

**Appendix D: Preliminary Estimates to Bring Red Hill School Facilities up to
Acceptable Conditions**

Item Category	Items Included	September 2013 District Estimate to Reopen as a District School		Estimate to Rent Red Hill to Ross Valley Charter School	
		Option A 6 Teachers	Option B 9 Teachers	Option C RVCS In Lieu Agreement Estimates	
demo	playstructure/landscaping	\$79,827	\$136,071	\$25,000	
	interior partitions/folding doors				
	plumbing fixtures				
	selective doors and frames				
	selective asphalt removal				
	mechanical systems				
	ceramic tile and concrete				
	vinyl acoustical tile (VAT) flooring				
	electrical fixtures/lights				
	roofing				
earthworks	prep for landscaping	\$20,350	\$20,350	\$10,000	
asphalt paving	new asphalt over base and striping	\$101,000	\$101,000	\$45,000	Nerviani Paving
exterior improvements	irrigation	\$39,350	\$39,350	\$20,000	
	chain link fence				
	sod				
amphitheater repairs	repairs to meet ADA	\$80,000	\$80,000	N/A	
Rough Interior	concrete floor and curbs	\$22,370	\$41,090	\$40,000	
	carpentry				
	misc metal				
roofing and insulation	built-up/shingle/flashing	\$54,303	\$105,905	\$48,700	Wedge Roofing
	joint sealers				
Doors and Finish Hardware	interior	\$34,710	\$54,155	\$12,000	
	exterior				
Interior Finishes	gypsum boards	\$86,760	\$143,100	\$80,000	
	ceramic tile/paint				
	resilient flooring/carpeting				
Exterior	painting	\$8,490	\$16,980	\$14,500	
interior furnishings	markerboards/tackboards	\$55,650	\$67,060	\$50,000	
	fire extinguisher with cabinet				
	casework/blinds				
Plumbing	fixtures	\$51,410	\$65,375	\$65,375	
	accessories/partitions				
	piping				
HVAC	furnace and air conditioning	\$67,400	\$129,600	\$43,520	Lucas HVAC
	ducting and fans				

Item Category	Items Included		Option A 6 Teachers	Option B 9 Teachers	Option C RVCS In Lieu Agreement Estimates	
electrical			\$64,050	\$83,750	\$50,000	Shining Star/ Tom Remus
	electrical panels, light fixtures, Outlets					
Exterior Lighting			\$8,000	\$8,000	\$8,000	
	area lighting - safety/security					
Exterior Equipment			\$83,800	\$83,800	\$83,800	
	play structure					
	basketball/tetherball					
Art			\$35,000	\$35,000	\$35,000	
	kiln room (new structure)					
Fire Alarm			\$13,375	\$16,125	\$16,125	
	new devices					
Low Voltage			\$29,600	\$35,150	\$35,150	
	Clock/Intercom/data/security					
Remodel Existing Portable			\$20,000	\$30,000	\$15,000	
	subtotal		\$955,445	\$1,291,861	\$697,170	
Internet Wiring for campus					\$75,000	
Classroom Projection Equipment					\$10,000	
	subtotal				\$782,170	
	% Cost					
general conditions		10%	\$95,545	\$129,186	\$69,717	
overhead and profit		6%	\$63,059	\$85,263	\$46,930	
bonds		2%	\$22,281	\$30,126	\$33,620	
escalation		2%	\$22,727	\$30,729	\$34,292	
design contingency		20%	\$231,811	\$313,433		
unknown bldg cond		20%	\$191,089	\$258,372	\$69,717	10%
EST TOTAL COST OF CONSTRUCTION			\$1,581,957	\$2,138,970	\$1,036,446	
Allowance for CEQA			\$65,000	\$65,000	\$65,000	
	study only					
Soft Cost Allowance		25%	\$411,739	\$550,993		
	architect				N/A	
	engineer				N/A	
	planning				N/A	
	DSA				N/A	
	Inspection and Testing				\$24,000	
	Oversight/Project Management				\$68,000	
Total Estimated Budget Cost			\$2,058,696	\$2,754,963	\$1,193,446	
option a: 6 classrooms, library/mu room, offices, minimal boys, girls and staff restrooms. refurb bldg b plus 2 portable classroom bldgs to yield 6 classrooms. refurb ambitheatre, new playstructure, limited hard space for play area						
option b: 9 classrooms - 4 in bldg b, four in bldg c and 1 portable. in addition, the two other portables will be for art and music. balance same as option a except boys and girls restrooms larger with girls in 1 bldg and boys in the other.						
additional exterior work such as covered walkway between buildings. no other ancilliary spaces added						
Option c: Option C is lower because RVCS is willing to rent the property with less costly improvements than is the District standard and will negotiate these details with the District						