



PUSD

Pasadena Unified School District



MODERNIZATION

at

WILSON MIDDLE

SCHOOL

May 19, 2010

FACILITIES SUBCOMMITTEE PRESENTATION

CARMICHAEL-KEMP, ARCHITECTS

302 W. FOOTHILL BLVD., MONROVIA, CALIFORNIA

Phone (626) 357-9880

FACILITIES MASTER PLAN SCOPE

	SCOPE PER ORIGINAL FMP	COMMENTS / REMARKS
A.	Modern. To Kitchen / Auditorium / Cafeteria	Included in proposed modernization
B.	Modernization To Restrooms	All restrooms modernized except those in Aud. Bldg., which is included in proposed
C.	Elevator Upgrade At Gym	Confirmed that only minor work is required - work is completed by purchase order
D.	Upgrade Gym Locker Rooms	Included in proposed modernization
E.	Replace Plumbing Fixtures	Included in proposed modernization - restroom upgrades - all other fixtures previously
F.	Replace Electrical Panel board	Some work included in proposed modernization at Aud. Bldg.
G.	Sep. Domestic, Fire, and Irrig. Water Meters	District-wide requirement to save cost of water service on all sites
H.	Access To Auditorium Stage	Included in proposed modernization
I.	Band Room Modernization	Included in proposed modernization
J.	Boiler Replacement	Included in proposed modernization
K.	Water Pipe Replacement	Only required at Aud. Bldg. - included in proposed modernization

SUMMER 2009 PROJECTS – Completed

1. Demolition of certain relocatables
2. Window replacement at main building
3. Exterior painting

SUMMER 2010 PROJECT – Bidding

1. Air Conditioning of Cafeteria/Dining Area

PROJECTS OR NEEDS IDENTIFIED..... BUT NOT INCLUDED IN FMP

- Replacement of Gym Floor
- Replacement of Roofs at Gym/Shower/Locker & Auditorium Bldgs.
- Replacement of Heat and Vent system at Gym/Shower/Locker Bldg.
- Electrical Panels & Wiring Upgrades
- Fire Alarm – Convert to Automatic System for Entire Campus
- Replace 2nd Boiler to meet AQMD requirements – convert steam system to hot water system to increase efficiency

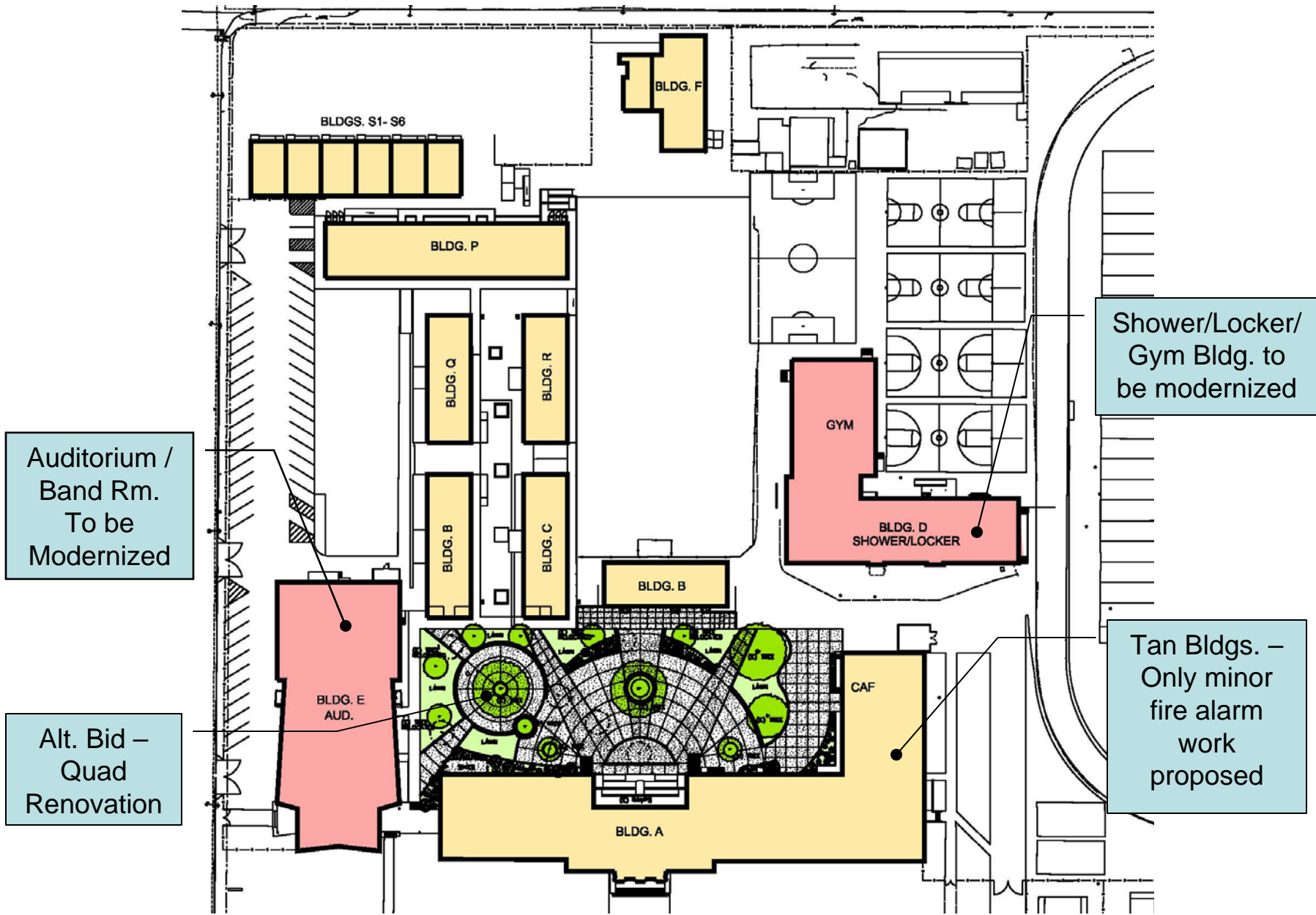
CONSTRUCTION

ESTIMATE versus BUDGET

		FMP Construction Budget per Nov. 2009 Update	Construction Cost Per Architect's Estimate
A	Modern. To Kitchen / Auditorium / Cafeteria	\$2,606,338	\$2,380,164
B	Modernization To Restrooms	\$312,761	\$288,000
C	Elevator Upgrade At Gym	\$347,512	\$10,000
D	Upgrade Gym Locker Rooms	\$781,901	\$1,169,280
E	Replace Plumbing Fixtures	\$217,195	included in "A"
F	Replace Electrical Panel board	\$38,226	some included in "A"
G	Sep. Domestic, Fire, and Irrig. Water Meters	\$93,828	\$93,828
H	Access To Auditorium Stage	\$60,815	included in "A"
I	Band Room Modernization	\$165,068	\$191,596
J	Boiler Replacement	\$104,254	\$220,800
K	Water Pipe Replacement	\$868,779	included in "A"
L	Fire Alarm Upgrades - Automatic System	Not included or some in "A"	\$421,176
TOTALS		\$5,596,676	\$4,774,844

CONSTRUCTION BUDGET (Allowance)

ORIGINAL PROJECT ALLOWANCE PER FMP	\$	7,387,794
Augment for Central Kitchen	\$	(476,093)
Augment for Clock/PA	\$	(49,420)
REVISED PROJECT ALLOWANCE PER FMP	\$	6,862,281
Added Deferred Maint. Funding	\$	560,000
Less Spent in Summer 2009 Window/Painting Project	\$	(1,154,008)
Less to be spent Summer 2010 Cafeteria HVAC	\$	(200,000)
REMAINING PROJECT ALLOWANCE	\$	6,068,273
Less 20% for SOFT COSTS	\$	(1,213,655)
REMAINING for Phase 2 Construction	\$	4,854,618
REMAINING for Construction	\$	4,854,618
TOTAL Estimated Construction Cost	\$	4,774,844
	Project Is.....	\$ 79,774
		Under budget
Proposed Add Alternate Bid - Quad Renovation	\$	350,000



Auditorium /
Band Rm.
To be
Modernized

Alt. Bid –
Quad
Renovation

Shower/Locker/
Gym Bldg. to
be modernized

Tan Bldgs. –
Only minor
fire alarm
work
proposed

CAMPUS SITE PLAN



North end, looking West to Main Bldg.



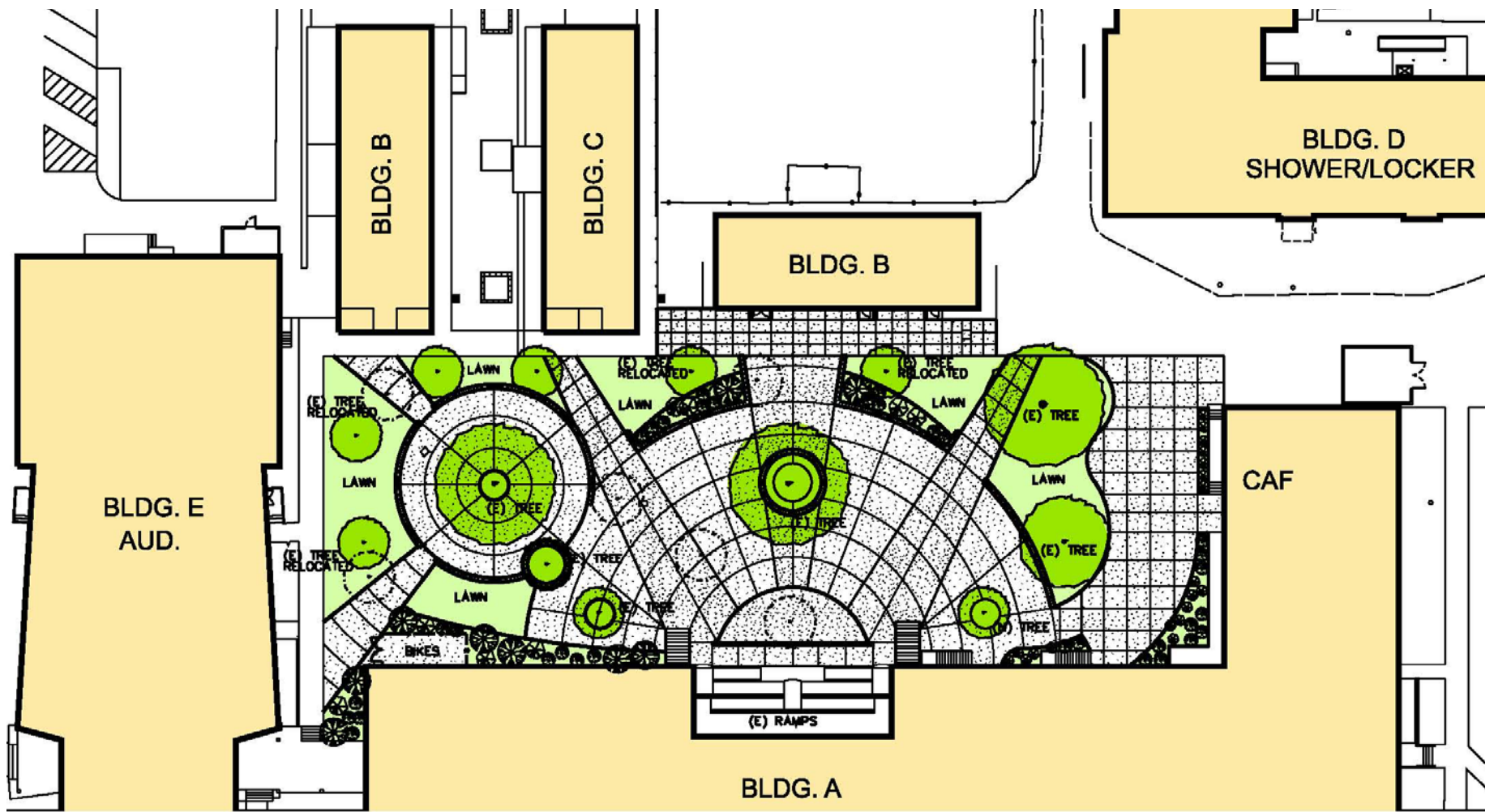
North toward North end, Cafeteria



Looking at South end, Main Bldg.



Looking toward south, toward aud.



**PROPOSED QUAD RENOVATION
ALTERNATE BID**

PRELIMINARY PROJECT SCHEDULE

