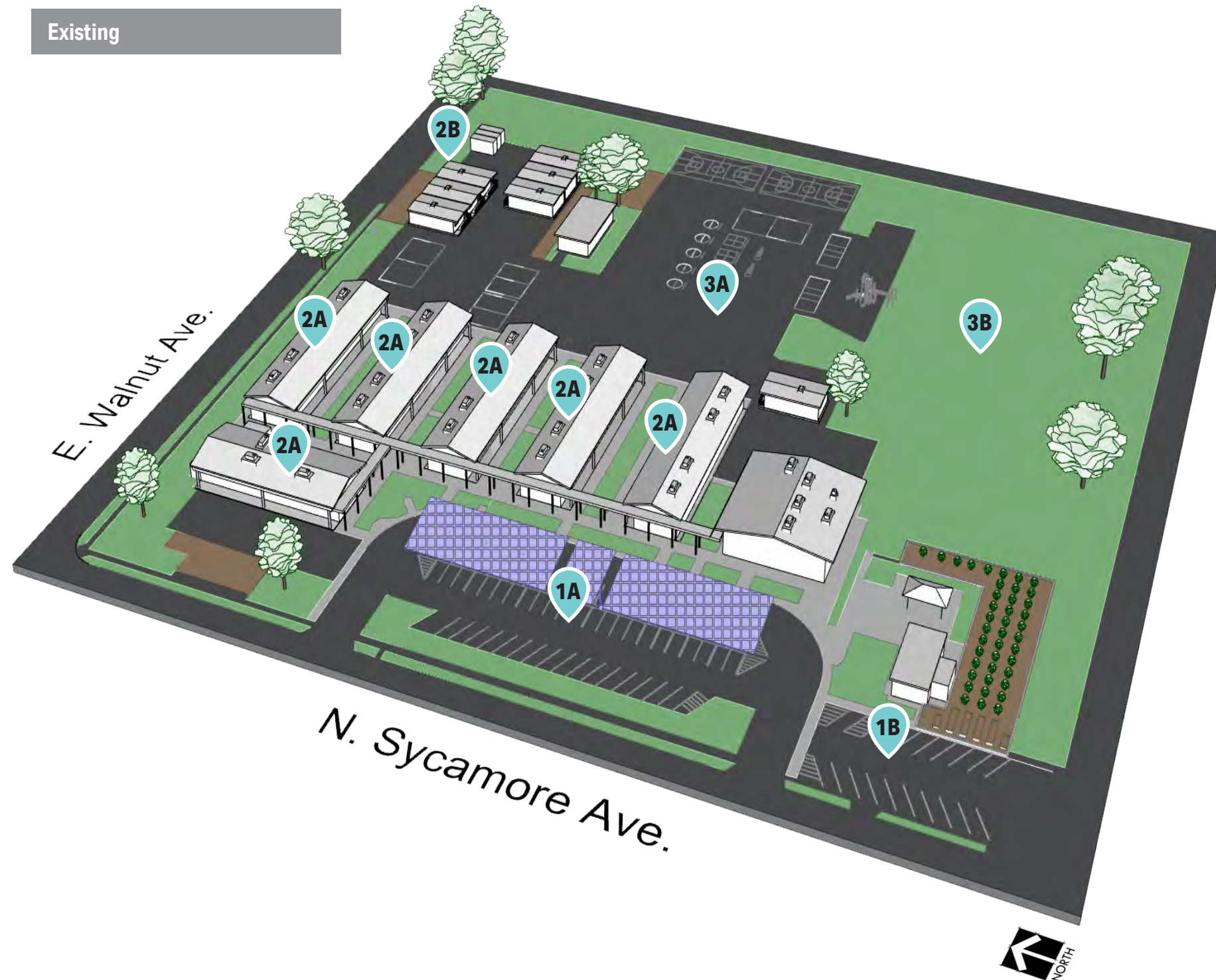
Standard: 70
 Car Accessible: 2
 Van Accessible: 2
 Total: 74



Existing

Morgan Elementary School 1571 North Sycamore Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A The primary parking lot has a bus drop off lane and accessible parking stalls with solar photo-voltaic shade structures covering the majority of spaces.
- 1B A secondary parking lot near the preschool has standard and accessible parking stalls.

2. Building/Structures

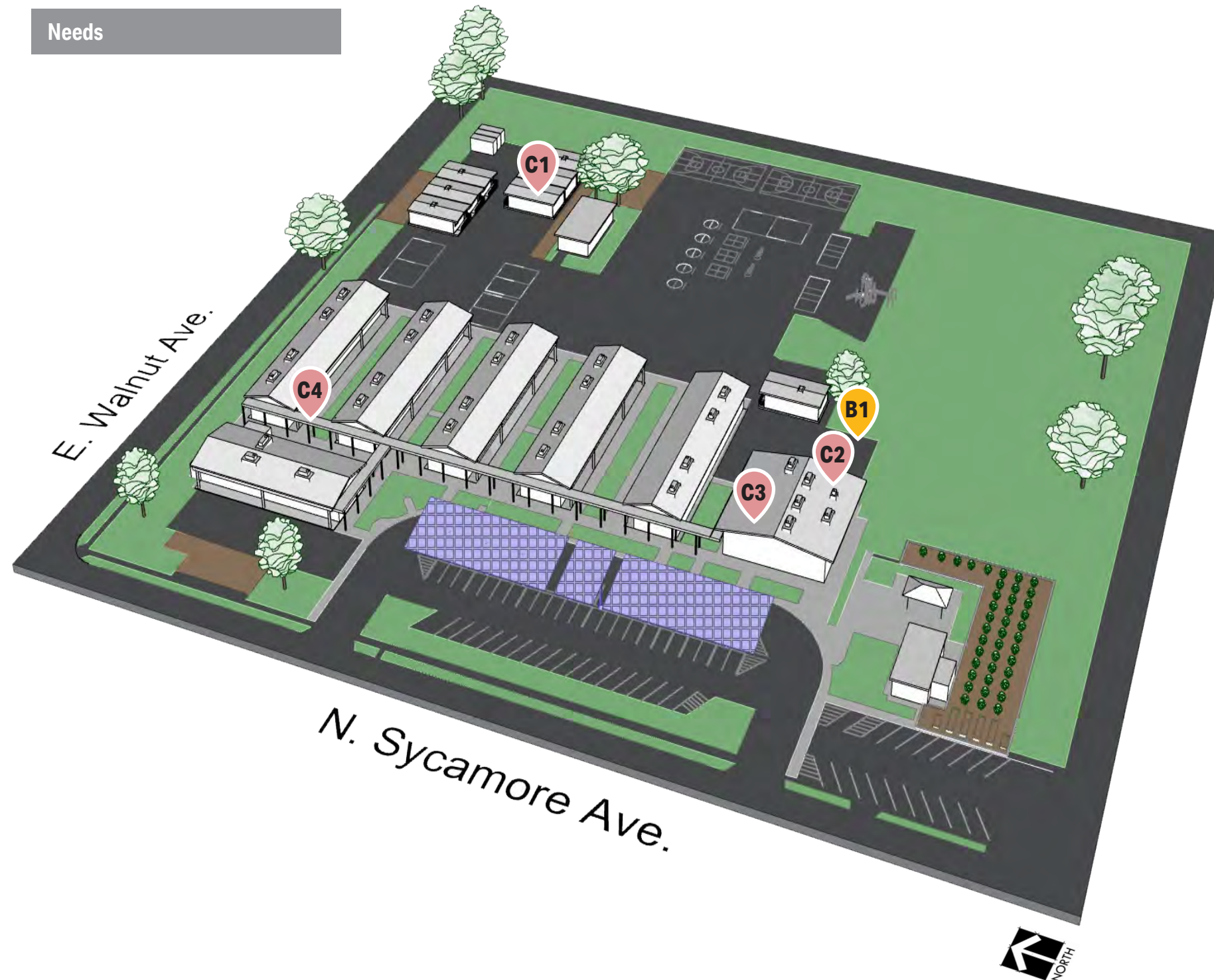
- 2A Six main classroom buildings adjoin covered walks that connect to the MPR and kitchen, administration and staff building and kindergarten building.
- 2B Six portable classrooms are located on the north portion of the site.

3. Play Areas & Fields

- 3A Asphalt play areas with court striping connect the portable and permanent classrooms.
- 3B Grass play fields constitute the remaining site area, south of the building complex.

Morgan Elementary School 1571 North Sycamore Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A2.** Restrooms ADA upgrades
- A3.** New ADA hi-low drinking fountain
- A4.** Gate hardware ADA upgrades
- A5.** Fire alarm system upgrade
- A6.** Intercom / public access (PA) system upgrade
- A7.** Security system upgrade
- A8.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Replace fence behind MPR

CAMPUS WIDE ITEMS

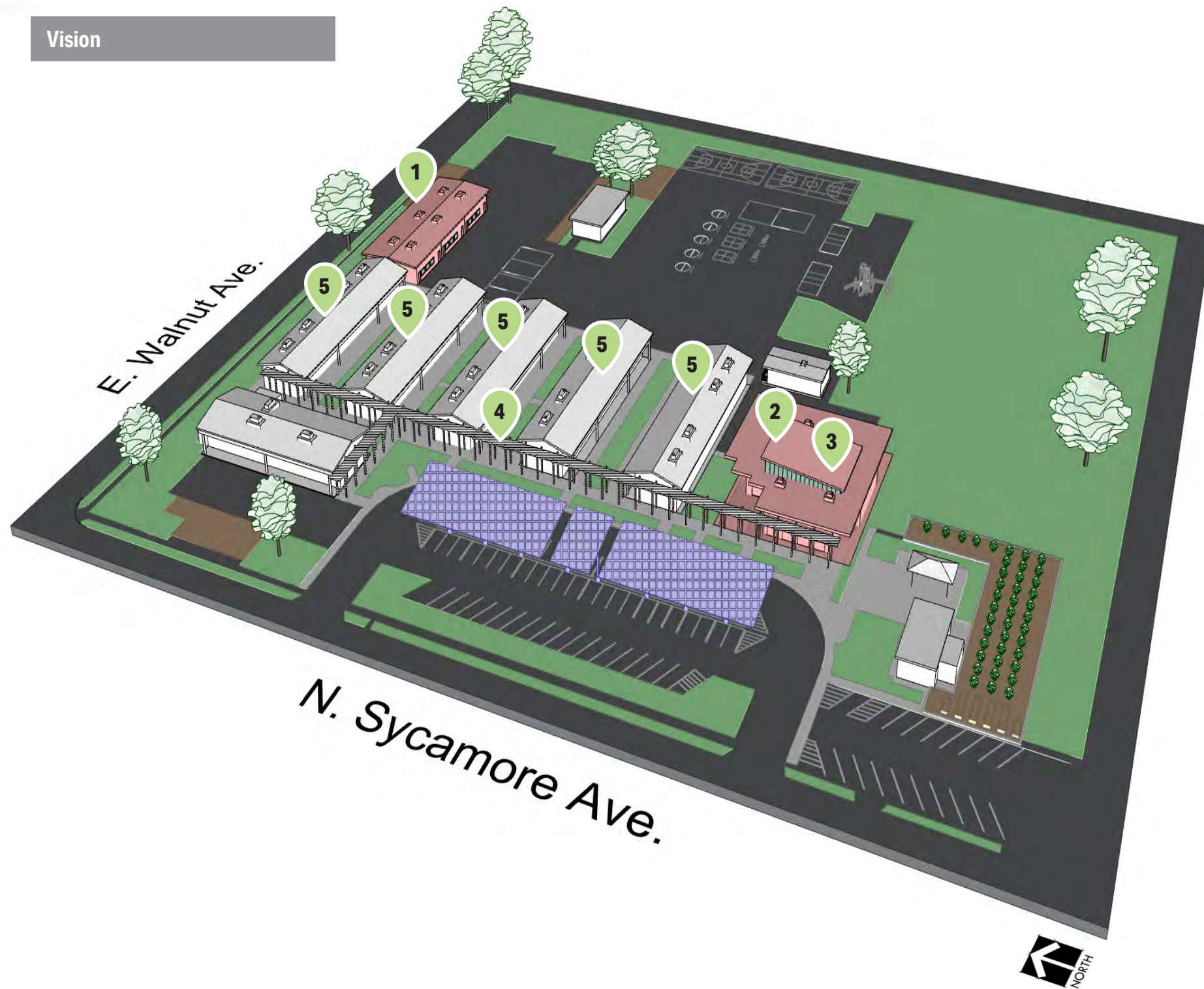
- B2.** Lighting system upgrade
- B3.** HVAC system upgrade
- B4.** Plumbing system upgrade
- B5.** Power distribution system upgrade
- B6.** Re-roof existing buildings

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replacement of portable classroom buildings with permanent construction
- C2** New kitchen expansion
- C3** New MPR / Library
- C4** New covered walkways

Morgan Elementary School 1571 North Sycamore Avenue, Rialto, CA 92376

Vision



VISION

- 1 New 6 classroom building at south east portion of site
- 2 New MPR / Library building
- 3 New Kitchen expansion

CAMPUS WIDE ITEMS

- 4 New covered walkways
- 5 New roofs for existing buildings

Morgan Elementary School 1571 North Sycamore Avenue, Rialto, CA 92376

Morgan Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A2	Restrooms ADA upgrades (SF)	815	\$ 150.00	\$ 122,250.00	
A3	New ADA hi-low drinking fountain (EA)	1	\$ 8,000.00	\$ 8,000.00	
A4	Gate hardware ADA upgrades (LS)	1	\$ 12,000.00	\$ 12,000.00	
A5	Fire alarm system upgrade (SF)	36,970	\$ 9.00	\$ 332,730.00	
A6	Intercom / public access (PA) system upgrade (SF)	36,970	\$ 3.50	\$ 129,395.00	
A7	Security system upgrade (SF)	36,970	\$ 2.50	\$ 92,425.00	
A8	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 849,800.00	
B. Housekeeping					
B1	Replace fence behind MPR (LS)	1	\$ 20,000.00	\$ 20,000.00	
B2	Lighting system upgrade (SF)	36,970	\$ 15.00	\$ 554,550.00	
B3	HVAC system upgrade (SF)	29,290	\$ 20.00	\$ 585,800.00	
B4	Plumbing system upgrade (SF)	29,290	\$ 15.00	\$ 439,350.00	
B5	Power distribution system upgrade (SF)	36,970	\$ 10.00	\$ 369,700.00	
B6	Re-roof existing buildings (SF)	29,290	\$ 35.00	\$ 1,025,150.00	
B. Housekeeping - Subtotals:				\$ 2,994,550.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings with permanent construction (SF)	6,468	\$ 700.00	\$ 4,653,600.00	Includes cost to remove 6 portable classroom buildings
C2	New kitchen expansion (SF)	1,462	\$ 790.00	\$ 1,154,980.00	
C3	New MPR / Library (SF)	3,659	\$ 700.00	\$ 2,561,300.00	
C4	New covered walkways (SF)	10,020			
C. Transformation/Educational Needs - Subtotals:				\$ 8,369,880.00	
TOTAL CONSTRUCTION COSTS:				\$ 12,214,230.00	
SOFT COSTS (30%):				\$ 3,664,269.00	
TOTAL PROJECT COSTS:				\$ 15,878,499.00	

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

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3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Morris Elementary School 1900 West Randall Avenue, Rialto, CA 92324

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1990
 Year of Recent Modernization: N/A
 Site Acreage: 10 Acres
 Approx. Permanent Building Area: 45,630 SF
 Approx. Portable Area: 960 SF
 Approx. Covered Walks: 8,400 SF
 Approx. Lunch Shelter Area: 3,200 SF
 Total: 58,190 SF

Teaching Stations

Permanent: 25
 Portable: 0 (+1 Preschool)
 Total: 25

Capacity

Permanent Capacity: 631
 Portable Capacity: 0
 Total Current Designed Capacity: 631
 Enrollment (Fall 2021-2022): 609
 Future Designed Capacity: N/A

Available Parking

Standard: 21
 Car Accessible: 1
 Van Accessible: 1
 Total: 23



Existing

Morris Elementary School 1900 West Randall Avenue, Rialto, CA 92324

Existing



SITE FEATURES

1. Parking

1A The primary parking lot has a bus drop off lane and accessible parking stalls on the north side of campus.

2. Building/Structures

2A The main administration building is located at the north side of the school near the main entry, connected to other administrative offices terminating at the library on the east side of the complex.

2B The academic blocks are organized into two wings consisting of standard classrooms with computer labs and a centrally located lunch shelter.

2C Kindergarten classrooms are located west of the standard classroom wings, with their own entries adjacent to the parking lot.

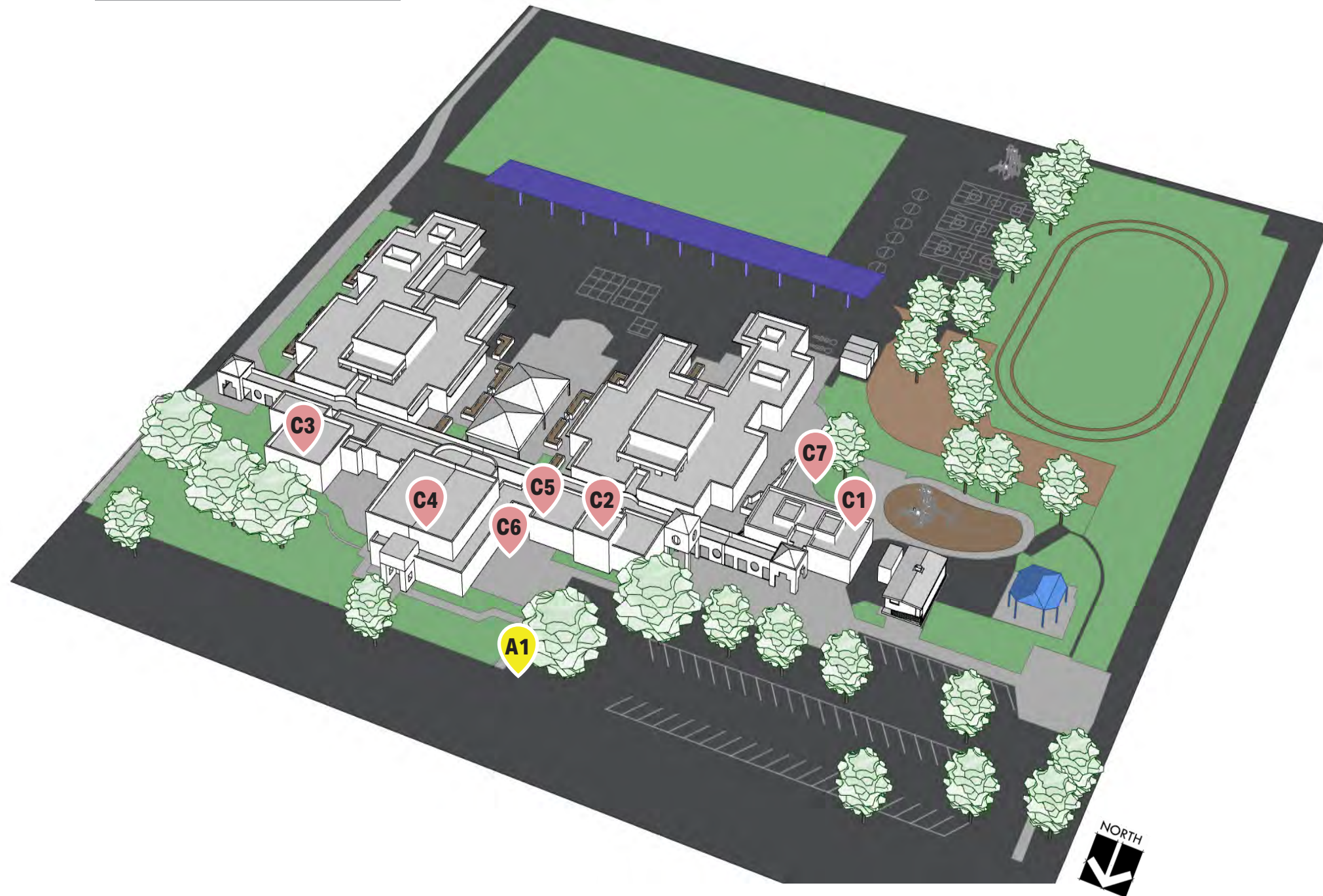
3. Play Areas & Fields

3A Playfields are located at the south site area and consist of a track, garden and kindergarten play areas.

3B Asphalt areas connect the classroom blocks with the grass fields and are striped with court markings.

Morris Elementary School 1900 West Randall Avenue, Rialto, CA 92324

Needs



A. CODE AND SAFETY

A1 ADA ramp addition at slope from street

CAMPUS WIDE ITEMS

- A2. Restrooms ADA upgrades
- A3. Fire alarm system upgrade
- A4. Intercom / public access (PA) system upgrade
- A5. Security system upgrade
- A6. Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A7. Door and gate hardware ADA upgrades
- A8. Parking signage ADA upgrades
- A9. Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

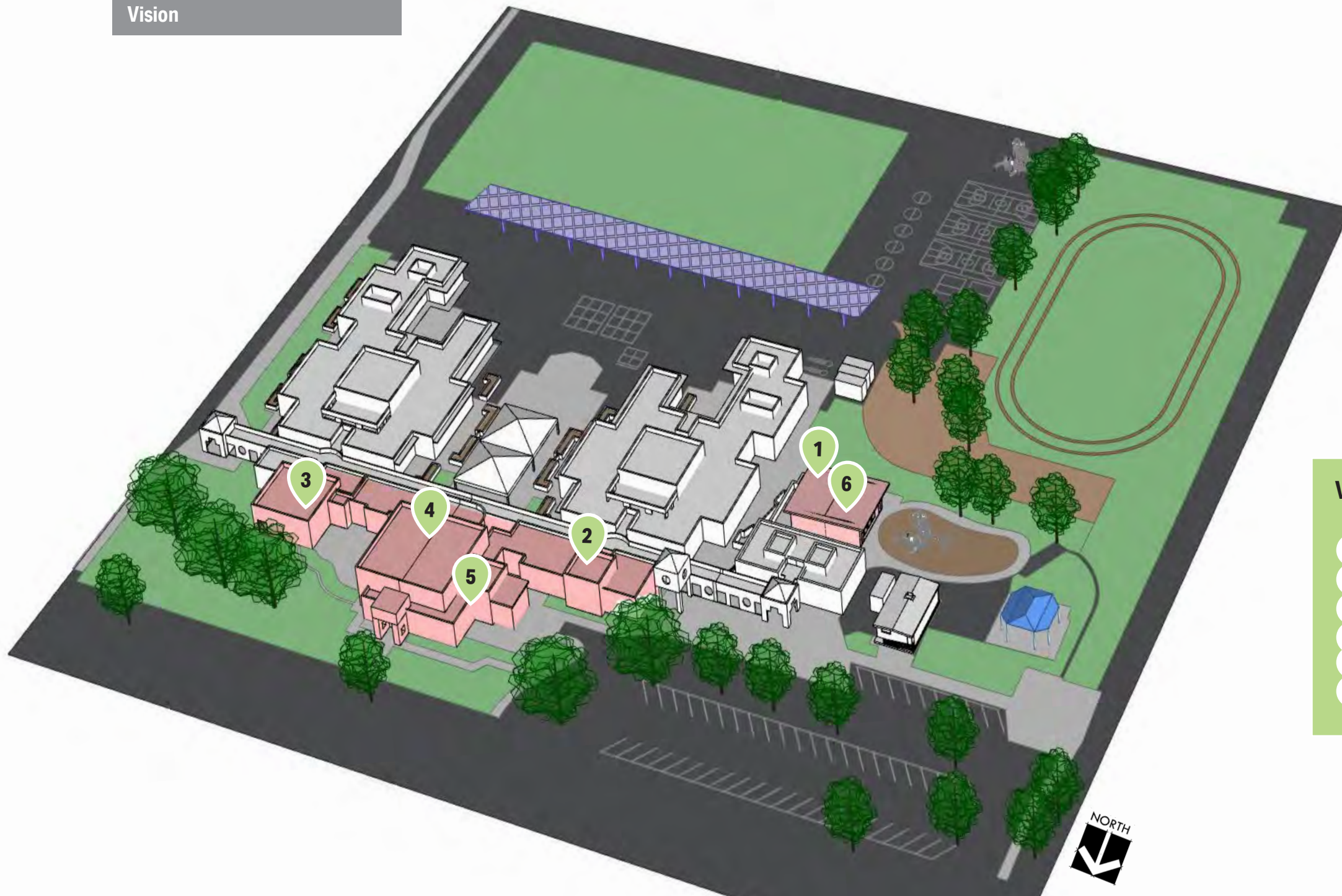
- B1. Upgrade planter drainage
- B2. HVAC system upgrade
- B3. Plumbing system upgrade
- B4. Lighting system upgrade
- B5. Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Additional staff and kindergarten restrooms
- C2** Administration Building Relocation
- C3** Library modernization
- C4** MPR modernization
- C5** Kitchen modernization
- C6** Kitchen expansion
- C7** New Full Day Kindergarten classroom building

Morris Elementary School 1900 West Randall Avenue, Rialto, CA 92324

Vision



VISION

- 1** Additional staff and Kindergarten Restrooms
- 2** New front office
- 3** Modernized Library
- 4** Modernized MPR
- 5** Modernized Kitchen and expansion
- 6** New Full Day Kindergarten classroom building

Morris Elementary School 1900 West Randall Avenue, Rialto, CA 92324

Morris Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	ADA ramp addition at slope from street (LS)	1	\$ 50,000.00	\$ 50,000.00	
A2	Restrooms ADA upgrades (SF)	1,100	\$ 150.00	\$ 165,000.00	
A3	Fire alarm system upgrade (SF)	46,590	\$ 9.00	\$ 419,310.00	
A4	Intercom / public access (PA) system upgrade (SF)	46,590	\$ 3.50	\$ 163,065.00	
A5	Security system upgrade (SF)	46,590	\$ 2.50	\$ 116,475.00	
A6	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A7	Door and gate hardware ADA upgrades (LS)	1	\$ 27,650.00	\$ 27,650.00	
A8	Parking signage ADA upgrades (LS)	1	\$ 6,000.00	\$ 6,000.00	
A9	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,112,500.00	
B. Housekeeping					
B1	Upgrade planter drainage (EA)	18	\$ 2,500.00	\$ 45,000.00	
B2	HVAC system upgrade (SF)	45,630	\$ 15.00	\$ 684,450.00	
B3	Plumbing system upgrade (SF)	45,630	\$ 15.00	\$ 684,450.00	
B4	Lighting system upgrade (SF)	46,590	\$ 15.00	\$ 698,850.00	
B5	Power distribution system upgrade (SF)	46,590	\$ 10.00	\$ 465,900.00	
B. Housekeeping - Subtotals:				\$ 2,578,650.00	
C. Transformation/Educational Needs					
C1	Additional staff and Kindergarten Restrooms (SF)	400	\$ 700.00	\$ 280,000.00	
C2	Administration Building Relocation (SF)	2,610	\$ 700.00	\$ 1,827,000.00	
C3	Library modernization (SF)	1,460	\$ 230.00	\$ 335,800.00	
C4	MPR modernization (SF)	4,240	\$ 230.00	\$ 975,200.00	
C5	Kitchen modernization (SF)	360	\$ 230.00	\$ 82,800.00	
C6	Kitchen expansion (SF)	800	\$ 790.00	\$ 632,000.00	
C7	New Full Day Kindergarten classroom building (SF)	2,784	\$ 700.00	\$ 1,948,800.00	
C. Transformation/Educational Needs - Subtotals:				\$ 6,081,600.00	
TOTAL CONSTRUCTION COSTS:			\$ 9,772,750.00		
SOFT COSTS (30%):			\$ 2,931,825.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 12,704,575.00		

LEGEND

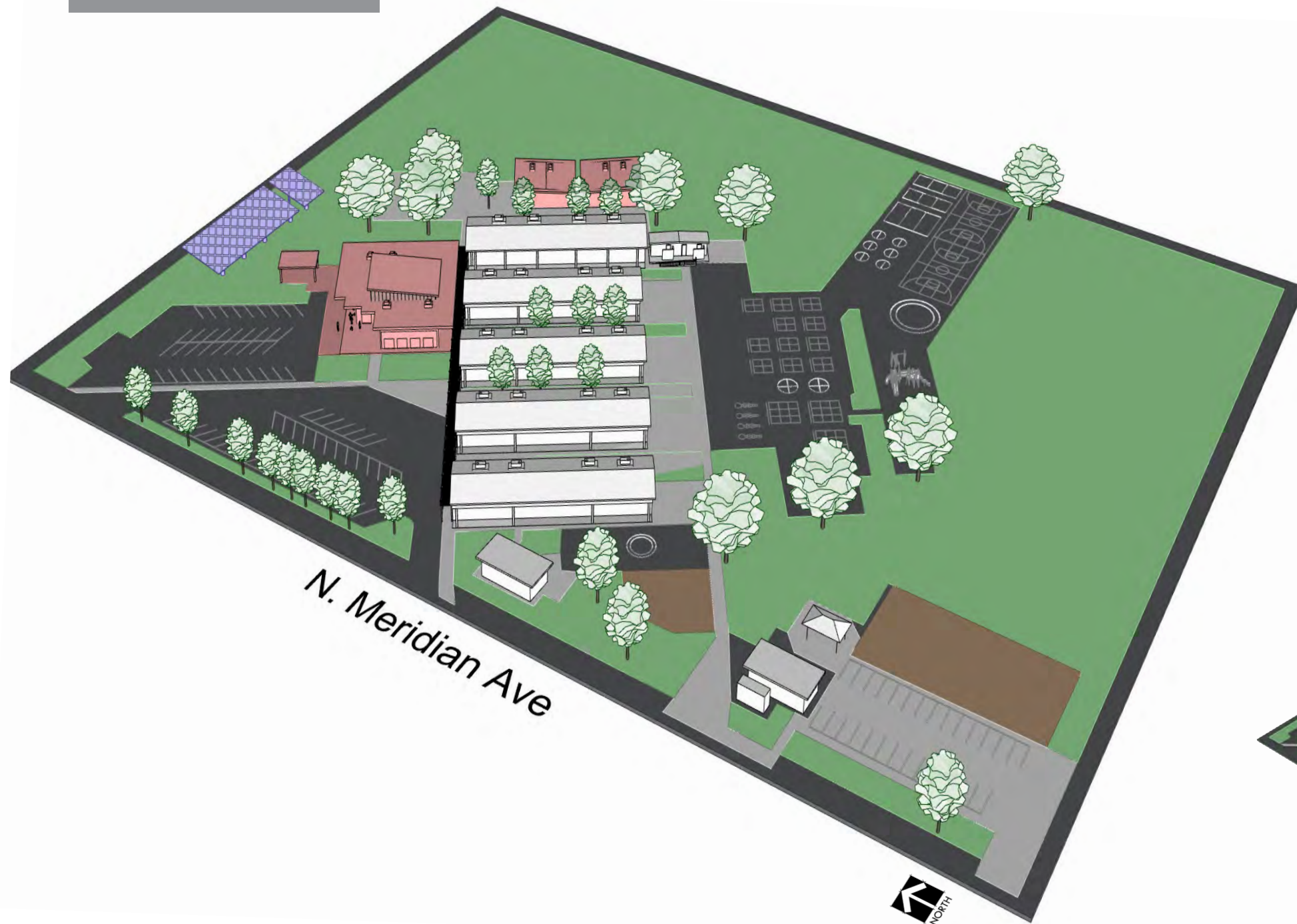
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- EA = Each

Notes

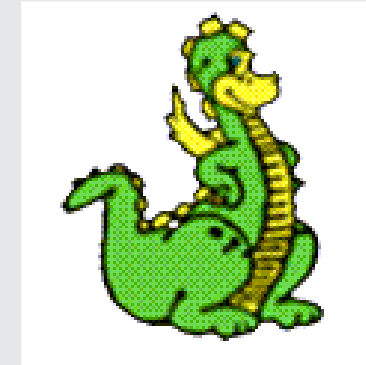
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3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Myers Elementary School 975 North Meridian Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1959
 Year of Recent Modernization: 2004
 Site Acreage: 11.86 Acres
 Approx. Permanent Building Area: 29,970 SF
 Approx. Portable Area: 5,760 SF
 Approx. Covered Walks: 10,000 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 46,330 SF

Teaching Stations

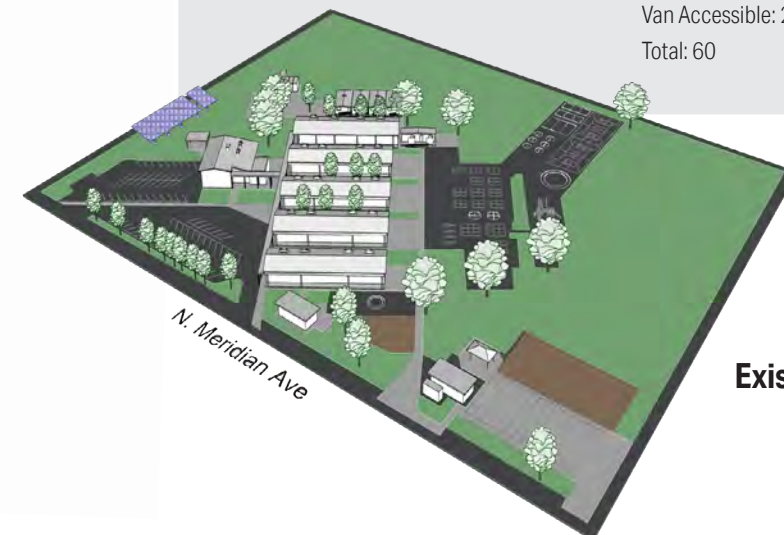
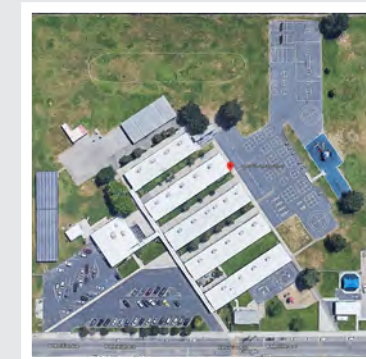
Permanent: 21
 Portable: 5 (+1 Preschool)
 Total: 26

Capacity

Permanent Capacity: 505
 Portable Capacity: 168
 Total Current Designed Capacity: 673
 Enrollment (Fall 2021-2022): 477
 Future Designed Capacity: N/A

Available Parking

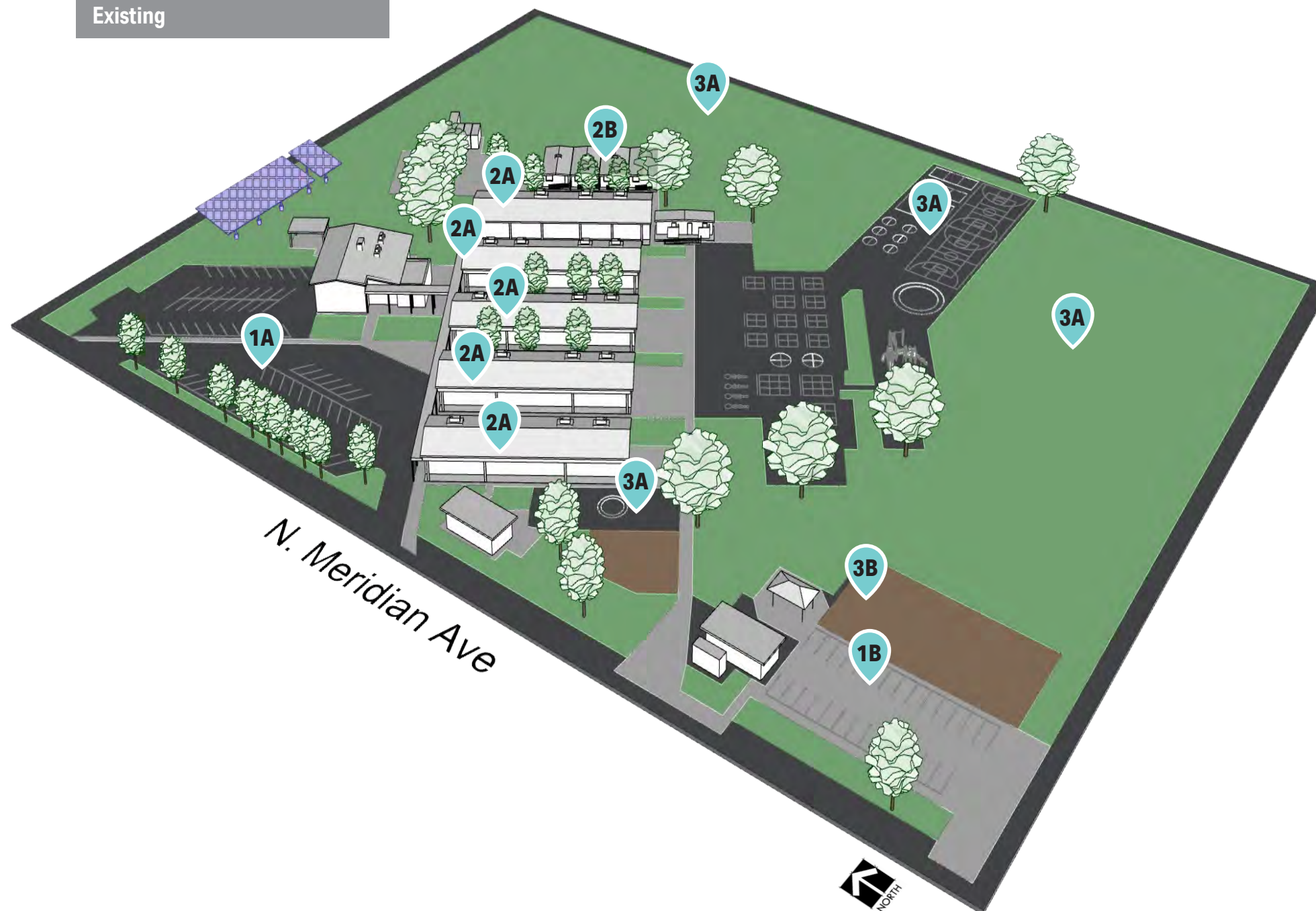
Standard: 56
 Car Accessible: 2
 Van Accessible: 2
 Total: 60



Existing

Myers Elementary School 975 North Meridian Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** Primary parking is split into two zones at the north west corner of the site with accessible and standard parking stalls.
- 1B** A secondary parking lot is located at the south west corner of the site.

2. Building/Structures

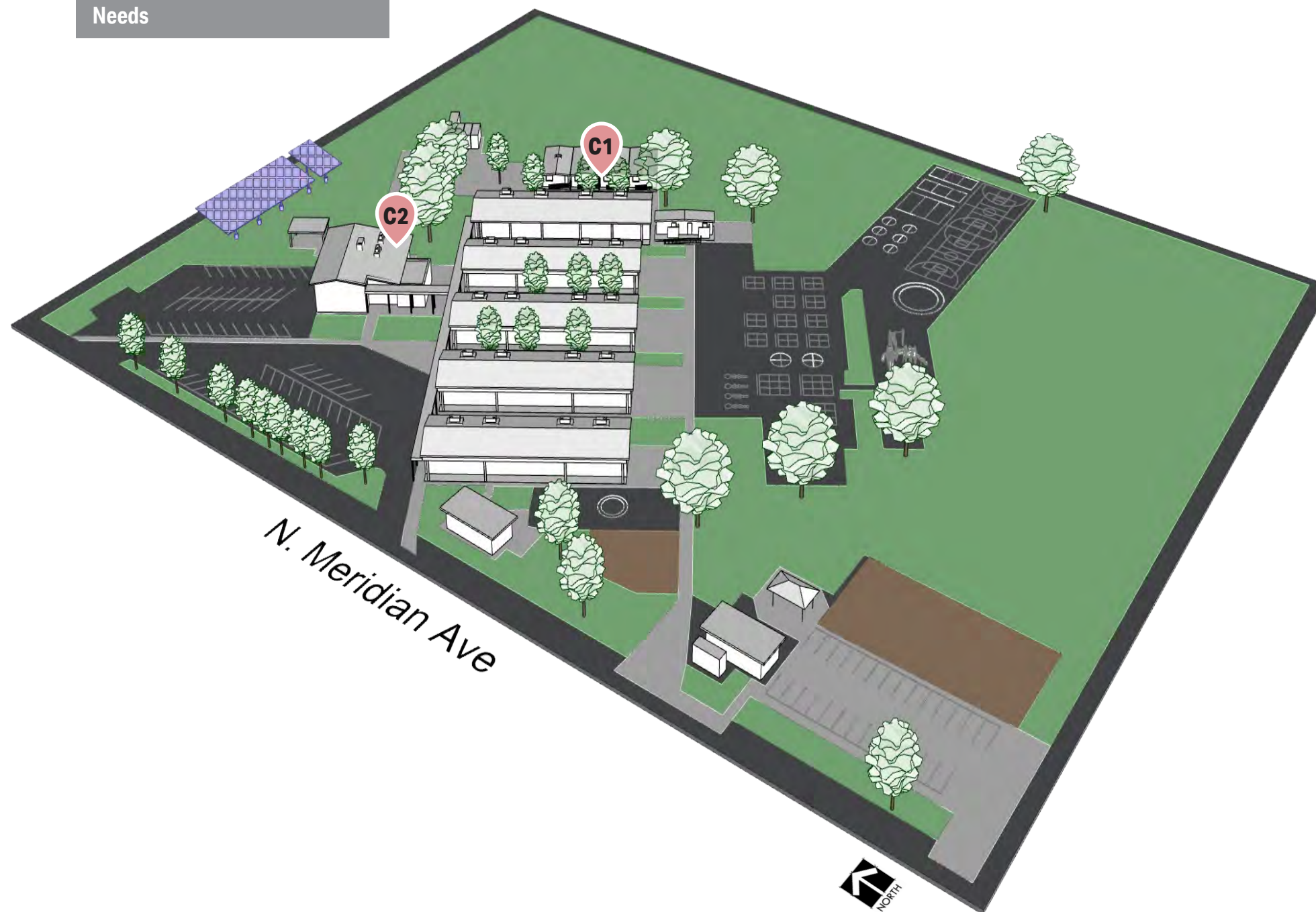
- 2A** Five main classroom buildings adjoin covered walks that connect to the MPR and kitchen, administration and staff building and kindergarten building.
- 2B** Four portable buildings exist to the north east of the classroom buildings.

3. Play Areas & Fields

- 3A** Play fields consist of centrally located asphalt hardcourts with game striping surrounded by ample grass turf with some mature trees throughout the site.
- 3B** A separate Kindergarten play area exists located adjacent to the Kindergarten classroom building.

Myers Elementary School 975 North Meridian Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1. Fire alarm system upgrade
- A2. Intercom / public access (PA) system upgrade
- A3. Security system upgrade
- A4. Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A5. Restroom Accessories ADA Upgrades
- A6. Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1. HVAC system upgrade
- B2. Plumbing system upgrade
- B3. Lighting system upgrade
- B4. Power distribution system upgrade
- B5. Re-roof existing buildings

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

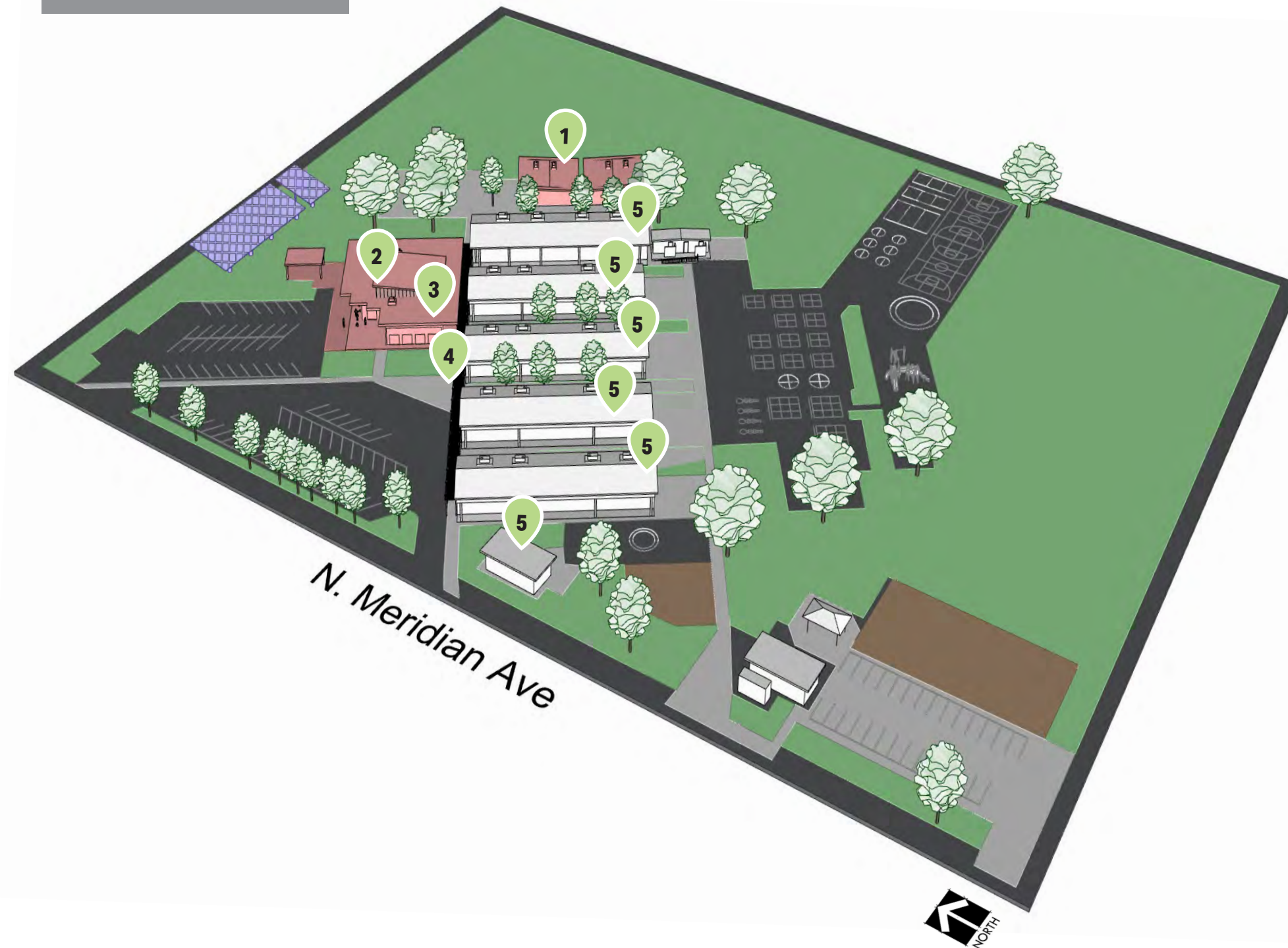
- C1** Replace portable classroom buildings for permanent construction
- C2** New MPR, kitchen & Library Building

CAMPUS WIDE ITEMS

- C3. New covered walkways

Myers Elementary School 975 North Meridian Avenue, Rialto, CA 92376

Vision



VISION

- 1 New 6 classroom building
- 2 New MPR / Library building
- 3 New Kitchen expansion

CAMPUS WIDE ITEMS

- 4 New covered walkways
- 5 New roofs for existing buildings

Myers Elementary School 975 North Meridian Avenue, Rialto, CA 92376

Myers Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Fire alarm system upgrade (SF)	35,730	\$ 9.00	\$ 321,570.00	
A2	Intercom / public access (PA) system upgrade (SF)	35,730	\$ 3.50	\$ 125,055.00	
A3	Security system upgrade (SF)	35,730	\$ 2.50	\$ 89,325.00	
A4	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A5	Restroom Accessories ADA Upgrades (LS)	1	\$ 17,500.00	\$ 17,500.00	
A6	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 706,450.00	
B. Housekeeping					
B1	HVAC system upgrade (SF)	29,970	\$ 35.00	\$ 1,048,950.00	
B2	Plumbing system upgrade (SF)	29,970	\$ 15.00	\$ 449,550.00	
B3	Lighting system upgrade (SF)	35,730	\$ 15.00	\$ 535,950.00	
B4	Power distribution system upgrade (SF)	35,730	\$ 10.00	\$ 357,300.00	
B5	Re-roof existing buildings (SF)	29,970	\$ 35.00	\$ 1,048,950.00	
B. Housekeeping - Subtotals:				\$ 3,440,700.00	
C. Transformational/Educational Needs					
C1	Replace portable classroom buildings for permanent construction (SF)	4,155	\$ 700.00	\$ 2,992,500.00	Includes cost to remove 4 portable classroom buildings
C2	New MPR, kitchen & Library Building (SF)	16,333	\$ 700.00	\$ 11,433,100.00	
C3	New covered walkways (SF)	10,000	\$ 150.00	\$ 1,500,000.00	
C. Transformational/Educational Needs - Subtotals:				\$ 15,925,600.00	
TOTAL CONSTRUCTION COSTS:			\$ 20,072,750.00		
SOFT COSTS (30%):			\$ 6,021,825.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 26,094,575.00		

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Simpson Elementary School 1050 South Lilac Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1991
 Year of Recent Modernization: N/A
 Site Acreage: 9.4 Acres
 Approx. Permanent Building Area: 37,345 SF
 Approx. Portable Area: 10,560 SF
 Approx. Covered Walks: 7,035 SF
 Approx. Lunch Shelter Area: 600 SF
 Total: 55,540 SF

Teaching Stations

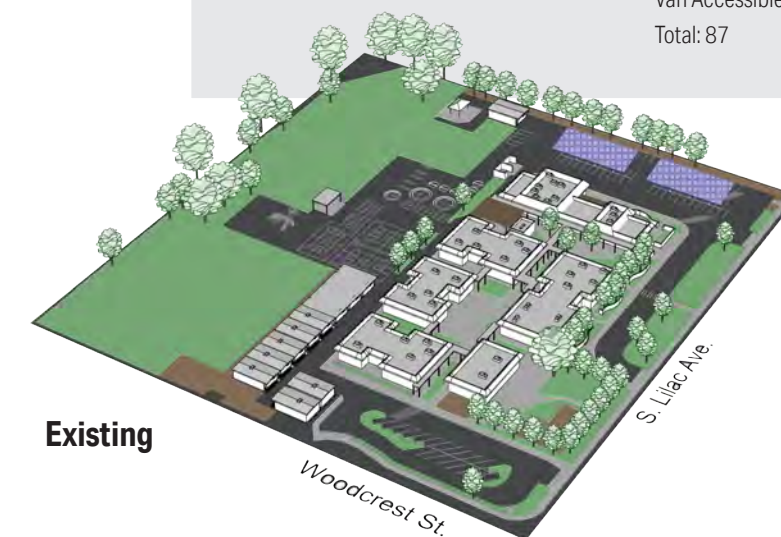
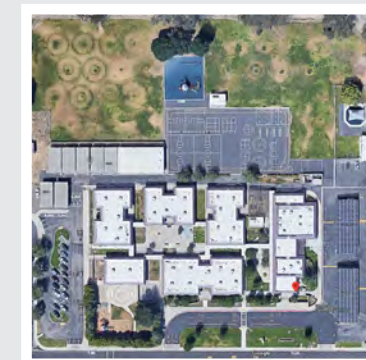
Permanent: 23
 Portable: 11 (+1 Preschool)
 Total: 33

Capacity

Permanent Capacity: 561
 Portable Capacity: 360
 Total Current Designed Capacity: 921
 Enrollment (Fall 2021-2022): 640
 Future Designed Capacity: N/A

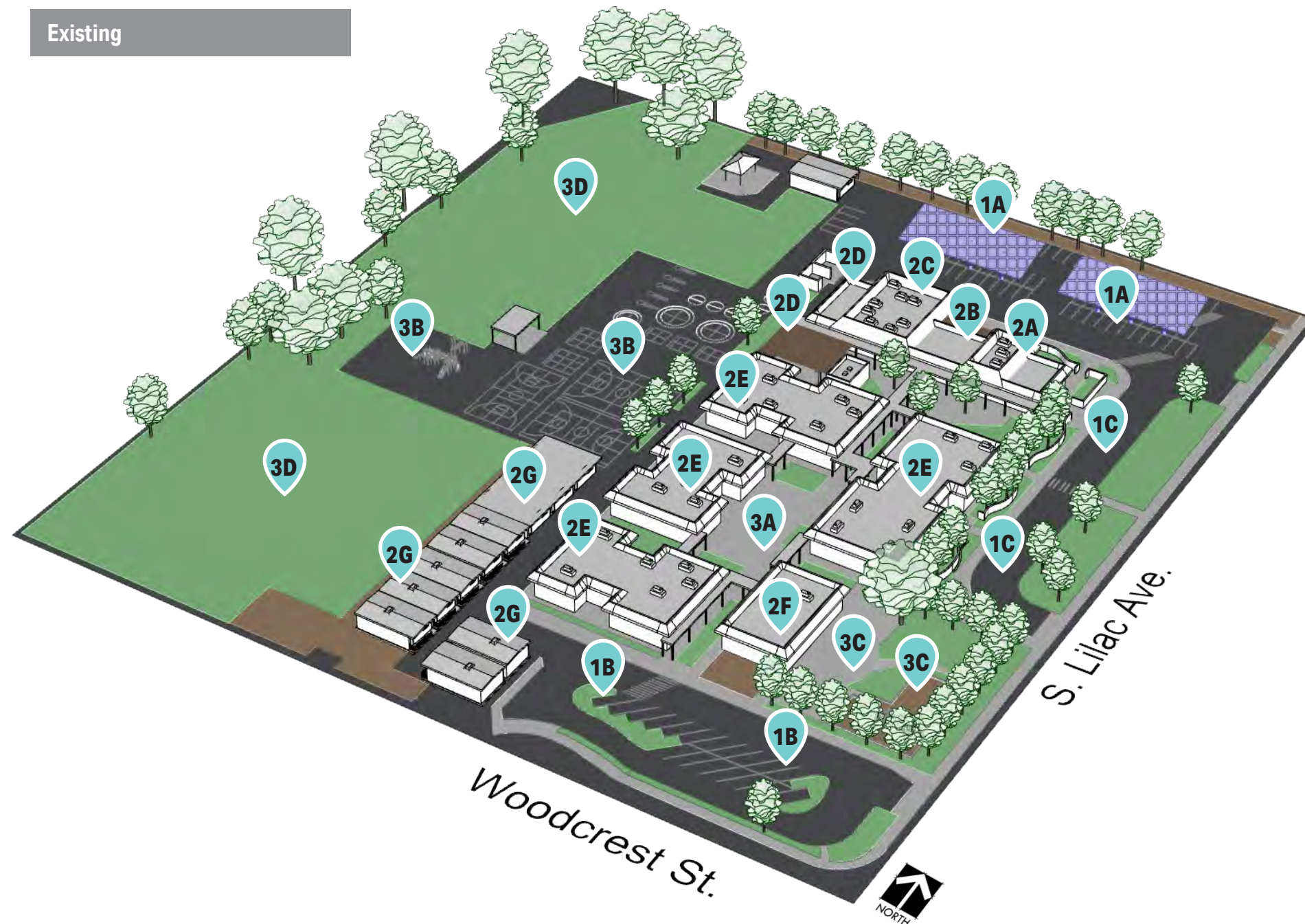
Available Parking

Standard: 82
 Car Accessible: 3
 Van Accessible: 2
 Total: 87



Simpson Elementary School 1050 South Lilac Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot, located along the north east corner of the site offers standard and accessible parking stalls. This lot is the closest lot to the Admin and the closest to the campus main entrance.
- 1B** A secondary parking lot has standard and accessible parking stalls and is located at the south east corner of the site and serves the kindergarten side of the campus.
- 1C** Bus drop off lane.

2. Building/Structures

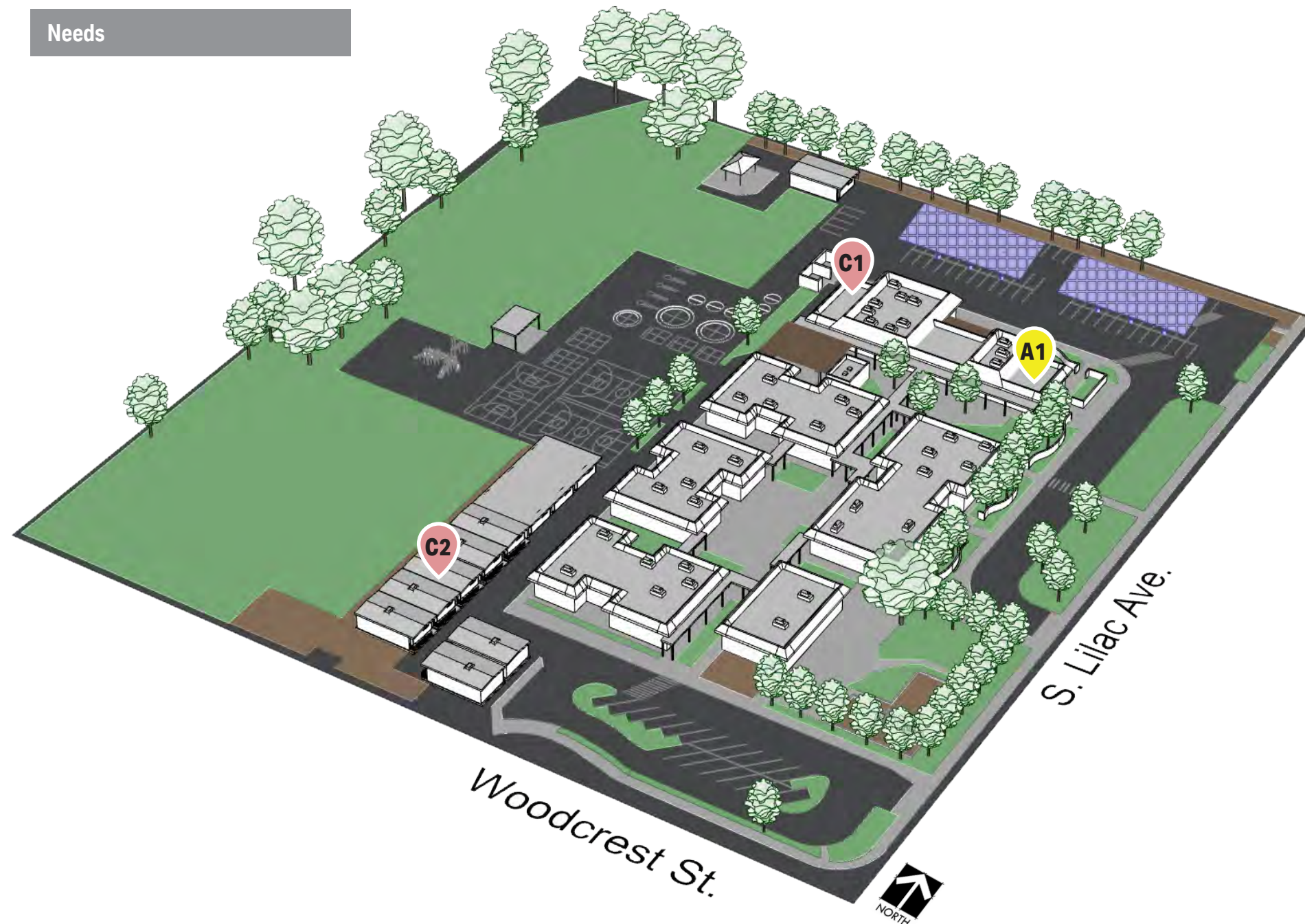
- 2A** The Administrative offices along with staff lounge and work room occupy the east half of the largest building along the north site border. Placed closer to the primary parking lot and the main entrance to the campus also staying close to the and bus drop off zone.
- 2B** The Library is centrally located in the same large northern building adjacent to the admin.
- 2C** The multipurpose space occupies the west third of the large northern building that houses both the Admin and Library.
- 2D** The Kitchen overlooking an outdoor lunch shelter shade structure directly south of the multi-purpose space.
- 2E** Five "I" shaped classroom buildings are centrally located on the site and to the south of the admin, Library and MPR building. Joined by covered walkways they're organized to form a large outdoor central courtyard at the heart of the site.
- 2F** One of the five central buildings has Kindergarten classes and is the building located furthest to the south east of the site.
- 2G** Eight portable buildings house the remaining classrooms.

3. Play Areas & Fields

- Central outdoor courtyard.
- 3A** Play fields consist of centrally located asphalt hard courts with game striping along the west half of the site surrounded by ample grass turf with mature trees to the north and south.
- 3B** A Kindergarten play area exists East of the Kindergarten classrooms.
- 3C** A Kindergarten play area exists East of the Kindergarten classrooms.
- 3D** Large grass fields with mature trees along the north west and south west of the site.

Simpson Elementary School 1050 South Lilac Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

A1 Administration building signage ADA upgrade

CAMPUS WIDE ITEMS

- A2.** Fire alarm system upgrade
- A3.** Intercom/public address (PA) system upgrade
- A4.** Security system upgrade
- A5.** Restrooms ADA upgrades
- A6.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A7.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Power distribution upgrade
- B2.** Lighting upgrades

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New Kitchen expansion
- C2** Replacement of portable classroom buildings for permanent construction

Simpson Elementary School 1050 South Lilac Avenue, Rialto, CA 92376

Vision



VISION

- 1 New 10 classroom building
- 2 New Kitchen expansion



Simpson Elementary School 1050 South Lilac Avenue, Rialto, CA 92376

Simpson Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Administration building signage ADA upgrades (LS)	1	\$ 2,500.00	\$ 2,500.00	
A2	Fire alarm system upgrade (SF)	47,905	\$ 9.00	\$ 431,145.00	
A3	Intercom/public address (PA) system upgrade (SF)	47,905	\$ 3.50	\$ 167,667.50	
A4	Security system upgrade (SF)	47,905	\$ 2.50	\$ 119,762.50	
A5	Restrooms ADA upgrades (SF)	1,260	\$ 150.00	\$ 189,000.00	
A6	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A7	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,075,075.00	
B. Housekeeping					
B1	Power distribution system upgrade (SF)	47,905	\$ 10.00	\$ 479,050.00	
B2	Lighting system upgrade (SF)	47,905	\$ 15.00	\$ 718,575.00	
B. Housekeeping - Subtotals:				\$ 1,197,625.00	
C. Transformation/Educational Needs					
C1	New Kitchen expansion (SF)	1,462	\$ 790.00	\$ 1,154,980.00	
C2	Replacement of portable classroom buildings for permanent construction (SF)	11,554	\$ 700.00	\$ 8,297,800.00	Includes cost to remove 10 portable classroom buildings
C. Transformation/Educational Needs - Subtotals:				\$ 9,452,780.00	
TOTAL CONSTRUCTION COSTS:			\$ 11,725,480.00		
SOFT COSTS (30%):			\$ 3,517,644.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 15,243,124.00		

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

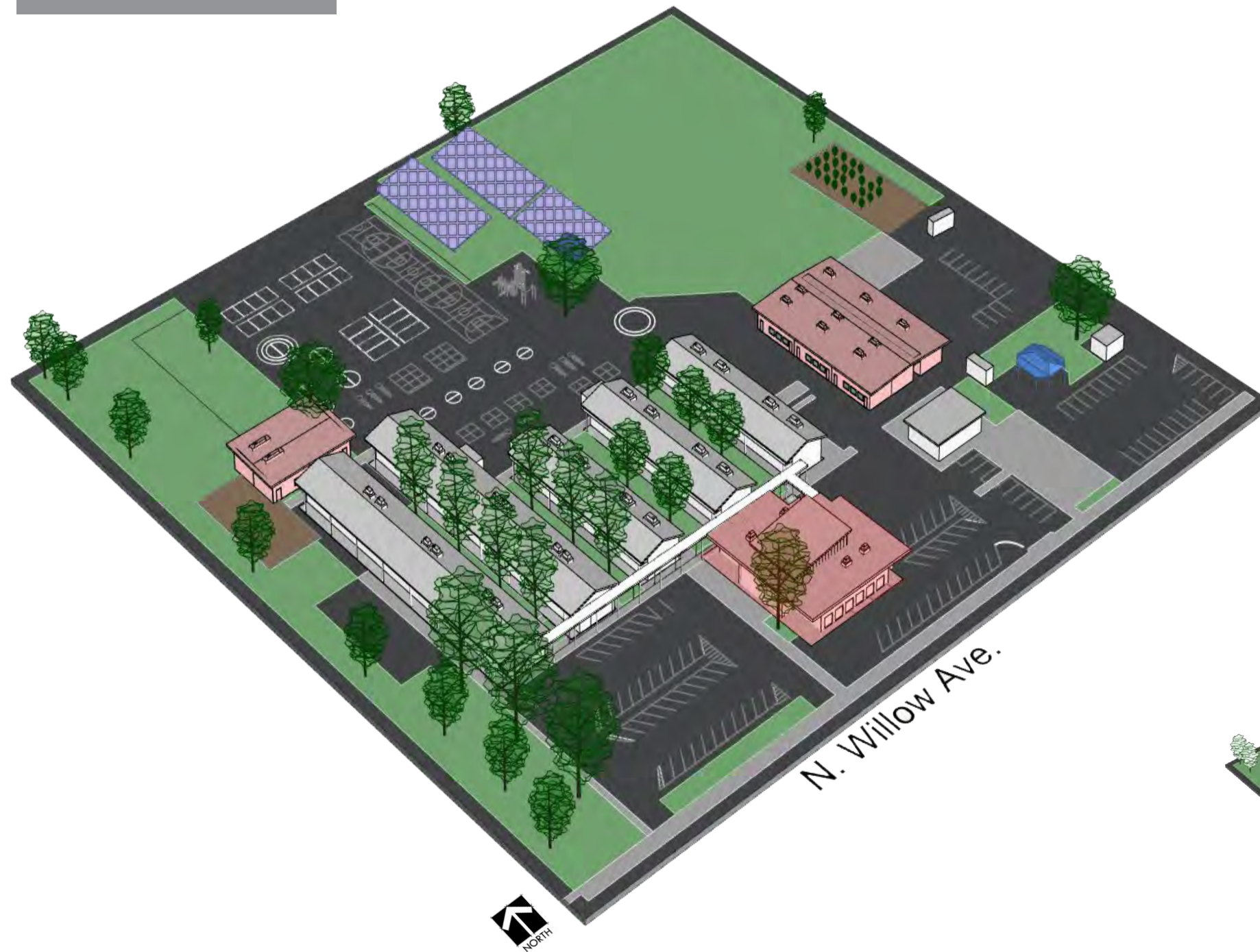
EA = Each

Notes

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3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Preston Elementary School 1750 North Willow Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1956
 Year of Recent Modernization: 2003
 Site Acreage: 9.55 Acres
 Approx. Permanent Building Area: 31,190 SF
 Approx. Portable Area: 9,120 SF
 Approx. Covered Walks: 10,670 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 52,180 SF

Teaching Stations

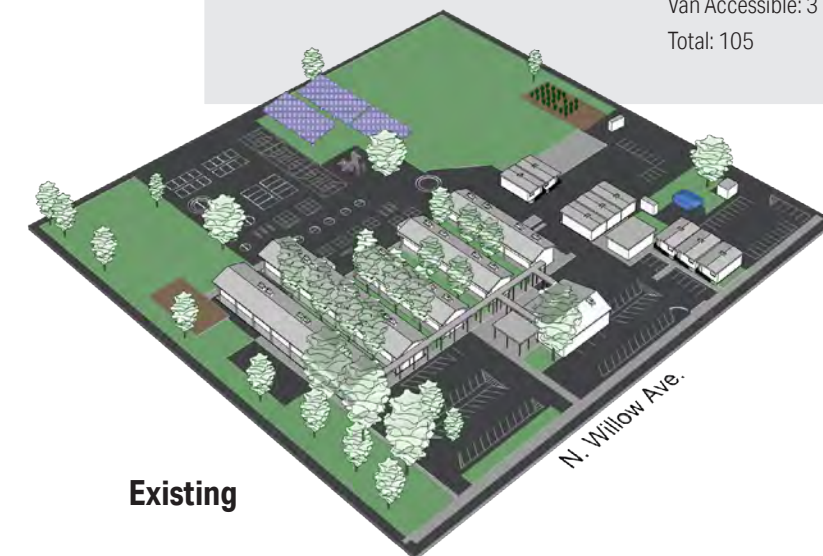
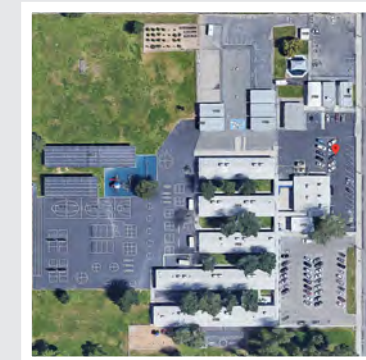
Permanent: 21
 Portable: 9
 Total: 25

Capacity

Permanent Capacity: 516
 Portable Capacity: 128
 Total Current Designed Capacity: 644
 Enrollment (Fall 2021-2022): 523
 Future Designed Capacity: N/A

Available Parking

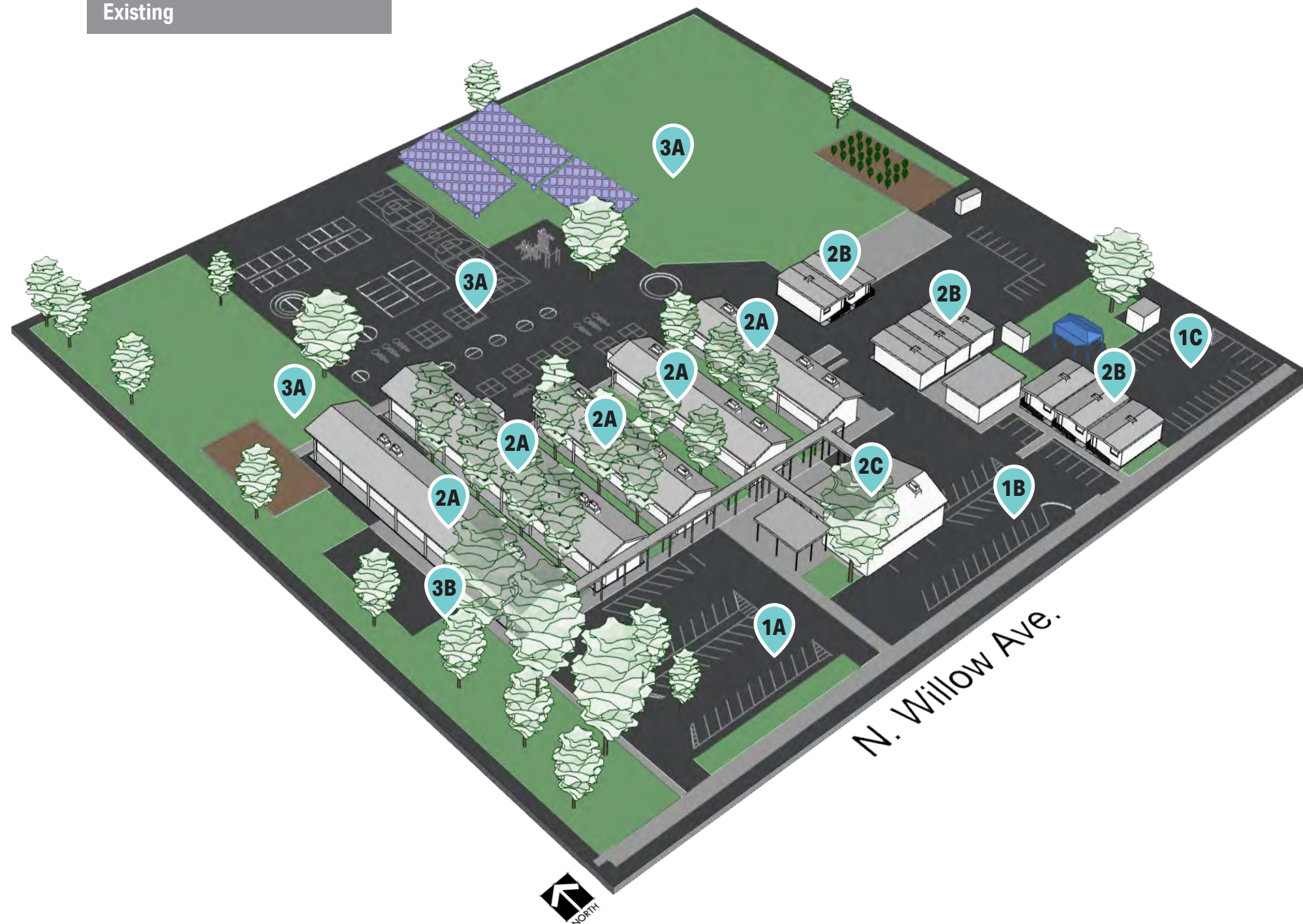
Standard: 98
 Car Accessible: 4
 Van Accessible: 3
 Total: 105



Existing

Preston Elementary School 1750 North Willow Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A Main parking is split into four zones. One parking area contains parking stalls and a drop-off lane.
- 1B The second parking area contains both standard and ADA parking stalls.
- 1C The third and fourth parking areas are located on the north-east portion of the site and contain parking for the preschool.

2. Building/Structures

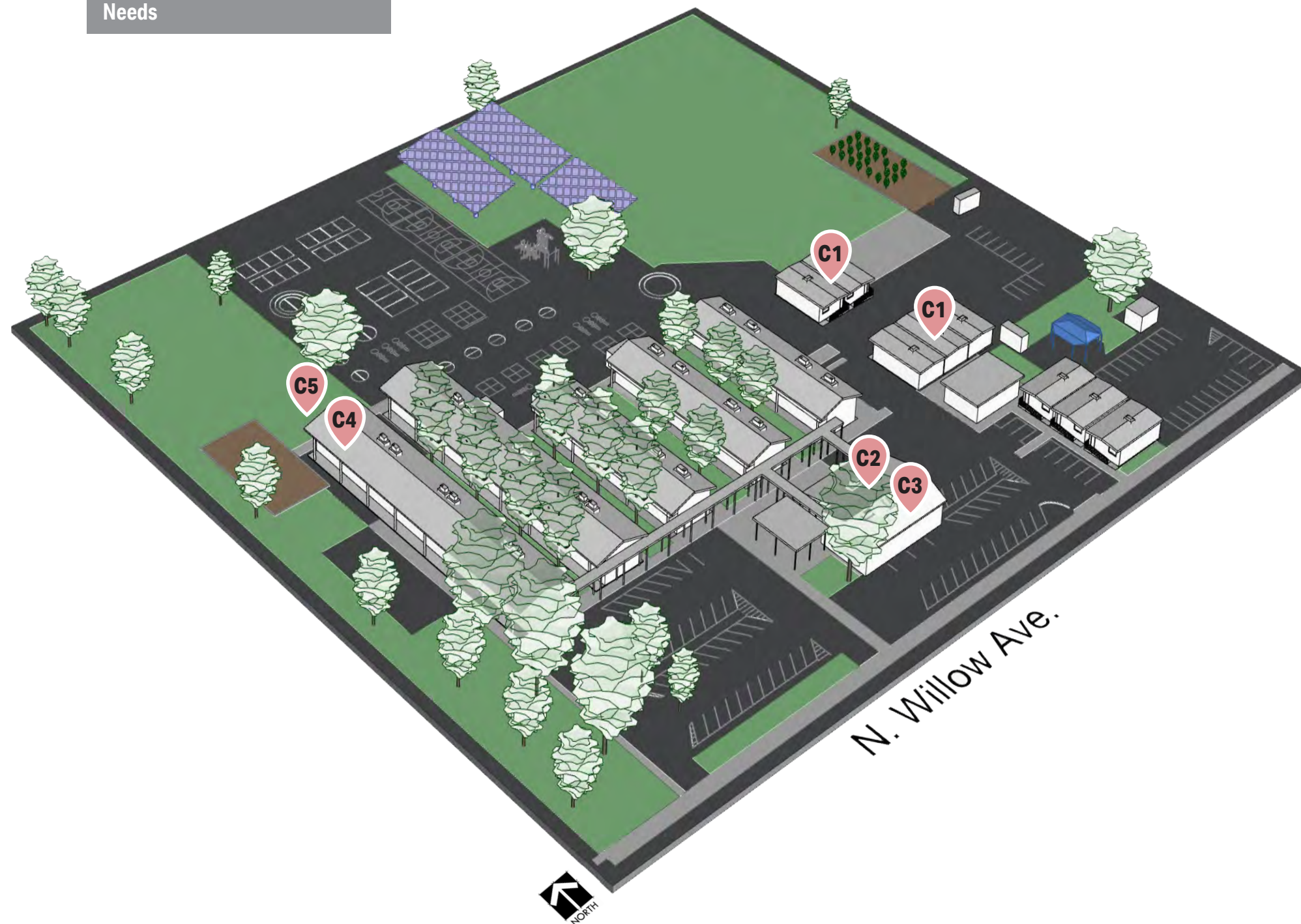
- 2A Five main classroom buildings adjoin covered walks that connect to the MPR and kitchen, administration, staff and kindergarten building.
- 2B Eight portable buildings house the remaining classrooms.
- 2C The MPR, kitchen and library are located on the east portion of the site.

3. Play Areas & Fields

- 3A Playfields consist of asphalt hardcourts with game striping surrounded by ample grass turf with mature trees located throughout the site.
- 3B A separate kindergarten play area exists centrally located on site adjacent to the kindergarten classroom building.

Preston Elementary School 1750 North Willow Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1. Fire alarm system upgrade
- A2. Intercom / public access (PA) system upgrade
- A3. Security system upgrade
- A4. Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A5. Exterior Signage ADA Upgrades
- A6. Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1. HVAC system upgrade
- B2. Plumbing system upgrade
- B3. Lighting system upgrade
- B4. Power distribution system upgrade
- B5. Re-roof existing buildings

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replacement of portable classroom buildings for permanent construction
- C2** New kitchen expansion
- C3** New MPR / Library
- C4** Expand health office to accommodate more students and staff
- C5** New Full Day Kindergarten classroom building

Preston Elementary School 1750 North Willow Avenue, Rialto, CA 92376

Vision



VISION

- 1 New 6 classroom building
- 2 New MPR / Library building
- 3 New Kitchen expansion
- 4 New full-day Kindergarten classroom building

CAMPUS WIDE ITEMS

- 5 New roofs for existing buildings

Preston Elementary School 1750 North Willow Avenue, Rialto, CA 92376

Preston Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Fire alarm system upgrade (SF)	40,310	\$ 9.00	\$ 362,790.00	
A2	Intercom / public access (PA) system upgrade (SF)	40,310	\$ 3.50	\$ 141,085.00	
A3	Security system upgrade (SF)	40,310	\$ 2.50	\$ 100,775.00	
A4	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A5	Exterior Signage ADA Upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00	
A6	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 767,650.00	
B. Housekeeping					
B1	HVAC system upgrade (SF)	31,190	\$ 35.00	\$ 1,091,650.00	Replace HVAC rooftop units
B2	Plumbing system upgrade (SF)	31,190	\$ 15.00	\$ 467,850.00	
B3	Lighting system upgrade (SF)	40,310	\$ 15.00	\$ 604,650.00	
B4	Power distribution system upgrade (SF)	40,310	\$ 10.00	\$ 403,100.00	
B5	Re-roof existing buildings (SF)	31,190	\$ 35.00	\$ 1,091,650.00	
B. Housekeeping - Subtotals:				\$ 3,658,900.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	6,468	\$ 700.00	\$ 4,653,600.00	Includes cost to remove 6 portable classroom buildings
C2	New kitchen expansion (SF)	1,462	\$ 790.00	\$ 1,154,980.00	
C3	New MPR / Library (SF)	3,659	\$ 700.00	\$ 2,561,300.00	
C4	Expand health office to accommodate more students and staff (SF)	264	\$ 500.00	\$ 132,000.00	Internal reconfiguration
C5	New Full Day Kindergarten classroom building (SF)	2,404	\$ 700.00	\$ 1,682,800.00	
C. Transformation/Educational Needs - Subtotals:				\$ 10,184,680.00	
TOTAL CONSTRUCTION COSTS:				\$ 14,611,230.00	
SOFT COSTS (30%):				\$ 4,383,369.00	
TOTAL ESTIMATED PROJECT COSTS:				\$ 18,994,599.00	

LEGEND

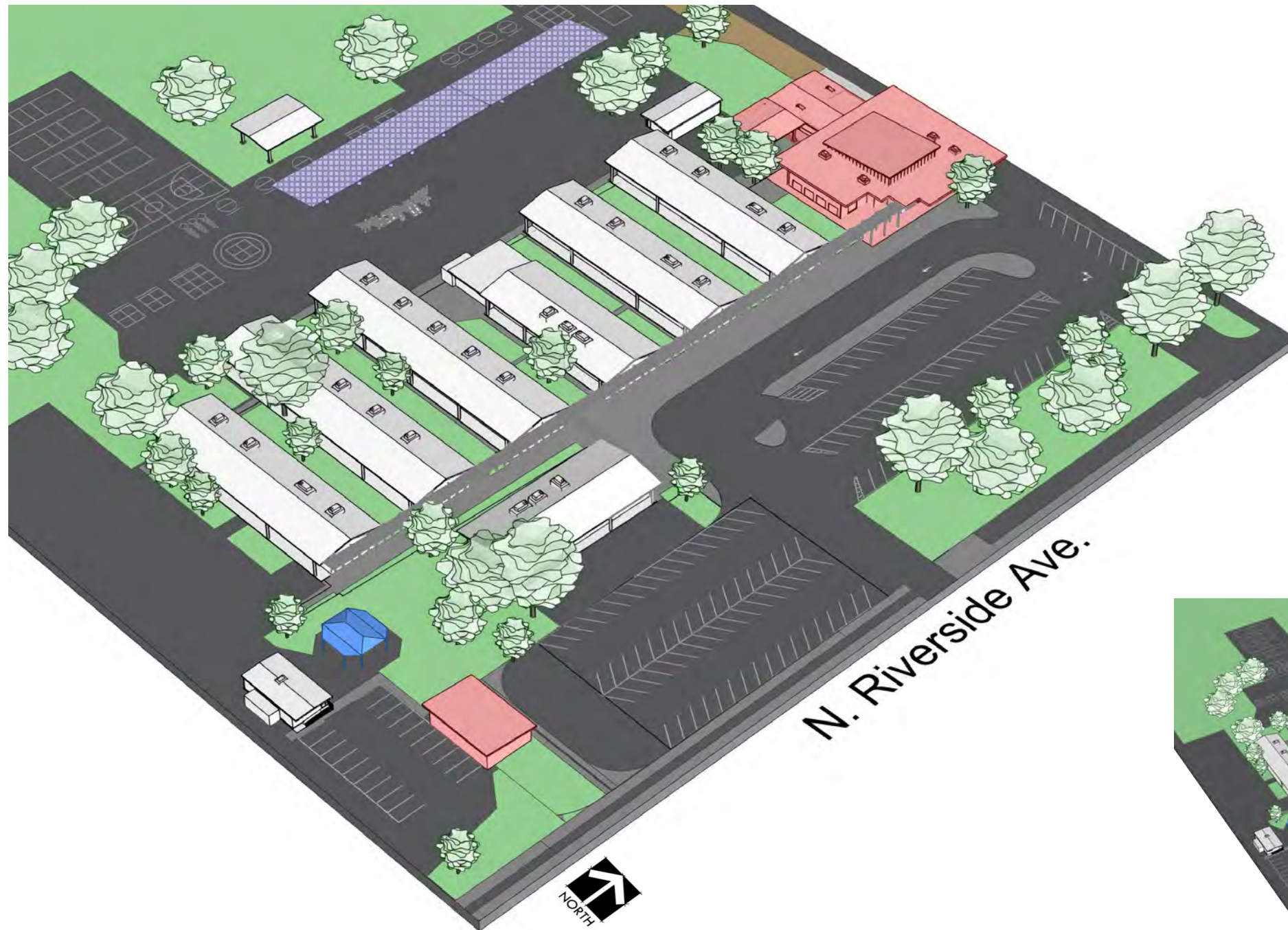
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Trapp Elementary School 2750 North Riverside Avenue, Rialto, CA 92377

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: K-5
 Year of Original Construction: 1964
 Year of Recent Modernization: 2004
 Site Acreage: 13.46 Acres
 Approx. Permanent Building Area: 34,745 SF
 Approx. Portable Area: 1,920 SF
 Approx. Covered Walks: 10,550 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 48,415 SF

Teaching Stations

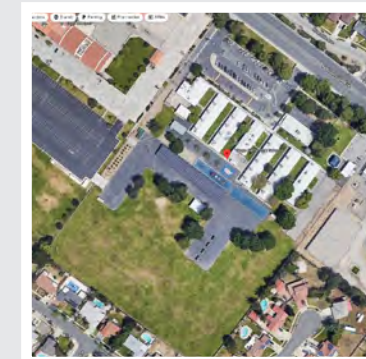
Permanent: 25
 Portable: 2 (including 1 Preschool)
 Total: 26

Capacity

Permanent Capacity: 743
 Portable Capacity: 36
 Total Current Designed Capacity: 779
 Enrollment (Fall 2021-2022): 526
 Future Designed Capacity: N/A

Available Parking

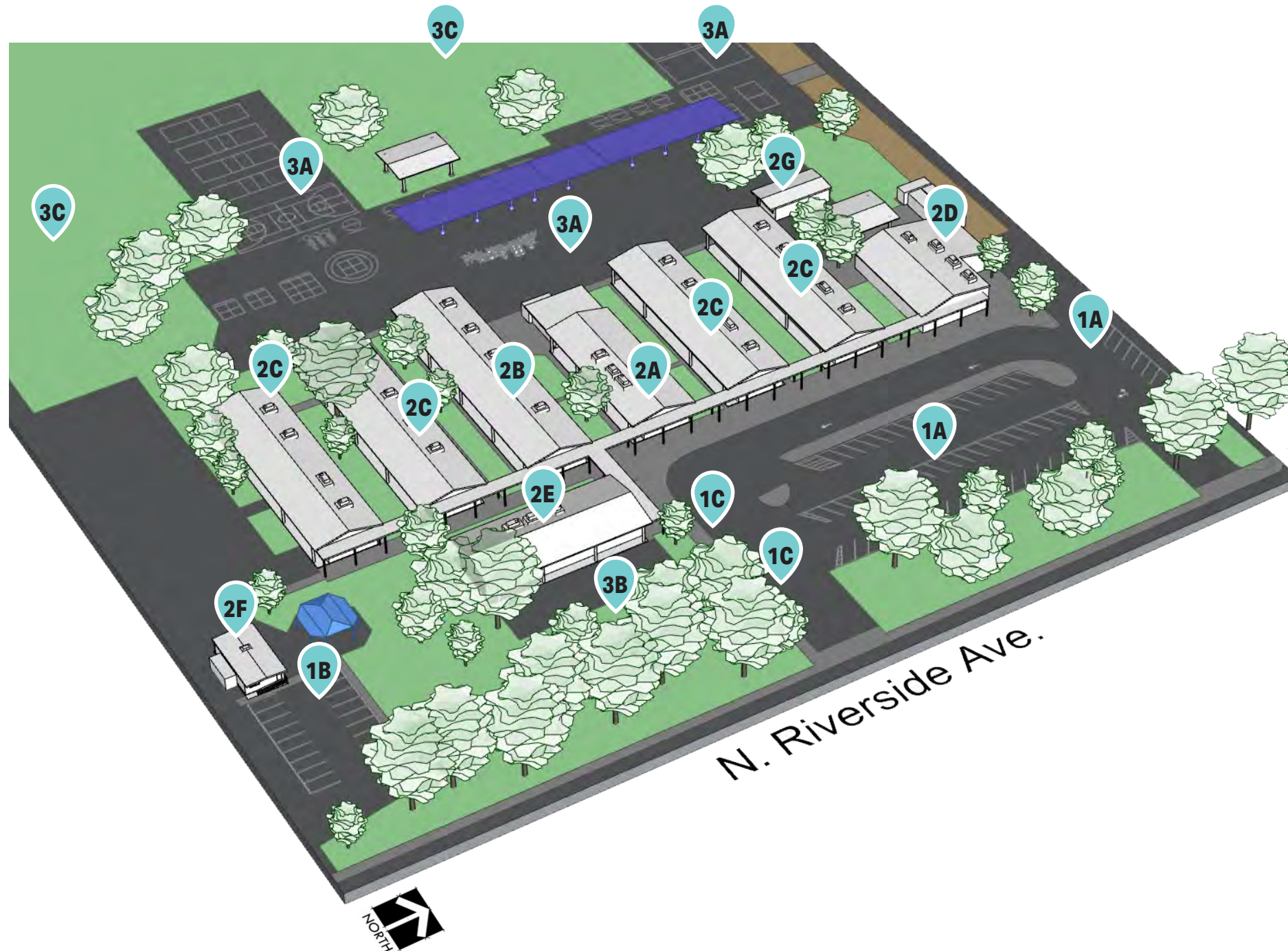
Standard: 69
 Car Accessible: 3
 Van Accessible: 3
 Total: 75



Existing

Trapp Elementary School 2750 North Riverside Avenue, Rialto, CA 92377

Existing



SITE FEATURES

1. Parking

- 1A The primary parking lot located along the north corner of the site offers standard and accessible parking stalls.
- 1B A secondary parking lot has standard and accessible parking stalls and is located at the north east corner of the site and serves the preschool and kindergarten buildings.
- 1C Bus drop off lane.

2. Building/Structures

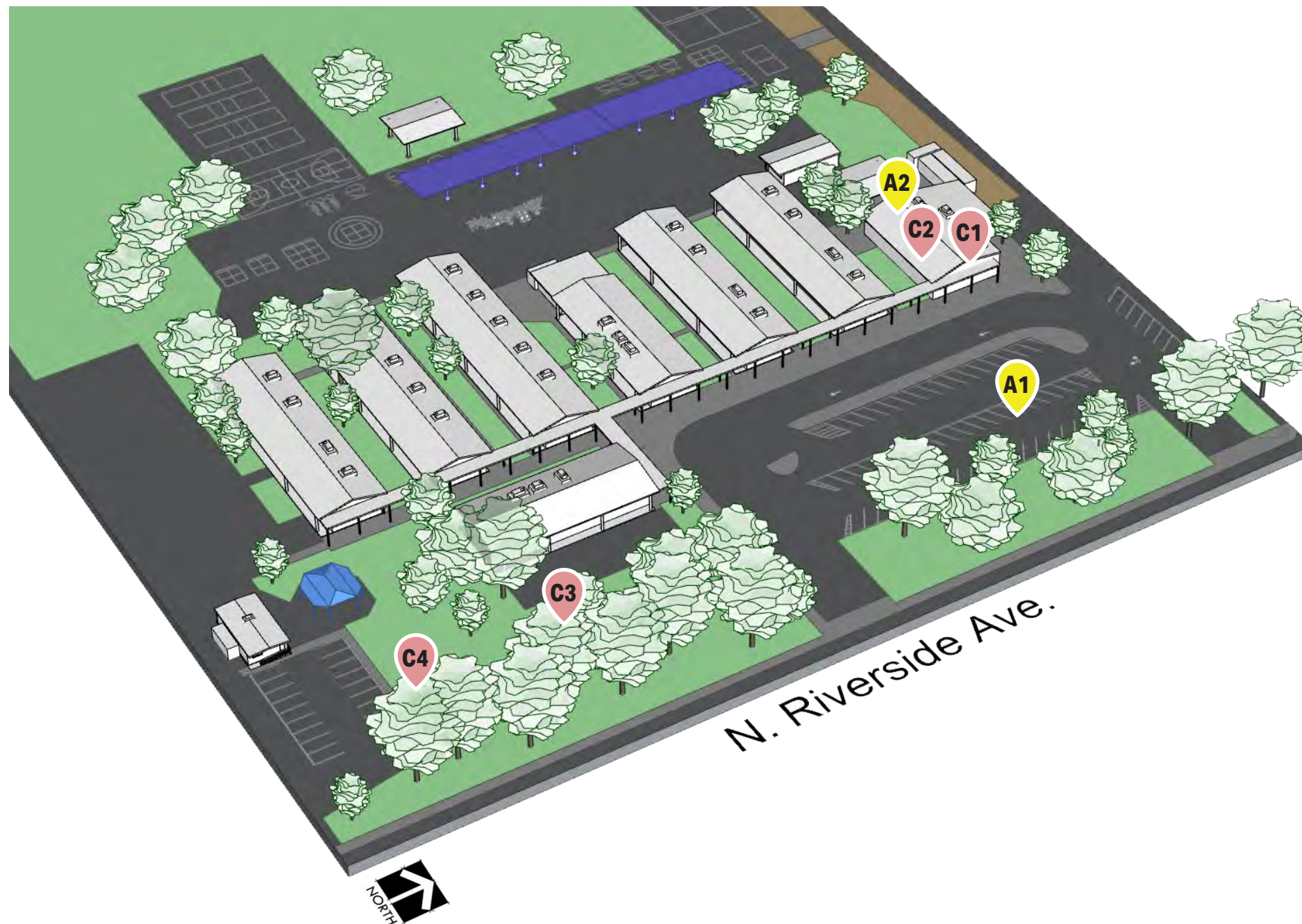
- 2A The Administrative offices along with staff lounge and work room are located in the central building on site. The centrally located building. Placed closer to the primary parking lot and the main entrance to the campus which is closest to the accessible vehicle and bus drop off and loading zones .
- 2B A small library takes a class size space in the building directly south east of the admin building and the rest of the building is classes.
- 2C 4 classroom buildings are located north and south of the Admin building. All are connected with a covered walkway along the east face of the buildings.
- 2D The multipurpose space is combined with the kitchen and placed in the building closest to the north west border of the site.
- 2E Kindergarten building is east of the admin and library buildings, connected to the rest of the buildings on site with a covered walkway.
- 2F Preschool stand alone building.
- 2G Daycare building.

3. Play Areas & Fields

- 3A Play fields consist of asphalt hard courts with game striping along the west central half of the site surrounded by ample grass turf with mature trees to the west and south west site border. It is also partly covered with two rows of solar photo-voltaic shade structures.
- 3B A Kindergarten play area exists east of the Kindergarten classrooms.
- 3C Large grass field with mature trees along the south west site border.

Trapp Elementary School 2750 North Riverside Avenue, Rialto, CA 92377

Needs



A. CODE AND SAFETY

- A1** Parking lot lighting upgrades
- A2** MPR ADA upgrades

CAMPUS WIDE ITEMS

- A3.** Fire Alarm system upgrade
- A4.** Intercom/Public Address (PA) system upgrade
- A5.** Security system upgrade
- A6.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A7.** Gates panic hardware ADA upgrades
- A8.** Restrooms ADA upgrades
- A9.** New ramps at portable classroom buildings
- A10.** Classroom signage ADA upgrades
- A11.** Door hardware ADA upgrades
- A12.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Remove septic system
- B2.** Re-roof existing buildings
- B3.** HVAC system upgrade
- B4.** Plumbing system upgrade
- B5.** Lighting systems upgrade
- B6.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New Kitchen expansion
- C2** New MPR/Library
- C3** Parking expansion near Kindergarten
- C4** New Full Day Kindergarten classroom building

CAMPUS WIDE ITEMS

- C5.** New covered walkways

Trapp Elementary School 2750 North Riverside Avenue, Rialto, CA 92377

Vision



VISION

- 1 New Kitchen expansion
- 2 New MPR/Library
- 3 New roofs at existing buildings
- 4 Parking expansion near Kindergarten
- 5 New covered walkways
- 6 New Full Day Kindergarten classroom building

Trapp Elementary School 2750 North Riverside Avenue, Rialto, CA 92377

Trapp Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Parking lot lighting upgrades (LS)	1	\$ 100,000.00	\$ 100,000.00	
A2	MPR ADA upgrades (SF)	2,400	\$ 150.00	\$ 360,000.00	
A3	Fire Alarm system upgrade (SF)	36,665	\$ 9.00	\$ 329,985.00	
A4	Intercom/Public Address (PA) system upgrade (SF)	36,665	\$ 3.50	\$ 128,327.50	
A5	Security system upgrade (SF)	36,665	\$ 2.50	\$ 91,662.50	
A6	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A7	Gates panic hardware ADA upgrades (LS)	1	\$ 12,000.00	\$ 12,000.00	
A8	Restrooms ADA upgrades (SF)	900	\$ 150.00	\$ 135,000.00	
A9	New ramps at portable classroom buildings (EA)	2	\$ 12,000.00	\$ 24,000.00	
A10	Classroom signage ADA upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00	
A11	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A12	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 1,369,625.00	
B. Housekeeping					
B1	Remove septic system and connect to existing sewer system (LS)	1	\$ -	TBD	Further investigation is required for this upgrade
B2	Re-roof existing buildings (SF)	34,745	\$ 35.00	\$ 1,216,075.00	
B3	HVAC system upgrade (SF)	34,745	\$ 15.00	\$ 521,175.00	
B4	Plumbing system upgrade (SF)	34,745	\$ 5.00	\$ 173,725.00	
B5	Lighting system upgrade (SF)	36,665	\$ 15.00	\$ 549,975.00	
B6	Power distribution sytem upgrade (SF)	36,665	\$ 10.00	\$ 366,650.00	
B. Housekeeping - Subtotals:				\$ 2,827,600.00	
C. Transformation/Educational Needs					
C1	New Kitchen expansion (SF)	3,217	\$ 790.00	\$ 2,541,430.00	
C2	New MPR/Library (SF)	5,121	\$ 700.00	\$ 3,584,700.00	
C3	Parking expansion near Kindergarten (SF)	17,512	\$ 12.50	\$ 218,900.00	
C4	New Full Day Kindergarten classroom building (SF)	1.924	\$ 700.00	\$ 1,346.80	
C5	New covered walkways (SF)	10,550	\$ 150.00	\$ 1,582,500.00	
C. Transformation/Educational Needs - Subtotals:				\$ 7,928,876.80	
TOTAL CONSTRUCTION COSTS:			\$ 12,126,101.80		
SOFT COSTS (30%):			\$ 3,637,830.54		
TOTAL ESTIMATED PROJECT COSTS:			\$ 15,763,932.34		

LEGEND

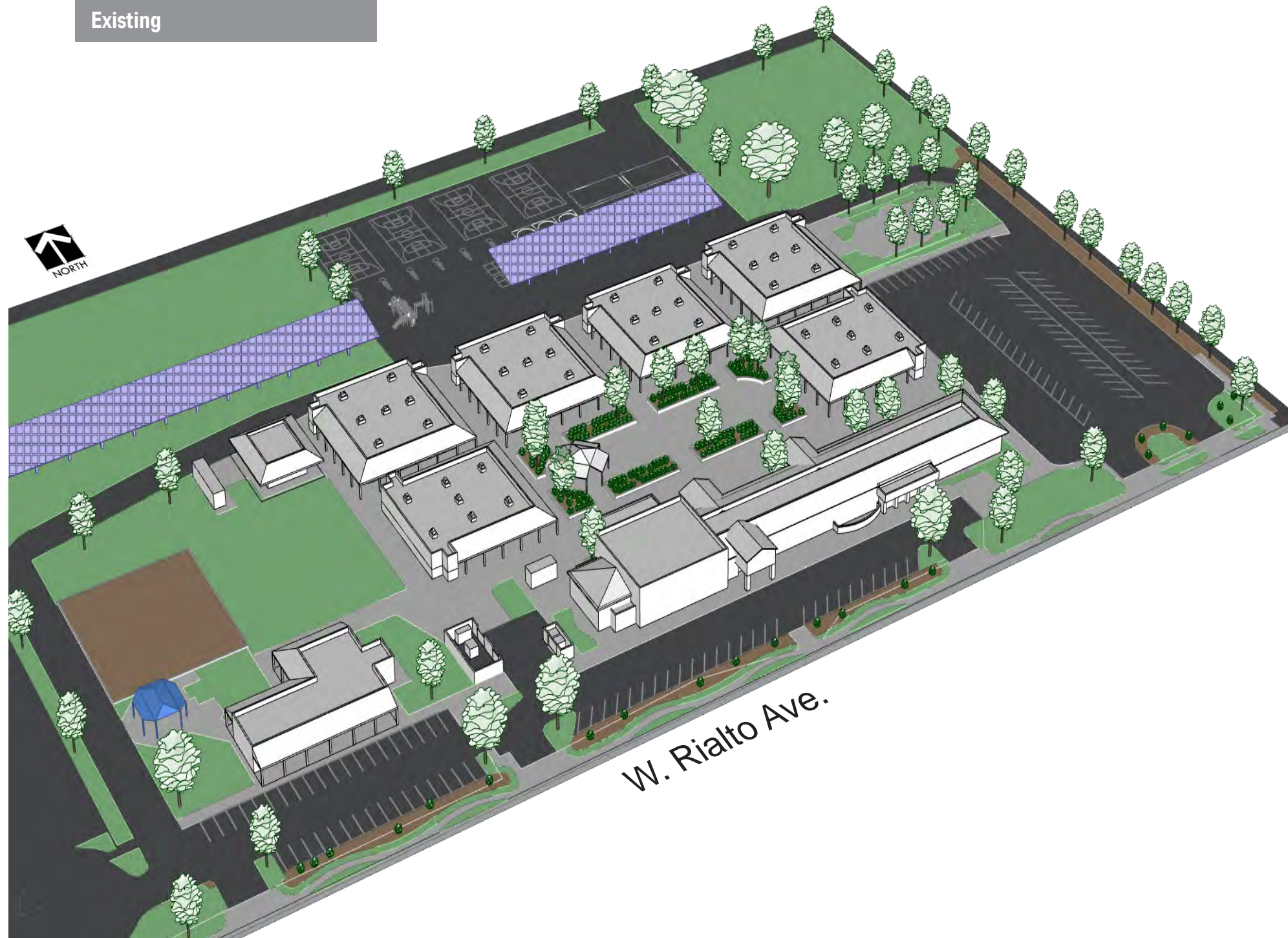
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- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

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3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Werner Elementary School 1050 West Rialto Avenue, Rialto, CA 92376

Existing



SCHOOL SITE INFORMATION

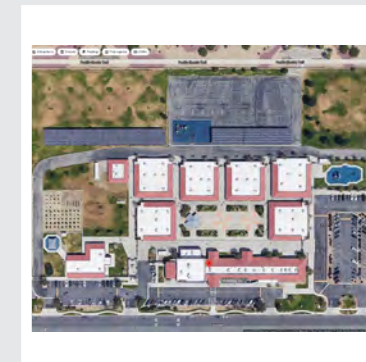


Overview

Grades Served: K-5
 Year of Original Construction: 2008
 Year of Recent Modernization: N/A
 Site Acreage: 13.1 Acres
 Approx. Permanent Building Area: 65,496 SF
 Approx. Portable Area: 1,920 SF
 Approx. Covered Walks: 0 SF
 Approx. Lunch Shelter Area: 0 SF
 Total: 67,416 SF

Teaching Stations

Permanent: 35
 Portable: 0
 Total: 37



Capacity

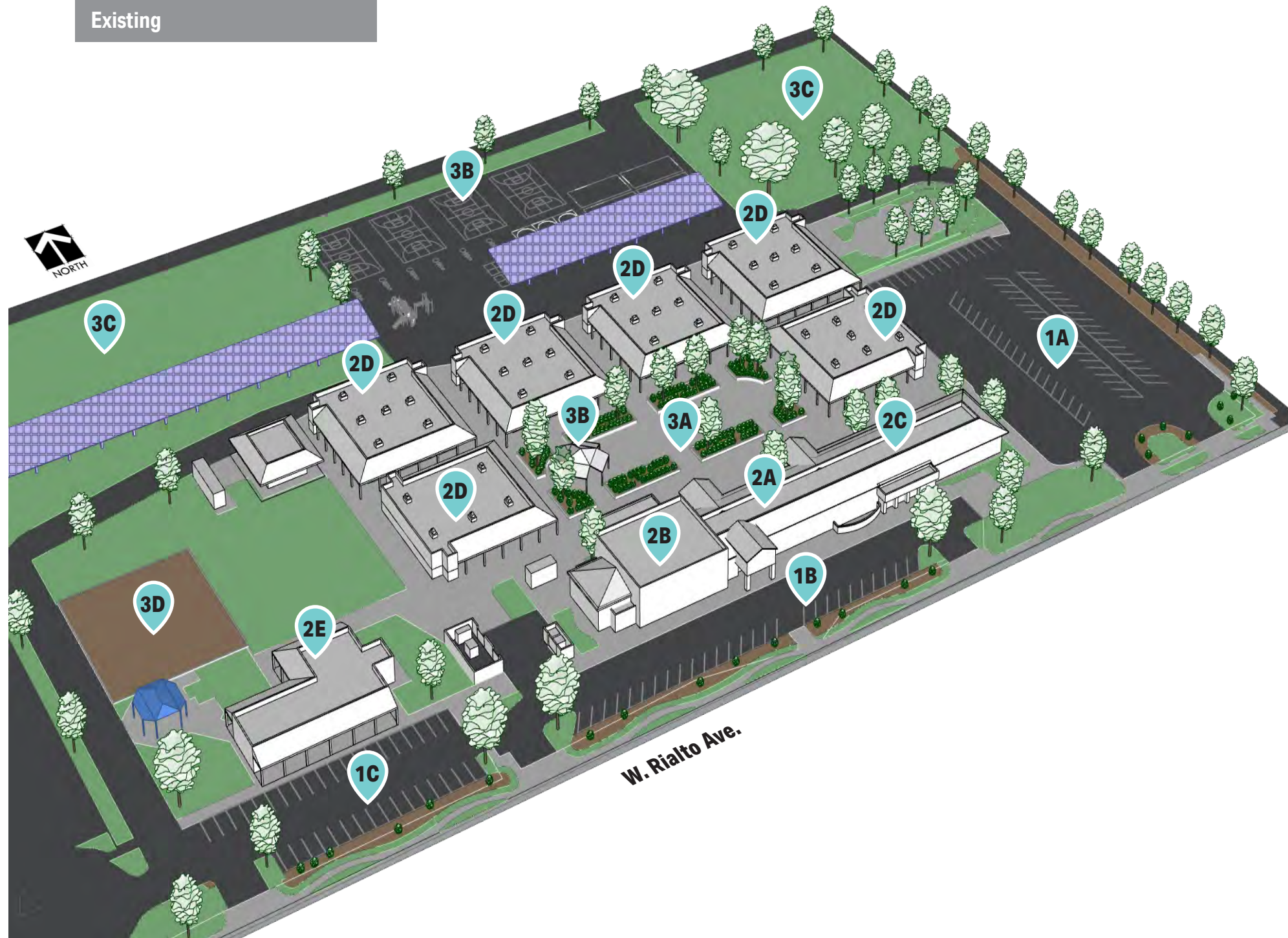
Permanent Capacity: 1057
 Portable Capacity: N/A
 Total Current Designed Capacity: 1113
 Enrollment (Fall 2021-2022): 690
 Future Designed Capacity: N/A

Available Parking

Standard: 185
 Car Accessible: 3
 Van Accessible: 2
 Total: 190

Werner Elementary School 1050 West Rialto Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A The primary parking lot is located along the southeast corner of the site. It offers standard and accessible stalls and is the largest lot on site with more staff parking.
- 1B The visitor parking lot also offers standard and accessible stalls and is directly adjacent to the administrative offices and main entrance to the school.
- 1C The preschool parking lot is more towards the south west corner of the site conveniently located next to the preschool building.

2. Building/Structures

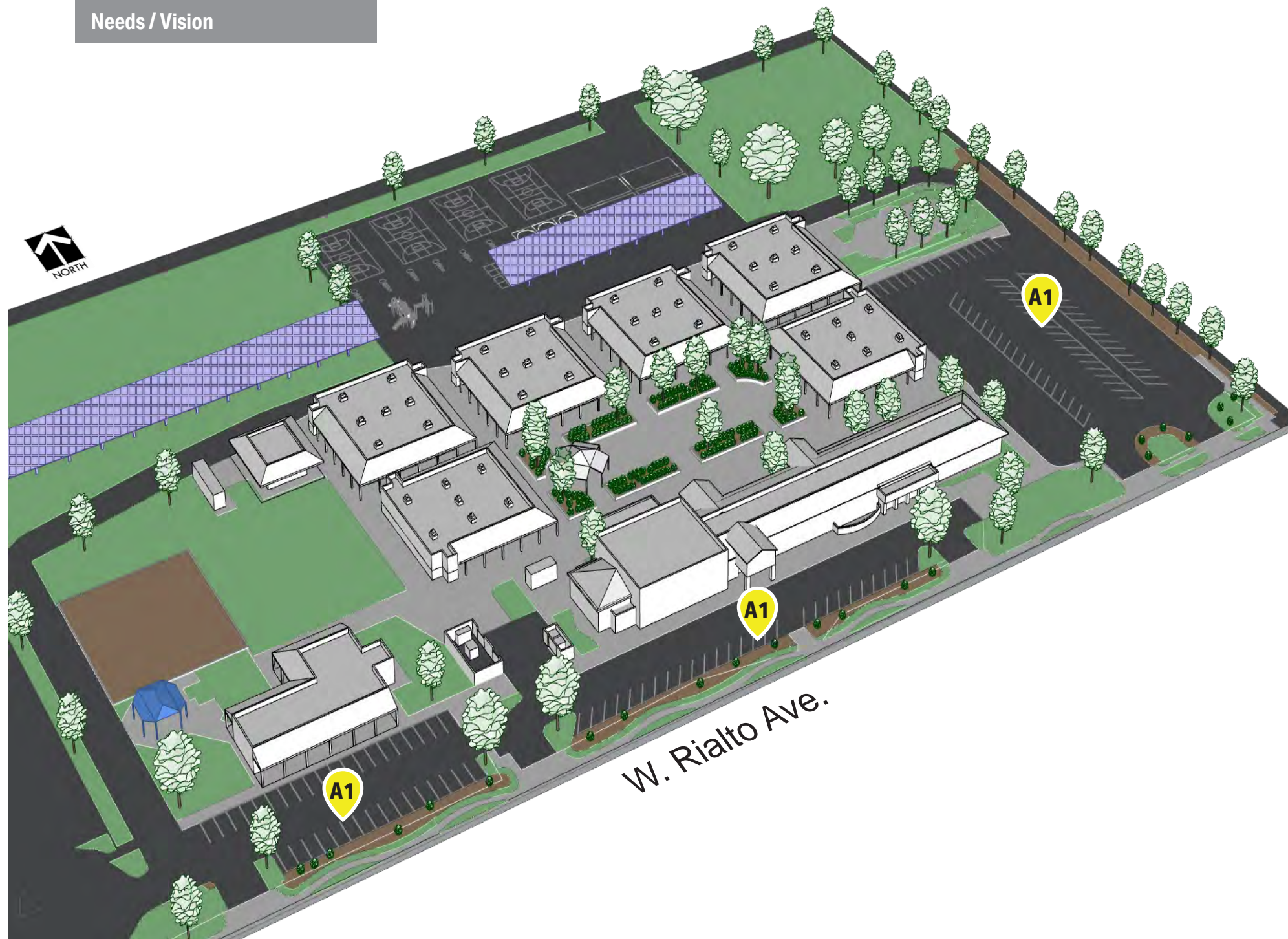
- 2A The Administrative offices along with staff lounge are centrally located within the largest building along the southern half of the site. Placed closer to the visitor parking and the main entrance to the campus and overlooks north towards the central courtyard at the heart of the campus.
- 2B The multi-purpose space is directly west of the Admin. in the same large building with an attached kitchen that faces and protrudes north towards the central courtyard.
- 2C The Library is directly east of the Admin. in the same large southern building and is exposed to both the primary parking to the south and central courtyard to the north.
- 2D Six large classroom buildings surround the rest of the central courtyard along the north, east and west.
- 2E The Preschool is in a stand alone building south west of the site, directly north of the preschool parking lot.

3. Play Areas & Fields

- 3A Central courtyard consists of concrete floor paving with planters and trees. Located at the heart of the campus it connects all the major buildings on site with a sharable outdoor space.
- 3B Play fields consist of asphalt hard courts north of the site with game striping, partly covered with two rows of solar photo-voltaic shade structures surrounded by ample grass turf with mature trees to the east and west.
- 3C Large grass fields with mature trees and partly covered with two rows of solar photo-voltaic shade structures
- 3D Preschool garden

Werner Elementary School 1050 West Rialto Avenue, Rialto, CA 92376

Needs / Vision



A. CODE AND SAFETY

A1 Parking lot lighting upgrade

CAMPUS WIDE ITEMS

- A2.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A3.** Restroom ADA upgrades
- A4.** Fire Alarm system upgrade
- A5.** Door hardware ADA upgrades
- A6.** Intercom / public access (PA) system upgrade
- A7.** Security system upgrade
- A8.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Exterior paint
- B2.** Paving upgrades
- B3.** Landscape improvements
- B4.** HVAC system upgrade
- B5.** Plumbing system upgrade
- B6.** Lighting system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

Not applicable

VISION

Not applicable

Werner Elementary School 1050 West Rialto Avenue, Rialto, CA 92376

Werner Elementary School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Parking lot lighting upgrade (LS)	1	\$ 100,000.00	\$ 100,000.00	
A2	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 150,000.00	\$ 150,000.00	
A3	Restrooms ADA upgrades (SF)	3,928	\$ 150.00	\$ 589,200.00	
A4	Fire Alarm system upgrade (SF)	67,416	\$ 9.00	\$ 606,744.00	
A5	Door hardware ADA upgrades (LS)	1	\$ 25,650.00	\$ 25,650.00	
A6	Intercom / public access (PA) system upgrade (SF)	67,416	\$ 3.50	\$ 235,956.00	
A7	Security system upgrade (SF)	67,416	\$ 2.50	\$ 168,540.00	
A8	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,891,090.00	
B. Housekeeping					
B1	Exterior paint (LS)	1	\$ 450,000.00	\$ 450,000.00	
B2	Paving upgrades (LS)	84,763	\$ 12.50	\$ 1,059,537.50	
B3	Landscape improvements (LS)	1	\$ 15,000.00	\$ 15,000.00	
B4	HVAC system upgrade (SF)	65,496	\$ 35.00	\$ 2,292,360.00	
B5	Plumbing system upgrade (SF)	65,496	\$ 15.00	\$ 982,440.00	
B6	Lighting system upgrade (SF)	67,416	\$ 15.00	\$ 1,011,240.00	
B. Housekeeping - Subtotals:				\$ 5,810,577.50	
C. Transformation/Educational Needs					
N/A					
C. Transformation/Educational Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:			\$ 7,701,667.50		
SOFT COSTS (30%):			\$ 2,310,500.25		
TOTAL ESTIMATED PROJECT COSTS:			\$ 10,012,167.75		

LEGEND

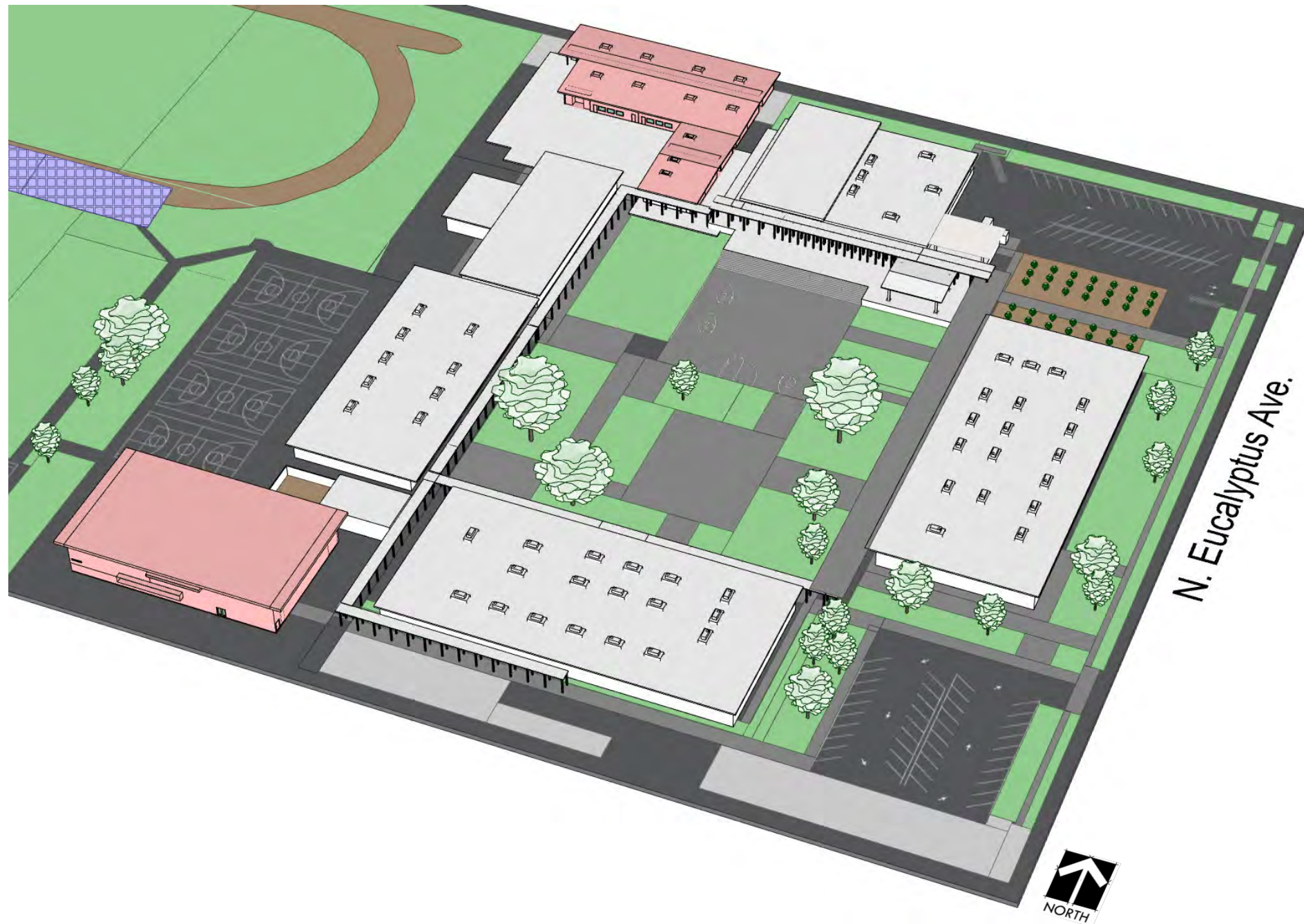
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Frisbie Middle School 1442 North Eucalyptus Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 6-8
 Year of Original Construction: 1965
 Year of Recent Modernization: 2005
 Site Acreage: 20 Acres
 Approx. Permanent Building Area: 88,090 SF
 Approx. Portable Area: 13,440 SF
 Approx. Covered Walks: 14,590 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 117,320 SF

Teaching Stations

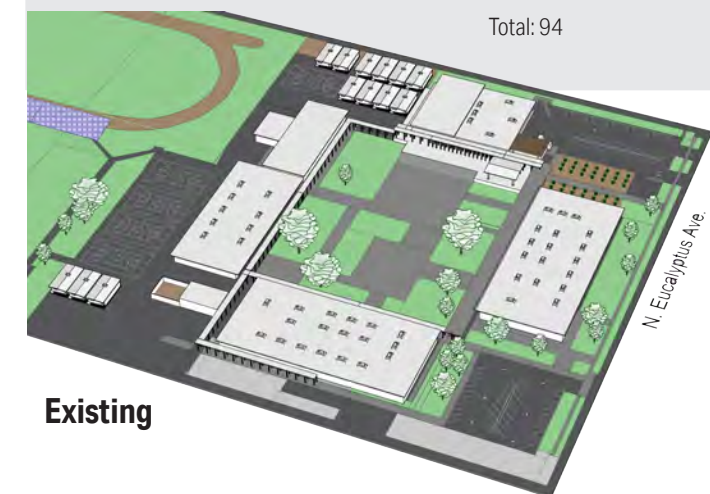
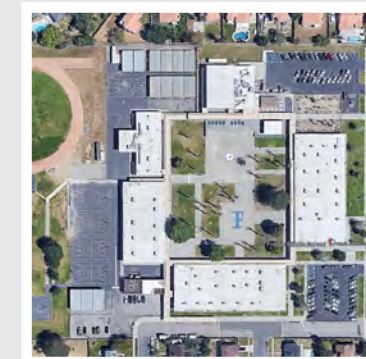
Permanent: 39
 Portable: 14
 Total: 13

Capacity

Permanent Capacity: 1,336
 Portable Capacity: 504
 Total Current Designed Capacity: 1,840
 Enrollment (Fall 2021-2022): 950
 Future Designed Capacity: N/A

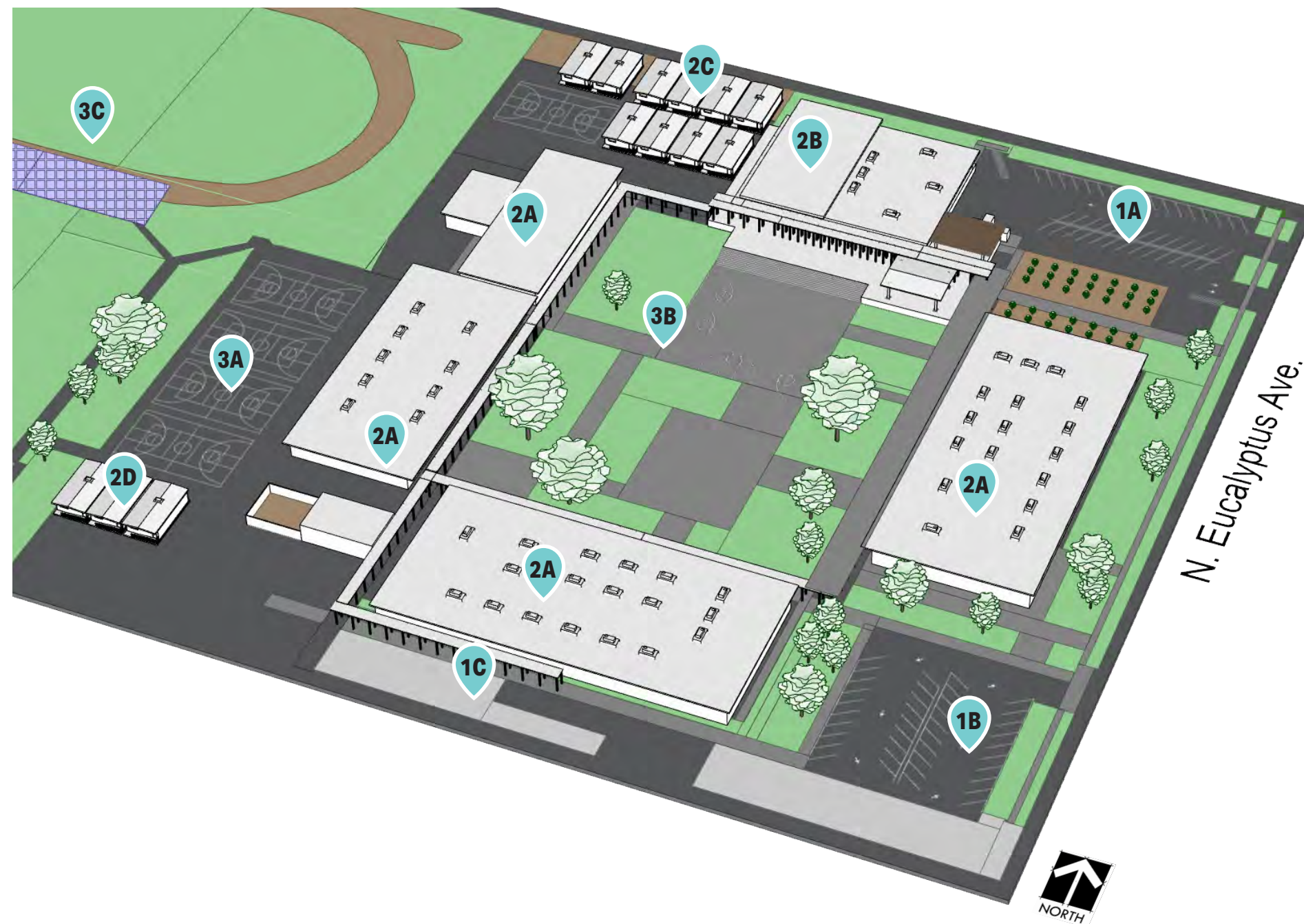
Available Parking

Standard: 90
 Car Accessible: 2
 Van Accessible: 2
 Total: 94



Frisbie Middle School 1442 North Eucalyptus Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A The main parking lot is located at the north east corner of the site by the Administration Building and offers standard and accessible stalls.
- 1B The secondary parking lot has both standard and accessible parking stalls.
- 1C Bus drop off lane.

2. Building/Structures

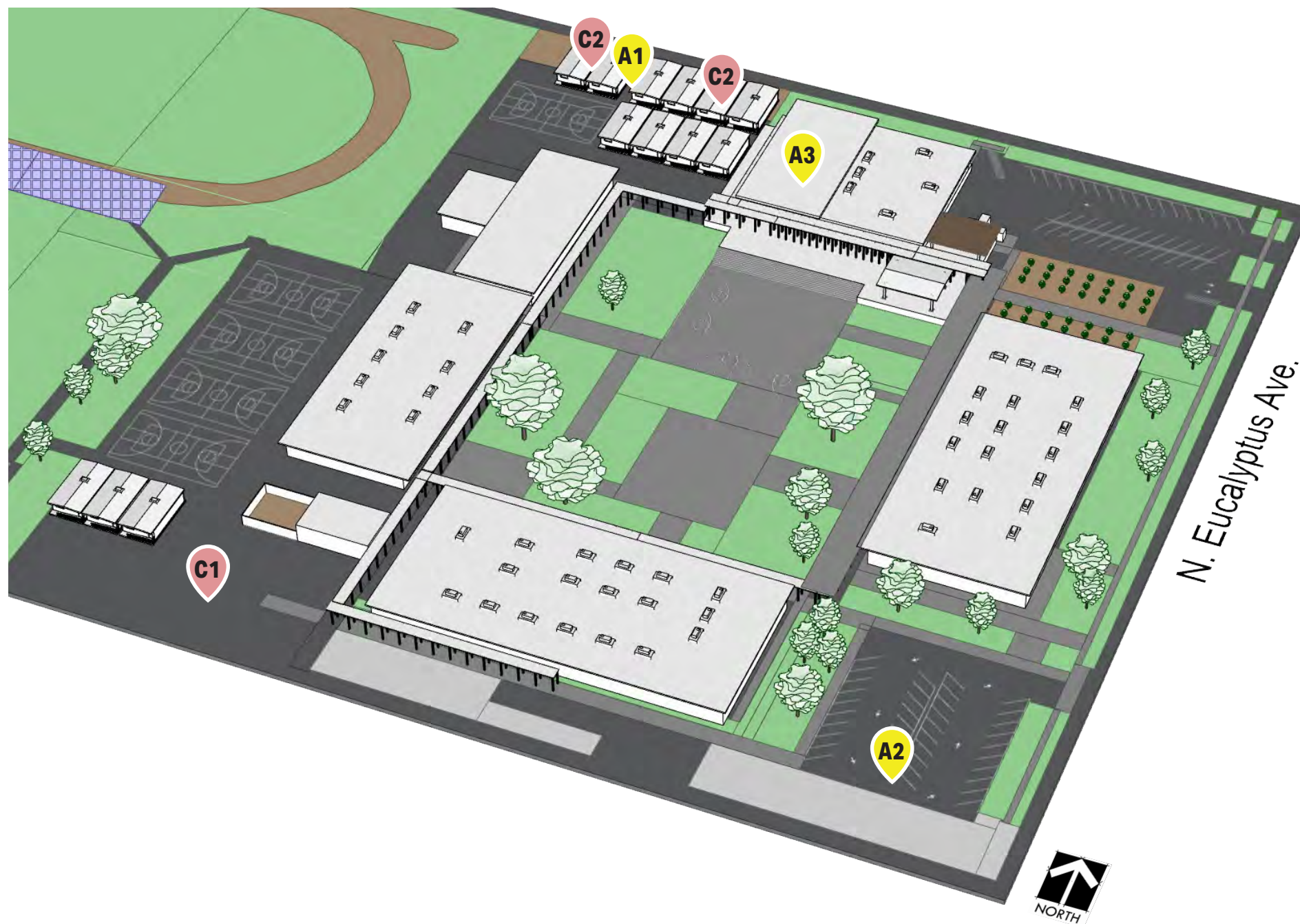
- 2A The school buildings are organized around a central courtyard contained paved courts and grass turf areas.
- 2B The multipurpose space and kitchen are located in one building at the north portion of the site.
- 2C Ten portables exist on the north west portion of the site.
- 2D Three additional portables exist south west of the site closest to the play fields

3. Play Areas & Fields

- 3A Asphalt areas with basketball courts striping located along the south west corner of the site, adjacent to solar shade structures and large grass play field constituting the entire west portion of the site.
- 3B Central courtyard consists of concrete paving and large patches of grass with some trees and several half court basketball striping on the concrete paving.
- 3C Football and baseball fields that occupy the entire west half of the site is partly shaded with solar photo-voltaic shade structures.

Frisbie Middle School 1442 North Eucalyptus Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Portable classroom buildings landings ADA upgrades
- A2** Re-stripping at south side parking lot
- A3** MPR guardrails and handrails ADA upgrades

CAMPUS WIDE ITEMS

- A4.** Restroom ADA upgrades
- A5.** Door hardware ADA upgrades
- A6.** Signage ADA upgrades
- A7.** Fire alarm system upgrade
- A8.** Intercom / public access (PA) system upgrade
- A9.** Security system upgrade
- A10.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A11.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

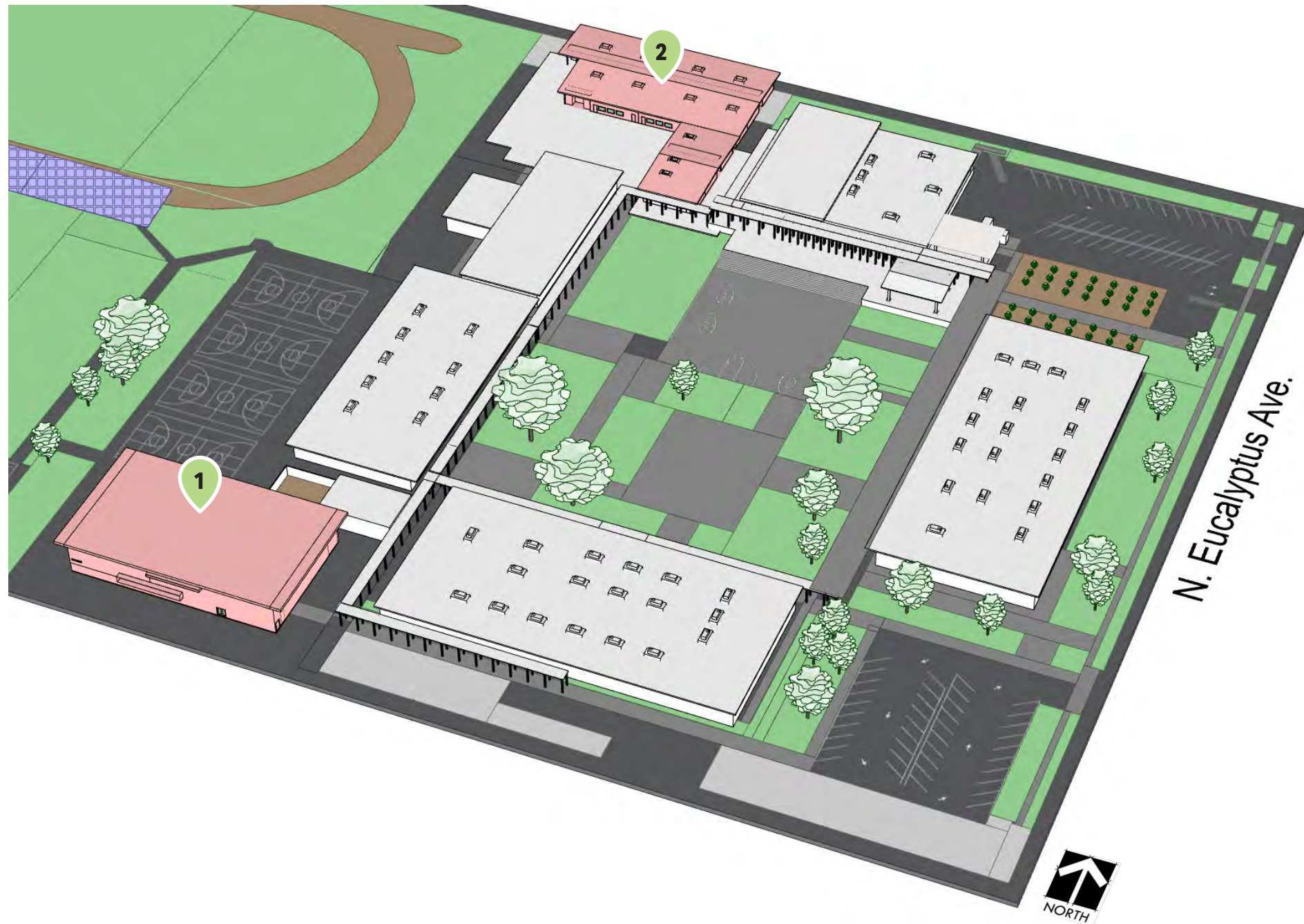
- B1.** HVAC system upgrade
- B2.** Plumbing system upgrade
- B3.** Lighting system upgrade
- B4.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New Gymnasium
- C2** Replacement of portable classroom buildings for permanent construction

Frisbie Middle School 1442 North Eucalyptus Avenue, Rialto, CA 92376

Vision



VISION

- 1 New Gymnasium
- 2 New 10 classroom building and restrooms to replace existing portable classrooms.

Frisbie Middle School 1442 North Eucalyptus Avenue, Rialto, CA 92376

Frisbie Middle School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	New ramps at portable classroom buildings (EA)	13	\$ 12,000.00	\$ 156,000.00	
A2	Re-striping at south side parking lot (LS)	1	\$ 10,000.00	\$ 10,000.00	
A3	MPR guardrails and handrails ADA upgrades (LS)	1	\$ 2,500.00	\$ 2,500.00	
A4	Restrooms ADA upgrades (SF)	2,690	\$ 150.00	\$ 403,500.00	
A5	Door hardware ADA upgrades (LS)	1	\$ 38,500.00	\$ 38,500.00	
A6	Signage ADA upgrades (LS)	1	\$ 15,000.00	\$ 15,000.00	
A7	Fire alarm system upgrade (SF)	86,123	\$ 9.00	\$ 775,107.00	
A8	Intercom / public access (PA) system upgrade (SF)	86,123	\$ 3.50	\$ 301,430.50	
A9	Security system upgrade (SF)	86,123	\$ 2.50	\$ 215,307.50	
A10	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 200,000.00	\$ 200,000.00	
A11	Emergency backup power (batteries) (EA)	150	\$ 200.00	\$ 30,000.00	
A. Code and Safety - Subtotals:				\$ 2,147,345.00	
B. Housekeeping					
B1	HVAC system upgrade (SF)	88,090	\$ 35.00	\$ 3,083,150.00	
B2	Plumbing system upgrade (SF)	88,090	\$ 15.00	\$ 1,321,350.00	
B3	Lighting system upgrade (SF)	86,123	\$ 10.00	\$ 861,230.00	
B4	Power distribution system upgrade (SF)	86,123	\$ 15.00	\$ 1,291,845.00	
B. Housekeeping - Subtotals:				\$ 6,557,575.00	
C. Transformation/Educational Needs					
C1	New Gymnasium (SF)	13,419	\$ 790.00	\$ 10,601,010.00	
C2	Replacement of portable classroom buildings for permanent construction (SF)	11,554	\$ 700.00	\$ 8,297,800.00	Includes cost of removing 10 portable classroom buildings
C. Transformation/Educational Needs - Subtotals:				\$ 18,898,810.00	
TOTAL CONSTRUCTION COSTS:				\$ 27,603,730.00	
SOFT COSTS (30%):				\$ 8,281,119.00	
TOTAL ESTIMATED PROJECT COSTS:				\$ 35,884,849.00	

LEGEND

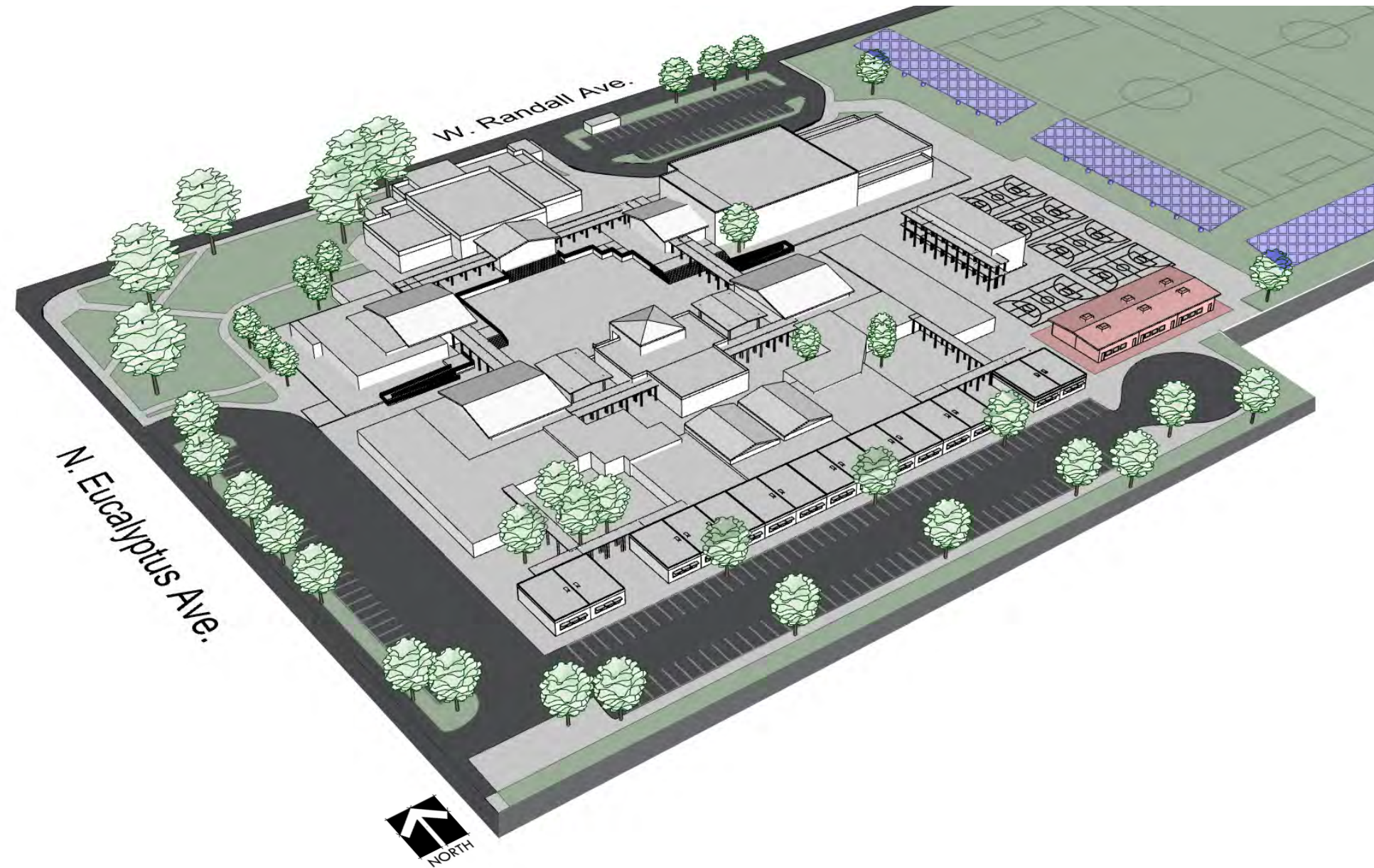
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Jehue Middle School 1500 North Eucalyptus Avenue, Rialto, CA 92324

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 6-8
 Year of Original Construction: 1998
 Year of Recent Modernization: N/A
 Site Acreage: 19.86 Acres
 Approx. Permanent Building Area: 84,740 SF
 Approx. Portable Area: 24,000 SF
 Approx. Covered Walks: 19,780 SF
 Approx. Lunch Shelter Area: 2,400 SF
 Total: 130,920 SF

Teaching Stations

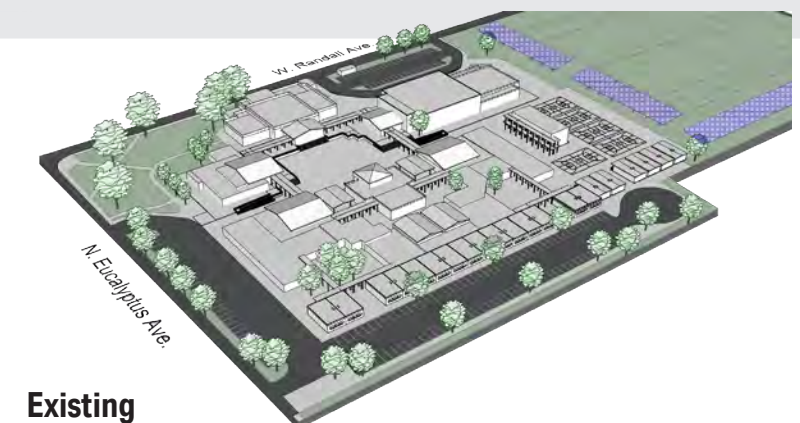
Permanent: 47
 Portable: 6 (+15 Site-Built)
 Total: 68

Capacity

Permanent Capacity: 1,694
 Portable Capacity: 756
 Total Current Designed Capacity: 2,448
 Enrollment (Fall 2021-2022): 1,452
 Future Designed Capacity: N/A

Available Parking

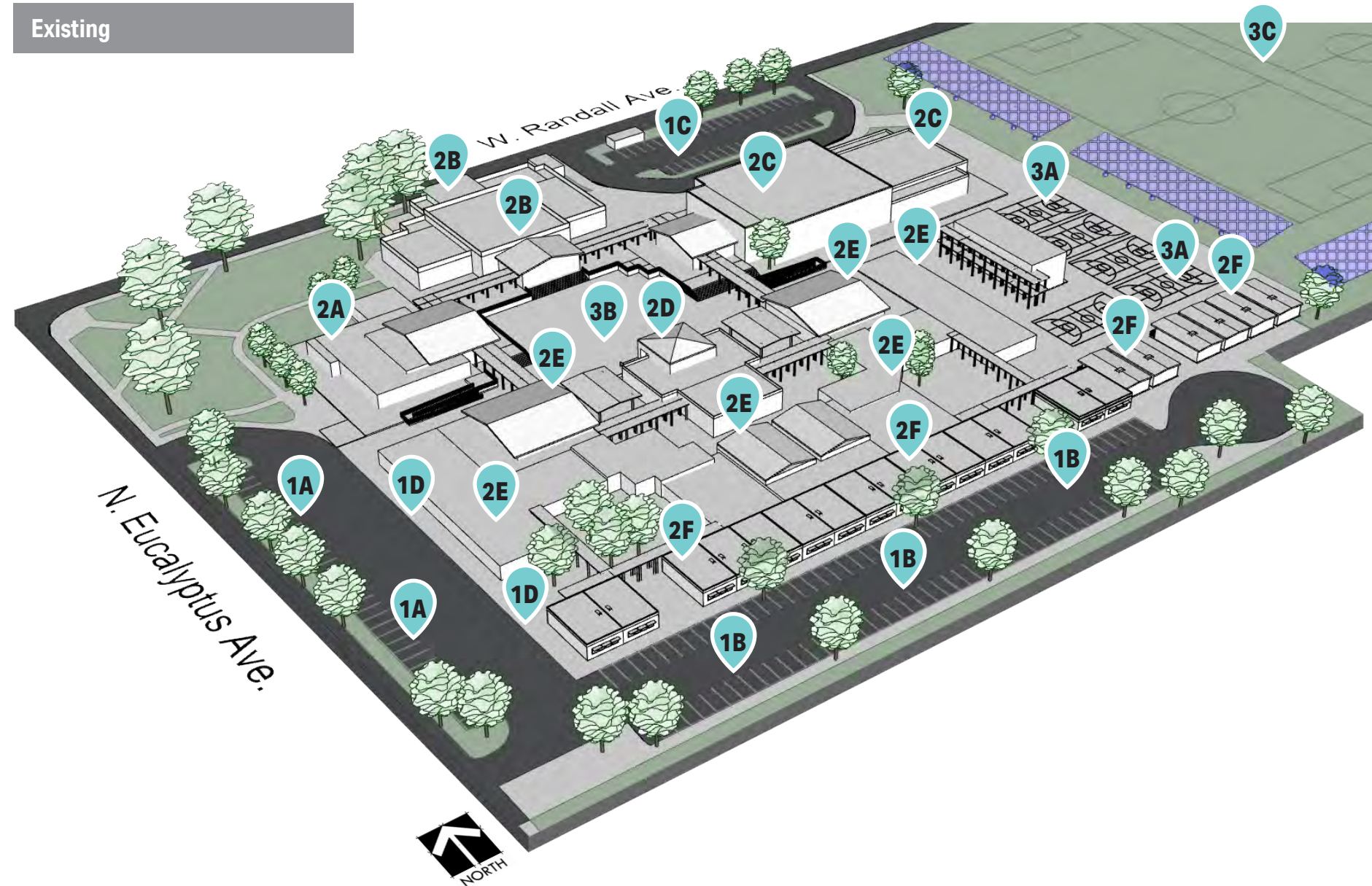
Standard: 141
 Car Accessible: 4
 Van Accessible: 3
 Total: 148



Existing

Jehue Middle School 1500 North Eucalyptus Avenue, Rialto, CA 92324

Existing



SITE FEATURES

1. Parking

- 1A The primary parking lot located along the south west corner of the site offers standard and accessible parking stalls. This lot is the closest lot to the Admin and the closest to the campus main entrance.
- 1B Staff parking lot is the largest lot on the site located along the southern site border.
- 1C The Visitor parking lot offers standard and accessible parking stalls and is located centrally located along the northern site border conveniently located near all the sporting events buildings and fields.
- 1D Bus drop off lane.

2. Building/Structures

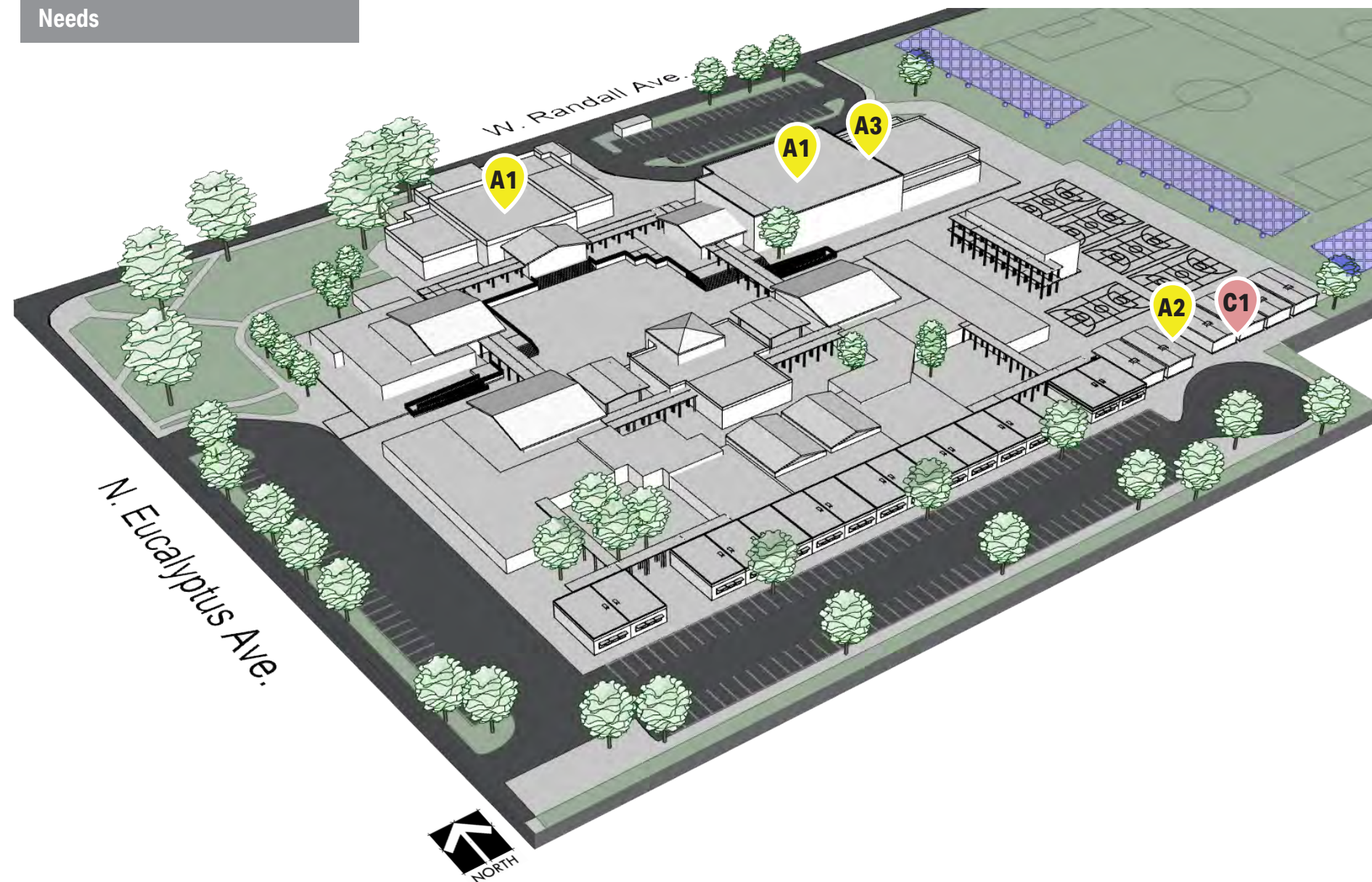
- 2A The Administrative offices along with staff lounge and nurse's office are located at north west corner building on the site. Placed closer to the primary parking and the main entrance to the campus and overlooks the central courtyard.
- 2B The North wing building joins the multipurpose space, band choir, a stage and the kitchen overlooking the central courtyard to the south
- 2C The east wing building houses a Gymnasium, a weight room along with showers and locker rooms that serve the sporting events and fields directly east.
- 2D The Library protrudes out into the central courtyard along the south and is surrounded along the south with the majority of the classrooms on campus.
- 2E Classrooms are majorly located along the southern half of the site south of the central courtyard.
- 2F Portable buildings house the remaining classrooms and are located closest to the south edge of the site.

3. Play Areas & Fields

- 3A Play fields consist of asphalt hard courts with game striping surrounded by ample grass turf with mature trees to the east and the rest of the campus to the west.
- 3B Play fields consist of centrally located concrete hard courts with game striping placed conveniently in the central courtyard with direct access and view from the entire campus.
- 3C Soccer fields take up most of the east half of the entire site extending the east site border with 4 large rows of solar panel structures.

Jehue Middle School 1500 North Eucalyptus Avenue, Rialto, CA 92324

Needs



A. CODE AND SAFETY

- A1** Stair and tread striping ADA upgrades at MPR and Gym
- A2** ADA ramp reconfiguration at portable classroom buildings
- A3** ADA lockers in Gymnasium

CAMPUS WIDE ITEMS

- A4.** Fire alarm system upgrade
- A5.** Intercom / public access (PA) system upgrade
- A6.** Security system upgrade
- A7.** Restroom ADA upgrades
- A8.** Signage ADA upgrades
- A9.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A10.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

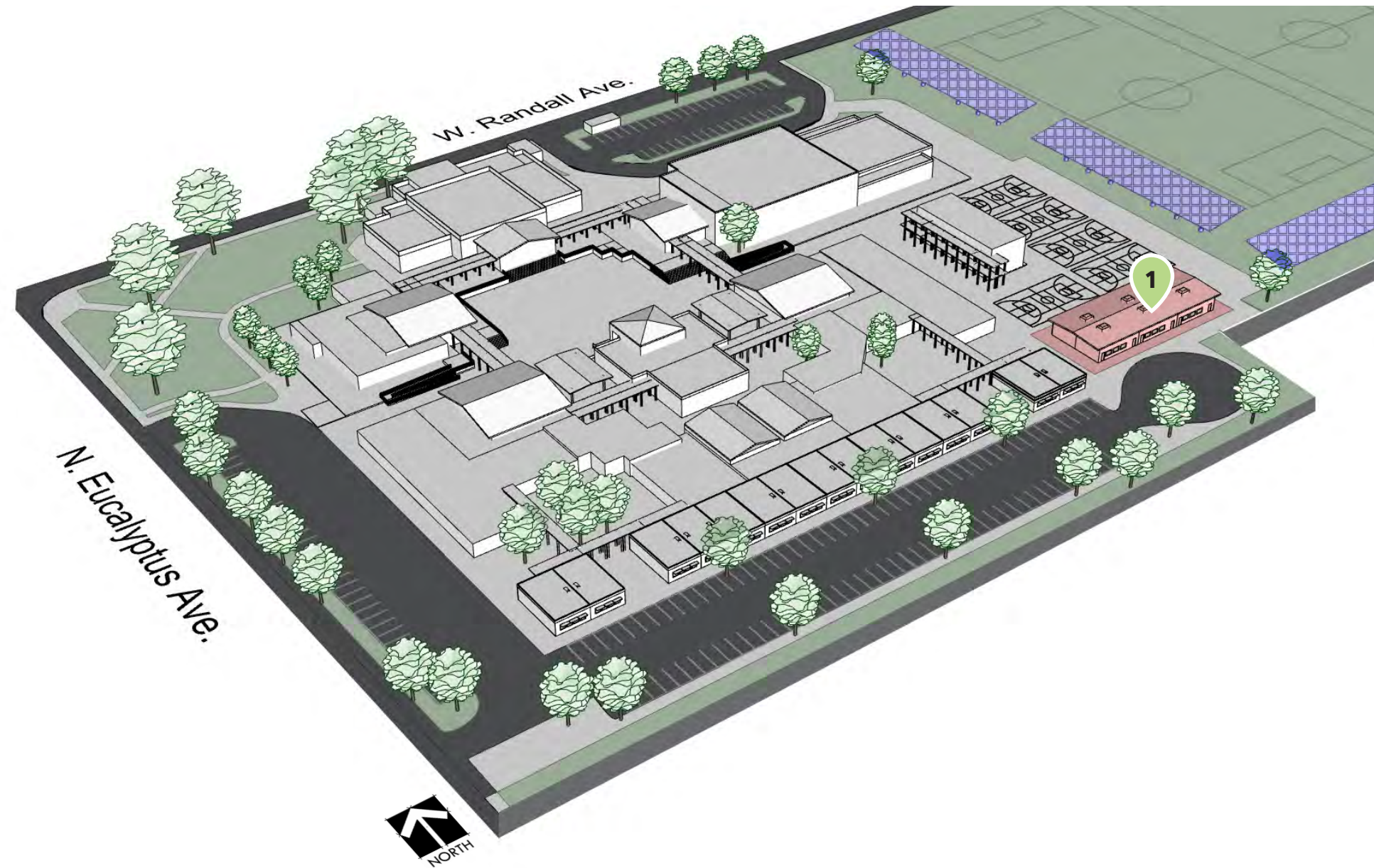
- B1.** Lighting system upgrade
- B2.** HVAC system upgrade
- B3.** Plumbing system upgrade
- B4.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replacement of portable classroom buildings for permanent construction

Jehue Middle School 1500 North Eucalyptus Avenue, Rialto, CA 92324

Vision



VISION

1 New 6 classroom building

Jehue Middle School 1500 North Eucalyptus Avenue, Rialto, CA 92324

Jehue Middle School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Stair and tread striping ADA upgrades at MPR and Gym (LS)	1	\$ 2,000.00	\$ 2,000.00	
A2	New ramps at portable classroom buildings (EA)	6	\$ 12,000.00	\$ 72,000.00	
A3	ADA lockers in Gymnasium (LS)	1	\$ 100,000.00	\$ 100,000.00	
A4	Fire alarm system upgrade (SF)	108,740	\$ 9.00	\$ 978,660.00	
A5	Intercom / public access (PA) system upgrade (SF)	108,740	\$ 3.50	\$ 380,590.00	
A6	Security system upgrade (SF)	108,740	\$ 2.50	\$ 271,850.00	
A7	Restroom ADA upgrades (SF)	5,705	\$ 150.00	\$ 855,750.00	
A8	Signage ADA upgrades (LS)	1	\$ 15,000.00	\$ 15,000.00	
A9	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 200,000.00	\$ 200,000.00	
A10	Emergency backup power (batteries) (EA)	150	\$ 200.00	\$ 30,000.00	
A. Code and Safety - Subtotals:				\$ 2,905,850.00	
B. Housekeeping					
B1	Lighting system upgrade (SF)	108,740	\$ 15.00	\$ 1,631,100.00	
B2	HVAC system upgrade (SF)	37,833	\$ 15.00	\$ 567,495.00	
B3	Plumbing system upgrade (SF)	37,833	\$ 5.00	\$ 189,165.00	
B4	Power distribution system upgrade (SF)	108,740	\$ 10.00	\$ 1,087,400.00	
B. Housekeeping - Subtotals:				\$ 3,475,160.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	6,468	\$ 700.00	\$ 4,533,600.00	Includes cost to remove 6 portable classroom buildings
C. Transformation/Educational Needs - Subtotals:				\$ 4,533,600.00	
TOTAL CONSTRUCTION COSTS:				\$ 11,034,610.00	
SOFT COSTS (30%):				\$ 3,310,383.00	
TOTAL ESTIMATED PROJECT COSTS:				\$ 14,344,993.00	

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

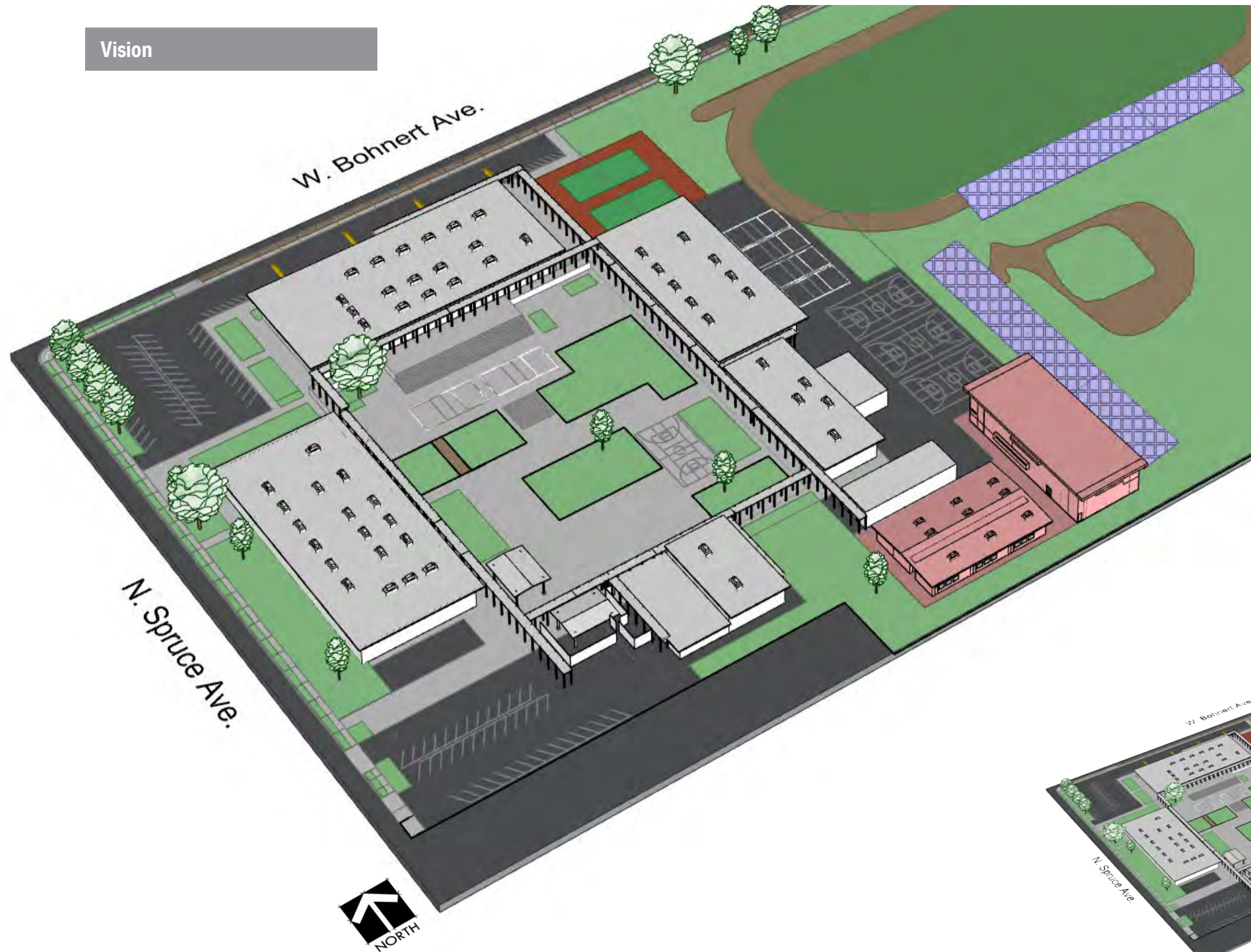
EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Kolb Middle School 2351 North Spruce Street, Rialto, CA 92377

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 6-8
 Year of Original Construction: 1966
 Year of Recent Modernization: 2004
 Site Acreage: 20.86 Acres
 Approx. Permanent Building Area: 87,230 SF
 Approx. Portable Area: 11,520 SF
 Approx. Covered Walks: 15,880 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 115,830 SF

Teaching Stations

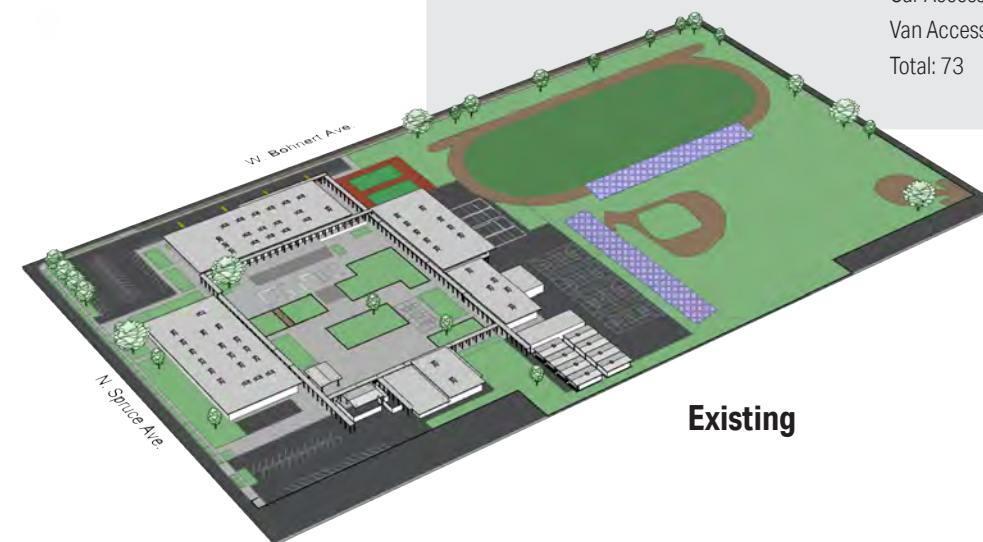
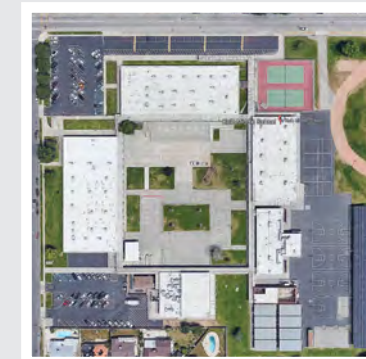
Permanent: 41
 Portable: 8
 Total: 49

Capacity

Permanent Capacity: 1348
 Portable Capacity: 445
 Total Current Designed Capacity: 1793
 Enrollment (Fall 2021-2022): 930
 Future Designed Capacity: N/A

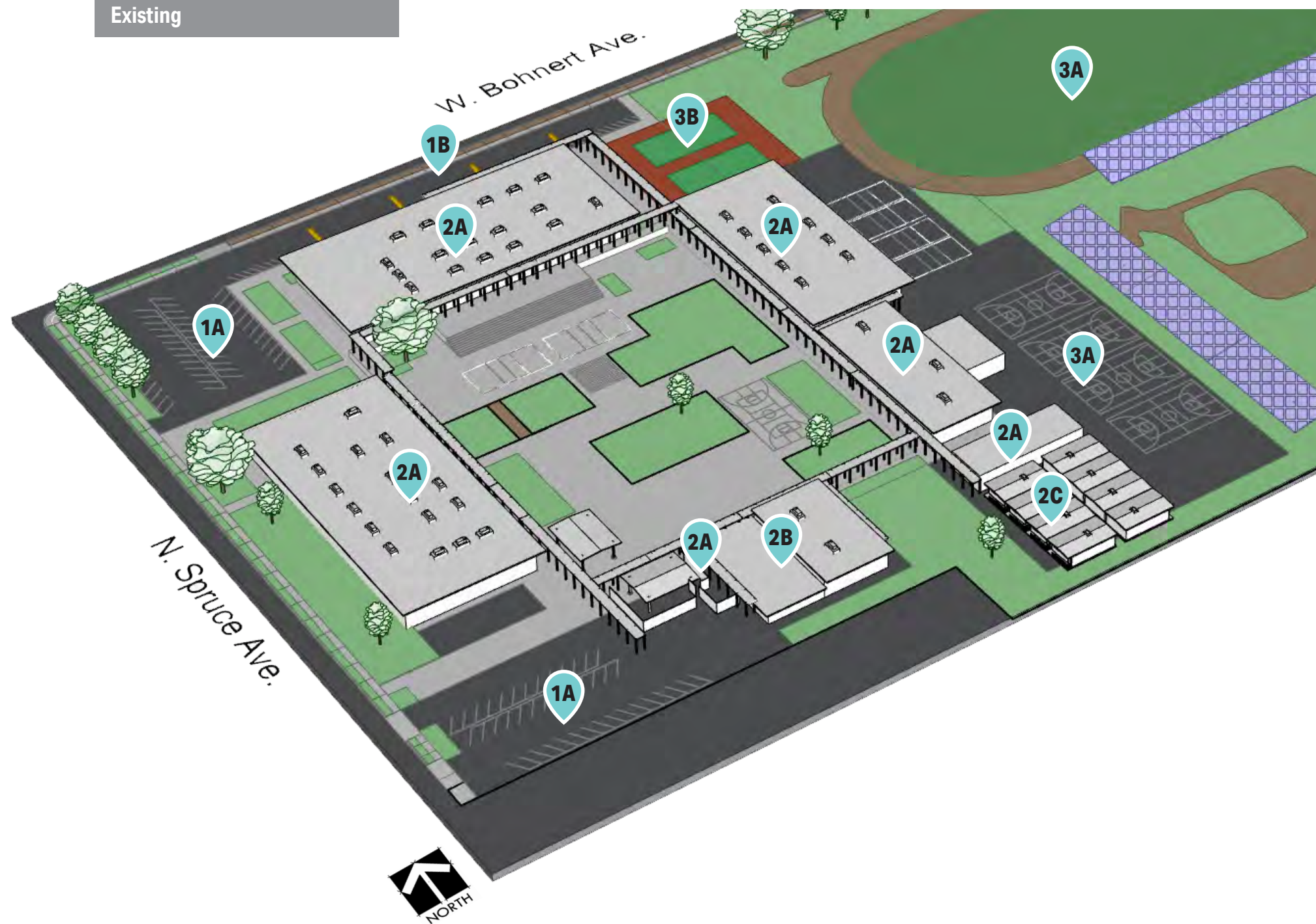
Available Parking

Standard: 68
 Car Accessible: 3
 Van Accessible: 2
 Total: 73



Kolb Middle School 2351 North Spruce Street, Rialto, CA 92377

Existing



SITE FEATURES

1. Parking

- 1A Two main parking lots exist on the south west and north west portions of the site
- 1B Additional parking is located on the north portion of the site

2. Building/Structures

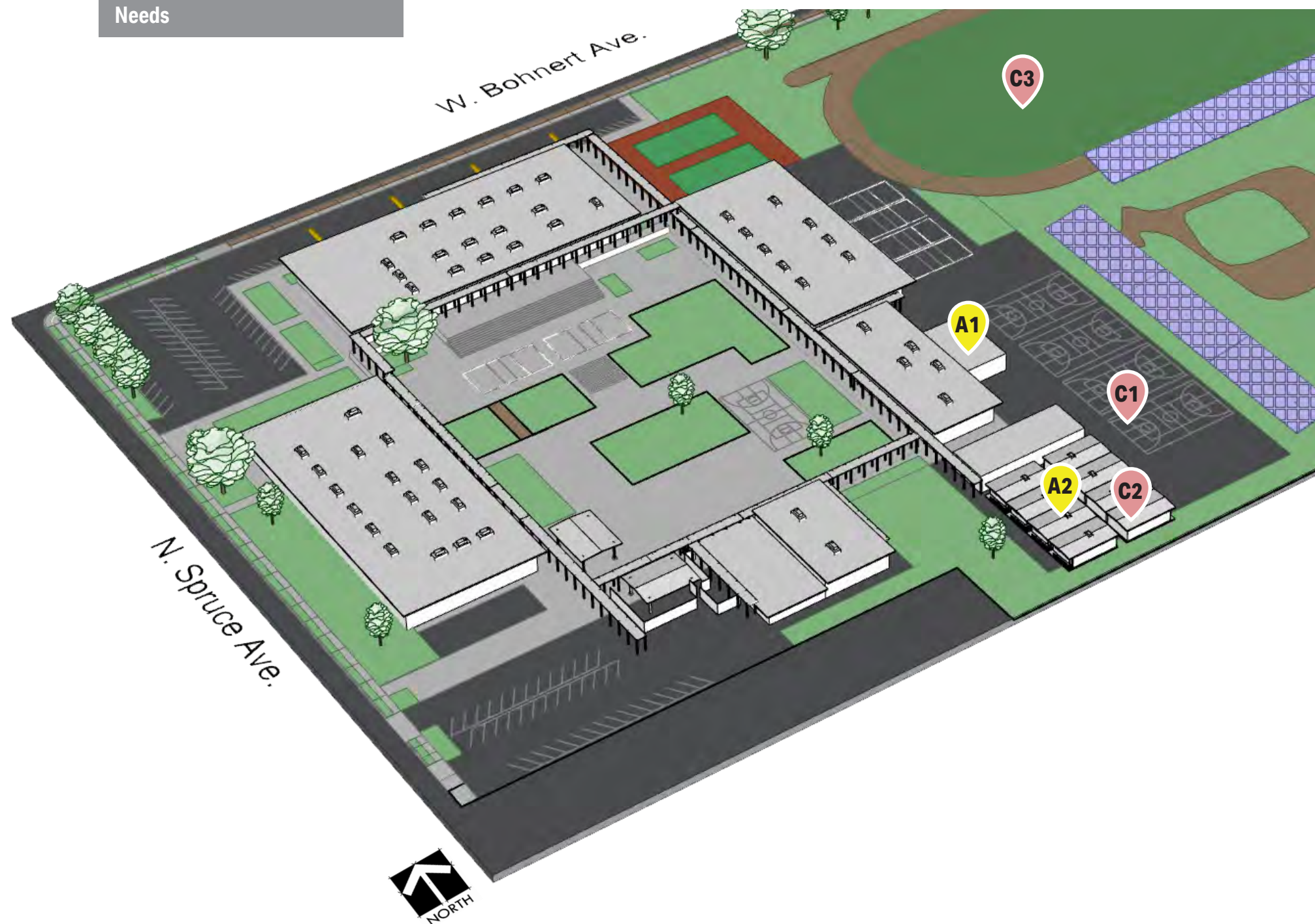
- 2A The school buildings are organized around a central courtyard contained paved courts and grass turf areas.
- 2B The MPR and kitchen are located in one buildings at the south portion of the site.
- 2C 8 portables exist on the south portion of the site.

3. Play Areas & Fields

- 3A Asphalt areas with basketball and court striping on located on the east portion of the site, adjacent to solar shade structures and large grass play field constituting the entire east portion of the site.
- 3B 2 tennis courts are located at the north east portion of the site.

Kolb Middle School 2351 North Spruce Street, Rialto, CA 92377

Needs



A. CODE AND SAFETY

- A1** ADA upgrades in gymnasium
- A2** New ramps at portable classroom buildings

CAMPUS WIDE ITEMS

- A3.** Fire alarm system upgrade
- A4.** Intercom / public access (PA) system upgrade
- A5.** Security system upgrade
- A6.** Door hardware ADA upgrades
- A7.** Restroom ADA upgrades
- A8.** Signage ADA upgrades
- A9.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A10.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

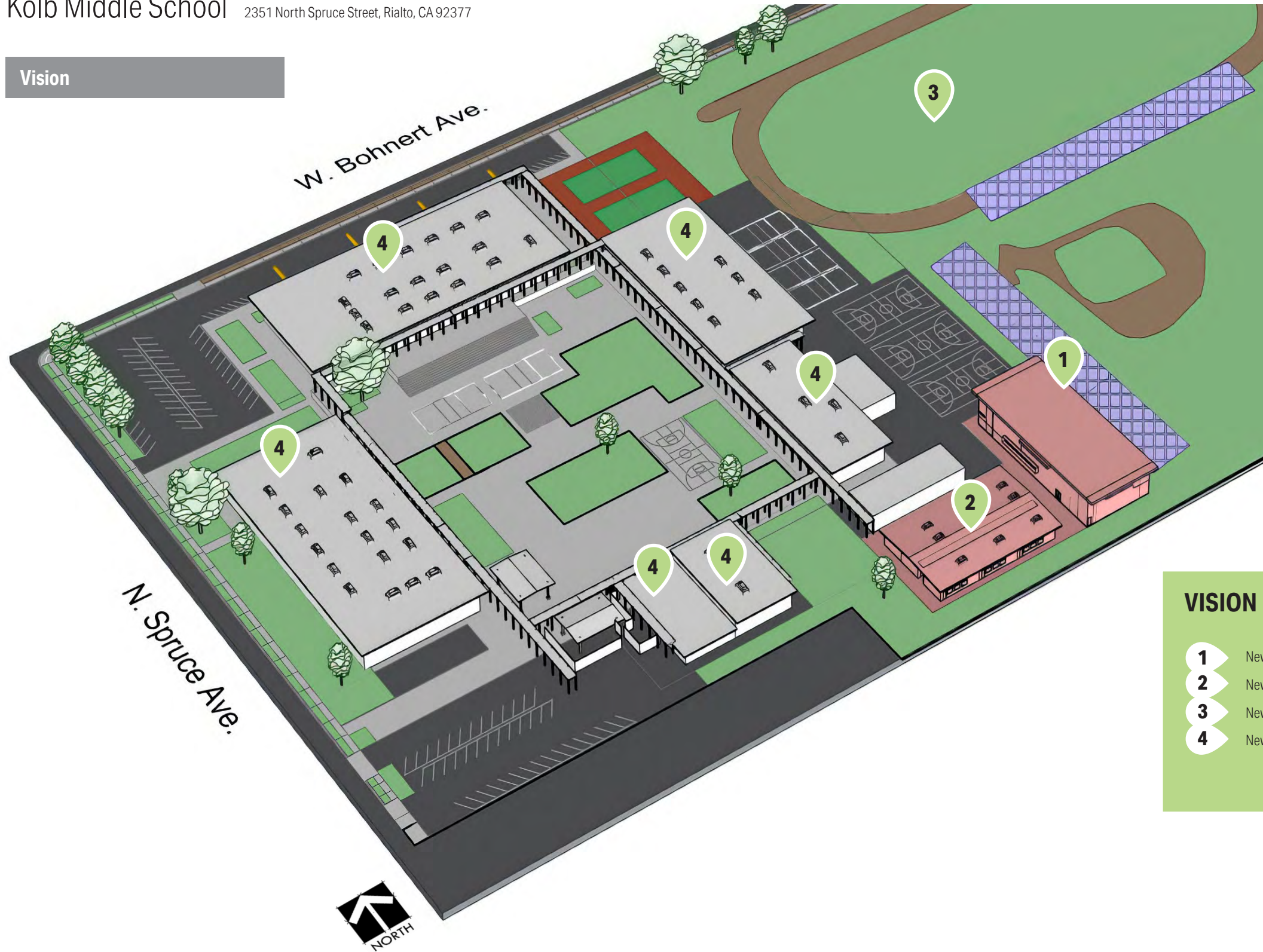
- B1.** HVAC system upgrade
- B2.** Plumbing system upgrade
- B3.** Lighting system upgrade
- B4.** Re-roof existing buildings

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New Gymnasium
- C2** Replacement of portable classroom buildings for permanent construction
- C3** New artificial track and field

Kolb Middle School 2351 North Spruce Street, Rialto, CA 92377

Vision



VISION

- 1** New Gymnasium
- 2** New 6 classroom building to replace existing portable classrooms.
- 3** New artificial track and field
- 4** New roofs for existing buildings

Kolb Middle School 2351 North Spruce Street, Rialto, CA 92377

Kolb Middle School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	ADA upgrades in gymnasium (SF)	7,290	\$ 150.00	\$ 1,093,500.00	
A2	New ramps at portable classroom buildings (EA)	8	\$ 12,000.00	\$ 96,000.00	
A3	Fire alarm system upgrade (SF)	98,750	\$ 9.00	\$ 888,750.00	
A4	Intercom / public access (PA) system upgrade (SF)	98,750	\$ 3.50	\$ 345,625.00	
A5	Security system upgrade (SF)	98,750	\$ 2.50	\$ 246,875.00	
A6	Door hardware ADA upgrades (LS)	1	\$ 38,500.00	\$ 38,500.00	
A7	Restrooms ADA upgrades (SF)	2,360	\$ 150.00	\$ 354,000.00	
A8	Signage ADA upgrades (LS)	1	\$ 15,000.00	\$ 15,000.00	
A9	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 200,000.00	\$ 200,000.00	
A10	Emergency backup power (batteries) (EA)	150	\$ 200.00	\$ 30,000.00	
A. Code and Safety - Subtotals:				\$ 3,308,250.00	
B. Housekeeping					
B1	HVAC system upgrade (SF)	87,230	\$ 35.00	\$ 3,053,050.00	
B2	Plumbing system upgrade (SF)	87,230	\$ 15.00	\$ 1,308,450.00	
B3	Lighting system upgrade (SF)	98,750	\$ 15.00	\$ 1,481,250.00	
B4	Re-roof existing buildings (SF)	87,230	\$ 15.00	\$ 1,308,450.00	
B. Housekeeping - Subtotals:				\$ 7,151,200.00	
C. Transformation/Educational Needs					
C1	New Gymnasium (SF)	13,420	\$ 790.00	\$ 10,601,800.00	
C2	Replacement of portable classroom buildings for permanent construction (SF)	6,468	\$ 700.00	\$ 4,533,600.00	Includes cost to remove 6 portable classroom buildings
C3	New artificial track and field (SF)	142,595	\$ 15.00	\$ 2,138,925.00	
C. Transformation/Educational Needs - Subtotals:				\$ 17,394,325.00	
TOTAL CONSTRUCTION COSTS:			\$ 27,853,775.00		
SOFT COSTS (30%):			\$ 8,356,132.50		
TOTAL ESTIMATED PROJECT COSTS:			\$ 36,209,907.50		

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Kucera Middle School 2140 West Buena Vista Drive, Rialto, CA 92377

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 6-8
 Year of Original Construction: 1994
 Year of Recent Modernization: N/A
 Site Acreage: 20 Acres
 Approx. Permanent Building Area: 99,945 SF
 Approx. Portable Area: 0 SF
 Approx. Covered Walks: 10,170 SF
 Approx. Lunch Shelter Area: 1,200 SF
 Total: 111,315 SF

Teaching Stations

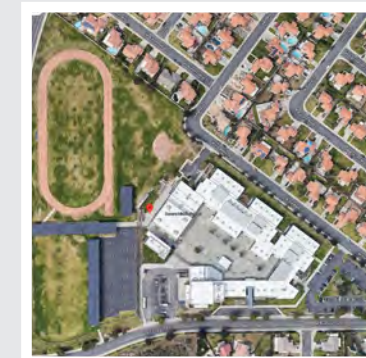
Permanent: 41
 Portable: 15 (site-built)
 Total: 45

Capacity

Permanent Capacity: 1,423
 Portable Capacity: 144
 Total Current Designed Capacity: 1,567
 Enrollment (Fall 2021-2022): 931
 Future Designed Capacity: N/A

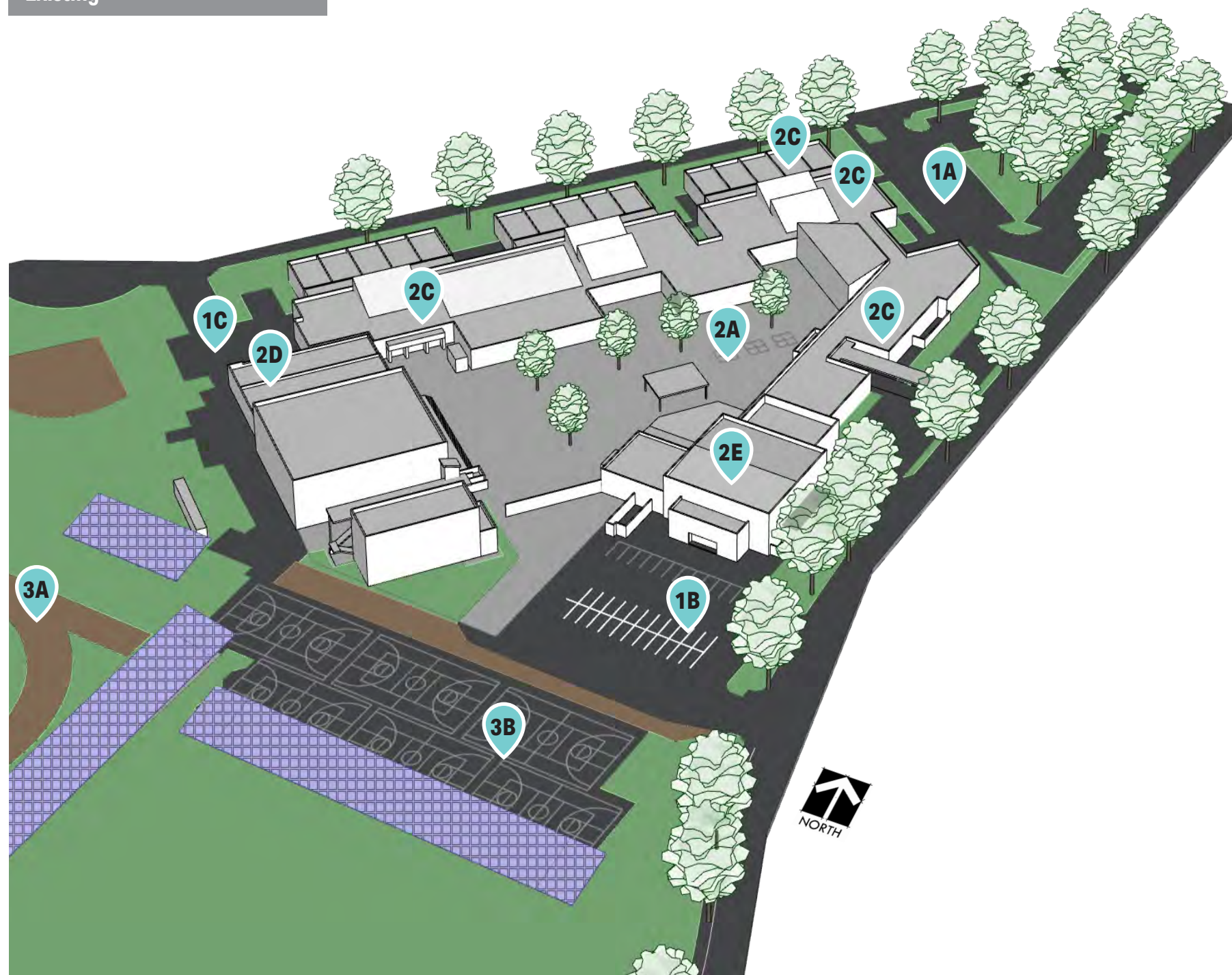
Available Parking

Standard: 121
 Car Accessible: 4
 Van Accessible: 3
 Total: 128



Kucera Middle School 2140 West Buena Vista Drive, Rialto, CA 92377

Existing



SITE FEATURES

1. Parking

- 1A** The main parking lot is on the west point of the triangular site.
- 1B** An additional parking lot is located on the south east side of the site adjacent to the playfields to the west.
- 1C** A third smaller parking lot exists on the north corner of the site.

2. Building/Structures

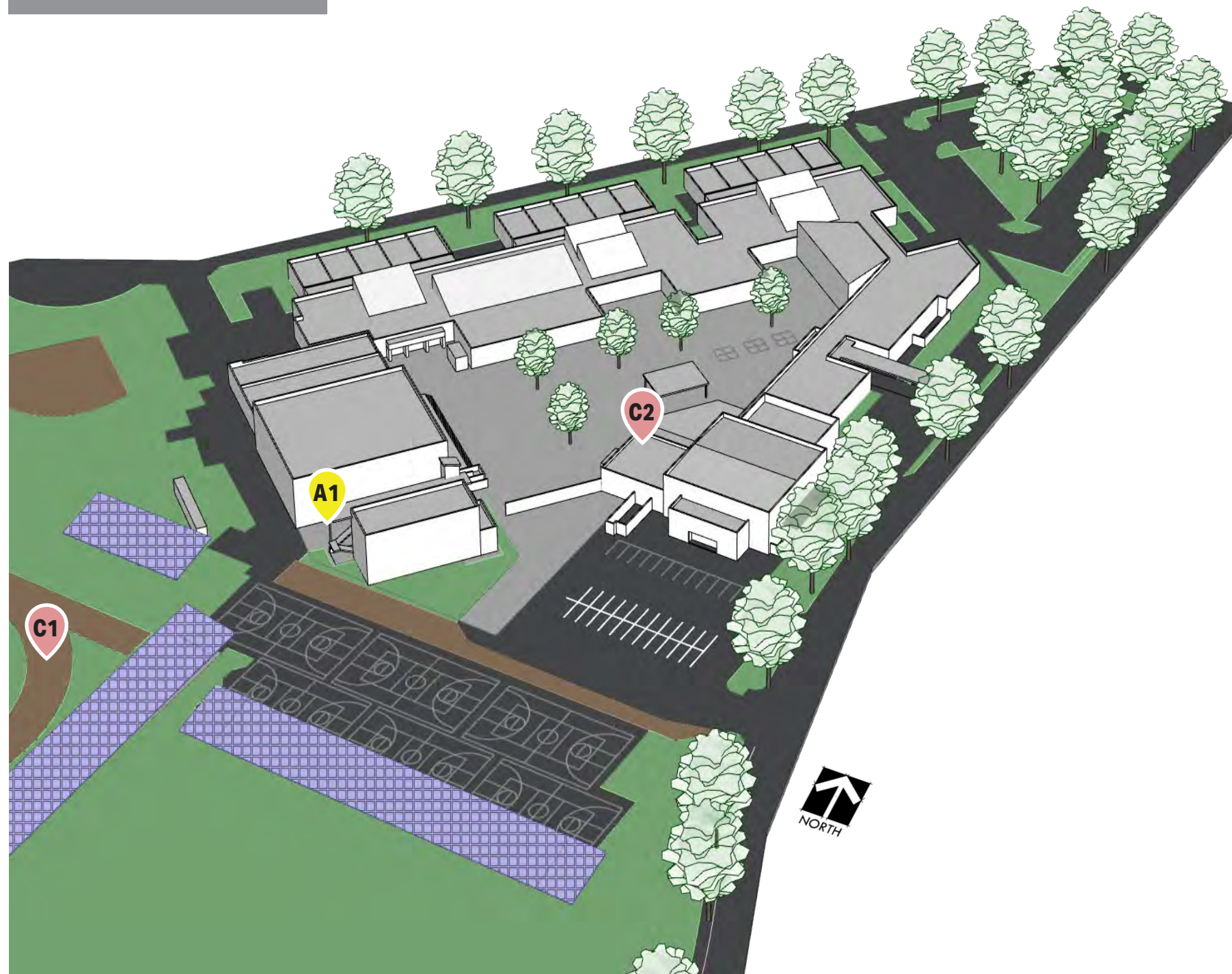
- 2A** Buildings on the site are organized in a ring around a concrete open area with court striping for games
- 2B** The Gymnasium is the largest building on the site, and begins the sequence of buildings on the west portion of the site.
- 2C** Classroom clusters form the north portion of the site and continue to the east side of the complex.
- 2D** The administration wing is located on the east portion of the site and connects to the remaining classroom buildings along the south east wing of the building complex.
- 2E** The building sequence ends with the MPR and kitchen, adjacent to service access on the south side of the site.

3. Play Areas & Fields

- 3A** Play fields consisting of a large track and solar photo-voltaic shade structures make up the entire west portion of the site.
- 3B** Six asphalt courts adjoin connect the grass field areas to the rest of the campus.

Kucera Middle School 2140 West Buena Vista Drive, Rialto, CA 92377

Needs



A. CODE AND SAFETY

A1 Add handrail extensions for ADA compliance

CAMPUS WIDE ITEMS

- A2.** Add ADA signage
- A3.** Restroom ADA upgrades
- A4.** Panic hardware ADA upgrades
- A5.** Parking striping ADA upgrades
- A6.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A7.** Fire alarm system upgrade
- A8.** Intercom / public access (PA) system upgrade
- A9.** Security system upgrade

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Add ceiling access panels
- B2.** Lighting system upgrade
- B3.** HVAC system upgrade
- B4.** Plumbing system upgrade
- B5.** Power distribution system upgrade

C. TRANSFORMATION/ EDUCATIONAL NEEDS

- C1** New artificial track and field
- C2** Kitchen modernization

Kucera Middle School 2140 West Buena Vista Drive, Rialto, CA 92377

Vision



VISION

- 1 New artificial track and field
- 2 Modernized kitchen

Kucera Middle School 2140 West Buena Vista Drive, Rialto, CA 92377

Kucera Middle School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Add handrail extensions for ADA compliance (LS)	1	\$ 15,000.00	\$ 15,000.00	
A2	Add ADA signage (LS)	1	\$ 15,000.00	\$ 15,000.00	
A3	Restrooms ADA upgrades (SF)	3,470	\$ 150.00	\$ 520,500.00	
A4	Panic hardware ADA upgrades (LS)	1	\$ 38,500.00	\$ 38,500.00	
A5	Parking striping ADA upgrades (LS)	1	\$ 75,000.00	\$ 75,000.00	
A6	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)(LS)	1	\$ 200,000.00	\$ 200,000.00	
A7	Fire alarm system upgrade (SF)	99,945	\$ 9.00	\$ 899,505.00	
A8	Intercom / public access (PA) system upgrade (SF)	99,945	\$ 3.50	\$ 349,807.50	
A9	Security system upgrade (SF)	99,945	\$ 2.50	\$ 249,862.50	
A. Code and Safety - Subtotals:				\$ 2,363,175.00	
B. Housekeeping					
B1	Add ceiling access panels (EA)	12	\$ 2,500.00	\$ 30,000.00	
B2	Lighting system upgrade (SF)	99,945	\$ 15.00	\$ 1,499,175.00	
B3	HVAC system upgrade (SF)	99,945	\$ 15.00	\$ 1,499,175.00	
B4	Plumbing system upgrade (SF)	99,945	\$ 5.00	\$ 499,725.00	
B5	Power distribution system upgrade (SF)	99,945	\$ 10.00	\$ 999,450.00	
B. Housekeeping - Subtotals:				\$ 4,527,525.00	
C. Transformation/Educational Needs					
C1	New artificial track and field (SF)	143,400	\$ 15.00	\$ 2,151,000.00	
C2	Kitchen modernization (SF)	2,510	\$ 230.00	\$ 577,300.00	
C. Transformation/Educational Needs - Subtotals:				\$ 2,728,300.00	
TOTAL CONSTRUCTION COSTS:			\$ 9,619,000.00		
SOFT COSTS (30%):			\$ 2,885,700.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 12,504,700.00		

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Rialto Middle School 1262 W. Rialto Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 6-8
 Year of Original Construction: 2009
 Year of Recent Modernization: N/A
 Site Acreage: 20 Acres
 Approx. Permanent Building Area: 108,889 SF
 Approx. Portable Area: 0 SF
 Approx. Covered Walks: 7,189 SF
 Approx. Lunch Shelter Area: 3,200 SF
 Total: 119,278 SF

Teaching Stations

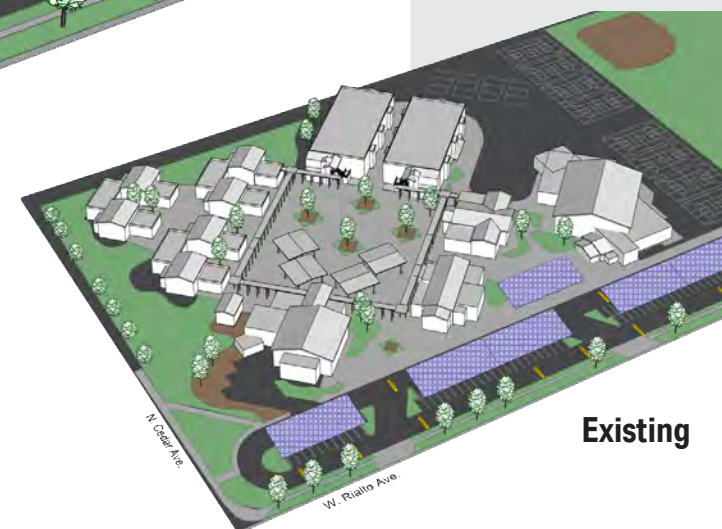
Permanent: 56
 Portable: 0
 Total: 56

Capacity

Permanent Capacity: 1942
 Portable Capacity: 0
 Total Current Designed Capacity: 1942
 Enrollment (Fall 2021-2022): 1289
 Future Designed Capacity: N/A

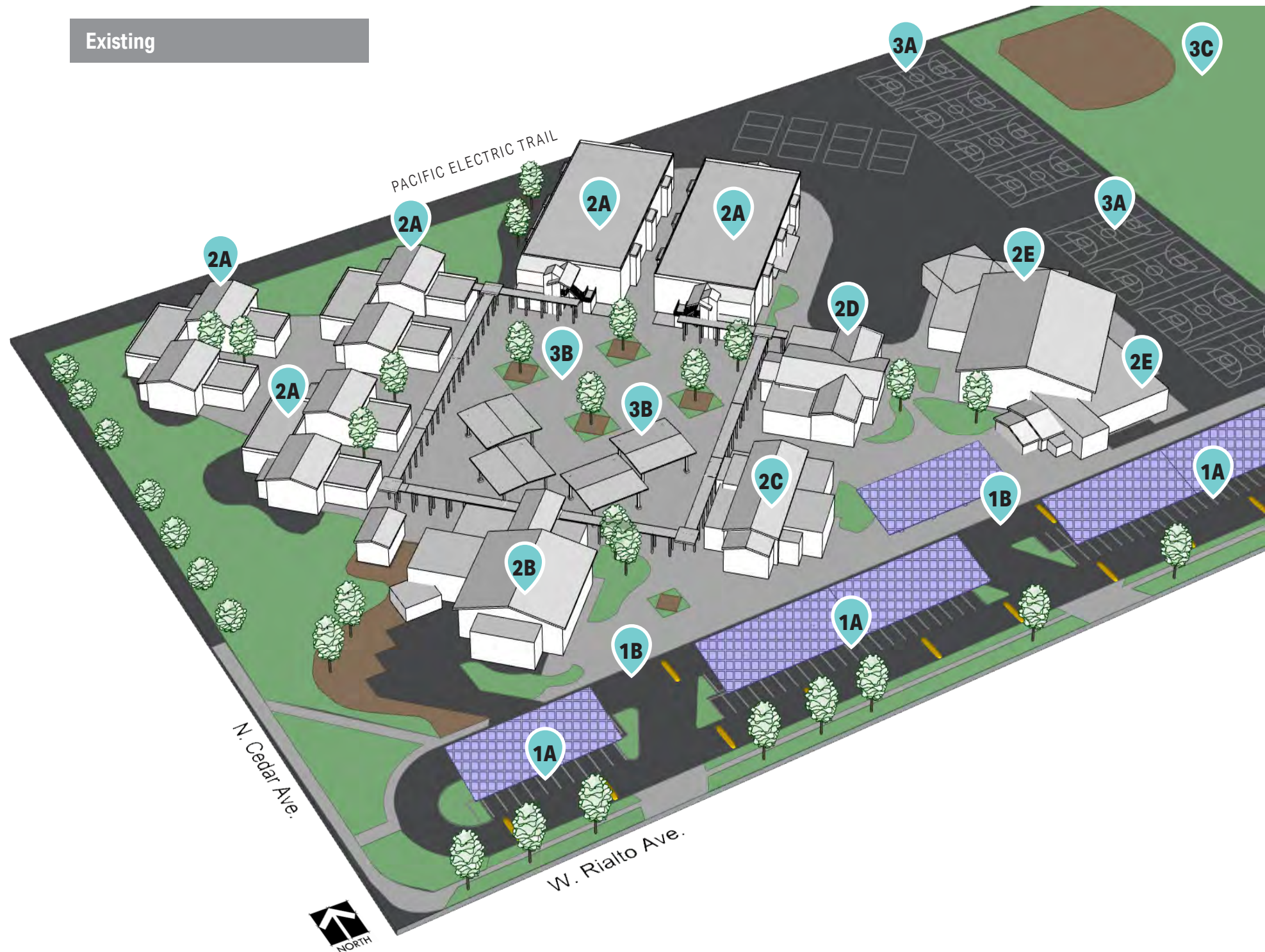
Available Parking

Standard: 98
 Car Accessible: 2
 Van Accessible: 4
 Total: 104



Rialto Middle School 1262 W. Rialto Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A The main parking is a long and continuous lot split into 3 equal sections. It's located along the south site border by the Admin. and main entrance to the campus and offers standard and accessible stalls.
- 1B Bus drop off lane.

2. Building/Structures

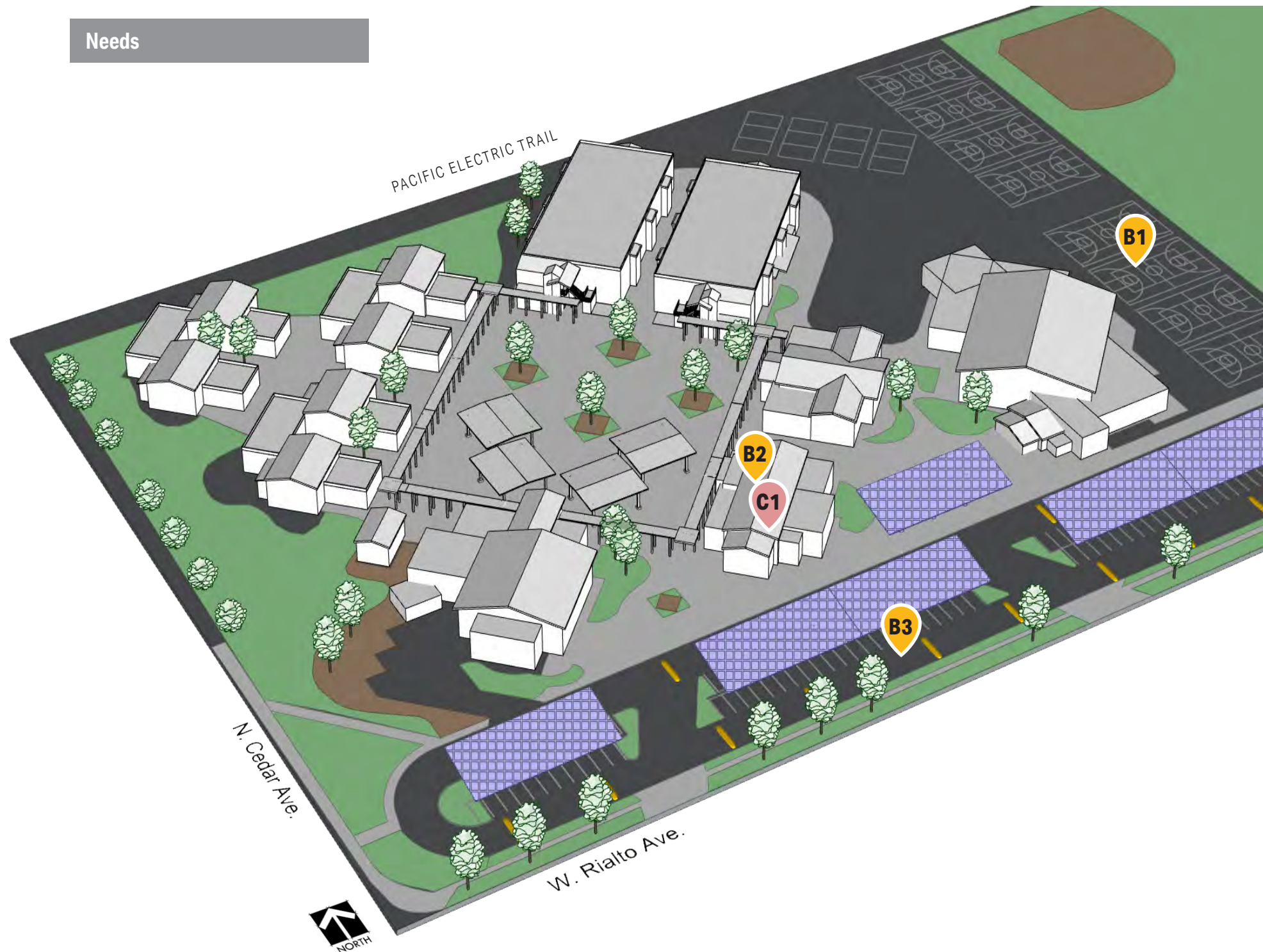
- 2A The north east and north west wing contain 5 large classroom buildings.
- 2B The MPR and kitchen are located in one building at the south west corner portion of the site.
- 2C The Administrative offices are in the building located at the middle point directly north of the long continuous parking.
- 2D The library along with several computer labs are located in the building north east of the admin building.
- 2E The gymnasium along with band and PE classes are located in the furthest building south east of the site.

3. Play Areas & Fields

- 3A Asphalt areas with basketball courts striping located along the north east of the site, adjacent to the large grass field further east on the site.
- 3B Central courtyard consists of concrete paving, small planters, and 4 lunch shelter shade structures.
- 3C Baseball field occupies a third of the site along the east border line.

Rialto Middle School 1262 W. Rialto Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1. Fire alarm system upgrade
- A2. Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A3. Restroom accessories ADA upgrades
- A4. Intercom / public access (PA) system upgrade
- A5. Security system upgrade
- A6. Emergency backup power (batteries)

B. HOUSEKEEPING

- B1 Repave play area
- B2 Replace concrete steps at staff lounge

CAMPUS WIDE ITEMS

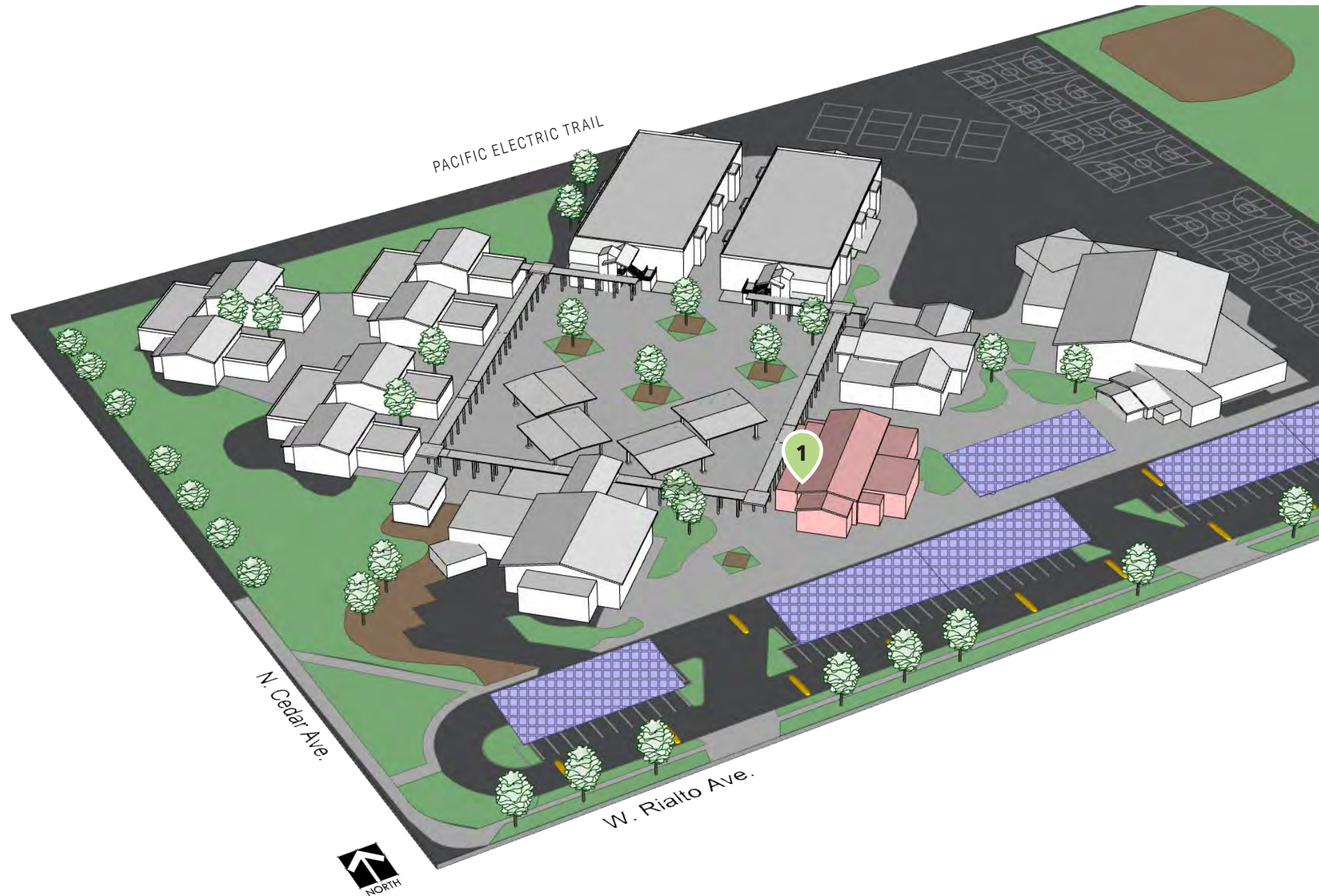
- B3. Add speedbumps at parking lot
- B4. Replace carpet in band room
- B5. Interior paint in hallways of buildings D and E
- B6. Lighting system upgrade
- B7. HVAC system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1 New administration building

Rialto Middle School 1262 W. Rialto Avenue, Rialto, CA 92376

Vision



VISION

1 New administrative building to accommodate increased personnel and activities.

Rialto Middle School 1262 W. Rialto Avenue, Rialto, CA 92376

Rialto Middle School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Fire alarm system upgrade (SF)	108,889	\$ 9.00	\$ 980,001.00	
A2	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 200,000.00	\$ 200,000.00	
A3	Restroom accessories ADA upgrades (LS)	1	\$ 35,000.00	\$ 35,000.00	
A4	Intercom / public access (PA) system upgrade (SF)	108,889	\$ 3.50	\$ 381,111.50	
A5	Security system upgrade (SF)	108,889	\$ 2.50	\$ 272,222.50	
A6	Emergency backup power (batteries) (EA)	150	\$ 200.00	\$ 30,000.00	
A. Code and Safety - Subtotals:				\$ 1,898,335.00	
B. Housekeeping					
B1	Repave play area (SF)	100,000	\$ 12.50	\$ 1,250,000.00	
B2	Replace concrete steps at staff lounge (LS)	1	\$ 10,000.00	\$ 10,000.00	
B3	Add speed bumps at parking lot (LS)	1	\$ 18,000.00	\$ 18,000.00	
B4	Replace carpet in band room (SF)	1,024	\$ 10.00	\$ 10,240.00	
B5	Interior paint in hallways of buildings D and E (LS)	1	\$ 20,000.00	\$ 20,000.00	
B6	Lighting system upgrade (SF)	108,889	\$ 15.00	\$ 1,633,335.00	
B7	HVAC system upgrade (SF)	108,889	\$ 35.00	\$ 3,811,115.00	
B. Housekeeping - Subtotals:				\$ 6,752,690.00	
C. Transformation/Educational Needs					
C1	New administration building modernization and expansion (SF)	6,830	\$ 700.00	\$ 4,781,000.00	
C. Transformation/Educational Needs - Subtotals:				\$ 4,781,000.00	
TOTAL CONSTRUCTION COSTS:			\$ 13,432,025.00		
SOFT COSTS (30%):			\$ 4,029,607.50		
TOTAL ESTIMATED PROJECT COSTS:			\$ 17,461,632.50		

LEGEND

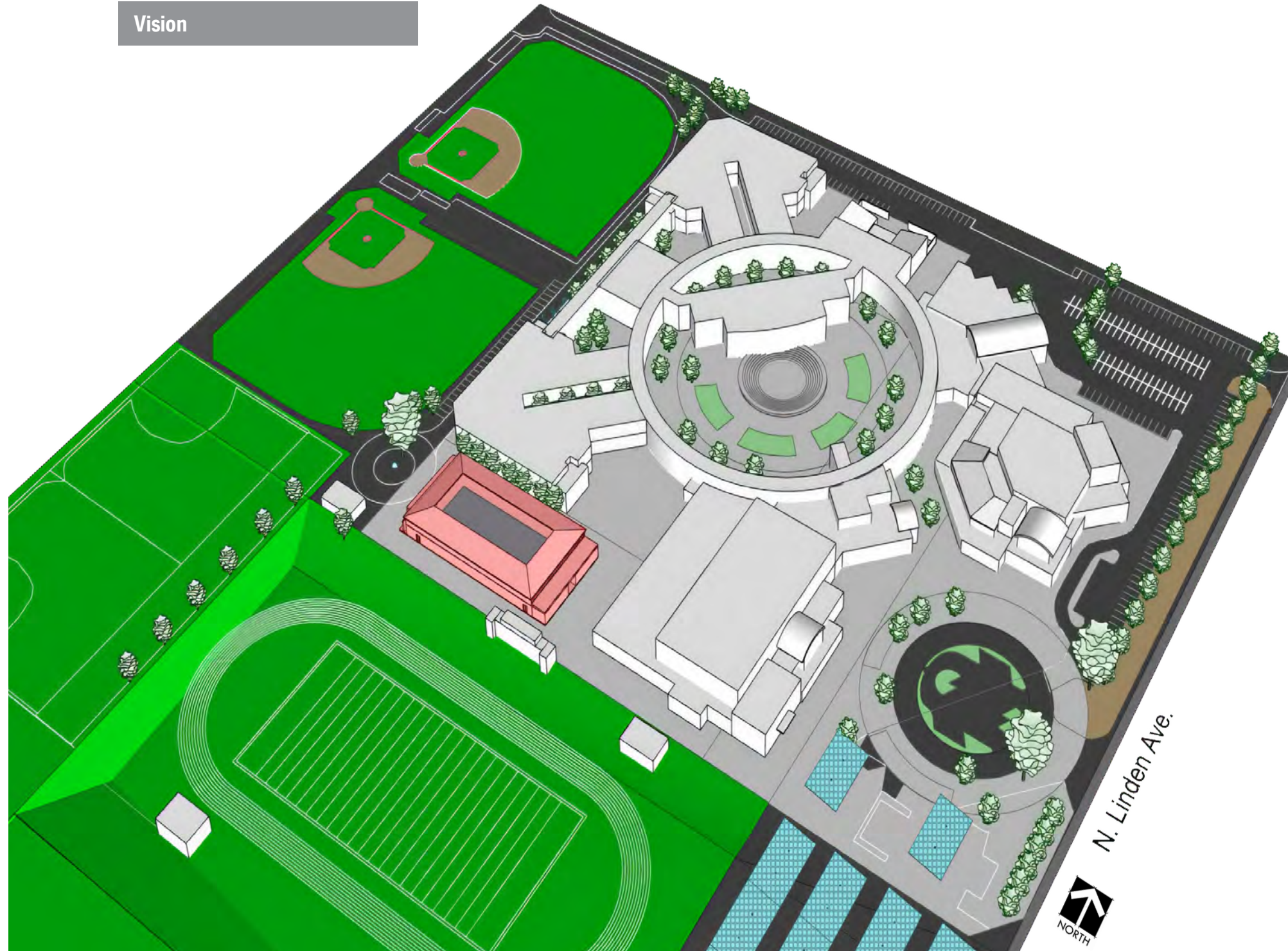
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Carter High School 2630 North Linden Avenue Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 9-12
 Year of Original Construction: 2004
 Year of Recent Modernization: N/A
 Site Acreage: 44 Acres
 Approx. Permanent Building Area: 221,355 SF
 Approx. Portable Area: 0 SF
 Approx. Covered Walks: 51,010 SF
 Approx. Lunch Shelter Area: 1,600 SF
 Total: 273,965 SF

Teaching Stations

Permanent: 71
 Portable: 0
 Total: 71

Capacity

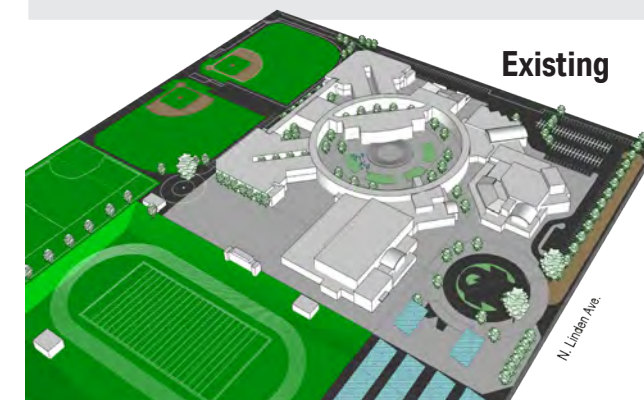
Permanent Capacity: 2,508
 Portable Capacity: 0
 Total Current Designed Capacity: 2,508
 Enrollment (Fall 2021-2022): 2,289
 Future Designed Capacity: N/A

Available Parking

Standard: 666
 Car Accessible: 16
 Van Accessible: 8
 Total: 690

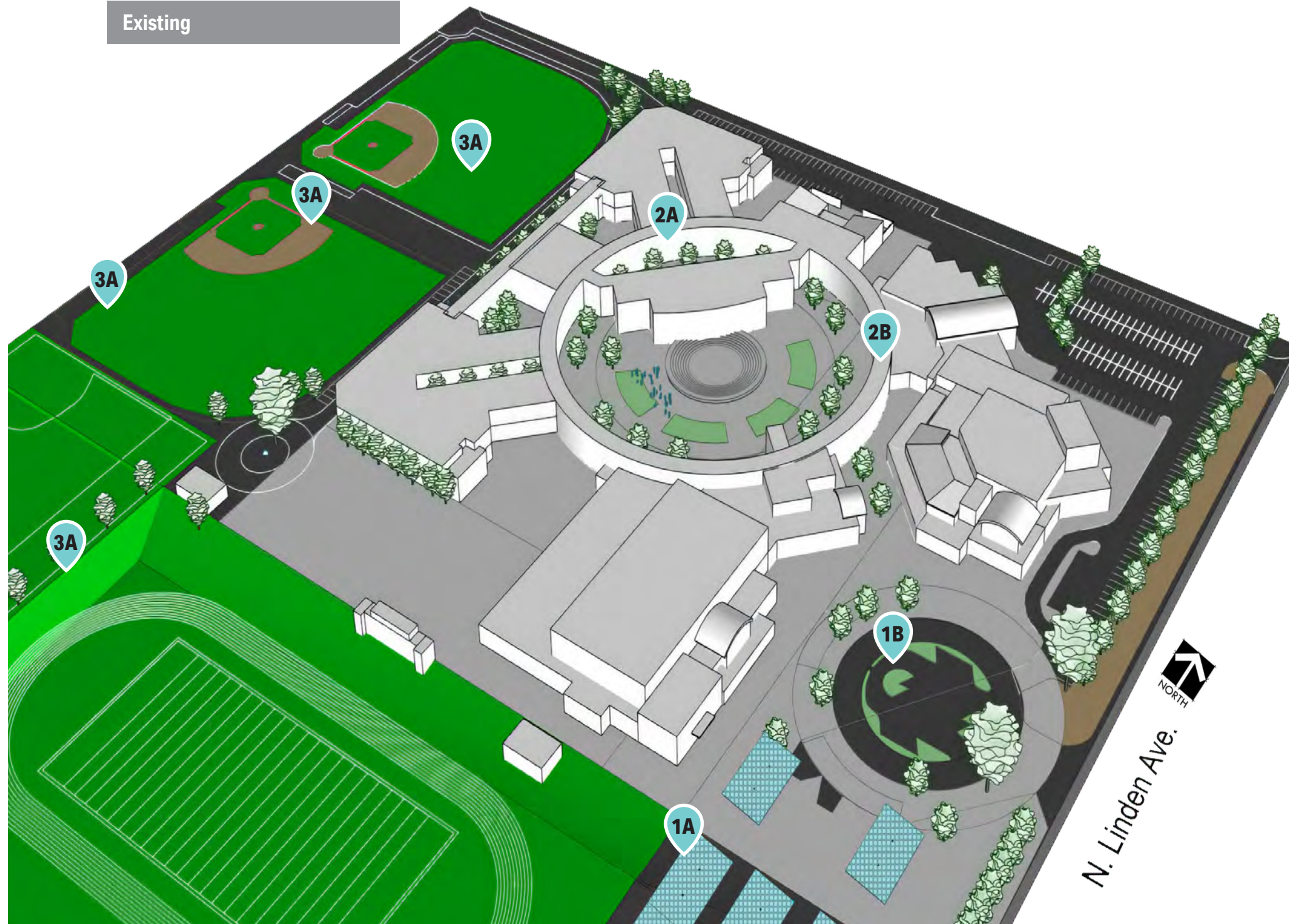


Existing



Carter High School 2630 North Linden Avenue Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A Main student parking is located under 4 rows of solar photo-voltaic shade structures and mature trees to the east site boundary.
- 1B A roundabout drop off exists at the east entrance of the site, adjacent to library parking.

2. Building/Structures

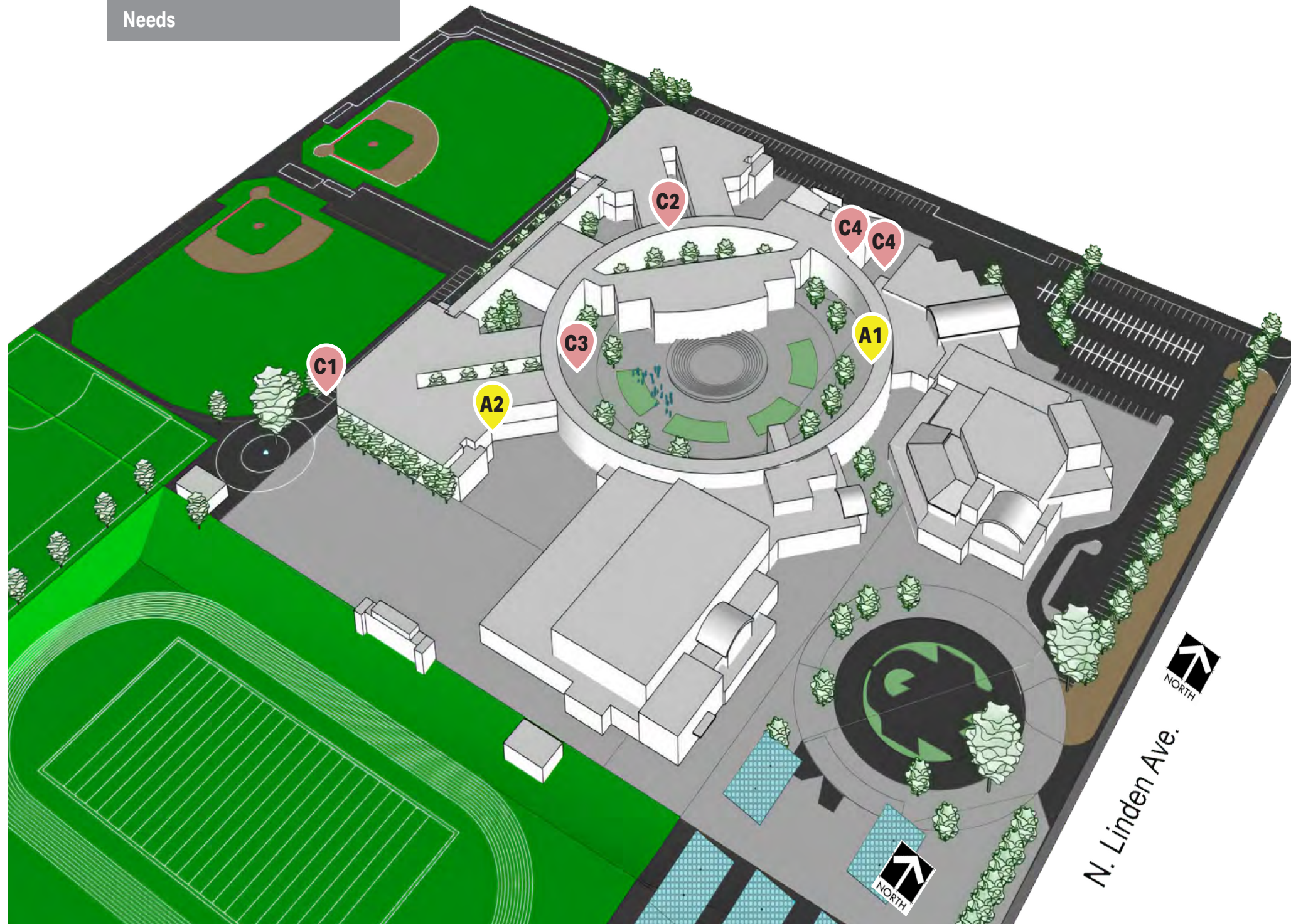
- 2A The campus consists of 18 separate buildings containing all scholastic and athletic functions including 3 main academic clusters, concentrically positioned about a central science technology center.
 - 2A MPR / library and multi-media buildings are located at the north-east portion of the site, across from the administration offices and gymnasium.
- No portable buildings exist.

3. Play Areas & Fields

- 3A Play fields consist of one full-sized football field and two large baseball fields adjacent to 2 smaller baseball fields on the west portion of the site.
- 3 tennis courts and 6 basketball courts frame the south site boundary along with additional parking.

Carter High School 2630 North Linden Avenue Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Theater ramp handrail ADA extensions
- A2** Mens and womens locker rooms ADA upgrades

CAMPUS WIDE ITEMS

- A3.** ADA compliant grab bars in restrooms
- A4.** Door hardware ADA upgrades
- A5.** Fire alarm system upgrade
- A6.** Softball field slope ADA upgrades
- A7.** ADA compliant lift to stage
- A8.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A9.** Intercom / public access (PA) system upgrade
- A10.** Security system upgrade

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

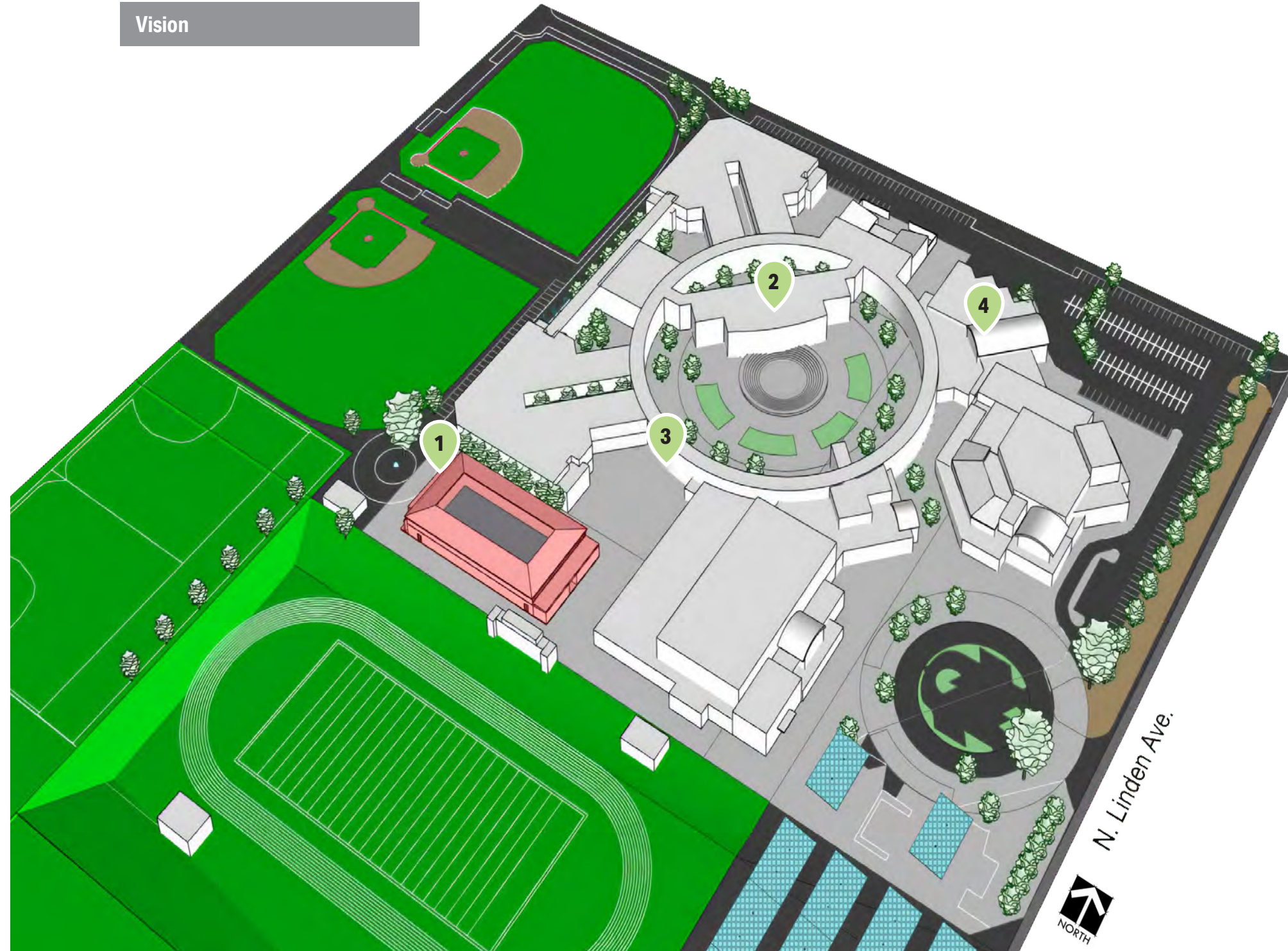
- B1.** Repair concrete cracks
- B2.** Re-roof existing buildings
- B3.** HVAC system upgrade
- B4.** Lighting system upgrade
- B5.** Plumbing system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** New aquatic complex
- C2** Science and engineering labs renovation
- C3** Satellite kitchen modernization
- C4** MPR seating addition

Carter High School 2630 North Linden Avenue Rialto, CA 92376

Vision



VISION

- 1 New aquatic complex
- 2 Renovated Science and Engineering Labs
- 3 Modernized Satellite Kitchen
- 4 MPR seating addition

Carter High School 2630 North Linden Avenue Rialto, CA 92376

Carter High School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Theater ramp handrail ADA extensions (LS)	1	2,500	\$ 2,500.00	
A2	Mens and womens locker rooms ADA upgrades (SF)	9,170	150	\$ 1,375,500.00	
A3	ADA compliant grab bars in restrooms (LS)	1	5000	\$ 5,000.00	
A4	Door hardware ADA upgrades (LS)	1	51300	\$ 51,300.00	
A5	Fire alarm system upgrade (SF)	273,965	\$ 9.00	\$ 2,465,685.00	
A6	Softball field slope ADA upgrades (LS)	1	\$ 50,000.00	\$ 50,000.00	
A7	ADA compliant lift to stage (LS)	1	\$ 25,000.00	\$ 25,000.00	
A8	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 250,000.00	\$ 250,000.00	
A. Code and Safety - Subtotals:				\$ 4,224,985.00	
B. Housekeeping					
B1	Repair concrete cracks (LS)	1	\$ 100,000.00	\$ 100,000.00	
B2	Re-roof existing buildings (SF)	221,355	\$ 35.00	\$ 7,747,425.00	
B3	HVAC system upgrade (SF)	221,355	\$ 35.00	\$ 7,747,425.00	
B4	Lighting system upgrade (SF)	273,965	\$ 15.00	\$ 4,109,475.00	
B5	Plumbing system upgrade (SF)	221,355	\$ 10.00	\$ 2,213,550.00	
B. Housekeeping - Subtotals:				\$ 21,917,875.00	
C. Transformation/Educational Needs					
C1	New aquatic complex (SF)	24,205	\$ 790.00	\$ 19,121,950.00	
C2	Science and engineering labs renovation (SF)	19,423	\$ 260.00	\$ 5,049,980.00	
C3	Satellite kitchen modernization (SF)	1,605	\$ 230.00	\$ 369,150.00	
C4	MPR seating addition (LS)	1	\$ 50,000.00	\$ 50,000.00	
C. Transformation/Educational Needs - Subtotals:				\$ 24,591,080.00	
TOTAL CONSTRUCTION COSTS:				\$ 50,733,940.00	
SOFT COSTS (30%):				\$ 15,220,182.00	
TOTAL ESTIMATED PROJECT COSTS:				\$ 65,954,122.00	

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Eisenhower High School 1321 North Lilac Avenue Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 9-12
 Year of Original Construction: 1959
 Year of Recent Modernization: 2004
 Site Acreage: 42 Acres
 Approx. Permanent Building Area: 174,220 SF
 Approx. Portable Area: 49,680
 Approx. Covered Walks: 38,210 SF
 Approx. Lunch Shelter Area: 2,400 SF
 Total: 264,510 SF

Teaching Stations

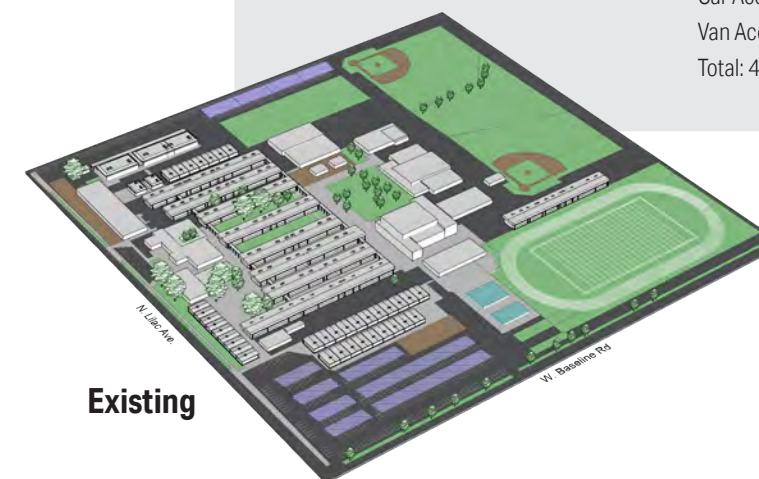
Permanent: 68
 Portable: 42
 Total: 110

Capacity

Permanent Capacity: 2,410
 Portable Capacity: 1,512
 Total Current Designed Capacity: 3,922
 Enrollment (Fall 2021-2022): 2,256
 Future Designed Capacity: N/A

Available Parking

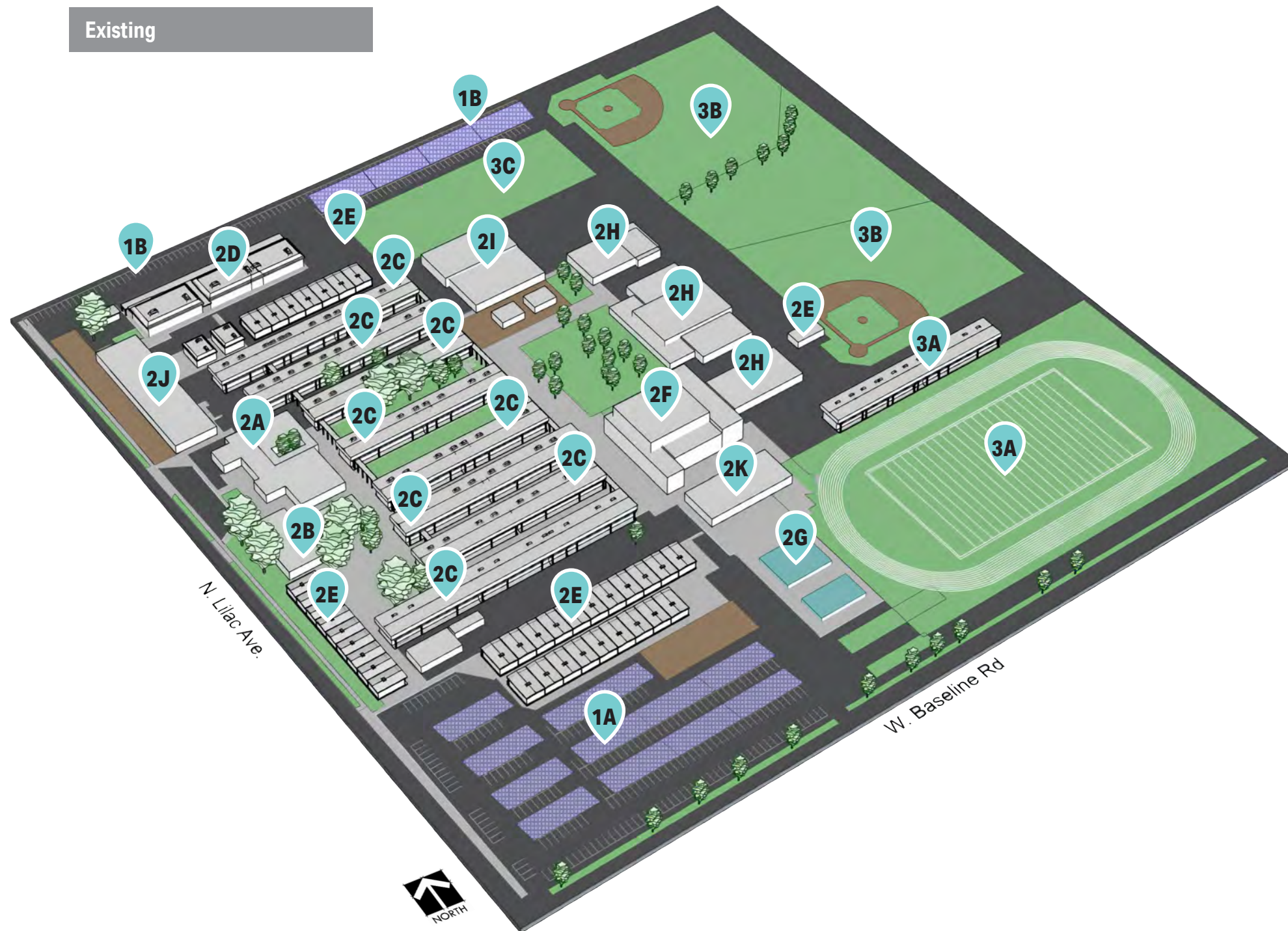
Standard: 464
 Car Accessible: 12
 Van Accessible: 4
 Total: 480



Existing

Eisenhower High School 1321 North Lilac Avenue Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A** The primary parking lot located along the south west corner of the site offers standard and accessible parking stalls and is the largest parking lot on site. It is also partly covered with 8 rows of solar photo-voltaic shade structures.
- 1B** The second parking area contains both standard and accessible parking stalls and is located along the north edge of the site. It is also partly covered with 8 rows of solar photo-voltaic shade structures.

2. Building/Structures

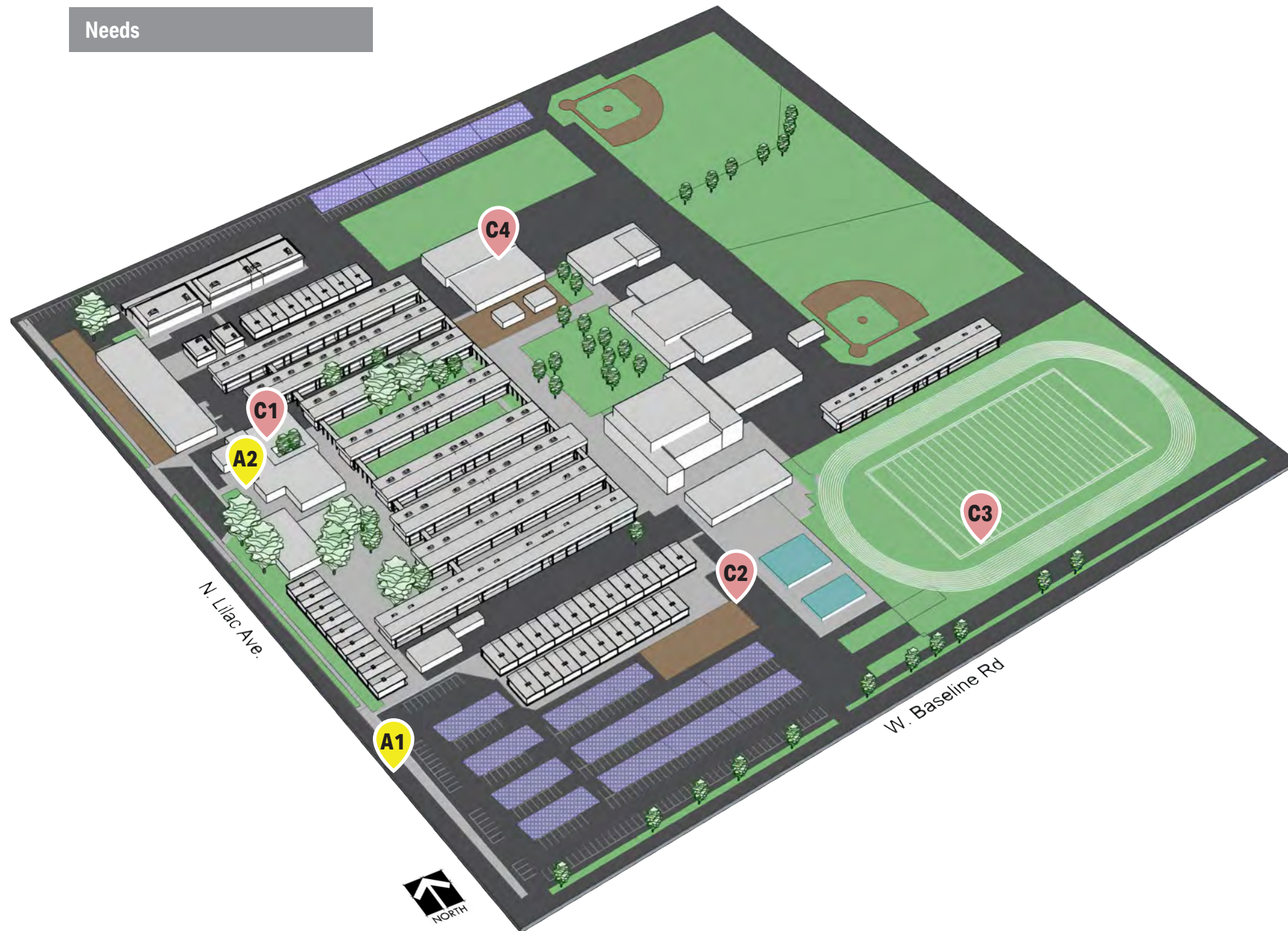
- 2A** The administrative offices building is located along the west site border.
- 2B** The library is directly south of the admin building.
- 2C** 8 main classroom buildings are adjoined by covered walkways and take up the majority of the site.
- 2D** Arts and crafts buildings are located along the north site border.
- 2E** Additional portable classrooms are located north, south and south west of the site.
- 2F** The theater building is east of the major classroom buildings.
- 2G** The swimming pools are located south of the theater building.
- 2H** Gymnasium and locker rooms.
- 2I** Kitchen and cafeteria.
- 2J** Science building.
- 2K** Music room.

3. Play Areas & Fields

- 3A** Football field with bleachers located at the south east corner of the site.
- 3B** 2 large baseball fields are located along the east site border
- 3C** 7 tennis courts are located at the north portion of the site.

Eisenhower High School 1321 North Lilac Avenue Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Upgrade parking lot lighting
- A2** Administration countertop ADA upgrades

CAMPUS WIDE ITEMS

- A3.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A4.** Fire alarm system upgrade
- A5.** Public address (PA) system upgrade
- A6.** Security system upgrade
- A7.** Restrooms ADA upgrades
- A8.** Door hardware ADA upgrades
- A9.** Room signage ADA upgrades
- A10.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

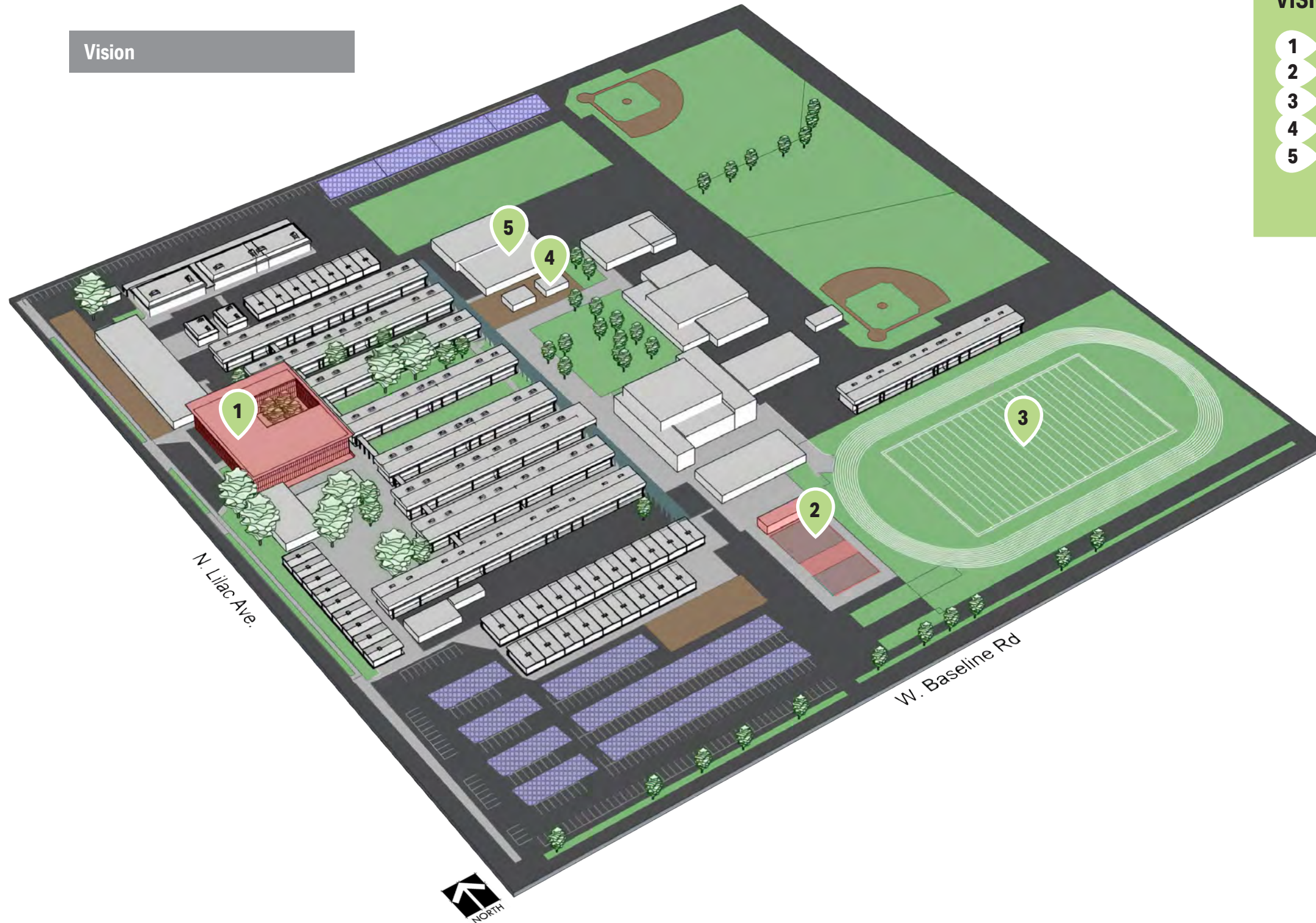
- B1.** HVAC system upgrade
- B2.** Plumbing system upgrade
- B3.** Lighting system upgrade
- B4.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Rebuild / new administration building
- C2** New aquatic complex equipment building
- C3** New scoreboard (location TBD)
- C4** MPR/cafeteria modernization

Eisenhower High School 1321 North Lilac Avenue Rialto, CA 92376

Vision



VISION

- 1 New administration building
- 2 New aquatic complex equipment
- 3 New Scoreboard (field location to be determined)
- 4 Modernized Kitchen
- 5 Modernized MPR

Eisenhower High School 1321 North Lilac Avenue Rialto, CA 92376

Eisenhower High School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Upgrade parking lot lighting (LS)	1	\$ 100,000.00	\$ 100,000.00	
A2	Administration countertop ADA upgrades (LS)	1	\$ 12,000.00	\$ 12,000.00	
A3	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 250,000.00	\$ 250,000.00	
A4	Fire alarm system upgrade (SF)	223,900	\$ 9.00	\$ 2,015,100.00	
A5	Public address (PA) system upgrade (SF)	223,900	\$ 3.50	\$ 783,650.00	
A6	Security system upgrade (SF)	223,900	\$ 2.50	\$ 559,750.00	
A7	Restrooms ADA Upgrades (SF)	1,415	\$ 150.00	\$ 212,250.00	
A8	Door hardware ADA upgrades (LS)	1	\$ 51,300.00	\$ 51,300.00	
A9	Room signage ADA upgrades (LS)	1	\$ 20,000.00	\$ 20,000.00	
A10	Emergency backup power (batteries) (EA)	250	\$ 200.00	\$ 50,000.00	
A. Code and Safety - Subtotals:				\$ 4,054,050.00	
B. Housekeeping					
B1	HVAC system upgrade (SF)	174,220	\$ 35.00	\$ 6,097,700.00	
B2	Plumbing system upgrade (SF)	174,220	\$ 15.00	\$ 2,613,300.00	
B3	Lighting system upgrade (SF)	223,900	\$ 15.00	\$ 3,358,500.00	
B4	Power distribution system upgrade (SF)	223,900	\$ 10.00	\$ 2,239,000.00	
B. Housekeeping - Subtotals:				\$ 14,308,500.00	
C. Transformation/Educational Needs					
C1	Rebuild / new administration building (SF)	15,800	\$ 700.00	\$ 11,060,000.00	
C2	New aquatic complex equipment building (SF)	1,618	\$ 790.00	\$ 1,278,220.00	
C3	New Scoreboard (location TBD) (LS)	1	\$ 10,000.00	\$ 10,000.00	
C4	MPR/Cafeteria modernization (SF)	11,930	\$ 230.00	\$ 2,743,900.00	
C. Transformation/Educational Needs - Subtotals:				\$ 15,092,120.00	
TOTAL CONSTRUCTION COSTS:			\$ 33,454,670.00		
SOFT COSTS (30%):			\$ 10,036,401.00		
TOTAL ESTIMATED PROJECT COSTS:			\$ 43,491,071.00		

LEGEND

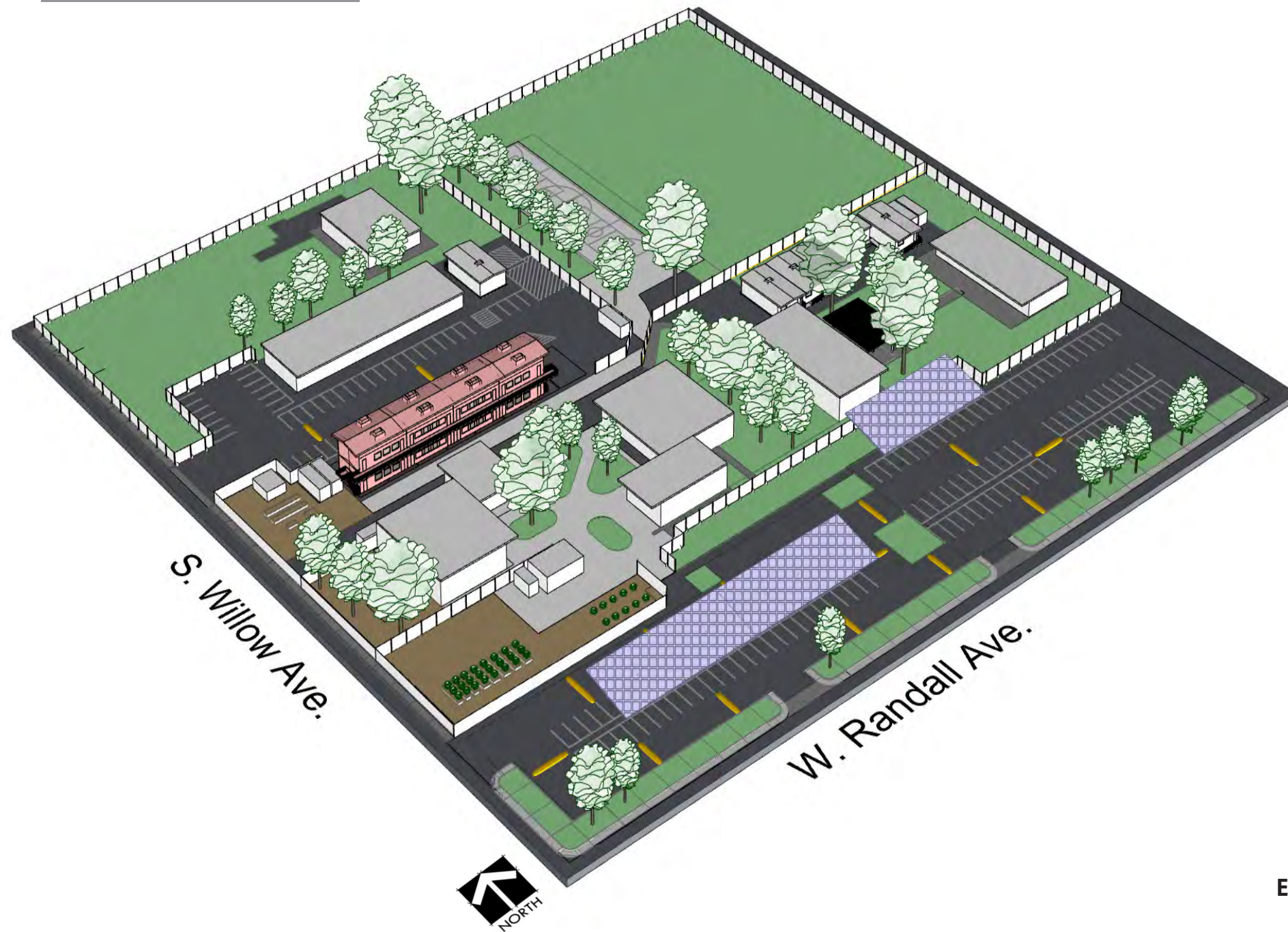
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Milor/Zupanic High School + Child Development Center 266 West Randall Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 9-12 and adults
 Year of Original Construction: 1997
 Year of Recent Modernization: N/A
 Site Acreage: 10 Acres
 Approx. Permanent Building Area: 14,640 SF
 Approx. Portable Area: 15,840
 Approx. Covered Walks: 1,080 SF
 Approx. Lunch Shelter Area: 1,800 SF
 Total: 33,360 SF

Teaching Stations

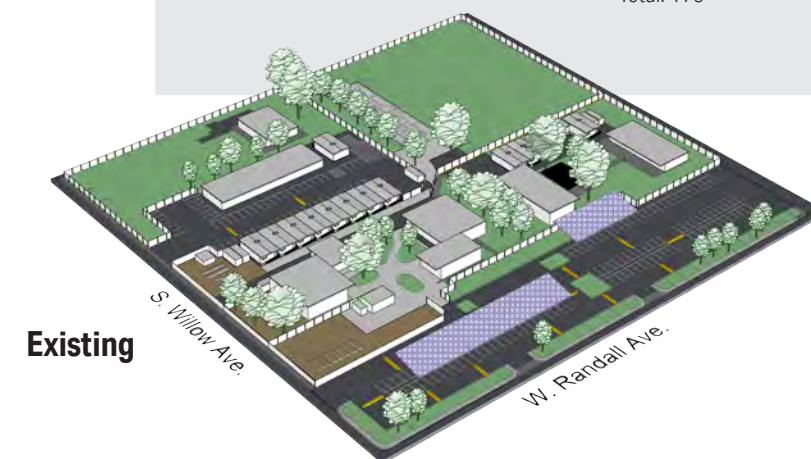
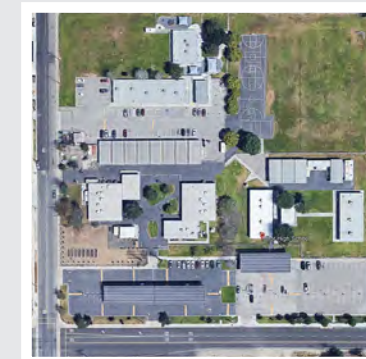
Permanent: 4
 Portable: 9
 Total: 13

Capacity

Permanent Capacity: 138
 Portable Capacity: 324
 Total Current Designed Capacity: 462
 Enrollment (Fall 2021-2022): 225
 Future Designed Capacity: N/A

Available Parking

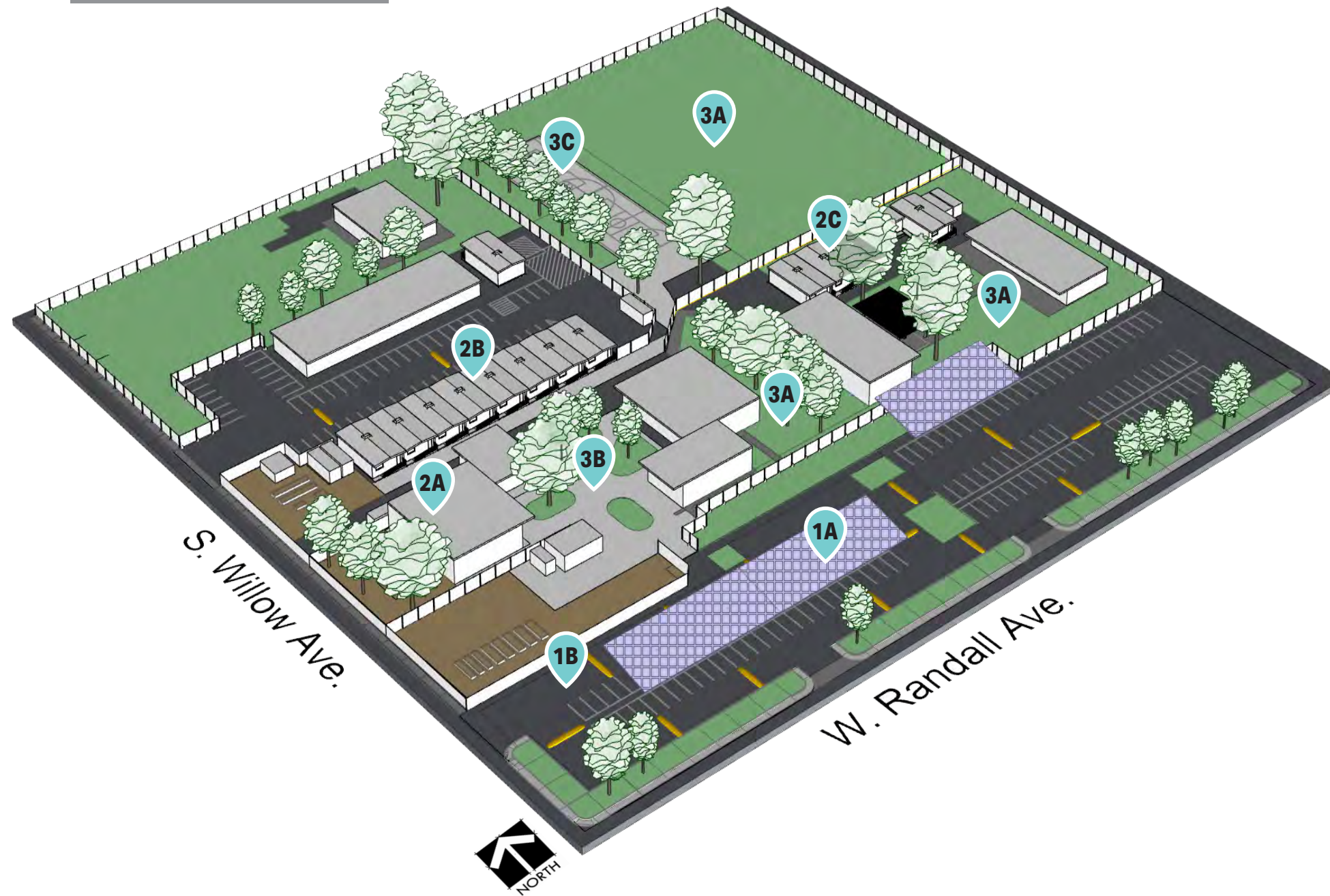
Standard: 169
 Car Accessible: 4
 Van Accessible: 6
 Total: 179



Existing

Milor/Zupanic High School + Child Development Center 266 West Randall Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

1A Parking lot consists of ample visitor, staff and administrative parking space, including marked ADA spaces. Photo-voltaic solar shade structures cover a portion of the available parking.

1B A drop-off lane and bus lane are included on south portion of school site.

2. Building/Structures

2A The MPR and Kitchen are housed together in one building on the west portion of the site, adjacent to a garden and storage area.

2B 8 portable classrooms constitute the majority of the Milor academic block.

2C 4 portable buildings and 1 restroom portable constitute the Zupanic academic block, located across from 3 modular classroom buildings on the east portion of the site.

3. Play Areas & Fields

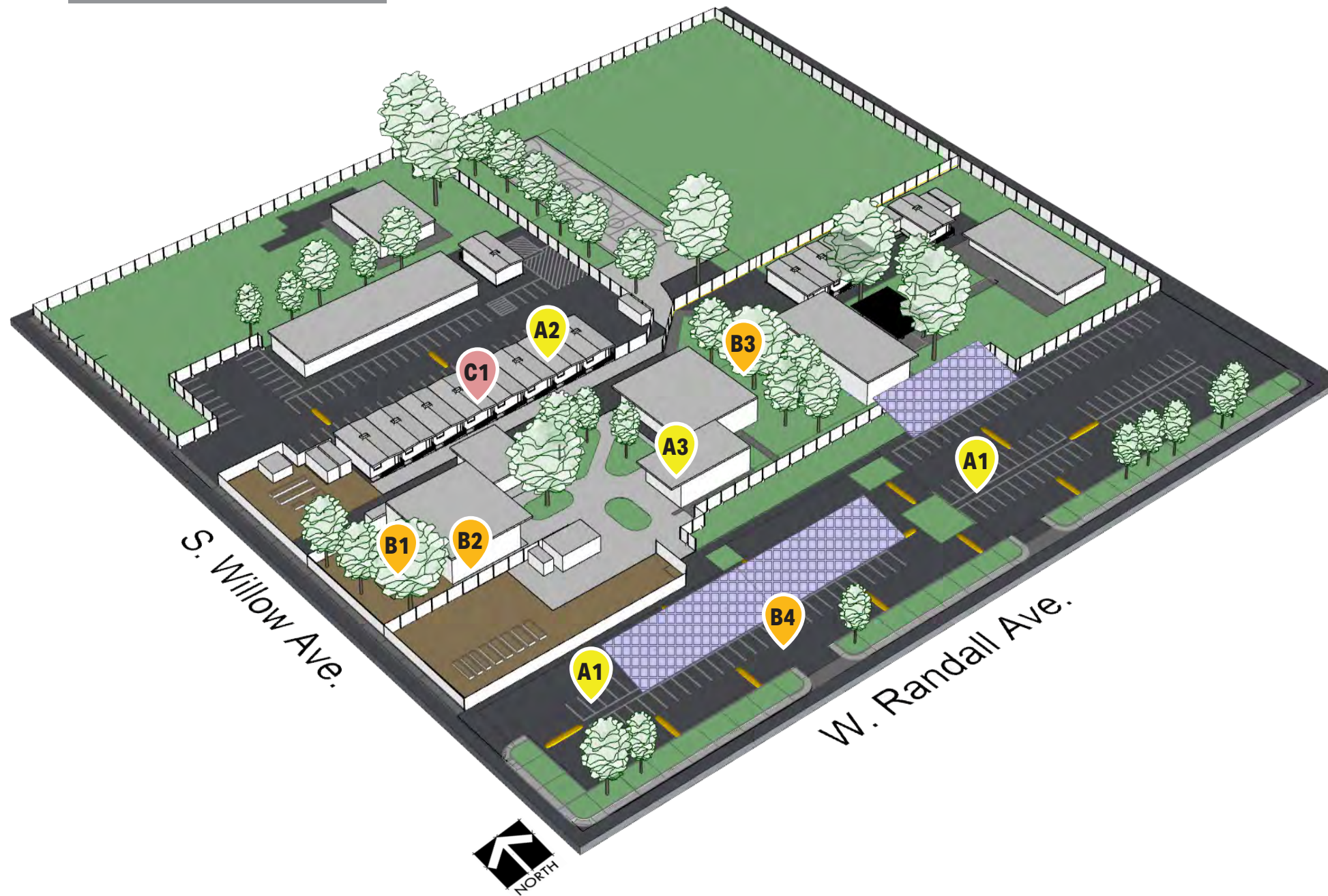
3A Play fields are dispersed throughout the site adjacent to classroom buildings.

3B Asphalt and green islands are centrally located adjacent to administration offices.

3C 2 full size basketball courts are located adjacent to the child development center on the north portion of the site.

Milor/Zupanic High School + Child Development Center 266 West Randall Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Parking lot signage ADA upgrades
- A2** New ramps at portable classroom buildings
- A3** Countertops ADA upgrades in office and staff room

CAMPUS WIDE ITEMS

- A4.** Restroom accessories ADA upgrades
- A5.** New ADA hi-low drinking fountain
- A6.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A7.** Doors and hardware ADA upgrades
- A8.** Fire alarm system upgrade
- A9.** Intercom/Public Address (PA) system upgrade
- A10.** Security system upgrade
- A11.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Upgrade fence behind MPR
- B2** Repair MPR south wall
- B3** Fix flooding between Zupanic office and Building C and between Milor and Zupanic
- B4** Resurface, repave and restripe parking lot

CAMPUS WIDE ITEMS

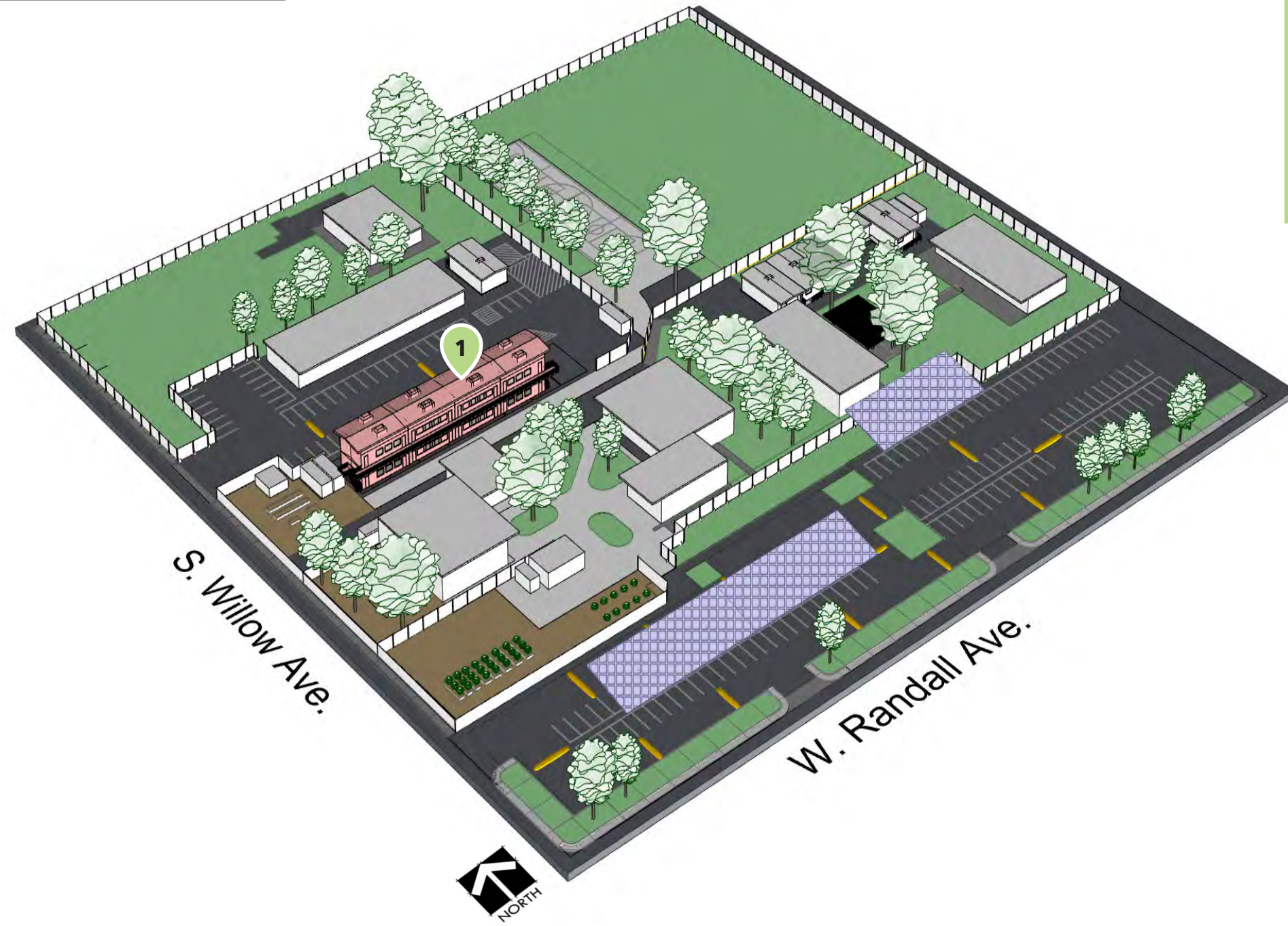
- B5.** Adjust sprinklers and irrigation
- B6.** Install grates to keep debris from clogging up drains in the ground
- B7.** HVAC system upgrade at permanent buildings
- B8.** HVAC system upgrade at portable buildings
- B9.** Plumbing system upgrade
- B10.** Power distribution system upgrade
- B11.** Lighting system upgrade
- B12.** Replace ceiling tiles
- B13.** Carpet Replacement

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replacement of portable classroom buildings for permanent construction

Milor/Zupanic High School + Child Development Center 266 West Randall Avenue, Rialto, CA 92376

Vision



VISION

1 New 6 classroom building

Milor/Zupanic High School + Child Development Center 266 West Randall Avenue, Rialto, CA 92376

Milor/Zupanic High School + Child Development Center					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Parking lot signage ADA upgrades (LS)	1	\$ 4,000.00	\$ 4,000.00	
A2	New ramps at portable classroom buildings (EA)	13	\$ 12,000.00	\$ 156,000.00	
A3	Countertops ADA upgrades in office and staff room (LS)	1	\$ 12,000.00	\$ 12,000.00	
A4	Restroom accessories ADA upgrades (LS)	1	\$ 35,000.00	\$ 35,000.00	
A5	New ADA hi-low drinking fountain (EA)	1	\$ 8,000.00	\$ 8,000.00	
A6	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 100,000.00	\$ 100,000.00	
A7	Doors and hardware ADA upgrades (LS)	1	\$ 40,000.00	\$ 40,000.00	
A8	Fire alarm system upgrade (SF)	38,480	\$ 9.00	\$ 346,320.00	
A9	Intercom/Public Address (PA) system upgrade (SF)	38,480	\$ 3.50	\$ 134,680.00	
A10	Security system upgrade (SF)	38,480	\$ 2.50	\$ 96,200.00	
A11	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 947,200.00	
B. Housekeeping					
B1	Upgrade fence behind MPR (LS)	1	\$ 16,000.00	\$ 16,000.00	
B2	Repair MPR south wall (LS)	1	\$ 6,000.00	\$ 6,000.00	
B3	Fix flooding between Zupanic office and Building C and between Milor and Zupanic (LS)	1	\$ 4,000.00	\$ 4,000.00	
B4	Resurface, repave and restripe parking lot (LS)	68,395	\$ 15.00	\$ 1,025,925.00	
B5	Adjust sprinklers and irrigation (LS)	1	\$ 2,000.00	\$ 2,000.00	
B6	Install grates to keep debris from clogging up drains in the ground (LS)	1	\$ 2,000.00	\$ 2,000.00	
B7	HVAC system upgrade at permanent buildings (SF)	14,640	\$ 15.00	\$ 219,600.00	
B8	HVAC system upgrade at portable buildings (SF)	15,840	\$ 25.00	\$ 396,000.00	
B9	Plumbing system upgrade (SF)	14,640	\$ 15.00	\$ 219,600.00	
B10	Power distribution system upgrade (SF)	30,480	\$ 10.00	\$ 304,800.00	
B11	Lighting system upgrade (SF)	30,480	\$ 15.00	\$ 457,200.00	
B12	Replace ceiling tiles (SF)	30,480	\$ 1.50	\$ 45,720.00	
B13	Carpet Replacement (SF)	30,480	\$ 10.00	\$ 304,800.00	
B. Housekeeping - Subtotals:				\$ 3,003,645.00	
C. Transformation/Educational Needs					
C1	Replacement of portable classroom buildings for permanent construction (SF)	8,052	\$ 700.00	\$ 5,804,400.00	Includes cost to remove 8 portab classroom buildings
C. Transformation/Educational Needs - Subtotals:				\$ 5,804,400.00	
TOTAL CONSTRUCTION COSTS:			\$ 9,755,245.00		
SOFT COSTS (30%):			\$ 2,926,573.50		
TOTAL ESTIMATED PROJECT COSTS:			\$ 12,681,818.50		

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

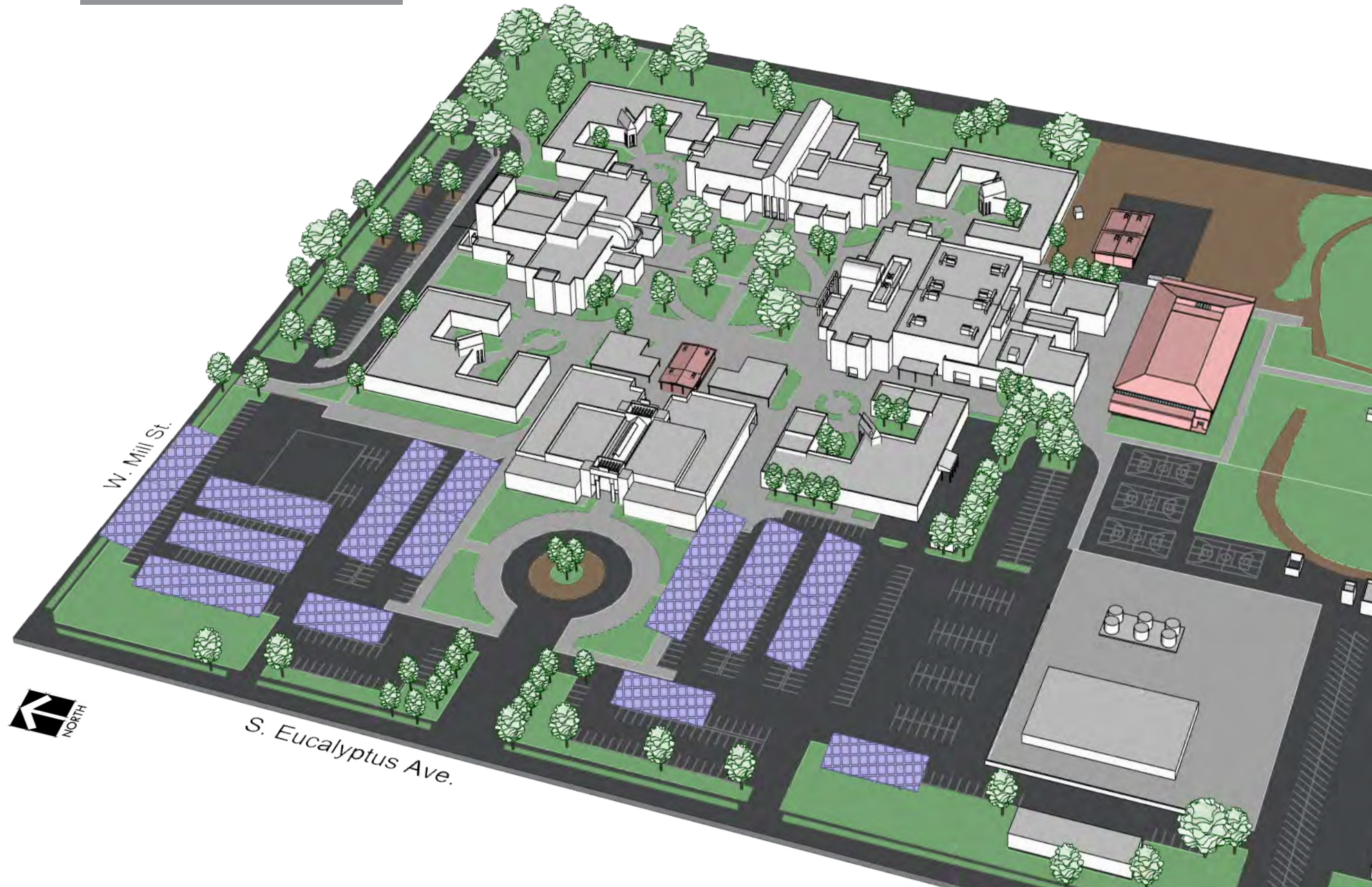
EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Rialto High School 595 South Eucalyptus Avenue, Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 9-12
 Year of Original Construction: 1992
 Year of Recent Modernization: N/A
 Site Acreage: 57 Acres
 Approx. Permanent Building Area: 295,605 SF
 Approx. Portable Area: 10,560 SF
 Approx. Covered Walks: 4,390 SF
 Approx. Lunch Shelter Area: 1,600 SF
 Total: 312,155 SF

Teaching Stations

Permanent: 121
 Portable: 4
 Total: 125

Capacity

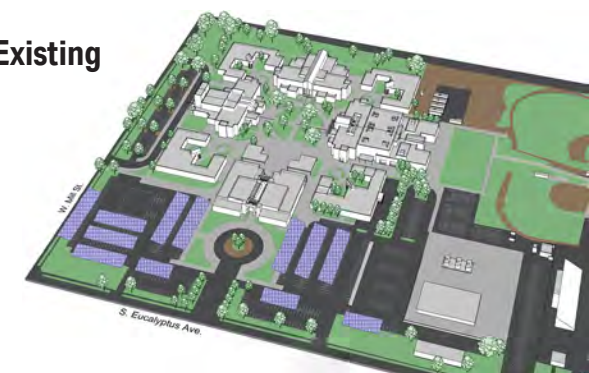
Permanent Capacity: 4,155
 Portable Capacity: 144
 Total Current Designed Capacity: 4,299
 Enrollment (Fall 2021-2022): 2,838
 Future Designed Capacity: N/A

Available Parking

Standard: 700
 Car Accessible: 11
 Van Accessible: 6
 Total: 717

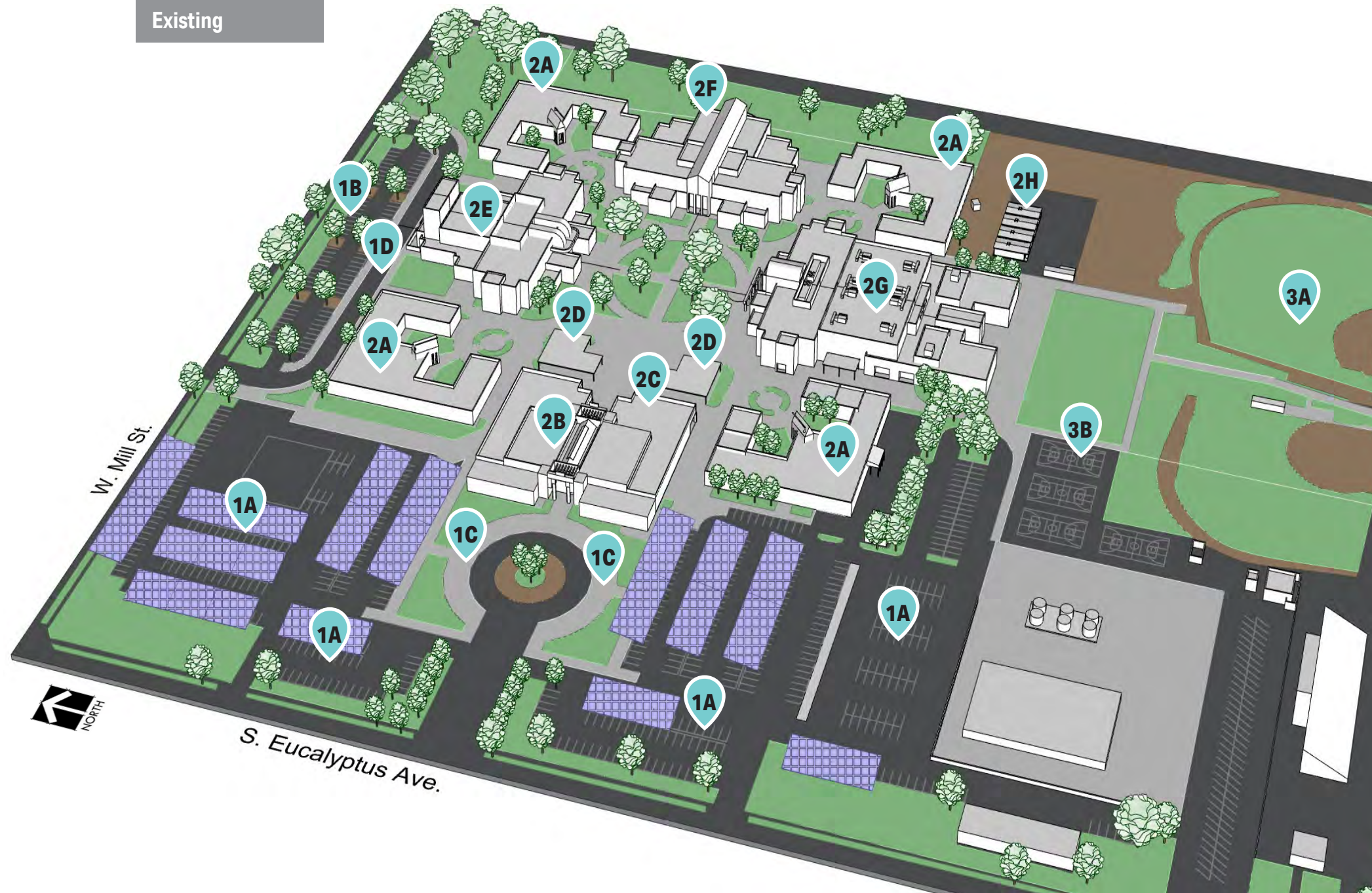


Existing



Rialto High School 595 South Eucalyptus Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A Primary parking lot with the largest number of parking stalls on site is located along the north east half of the site and includes standard and accessible parking.
- 1B A secondary parking lot has standard and accessible parking stalls and is located north of the theater building along the north edge of the site.
- 1C Visitor parking stalls are found closest to the Administrative offices.
- 1D Bus drop off lane is located adjacent to the secondary parking.

2. Building/Structures

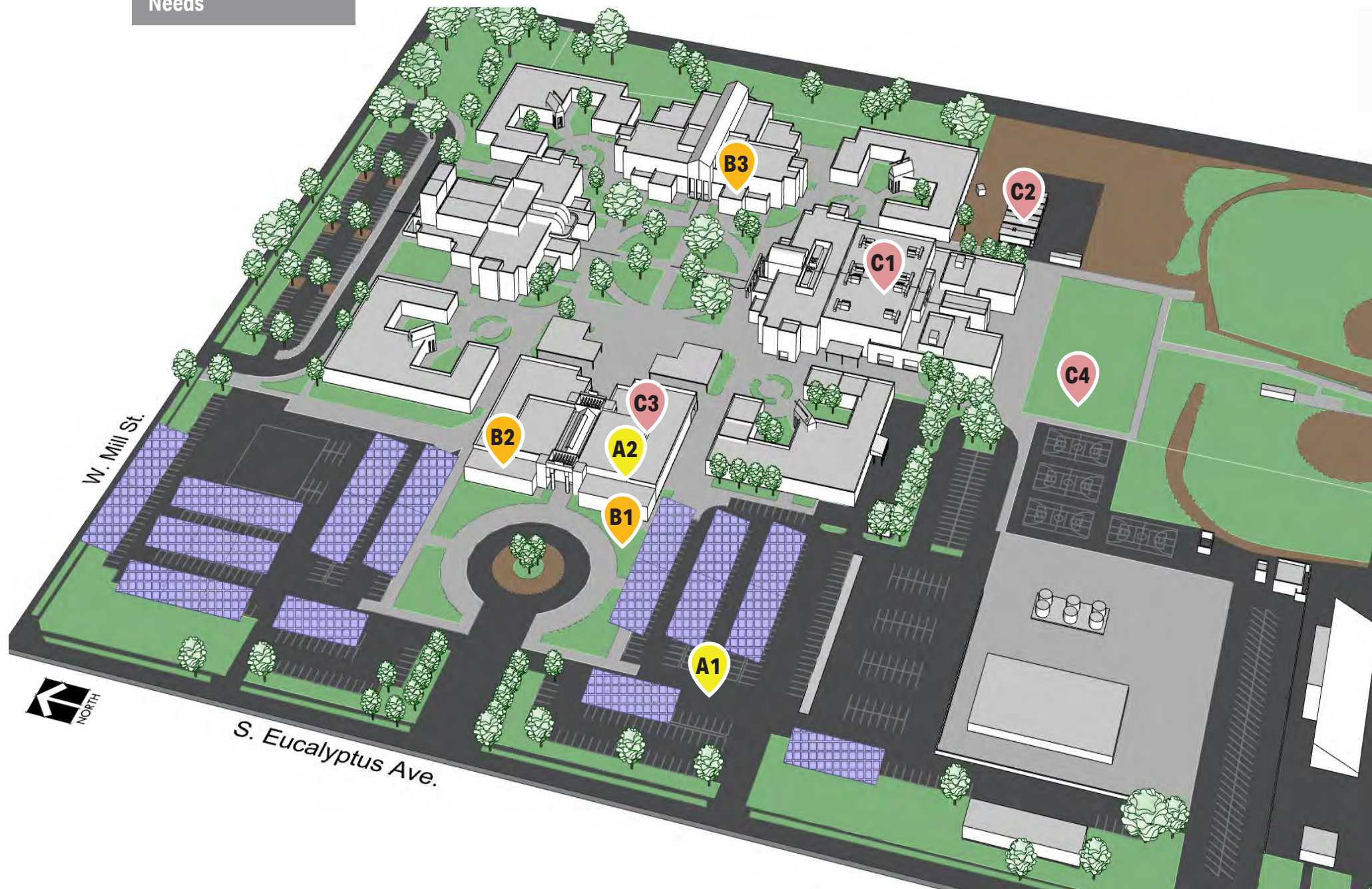
- 2A The site is split up into 8 large buildings that form a large rectangle central outdoor courtyard. 4 of those buildings are placed along the corners and house the majority of the classrooms.
- 2B The west central wing building, located directly east of the visitor parking, houses the administrative offices at the north half of the building and the multipurpose great hall in the south half of the building.
- 2C Also, in the west wing building, the kitchen is adjacent to the multipurpose hall facing east, inwards at the lunch shelters within the central courtyard.
- 2D Lunch shelters located west within the central courtyard.
- 2E The north central wing building houses several classes but is majorly occupied by the theater.
- 2F The east central wing building houses the library that occupies half of the building to the east and classrooms occupying the other half.
- 2G The south central wing building is split up into 3 thirds. The north third is classrooms. The middle third is the Gymnasium and the south third occupies the showers and locker rooms conveniently close to the sport fields further south on site.
- 2H 4 portable buildings house the remaining classrooms.

3. Play Areas & Fields

- 3A Baseball fields are located closest to the south east site border adjacent to the football field to the south west.
- 3B Play fields consist of asphalt hard courts with game striping.

Rialto High School 595 South Eucalyptus Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Parking lot lighting upgrades
- A2** MPR ADA upgrades

CAMPUS WIDE ITEMS

- A3.** Concrete repairs/upgrades
- A4.** Fire alarm system upgrade
- A5.** Intercom / public access (PA) system upgrade
- A6.** Security system upgrade
- A7.** Exterior signage upgrade
- A8.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A9.** Restrooms ADA upgrades
- A10.** Door hardware ADA upgrades
- A11.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Replace digital marquee sign
- B2** Upgrade mural
- B3** Upgrade elevator room vent

CAMPUS WIDE ITEMS

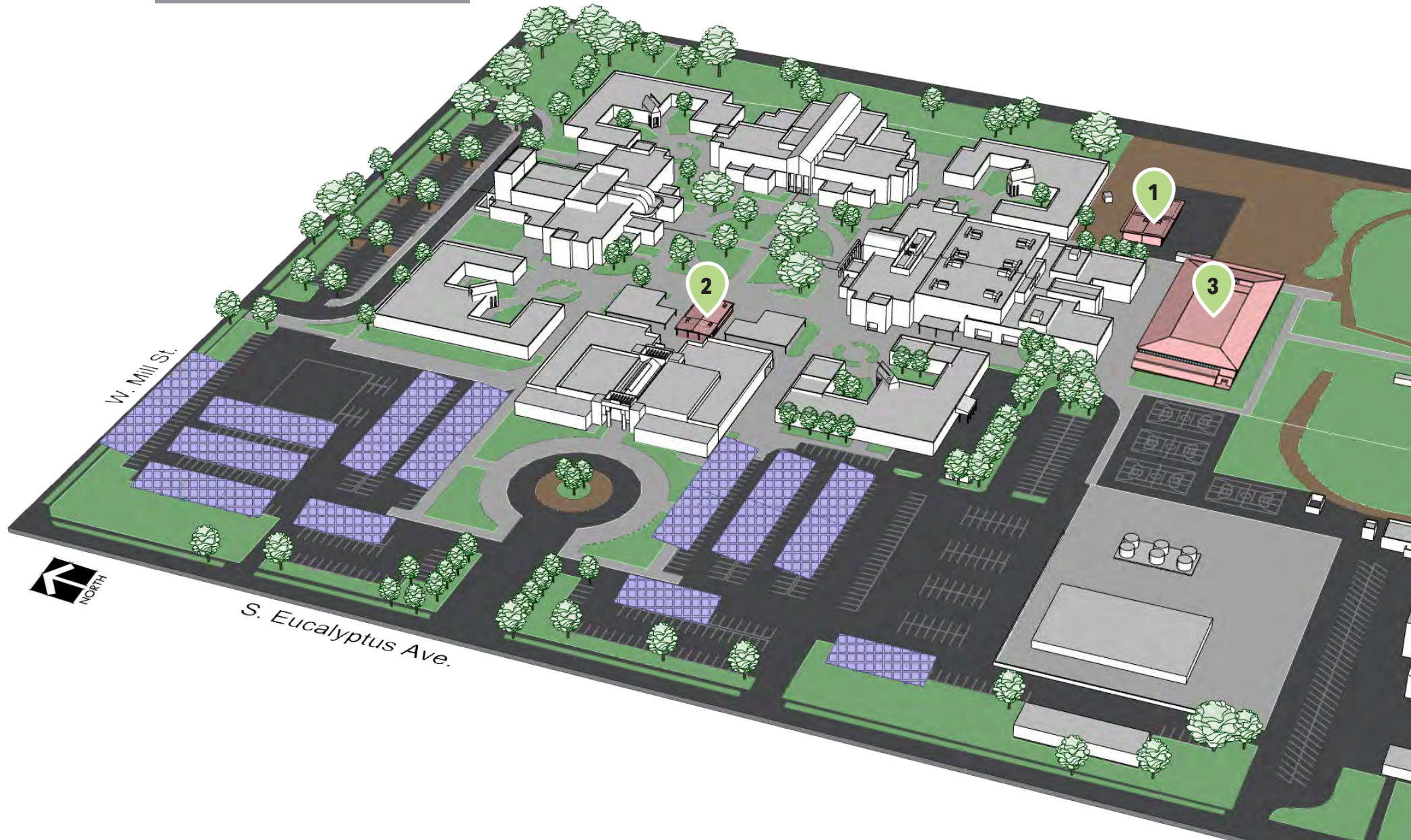
- B4.** Repaint gates
- B5.** Upgrade doors
- B6.** Update drainage system
- B7.** Replace ceiling tiles
- B8.** Upgrade casework
- B9.** Lighting system upgrade
- B10.** HVAC system upgrade
- B11.** Plumbing system upgrade
- B12.** Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Replace gym bleachers
- C2** Replace portable classroom buildings with permanent construction
- C3** New kitchen expansion
- C4** New aquatic complex

Rialto High School 595 South Eucalyptus Avenue, Rialto, CA 92376

Vision



VISION

- 1 New 4 classroom building
- 2 New Kitchen expansion
- 3 New Aquatic complex



Rialto High School 595 South Eucalyptus Avenue, Rialto, CA 92376

LEGEND

LF = Linear Feet
 LS = Lump Sum
 SF = Square Footage
 EA = Each

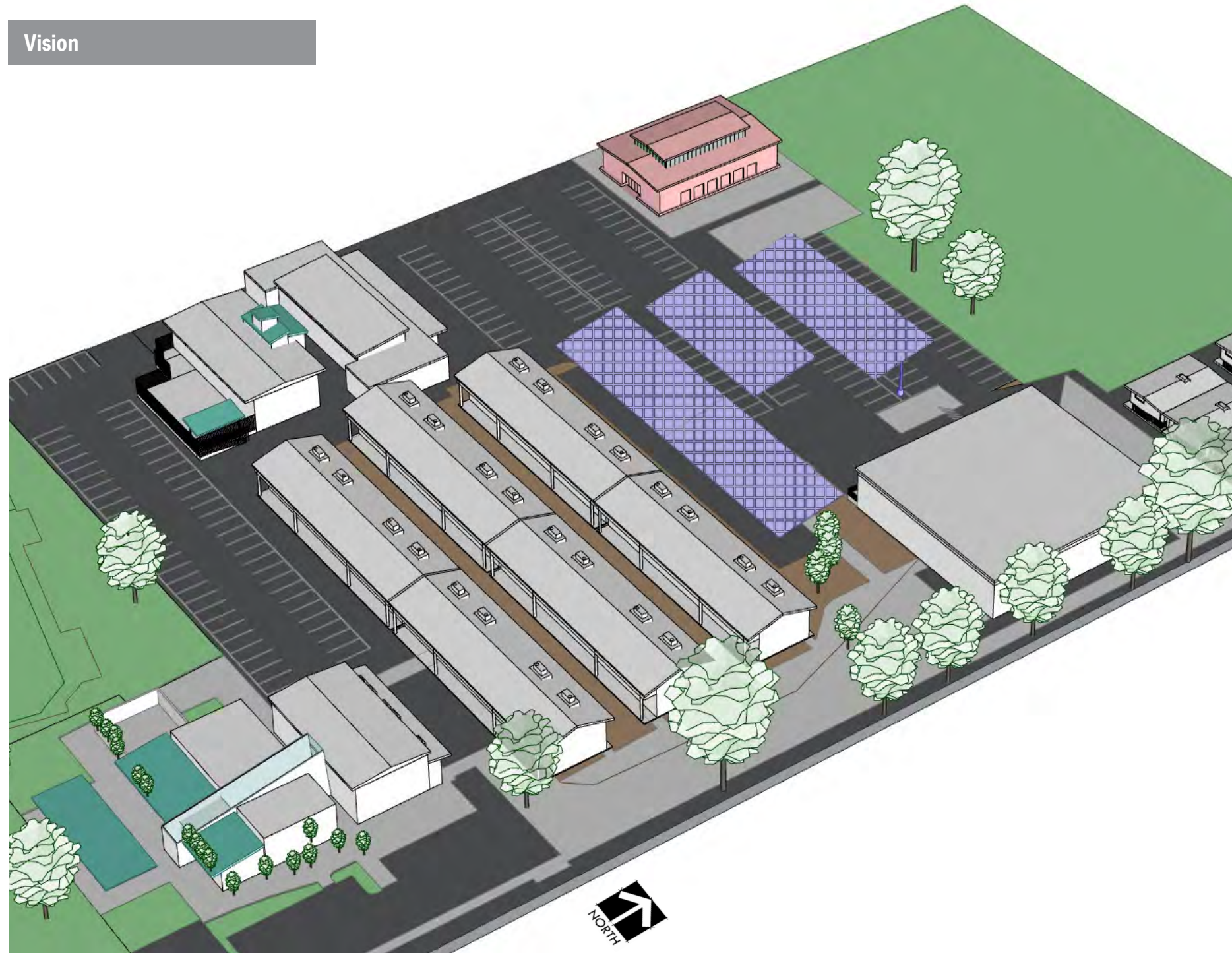
Rialto High School					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Parking lot lighting upgrades (LS)	1	\$ 100,000.00	\$ 100,000.00	
A2	MPR ADA upgrades (SF)	6,480	\$ 150.00	\$ 972,000.00	
A3	Concrete repairs/upgrades (LS)	1	\$ 100,000.00	\$ 100,000.00	
A4	Fire alarm system upgrade (SF)	306,165	\$ 9.00	\$ 2,755,485.00	
A5	Intercom / public access (PA) system upgrade (SF)	306,165	\$ 3.50	\$ 1,071,577.50	
A6	Security system upgrade (SF)	306,165	\$ 2.50	\$ 765,412.50	
A7	Exterior signage upgrade (LS)	1	\$ 20,000.00	\$ 20,000.00	
A8	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 250,000.00	\$ 250,000.00	
A9	Restrooms ADA upgrades (SF)	3,540	\$ 150.00	\$ 531,000.00	
A10	Door hardware ADA upgrades (LS)	1	\$ 51,300.00	\$ 51,300.00	
A11	Emergency backup power (batteries) (EA)	250	\$ 200.00	\$ 50,000.00	
A. Code and Safety - Subtotals:				\$ 6,666,775.00	
B. Housekeeping					
B1	Replace digital marquee sign (LS)	1	\$ 15,000.00	\$ 15,000.00	
B2	Upgrade mural (LS)	1	\$ 18,000.00	\$ 18,000.00	
B3	Upgrade elevator room vent (LS)	1	\$ 5,000.00	\$ 5,000.00	
B4	Repaint gates (LS)	1	\$ 5,000.00	\$ 5,000.00	
B5	Upgrade doors (EA)	612	\$ 5,000.00	\$ 3,060,000.00	
B6	Upgrade drainage system (LS)	1	\$ 200,000.00	\$ 200,000.00	
B7	Replace ceiling tiles (SF)	172,150	\$ 6.00	\$ 1,032,900.00	
B8	Upgrade casework (LF)	4,896	\$ 350.00	\$ 1,713,600.00	
B9	Lighting system upgrade (SF)	306,165	\$ 15.00	\$ 4,592,475.00	
B10	HVAC system upgrade (SF)	295,605	\$ 15.00	\$ 4,434,075.00	
B11	Plumbing system upgrade (SF)	295,605	\$ 10.00	\$ 2,956,050.00	
B12	Power distribution system upgrade (SF)	306,165	\$ 10.00	\$ 3,061,650.00	
B. Housekeeping - Subtotals:				\$ 21,093,750.00	
C. Transformation/Educational Needs					
C1	Replace gym bleachers (LS)	1	\$ 150,000.00	\$ 150,000.00	
C2	Replace portable classroom buildings with permanent construction (SF)	4,144	\$ 700.00	\$ 2,984,800.00	Includes cost to remove 4 portable classroom buildings
C3	New kitchen expansion (SF)	2,927	\$ 790.00	\$ 2,312,330.00	
C4	New aquatic complex (SF)	24,205	\$ 790.00	\$ 19,121,950.00	
C. Transformation/Educational Needs - Subtotals:				\$ 24,569,080.00	
TOTAL CONSTRUCTION COSTS:			\$ 52,329,605.00		
SOFT COSTS (30%):			\$ 15,698,881.50		
TOTAL ESTIMATED PROJECT COSTS:			\$ 68,028,486.50		

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Chavez Huerta Center for Education 324 North Palm Street Rialto, CA 92376

Vision



SCHOOL SITE INFORMATION



Overview

Grades Served: 9-12 and adults
 Year of Original Construction: 1955
 Year of Recent Modernization: 2004
 Site Acreage: 14.55 Acres
 Approx. Permanent Building Area: 71,931 SF
 Approx. Portable Area: 6,720 SF
 Approx. Covered Walks: 13,935 SF
 Approx. Lunch Shelter Area: 2,850 SF
 Total: 95,436 SF

Teaching Stations

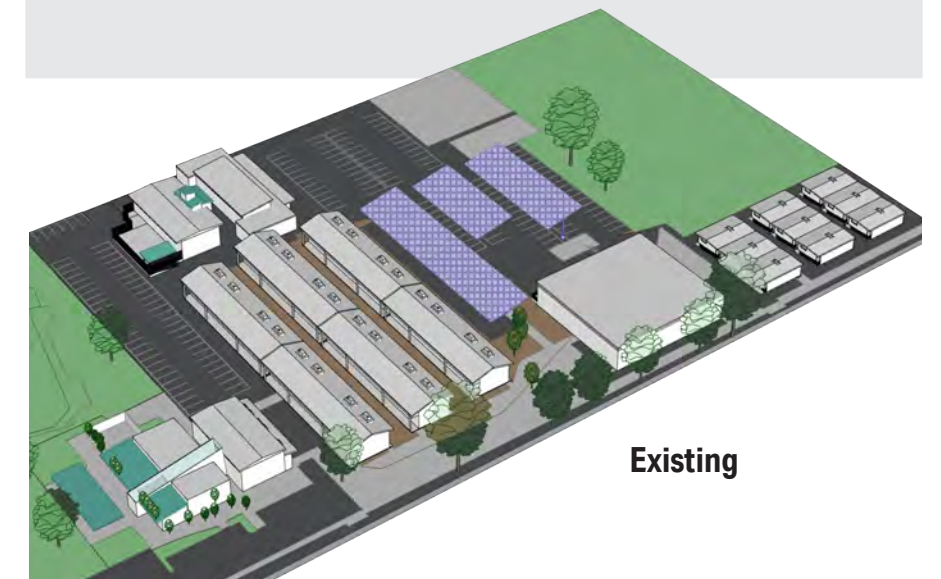
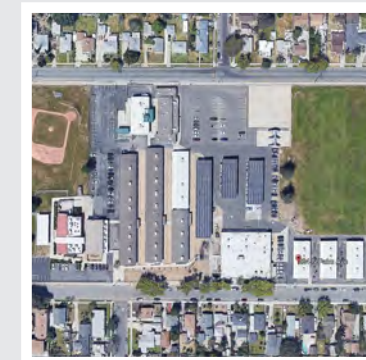
Permanent: 42
 Portable: 9
 Total: 51

Capacity

Permanent Capacity: 1,502
 Portable Capacity: 324
 Total Current Designed Capacity: 1,826
 Enrollment (Fall 2021-2022): N/A
 Future Designed Capacity: N/A

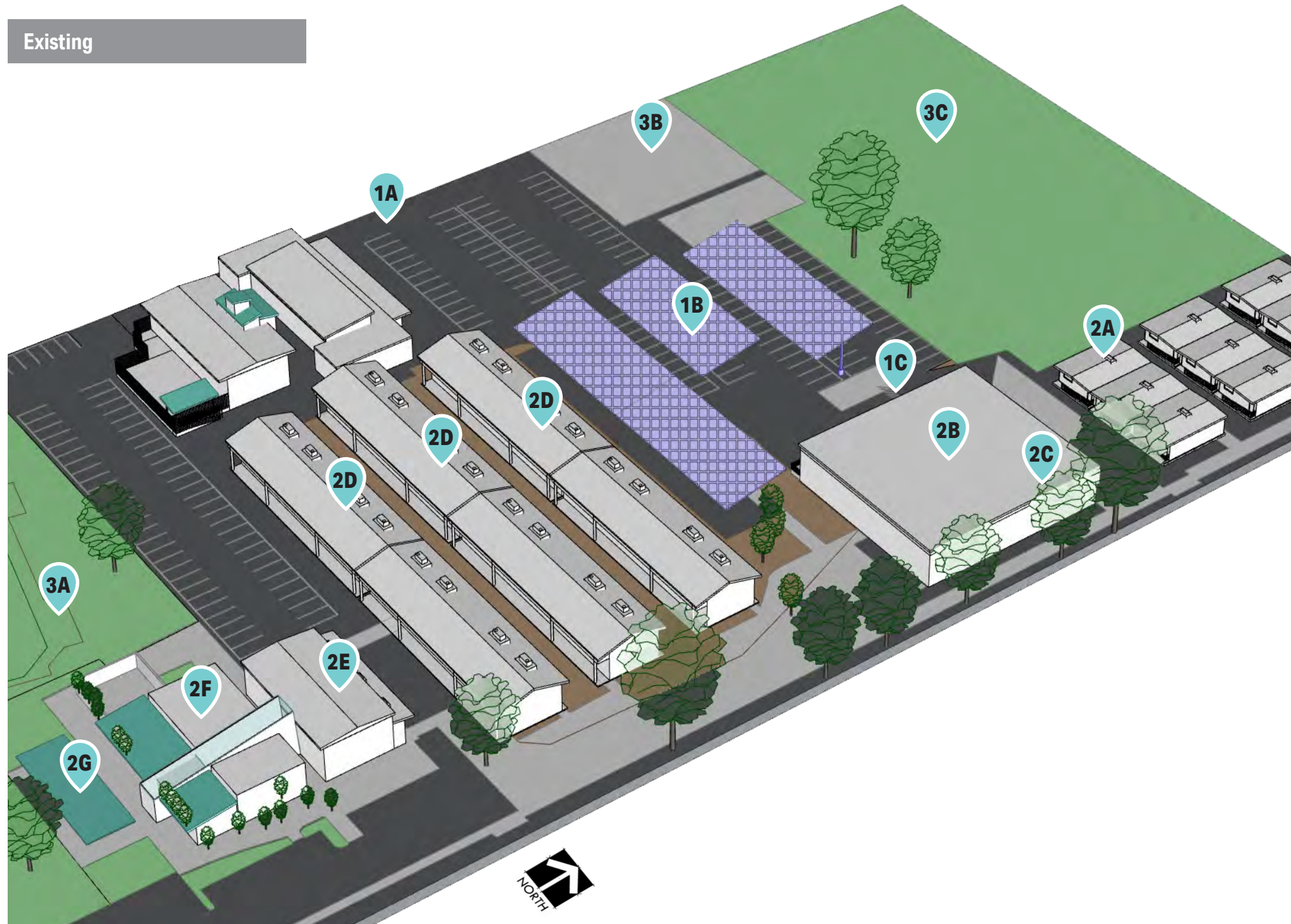
Available Parking

Standard: 235
 Car Accessible: 5
 Van Accessible: 5
 Total: 245



Chavez Huerta Center for Education 324 North Palm Street Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

- 1A Parking near the West entrance
- 1B Parking covered with solar photo-voltaic panels
- 1C Staff parking at the Professional Development Center

2. Building/Structures

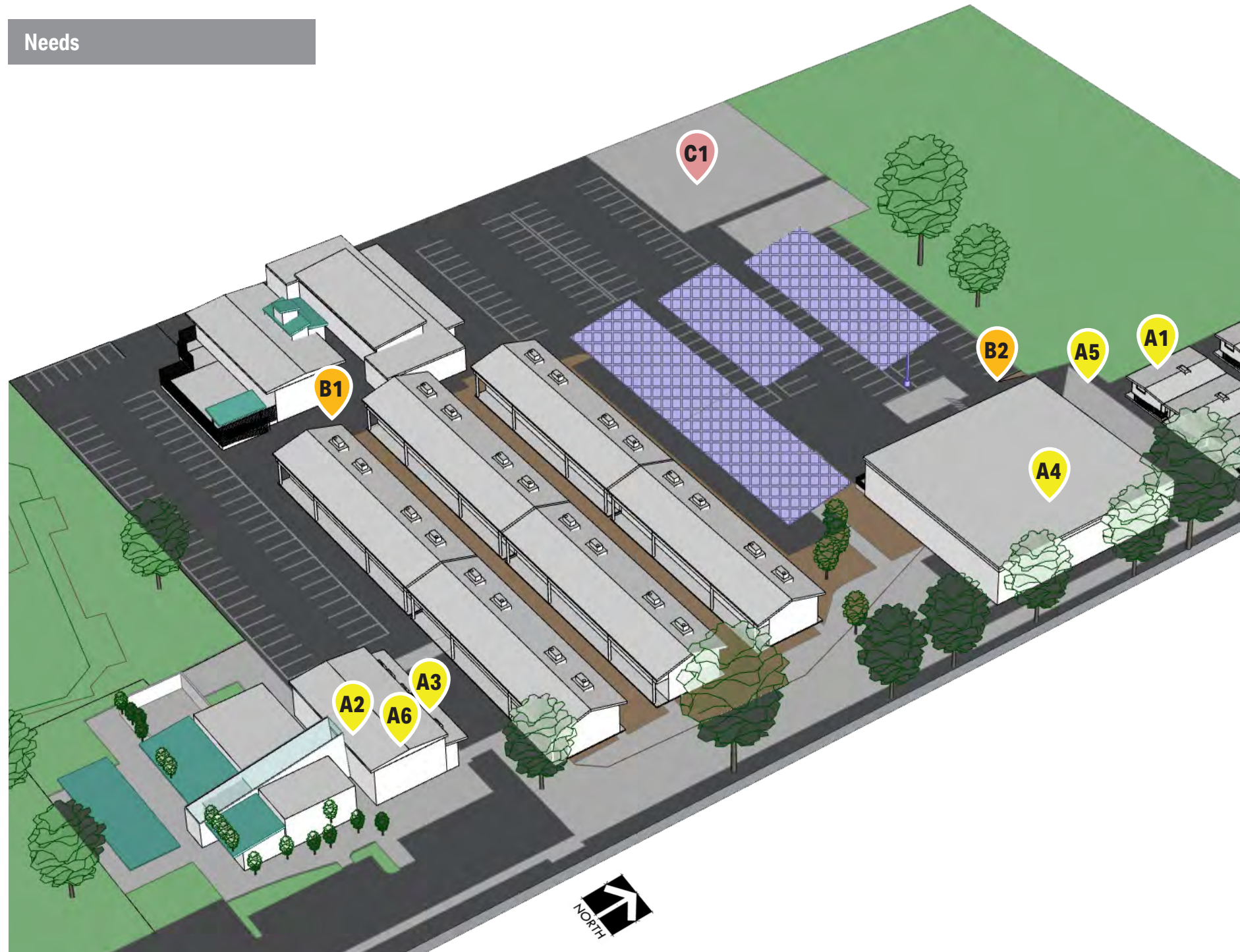
- 2A Adult education classrooms
- 2B Professional Development Center
- 2C Professional Development Center training room
- 2D Various Education Classrooms
- 2E MPR / Kitchen
- 2F Culinary Arts ROP Classrooms
- 2G Shade Structure

3. Play Areas & Fields

- 3A Sports fields
- 3B Handball Courts
- 3C Football Field

Chavez Huerta Center for Education 324 North Palm Street Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** ADA handrails at Adult Education
- A2** Bistro stairs to stage ADA upgrades
- A3** Update Bistro Restrooms
- A4** ADA accessible library counter upgrades
- A5** Widen road for emergency vehicles/fire access upgrades
- A6** ADA accessible lift access to stage

CAMPUS WIDE ITEMS

- A7.** Restroom accessories ADA upgrades
- A8.** Door hardware ADA upgrades
- A9.** Room signage ADA upgrades
- A10.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A11.** Fire alarm system upgrade
- A12.** Public address (PA) system upgrade
- A13.** Security system upgrade
- A14.** Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Repave F wing
- B2** Repave pathway between field and Adult Education Building

CAMPUS WIDE ITEMS

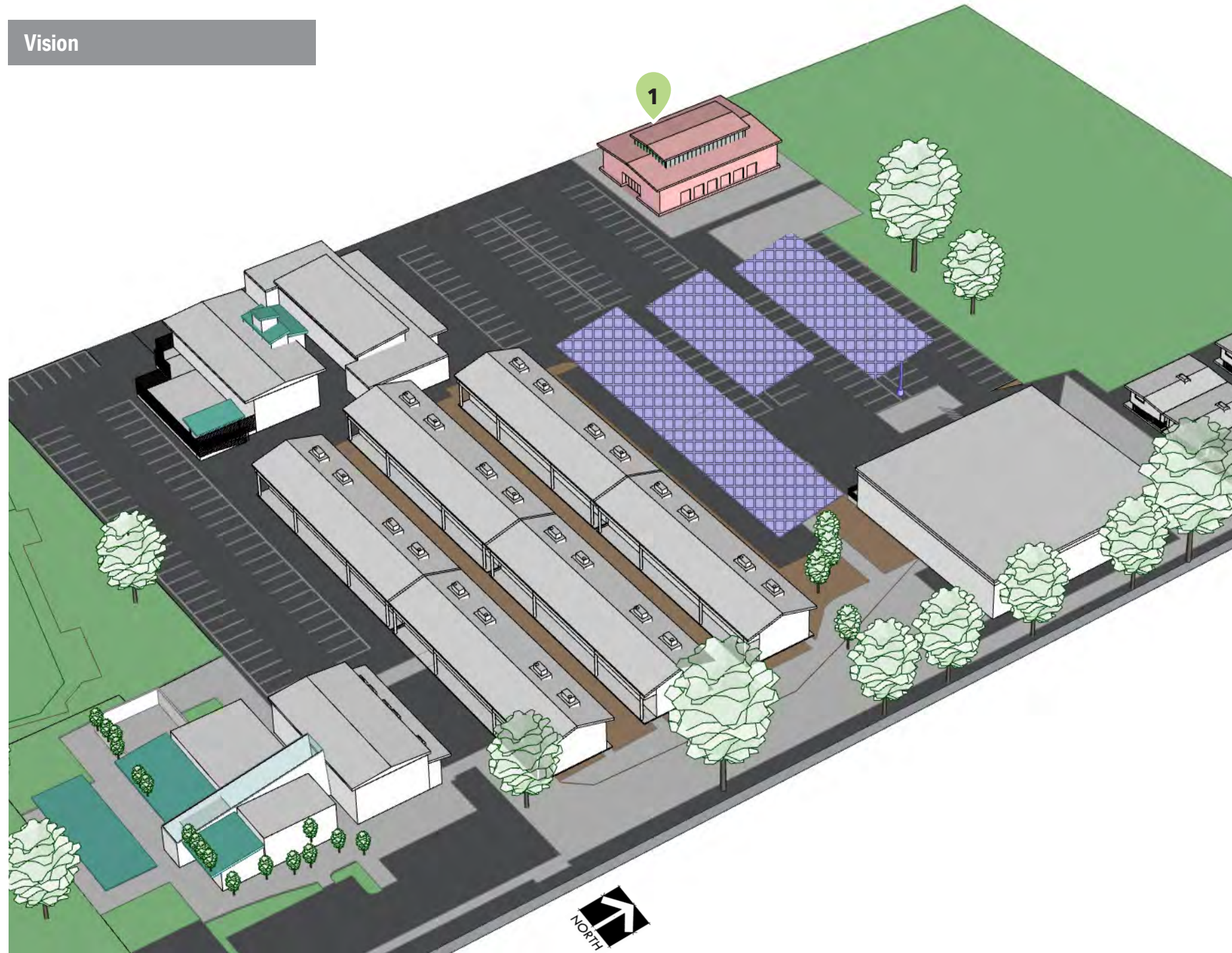
- B3.** Power distribution upgrade
- B4.** HVAC system upgrade
- B5.** Lighting system upgrade
- B6.** Plumbing system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

- C1** Addition of new Community Center

Chavez Huerta Center for Education 324 North Palm Street Rialto, CA 92376

Vision



VISION

1 New Community Center

Chavez Huerta Center for Education 324 North Palm Street Rialto, CA 92376

Chavez Huerta Center for Education					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	ADA handrails at Adult Education (LS)	1	\$ 7,000.00	\$ 7,000.00	
A2	Bistro stairs to stage ADA upgrades (LS)	1	\$ 5,000.00	\$ 5,000.00	
A3	Update Bistro Restrooms (SF)	180	\$ 630.00	\$ 113,400.00	
A4	ADA accessible library countertop upgrades (LS)	1	\$ 12,000.00	\$ 12,000.00	
A5	Widen road for emergency vehicles/fire access upgrades (LS)	1	\$ 20,000.00	\$ 20,000.00	
A6	ADA accessible lift access to stage (LS)	1	\$ 25,000.00	\$ 25,000.00	
A7	Restroom accessories ADA upgrades (LS)	1	\$ 17,500.00	\$ 17,500.00	
A8	Door hardware ADA upgrades (LS)	1	\$ 40,000.00	\$ 40,000.00	
A9	Room signage ADA upgrades (LS)	1	\$ 10,000.00	\$ 10,000.00	
A10	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 100,000.00	\$ 100,000.00	
A11	Fire alarm system upgrade (SF)	78,651	\$ 9.00	\$ 707,859.00	
A12	Public address (PA) system upgrade (SF)	78,651	\$ 3.50	\$ 275,278.50	
A13	Security system upgrade (SF)	78,651	\$ 2.50	\$ 196,627.50	
A14	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,544,665.00	
B. Housekeeping					
B1	Repave F wing (LS)	1	\$ 10,000.00	\$ 10,000.00	
B2	Repave pathway between field and Adult Education Building (LS)	1	\$ 10,000.00	\$ 10,000.00	
B3	Power distribution upgrade (SF)	78,651	\$ 10.00	\$ 786,510.00	
B4	HVAC system upgrade (SF)	71,931	\$ 35.00	\$ 2,517,585.00	
B5	Lighting system upgrade (SF)	78,651	\$ 15.00	\$ 1,179,765.00	
B6	Plumbing system upgrade (SF)	71,931	\$ 10.00	\$ 719,310.00	
B. Housekeeping - Subtotals:				\$ 5,223,170.00	
C. Transformation Needs					
C1	Addition of new Community Center (SF)	5128	\$ 700.00	\$ 3,589,600.00	
C. Transformation Needs - Subtotals:				\$ 3,589,600.00	
TOTAL CONSTRUCTION COSTS:			\$ 10,357,435.00		
SOFT COSTS (30%):			\$ 3,107,230.50		
TOTAL ESTIMATED PROJECT COSTS:			\$ 13,464,665.50		

LEGEND

- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

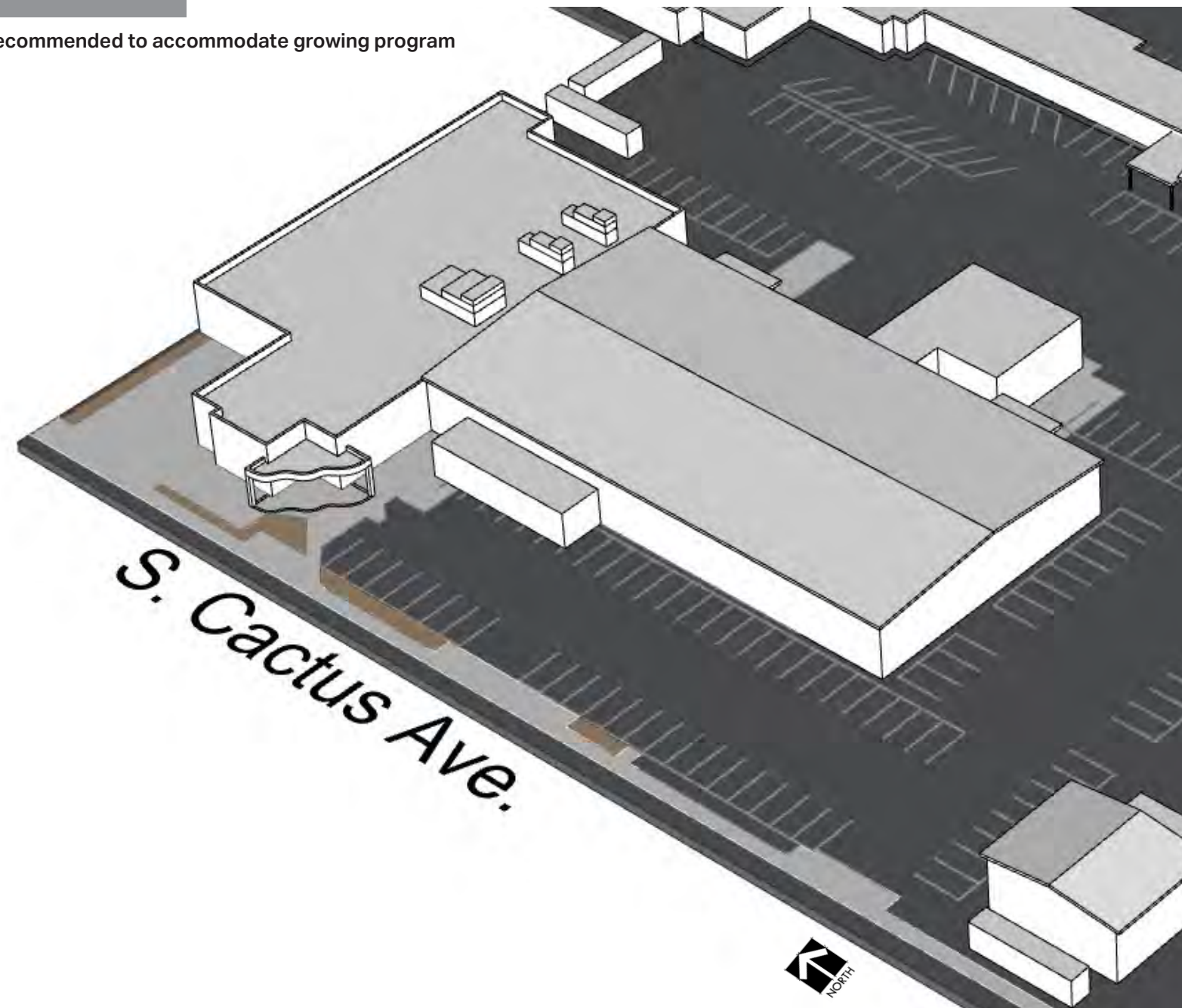
Notes

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2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Rialto USD Central Kitchen 625 W. Rialto Avenue, Rialto, CA 92376

Existing

A new facility is recommended to accommodate growing program



SITE INFORMATION

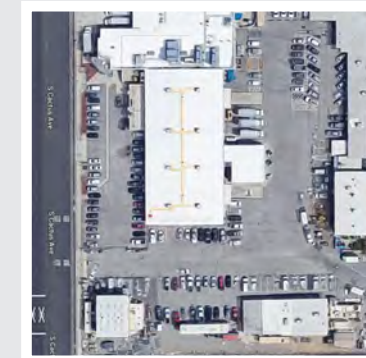


Overview

Year of Original Construction: 1965
Year of Recent Modernization: 2005
Site Acreage: 20 Acres
Total: 117,320 SF

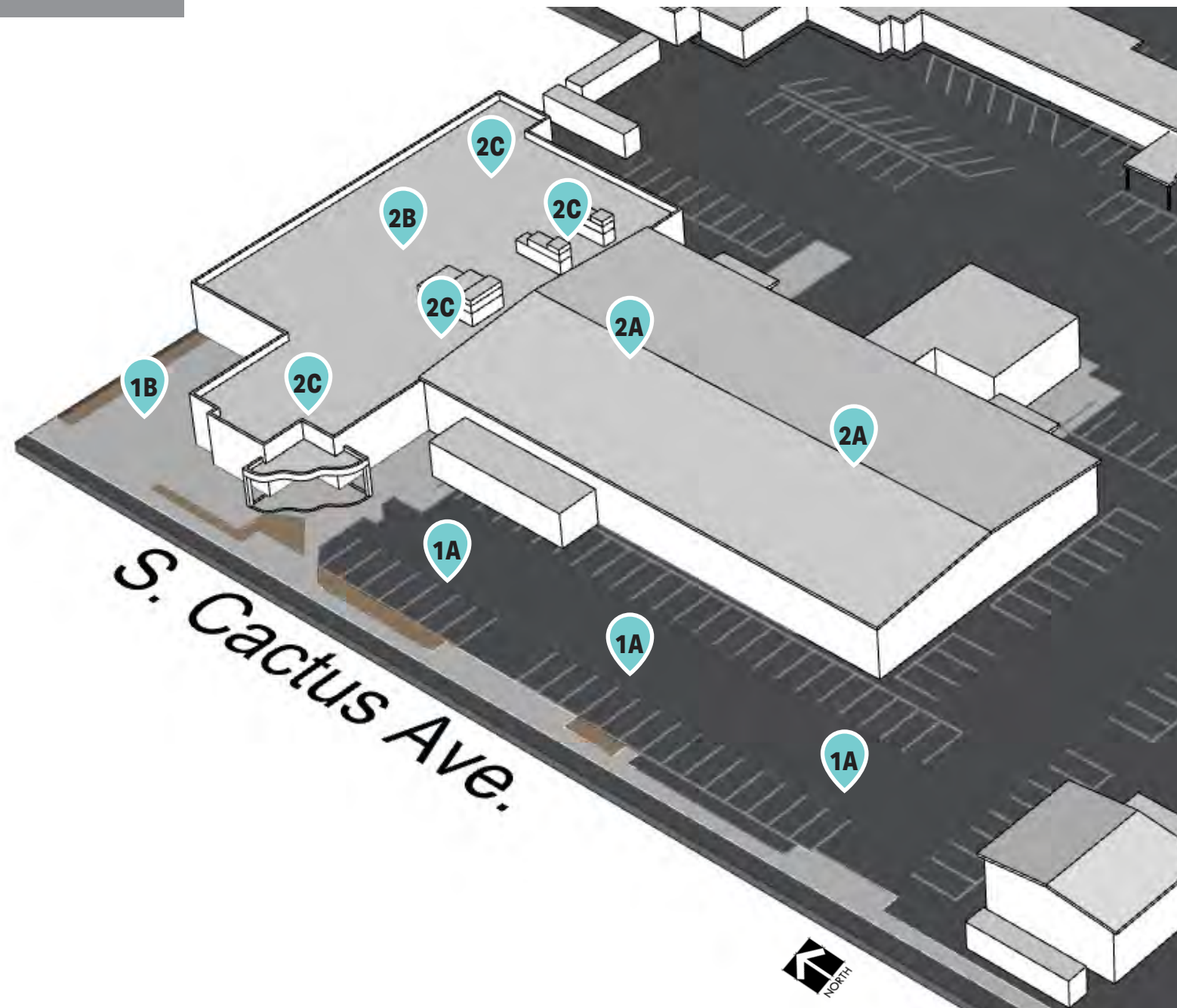
Available Parking

Standard: 35
Car Accessible: 1
Van Accessible: 1
Total: 37



Rialto USD Central Kitchen 625 W. Rialto Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

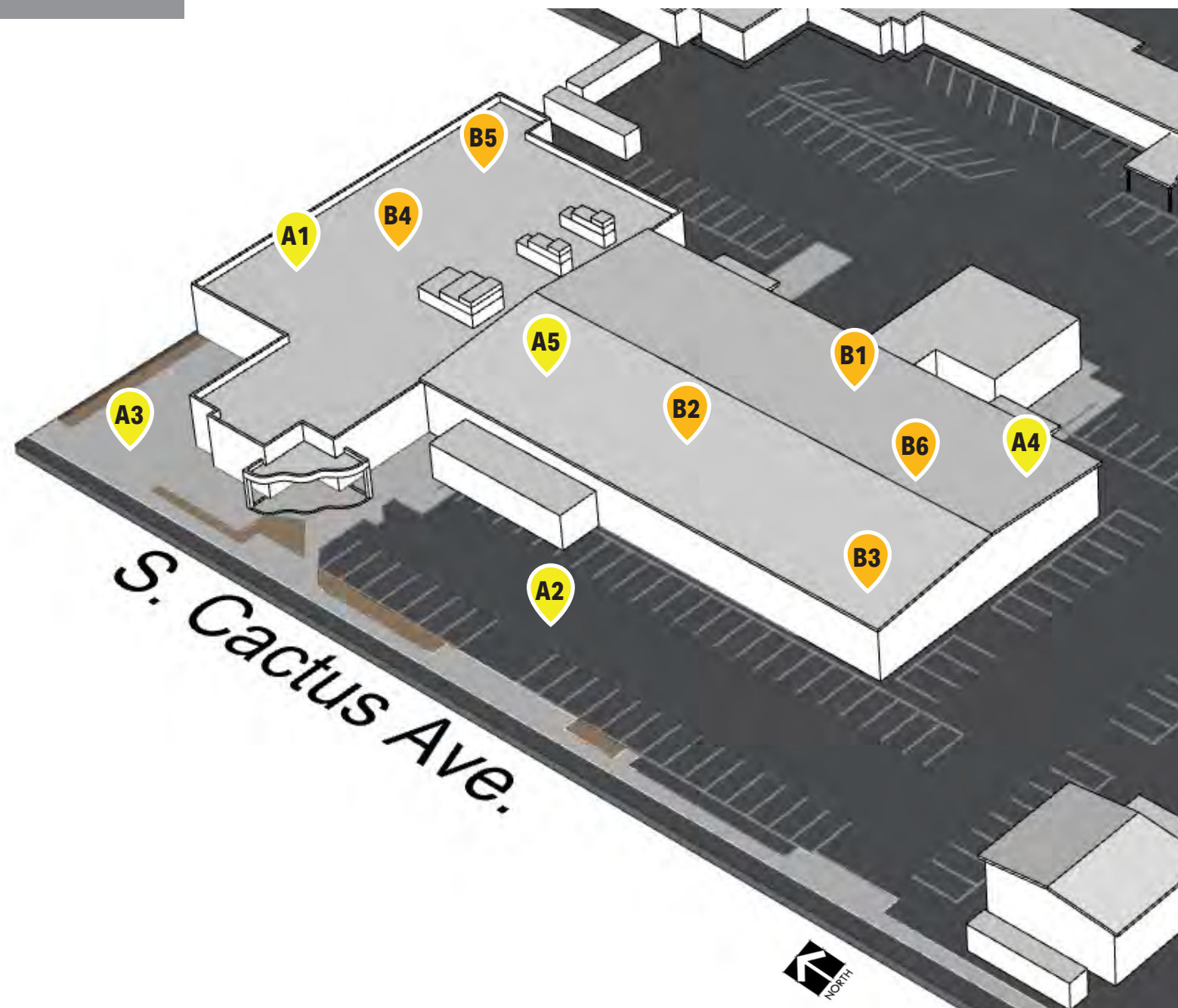
- 1A** The primary and only parking lot dedicated for the Central Kitchen is located west of the Building.
- 1B** Truck drop off drive in area.

2. Building/Structures

- 2A** The southern large building on site houses the Kitchen warehouse.
- 2B** Central kitchen space is located at the heart of the northern building.
- 2C** Also in the North building, surrounding the Central Kitchen are the administrative offices.

Rialto USD Central Kitchen 625 W. Rialto Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

- A1** Repair or replace boilers to meet health code
- A2** Repave and re-stripe parking lot
- A3** Rework steep slope at existing docks
- A4** Add ADA grab bars to warehouse toilets
- A5** Add ADA lockers to changing room

CAMPUS WIDE ITEMS

- A6.** Update refrigerators to Title 24 Standard
- A7.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A8.** Security system upgrade
- A9.** Emergency backup power (batteries)

B. HOUSEKEEPING

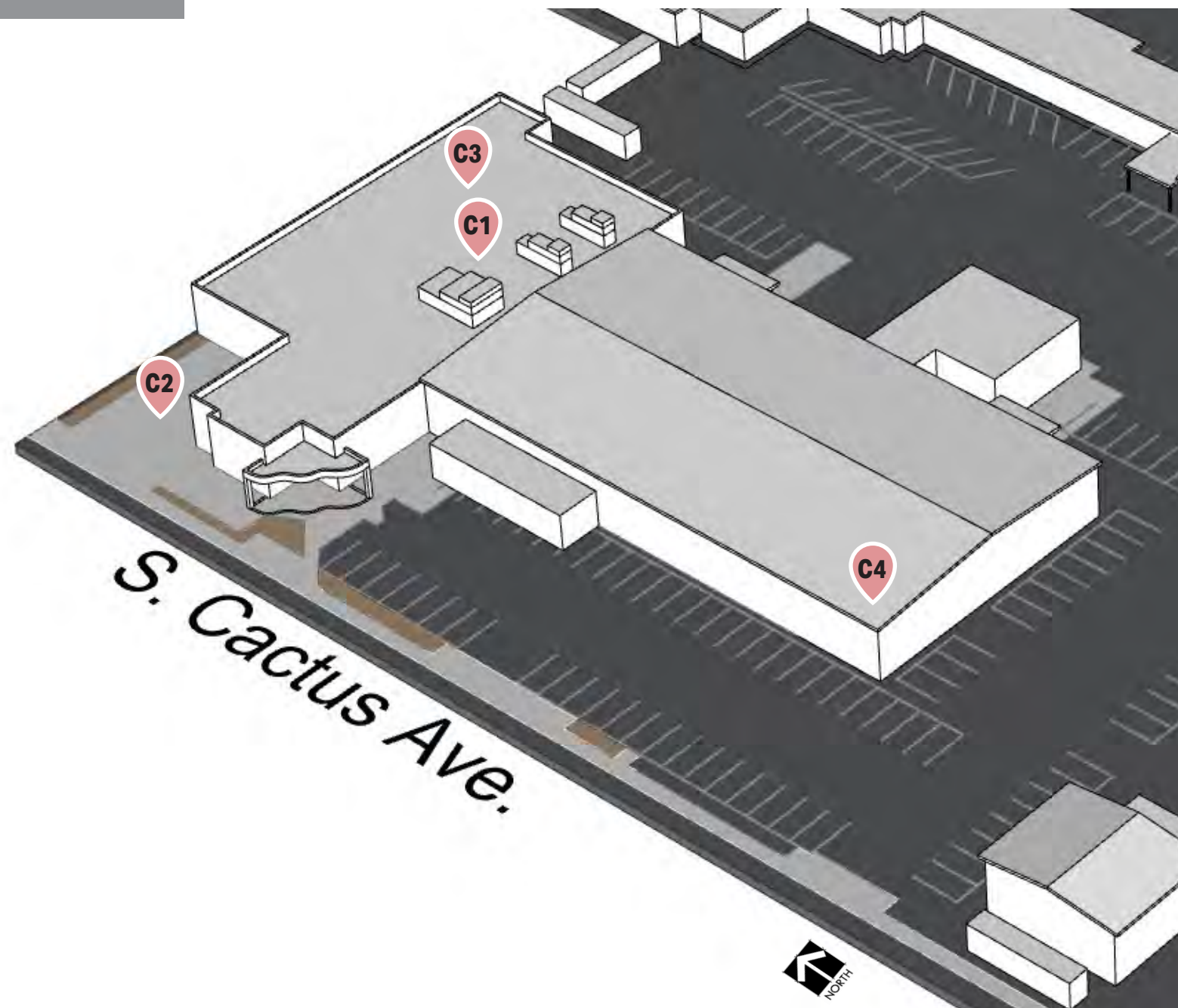
- B1** Repair or replace kitchen freezer electrical system
- B2** Repair or replace circulation pumps in kitchen
- B3** Repair or replace windows and doors in Nutrition office
- B4** Repair or replace walls and coves in boiler room
- B5** Repair or replace warehouse pallet racks
- B6** Repair or replace bathroom drains

CAMPUS WIDE ITEMS

- B7.** Restrooms floor replacement
- B8.** Kitchen floor replacement
- B9.** Repair or replace exhaust fans
- B10.** Repair or replace existing steam kettles
- B11.** HVAC system upgrade
- B12.** Plumbing system upgrade
- B13.** Lighting system upgrade
- B14.** Power distribution system upgrade

Rialto USD Central Kitchen 625 W. Rialto Avenue, Rialto, CA 92376

Needs / Vision



C. TRANSFORMATION NEEDS

- C1** Add space for additional ovens
- C2** Two additional docks for a total of five truck routes
- C3** Add space to increase the number of steam kettles
- C4** Add dry storage

VISION

A new facility is recommended to accommodate growing program



Rialto USD Central Kitchen 625 W. Rialto Avenue, Rialto, CA 92376

Rialto USD Central Kitchen					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Repair or replace boilers to meet health code (EA)	TBD	\$ 7,000.00	\$ -	Requires further investigation
A2	Repave and re-stripe parking lot (SF)	86,695	\$ 12.50	\$ 1,083,687.50	
A3	Rework steep slope at existing docks (LS)	1	\$ 50,000.00	\$ 50,000.00	
A4	Add ADA grab bars to warehouse toilets (LS)	1	\$ 5,000.00	\$ 5,000.00	
A5	Add ADA lockers to changing room (LS)	1	\$ 10,000.00	\$ 10,000.00	
A6	Update refrigerators to Title 24 Standard (SF)	1,368	\$ 250.00	\$ 342,000.00	
A7	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 100,000.00	\$ 100,000.00	
A8	Security system upgrade (SF)	14,514	\$ 2.50	\$ 36,285.00	
A9	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,641,972.50	
B. Housekeeping					
B1	Repair or replace kitchen freezer electrical system (LS)	1	\$ 12,000.00	\$ 12,000.00	
B2	Repair or replace circulation pumps in kitchen (LS)	1	\$ 5,000.00	\$ 5,000.00	
B3	Repair or replace windows and doors in Nutrition office (LS)	1	\$ 103,000.00	\$ 103,000.00	11 windows / 14 doors
B4	Repair or replace walls and coves in boiler room (SF)	432	\$ 100.00	\$ 43,200.00	
B5	Repair or replace warehouse pallet racks (LS)	1	\$ 20,000.00	\$ 20,000.00	
B6	Repair or replace bathroom drains (LS)	1	\$ 20,000.00	\$ 20,000.00	
B7	Restrooms floor replacement (SF)	667	\$ 6.00	\$ 4,002.00	
B8	Kitchen floor replacement (SF)	6,537	\$ 12.00	\$ 78,444.00	
B9	Repair or replace exhaust fans (EA)	14	\$ 1,200.00	\$ 16,800.00	
B10	Repair or replace existing steam kettles (LS)	TBD	\$ 15,000.00	\$ -	Requires further investigation
B11	HVAC system upgrade (SF)	14,514	\$ 35.00	\$ 507,990.00	
B12	Plumbing system upgrade (SF)	14,514	\$ 15.00	\$ 217,710.00	Includes lines to kettles and specialty equipment
B13	Lighting system upgrade (SF)	14,514	\$ 15.00	\$ 217,710.00	
B14	Power distribution system upgrade (SF)	14,514	\$ 10.00	\$ 145,140.00	
B. Housekeeping - Subtotals:				\$ 1,207,796.00	
C. Transformational Needs					
C1	Add space for additional ovens (LS)	TBD	\$ -	\$ -	See note 4.
C2	Two additional docks for a total of five truck routes (LS)	TBD	\$ -	\$ -	See note 4.
C3	Add space to increase the number of steam kettles (LS)	TBD	\$ -	\$ -	See note 4.
C4	Add dry storage (LS)	TBD	\$ -	\$ -	See note 4.
C. Transformational Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:			\$ 2,849,768.50		
SOFT COSTS (30%):			\$ 854,930.55		
TOTAL ESTIMATED PROJECT COSTS:			\$ 3,704,699.05		

LEGEND

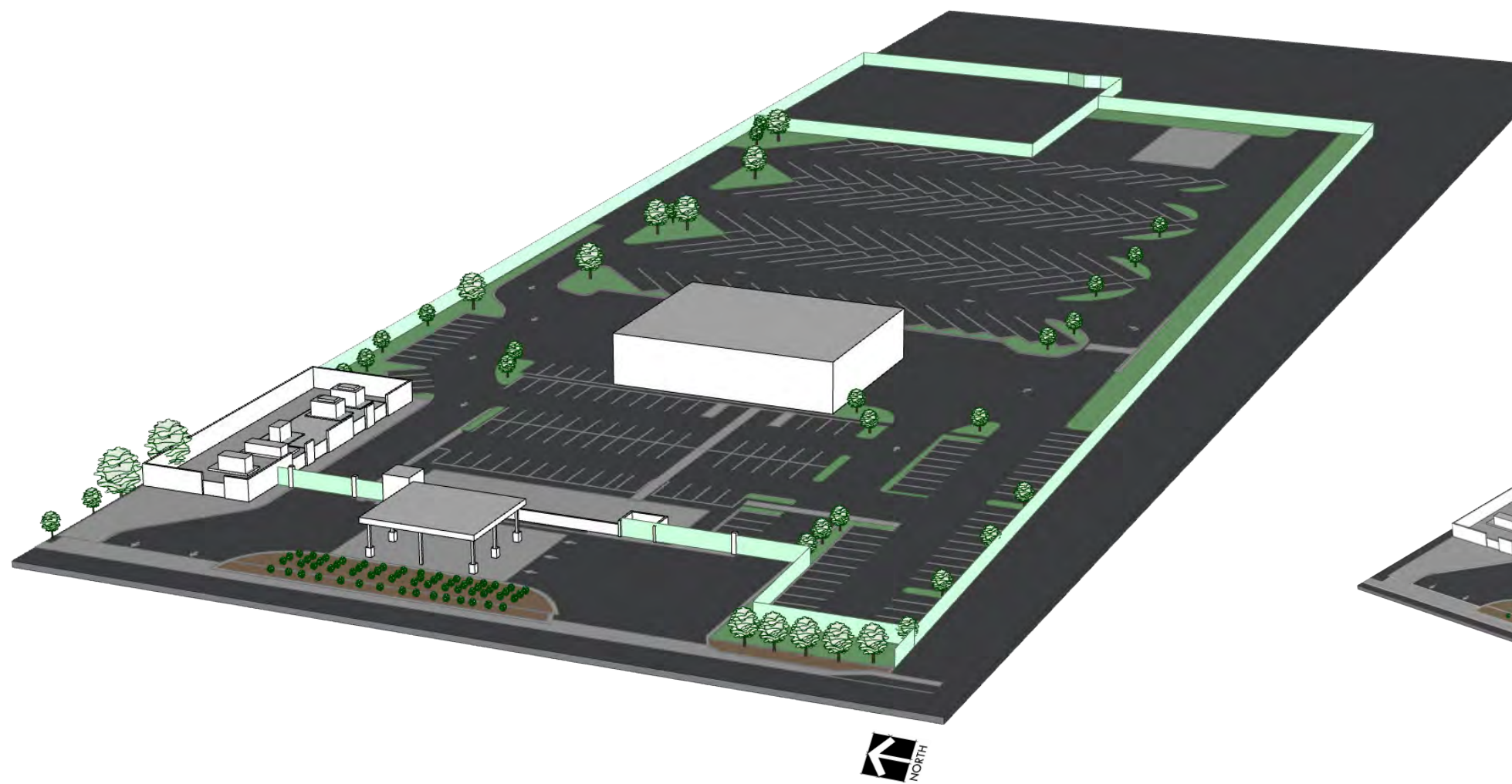
LF = Linear Feet
 LS = Lump Sum
 SF = Square Footage
 EA = Each

Notes

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2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023
4. The central kitchen building is land-locked, additional square footage would require an internal reconfiguration, going multi-story or demolishing and rebuilding. A new facility is recommended to accommodate growing program.

Rialto USD Central Natural Gas Station 261 S Lilac Avenue, Rialto, CA 92376

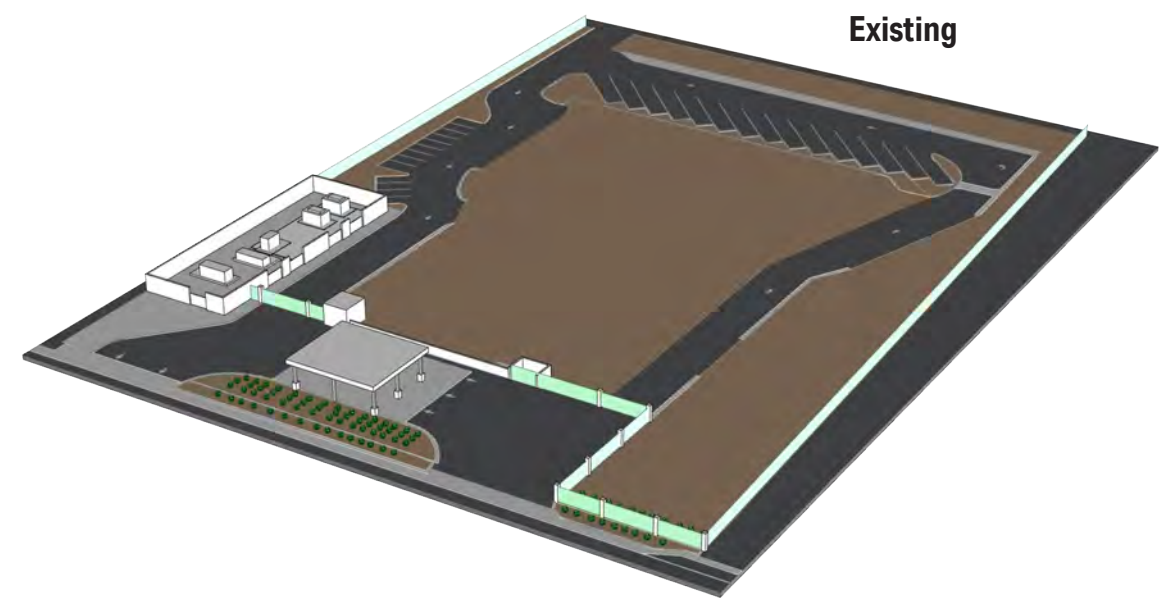
Existing



SITE INFORMATION

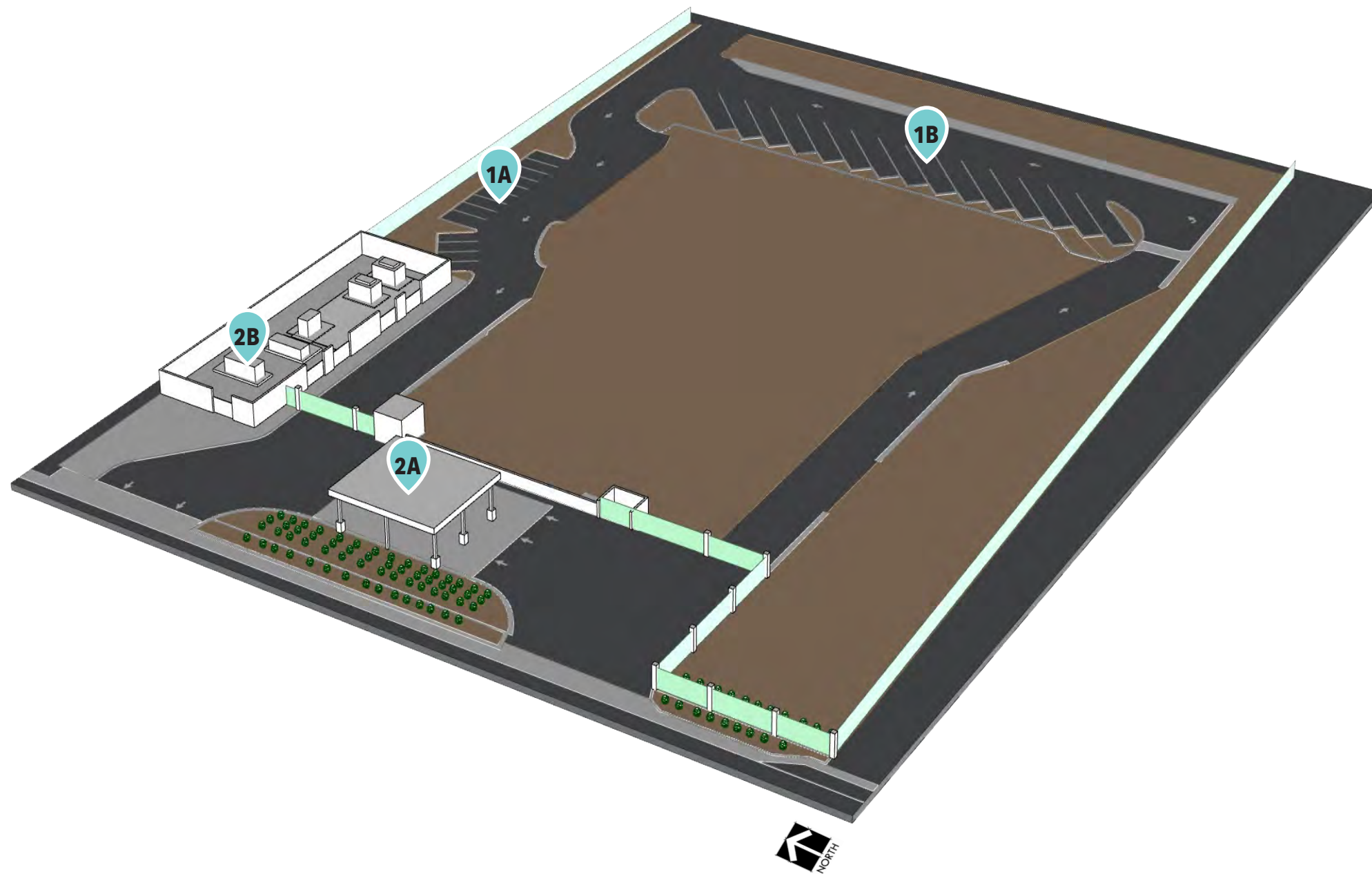


Overview
Year of Original Construction: 2018
Year of Recent Modernization: N/A
Site Acreage: 4.25 Acres
Total: 0 SF



Rialto USD Central Natural Gas Station 261 S Lilac Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

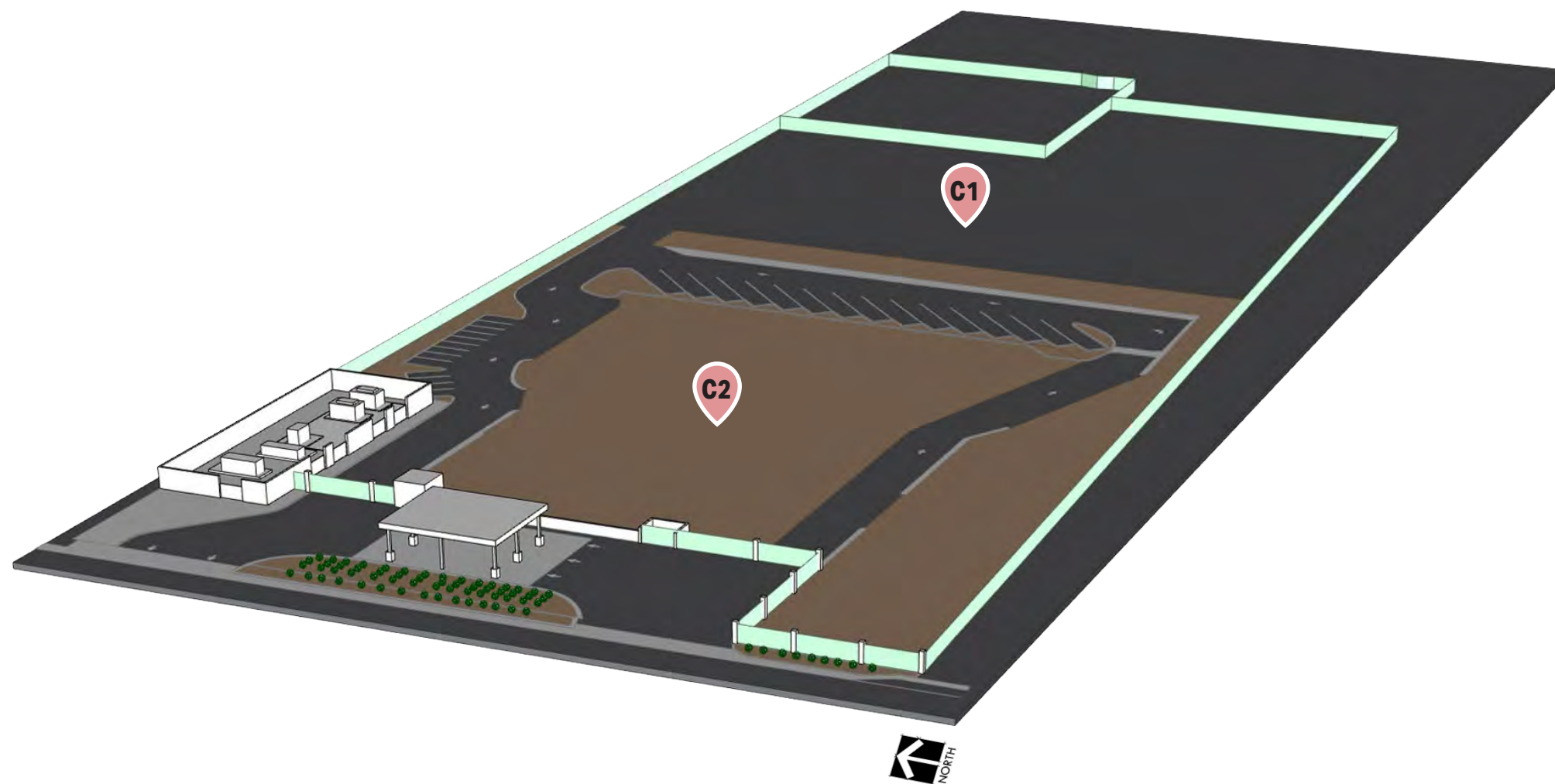
- 1A** 12 regular stalls
- 1B** 15 bus stalls

2. Building/Structures

- 2A** Drive-thru Filling Station Canopy
- 2B** CNG Mechanical Systems

Rialto USD Central Natural Gas Station 261 S Lilac Avenue, Rialto, CA 92376

Needs



A. CODE AND SAFETY

A1. Emergency backup power (batteries)

B. HOUSEKEEPING

Not applicable

C. TRANSFORMATION NEEDS

C1 Additional parking with charging or CNG filling stations

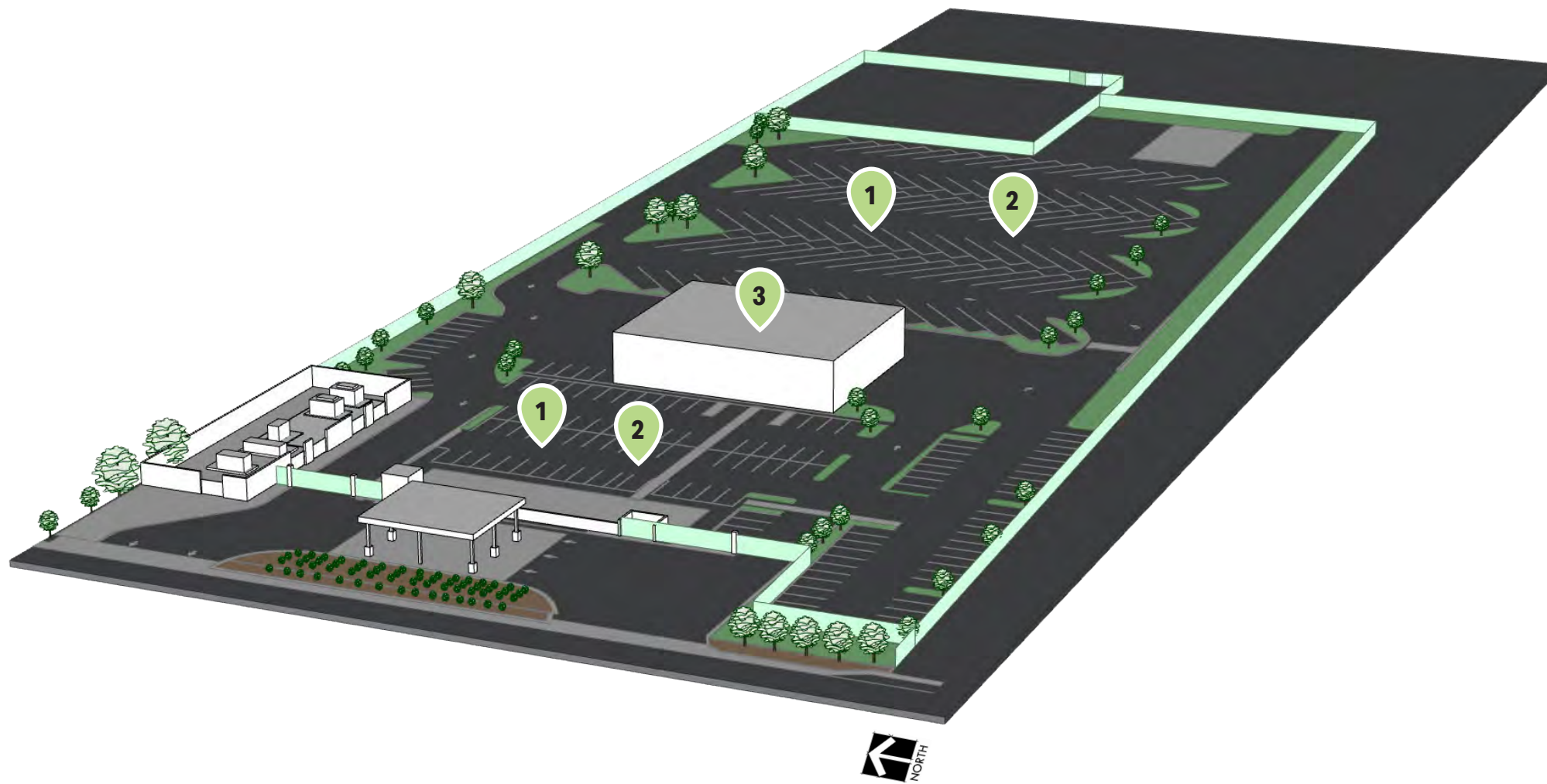
C2 New building to include garage bays (mechanic service and bus wash), offices, storage, and fleet parking

Rialto USD Central Natural Gas Station 261 S Lilac Avenue, Rialto, CA 92376

Vision

VISION

- 1 Additional charging or CNG filling stations
- 2 Additional parking
- 3 New building to include garage bays (mechanic service and bus wash), offices, storage, and fleet parking



Rialto USD Central Natural Gas Station 261 S Lilac Avenue, Rialto, CA 92376

Rialto USD CNG Station					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 3,000.00	
B. Housekeeping					
	N/A				
B. Housekeeping - Subtotals:				\$ -	
C. Transformation Needs					
C1	Additional parking with charging or CNG filling stations (SF)	169,000	\$ 12.50	\$ 2,112,500.00	
C2	New building to include garage bays (mechanic service and bus wash), offices, storage, and fleet parking (SF)	9,900	\$ 700.00	\$ 6,930,000.00	
C. Transformation Needs - Subtotals:				\$ 9,042,500.00	
TOTAL CONSTRUCTION COSTS:				\$ 9,045,500.00	
SOFT COSTS (30%):				\$ 2,713,650.00	
TOTAL ESTIMATED PROJECT COSTS:				\$ 11,759,150.00	

LEGEND

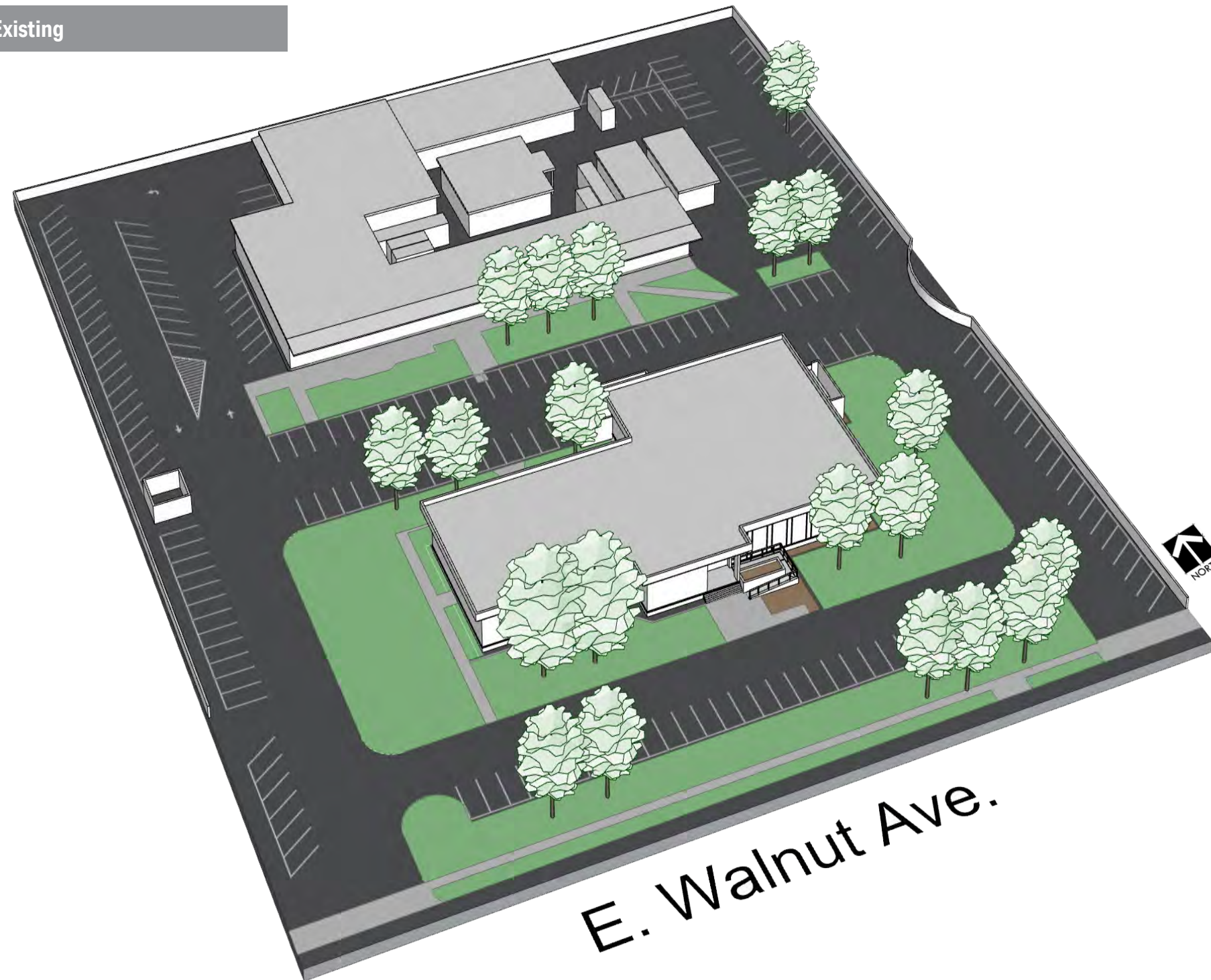
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

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Dr. John R. Kazalunas Education Center 182 E. Walnut Avenue, Rialto, CA 92376

Existing



SITE INFORMATION

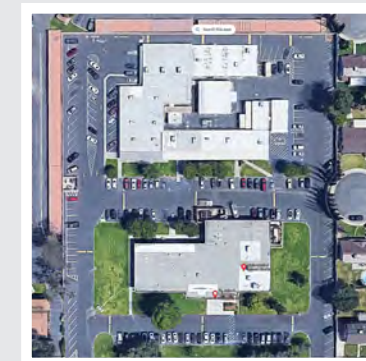


Overview

Year of Original Construction: 1965
Year of Recent Modernization: 2005
Site Acreage: 4.5 Acres
Total: 37,910 SF

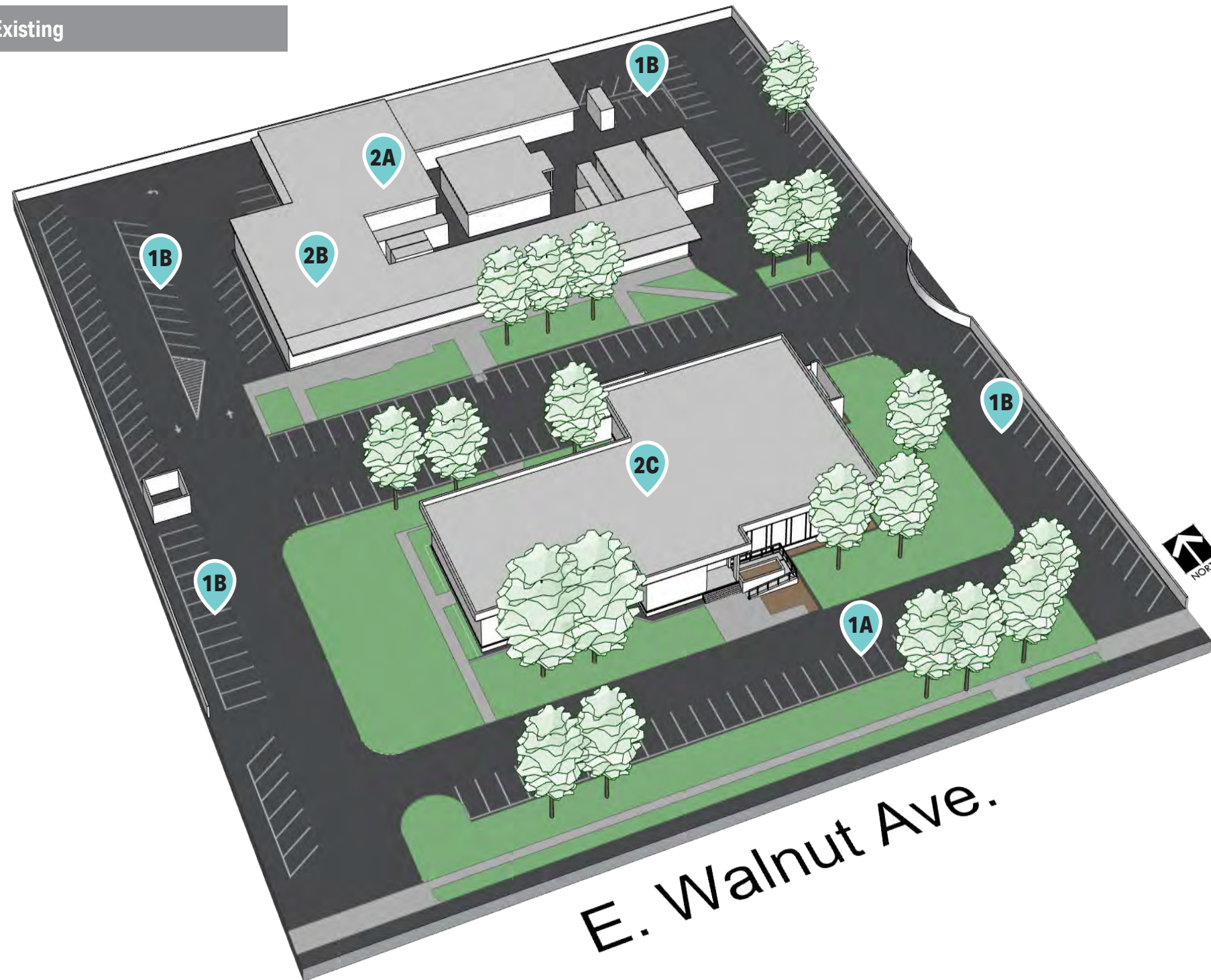
Available Parking

Standard: 175
Car Accessible: 5
Van Accessible: 4
Total: 184



Dr. John R. Kazalunas Education Center 182 E. Walnut Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

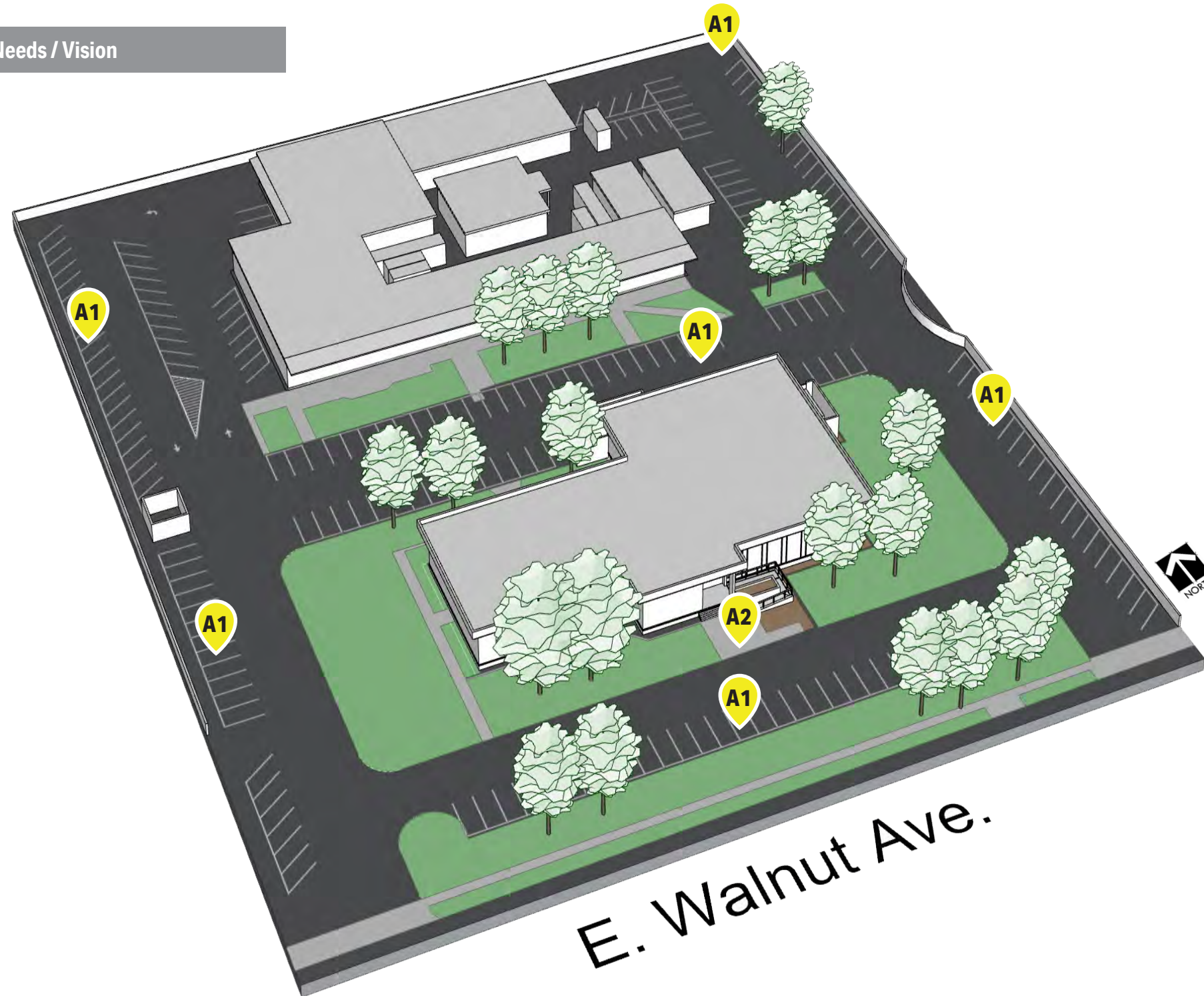
- 1A** Parking lot consists of ample visitor, staff and administrative parking space, including marked ADA spaces.
- 1B** Secondary and perimeter parking are also available.

2. Building/Structures

- 2A** The center contains 2 building complexes.
- 2B** The North complex includes portable buildings and office printing equipment.
- 2C** The South complex contains administrative offices and a main assembly space for governance activities.

Dr. John R. Kazalunas Education Center 182 E. Walnut Avenue, Rialto, CA 92376

Needs / Vision



A. CODE AND SAFETY

- A1** Parking lot re-stripping and curbs painting
- A2** Add ADA handrail on both sides of main entry ramp

CAMPUS WIDE ITEMS

- A3.** Reverse door swings for ADA compliance
- A4.** Add grab bars to restrooms for ADA compliance
- A5.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A6.** Security system upgrade
- A7.** Fire alarm system upgrade
- A8.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Possible xeriscaping to improve site water use
- B2.** Lighting system upgrade
- B3.** Power distribution system upgrade
- B4.** HVAC system upgrade
- B5.** Plumbing system upgrade

C. TRANSFORMATION NEEDS

Not applicable

VISION

Not applicable

Dr. John R. Kazalunas Education Center 182 E. Walnut Avenue, Rialto, CA 92376

Dr. John R. Kazalunas Education Center					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Parking lot re-stripping and curbs painting (LS)	1	\$ 50,000.00	\$ 50,000.00	
A2	Add ADA handrail on both sides of main entry ramp (LS)	1	\$ 7,000.00	\$ 7,000.00	
A3	Reverse door swings for ADA compliance (LS)	1	\$ 5,000.00	\$ 5,000.00	
A4	Add grab bars to restrooms for ADA compliance (LS)	1	\$ 5,000.00	\$ 5,000.00	
A5	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 100,000.00	\$ 100,000.00	
A6	Security system upgrade (SF)	18,332	\$ 2.50	\$ 45,830.00	
A7	Fire alarm system upgrade (SF)	18,332	\$ 9.00	\$ 164,988.00	
A8	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 392,818.00	
B. Housekeeping					
B1	Possible xeriscaping to improve site water usage (SF)	34,275	\$ 6.00	\$ 205,650.00	
B2	Lighting system upgrade (SF)	18,332	\$ 15.00	\$ 274,980.00	
B3	Power distribution system upgrade (SF)	18,332	\$ 10.00	\$ 183,320.00	
B4	HVAC system upgrade (SF)	18,332	\$ 35.00	\$ 641,620.00	
B5	Plumbing system upgrade (SF)	18,332	\$ 15.00	\$ 274,980.00	
B. Housekeeping - Subtotals:				\$ 1,580,550.00	
C. Transformation Needs					
N/A					
C. Transformation/Educational Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:			\$ 1,973,368.00		
SOFT COSTS (30%):			\$ 592,010.40		
TOTAL ESTIMATED PROJECT COSTS:			\$ 2,565,378.40		

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

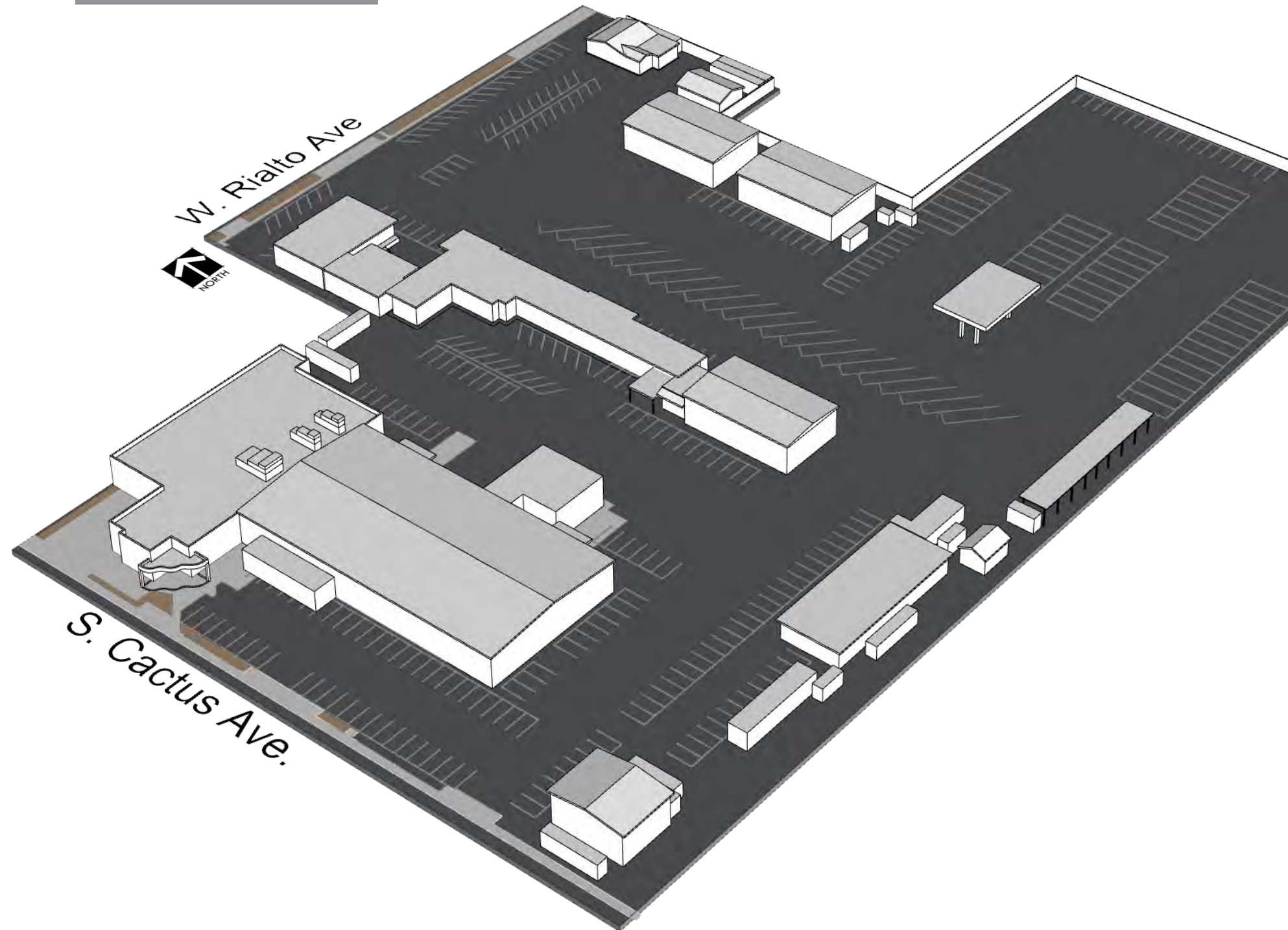
EA = Each

Notes

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Rialto USD Maintenance & Operations 625 W. Rialto Avenue, Rialto, CA 92376

Existing



SITE INFORMATION



Overview

Year of Original Construction: 1965
Year of Recent Modernization: 2005
Total: 117,320 SF

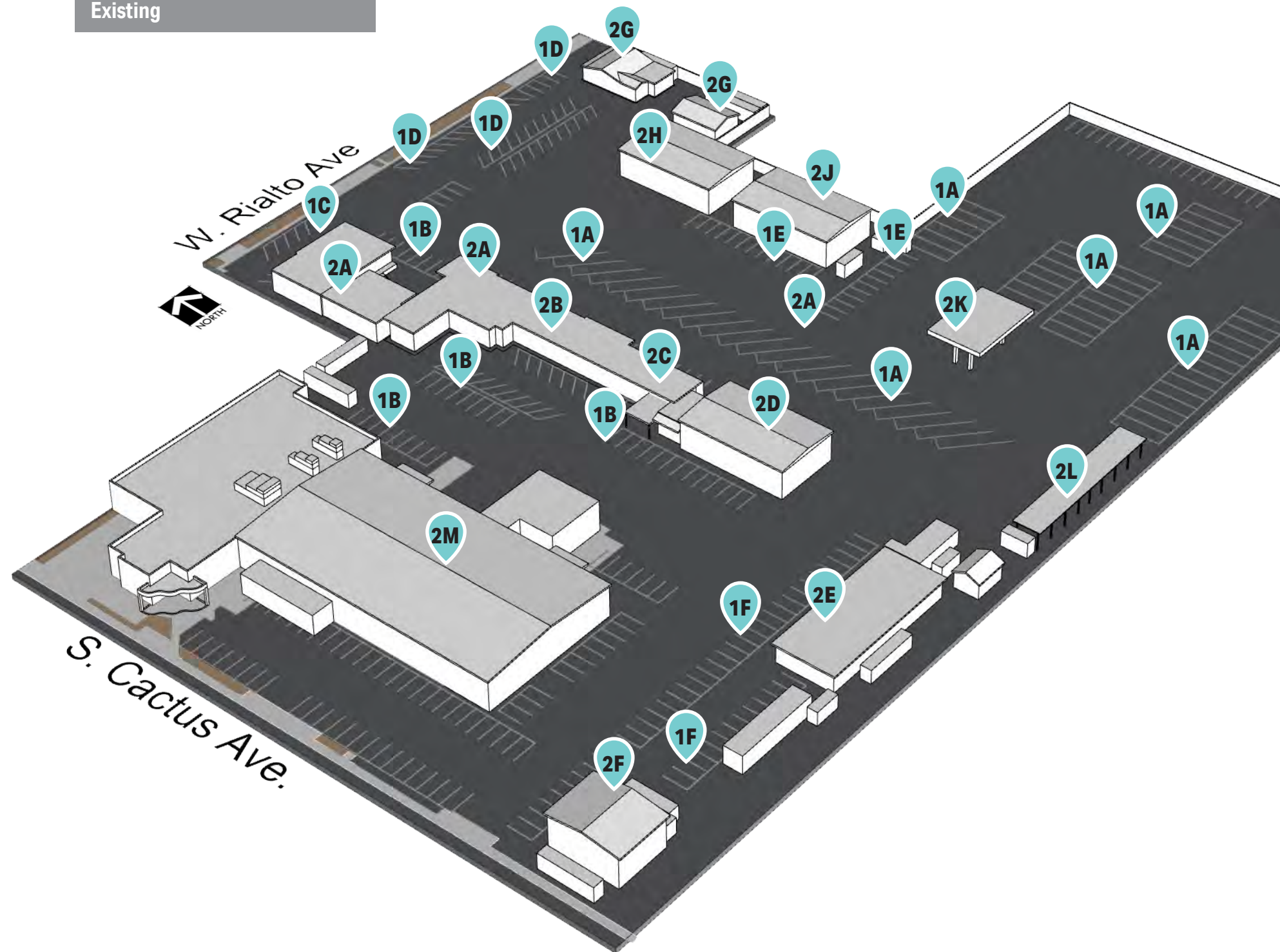
Available Parking

Standard: 177
Car Accessible: 1
Van Accessible: 1
Bus parking: 70
Total: 249



Rialto USD Maintenance & Operations 625 W. Rialto Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

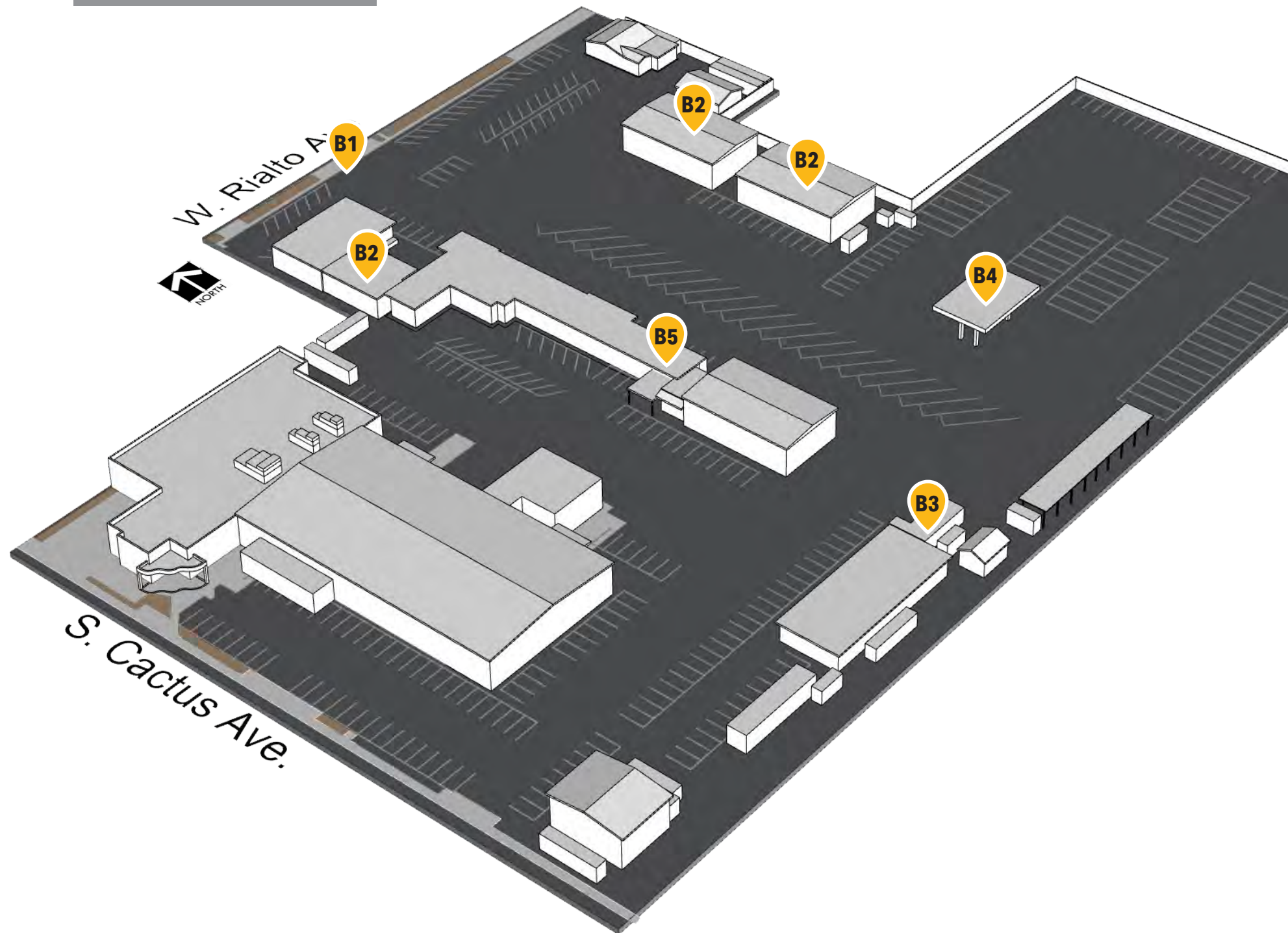
- 1A** Bus parking Lot running through the center of the site and expanding towards the south east corner of the site.
- 1B** Vehicle parking that serves the maintenance offices and handy workshops along the west side of the site. These lots offers standard and accessible parking.
- 1C** Standard parking serving the maintenance offices.
- 1D** Standard parking serving the garage offices.
- 1E** Parking serving the garage and maintenance shops.
- 1F** Cargo parking stalls along the south site border.

2. Building/Structures

- 2A** Maintenance offices and facilities planning.
- 2B** Transportation related offices.
- 2C** Carpenter shop
- 2D** Paint and grounds shops.
- 2E** Electricians and lock smith building along the south border line.
- 2F** Mail building at the south west corner of the site.
- 2G** Garage offices at the north east corner of the site.
- 2H** Wash rack and Garage shops are located south west of the garage offices
- 2J** The maintenance shop is directly south of the garage shops.
- 2K** A fueling island exists centrally located between all the Bus parking and south of the maintenance shop.
- 2L** Shelter shade structure along the south site border.
- 2M** Central kitchen site to the west.

Rialto USD Maintenance & Operations 625 W. Rialto Avenue, Rialto, CA 92376

Needs / Vision



A. CODE AND SAFETY

CAMPUS WIDE ITEMS

- A1. Repave asphalt throughout
- A2. Landings and handrails ADA upgrades
- A3. Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A4. Security system upgrade
- A5. Fire alarm system upgrade
- A6. Emergency backup power (batteries)

B. HOUSEKEEPING

- B1** Upgrade automatic gate at entry
- B2** Replace foam roof system
- B3** Replace exterior storage containers
- B4** Upgrade generator for fuel pumps
- B5** Replace roll-up door at carpenter shop

CAMPUS WIDE ITEMS

- B6. Storm drain system upgrade
- B7. Lighting system upgrade
- B8. HVAC system upgrade
- B9. Plumbing system upgrade
- B10. Power distribution system upgrade

**C. TRANSFORMATION/
EDUCATIONAL NEEDS**

Not applicable

VISION

Not applicable

Rialto USD Maintenance & Operations 625 W. Rialto Avenue, Rialto, CA 92376

Rialto USD M&O					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Repave asphalt throughout (SF)	94,101	\$ 12.50	\$ 1,176,262.50	
A2	Landings and handrails ADA upgrades (LS)	1	\$ 30,000.00	\$ 30,000.00	
A3	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 100,000.00	\$ 100,000.00	
A4	Security system upgrade (SF)	39,800	\$ 2.50	\$ 99,500.00	
A5	Fire alarm system upgrade (SF)	39,800	\$ 9.00	\$ 358,200.00	
A6	Emergency backup power (batteries) (EA)	75	\$ 200.00	\$ 15,000.00	
A. Code and Safety - Subtotals:				\$ 1,778,962.50	
B. Housekeeping					
B1	Upgrade automatic entry gate (LS)	1	\$ 10,000.00	\$ 10,000.00	
B2	Replace foam roof system (SF)	22,056	\$ 35.00	\$ 771,960.00	
B3	Replace exterior storage containers (EA)	6	\$ 4,000.00	\$ 24,000.00	
B4	Upgrade generator for fuel pumps (LS)	1	\$ 15,000.00	\$ 15,000.00	
B5	Replace roll-up door at carpenter shop (LS)	1	\$ 4,000.00	\$ 4,000.00	
B6	Storm drain system upgrade (LS)	1	\$ 100,000.00	\$ 100,000.00	
B7	Lighting system upgrade (SF)	39,800	\$ 15.00	\$ 597,000.00	
B8	HVAC system upgrade (SF)	39,800	\$ 35.00	\$ 1,393,000.00	
B9	Plumbing system upgrade (SF)	39,800	\$ 15.00	\$ 597,000.00	
B10	Power distribution system upgrade (SF)	39,800	\$ 10.00	\$ 398,000.00	
B. Housekeeping - Subtotals:				\$ 3,909,960.00	
C. Transformation Needs					
N/A					
C. Transformation Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:			\$ 5,688,922.50		
SOFT COSTS (30%):			\$ 1,706,676.75		
TOTAL ESTIMATED PROJECT COSTS:			\$ 7,395,599.25		

LEGEND

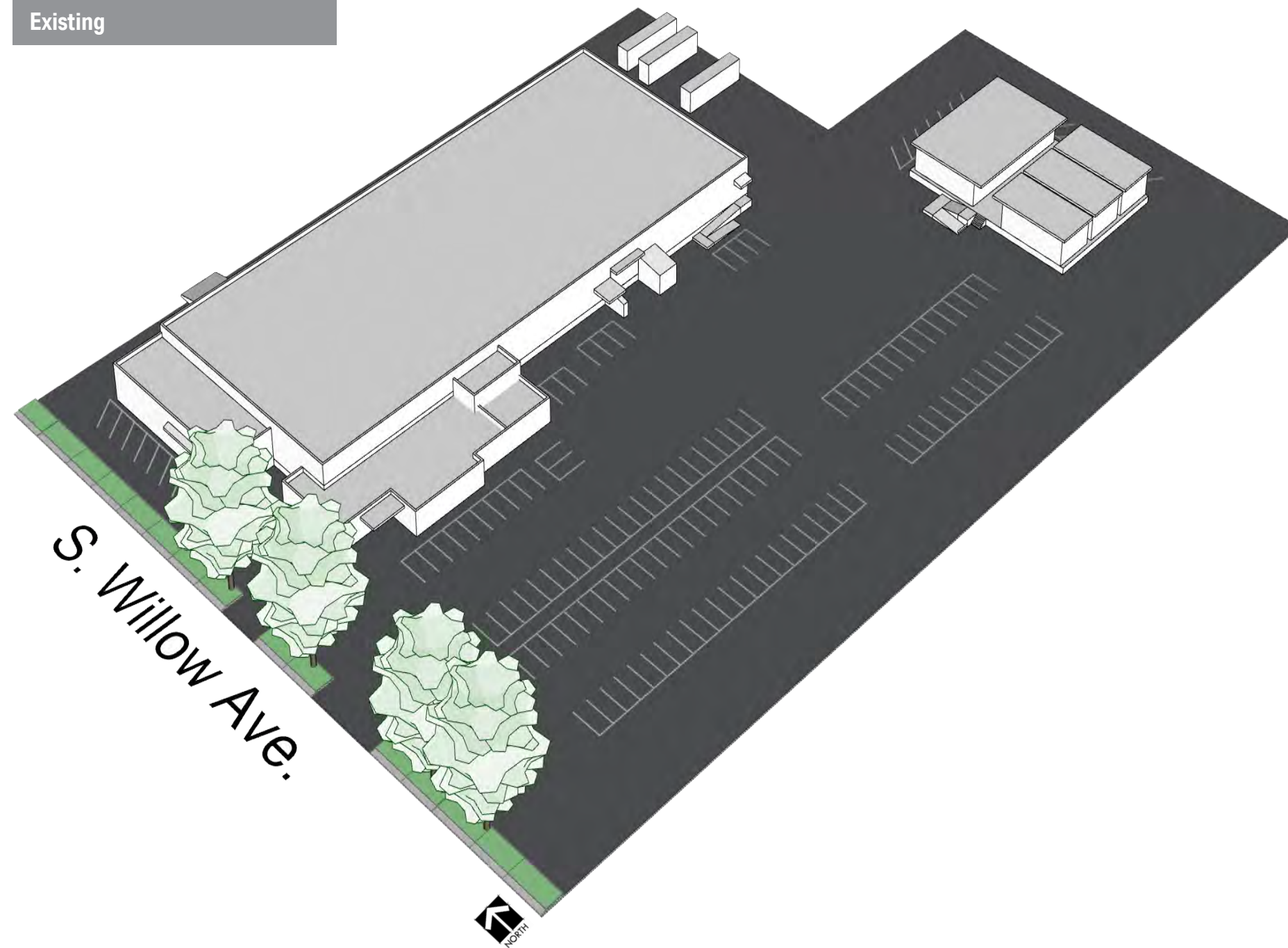
- LF = Linear Feet
- LS = Lump Sum
- SF = Square Footage
- EA = Each

Notes

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2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023

Rialto USD District Registration Center 260 S. Willow Avenue, Rialto, CA 92376

Existing



SITE INFORMATION

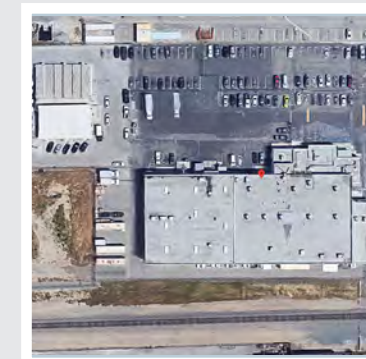


Overview

Year of Original Construction: 1965
Year of Recent Modernization: 2005
Site Acreage: 20 Acres
Total: 117,320 SF

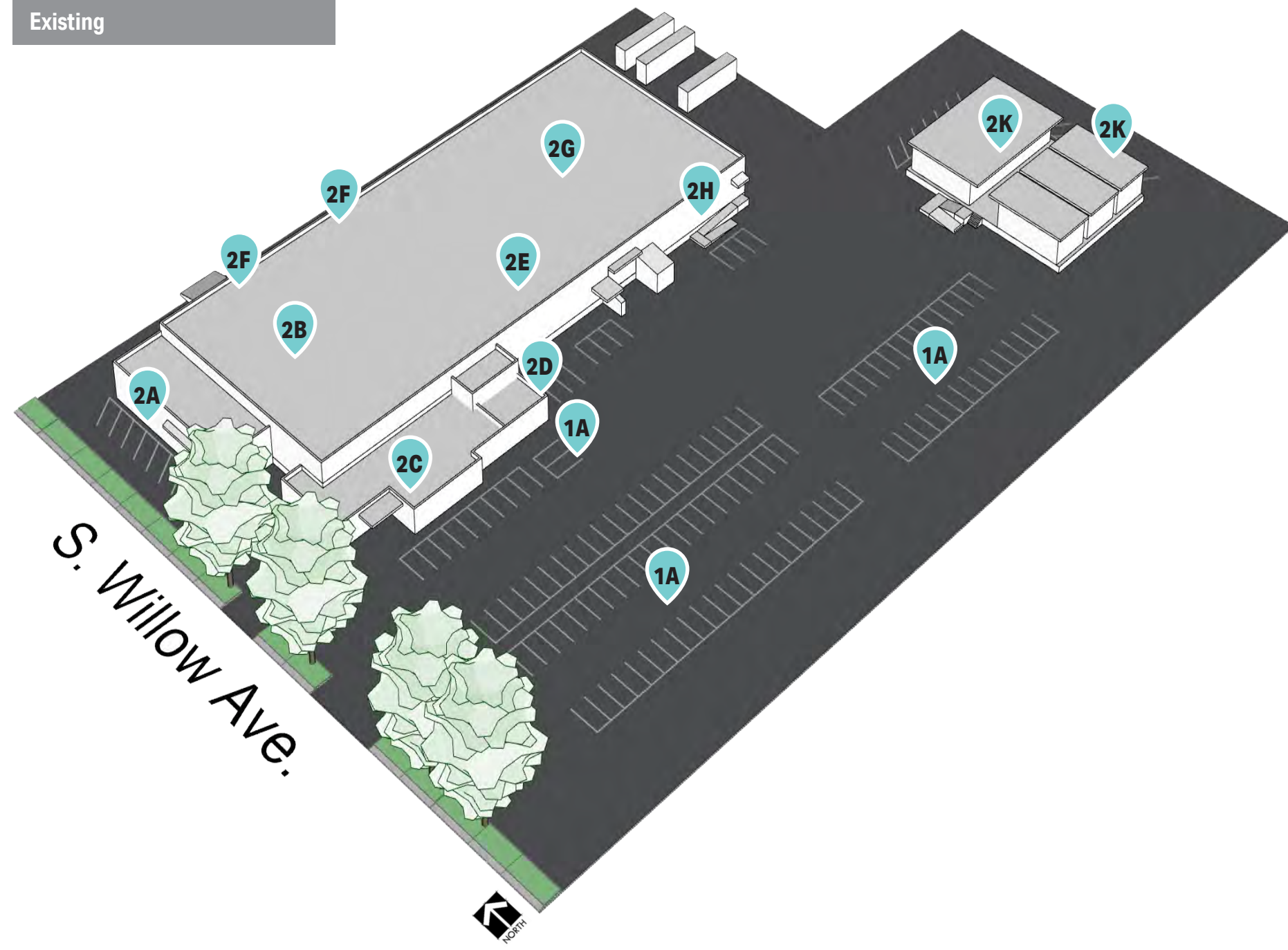
Available Parking

Standard: 130
Car Accessible: 5
Van Accessible: 2
Total: 137



Rialto USD District Registration Center 260 S. Willow Avenue, Rialto, CA 92376

Existing



SITE FEATURES

1. Parking

1A Rialto DRC / IMC parking Lot offers standard and accessible parking stalls

2. Building/Structures

2A Loading docks facing the main street along the south west corner of the overall building

2B The Administrative offices

2C Parent resource center along the south east corner of the over all building

2D Security office

2E Information Technology

2F Text book storage along the west southern half of the over all building

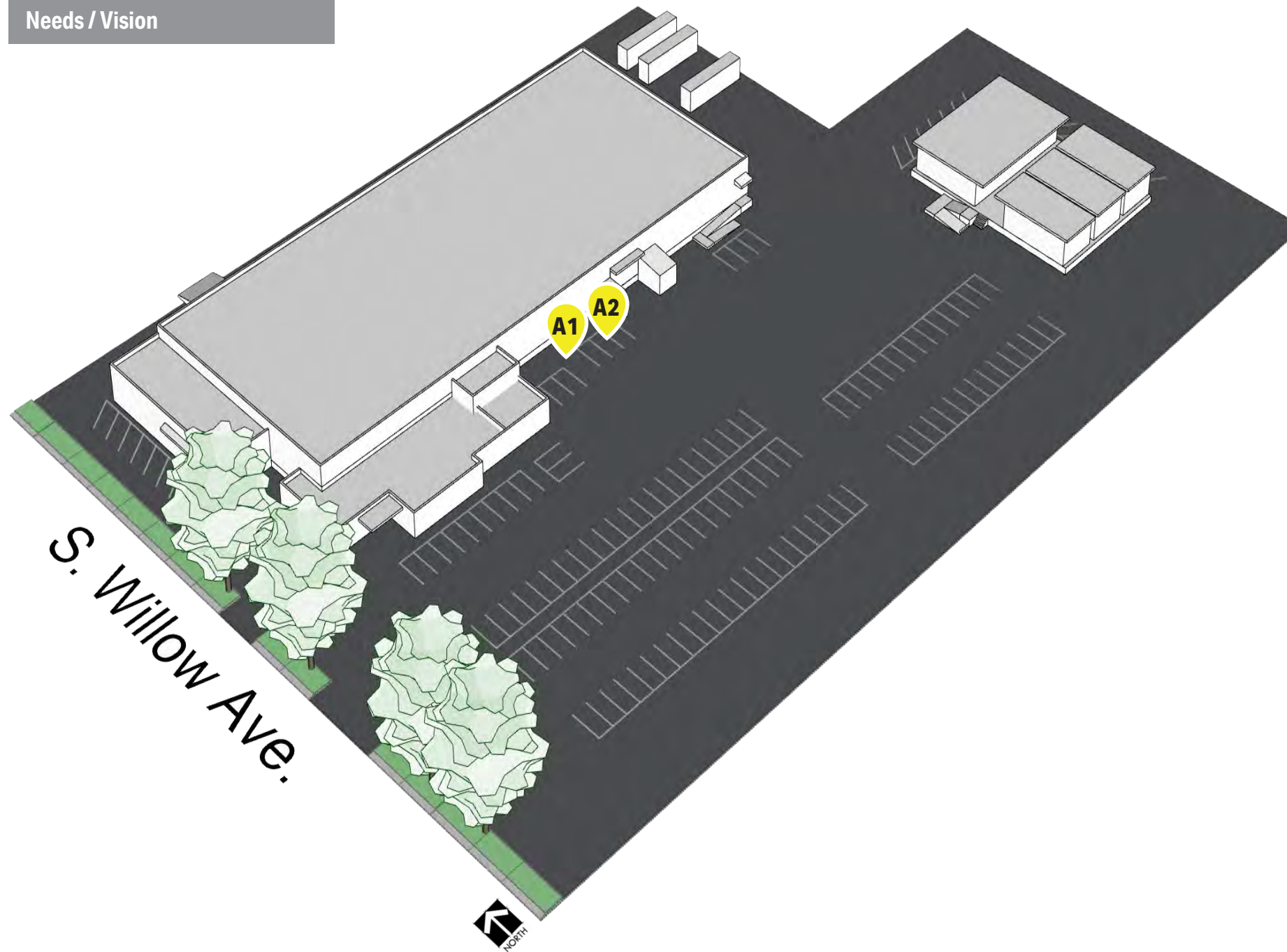
2G Warehouse

2H Loading docks, raised about 3' off the parking ground level

2K Campus security offices

Rialto USD District Registration Center 260 S. Willow Avenue, Rialto, CA 92376

Needs / Vision



A. CODE AND SAFETY

- A1** Add ADA ramps, handrails and extensions
- A2** Add ADA parking signage, and striping

CAMPUS WIDE ITEMS

- A3.** Add ADA room signage throughout office area
- A4.** Panic door hardware ADA upgrades
- A5.** Restrooms ADA upgrades
- A6.** Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes)
- A7.** Security system upgrade
- A8.** Fire alarm system upgrade
- A9.** Upgrade emergency generator for control center
- A10.** Emergency backup power (batteries)

B. HOUSEKEEPING

CAMPUS WIDE ITEMS

- B1.** Lighting system upgrade
- B2.** HVAC system upgrade
- B3.** Plumbing system upgrade
- B4.** Power distribution system upgrade

C. TRANSFORMATION NEEDS

Not applicable

VISION

Not applicable

Rialto USD District Registration Center 260 S. Willow Avenue, Rialto, CA 92376

Rialto USD DRC IMC					
Conceptual Estimate of Probable Project Costs - December 2022					
Key	Item Description (Unit)	Quantity	Cost/Unit	Cost	Comments
A. Code and Safety					
A1	Add ADA ramps, handrails and extensions (LS)	1	\$ 25,000.00	\$ 25,000.00	
A2	Add ADA parking signage, and striping (LS)	1	\$ 90,000.00	\$ 90,000.00	
A3	Add ADA room signage throughout office area (LS)	1	\$ 10,000.00	\$ 10,000.00	
A4	Panic door hardware ADA upgrades (LS)	1	\$ 40,000.00	\$ 40,000.00	
A5	Restrooms ADA upgrades (SF)	796	\$ 150.00	\$ 119,400.00	
A6	Title 24 accessibility site upgrades - accessible path of travel and surface transitions (truncated domes) (LS)	1	\$ 100,000.00	\$ 100,000.00	
A7	Security system upgrade (SF)	38,663	\$ 2.50	\$ 96,657.50	
A8	Fire alarm system upgrade (SF)	38,663	\$ 9.00	\$ 347,967.00	
A9	Upgrade emergency generator for control center (LS)	1	\$ 325,000.00	\$ 325,000.00	Site emergency power
A10	Emergency backup power (batteries) (EA)	15	\$ 200.00	\$ 3,000.00	
A. Code and Safety - Subtotals:				\$ 1,157,024.50	
B. Housekeeping					
B1	Lighting system upgrade (SF)	38,663	\$ 15.00	\$ 579,945.00	
B2	HVAC system upgrade (SF)	32,842	\$ 35.00	\$ 1,149,470.00	
B3	Plumbing system upgrade (SF)	32,842	\$ 15.00	\$ 492,630.00	
B4	Power distribution system upgrade (SF)	38,663	\$ 10.00	\$ 386,630.00	
B. Housekeeping - Subtotals:				\$ 2,608,675.00	
C. Transformation Needs					
N/A					
C. Transformation Needs - Subtotals:				\$ -	
TOTAL CONSTRUCTION COSTS:				\$ 3,765,699.50	
SOFT COSTS (30%):				\$ 1,129,709.85	
TOTAL ESTIMATED PROJECT COSTS:				\$ 4,895,409.35	

LEGEND

LF = Linear Feet

LS = Lump Sum

SF = Square Footage

EA = Each

Notes

1. Total construction cost estimates shown above are current 2022 construction hard cost estimates, based on a design-bid-build method
2. Total estimated project costs include 30% soft costs inclusive of agency, permits, inspection, testing, design and administrative costs
3. Future costs can be estimated using a 6% annual escalation rate after January, 2023



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