



QUATTROCCHI KWOK
ARCHITECTS

Facilities Master Planning

Board Presentation

Timeline of the process

- **Spring 2019: Facilities Assessments are completed, and the first round of information gathering meetings are held with site staff and parents at all the sites.**
- **Summer 2019: First drafts of Master plans are developed and presented to District Leadership team.**
- **Fall 2019: Draft master plans presented to school staff and parents. Master plans are updated based on feedback.**
- **Winter 2019/20: Master Plans are refined and presented to the Board of Education**
- **Spring 2020: Projects are cost estimated and refined to determine rough magnitude of cost for each site.**

Cost Estimates

- The estimates that we are going to review today are direct construction cost, contractor fee and design/bid contingency. An addition 30-35% will need to be added to these projects to cover all project soft cost.
- The estimates include General Contractor and Sub Contractors fees and markups
- Since the projects are broadly defined in the Master Plan the estimates include Programming, Design and Bidding Contingencies.
- Cost are based off expected November 2020 cost*
- *The estimates were done prior to the outbreak of the COVID-19 Pandemic. The effects of this pandemic on the cost and deleterious effects on the building design and construction industry are as of this time unknown.

Crocker Middle School



- 1. NEW SOCCER FIELD (CROCKER)
- 2. MODERNIZE LOCKER ROOMS
- 3. EXISTING GYMNASIUM
- 4. NEW HILLSBOROUGH REC BUILDING AND WELLNESS CENTER
- 5. EXISTING MUSIC/LECTURE/H-TV BUILDING
- 6. SOLAR CARPORTS
- 7. EXISTING SCIENCE CLASSROOMS TO BE MODERNIZED
- 8. CONVERT EXISTING ADMIN INTO STUDENT TOILET ROOMS
- 9. EXISTING CLASSROOMS TO BE MODERNIZED
- 10. CONVERT LIBRARY INTO MARKERS LAB AND ART ROOM
- 11. NEW QUAD
- 12. NEW ENTRY PLAZA
- 13. NEW 3 LANE DROP OFF
- 14. NEW 50 SPACE PARKING LOT
- 15. CONVERT EXISTING ROADWAY TO PARKING LOT
- 16. EXISTING PLAYGROUND
- 17. ADMINISTRATION
- 18. MULTI-PURPOSE
- 19. CAFE
- 20. LIBRARY

CROCKER MIDDLE SCHOOL - RALSTON AVENUE
HILLSBOROUGH CITY SCHOOL DISTRICT
DRAFT - MASTER PLAN

Total Estimate: \$92,965,013



North Hillsborough Elementary School



1. NEW SOCCER FIELD (CROCKER)
2. EXISTING FIELD
3. EXISTING MULTI-PURPOSE ROOM
4. NEW MUSIC CLASSROOM & FUTURE EXPANSION
5. EXISTING CLASSROOMS TO BE MODERNIZED
6. EXISTING CLASSROOMS TO BE MODERNIZED
7. EXISTING CLASSROOMS TO BE MODERNIZED
8. EXISTING CLASSROOMS TO BE MODERNIZED, EXISTING PRESCHOOL TO BE CONVERTED TO INNOVATION CENTER
9. EXISTING LIBRARY
10. MODERNIZED ADMINISTRATION
11. EXPAND ADMINISTRATION
12. EXISTING CLASSROOMS TO BE MODERNIZED
13. EXISTING CLASSROOMS TO BE MODERNIZED
14. PLAYGROUND MODIFICATIONS
15. NEW PRESCHOOL
16. REPLACE BRIDGE SCHOOL
17. NEW SCHOOL ENTRY
18. EXPANDED PARKING
19. AREA FOR GARDEN OR NEW PLAYGROUND
20. NEW TOILET ROOM BUILDING
21. SOLAR SHADE STRUCUTRE

Total Estimate:
\$56,408,825

NORTH HILLSBOROUGH ELEMENTARY SCHOOL - EUCALYPTUS AVENUE
HILLSBOROUGH CITY SCHOOL DISTRICT
MASTER PLAN



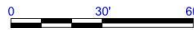
South Hillsborough Elementary School



- 1. MAJOR MODERNIZATION OF BUILDING A
- 2. EXISTING MULTI-PURPOSE BUILDING
- 3. NEW MUSIC BUILDING
- 4. SHADE ARBOR
- 5. EXISTING BOILER BUILDING
- 6. MODERNIZE MUSIC CLASSROOM, REMOVE KITCHEN AND CONVERT TO ART ROOM, MODERNIZE MARKERS SPACE
- 7. REPLACE GRASS WITH SYNTHETIC TURF
- 8. STAFF PARKING
- 9. NEW AMPHITHEATER
- 10. OUTDOOR LEARNING AREA
- 11. NEW 4/5 CLASSROOMS
- 12. RELOCATED PRESCHOOL AND PLAYGROUND

Total Estimate:
\$60,197,184

SOUTH HILLSBOROUGH ELEMENTARY SCHOOL - EL CERRITO AVENUE
HILLSBOROUGH CITY SCHOOL DISTRICT
MASTER PLAN



West Hillsborough Elementary School



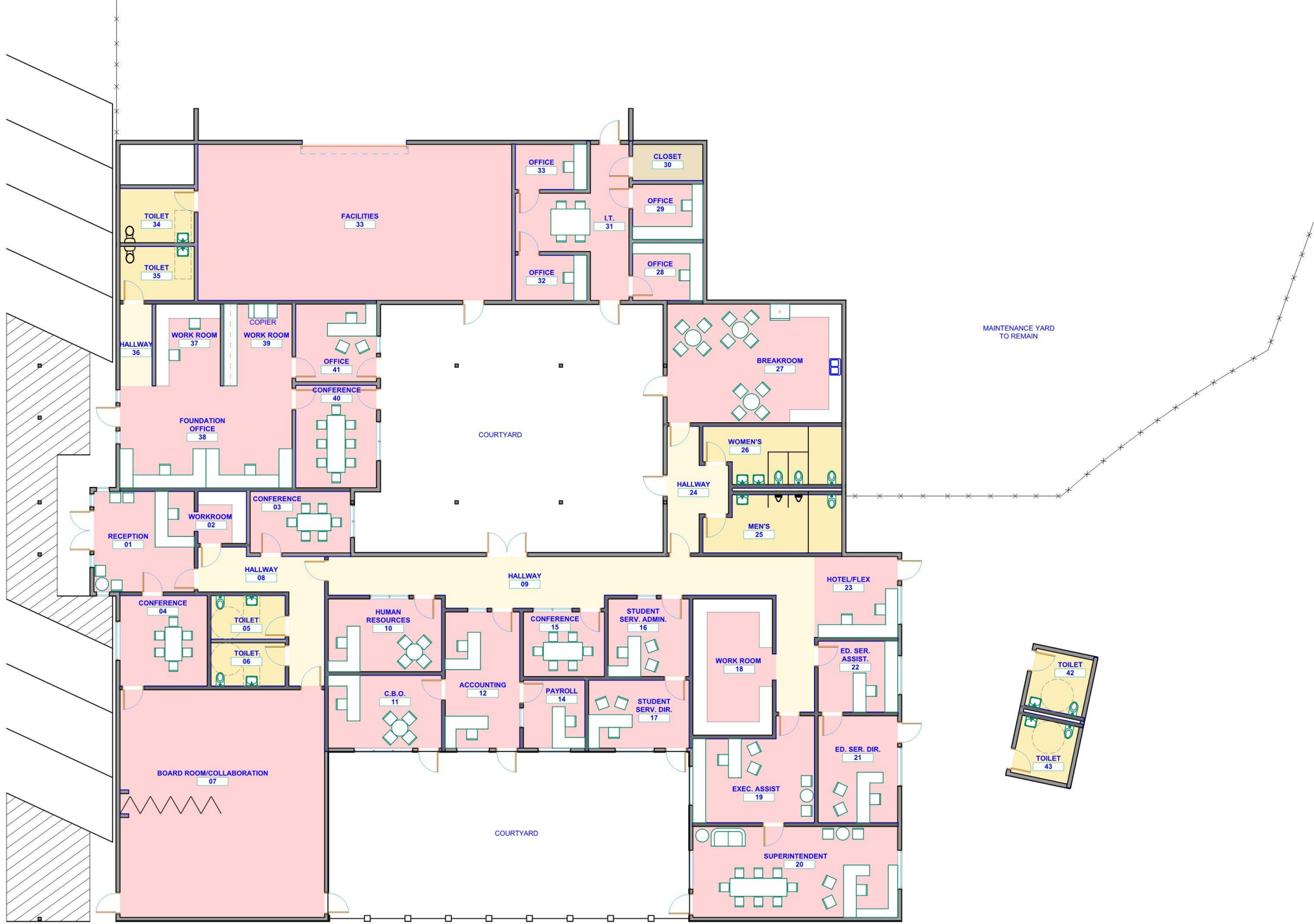
1. RECONFIGURED PARKING AND DROP OFF
2. NEW PARKING LOT
3. ENTRY PLAZA
4. NEW ADMINISTRATION
5. NEW MULTI-PURPOSE BUILDING
6. POSSIBLE GARDEN
7. REPURPOSE EXISTING MULTI-PURPOSE TO LIBRARY AND INNOVATION HUB
8. CONVERT ADMINISTRATION TO CLASSROOMS
9. REMOVE LIBRARY AND CREATE CENTRAL COURTYARD WITH COVERED STRUCTURE
10. MODERNIZE EXISTING CLASSROOMS
11. COVERED PICK-UP STRUCTURES
12. EXISTING CLASSROOMS WITH MINOR MODERNIZATION
13. EXISTING STAFF PARKING LOT
14. PLAYGROUND IMPROVEMENTS
15. OUTDOOR CLASSROOM
16. IMPROVE FIELD DRAINAGE - ARTIFICIAL TURF OPTION
17. EXISTING PLAYGROUND
18. NEW STAFF RESTROOMS

Total Estimate:
\$65,468,191

WEST HILLSBOROUGH ELEMENTARY SCHOOL - BARBARA WAY
HILLSBOROUGH CITY SCHOOL DISTRICT
MASTER PLAN



District Office



Total Estimate:
\$14,717,511

DISTRICT OFFICE MASTER PLAN
HILLSBOROUGH CITY SCHOOL DISTRICT
MASTER PLAN



- **Total Construction Cost (November 2020 cost)**

- ◆ West: \$65,468,191
 - ◆ South: \$60,197,184
 - ◆ North: \$56,408,825
 - ◆ Crocker: \$92,965,013
 - ◆ District Office: \$14,717,511
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- ◆ Total: \$289,756,725 (excluding project soft cost)

● **Next Steps**

- ◆ Board of Education Adoption of Master Plan
- ◆ Successful passage of local bond: TBD
- ◆ RFQ/RFQ process
- ◆ Implementation Plan
- ◆ Start of Projects

Questions?

Thank you