

Cotati-Rohnert Park Master Plan

Cotati-Rohnert Park Unified School District

Presentation by WLC Architects, Inc.

January 27, 2014

(Revised 1-31-14)



CRPUSD PROCESS

1. Education Specifications
2. Financial Strategies
3. Facilities Assessment

Demographics, Capacity and Utilization

4. Community Engagement
5. Facilities Master Plan Recommendations
6. Innovative Design
(without breaking the bank)



What We Look For:

- Site Conditions
- Existing Building Condition
- Educational Suitability
- 21st Century Readiness
- All District Sites

Facility Assessments



Community Engagement:

- Parent/Staff/ Community Meeting for Each Site (Some Combined)
- (3) Site Committee Meetings
- (3) Facility Committee Meetings
- Multiple District Staff Meetings
- Upcoming Board Meetings

Master Planning



Cotati-Rohnert Park Unified School District Master Plan
 Campus: **Evergreen Elementary School**
 Date: November 5, 2013

GOALS

- 21st Century Education
 Technology/Common Core/Team Teaching
- Energy Efficiency
- Sustainability



1. CODE COMPLIANCE

- Seismic / Fire and Life Safety / Accessibility
- Energy Efficiency Title 24
 - Drinking Fountains / Student / Staff Restrooms ADA compliance upgrade
 - Casework ADA compliance upgrade
 - Columbine locks at all classrooms
 - Replace all egress doors with a panic device hardware.

2. FUNCTION

Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc.; Are systems standardized and maintainable? Is the envelope of the building sound (roof/windows, walls, doors, etc.)?

- Infrastructure**
 Upgrade all HVAC equipment with energy management system, Clock Bell / Pk and telephone system, lighting with dimming, Fire control safety upgrade, new roofing, replace administration / classroom flooring.
- Replace temporary portable classrooms to a new permanent classroom building
- Replace folding partition with a **Folding/Operable permanent** glass divider
- Outdoor lunch shelter / Shade structure with outdoor tables and shades on the playground
- Add classroom windows for natural daylighting with automatic shades for daylight control
- Parking drop-off circulation
- Fence around school
- (N) M.U.

3. EDUCATIONAL SUITABILITY

Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

- Technology Upgrades**
 Adequate network bandwidth, Wi-Fi access points, more technology, sound enhancement systems, ceiling mounted projectors connected to computers, smart boards.
- Project - Based Learning with collaborative working environment
- Outdoor learning environment / Shaded areas with benches around the tree branch
- Comfortable and movable furniture
- Sliding white boards (Learning Wall) with storage space.
- Re-configure classroom to a better learning environment

Gathering Input and Prioritizing

Cotati-Rohnert Park USD - Existing Occupied Classrooms						
	Grade Levels	Total Loaded Classrooms	District Loading Factor	Capacity	Current Enrollment	Delta
Evergreen Elementary School	K-5	25	28	700	551	-149
M. Hahn Elementary School	K-5	26	28	728	486	-242
Monte Vista Elementary School	K-5	29	28	812	574	-238
Thomas Page Academy	K-8	24	28	672	480	-192
John Reed Elementary School	K-2	21	24	504	301	-203
University Elementary School	K-5	7	28	196	42	-154
Waldo Rohnert Elementary School	3-5'	21	28	588	284	-304
Lawrence Jones Middle School	6-8'	36	28	1008	894	-114
Technology Middle School	6-7'	25	28	700	326	-374
Rancho Cotate High School	9-12'	75	30	2250	1468	-782
Technology High School	9-12'	14	30	420	293	-127
District Wide		303		8578	5699	-2,879

Cotati-Rohnert Park USD - Fully Loaded Classrooms						
	Grade Levels	Total Loaded Classrooms	District Loading Factor	Capacity	Current Enrollment	Delta
Evergreen Elementary School	K-5	31	28	868	551	-317
M. Hahn Elementary School	K-5	26	28	728	486	-242
Monte Vista Elementary School	K-5	29	28	812	574	-238
Thomas Page Academy	K-8	24	28	672	480	-192
John Reed Elementary School	K-2	21	24	504	301	-203
University Elementary School	K-5	23	28	644	42	-602
Waldo Rohnert Elementary School	3-5'	21	28	588	284	-304
Lawrence Jones Middle School	6-8'	36	28	1008	894	-114
Technology Middle School	6-7'	37	28	1036	326	-710
Rancho Cotate High School	9-12'	75	30	2250	1468	-782
Technology High School	9-12'	14	30	420	293	-127
District Wide		337		9530	5699	-3,831

Capacity Analysis



Key Issues:

- Educational Suitability
- Instructional Technology
- Sustainability
- Deferred Maintenance
 - System Replacements
 - Finish Replacements
 - Safety and Security
- Kindergartens
- Food Production
- Site Work
- Signature Projects
- 21st Century Instructional Furniture

Master Planning



21st CENTURY EDUCATION



21st CENTURY EDUCATION

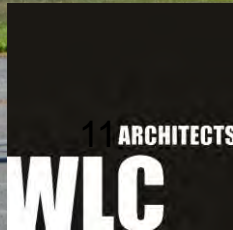
Cotati-Rohnert Park USD Master Plan					
Cost Model					
WLC Architects, Inc.					
January 21, 2014					
Cost Basis - High					
Existing Buildings			Estimated Cost/SF		
Exist	MP		Elementary	Middle	High
		Minor Improvements	\$ 25	\$ 25	\$ 25
		Minor Modernization	\$ 100	\$ 125	\$ 175
		Major Modernization	\$ 160	\$ 205	\$ 255
		Reconstruction	\$ 260	\$ 305	\$ 355
New Buildings			Elementary	Middle	High
		Portables	\$ 52	\$ 52	\$ 52
		Modulars		\$ 250	\$ 280
		New			
		Low	\$ 250	\$ 300	\$ 350
		Medium	\$ 300	\$ 350	\$ 400
		High	\$ 350	\$ 400	\$ 450
		Demolition	\$ 12	\$ 14	\$ 16
		Temporary Housing	\$ 30	\$ 30	\$ 45
Project Costs					
Design Contingency			10%		
Escalation Per Year			4%		
Change Orders			10%		
Soft Costs			20%		
Bond Program Costs					
Overall Bond Contingency			10%		
Program Management			5%		
Furniture and Equipment			10%		
Moving Expenses			1.0%		

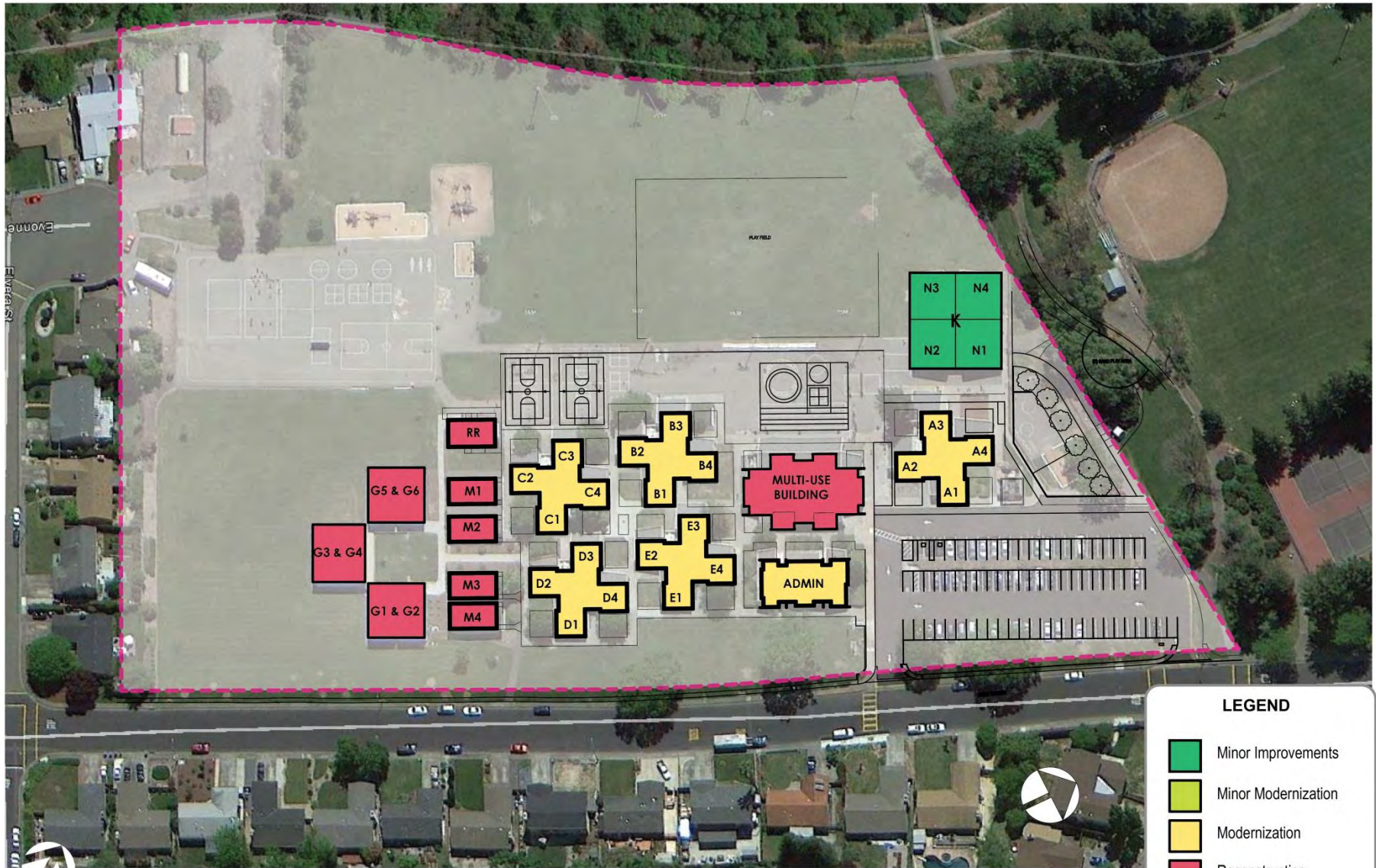
Cotati-Rohnert Park USD Master Plan					
Cost Model					
WLC Architects, Inc.					
January 21, 2014					
Cost Basis - Low					
Existing Buildings			Estimated Cost/SF		
Exist	MP		Elementary	Middle	High
		Minor Improvements	\$ 10	\$ 10	\$ 10
		Minor Modernization	\$ 50	\$ 75	\$ 125
		Major Modernization	\$ 100	\$ 125	\$ 225
		Reconstruction	\$ 180	\$ 205	\$ 255
New Buildings			Elementary	Middle	High
		Portables	\$ 52	\$ 52	\$ 52
		Modulars		\$ 250	\$ 280
		New			
		Low	\$ 250	\$ 300	\$ 350
		Medium	\$ 300	\$ 350	\$ 400
		High	\$ 350	\$ 400	\$ 450
		Demolition	\$ 12	\$ 14	\$ 16
		Temporary Housing	\$ 30	\$ 30	\$ 45
Project Costs					
Design Contingency			6%		
Escalation Per Year			4%		
Change Orders			8%		
Soft Costs			20%		
Bond Program Costs					
Overall Bond Contingency			5%		
Program Management			2%		
Furniture and Equipment			5%		
Moving Expenses			0.5%		

- Cotati-Rohnert Park USD
Cost Model Basis

Cotati-Rohnert Park Master Plan

Evergreen Elementary School





LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

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Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				(High)
WLC Architects, Inc.				
January 21, 2014				
Existing Option 1 - With Portable Replacement Emphasis				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2859	\$ 160 \$ 457,440
		Multi-Use /Kitchen	5735	\$ 260 \$ 1,491,100
		N - Kindergarten	5827	\$ 25 \$ 145,675
		A - Classrooms	4004	\$ 160 \$ 640,640
		B - Classrooms	3796	\$ 160 \$ 607,360
		C - Classrooms	3796	\$ 160 \$ 607,360
		D - Classrooms	3796	\$ 160 \$ 607,360
		E - Classrooms	3796	\$ 160 \$ 607,360
		G - Classrooms (Portables)	5760	\$ 260 \$ 1,497,600
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 260 \$ 1,123,200
		Site Work 10.15 Acres		\$ 750,000
		Subtotal	43689	\$ 8,535,095
		Design Contingency		10% \$ 853,510
		Escalation Years @ %	2	4% \$ 682,808
		Change Orders		10% \$ 853,510
		Subtotal		\$ 2,389,827
		Expected Total Construction Cost		\$ 10,924,922
		Soft Costs	20%	\$ 2,184,984.32
		Total Project Cost		\$ 13,109,906

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				(Low)
WLC Architects, Inc.				
January 21, 2014				
Existing Option 1 - With Portable Replacement Emphasis				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2859	\$ 100 \$ 285,900
		Multi-Use /Kitchen	5735	\$ 180 \$ 1,032,300
		N - Kindergarten	5827	\$ 10 \$ 58,270
		A - Classrooms	4004	\$ 100 \$ 400,400
		B - Classrooms	3796	\$ 100 \$ 379,600
		C - Classrooms	3796	\$ 100 \$ 379,600
		D - Classrooms	3796	\$ 100 \$ 379,600
		E - Classrooms	3796	\$ 100 \$ 379,600
		G - Classrooms (Portables)	5760	\$ 180 \$ 1,036,800
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 180 \$ 777,600
		Site Work 10.15 Acres		\$ 750,000
		Subtotal	43689	\$ 5,859,670
		Design Contingency		6% \$ 351,580
		Escalation Years @ %	2	4% \$ 468,774
		Change Orders		8% \$ 468,774
		Subtotal		\$ 1,289,127
		Expected Total Construction Cost		\$ 7,148,797
		Soft Costs	20%	\$ 1,429,759.48
		Total Project Cost		\$ 8,578,557

- Evergreen Elementary School
Cost Model Existing Option 1



LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				
(High)				
WLC Architects, Inc.				
January 21, 2014				
Existing Option 2				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 160 \$ 457,440
		Multi-Use /Kitchen	5735	\$ 160 \$ 917,600
		N - Kindergarten	5827	\$ 25 \$ 145,675
		A - Classrooms	4004	\$ 160 \$ 640,640
		B - Classrooms	3796	\$ 160 \$ 607,360
		C - Classrooms	3796	\$ 160 \$ 607,360
		D - Classrooms	3796	\$ 160 \$ 607,360
		E - Classrooms	3796	\$ 160 \$ 607,360
		G - Classrooms (6 Portables)	5760	\$ 25 \$ 144,000
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 25 \$ 108,000
		Site Work 10.15 Acres		\$ 750,000
		Subtotal	43689	\$ 5,592,795
		Design Contingency	10%	\$ 559,280
		Escalation Years @ %	2 4%	\$ 447,424
		Change Orders	10%	\$ 559,280
		Subtotal		\$ 1,565,983
		Expected Total Construction Cost		\$ 7,158,778
		Soft Costs	20%	\$ 1,431,755.52
		Total Project Cost		\$ 8,590,533

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				
(Low)				
WLC Architects, Inc.				
January 21, 2014				
Existing Option 2				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 100 \$ 285,900
		Multi-Use /Kitchen	5735	\$ 100 \$ 573,500
		N - Kindergarten	5827	\$ 10 \$ 58,270
		A - Classrooms	4004	\$ 100 \$ 400,400
		B - Classrooms	3796	\$ 100 \$ 379,600
		C - Classrooms	3796	\$ 100 \$ 379,600
		D - Classrooms	3796	\$ 100 \$ 379,600
		E - Classrooms	3796	\$ 100 \$ 379,600
		G - Classrooms (6 Portables)	5760	\$ 10 \$ 57,600
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 10 \$ 43,200
		Site Work 10.15 Acres		\$ 750,000
		Subtotal	43689	\$ 3,687,270
		Design Contingency	6%	\$ 221,236
		Escalation Years @ %	2 4%	\$ 294,982
		Change Orders	8%	\$ 294,982
		Subtotal		\$ 811,199
		Expected Total Construction Cost		\$ 4,498,469
		Soft Costs	20%	\$ 899,693.88
		Total Project Cost		\$ 5,398,163

- Evergreen Elementary School Cost Model Existing Option 2



EXISTING PROGRAM	
29 Classrooms	
4 Kindergarten Classrooms	
Library (C4)	
Computer Lab (C3)	
Multi Purpose	
Administration	

PROPOSED SCOPE	
10 New Classrooms	
18 Minor Modernized Classrooms with Natural Daylight / Skylight	
4 Kindergarten Minor Improvements	
Library (C4) - Modernization	
Computer Lab (C3) - Modernization	
Minor Modernized Administration	
New Outdoor Lunch Shelter	
Multi-Use Building	

LEGEND		
	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				
(High)				
WLC Architects, Inc.				
January 21, 2014				
Option 1 - Full Master Plan with New Classrooms, New MP				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 160 \$ 457,440
		Repurpose Exist. Multi-Use /Kitchen to Innovation Ctr.	5735	\$ 260 \$ 1,491,100
		New Multi-Use Kitchen Building	7500	\$ 350 \$ 2,625,000
		N - Kindergarten	5827	\$ 25 \$ 145,675
		A - Classrooms	4004	\$ 160 \$ 640,640
		B - Classrooms	3796	\$ 160 \$ 607,360
		C - Classrooms	3796	\$ 160 \$ 607,360
		D - Classrooms	3796	\$ 160 \$ 607,360
		E - Classrooms	3796	\$ 160 \$ 607,360
		New Classroom Building	13728	\$ 350 \$ 4,804,800
		G - Classrooms (Portables) DEMO	5760	\$ 12 \$ 69,120
		M - Classrooms & Restroom (Portables) DEMO	4320	\$ 12 \$ 51,840
		Site Work 10.15 Acres		\$ 750,000
		Subtotal	54837	\$ 13,465,055
		Design Contingency	10%	\$ 1,346,506
		Escalation Years @ %	2 4%	\$ 1,077,204
		Change Orders	10%	\$ 1,346,506
		Subtotal		\$ 3,770,215
		Expected Total Construction Cost		\$ 17,235,270
		Soft Costs	20%	\$ 3,447,054.08
		Total Project Cost		\$ 20,682,324

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				
(Low)				
WLC Architects, Inc.				
January 21, 2014				
Option 1 - Full Master Plan with New Classrooms, New MP				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 100 \$ 285,900
		Repurpose Exist. Multi-Use /Kitchen to Innovation Ctr.	5735	\$ 180 \$ 1,032,300
		New Multi-Use Kitchen Building	7500	\$ 300 \$ 2,250,000
		N - Kindergarten	5827	\$ 10 \$ 58,270
		A - Classrooms	4004	\$ 100 \$ 400,400
		B - Classrooms	3796	\$ 100 \$ 379,600
		C - Classrooms	3796	\$ 100 \$ 379,600
		D - Classrooms	3796	\$ 100 \$ 379,600
		E - Classrooms	3796	\$ 100 \$ 379,600
		New Classroom Building	13728	\$ 300 \$ 4,118,400
		G - Classrooms (Portables) DEMO	5760	\$ 12 \$ 69,120
		M - Classrooms & Restroom (Portables) DEMO	4320	\$ 12 \$ 51,840
		Site Work 10.15 Acres		\$ 750,000
		Subtotal	54837	\$ 10,534,630
		Design Contingency	6%	\$ 632,078
		Escalation Years @ %	2 4%	\$ 842,770
		Change Orders	8%	\$ 842,770
		Subtotal		\$ 2,317,619
		Expected Total Construction Cost		\$ 12,852,249
		Soft Costs	20%	\$ 2,570,449.72
		Total Project Cost		\$ 15,422,698

- Evergreen Elementary School
Cost Model Master Plan Option 1

Cotati-Rohnert Park USD Master Plan					Cotati-Rohnert Park USD Master Plan						
Evergreen Elementary School					Evergreen Elementary School						
WLC Architects, Inc.					WLC Architects, Inc.						
January 21, 2014					January 21, 2014						
Option 1A - New School					Option 1A - New School						
Exist	MP	Bldg.	SF	Scope	Estimated Cost	Exist	MP	Bldg.	SF	Scope	Estimated Cost
		Administration	4000	\$ 350	\$ 1,400,000			Administration	4000	\$ 250	\$ 1,000,000
		Innovation Center / Media Center	4500	\$ 350	\$ 1,575,000			Innovation Center / Media Center	4500	\$ 250	\$ 1,125,000
		New Multi-Use Kitchen Building	7500	\$ 350	\$ 2,625,000			New Multi-Use Kitchen Building	7500	\$ 250	\$ 1,875,000
		Kindergarten	5760	\$ 300	\$ 1,728,000			Kindergarten	5760	\$ 250	\$ 1,440,000
		Classroom Building (28)	37632	\$ 300	\$ 11,289,600			Classroom Building (28)	37632	\$ 250	\$ 9,408,000
		Site Work 10.15 Acres			\$ 4,421,340			Site Work 10.15 Acres			\$ 4,421,340
		Subtotal	59392		\$ 23,038,940			Subtotal	59392		\$ 19,269,340
		Design Contingency		5%	\$ 1,151,947			Design Contingency		3%	\$ 578,080
		Escalation Years @ %	2	4%	\$ 1,843,115			Escalation Years @ %	2	4%	\$ 1,541,547
		Change Orders		5%	\$ 1,151,947			Change Orders		3%	\$ 578,080
		Subtotal			\$ 4,147,009			Subtotal			\$ 2,697,708
		Expected Total Construction Cost			\$ 27,185,949			Expected Total Construction Cost			\$ 21,967,048
		Soft Costs		20%	\$ 5,437,189.84			Soft Costs		20%	\$ 4,393,409.52
		Total Project Cost			\$ 32,623,139			Total Project Cost			\$ 26,360,457

- Evergreen Elementary School
Cost Model Master Plan Option 1A



EXISTING PROGRAM
 29 Classrooms
 4 Kindergarten Classrooms
 Library (C4)
 Computer Lab (C3)
 Multi Purpose
 Administration

PROPOSED SCOPE
 20 Re Construction Classrooms with Natural Daylight / Skylight
 1 Major Modernized Rest rooms
 10 Major Modernized Classrooms with Natural Daylight / Skylight
 4 Kindergarten Major Modernized
 Administration Major Modernized
 New Outdoor Lunch Shelter
 New Multi-Use Building

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School (High)				
WLC Architects, Inc.				
January 21, 2014				
Option 2 - Master Plan Implementation Phase 1				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 160 \$ 457,440
		Multi-Use /Kitchen	5735	\$ 260 \$ 1,491,100
		Lunch Shelter	1600	\$ 100 \$ 160,000
		N - Kindergarten	5827	\$ 25 \$ 145,675
		A - Classrooms	4004	\$ 160 \$ 640,640
		B - Classrooms	3796	\$ 160 \$ 607,360
		C - Classrooms	3796	\$ 160 \$ 607,360
		D - Classrooms	3796	\$ 160 \$ 607,360
		E - Classrooms	3796	\$ 160 \$ 607,360
		G - Classrooms (6 Portables)	5760	\$ 25 \$ 144,000
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 25 \$ 108,000
		Site Work 10.15 Acres (Play Structure, Landscaping, & Signage)		\$ 250,000
		Subtotal	45289	\$ 5,826,295
		Design Contingency	10%	\$ 582,630
		Escalation Years @ %	2 4%	\$ 466,104
		Change Orders	10%	\$ 582,630
		Subtotal		\$ 1,631,363
		Expected Total Construction Cost		\$ 7,457,658
		Soft Costs	20%	\$ 1,491,531.52
		Total Project Cost		\$ 8,949,189

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School (Low)				
WLC Architects, Inc.				
January 21, 2014				
Option 2 - Master Plan Implementation Phase 1				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 100 \$ 285,900
		Multi-Use /Kitchen	5735	\$ 180 \$ 1,032,300
		Lunch Shelter	1600	\$ 100 \$ 160,000
		N - Kindergarten	5827	\$ 10 \$ 58,270
		A - Classrooms	4004	\$ 100 \$ 400,400
		B - Classrooms	3796	\$ 100 \$ 379,600
		C - Classrooms	3796	\$ 100 \$ 379,600
		D - Classrooms	3796	\$ 100 \$ 379,600
		E - Classrooms	3796	\$ 100 \$ 379,600
		G - Classrooms (6 Portables)	5760	\$ 10 \$ 57,600
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 10 \$ 43,200
		Site Work 10.15 Acres (Play Structure, Landscaping, & Signage)		\$ 250,000
		Subtotal	45289	\$ 3,806,070
		Design Contingency	6%	\$ 228,364
		Escalation Years @ %	2 4%	\$ 304,486
		Change Orders	8%	\$ 304,486
		Subtotal		\$ 837,335
		Expected Total Construction Cost		\$ 4,643,405
		Soft Costs	20%	\$ 928,681.08
		Total Project Cost		\$ 5,572,086

- Evergreen Elementary School
Cost Model Master Plan Option 2

Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				
(High)				
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 100 \$ 285,900
		Multi-Use /Kitchen	5735	\$ 160 \$ 917,600
		Lunch Shelter	1600	\$ 100 \$ 160,000
		N - Kindergarten	5827	\$ 25 \$ 145,675
		A - Classrooms	4004	\$ 100 \$ 400,400
		B - Classrooms	3796	\$ 100 \$ 379,600
		C - Classrooms	3796	\$ 100 \$ 379,600
		D - Classrooms	3796	\$ 100 \$ 379,600
		E - Classrooms	3796	\$ 100 \$ 379,600
		G - Classrooms (6 Portables)	5760	\$ 10 \$ 57,600
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ 10 \$ 43,200
		Site Work 10.15 Acres (Play Structure, Landscaping, & Signage)		\$ 250,000
		Subtotal	45289	\$ 3,778,775
		Design Contingency		10% \$ 377,878
		Escalation Years @ %	2	4% \$ 302,302
		Change Orders		10% \$ 377,878
		Subtotal		\$ 1,058,057
		Expected Total Construction Cost		\$ 4,836,832
		Soft Costs		20% \$ 967,366.40
		Total Project Cost		\$ 5,804,198

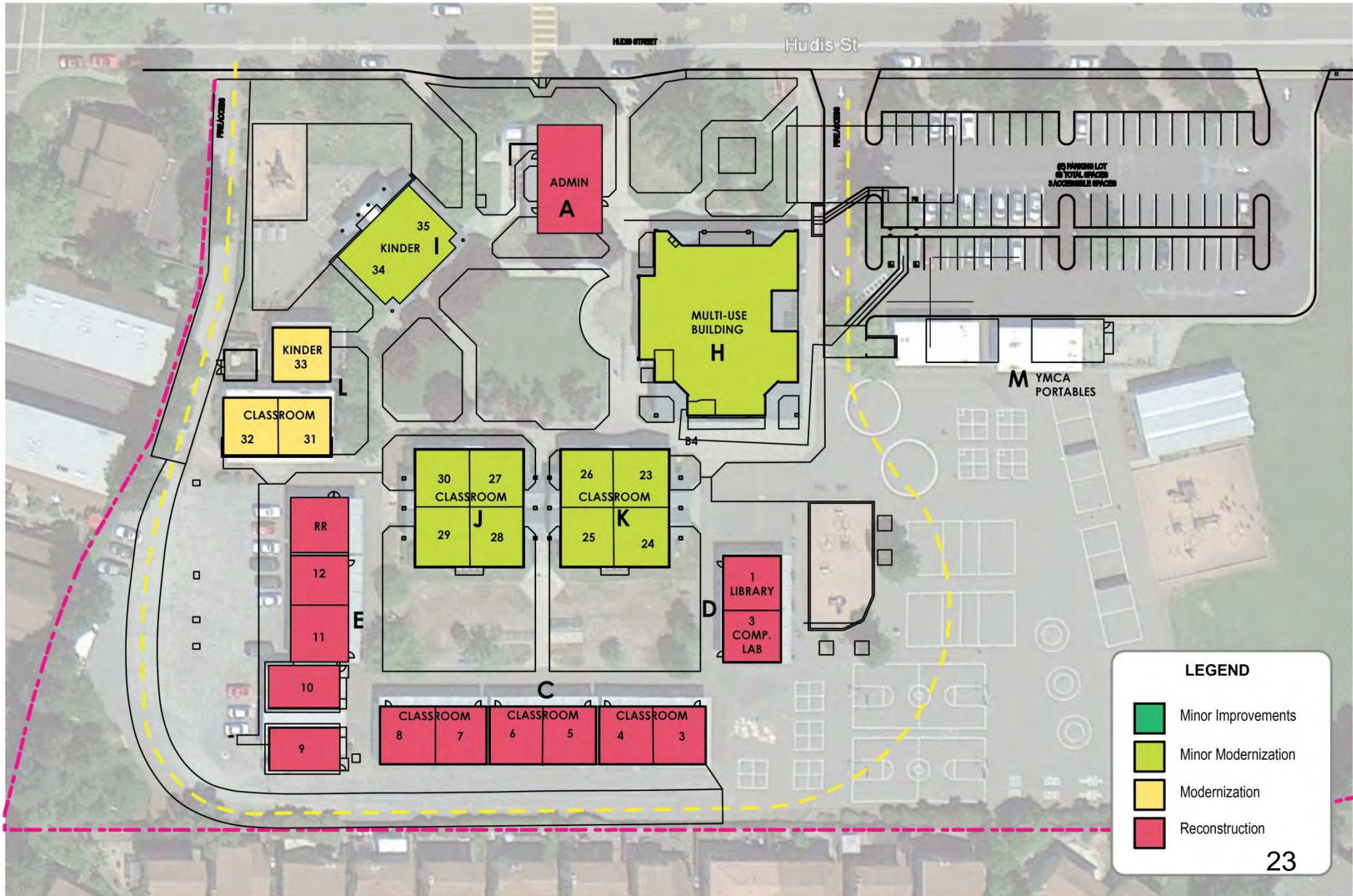
Cotati-Rohnert Park USD Master Plan				
Evergreen Elementary School				
(Low)				
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2859	\$ 50 \$ 142,950
		Multi-Use /Kitchen	5735	\$ 100 \$ 573,500
		Lunch Shelter	1600	\$ 100 \$ 160,000
		N - Kindergarten	5827	\$ 10 \$ 58,270
		A - Classrooms	4004	\$ 50 \$ 200,200
		B - Classrooms	3796	\$ 50 \$ 189,800
		C - Classrooms	3796	\$ 50 \$ 189,800
		D - Classrooms	3796	\$ 50 \$ 189,800
		E - Classrooms	3796	\$ 50 \$ 189,800
		G - Classrooms (6 Portables)	5760	\$ - \$ -
		M - Classrooms & Restroom (5 Portables incl YMCA)	4320	\$ - \$ -
		Site Work 10.15 Acres (Play Structure, Landscaping, & Signage)		\$ 100,000
		Subtotal	45289	\$ 1,994,120
		Design Contingency		6% \$ 119,647
		Escalation Years @ %	2	4% \$ 159,530
		Change Orders		8% \$ 159,530
		Subtotal		\$ 438,706
		Expected Total Construction Cost		\$ 2,432,826
		Soft Costs		20% \$ 486,565.28
		Total Project Cost		\$ 2,919,392

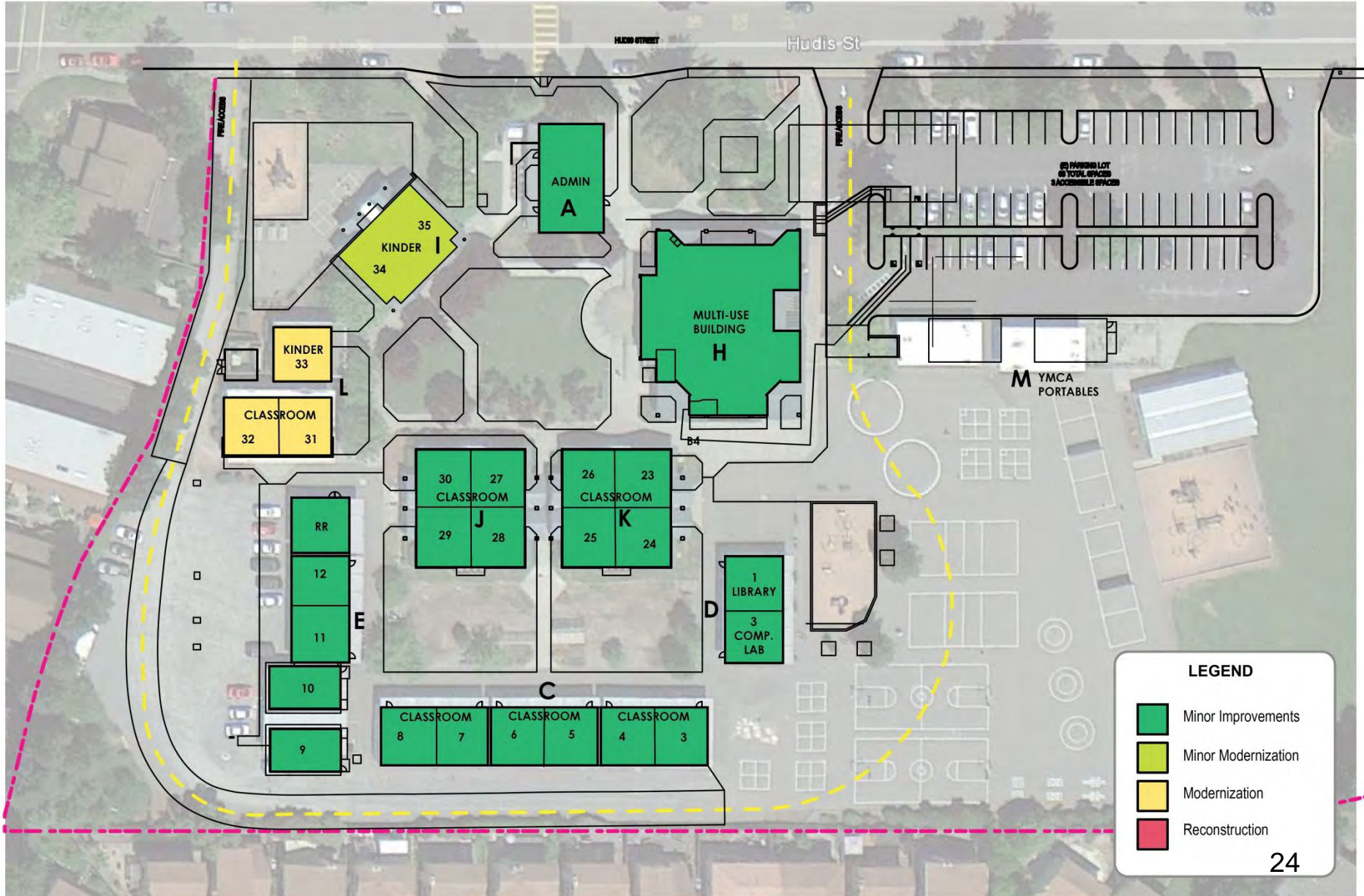
- Evergreen Elementary School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Marguerite Hahn Elementary School







LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

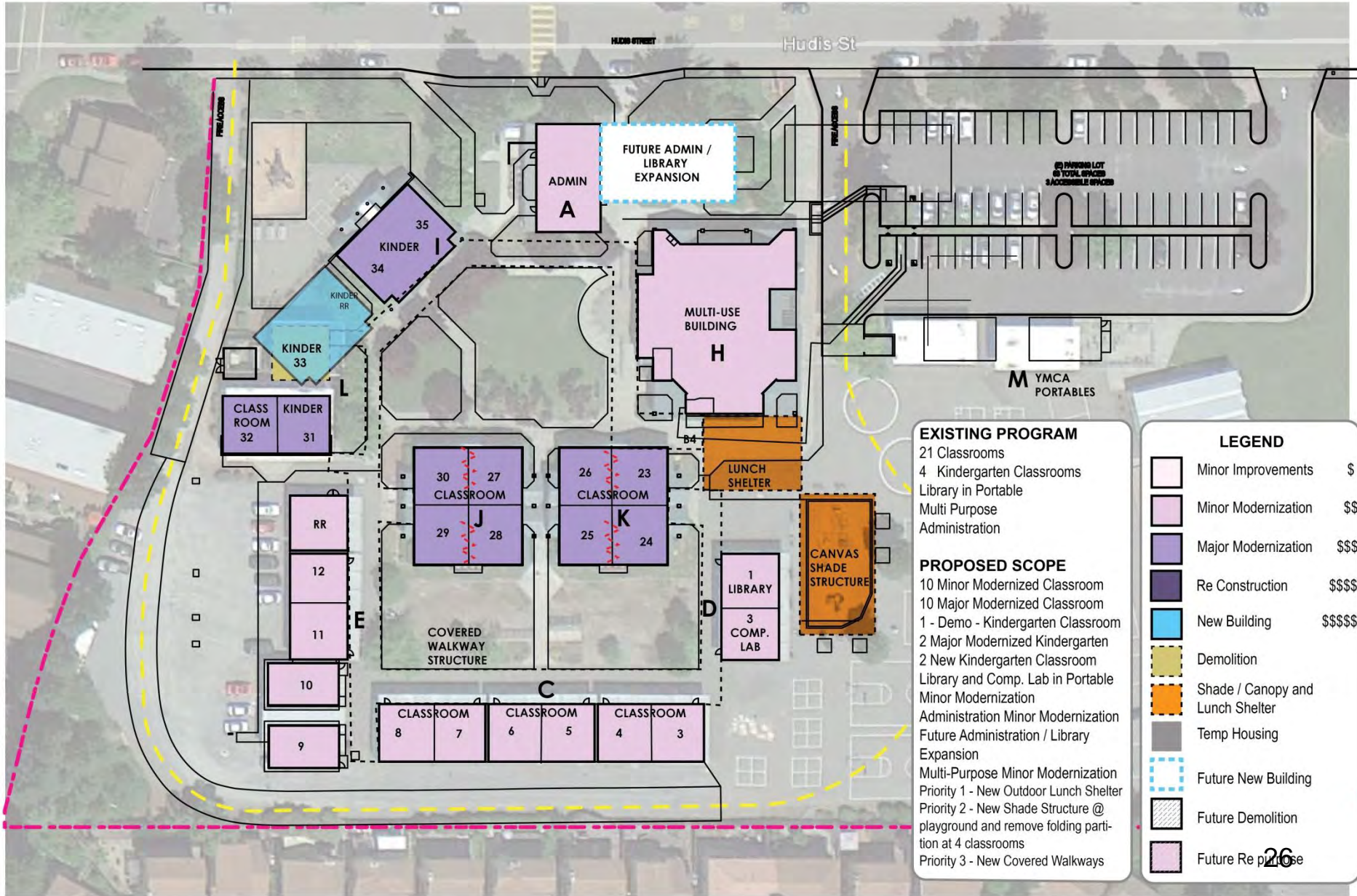


EXISTING PROGRAM
 23 Classrooms
 2 Kindergarten Classrooms
 Library in Portable
 Multi Purpose Administration

PROPOSED SCOPE
 14 New Classrooms
 2 New Kindergarten Classroom
 8 Major Modernized Classroom
 1 - Demo - Kindergarten Classroom
 2 Major Modernized Kindergarten
 New Administration Library and Computer Lab
 Multi-Purpose Minor Modernization

NOTE:
 Priority 1 - New Outdoor Lunch Shelter
 Priority 2 - New Shade Structure @ playground and remove folding partition at 4 classrooms
 Priority 3 - New Covered Walkways

LEGEND	
	Minor Improvements \$
	Minor Modernization \$\$
	Major Modernization \$\$\$
	Re Construction \$\$\$\$
	New Building \$\$\$\$\$
	Demolition
	Shade / Canopy and Lunch Shelter
	Temp Housing
	Future New Building
	Future Demolition
	Future Re purpose



EXISTING PROGRAM
 21 Classrooms
 4 Kindergarten Classrooms
 Library in Portable
 Multi Purpose
 Administration

PROPOSED SCOPE
 10 Minor Modernized Classroom
 10 Major Modernized Classroom
 1 - Demo - Kindergarten Classroom
 2 Major Modernized Kindergarten
 2 New Kindergarten Classroom
 Library and Comp. Lab in Portable
 Minor Modernization
 Administration Minor Modernization
 Future Administration / Library
 Expansion
 Multi-Purpose Minor Modernization
 Priority 1 - New Outdoor Lunch Shelter
 Priority 2 - New Shade Structure @
 playground and remove folding parti-
 tion at 4 classrooms
 Priority 3 - New Covered Walkways

LEGEND	
	Minor Improvements \$
	Minor Modernization \$\$
	Major Modernization \$\$\$
	Re Construction \$\$\$\$
	New Building \$\$\$\$\$
	Demolition
	Shade / Canopy and Lunch Shelter
	Temp Housing
	Future New Building
	Future Demolition
	Future Re purpose

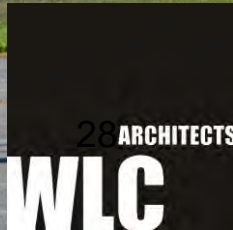
Cotati-Rohnert Park USD Master Plan					
Hahn Elementary School					
(High)					
WLC Architects, Inc.					
January 21, 2014					
Option 3 - Master Plan Implementation \$70 Million					
Exist	MP	Bldg.	SF	Scope	Estimated Cost
		Administration	1920	\$ 10	\$ 19,200
		Multi-Use Building	7695	\$ 10	\$ 76,950
		Kindergarten	2608	\$ 100	\$ 260,800
		New Kindergarten (2)	2880	\$ 300	\$ 864,000
		Demo Exist Kindergarten Room 33 (Modular)		960 \$ 12	\$ 11,520
		C - Classrooms (Portables)	4480	\$ 10	\$ 44,800
		D - Library & Comp Lab (Portables)	2880	\$ 10	\$ 28,800
		E - Classroom and Restrooms (Portables)	3520	\$ 10	\$ 35,200
		J - Classrooms	3936	\$ 100	\$ 393,600
		K - Classrooms	3936	\$ 100	\$ 393,600
		L - Classrooms 31, 32 (Modulars)	1920	\$ 100	\$ 192,000
		M - Classrooms (2 YMCA Portables)	1920		\$ -
		New Lunch Shelter	1600	\$ 100	\$ 160,000
		Site Work 10 Acres			\$ 250,000
		Subtotal	39295		\$ 2,730,470
		Design Contingency		10%	\$ 273,047
		Escalation Years @ %	2	4%	\$ 218,438
		Change Orders		10%	\$ 273,047
		Subtotal			\$ 764,532
		Expected Total Construction Cost			\$ 3,495,002
		Soft Costs		20%	\$ 699,000.32
		Total Project Cost			\$ 4,194,002

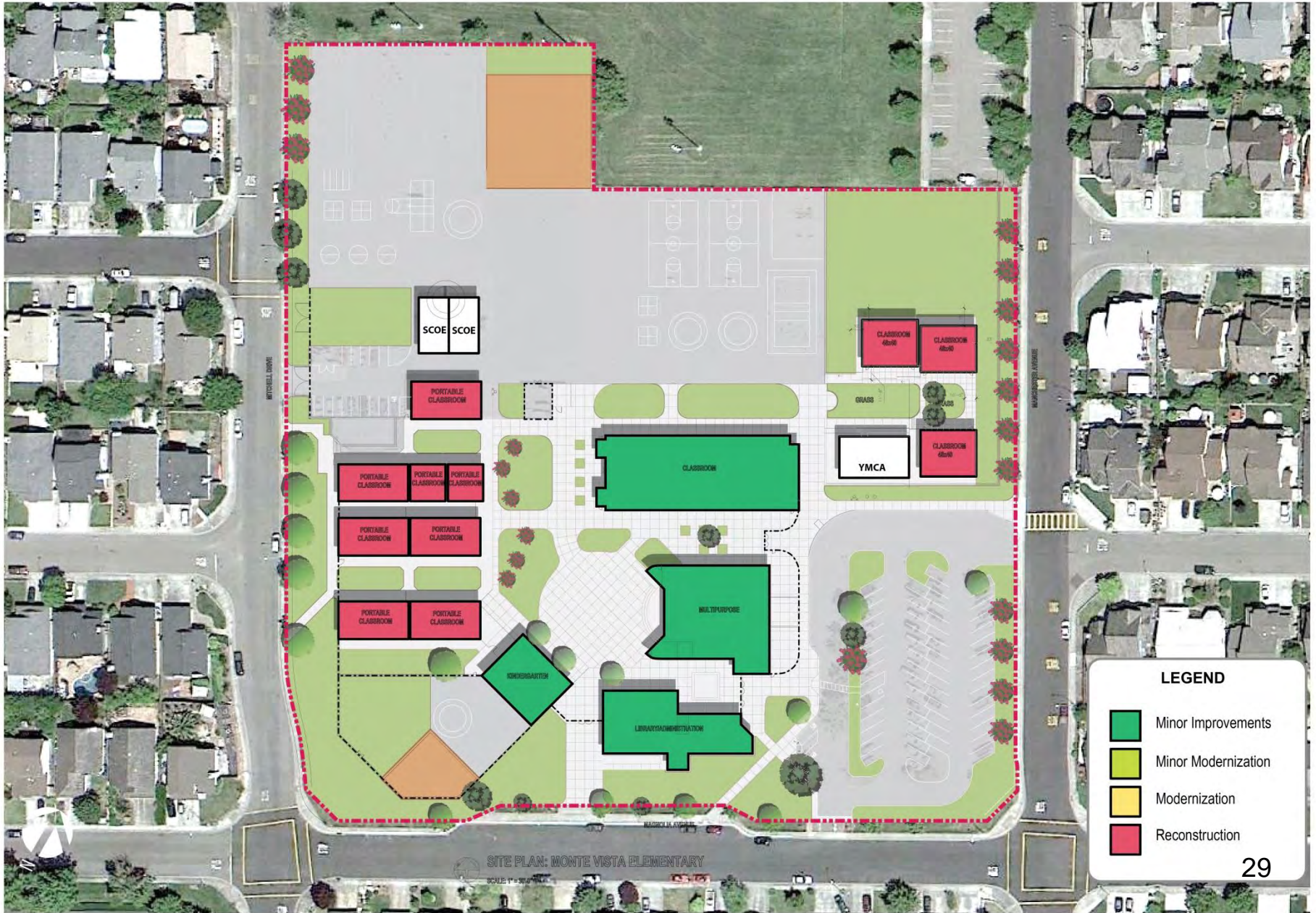
Cotati-Rohnert Park USD Master Plan					
Hahn Elementary School					
(Low)					
WLC Architects, Inc.					
January 21, 2014					
Option 3 - Master Plan Implementation \$70 Million					
Exist	MP	Bldg.	SF	Scope	Estimated Cost
		Administration	1920	\$ -	\$ -
		Multi-Use Building	7695	\$ -	\$ -
		Kindergarten	2608	\$ 50	\$ 130,400
		New Kindergarten (2)	2880	\$ 52	\$ 149,100
		Demo Exist Kindergarten Room 33 (Modular)		960 \$ 12	\$ 11,520
		C - Classrooms (Portables)	4480	\$ -	\$ -
		D - Library & Comp Lab (Portables)	2880	\$ -	\$ -
		E - Classroom and Restrooms (Portables)	3520	\$ -	\$ -
		J - Classrooms	3936	\$ 50	\$ 196,800
		K - Classrooms	3936	\$ 50	\$ 196,800
		L - Classrooms 31, 32 (Modulars)	1920	\$ 50	\$ 96,000
		M - Classrooms (2 YMCA Portables)	1920		\$ -
		New Lunch Shelter	1600	\$ 50	\$ 80,000
		Site Work 10 Acres			\$ 100,000
		Subtotal	39295		\$ 960,620
		Design Contingency		6%	\$ 57,637
		Escalation Years @ %	2	4%	\$ 76,850
		Change Orders		8%	\$ 76,850
		Subtotal			\$ 211,336
		Expected Total Construction Cost			\$ 1,171,956
		Soft Costs		20%	\$ 234,391.28
		Total Project Cost			\$ 1,406,348

- Marguerite Hahn Elementary School Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Monte Vista Elementary School

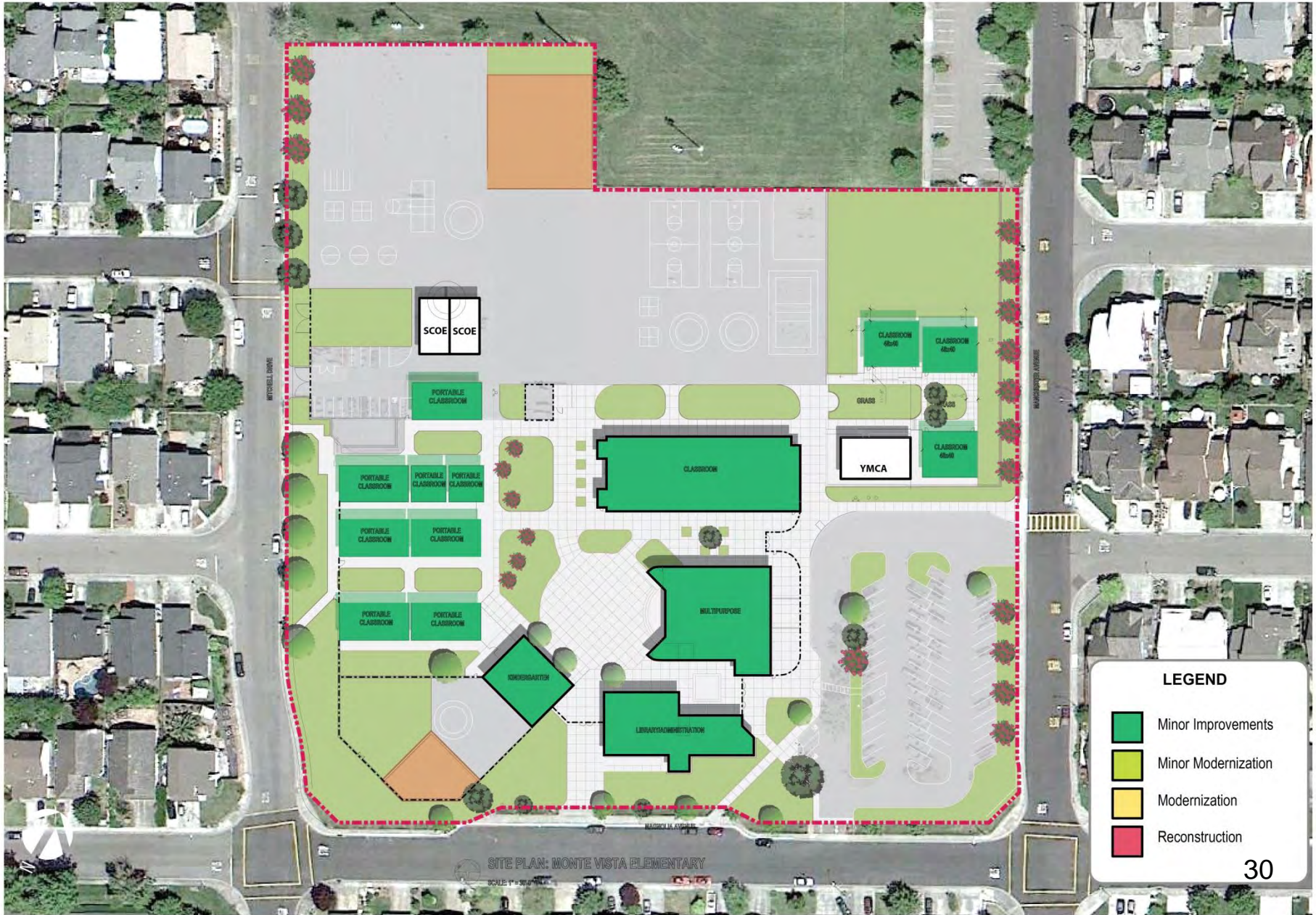


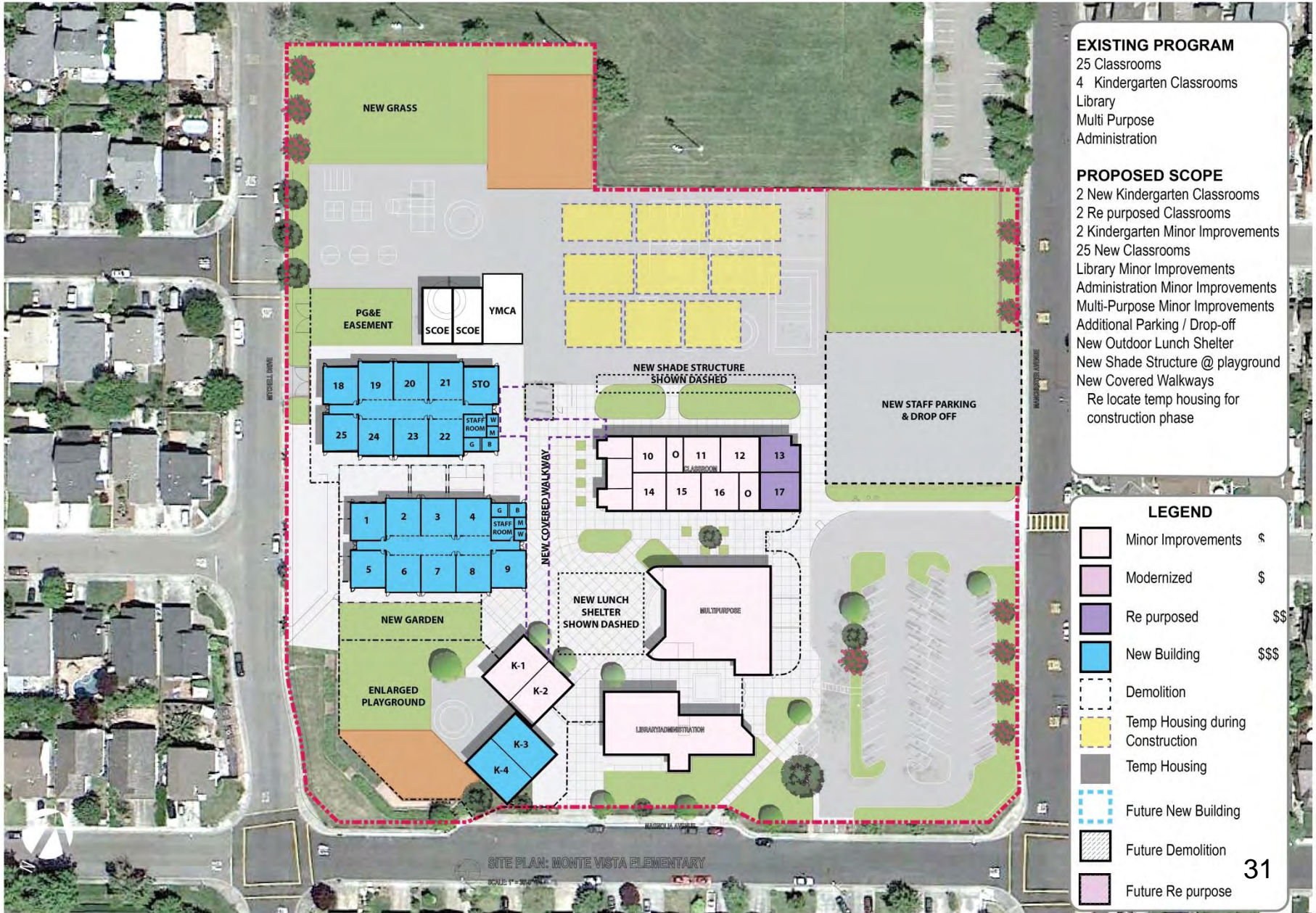


LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

29





EXISTING PROGRAM

- 25 Classrooms
- 4 Kindergarten Classrooms
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 2 New Kindergarten Classrooms
- 2 Re purposed Classrooms
- 2 Kindergarten Minor Improvements
- 25 New Classrooms
- Library Minor Improvements
- Administration Minor Improvements
- Multi-Purpose Minor Improvements
- Additional Parking / Drop-off
- New Outdoor Lunch Shelter
- New Shade Structure @ playground
- New Covered Walkways
- Re locate temp housing for construction phase

LEGEND

- Minor Improvements \$
- Modernized \$
- Re purposed \$\$\$
- New Building \$\$\$
- Demolition
- Temp Housing during Construction
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

SITE PLAN: MONTE VISTA ELEMENTARY

SCALE: 1" = 20'



EXISTING PROGRAM

- 25 Classrooms
- 4 Kindergarten Classrooms
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 17 Modernized Classrooms
- 2 Re-purposed Classrooms
- 6 Minor Improvement Classrooms
- 2 Re purposed Classrooms
- 2 Kindergarten Minor Improvements
- 2 New Kindergarten Classrooms
- Library Minor Improvements
- Administration Minor Improvements
- Multi-Purpose Minor Improvements
- New Outdoor Lunch Shelter
- New Shade Structure @ playground
- New Covered Walkways

LEGEND

- Minor Improvements \$
- Modernized \$
- Re purposed \$\$\$
- New Building \$\$\$
- Demolition
- Shade / Canopy and Lunch Shelter
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

SITE PLAN: MONTE VISTA ELEMENTARY

SCALE 1" = 30'

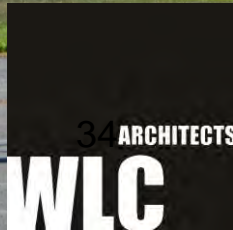
Cotati-Rohnert Park USD Master Plan				
Monte Vista Elementary School				
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		AA - Admin/Library	5558	\$ 25 \$ 138,950
		BB - Kindergarten	3193	\$ 25 \$ 79,825
		New Kindergarten Classrooms (2)	2880	\$ 300 \$ 864,000
		CC - Classrooms (Repurpose 21 & 22)	10423	\$ 25 \$ 260,575
		DD - Multi-Use/Kitchen	8303	\$ 25 \$ 207,575
		New Lunch Shelter	1600	\$ 100 \$ 160,000
		A - Portable Classrooms	1920	\$ 10 \$ 19,200
		B - Portable Classrooms	1920	\$ 10 \$ 19,200
		C - Portable Classrooms	1920	\$ 10 \$ 19,200
		D - Portable Classrooms	1920	\$ 10 \$ 19,200
		E - Portable Classrooms	1920	\$ 10 \$ 19,200
		F - Portable Classrooms	960	\$ 10 \$ 9,600
		G - Portable Classrooms	960	\$ 10 \$ 9,600
		H - Portable Classrooms	1920	\$ 10 \$ 19,200
		I - Portable Classrooms (YMCA Owned)	1200	\$ -
		J - Portable Classrooms	1920	\$ 10 \$ 19,200
		K - Portable Classrooms	1920	\$ 10 \$ 19,200
		L - Portable Classrooms	1920	\$ 10 \$ 19,200
		Site Work 8.85 Acres		\$ 250,000
		Subtotal	51157	\$ 2,152,925
		Design Contingency	10%	\$ 215,293
		Escalation Years @ %	2 4%	\$ 172,234
		Change Orders	10%	\$ 215,293
		Subtotal		\$ 602,819
		Expected Total Construction Cost		\$ 2,755,744
		Soft Costs	20%	\$ 551,148.80
		Total Project Cost		\$ 3,306,893

Cotati-Rohnert Park USD Master Plan				
Monte Vista Elementary School				
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		AA - Admin/Library	5558	\$ 10 \$ 55,580
		BB - Kindergarten	3193	\$ 10 \$ 31,930
		New Kindergarten Classrooms (2)	2880	\$ 52 \$ 149,100
		CC - Classrooms (Repurpose 21 & 22)	10423	\$ 10 \$ 104,230
		DD - Multi-Use/Kitchen	8303	\$ 10 \$ 83,030
		New Lunch Shelter	1600	\$ 50 \$ 80,000
		A - Portable Classrooms	1920	\$ - \$ -
		B - Portable Classrooms	1920	\$ - \$ -
		C - Portable Classrooms	1920	\$ - \$ -
		D - Portable Classrooms	1920	\$ - \$ -
		E - Portable Classrooms	1920	\$ - \$ -
		F - Portable Classrooms	960	\$ - \$ -
		G - Portable Classrooms	960	\$ - \$ -
		H - Portable Classrooms	1920	\$ - \$ -
		I - Portable Classrooms (YMCA Owned)	1200	\$ -
		J - Portable Classrooms	1920	\$ - \$ -
		K - Portable Classrooms	1920	\$ - \$ -
		L - Portable Classrooms	1920	\$ - \$ -
		Site Work 8.85 Acres		\$ 100,000
		Subtotal	51157	\$ 603,870
		Design Contingency	6%	\$ 36,232
		Escalation Years @ %	2 4%	\$ 48,310
		Change Orders	8%	\$ 48,310
		Subtotal		\$ 132,851
		Expected Total Construction Cost		\$ 736,721
		Soft Costs	20%	\$ 147,344.28
		Total Project Cost		\$ 884,066

- Monte Vista Elementary School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Thomas Page Academy







LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction



EXISTING PROGRAM

- 20 Classrooms
- 3 Kindergarten Classroom
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 9 Demolished Bldg.
- 11 Minor Modernized Classrooms
- 3 Major Modernized Kindergarten
- 1 New Kindergarten Classroom
- 8 New Classrooms
- New Innovation Center
- Administration Minor Modernization
- Multi-Purpose Minor Modernization
- New Outdoor Lunch Shelter
- New Library

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	



EXISTING PROGRAM

- 20 Classrooms
- 3 Kindergarten Classroom
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 3 Demolished Bldg.
- 18 Minor Modernized Classrooms
- 3 Major Modernized Kindergarten
- 1 New Kindergarten Classroom
- 1 New M.U. Portable
- 1 New Science Classroom
- Library Major Modernization
- Administration Minor Modernization
- Multi-Purpose Minor Modernization
- New Outdoor Lunch Shelter
- Future Library

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

Cotati-Rohnert Park USD Master Plan				
		Page Academy		(High)
		WLC Architects, Inc.		
		January 21, 2014		
		Option 3 - Master Plan Implementation \$70 Million		
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2049	\$ 10 \$ 20,490
		Multi-Use/ Kitchen	7363	\$ 25 \$ 184,075
		A - Classrooms	6253	\$ 25 \$ 156,325
		B - Classrooms	6253	\$ 100 \$ 625,300
		C - Kindergarten & Classrooms	4838	\$ 100 \$ 483,800
		New Kindergarten	1440	\$ 300 \$ 432,000
		D - Demo Classrooms (Portables)	2880	\$ 12 \$ 34,560
		E - Classrooms (3 Portables)	2880	\$ - \$ -
		P - Classrooms (6 Portables)	5760	\$ 10 \$ 57,600
		New Science, MP Classroom & Restroom (3 Portables)	2880	\$ 52 \$ 149,100
		New Lunch Shelter	1600	\$ 100 \$ 160,000
		Site Work 10.5 Acres (New Street Access & Dropoff)		\$ 1,000,000
		Subtotal	41316	\$ 3,303,250
		Design Contingency		10% \$ 330,325
		Escalation Years @ %	2	4% \$ 264,260
		Change Orders		10% \$ 330,325
		Subtotal		\$ 924,910
		Expected Total Construction Cost		\$ 4,228,160
		Soft Costs		20% \$ 845,632
		Total Project Cost		\$ 5,073,792

Cotati-Rohnert Park USD Master Plan				
		Page Academy		(Low)
		WLC Architects, Inc.		
		January 21, 2014		
		Option 3 - Master Plan Implementation \$70 Million		
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2049	\$ - \$ -
		Multi-Use/ Kitchen	7363	\$ 10 \$ 73,630
		A - Classrooms	6253	\$ 10 \$ 62,530
		B - Classrooms	6253	\$ 100 \$ 625,300
		C - Kindergarten & Classrooms	4838	\$ 50 \$ 241,900
		New Kindergarten	1440	\$ 52 \$ 74,550
		D - Demo Classrooms (Portables)	2880	\$ 12 \$ 34,560
		E - Classrooms (3 Portables)	2880	\$ - \$ -
		P - Classrooms (6 Portables)	5760	\$ - \$ -
		New Science, MP Classroom & Restroom (3 Portables)	2880	0 \$ -
		New Lunch Shelter	1600	\$ 50 \$ 80,000
		Site Work 10.5 Acres (New Street Access & Dropoff)		\$ 250,000
		Subtotal	41316	\$ 1,442,470
		Design Contingency		6% \$ 86,548
		Escalation Years @ %	2	4% \$ 115,398
		Change Orders		8% \$ 115,398
		Subtotal		\$ 317,343
		Expected Total Construction Cost		\$ 1,759,813
		Soft Costs		20% \$ 351,963
		Total Project Cost		\$ 2,111,776

- Thomas Page Academy
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

John Reed Elementary School







EXISTING PROGRAM

- 16 Classrooms
- 1 Vacant Classroom
- 4 Kindergarten Classrooms
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 18 Modernized Classrooms
- 1 Computer lab Modernized
- 2 Kindergarten Modernized
- 2 New Kindergarten Classrooms
- Library - Modernized
- Administration Minor Improvements
- Plus 2400 sf expansion
- Multi-Purpose Minor Improvements
- Additional Parking
- New Outdoor Lunch Shelter
- 2 Outdoor Learning Center
- New Kindergarten Playground

LEGEND

- Minor Improvements \$
- Modernized \$
- Re purposed \$\$
- New Building \$\$\$
- Demolition
- Temp Housing during Construction
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

OVERALL SITE PLAN
SCALE: 1" = 80'-0"



EXISTING PROGRAM

- 16 Classrooms
- 1 Vacant Classroom
- 4 Kindergarten Classrooms
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 18 Modernized Classrooms
- 1 Computer lab Modernized
- 2 Kindergarten Modernized
- 2 New Kindergarten Classrooms
- Library - Modernized
- Administration Minor Improvements
- Multi-Purpose Minor Improvements
- Additional Parking
- New Outdoor Lunch Shelter
- 2 Outdoor Learning Center
- New Kindergarten Playground

LEGEND

- Minor Improvements \$
- Modernized \$
- Re purposed \$\$
- New Building \$\$\$
- Demolition
- Temp Housing during Construction
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

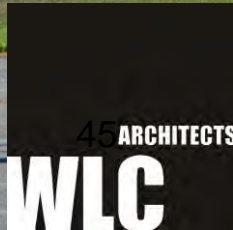
Cotati-Rohnert Park USD Master Plan				
Reed Elementary School				
(High)				
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2047	\$ 25 \$ 51,175
		Multi-Use	7815	\$ 25 \$ 195,375
		New Lunch Shelter	1600	\$ 100 \$ 160,000
		A	5611	\$ 25 \$ 140,275
		B	6399	\$ 25 \$ 159,975
		C	5786	\$ 25 \$ 144,650
		D	7032	\$ 25 \$ 175,800
		K (Kindergarten)	3683	\$ 25 \$ 92,075
		New Kindergarten (2)	2880	\$ 300 \$ 864,000
		I & J (2 YMCA Portables)	1920	\$ - \$ -
		Site Work 10.28 acres		\$ 500,000
		Subtotal	44773	\$ 2,483,325
		Design Contingency		10% \$ 248,333
		Escalation Years @ %	2	4% \$ 198,666
		Change Orders		10% \$ 248,333
		Subtotal		\$ 695,331
		Expected Total Construction Cost		\$ 3,178,656
		Soft Costs		20% \$ 635,731.20
		Total Project Cost		\$ 3,814,387

Cotati-Rohnert Park USD Master Plan				
Reed Elementary School				
(Low)				
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	2047	\$ 10 \$ 20,470
		Multi-Use	7815	\$ 10 \$ 78,150
		New Lunch Shelter	1600	\$ 50 \$ 80,000
		A	5611	\$ 10 \$ 56,110
		B	6399	\$ 10 \$ 63,990
		C	5786	\$ 10 \$ 57,860
		D	7032	\$ 10 \$ 70,320
		K (Kindergarten)	3683	\$ 10 \$ 36,830
		New Kindergarten (2)	2880	\$ 52 \$ 149,100
		I & J (2 YMCA Portables)	1920	\$ - \$ -
		Site Work 10.28 acres		\$ 250,000
		Subtotal	44773	\$ 862,830
		Design Contingency		6% \$ 51,770
		Escalation Years @ %	2	4% \$ 69,026
		Change Orders		8% \$ 69,026
		Subtotal		\$ 189,823
		Expected Total Construction Cost		\$ 1,052,653
		Soft Costs		20% \$ 210,530.52
		Total Project Cost		\$ 1,263,183

- John Reed Elementary School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

University Elementary School







EXISTING PROGRAM

- 3 Classroom Buildings
- 1 Multi Use Building
- Administration Building
- 2 Kindergarten

PROPOSED SCOPE

- Administration - Modernization
- Multi-Use - Major Modernization
- Kindergarten - Modernization
- A - Classroom Bldg - Minor Improvements
- B - Classroom Bldg - Modernization
- C - Classroom Bldg - Modernization
- Redo Play Ground
- Pre-School - Future Building - TBD

Note:

LEGEND

- Minor Improvements \$
- Modernized \$
- Re purposed \$\$
- New Building \$\$\$
- Demolition
- Temp Housing during Construction
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose



EXISTING PROGRAM
 3 Classroom Buildings
 1 Multi Use Building
 Administration Building
 2 Kindergarten

PROPOSED SCOPE
 Administration - Modernization
 Multi-Use - Major Modernization
 Kindergarten - TBD by District
 A - Classroom Bldg - SCOE
 B - Classroom Bldg - SCOE
 C - Classroom Bldg - Modernization

Note: Further scope to be determined by the School District

LEGEND

	Minor Improvements	\$
	Modernized	\$
	Re purposed	\$\$
	New Building	\$\$\$
	Demolition	
	Temp Housing during Construction	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

MASTER PLAN

Cotati-Rohnert Park USD Master Plan - DRAFT				
University Elementary School at La Fiesta Ed Center				(High)
WLC Architects, Inc.				
January 27, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	1920	\$ 10 \$ 19,200
		Multi-Use Building	5314	\$ 160 \$ 850,240
		Kindergarten	2518	\$ - \$ -
		A - Classroom Building (SCOE)	6947	\$ - \$ -
		B - Classroom Building (SCOE)	6947	\$ - \$ -
		C - Classroom Building (University ES)	6947	\$ 25 \$ 173,675
		Site Work 9.6 Acres		\$ 250,000
		Subtotal	30593	\$ 1,293,115
		Design Contingency	10%	\$ 129,312
		Escalation Years @ %	2 4%	\$ 103,449
		Change Orders	10%	\$ 129,312
		Subtotal		\$ 362,072
		Expected Total Construction Cost		\$ 1,655,187
		Soft Costs	20%	\$ 331,037.44
		Total Project Cost		\$ 1,986,225
Note: A portion of this campus is leased through 7/31/16				

Cotati-Rohnert Park USD Master Plan - DRAFT				
University Elementary School at La Fiesta Ed Center				(Low)
WLC Architects, Inc.				
January 27, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Administration	1920	\$ - \$ -
		Multi-Use Building	5314	\$ 100 \$ 531,400
		Kindergarten	2518	\$ - \$ -
		A - Classroom Building (SCOE)	6947	\$ - \$ -
		B - Classroom Building (SCOE)	6947	\$ - \$ -
		C - Classroom Building (University ES)	6947	\$ 10 \$ 69,470
		Site Work 9.6 Acres		\$ 100,000
		Subtotal	30593	\$ 700,870
		Design Contingency	6%	\$ 42,052
		Escalation Years @ %	2 4%	\$ 56,070
		Change Orders	8%	\$ 56,070
		Subtotal		\$ 154,191
		Expected Total Construction Cost		\$ 855,061
		Soft Costs	20%	\$ 171,012.28
		Total Project Cost		\$ 1,026,074
Note: A portion of this campus is leased through 7/31/16				

- University Elementary School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Waldo Rohnert Intermediate School





LEGEND

- Minor Improvements (Green)
- Minor Modernization (Light Green)
- Modernization (Yellow)
- Reconstruction (Red)



OVERALL SITE PLAN

EXISTING PROGRAM

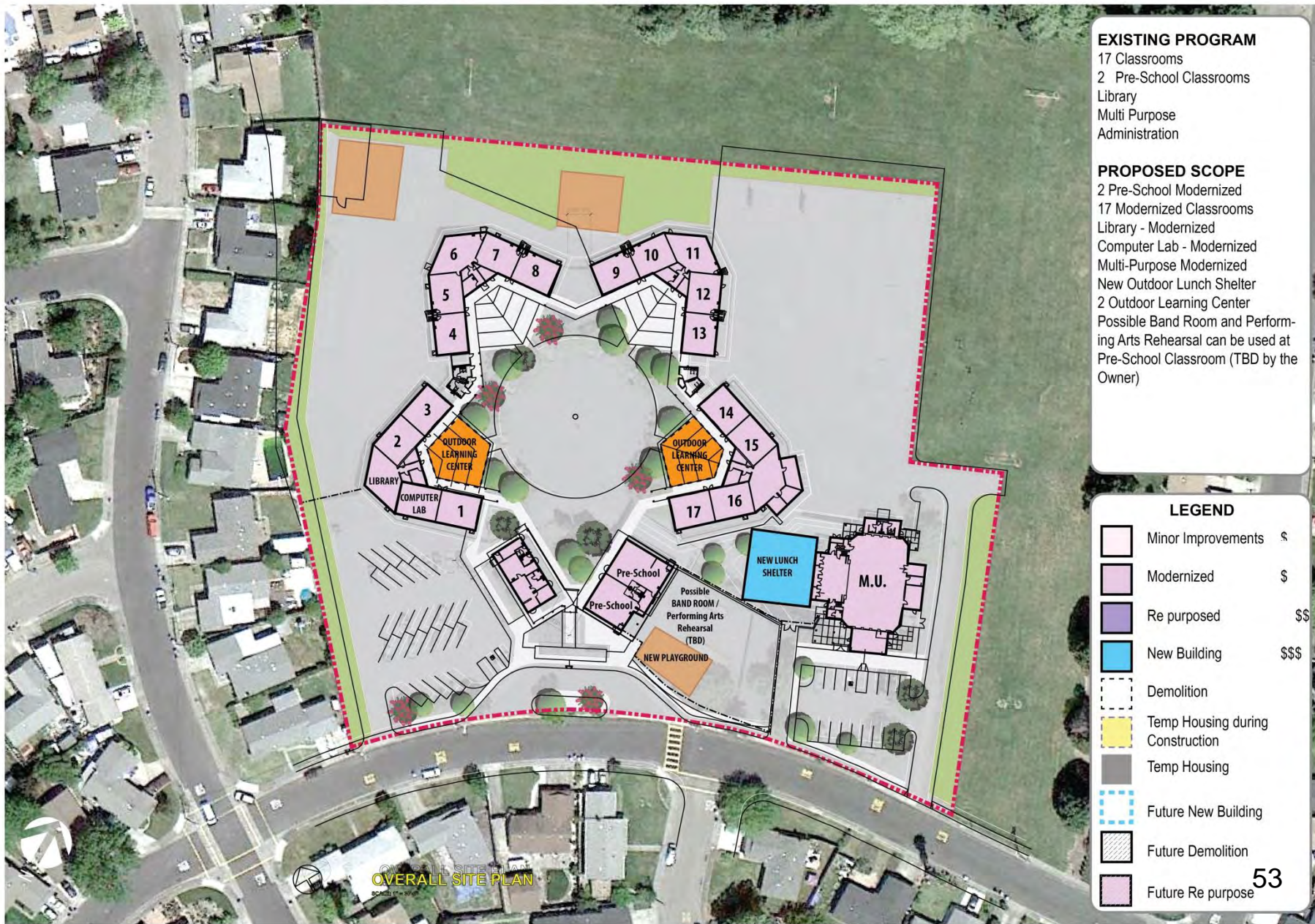
- 17 Classrooms
- 2 Pre-School Classrooms
- Library
- Multi Purpose
- Administration

PROPOSED SCOPE

- 2 Pre-School Modernized
- 17 Modernized Classrooms
- Library - Modernized
- Computer Lab - Modernized
- Administration Modernized
- Plus 2400 sf expansion
- Multi-Purpose Modernized
- New Outdoor Lunch Shelter
- 2 Outdoor Learning Center
- New Band Room and Performing Art Rehearsal

LEGEND

	Minor Improvements	\$
	Modernized	\$
	Re purposed	\$\$
	New Building	\$\$\$
	Demolition	
	Temp Housing during Construction	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	



EXISTING PROGRAM
 17 Classrooms
 2 Pre-School Classrooms
 Library
 Multi Purpose
 Administration

PROPOSED SCOPE
 2 Pre-School Modernized
 17 Modernized Classrooms
 Library - Modernized
 Computer Lab - Modernized
 Multi-Purpose Modernized
 New Outdoor Lunch Shelter
 2 Outdoor Learning Center
 Possible Band Room and Performing Arts Rehearsal can be used at Pre-School Classroom (TBD by the Owner)

LEGEND

	Minor Improvements	\$
	Modernized	\$
	Re purposed	\$\$
	New Building	\$\$\$
	Demolition	
	Temp Housing during Construction	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

OVERALL SITE PLAN

Cotati-Rohnert Park USD Master Plan				
		Waldo Intermediate School		(High)
		WLC Architects, Inc.		
		January 21, 2014		
		Option 3 - Master Plan Implementation \$70 Million		
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2047	\$ 25 \$ 51,175
		Multi-Use	7815	\$ 25 \$ 195,375
		New Lunch Shelter	1600	\$ 100 \$ 160,000
		A	5611	\$ 25 \$ 140,275
		B	6399	\$ 25 \$ 159,975
		C	5786	\$ 25 \$ 144,650
		D	7032	\$ 25 \$ 175,800
		K (Kindergarten)	3683	\$ 25 \$ 92,075
		Site Work 9.7 acres		\$ 250,000
		Subtotal	39973	\$ 1,369,325
		Design Contingency		10% \$ 136,933
		Escalation Years @ %	2	4% \$ 109,546
		Change Orders		10% \$ 136,933
		Subtotal		\$ 383,411
		Expected Total Construction Cost		\$ 1,752,736
		Soft Costs		20% \$ 350,547.20
		Total Project Cost		\$ 2,103,283

Cotati-Rohnert Park USD Master Plan				
		Waldo Intermediate School		(Low)
		WLC Architects, Inc.		
		January 21, 2014		
		Option 3 - Master Plan Implementation \$70 Million		
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2047	\$ 10 \$ 20,470
		Multi-Use	7815	\$ 10 \$ 78,150
		New Lunch Shelter	1600	\$ 50 \$ 80,000
		A	5611	\$ 10 \$ 56,110
		B	6399	\$ 10 \$ 63,990
		C	5786	\$ 10 \$ 57,860
		D	7032	\$ 10 \$ 70,320
		K (Kindergarten)	3683	\$ 10 \$ 36,830
		Site Work 9.7 acres		\$ 100,000
		Subtotal	39973	\$ 563,730
		Design Contingency		6% \$ 33,824
		Escalation Years @ %	2	4% \$ 45,098
		Change Orders		8% \$ 45,098
		Subtotal		\$ 124,021
		Expected Total Construction Cost		\$ 687,751
		Soft Costs		20% \$ 137,550.12
		Total Project Cost		\$ 825,301

- Waldo Rohnert Intermediate School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Lawrence Jones Middle School





LEGEND

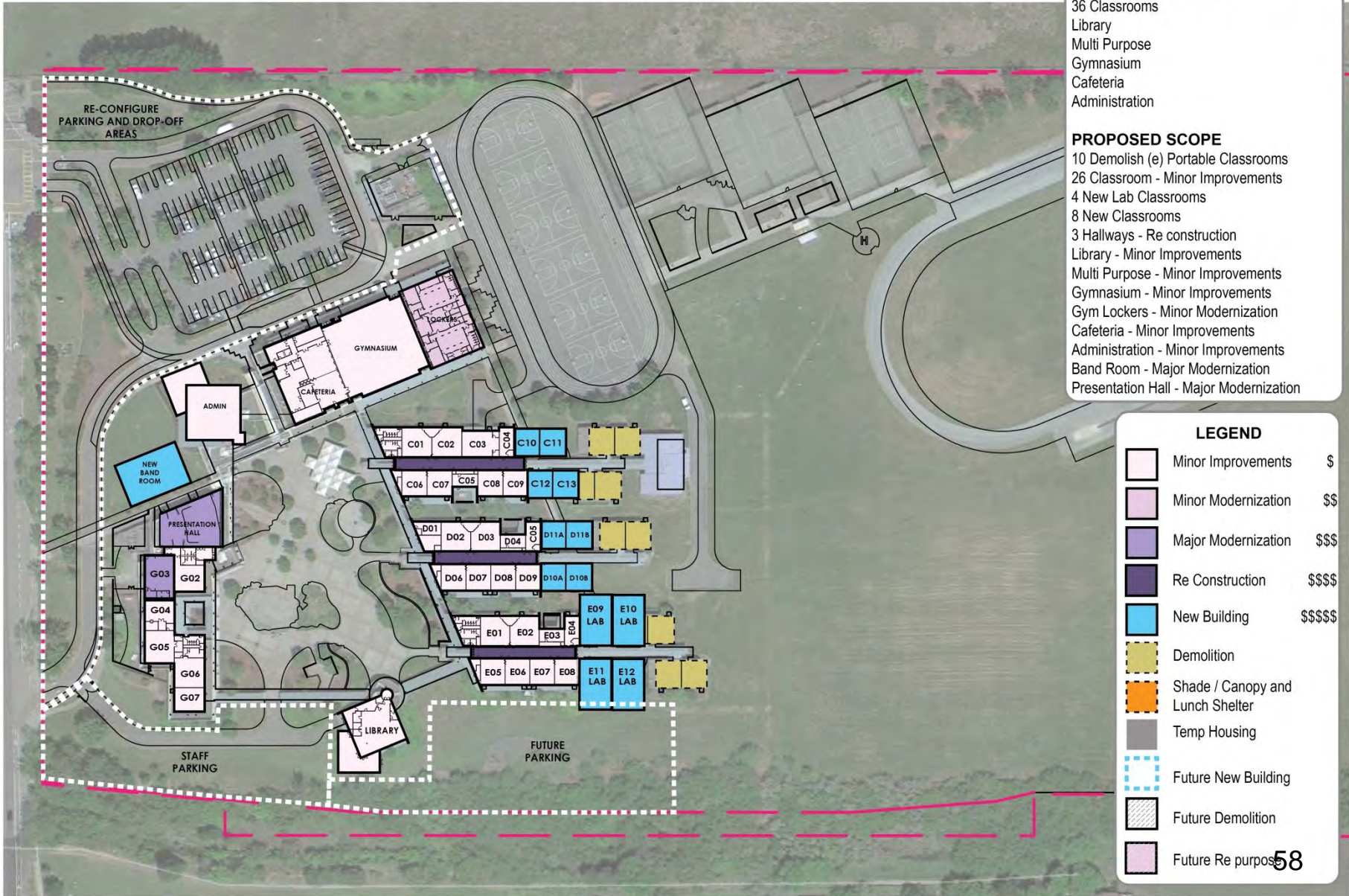
- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction



LEGEND

-  Minor Improvements
-  Minor Modernization
-  Modernization
-  Reconstruction

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EXISTING PROGRAM

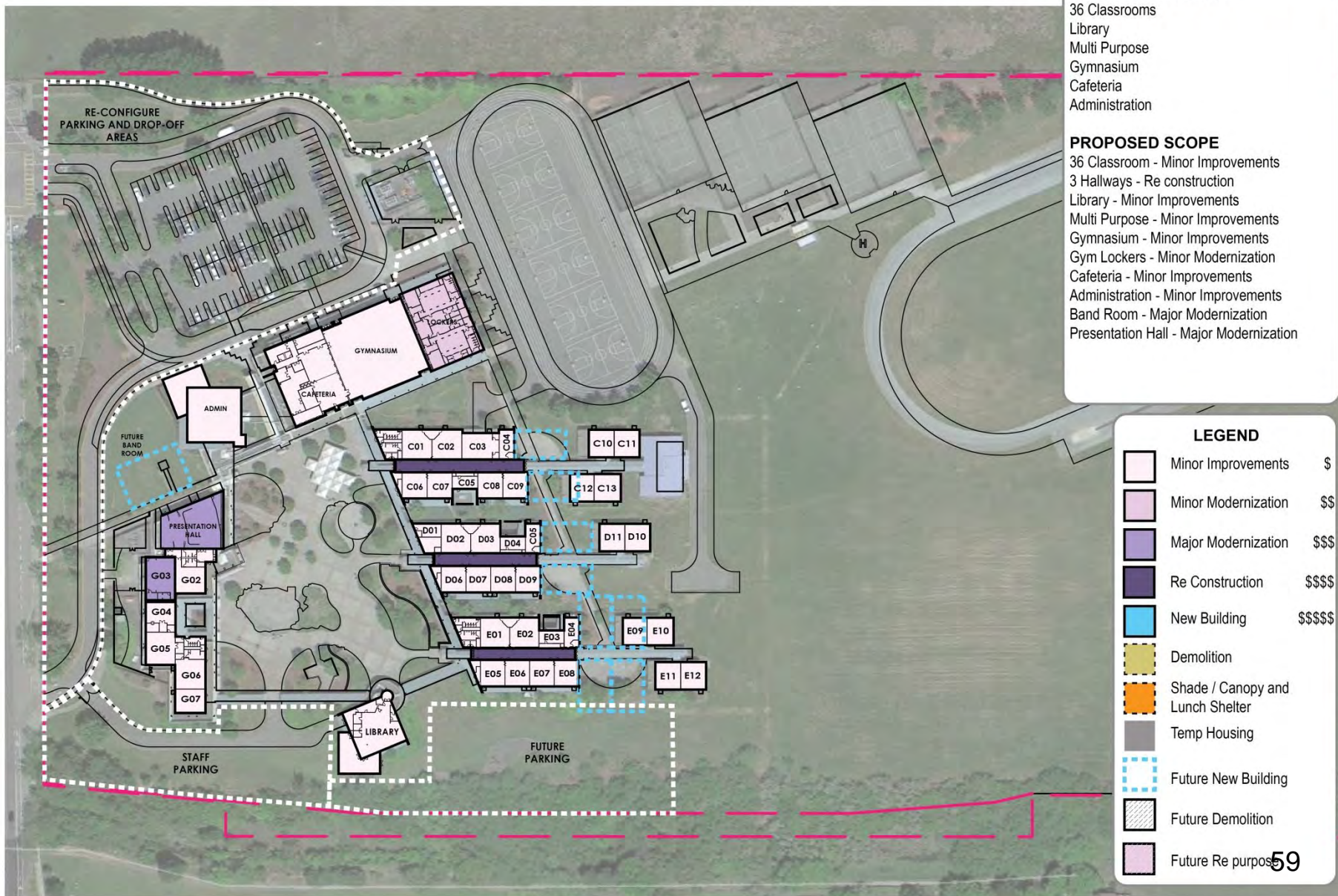
- 36 Classrooms
- Library
- Multi Purpose
- Gymnasium
- Cafeteria
- Administration

PROPOSED SCOPE

- 10 Demolish (e) Portable Classrooms
- 26 Classroom - Minor Improvements
- 4 New Lab Classrooms
- 8 New Classrooms
- 3 Hallways - Re construction
- Library - Minor Improvements
- Multi Purpose - Minor Improvements
- Gymnasium - Minor Improvements
- Gym Lockers - Minor Modernization
- Cafeteria - Minor Improvements
- Administration - Minor Improvements
- Band Room - Major Modernization
- Presentation Hall - Major Modernization

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	



- EXISTING PROGRAM**
- 36 Classrooms
 - Library
 - Multi Purpose
 - Gymnasium
 - Cafeteria
 - Administration
- PROPOSED SCOPE**
- 36 Classroom - Minor Improvements
 - 3 Hallways - Re construction
 - Library - Minor Improvements
 - Multi Purpose - Minor Improvements
 - Gymnasium - Minor Improvements
 - Gym Lockers - Minor Modernization
 - Cafeteria - Minor Improvements
 - Administration - Minor Improvements
 - Band Room - Major Modernization
 - Presentation Hall - Major Modernization

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

Cotati-Rohnert Park USD Master Plan				
Jones Middle School				(High)
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	4567	\$ 25 \$ 114,175
		Multi-Use/Kitchen/Gym	17956	\$ 25 \$ 448,900
		Lockers	8300	\$ 50 \$ 415,000
		C - Classrooms (Repurpose Hall into Innovation Center)	13439	\$ 25 \$ 335,975
		C - (4) Portable Classrooms	3840	\$ 10 \$ 38,400
		D - Classrooms (Repurpose Hall into Innovation Center)	11507	\$ 25 \$ 287,675
		D - (2) Portable Classrooms	1920	\$ 10 \$ 19,200
		E - Classrooms (Repurpose Hall into Innovation Center)	11612	\$ 25 \$ 290,300
		E - (4) Portable Classrooms	3840	\$ 10 \$ 38,400
		Library	3788	\$ 10 \$ 37,880
		G - Classrooms	9157	\$ 25 \$ 228,925
		Performing Arts / Exist Band Room	5400	\$ 25 \$ 135,000
		New Band/Choir Room	2400	\$ 350 \$ 840,000
		Site Work 66 Acres (Reconfig Dropoff and Parking)		\$ 750,000
		Subtotal	97726	\$ 3,979,830
		Design Contingency		10% \$ 397,983
		Escalation Years @ %	2	4% \$ 318,386
		Change Orders		10% \$ 397,983
		Subtotal		\$ 1,114,352
		Expected Total Construction Cost		\$ 5,094,182
		Soft Costs		20% \$ 1,018,836.48
		Total Project Cost		\$ 6,113,019

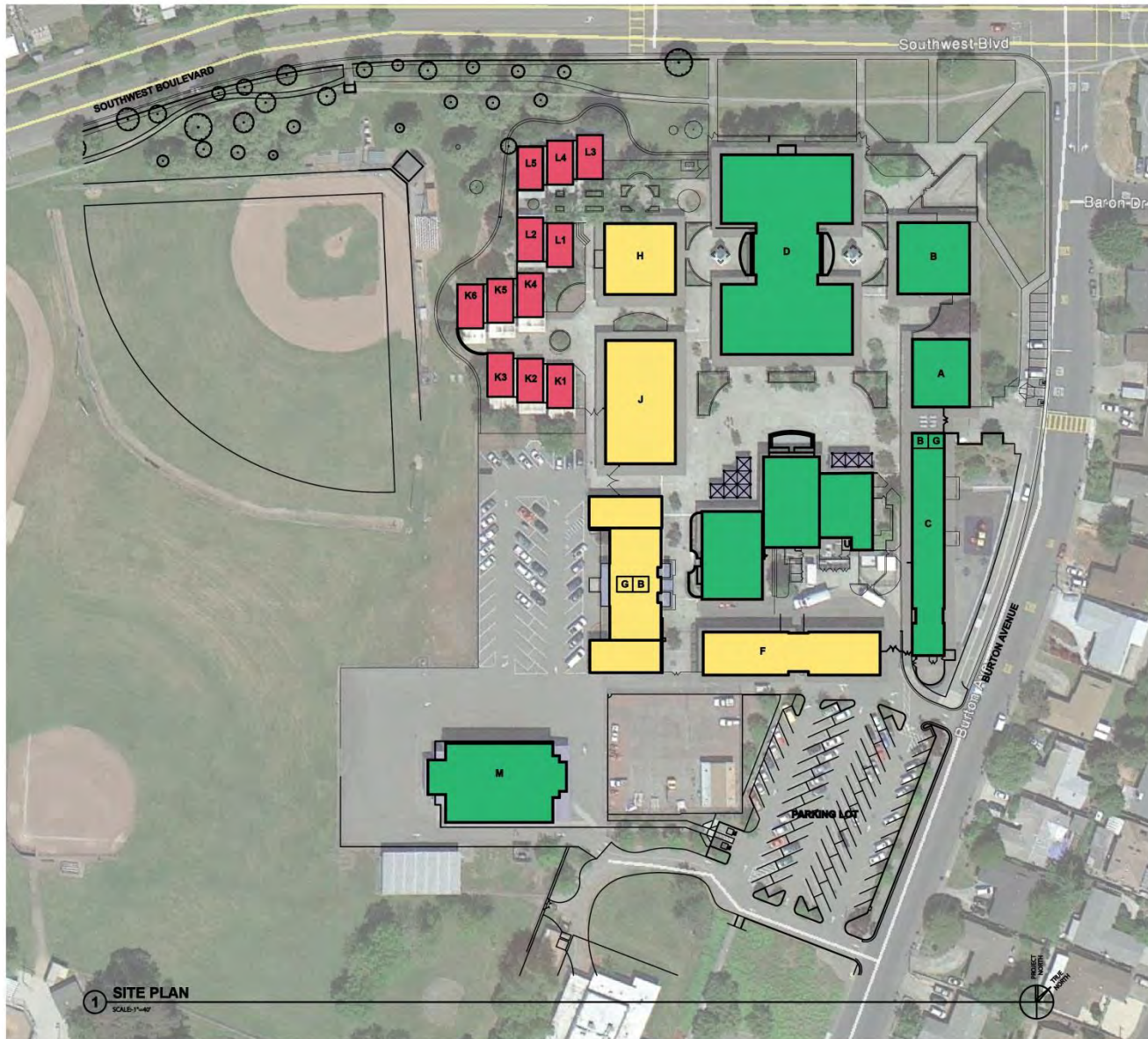
Cotati-Rohnert Park USD Master Plan				
Jones Middle School				(Low)
WLC Architects, Inc.				
January 21, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	4567	\$ 10 \$ 45,670
		Multi-Use/Kitchen/Gym	17956	\$ 10 \$ 179,560
		Lockers	8300	\$ 50 \$ 415,000
		C - Classrooms (Repurpose Hall into Innovation Center)	13439	\$ 10 \$ 134,390
		C - (4) Portable Classrooms	3840	\$ - \$ -
		D - Classrooms (Repurpose Hall into Innovation Center)	11507	\$ 10 \$ 115,070
		D - (2) Portable Classrooms	1920	\$ - \$ -
		E - Classrooms (Repurpose Hall into Innovation Center)	11612	\$ 10 \$ 116,120
		E - (4) Portable Classrooms	3840	\$ - \$ -
		Library	3788	\$ 10 \$ 37,880
		G - Classrooms	9157	\$ 10 \$ 91,570
		Performing Arts / Exist Band Room	5400	\$ 10 \$ 54,000
		New Band/Choir Room	2400	\$ 300 \$ 720,000
		Site Work 66 Acres (Reconfig Dropoff and Parking)		\$ 500,000
		Subtotal	97726	\$ 2,409,260
		Design Contingency		6% \$ 144,556
		Escalation Years @ %	2	4% \$ 192,741
		Change Orders		8% \$ 192,741
		Subtotal		\$ 530,037
		Expected Total Construction Cost		\$ 2,939,297
		Soft Costs		20% \$ 587,859.44
		Total Project Cost		\$ 3,527,157

- Lawrence Jones Middle School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

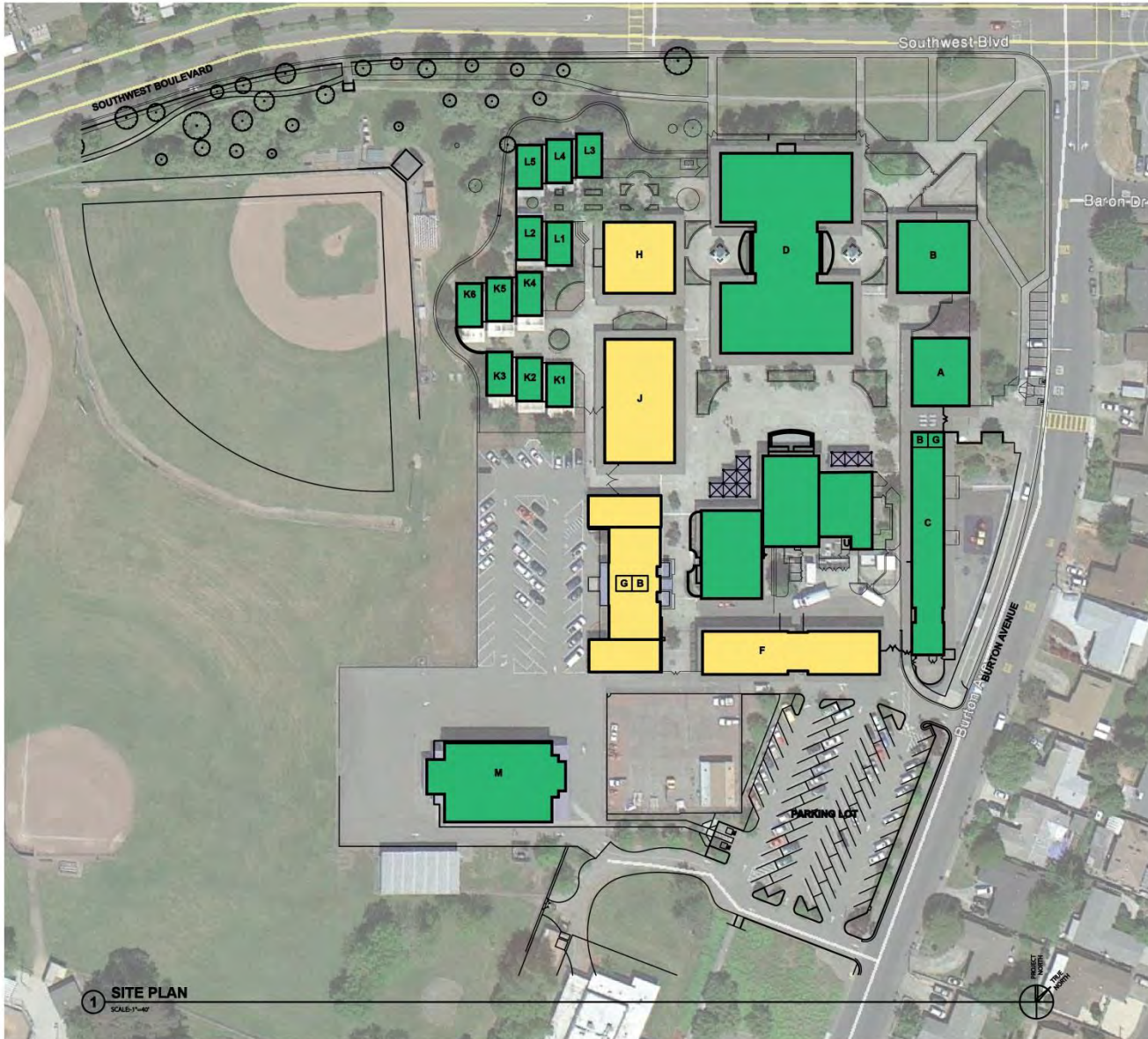
Technology Middle School





LEGEND

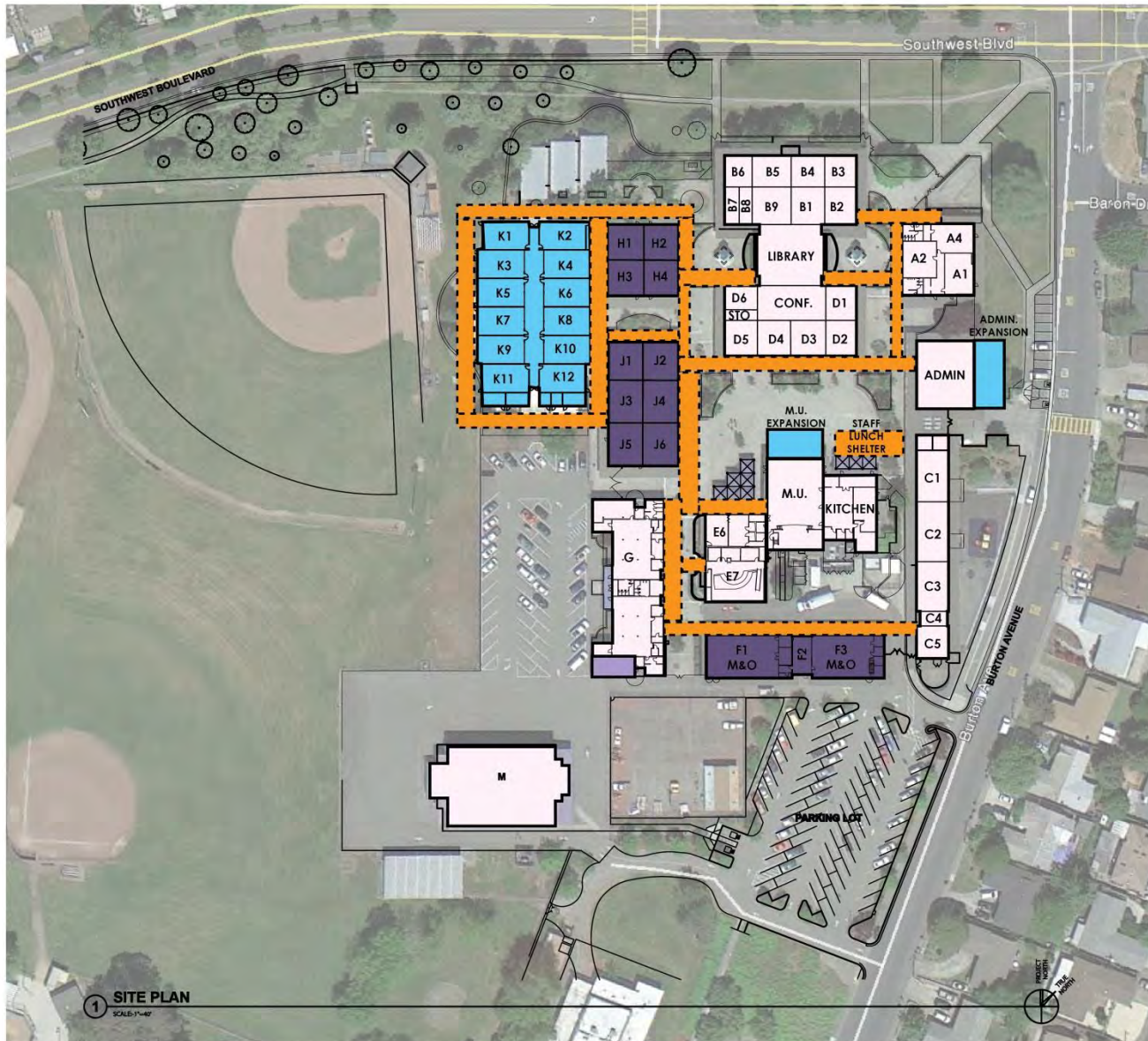
- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction



1 SITE PLAN
SCALE: 1"=40'

LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

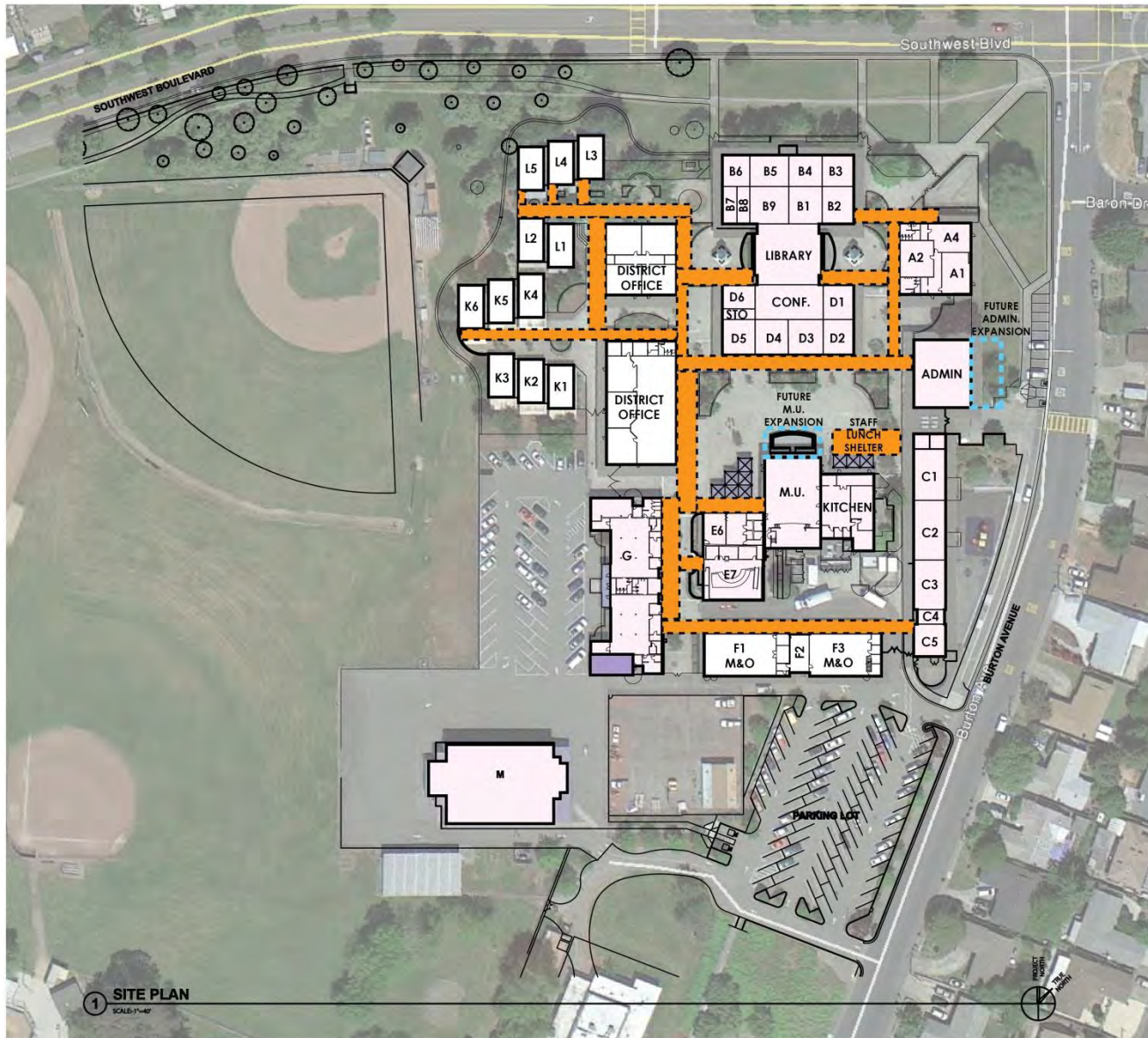


1 SITE PLAN
SCALE: 1"=40'

- EXISTING PROGRAM**
- 20 Classrooms
 - Library
 - Multi Purpose
 - Administration
 - Gymnasium
- PROPOSED SCOPE**
- Administration - Minor Improvements
 - Bldg. A (3) Classroom - Minor Improvements
 - Bldg. C (4) Classroom - Minor Improvements
 - Bldg. B & D (12) Classroom - Minor Improvements
 - Bldg. E (2) Classroom - Minor Improvements
 - M.U. - Minor Improvements
 - Bldg. F (M&O) - Re-Construction
 - Bldg. M - Gymnasium - Minor Improvements
 - Bldg. H - Re Construction (4) Classrooms
 - Bldg. J - Re Construction (6) Classrooms
 - Bldg. K - (12) New Permanent Classrooms
- (e) Bldg. K - (6) Portables - Demolition
(e) Bldg. L - (5) Portables - Demolition

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	



1 SITE PLAN
SCALE: 1/4"

- EXISTING PROGRAM**
- 20 Classrooms
 - Library
 - Multi Purpose
 - Administration
 - Gymnasium
- PROPOSED SCOPE**
- Administration - Minor Improvements
 - Bldg. A (3) Classroom - Minor Improvements
 - Bldg. C (4) Classroom - Minor Improvements
 - Bldg. B & D (12) Classroom - Minor Improvements
 - Bldg. E (2) Classroom - Minor Improvements
 - M.U. - Minor Improvements
 - Bldg. F (M&O) - No work
 - Bldg. M - Gymnasium - Minor Improvements
 - Bldg. H - District Office - No Work
 - Bldg. J - District Office - No Work
 - Bldg. K - (6) Portables - No Work
 - Bldg. L - (5) Portables - No Work

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

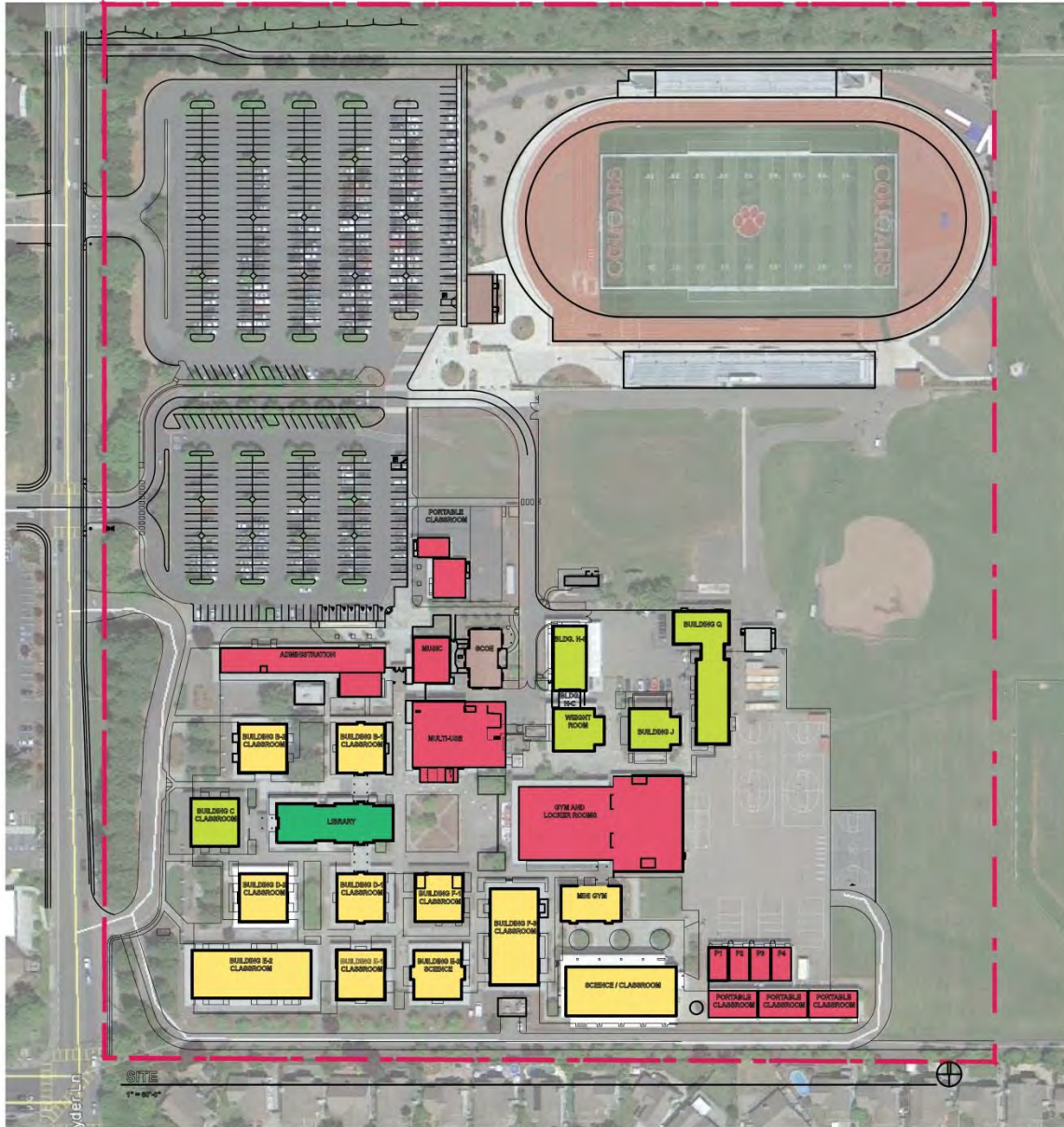
Cotati-Rohnert Park USD Master Plan					Cotati-Rohnert Park USD Master Plan						
Technology Middle School at Mountain Shadows Ed Center (High)					Technology Middle School at Mountain Shadows Ed Center (Low)						
WLC Architects, Inc.					WLC Architects, Inc.						
January 21, 2014					January 21, 2014						
Option 3 - Master Plan Implementation \$70 Million					Option 3 - Master Plan Implementation \$70 Million						
Exist	MP	Bldg.	SF	Scope	Estimated Cost	Exist	MP	Bldg.	SF	Scope	Estimated Cost
		Administration	3679	\$ 10	\$ 36,790			Administration	3679	\$ 10	\$ 36,790
		A - Science Classrooms	5561	\$ 25	\$ 139,025			A - Science Classrooms	5561	\$ 10	\$ 55,610
		C - Arts Classrooms	7044	\$ 25	\$ 176,100			C - Arts Classrooms	7044	\$ 10	\$ 70,440
		B & D - Classrooms and Library	21309	\$ 25	\$ 532,725			B & D - Classrooms and Library	21309	\$ 10	\$ 213,090
		E - Multi-Use / Kitchen / Drama / Band	11254	\$ 25	\$ 281,350			E - Multi-Use / Kitchen / Drama / Band	11254	\$ 10	\$ 112,540
		F - Repurpose District M&O Storage (Shop / Mini Gym)	6342		\$ -			F - Repurpose District M&O Storage (Shop / Mini Gym)	6342		\$ -
		M - Gymnasium	7975	\$ 25	\$ 199,375			M - Gymnasium	7975	\$ 10	\$ 79,750
		G - Locker Rooms and Weight Room	8999	\$ 100	\$ 899,900			G - Locker Rooms and Weight Room	8999	\$ 75	\$ 674,925
		H - Repurpose District Office to (4) Classrooms	4950		\$ -			H - Repurpose District Office to (4) Classrooms	4950		\$ -
		J - Repurpose District Office (6) Classrooms	8286		\$ -			J - Repurpose District Office (6) Classrooms	8286		\$ -
		K - District Storage (6) Portables ?		5760	\$ -			K - District Storage (6) Portables ?		5760	\$ -
		L - District Office (5) Portables ?		4800	\$ -			L - District Office (5) Portables ?		4800	\$ -
		Site Work 22 Acres			\$ 250,000			Site Work 22 Acres			\$ 100,000
		Subtotal	85399		\$ 2,515,265			Subtotal	85399		\$ 1,343,145
		Design Contingency		10%	\$ 251,527			Design Contingency		6%	\$ 80,589
		Escalation Years @ %	2	4%	\$ 201,221			Escalation Years @ %	2	4%	\$ 107,452
		Change Orders		10%	\$ 251,527			Change Orders		8%	\$ 107,452
		Subtotal			\$ 704,274			Subtotal			\$ 295,492
		Expected Total Construction Cost			\$ 3,219,539			Expected Total Construction Cost			\$ 1,638,637
		Soft Costs		20%	\$ 643,908			Soft Costs		20%	\$ 327,727
		Total Project Cost			\$ 3,863,447			Total Project Cost			\$ 1,966,364

- Technology Middle School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Rancho Cotate High School

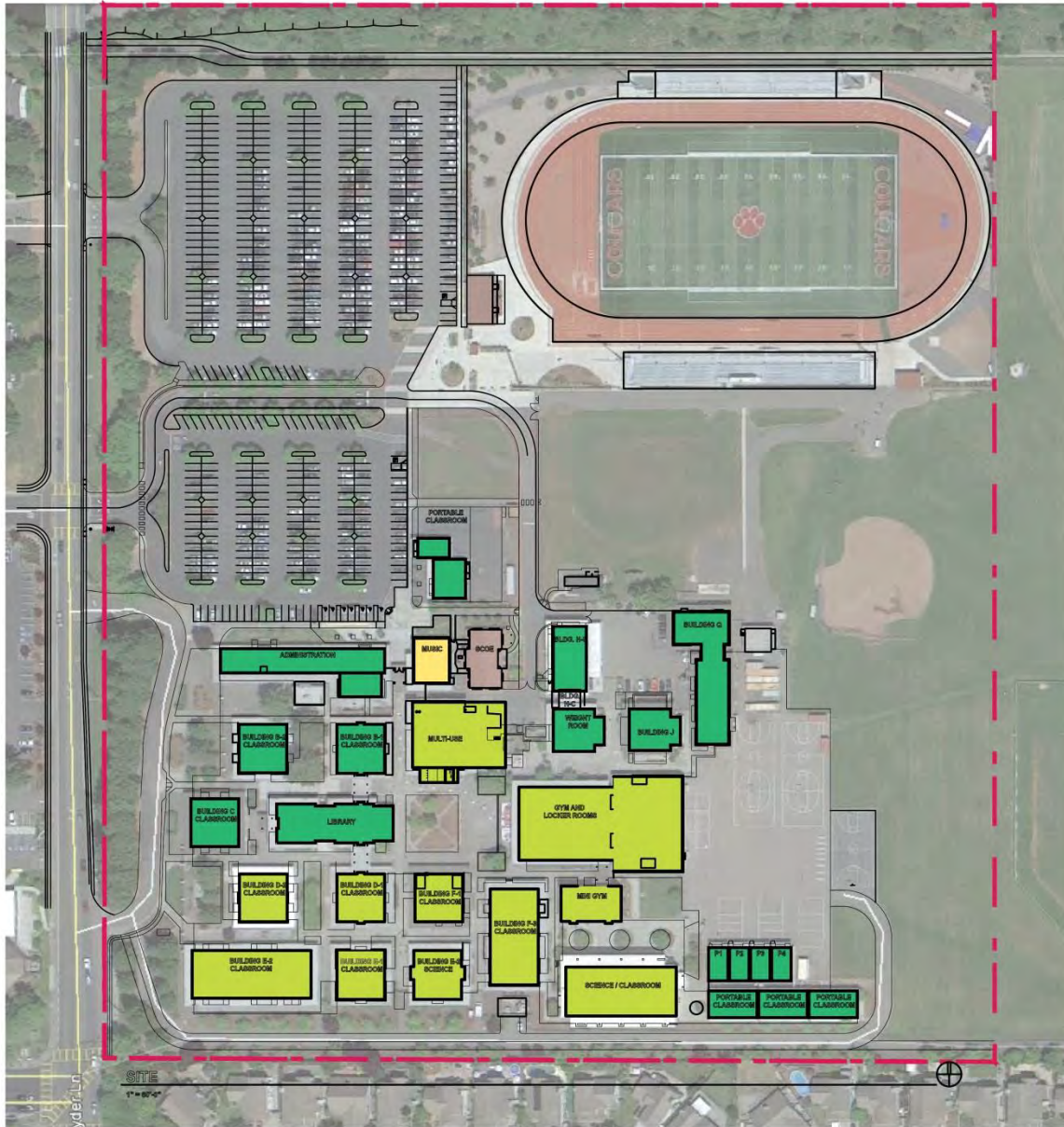




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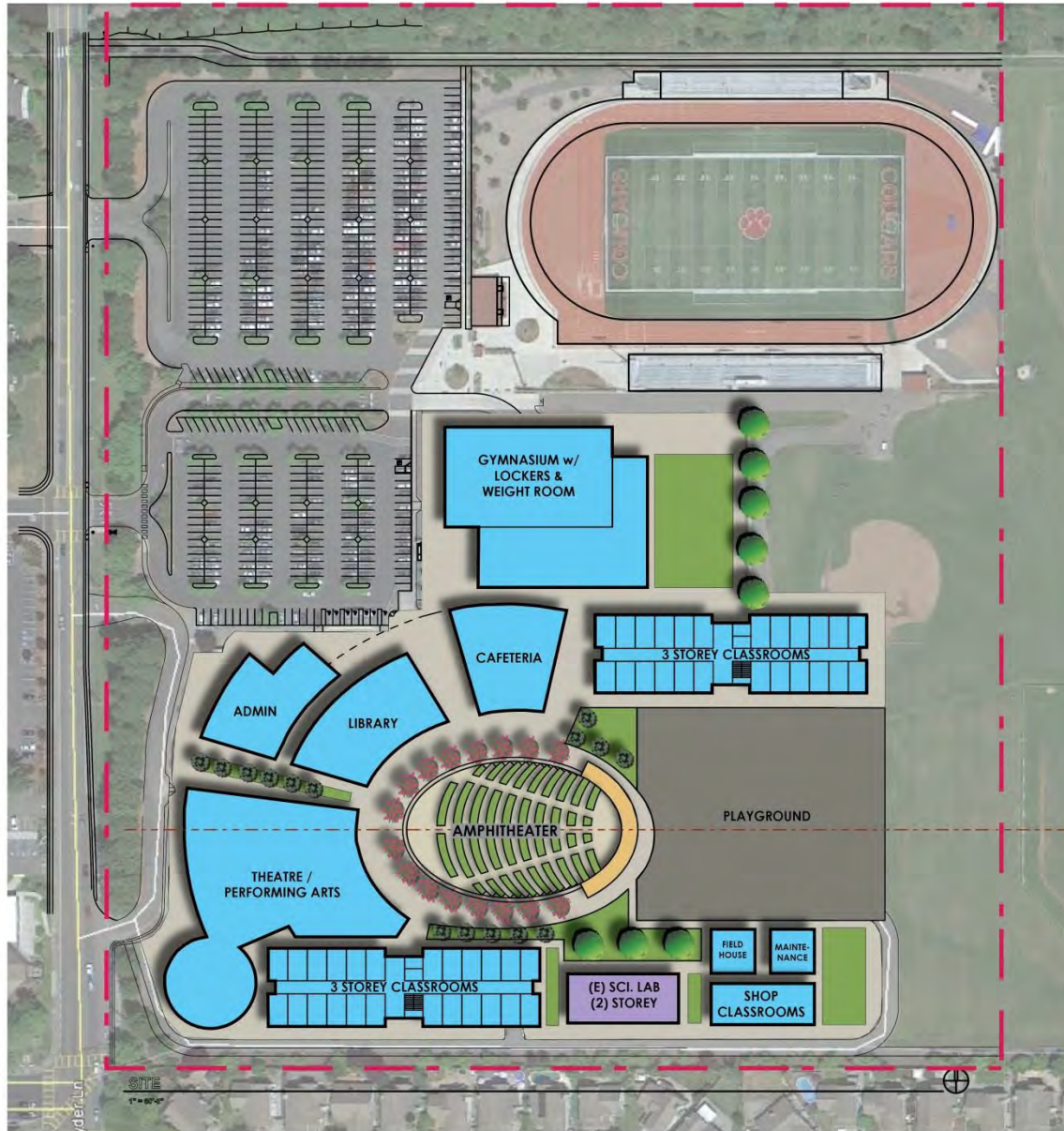
- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

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LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction



EXISTING PROGRAM

- 74 Classrooms
- Library
- Band Room
- Multi Use
- Main Gymnasium
- Mini Gymnasium
- Administration

PROPOSED SCOPE

Demolish Bldg's Existing A, B, D, E, F, G, H, J, K, L, M, P, R, LIBRARY, MAIN & MINI GYMNASIUM, MULTI-USE AND KITCHEN

BLDG. N - Sci. Lab (2) Storey - Major Modernization

NEW BUILDINGS:

- GYMNASIUM w/ Lockers & Weight Room - 45,000sf.
- (2) 3 STOREY CLASSROOMS - 139,500sf.
- CAFETERIA - 12,000sf
- THEATER & PERFORMING ARTS - 38,400sf.
- SHOPS - 6,500sf.
- MAINTENANCE BLDG. - 3,000sf
- FIELD HOUSE / CONCESSIONS - 9,000sf.
- AMPHITHEATER - 35,000 sf.

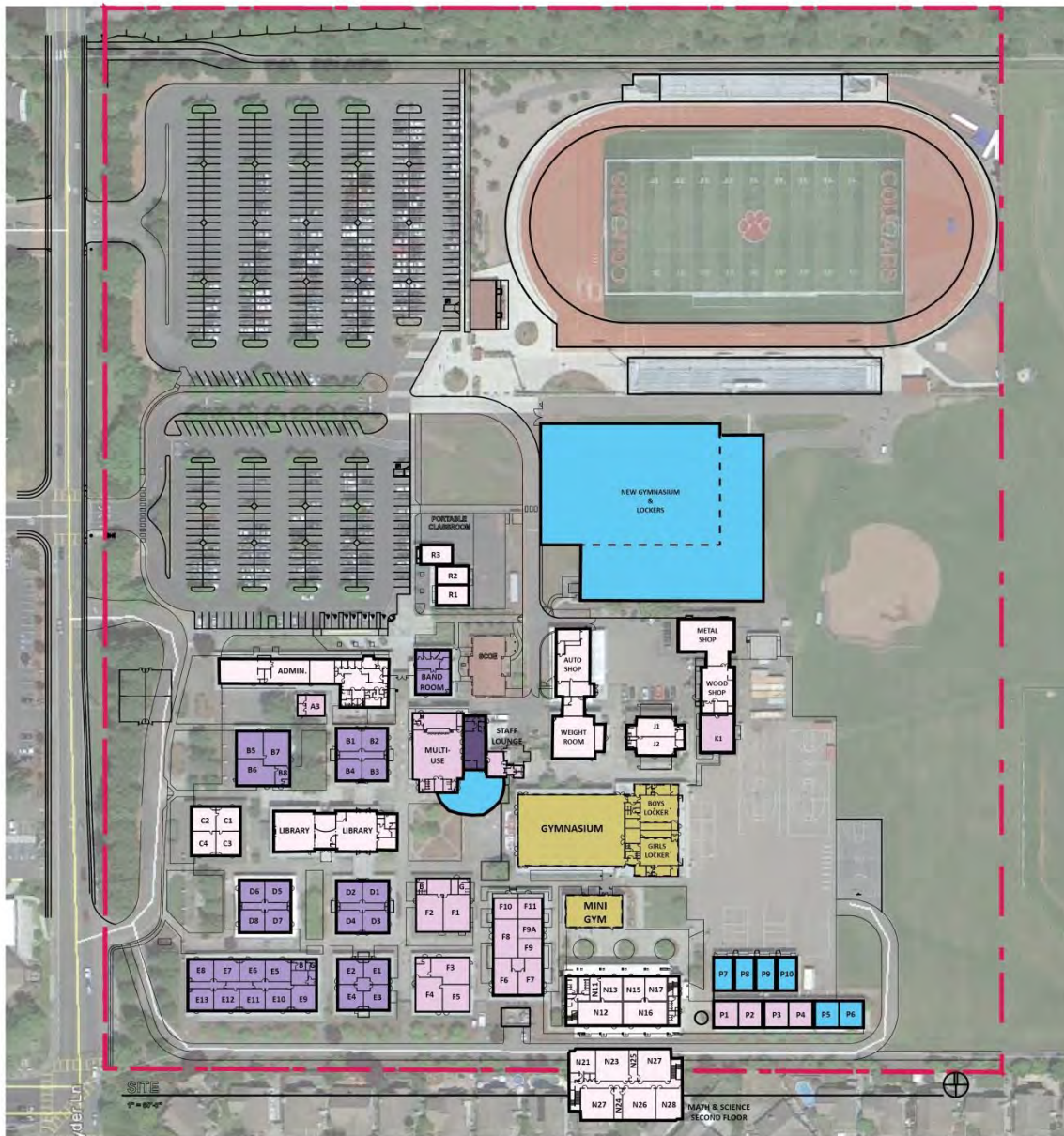
LEGEND

- Minor Improvements \$
- Minor Modernization \$\$
- Major Modernization \$\$\$
- Re Construction \$\$\$\$
- New Building \$\$\$\$\$
- Demolition
- Shade / Canopy and Lunch Shelter
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

Cotati-Rohnert Park USD Master Plan - DRAFT				
Rancho Cotate High School				(High)
WLC Architects, Inc.				
January 27, 2014				
Option 1A- New Campus for 2500 Students				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		A - Administration	9400	\$ 450 \$ 4,230,000
		B - Innovation Center/Media Center	11600	\$ 450 \$ 5,220,000
		C - Gymnasium, Lockers & Classrooms	45000	\$ 450 \$ 20,250,000
		D - Classrooms	46500	\$ 450 \$ 20,925,000
		E - Classrooms	46500	\$ 450 \$ 20,925,000
		F - Classrooms	46500	\$ 450 \$ 20,925,000
		G - Technical Education Labs	6500	\$ 450 \$ 2,925,000
		F - Student Union/ Food Court	12000	\$ 450 \$ 5,400,000
		G - Performing Arts Center - 600 Seat Incl. Band & Choir	38400	\$ 450 \$ 17,280,000
		H - Maintenance	3000	\$ 450 \$ 1,350,000
		Aquatics Center 25 yd. X 35 m- New	4000	\$ 6,355,000
		SCOE (Portables)	2880	
		Replacement of Stadium Artificial Turf - Year 2022		\$ 500,000
		Site Work 47.5 Acres		\$ 10,000,000
		Subtotal	269400	\$ 136,285,000
		Design Contingency	5%	\$ 6,814,250
		Escalation Years @ %	2 4%	\$ 10,902,800
		Change Orders	5%	\$ 6,814,250
		Subtotal		\$ 24,531,300
		Expected Total Construction Cost		\$ 160,816,300
		Soft Costs	20%	\$ 32,163,260.00
		Total Project Cost		\$ 192,979,560

Cotati-Rohnert Park USD Master Plan - DRAFT				
Rancho Cotate High School				(Low)
WLC Architects, Inc.				
January 27, 2014				
Option 1A- New Campus for 2500 Students				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		A - Administration	9400	\$ 350 \$ 3,290,000
		B - Innovation Center/Media Center	11600	\$ 350 \$ 4,060,000
		C - Gymnasium, Lockers & Classrooms	45000	\$ 350 \$ 15,750,000
		D - Classrooms	46500	\$ 350 \$ 16,275,000
		E - Classrooms	46500	\$ 350 \$ 16,275,000
		F - Classrooms	46500	\$ 350 \$ 16,275,000
		G - Technical Education Labs	6500	\$ 350 \$ 2,275,000
		F - Student Union/ Food Court	12000	\$ 350 \$ 4,200,000
		G - Performing Arts Center - 600 Seat Incl. Band & Choir	38400	\$ 350 \$ 13,440,000
		H - Maintenance	3000	\$ 350 \$ 1,050,000
		Aquatics Center 25 yd. X 35 m- New	4000	\$ 6,355,000
		SCOE (Portables)	2880	
		Replacement of Stadium Artificial Turf - Year 2022		\$ 500,000
		Site Work 47.5 Acres		\$ 10,000,000
		Subtotal	269400	\$ 109,745,000
		Design Contingency	3%	\$ 3,292,350
		Escalation Years @ %	2 4%	\$ 8,779,600
		Change Orders	3%	\$ 3,292,350
		Subtotal		\$ 15,364,300
		Expected Total Construction Cost		\$ 125,109,300
		Soft Costs	20%	\$ 25,021,860.00
		Total Project Cost		\$ 150,131,160

- Rancho Cotate High School
Cost Model Master Plan New Campus⁷¹



EXISTING PROGRAM

- 74 Classrooms
- Library
- Band Room
- Multi Use
- Main Gymnasium
- Mini Gymnasium
- Administration

PROPOSED SCOPE

- Bldg. A - Administration - Minor Improvements
- Bldg. B1-B2 (7) Classrooms - Major Modernization
- Bldg. D1, D2 - (8) Classrooms - Major Modernization
- Bldg. E1, E2 - (13) Classrooms - Major Modernization
- Bldg. F1, F2, F3 - (12) Classrooms - Minor Modernization
- Bldg. G - Music Room - Major Modernization
- Bldg. H - Auto Shop - Minor Improvements
- Bldg. J - Art Rooms - Minor Improvements
- Bldg. K,L, M - Shops - Minor Improvements
- Bldg N - 2 Story - (11) Classrooms - Minor Improvements
- Bldg P - (5) Classroom Portables - Minor Improvements
- Bldg R - (5) Classroom Portables - New
- Bldg R - (3) Portables - Minor Improvements
- Library - Minor Improvements
- Main Gymnasium and Lockers - New Building (45,000 sf.)
- Mini Gymnasium - demolish
- Main Gymnasium - demolish
- Weight Room - Minor Modernization
- Multi-Use / Kitchen Add 7500 sf for Student Union

LEGEND

- Minor Improvements \$
- Minor Modernization \$\$
- Major Modernization \$\$\$
- Re Construction \$\$\$\$
- New Building \$\$\$\$\$
- Demolition
- Shade / Canopy and Lunch Shelter
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

Cotati-Rohnert Park USD Master Plan - DRAFT					
	Rancho Cotate High School				(High)
	WLC Architects, Inc.				
	January 27, 2014				
	Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Scope	Estimated Cost
		A - Administration	9341	\$ 10	\$ 93,410
		B1 - Classrooms	3840	\$ 175	\$ 672,000
		B2 - Classrooms	3816	\$ 175	\$ 667,800
		C - Classrooms	4006	\$ 25	\$ 100,150
		D1 - Classrooms	3840	\$ 175	\$ 672,000
		D2 - Classrooms	3745	\$ 175	\$ 655,375
		E1 - Classrooms	3595	\$ 175	\$ 629,125
		E2 - Classrooms	9504	\$ 175	\$ 1,663,200
		F1 - Classrooms	3719	\$ 125	\$ 464,875
		F2 - Science Labs	3866	\$ 125	\$ 483,250
		F3 - Science Labs	7584	\$ 125	\$ 948,000
		G - Music Rooms	1673	\$ 175	\$ 292,775
		H - Auto Shop	4296	\$ 10	\$ 42,960
		J - Art Rooms	3487	\$ 10	\$ 34,870
		K,L,M - Shop Classes	7540	\$ 10	\$ 75,400
		N - Classrooms / Science Labs (2 story)	17532	\$ 25	\$ 438,300
		P - Classrooms (5 Portables)	4800	\$ 10	\$ 48,000
		P New Classrooms (5 Portables)	4800	\$ 52	\$ 248,500
		P - Demo Classrooms (5 Portables)	4800	\$ 12	\$ 57,600
		R - Classrooms (3 Portables)	2880	\$ 10	\$ 28,800
		Library	14852	\$ 10	\$ 148,520
		New Gym / Lockers/Classrooms	45000	\$ 400	\$ 18,000,000
		Demo Exist Gym / Lockers	20505	\$ 16	\$ 328,080
		Demo Exist Mini Gym	3110	\$ 16	\$ 49,760
		Weight Room	2933	\$ 10	\$ 29,330
		Multi-Use / Kitchen Add 7500 sf for Student Union	16561	\$ 255	\$ 4,223,055
		SCOE (Portables)	2880		
		Replacement of Stadium Artificial Turf - Year 2022			\$ 500,000
		Site Work 47.5 Acres			\$ 4,000,000
		Subtotal	183210		\$ 35,595,135
		Design Contingency		10%	\$ 3,559,514
		Escalation Years @ %	2	4%	\$ 2,847,611
		Change Orders		10%	\$ 3,559,514
		Subtotal			\$ 9,966,638
		Expected Total Construction Cost			\$ 45,561,773
		Soft Costs		20%	\$ 9,112,354.56
		Total Project Cost			\$ 54,674,127

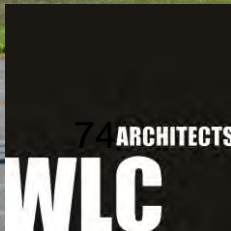
Cotati-Rohnert Park USD Master Plan - DRAFT					
	Rancho Cotate High School				(Low)
	WLC Architects, Inc.				
	January 27, 2014				
	Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Scope	Estimated Cost
		A - Administration	9341	\$ 10	\$ 93,410
		B1 - Classrooms	3840	\$ 125	\$ 480,000
		B2 - Classrooms	3816	\$ 125	\$ 477,000
		C - Classrooms	4006	\$ 10	\$ 40,060
		D1 - Classrooms	3840	\$ 125	\$ 480,000
		D2 - Classrooms	3745	\$ 125	\$ 468,125
		E1 - Classrooms	3595	\$ 125	\$ 449,375
		E2 - Classrooms	9504	\$ 125	\$ 1,188,000
		F1 - Classrooms	3719	\$ 100	\$ 371,900
		F2 - Science Labs	3866	\$ 100	\$ 386,600
		F3 - Science Labs	7584	\$ 100	\$ 758,400
		G - Music Rooms	1673	\$ 125	\$ 209,125
		H - Auto Shop	4296	\$ 10	\$ 42,960
		J - Art Rooms	3487	\$ 10	\$ 34,870
		K,L,M - Shop Classes	7540	\$ 10	\$ 75,400
		N - Classrooms / Science Labs (2 story)	17532	\$ 10	\$ 175,320
		P - Classrooms (5 Portables)	4800	\$ -	\$ -
		P New Classrooms (5 Portables)	4800	\$ 52	\$ 248,500
		P - Demo Classrooms (5 Portables)	4800	\$ 12	\$ 57,600
		R - Classrooms (3 Portables)	2880	\$ -	\$ -
		Library	14852	\$ 10	\$ 148,520
		New Gym / Lockers/Classrooms	45000	\$ 350	\$ 15,750,000
		Demo Exist Gym / Lockers	20505	\$ 16	\$ 328,080
		Demo Exist Mini Gym	3110	\$ 16	\$ 49,760
		Weight Room	2933	\$ 10	\$ 29,330
		Multi-Use / Kitchen Add 7500 sf for Student Union	16561	\$ 225	\$ 3,726,225
		SCOE (Portables)	2880		
		Replacement of Stadium Artificial Turf - Year 2022			\$ 500,000
		Site Work 47.5 Acres			\$ 2,000,000
		Subtotal	183210		\$ 28,568,560
		Design Contingency		6%	\$ 1,714,114
		Escalation Years @ %	2	4%	\$ 2,285,485
		Change Orders		8%	\$ 2,285,485
		Subtotal			\$ 6,285,083
		Expected Total Construction Cost			\$ 34,853,643
		Soft Costs		20%	\$ 6,970,728.64
		Total Project Cost			\$ 41,824,372

- Rancho Cotate High School

Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Technology High School





LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction



EXISTING PROGRAM

- 11 Classrooms
- 2 Shop classrooms
- Administration / Office

PROPOSED SCOPE

- 5 Classrooms - Minor Improvements
- 5 Classrooms - Re-Construction
- 2 Shop classrooms - Re-Construction
- Restrooms - Re construction
- Principal Office - Re-Construction
- Confencer Room - Re-Construction
- Staff Room - Re-Construction
- Admin Office - Re-Construction

LEGEND

- Minor Improvements \$
- Minor Modernization \$\$
- Major Modernization \$\$\$
- Re Construction \$\$\$\$
- New Building \$\$\$\$\$
- Demolition
- Shade / Canopy and Lunch Shelter
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

PROJECT FLOOR PLAN
SCALE-1/16"=1'-0"



EXISTING PROGRAM

- 11 Classrooms
- 2 Shop classrooms
- Administration / Office

PROPOSED SCOPE

- 11 Classrooms - Minor Improvements
- 2 Shop classrooms - Minor Improvements
- Restrooms - Re construction

LEGEND

- Minor Improvements \$
- Minor Modernization \$\$
- Major Modernization \$\$\$
- Re Construction \$\$\$\$
- New Building \$\$\$\$\$
- Demolition
- Shade / Canopy and Lunch Shelter
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

PROJECT FLOOR PLAN
SCALE-1/16"=1'-0"

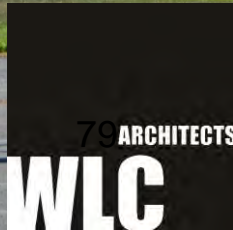
Cotati-Rohnert Park USD Master Plan - DRAFT				
Technology High School at SSU				(High)
WLC Architects, Inc. January 27, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Classrooms 1026 - 1032, (3) Tech West Classrooms	12580	\$ 125,800
		Classrooms 1020, 1022, 1033 - 1035, Restrooms, Staff	4420	\$ 331,500
Subtotal			17000	\$ 457,300
		Design Contingency	10%	\$ 45,730
		Escalation Years @ %	2 4%	\$ 36,584
		Change Orders	5%	\$ 22,865
Subtotal				\$ 105,179
Expected Total Construction Cost				\$ 562,479
		Soft Costs	20%	\$ 112,495.80
Total Project Cost				\$ 674,975

Cotati-Rohnert Park USD Master Plan - DRAFT				
Technology High School at SSU				(Low)
WLC Architects, Inc. January 27, 2014				
Option 3 - Master Plan Implementation \$70 Million				
Exist	MP	Bldg.	SF	Estimated Cost
		Classrooms 1026 - 1032, (3) Tech West Classrooms	12580	\$ -
		Classrooms 1020, 1022, 1033 - 1035, Restrooms, Staff	4420	\$ 221,000
Subtotal			17000	\$ 221,000
		Design Contingency	6%	\$ 13,260
		Escalation Years @ %	2 4%	\$ 17,680
		Change Orders	3%	\$ 6,630
Subtotal				\$ 37,570
Expected Total Construction Cost				\$ 258,570
		Soft Costs	20%	\$ 51,714.00
Total Project Cost				\$ 310,284

- Technology High School
Cost Model Master Plan Option 3

Cotati-Rohnert Park Master Plan

Richard Crane School





LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

80



LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

81



- EXISTING PROGRAM**
- 19 Classrooms
 - 1 Library
 - 2 Storage
 - Multi Purpose
 - Media Center
 - Administration
- PROPOSED SCOPE**
- 8 Classrooms - Minor Improvements
 - 8 Classrooms - Minor Modernization
 - 4 Portable Classrooms - Demolish
 - 2 Storage - Demolish
 - 1 Library - Minor Improvements
 - Media Center - Minor Modernization
 - (E) Multi-Use/Kitchen - Minor Mod.
 - Admin - Minor Improvements

LEGEND

	Minor Improvements	\$
	Minor Modernization	\$\$
	Major Modernization	\$\$\$
	Re Construction	\$\$\$\$
	New Building	\$\$\$\$\$
	Demolition	
	Shade / Canopy and Lunch Shelter	
	Temp Housing	
	Future New Building	
	Future Demolition	
	Future Re purpose	

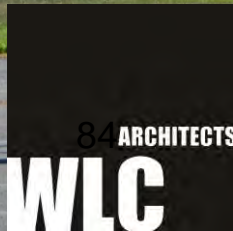
Cotati-Rohnert Park USD Master Plan - DRAFT				
Richard Crane School				(High)
WLC Architects, Inc.				
January 27, 2014				
Option 1 - Full Master Plan				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2859	\$ 25 \$ 71,475
		Multi-Use /Kitchen	5735	\$ 100 \$ 573,500
		Library	2484	\$ 25 \$ 62,100
		A - Classrooms	4004	\$ 25 \$ 100,100
		B - Classrooms	3796	\$ 25 \$ 94,900
		C - Classrooms	3796	\$ 100 \$ 379,600
		D - Classrooms	3796	\$ 100 \$ 379,600
		Demo P1 & P2 Classrooms (2 Portables)	1920	\$ 12 \$ 23,040
		Demo P3,P4, P5, P6 Classrooms (4 Portables)	3840	\$ 12 \$ 46,080
		Site Work		\$ 1,200,000
		Subtotal	26470	\$ 2,930,395
		Design Contingency	10%	\$ 293,040
		Escalation Years @ %	2 4%	\$ 234,432
		Change Orders	10%	\$ 293,040
		Subtotal		\$ 820,511
		Expected Total Construction Cost		\$ 3,750,906
		Soft Costs	20%	\$ 750,181.12
		Total Project Cost		\$ 4,501,087
Note: Lease expires 6/30/2016				

Cotati-Rohnert Park USD Master Plan - DRAFT				
Richard Crane School				(Low)
WLC Architects, Inc.				
January 27, 2014				
Option 1 - Full Master Plan				
Exist	MP	Bldg.	SF	Scope Estimated Cost
		Administration	2859	\$ 10 \$ 28,590
		Multi-Use /Kitchen	5735	\$ 50 \$ 286,750
		Library	2484	\$ 10 \$ 24,840
		A - Classrooms	4004	\$ 10 \$ 40,040
		B - Classrooms	3796	\$ 10 \$ 37,960
		C - Classrooms	3796	\$ 50 \$ 189,800
		D - Classrooms	3796	\$ 50 \$ 189,800
		Demo P1 & P2 Classrooms (2 Portables)	1920	\$ 12 \$ 23,040
		Demo P3,P4, P5, P6 Classrooms (4 Portables)	3840	\$ 12 \$ 46,080
		Site Work		\$ 1,200,000
		Subtotal	26470	\$ 2,066,900
		Design Contingency	6%	\$ 124,014
		Escalation Years @ %	2 4%	\$ 165,352
		Change Orders	8%	\$ 165,352
		Subtotal		\$ 454,718
		Expected Total Construction Cost		\$ 2,521,618
		Soft Costs	20%	\$ 504,323.60
		Total Project Cost		\$ 3,025,942
Note: Lease expires 6/30/2016				

- Richard Crane School
Option 1 – Full Master Plan

Cotati-Rohnert Park Master Plan

Labath School









EXISTING PROGRAM

- A- Administration
- B-Classrooms
- C-Portable Classroom
- D-Portable Classroom
- E- Multi-Use
- F- Portable Classroom
- G- Portable Restrooms
- H - Portable Classrooms
- J - Portable Office

PROPOSED SCOPE

- A- Administration
- B-Classrooms
- C-Portable Classroom
- D-Portable Classroom
- E- Multi-Use
- F- Portable Classroom
- G- Portable Restrooms
- H - Portable Classrooms
- J - Portable Office

LEGEND

- Minor Improvements \$
- Minor Modernization \$\$
- Major Modernization \$\$\$
- Re Construction \$\$\$\$
- New Building \$\$\$\$\$
- Demolition
- Shade / Canopy and Lunch Shelter
- Temp Housing
- Future New Building
- Future Demolition
- Future Re purpose

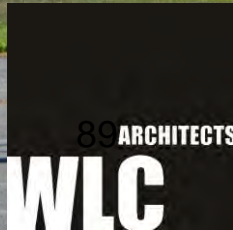
Cotati-Rohnert Park USD Master Plan - DRAFT				
		Labath School		(High)
		WLC Architects, Inc.		
		January 27, 2014		
		Option 1 - Full Master Plan		
Exist	MP	Bldg.	SF	Scope Estimated Cost
		A - Administration	1408	\$ 205 \$ 288,640
		B - Classrooms	3312	\$ 205 \$ 678,960
		C - Portable Classroom	1280	\$ 280 \$ 358,400
		D - Portable Classroom	960	\$ 280 \$ 268,800
		E - Multi-Use	2448	\$ 205 \$ 501,840
		F - Portable Classrooms	1920	\$ 280 \$ 537,600
		G - Portable Retrooms	640	\$ 280 \$ 179,200
		H - Portable Classrooms	1920	\$ 280 \$ 537,600
		J - Portable Office	960	\$ 280 \$ 268,800
		Site Work		\$ 250,000
		Subtotal	14848	\$ 3,869,840
		Design Contingency		10% \$ 386,984
		Escalation Years @ %	2	4% \$ 309,587
		Change Orders		10% \$ 386,984
		Subtotal		\$ 1,083,555
		Expected Total Construction Cost		\$ 4,953,395
		Soft Costs	20%	\$ 990,679.04
		Total Project Cost		\$ 5,944,074
Note: Lease expires 7/31/15, but the tenant has an option to extend it through 7/31/17				

Cotati-Rohnert Park USD Master Plan - DRAFT				
		Labath School		(Low)
		WLC Architects, Inc.		
		January 27, 2014		
		Option 1 - Full Master Plan		
Exist	MP	Bldg.	SF	Scope Estimated Cost
		A - Administration	1408	\$ 125 \$ 176,000
		B - Classrooms	3312	\$ 125 \$ 414,000
		C - Portable Classroom	1280	\$ 250 \$ 320,000
		D - Portable Classroom	960	\$ 250 \$ 240,000
		E - Multi-Use	2448	\$ 125 \$ 306,000
		F - Portable Classrooms	1920	\$ 250 \$ 480,000
		G - Portable Retrooms	640	\$ 250 \$ 160,000
		H - Portable Classrooms	1920	\$ 250 \$ 480,000
		J - Portable Office	960	\$ 250 \$ 240,000
		Site Work		\$ 250,000
		Subtotal	14848	\$ 3,066,000
		Design Contingency		6% \$ 183,960
		Escalation Years @ %	2	4% \$ 245,280
		Change Orders		8% \$ 245,280
		Subtotal		\$ 674,520
		Expected Total Construction Cost		\$ 3,740,520
		Soft Costs	20%	\$ 748,104.00
		Total Project Cost		\$ 4,488,624
Note: Lease expires 7/31/15, but the tenant has an option to extend it through 7/31/17				

- Labath School
Option 1 – Full Master Plan

Cotati-Rohnert Park Master Plan

Bond Program Summary



Cotati-Rohnert Park USD Master Plan - DRAFT			
Total Bond Program Cost Model			(High)
WLC Architects, Inc. January 27, 2014			
Option 1 - Full Master Plan			
School			Estimated Project Cost
Evergreen Elementary School			\$ 20,682,324
Hahn Elementary School			\$ 18,192,783
Monte Vista Elementary School			\$ 16,083,341
Page Academy			\$ 27,262,932
Reed Elementary School			\$ 5,771,251
University Elementary School at La Fiesta Ed Center			\$ 8,897,495
Waldo Intermediate School			\$ 9,033,485
Jones Middle School			\$ 17,063,654
Technology Middle School at Mountain Shadows Ed Center			\$ 22,405,379
Rancho Cotate High School			\$ 135,877,371
Technology High School at SSU			\$ 5,312,124
Richard Crane School			\$ 4,501,087
Labath School			\$ 5,944,074
Subtotal Schools			\$ 297,027,301
District Office, Maintenance & Operations			\$ 11,881,800
Total Project Cost for all Sites			\$ 308,909,101
Bond Program Costs			
Overall Bond Contingency	10%		\$ 30,890,910.10
Program Management	5%		\$ 15,445,455.05
Furniture and Equipment	10%		\$ 30,890,910.10
Moving Expenses	1.0%		\$ 3,089,091.01
Technology High School Lease			\$ 3,500,000.00
Subtotal Bond Program Costs			\$ 83,816,366
Total Bond Program Cost			\$ 392,725,467

Cotati-Rohnert Park USD Master Plan - DRAFT			
Total Bond Program Cost Model			(Low)
WLC Architects, Inc. January 27, 2014			
Option 1 - Full Master Plan			
School			Estimated Project Cost
Evergreen Elementary School			\$ 15,422,698
Hahn Elementary School			\$ 15,869,043
Monte Vista Elementary School			\$ 14,304,407
Page Academy			\$ 23,952,811
Reed Elementary School			\$ 4,658,053
University Elementary School at La Fiesta Ed Center			\$ 4,159,517
Waldo Intermediate School			\$ 5,498,857
Jones Middle School			\$ 12,229,905
Technology Middle School at Mountain Shadows Ed Center			\$ 15,755,487
Rancho Cotate High School			\$ 112,971,244
Technology High School at SSU			\$ 4,404,348
Richard Crane School			\$ 3,025,942
Labath School			\$ 4,488,624
Subtotal Schools			\$ 236,740,936
District Office, Maintenance & Operations			\$ 9,055,800
Total Project Cost for all Sites			\$ 245,796,736
Bond Program Costs			
Overall Bond Contingency	5%		\$ 12,289,836.79
Program Management	2%		\$ 4,915,934.71
Furniture and Equipment	5%		\$ 12,289,836.79
Moving Expenses	0.5%		\$ 1,228,983.68
Technology High School Lease			\$ 3,500,000.00
Subtotal Bond Program Costs			\$ 34,224,592
Total Bond Program Cost			\$ 280,021,328

- Cotati-Rohnert Park USD
Total Bond Program Cost Model
Full Master Plan

Cotati-Rohnert Park USD Master Plan - DRAFT			
Total Bond Program Cost Model			(High)
WLC Architects, Inc. January 27, 2014			
Option 3 - Master Plan Implementation \$70 Million			
School	Estimated Project Cost		
Evergreen Elementary School	\$ 5,804,198		
Hahn Elementary School	\$ 4,194,002		
Monte Vista Elementary School	\$ 3,306,893		
Page Academy	\$ 5,073,792		
Reed Elementary School	\$ 3,814,387		
University Elementary School at La Fiesta Ed Center	\$ 1,986,225		
Waldo Intermediate School	\$ 2,103,283		
Jones Middle School	\$ 6,113,019		
Technology Middle School at Mountain Shadows Ed Center	\$ 3,863,447		
Rancho Cotate High School	\$ 54,674,127		
Technology High School at SSU	\$ 674,975		
Richard Crane School	-		
Labath School	-		
Subtotal Schools	\$ 91,608,348		
District Office, Maintenance & Operations	\$ -		
Total Project Cost for all Sites	\$ 91,608,348		
Bond Program Costs			
Overall Bond Contingency	10%	\$ 9,160,834.82	
Program Management	5%	\$ 4,580,417.41	
Furniture and Equipment	10%	\$ 9,160,834.82	
Moving Expenses	1.0%	\$ 916,083.48	
Technology High School Lease	\$ 3,500,000.00		
Subtotal Bond Program Costs	\$ 27,318,171		
Total Bond Program Cost	\$ 118,926,519		

Cotati-Rohnert Park USD Master Plan - DRAFT			
Total Bond Program Cost Model			(Low)
WLC Architects, Inc. January 27, 2014			
Option 3 - Master Plan Implementation \$70 Million			
School	Estimated Project Cost		
Evergreen Elementary School	\$ 2,919,392		
Hahn Elementary School	\$ 1,406,348		
Monte Vista Elementary School	\$ 884,066		
Page Academy	\$ 2,111,776		
Reed Elementary School	\$ 1,263,183		
University Elementary School at La Fiesta Ed Center	\$ 1,026,074		
Waldo Intermediate School	\$ 825,301		
Jones Middle School	\$ 3,527,157		
Technology Middle School at Mountain Shadows Ed Center	\$ 1,966,364		
Rancho Cotate High School	\$ 41,824,372		
Technology High School at SSU	\$ 310,284		
Richard Crane School	-		
Labath School	-		
Subtotal Schools	\$ 58,064,315		
District Office, Maintenance & Operations	\$ -		
Total Project Cost for all Sites	\$ 58,064,315		
Bond Program Costs			
Overall Bond Contingency	5%	\$ 2,903,215.77	
Program Management	2%	\$ 1,161,286.31	
Furniture and Equipment	5%	\$ 2,903,215.77	
Moving Expenses	0.5%	\$ 290,321.58	
Technology High School Lease	\$ 3,500,000.00		
Subtotal Bond Program Costs	\$ 10,758,039		
Total Bond Program Cost	\$ 68,822,355		

- Cotati-Rohnert Park USD
Total Bond Program Cost Model
Option 3 – Master Plan \$70 Million

Cotati-Rohnert Park USD Master Plan - DRAFT

Total Bond Program Cost Model Summary

(High)

WLC Architects, Inc.

January 27, 2014

Bond Program Option

Estimated Total Bond Program Cost

Existing Option 1 (Replacing All Portables with Hard Construction)

\$ 221,686,963

Existing Option 2

\$ 131,105,834

Option 1 - Full Master Plan

\$ 392,725,467

Option 2 - Master Plan Implementation Phase 1

\$ 153,881,573

Option 3 - Master Plan Implementation \$70 Million

\$ 118,926,519

Cotati-Rohnert Park USD Master Plan - DRAFT

Total Bond Program Cost Model Summary

(Low)

WLC Architects, Inc.

January 27, 2014

Bond Program Option

Estimated Total Bond Program Cost

Existing Option 1 (Replacing All Portables with Hard Construction)

\$ 132,172,870

Existing Option 2

\$ 75,103,719

Option 1 - Full Master Plan

\$ 280,021,328

Option 2 - Master Plan Implementation Phase 1

\$ 96,461,945

Option 3 - Master Plan Implementation \$70 Million

\$ 68,822,355

Cotati-Rohnert Park USD Cost Model Summary ⁹²

Cotati-Rohnert Park USD Master Plan - DRAFT			
Funds Available Analysis - Bond Program Costs			
WLC Architects, Inc.			
January 27, 2014			
Projected Bond			Oct 2014
Measure 'X' June 2014 = \$70 million			\$ 70,000,000
Bond Program Costs 2014			\$ 70,000,000
Overall Bond Contingency	10%	\$	7,000,000
Program Management	5.0%	\$	3,500,000
Furniture and Equipment	10%	\$	7,000,000
Moving Expenses	1.0%	\$	700,000
Subtotal Bond Program Costs			\$ 18,200,000
Bond Funds Available for Projects			\$ 51,800,000

Cotati-Rohnert Park USD Master Plan - DRAFT			
Funds Available Analysis - Possible Revenue			
WLC Architects, Inc.			
January 27, 2014			
Projected Bond Sales			Available Funds for Projects
Measure 'X' = \$70 million			
Oct 2014 - Series A Bond Sale		\$ 25,000,000	\$ 18,500,000
Oct 2016 - Series B Bond Sale		\$ 25,000,000	\$ 18,500,000
Oct 2018 - Series c Bond Sale		\$ 20,000,000	\$ 14,800,000
Available Bond Funds			\$ 70,000,000 \$ 51,800,000
State Funds (Subject to available eligible state programs)			\$ 3,500,000 \$ 2,590,000
Prop 39			
Bond Interest (Subject to Current Interest Rates and Cash Flow)			\$ 2,800,000 \$ 2,072,000
Available Additional Revenue			\$ 6,300,000 \$ 4,662,000
Total Potential Available Revenue			\$ 76,300,000 \$ 56,462,000

Funds Available Analysis

Cotati-Rohnert Park USD Master Plan - DRAFT

Bond Program Scenarios - SAMPLE
 WLC Architects, Inc.
 January 27, 2014

1 Emphasis on Instructional Technology and Deferred Maintenance - Based on Option 3 (High)

Phase	School by Priority	Option	Projected Project Cost	Cumulative Project Cost	Year	Available Funds for Projects	Delta
1	Evergreen Elementary School	Option 3	\$ 5,804,198	\$ 5,804,198	2014	\$ 18,500,000	\$ 12,695,802
1	Hahn Elementary School	Option 3	\$ 4,194,002	\$ 9,998,200	2014	\$ 18,500,000	\$ 8,501,800
1	Monte Vista Elementary School	Option 3	\$ 3,306,893	\$ 13,305,093	2014	\$ 18,500,000	\$ 5,194,907
1	Page Academy	Option 3	\$ 5,073,792	\$ 18,378,885	2014	\$ 18,500,000	\$ 121,115
2	Reed Elementary School	Option 3	\$ 3,814,387	\$ 22,193,272	2016	\$ 37,000,000	\$ 14,806,728
2	University Elementary School at La Fiesta Ed Center	Option 3	\$ 1,986,225	\$ 24,179,497	2016	\$ 37,000,000	\$ 12,820,503
2	Waldo Intermediate School	Option 3	\$ 2,103,283	\$ 26,282,780	2016	\$ 37,000,000	\$ 10,717,220
2	Jones Middle School	Option 3	\$ 6,113,019	\$ 32,395,799	2016	\$ 37,000,000	\$ 4,604,201
2	Technology Middle School at Mountain Shadows Ed Center	Option 3	\$ 3,863,447	\$ 36,259,246	2016	\$ 37,000,000	\$ 740,754
3	Rancho Cotate High School	Option 3	\$ 54,674,127	\$ 90,933,373	2018	\$ 51,800,000	\$ (39,133,373)
3	Technology High School at SSU	Option 3	\$ 674,975	\$ 91,608,348	2018	\$ 51,800,000	\$ (39,808,348)
Total Project Cost			\$ 91,608,348				

- Notes:
- The proposed project phasing is based on estimated future bond sales and may change depending on actual series sales dates.
 - Costs are considered a Rough-Order-of-Magnitude budget.
 - Cost per SF assumes "typical" building conditions and ranges because specific scope requirements vary for each project.
 - Soft Costs are typically 30% of Project Costs and usually include A&E, IOR, T&I, Survey, Geotech, DSA, CGS, CDE fees, Permits and a 10% contingency .
 - Specific stand alone specialty facilities such as science lab buildings and performing arts centers may exceed these costs.
 - The SF costs may vary significantly based on the overall size, complexity and scope of a project.
 - District Standards for class size/loading, design standards and product/system standards have a significant impact on costs.
 - Costs are based on current 2014 dollars escalated to the year in which the project occurs.

Bond Program Scenarios – SAMPLE ONLY

Student Achievement



Student Safety



Sustainable Schools



GOALS AND VISION



CLIENT FOCUSED.
PASSION DRIVEN.