

RESOLUTION NO. 15/16-27

**RESOLUTION OF THE BOARD OF EDUCATION OF THE
MT. DIABLO UNIFIED SCHOOL DISTRICT
IN SUPPORT OF PRELIMINARY OFFER OF FACILITIES TO
ROCKETSHIP EDUCATION MT. DIABLO CHARTER SCHOOL
FOR THE 2016-2017 SCHOOL YEAR**

WHEREAS, on August 10, 2015, the Governing Board of the Mt. Diablo Unified School District ("District") denied the petition to form the Rocketship Education Mt. Diablo Charter School ("Charter School"); and

WHEREAS, on October 21, 2015, the Contra Costa County Board of Education denied the Charter School's appeal to form the Rocketship Education Mt. Diablo Charter School; and

WHEREAS, Education Code section 47614 and its interpreting regulations (Cal. Code Regs., tit. 5, section 11969.1 *et. seq.*) (collectively "Proposition 39") require a school district to make available, to each eligible charter school operating therein, facilities sufficient for the charter school to accommodate all of the charter school's in-district students in conditions reasonably equivalent to those in which the students would be accommodated if they were attending other public schools of the district; and

WHEREAS, Education Code section 47614 requires that the facility offered to the Charter School be contiguous, furnished and equipped; and

WHEREAS, on or about October 30, 2015, the Charter School submitted to the District a request for facilities under Proposition 39, which projected a total of 330.40 in-District students; and

WHEREAS, on or about December 1, 2015, the District, in accordance with Cal. Code Regs., tit. 5, §11969(d), issued its written objections to the Charter School's ADA projections for 2016-2017, which counter-projected 249.62 in-District students; and

WHEREAS, on or about January 2, 2015, the Charter School accepted in writing the District's counterprojection of 249.62 ADA; and

WHEREAS, Cal. Code Regs., tit. 5, § 11969.2(d) states that "facilities are 'contiguous' if they are contained on the school site or immediately adjacent to the school site;" and

WHEREAS, Cal. Code Regs., tit. 5, section § 11969.2(d) requires that "[i]f the in-district average daily classroom attendance of the charter school cannot be accommodated on any single school district school site, contiguous facilities also includes facilities located at more than one site, provided that the school district shall minimize the number of sites assigned and shall consider student safety"; and

WHEREAS, Cal. Code Regs., tit. 5, § 11969.2(d) requires the Board to make a finding that the charter school could not be accommodated at a single site, and adopt a written statement of reasons explaining the finding, should the District offer the Charter School facilities on a non-contiguous site; and

WHEREAS, District staff has evaluated all feasible facilities allocation options, and considered capacity, condition, location and other relevant factors, using as a point of reference a set of “comparison schools” as required by Proposition 39, to offer a facility to the Charter School that meets Proposition 39 standards for “reasonable equivalence” in terms of “capacity” and “condition”; and

WHEREAS, Cal. Admin. Code tit. 5, § 11969.3 states that “[t]he district is not obligated to pay for the modification of an existing school site to accommodate the charter school’s grade level configuration”; and

WHEREAS, school districts have the discretion, in determining reasonable equivalent facilities allocations, to charter schools, to consider the impact upon existing district programs. (*Los Angeles Intern. Charter High School v. Los Angeles* (2012) 209 Cal.App.4th 1348; *Westchester Secondary Charter School v. Los Angeles* (2015) 237 Cal.App.4th 1226.)

WHEREAS, under Cal. Admin. Code tit. 5, § 11969.9(a), “[a] new charter school is entitled to be allocated and/or provided access to facilities only if it receives approval of the petition before March 15 of the fiscal year preceding the year for which facilities are requested.” The District’s Preliminary and Final Offers of Facilities are conditioned upon Rocketship obtaining approval of its charter on appeal by March 15, 2016.

NOW, THEREFORE, the Board of the District hereby finds, determines, declares, orders and resolves as follows:

Section 1. That all of the recitals set forth above are true and correct, and are hereby adopted as factual findings in support of the District’s Preliminary Offer to Charter School for 2016-2017.

Section 2. In accordance with Cal. Admin. Code tit. 5, § 11969.2(d), the Board makes the following findings in support of its conclusion that the in-district average daily classroom attendance of the charter school cannot be accommodated on any single school district school site:

- (A) The District has determined that all of its elementary schools are at sufficient capacity such that they would not be able to accommodate the 249.62 ADA projected by the Charter School for the 2016-2017 school year, in addition to Specialized Teaching Space and Non-Teaching Space. **(See, Exhibit A.)**
- (B) The District, within the past five (5) years, has closed two schools: Glenbrook Middle School (“Glenbrook”) and/or Holbrook

Elementary School (“Holbrook”), which remain vacant today.

Section 3. The District cannot offer facilities at either Glenbrook or Holbrook to the Charter School without performing significant improvements to ensure that the offered facility meets Proposition 39’s “reasonable equivalence” standard.

Section 4: On October 26, 2015, District staff made a presentation to the Board in which it discussed the cost of renovating Glenbrook and Holbrook to a condition suitable for school use. Staff concluded that the cost of renovating Glenbrook and or/Holbrook would be as follows: **(See, Exhibit B.)**

Holbrook One-time expenses	\$3,167,401
Glenbrook One-time expenses	\$1,453,000
Total One-time expenses	\$4,620,401
Holbrook Estimate	\$4,279,718
Glenbrook Estimate	\$2,960,499
Total	\$7,240,217

The expenses to renovate Holbrook and Glenbrook include staffing, program and facilities costs.

Section 5: On November 16, 2015, District staff made a second presentation to the Board in which it further discussed the cost of renovating Glenbrook and Holbrook to a condition suitable for school use. **(See, Exhibit C.)** The Board has not taken any action with respect to either site.

Section 6: The District has also considered accommodating the Charter School at an existing District school site through the addition of modular buildings. The District consulted with its architect to obtain a general estimate for placing 6 and 12 modular buildings at an existing District site. The cost estimate to add 6 modular buildings was no less than \$800,000. The cost estimate to add 12 modular buildings was no less than \$1,720,978.

Section 7: Comparatively, the site work, utilities and upgrades for the Silverwood and Ayers sites for co-occupation with the Charter School, if deemed necessary by staff, would be approximately \$133,027 for three buildings at Ayers, and approximately \$168,233 for three buildings at Silverwood (excluding the lease costs for the buildings). **(See, Exhibit D.)**

Section 8: Offering the Charter School co-location over two sites maximizes the use of District resources and funding.

Section 9: The District has considered student safety and has minimized the number of sites at which the Charter School would be located.

An important feature of the Silverwood and Ayers sites is that the District can carve out a separate and discrete parcel at the periphery of each site that will allow the Charter School's students, staff and parents separate egress and ingress from the host site. Having a separate point of entrance and exit from Silverwood and/or Ayers will decrease traffic related to student dropoff and pickup, disperse the concentration of students and staff at the sites, and therefore reduce the possibility of accidents.

The District has minimized the number of sites by co-locating the Charter School two sites.

APPROVED, PASSED AND ADOPTED by the Board of the District on the 25th day of January, 2016, by the following vote:

AYES: _____

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Cheryl Hansen
President of the Governing Board of the
Mt. Diablo Unified School District

Attested to:

Nellie Meyer, Ed.D.
Clerk of the Governing Board of the
Mt. Diablo Unified School District

EXHIBIT A

From: [redacted] To: [redacted] Sent: [redacted] Subject: [redacted]

Projected Enrollment for School Year 2016-2017

School	Projected Number of Students for 2016-17	Capacity (see note 2)	Difference
Ayers	459	488	29
Bancroft	559	542	-17
Bel Air	555	542	-13
Cambridge	692	752	60
Delta View	633	764	121
El Monte	478	610	132
Fair Oaks	359	424	65
Greg. Gardens	400	422	22
Hidden Valley	837	962	125
Highlands	639	766	127
Meadow Homes	883	806	-77
Monte Gardens	554	588	34
Mt. Diablo	816	850	34
Mtn View	459	554	95
Pleasant Hill	692	850	158
Rio Vista	544	476	-68
Sequoia	530	598	68
Shore Acres	533	608	75
Silverwood	480	468	-12
Strandwood	652	566	-86
Sun Terrace	554	708	154
Valhalla	554	598	44
Valle Verde	466	510	44
Walnut Acres	617	630	13
Westwood	341	448	107
Woodside	399	568	169
Wren	531	564	33
Ygnacio Valley	468	510	42

1) Number of students based upon current projected enrollment for 2016-17

2) Capacities based upon Facilities Plan 2007-2008

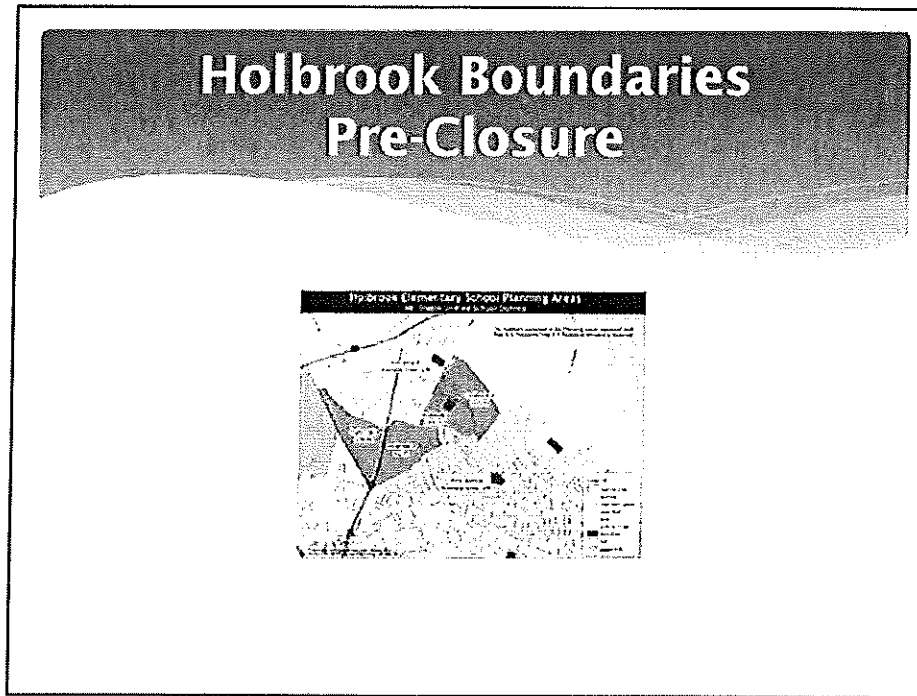
EXHIBIT B

Holbrook Elementary and Glenbrook Middle School

Report to the
Board of Education
October 26, 2015

Cost Analysis

- * Based upon comparable facilities and staffing
- * Staffing based upon average salary by position as of June 30, 2016
- * Projected staffing is based upon current possible student attendance within school boundary
- * Health costs based upon two-party district
- * Facility estimates based upon past history plus 10% contingency



Holbrook Area Enrollment

Resident School	Holbrook Elementary School						Grand Total		
	Total	Grade level							
Attending at:		-1	0	1	2	3	4	5	
Ayers Elementary School			1	1				1	3
Bancroft Elementary School			4	1					5
Bel Air Elementary School								1	1
Cambridge Elementary School						1			1
El Monte Elementary School				1		1	1		3
Fair Oaks Elementary School				1					1
Gregory Gardens Elementary School			3						3
Highlands Elementary School					1		1		2
Meadow Homes Elementary School								1	1
Monte Gardens Elementary School			1	4	10	3	1	8	27
Mountain View Elementary School			4	3	1	3	2	2	15
Mt Diablo Elementary School				2					2
Pleasant Hill Elementary School								1	1
Shore Acres Elementary School						1			1
Silverwood Elementary School					1	2			3
Sun Terrace Elementary School			2						2
Vahalla Elementary School	1		6	22	17	15	20	14	116
Valle Verde Elementary School					1		2	1	4
Walnut Acres Elementary School							1		1
Westwood Elementary School						2			2
Wren Avenue Elementary School					2	1		2	5
Ygnacio Valley Elementary School	3		18	33	23	32	18	18	130
Grand Total	10		57	48	56	61	48	49	329

Holbrook Staffing Breakdown

* Existing teaching staff: 12 FTE	\$1,026,720
* New Staffing Total	\$792,916
 Budget for entire staff:	 \$1,819,636

ELEMENTARY SCHOOL STAFFING

PRINCIPAL ELEM (ELEMENTARY PRINCIPAL)	12,777.83
SCHCOUNSEL (SCHOOL COUNSELOR) .6 FTE	45,556.88
ELEMSECR (ELEMENTARY SECRETARY)	42,629.74
SOM038 (SCHOOL OFFICE MANAGER)	53,401.84
COMSVIC (COMMUNITY SERVICE ASSISTANT)	35,827.27
IA (INSTRUCTIONAL ASSISTANT)	25,748.93
CLUSTPM (PM CUSTODIAN)	48,730.66
FSA1 (FOOD ASSISTANT-1)	22,703.97
FSA3 (FOOD ASSISTANT-3)	31,153.34
FSMGR (FOOD SERVICE MANAGER)	46,972.27
SITEC17 (SITE TECHNOLOGY SUPPORT TECH I)	57,530.16
TCHRELMOC (TEACHER VOCAL MUSIC) @ .10	13,689.60
TCHREBSC (RESOURCE SPECIALIST) @ .60	30801.62
INSTRUMENTAL MUSIC TEACHER - BASED ON SCHOOL SIZE .10 FTE	17,112.01
TCHRSDC (TEACHER SDC)	85,560.06
TCHRPREP (TEACHER PE PREP)	17,112.01
PSYCHOLOGIST .2 FTE	17,112.01
SPEECH THERAPIST .6 FTE	51,336.04
NOON SUPERVISORS - SPECIFIC # OF MINUTES PER DAY BASED ON ENROLLMENT (11.83 per hr)	10,824.00
DISTRICT NURSE - BASED ON SCHOOL SIZE LESS THAN 500 STUDENTS= 1 DAY (\$400 per hr)	14,400.00
Total	792,916.22

Facilities Estimate - Holbrook

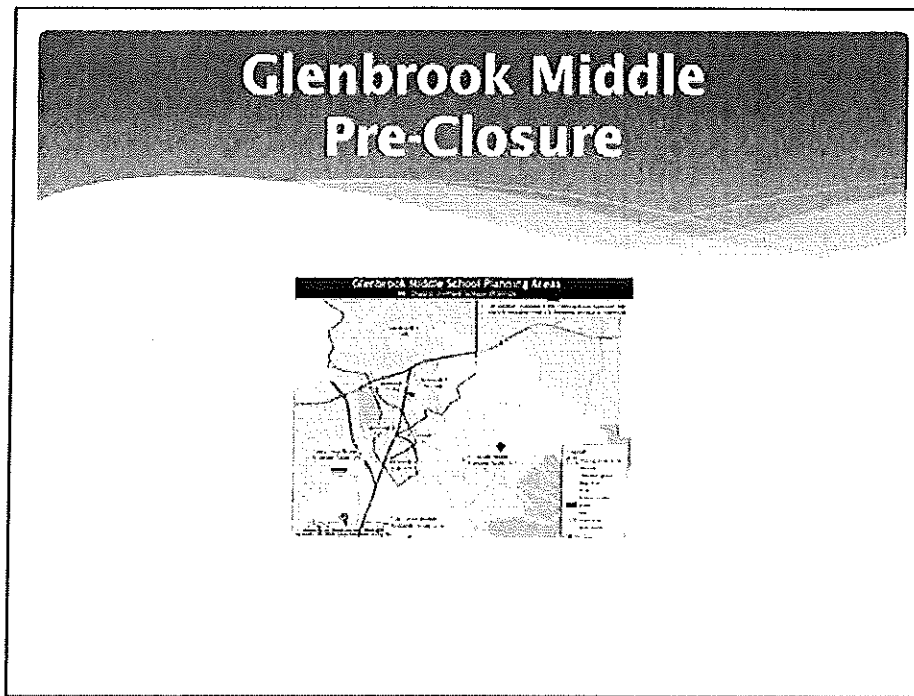
*Kitchen Upgrade	\$340,000
*Telephone and technology upgrade including lab	\$165,000
*Computers (including classroom computers and printers)	\$75,000
*Exterior, Interior painting	\$175,000
*Kindergarten play structure with rubber surface	\$85,000
*Carpet in library	\$30,000
*Restroom Upgrades	\$185,000
*Roofing	\$600,000
*Air conditioning (Rooms 14-24)	\$810,000
*Furniture	\$100,000
*Seal and Restripe playground	\$35,000
Sub-total	\$2,600,000
*10% contingency and design	\$260,000
*Total	\$2,860,000

Miscellaneous Items Estimate Holbrook

Copy Machines	\$6,000
*Library Books	\$250,000
*TV, Mimeo	\$30,000
*Music Instruments	\$27,401
Miscellaneous Items Total	\$313,401
New Staffing Total	\$792,916
Facility Total	<u>\$2,860,000</u>
Total	\$4,279,718

*Denotes one time expenses

Note: Utility costs T.B.D.



Glenbrook Area Enrollment

Res_School	Glenbrook Middle School			Grand Total
	Total	Grade		
Attending At:	6	7	8	
Diablo View Middle School	1	4	6	11
El Dorado Middle School	88	79	90	257
Foothill Middle School	2	5	5	12
Oak Grove Middle School	85	82	77	244
Pine Hollow Middle School	8	3	6	17
Pleasant Hill Middle School	9	17	10	36
Riverview Middle School	1	2	2	5
Sequoia Middle School	38	49	43	130
Valley View Middle School	35	29	34	98
Grand Total	267	270	273	810

Glenbrook Staffing Breakdown

* Budget for entire staff	\$4,191,455
* Existing teaching staff	\$2,695,956
* New Staffing Total	\$1,495,499

MIDDLE SCHOOL STAFFING

PRINCIPAL MIDDLE (MIDDLE SCHOOL PRINCIPAL)	131,255.20
VP MIDDLE (VICE PRINCIPAL MIDDLE SCH) 2.0 FTE	210,848
SCHCOUNSEL (SCHOOL COUNSELOR)	72,742.26
ATTSEC238 (ATTENDANCE SECRETARY)	45,715.17
COMSCSDO (COMMUNITY SERVICE ASST)	41,040.50
IMA1-238 (INSTRUCTIONAL MEDIA ASST I)	38,248.01
SECTY228 (SECRETARY)	42,068.40
SRSOM260 (SENIOR SCHOOL OFFICE MANAGER)	59,399.77
CAMP2 (CAMPUS SUPERVISOR 2) .4 FTE x 4	91,536
SEA 1 IEP (SP ED ASST. IEP)	36,683.53
CUSTLWL (CUSTODIAL LEADWORKER I)	54,142.78
CUSTODIAN (CUSTODIAN)	46,154.27
CUSTPM (PM CUSTODIAN)	48,730.66
FSA 1 (FOOD SERVICE ASST I)	25,188.49
FSA 3 (FOOD SERVICE ASST III)	31,153.34
FSMGR (FOOD SERVICE MANAGER)	46,972.27
SITEC2-217 (SITE TECHNOLOGY SUPPORT TECH II)	58,445.02
TCHRSDC (TEACHER SPECIAL ED) 3.0 FTE	256,680.18
PSYCHOLOGIST .6 FTE	51,336
SPEECH THERAPIST	51,336
INSTRUMENTAL MUSIC TEACHER - BASED ON SCHOOL SIZE .40 FTE	34,224.02
DISTRICT NURSE - BASED ON ENROLLMENT OF 500-600 STUDENTS = 1 1/2 DAYS AT \$50.00 PER HOUR	21,600.00
Total	1,495,499

Facilities Estimate - Glenbrook

*Kitchen Remodel	\$410,000
*Telephone and technology upgrades including lab	\$260,000
*Computers, printers, and monitors	\$60,000
*Flooring upgrades	\$100,000
*Furniture	\$100,000
*Gym floor (sanding and refinishing)	\$50,000
*10% Contingency	<u>\$98,000</u>
Total	\$1,078,000

Miscellaneous Items Estimate Glenbrook

Copy Machines	\$12,000
*Library Books	\$320,000
*TV, Mimeo	\$45,000
Afterschool Sports (Including coaches, site coordinators and transportation)	\$10,000
Miscellaneous Items Total	\$387,000
New Staffing Total	\$1,495,499
Facilities Total	<u>\$1,078,000</u>
Total	\$2,960,499

*Denotes one time expense
Utility costs TBD

Budgetary Totals

Holbrook One-time expenses	\$3,167,401
Glenbrook One-time expenses	<u>\$1,453,000</u>
Total One-time expenses	\$4,620,401
Holbrook Estimate	\$4,279,718
Glenbrook Estimate	<u>\$2,960,499</u>
Total	\$7,240,217

Rental Income

- Holbrook monthly rent for Anova is \$16,556 for an annual rent of \$198,792. No savings per student
- * Glenbrook monthly rent in lieu of services for Seneca approximate total of value based on services provided for MDUSD student \$19,000 per student, serving 30 students for a total of \$570,000 per year. If students were an alternative program, the fee would be 37,800 per student.
- * Seneca, the current tenant of Glenbrook, provides services to MDUSD students in lieu of being charged rent. The value of these services is estimated to be approximately \$570,000.

Measure C

Bond Funding Equity		
Holbrook HVAC		\$1,332,980
Holbrook Technology*		\$167,308
Holbrook Modernization		\$780,757
	Scope Transfer	
	Fencing	(\$6,650)
	Roofing	(\$14,483)
	Flooring	(\$37,988)
	Subtotal	\$2,221,944
Glenbrook - MS Science Building		\$883,480
Glenbrook - Technology		\$248,024
Glenbrook - Modernization		\$1,849,477
	Scope Transfer	
	Fencing	\$0
	Roofing	(\$144,269)
	Flooring	(\$47,816)
	Subtotal	\$2,588,876
Escalation (2016)		\$2,141,258
	Total	\$6,952,078

*Security upgrades completed at both sites

Next Steps

- * Exploratory committee meeting
- * November 4th, 6:00pm

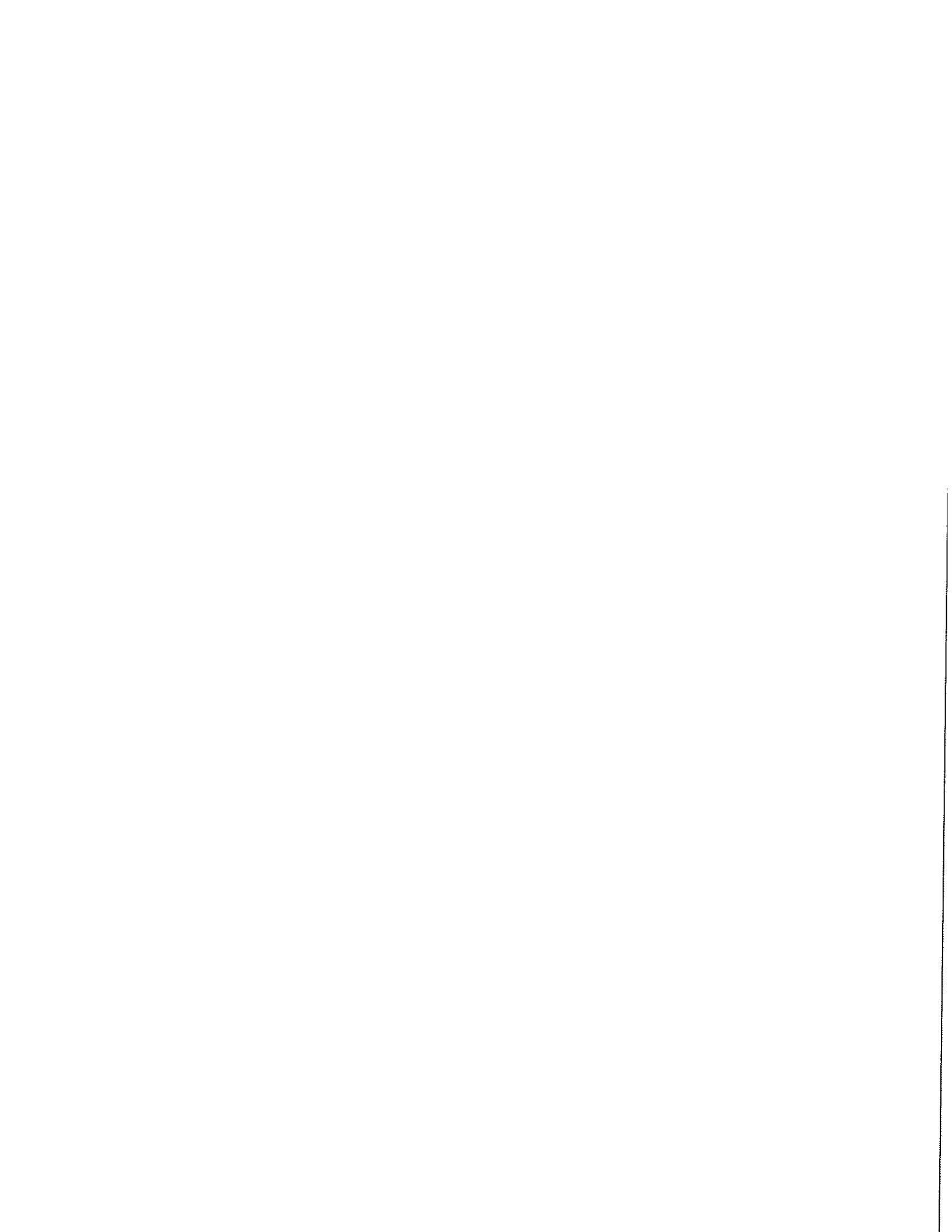


EXHIBIT C

Holbrook Elementary and
Glenbrook Middle
Report to Board of Education
November 16, 2015

Items to be presented

- Exploratory Committee Update
- Enrollment Distribution
- Funding Sources

Holbrook Enrollment Distribution

Res School	Holbrook Elementary School							
Total	Current Grade					Grand Total		
	1	2	3	4	5			
Current School	1	0	1	2	3	4	5	
Ayer Elementary School	1	1	1	1	1	1	1	5
Bancroft Elementary School	4	1						5
Bel Air Elementary School					1			1
Cambridge Elementary School			1					1
Eagle Peak Montessori Charter School								
El Monte Elementary School			1	1	3			4
Fair Oaks Elementary School	1	1	1					3
Gregory Gardens Elementary School	1							1
Highlands Elementary School	2							2
Meadow Homes Elementary School			1	1				2
Monte Gardens Elementary School	1	3	8	5	1	9		27
Mountain View Elementary School	4	3	1	2	2	2		14
Mt Diablo Elementary School	2							2
Sequoia Elementary School	5							5
Shore Acres Elementary School			1					1
Silverwood Elementary School		1	2					3
Strawwood Elementary School		1		1				2
Sun Terrace Elementary School	2	24	20	16	14	10	11	108
Valhalla Elementary School			1	2	1			4
Valle Verde Elementary School				1				1
Walnut Acres Elementary School			2					2
Westwood Elementary School			3	1	2			6
Wren Avenue Elementary School	8	17	15	19	18	21		137
Ygnacio Valley Elementary School				1	1			2
Grand Total	4	58	48	60	59	49	54	339

- ## Types of Instructional Programs
- Traditional educational program.
 - Magnet school
 - Theme based (Art, STEM, Language Arts)
 - K-8 Theme Based

Funding Options

Options for Holbrook

- Keep school closed pending future development
- Open Holbrook as K-3 program for 2016-17 school year.
With expansion to K-5 by school year 2018-19.
- Open Holbrook as K-5 program for 2015-16.

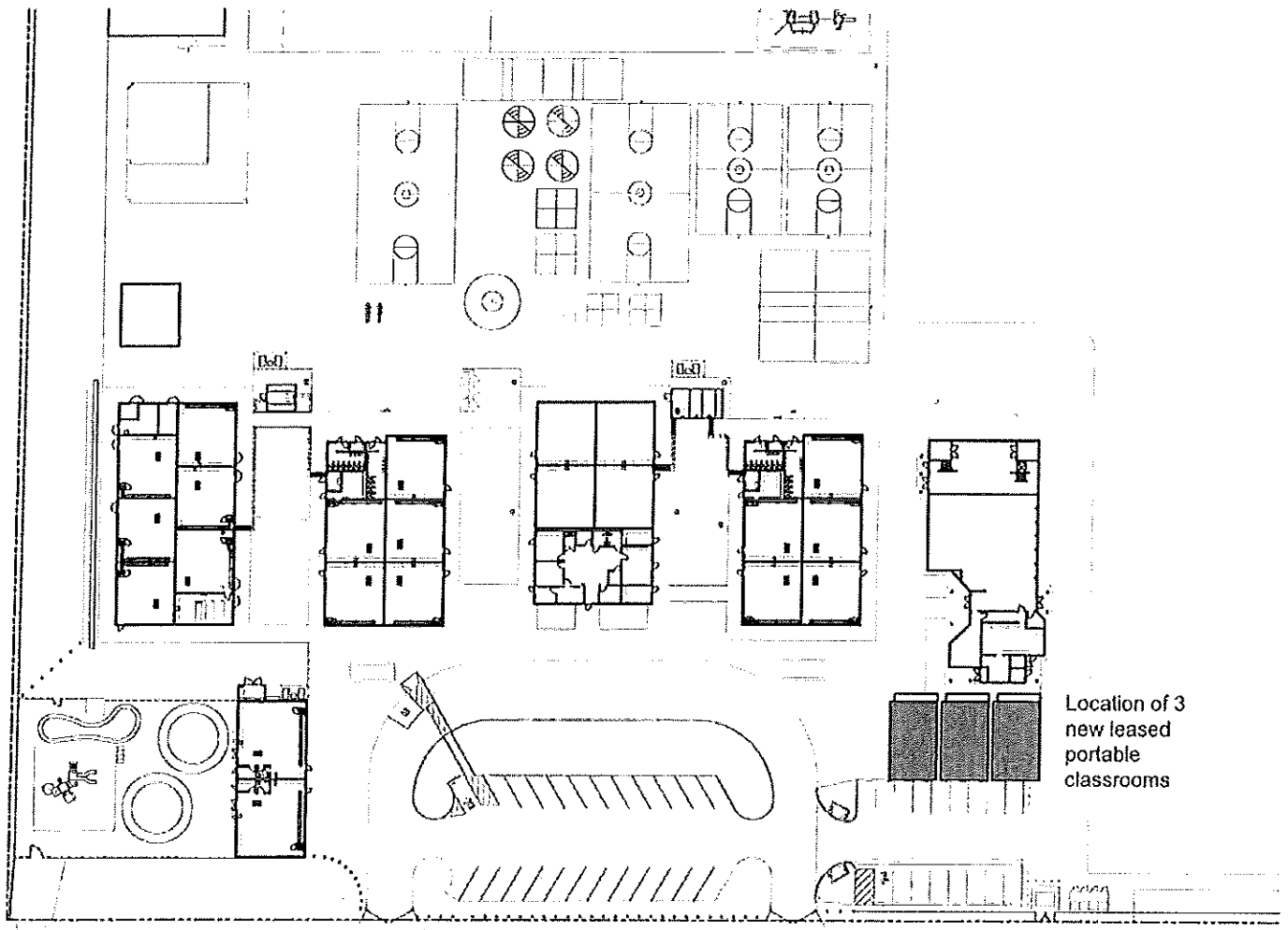
Glenbrook Enrollment Distribution

Res_School	Glenbrook Middle School			Grand Total
	Total	Grade		
Attending At:	6	7	8	
Diablo View Middle School	1	4	6	11
El Dorado Middle School	88	79	90	257
Foothill Middle School	2	5	5	12
Oak Grove Middle School	85	82	77	244
Pine Hollow Middle School	8	3	6	17
Pleasant Hill Middle School	9	17	10	36
Riverview Middle School	1	2	2	5
Sequoia Middle School	38	49	43	130
Valley View Middle School	35	29	34	98
Grand Total	267	270	273	810

Options for Glenbrook

- Keep school pending future development
- Open Glenbrook as a 6-7 program in 2016-17
- Open Glenbrook as a 6-8 program in 2016-17

EXHIBIT D



Location of 3
new leased
portable
classrooms

Ayers Elementary School

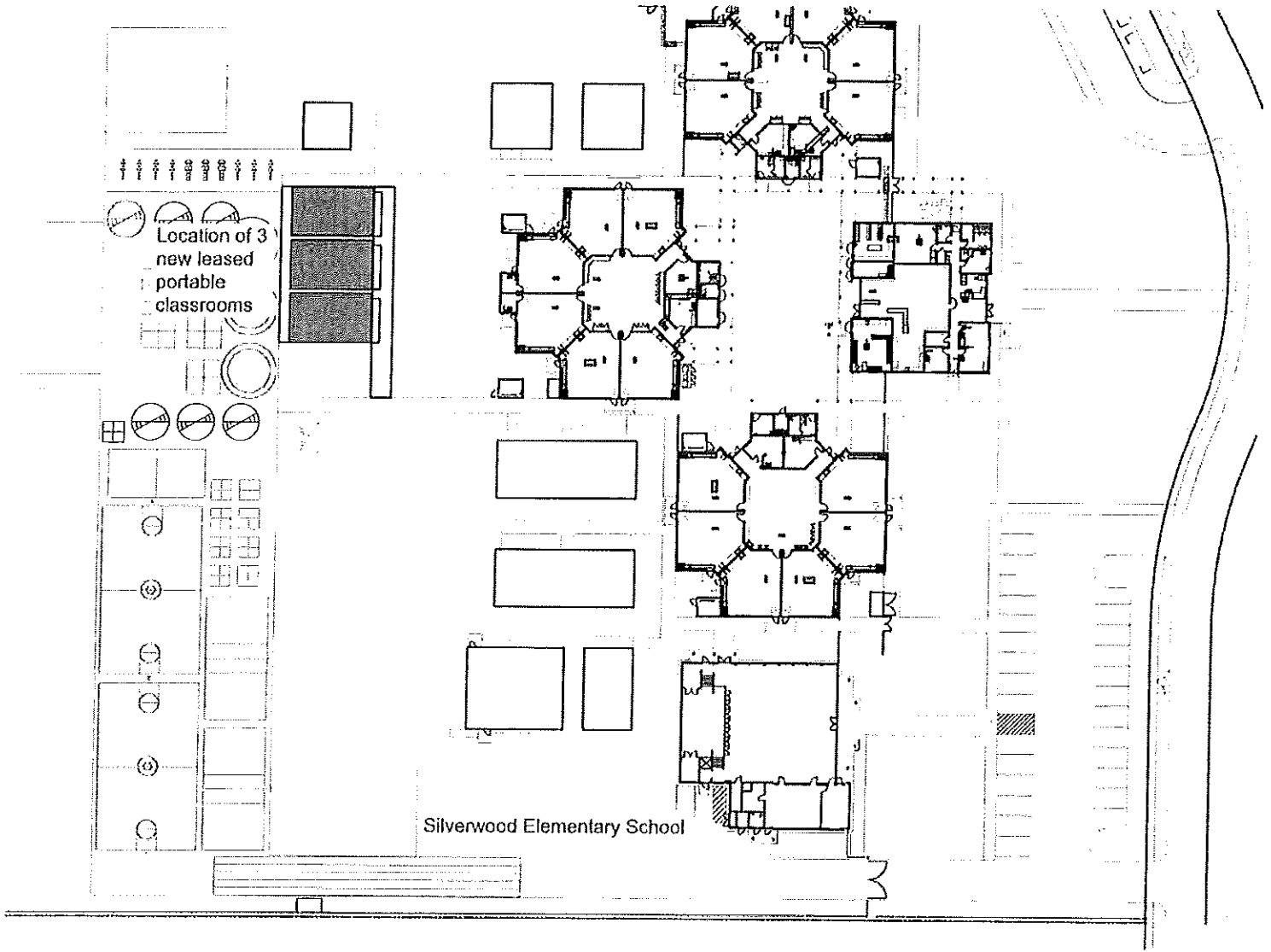
Ayers Elementary School - (3) Temporary Portable Classrooms
Rough Order of Magnitude Cost Estimate

Prepared by

nacht&lewis

January 20, 2016

Site Work, Utilities & Accessible Upgrades - Does not include lease cost of buildings				
Assume concrete foundations set at grade - no stairs or ramps				
<i>Item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>total cost</i>
deliver & place leased modular classrooms on wood crib foundations	3	ea	\$5,400.00	\$16,200
misc. site demolition, clear & grub/ac removal	3	ea	\$200.00	\$600
staking & layout	3	ea	\$75.00	\$225
rough grading	0	sf	\$0.10	\$0
finish grading	0	sf	\$0.50	\$0
pad prep - 2" aggregate base/compact	3	ea	\$300.00	\$900
sanitary sewer (1 building only)	100	lf	\$30.00	\$3,000
sanitary sewer poc to existing	1	ea	\$750.00	\$750
sanitary sewer cleanout	1	ea	\$500.00	\$500
domestic water - hand dig	100	lf	\$26.00	\$2,600
domestic water poc to existing	1	ea	\$500.00	\$500
domestic water isolation valve	1	ea	\$350.00	\$350
100 amp electrical service	3	ea	\$3,000.00	\$9,000
sawcut, trench & cover for electrical service	200	lf	\$15.00	\$3,000
concrete flatwork	0	sf	\$8.00	\$0
chain link fencing	0	lf	\$25.00	\$0
building closure panels	4	ea	\$100.00	\$400
turf repair - sod	0	sf	\$1.25	\$0
irrigation modifications	0	sf	\$1.50	\$0
new room identification signage	3	ea	\$125.00	\$375
building fire/intrusion alarm system	2880	sf	\$3.50	\$10,080
building phone/intercom system	2880	sf	\$2.00	\$5,760
building clock/bell/intercom	2880	sf	\$2.00	\$5,760
building data	2880	sf	\$5.00	\$14,400
Subtotal Site Work Cost				\$74,400
design contingency (30%)				\$22,320
contractor's general conditions (7%) - on site work only				\$5,208
contractor's bonds & insurance (2%) - on site work only				\$1,488
contractor's overhead & profit (10%) - on site work only				\$7,440
Subtotal Site Work				\$110,856
DSA Required Accessible Upgrades (20% construction cost for projects under \$150,000)				\$22,171
Sub Total Site Work with Accessible Upgrades				\$133,027



Location of 3
new leased
portable
classrooms

Silverwood Elementary School

**Silverwood Elementary School - (3) Temporary Portable Classrooms
Rough Order of Magnitude Cost Estimate**

Prepared by

nacht&lewis

January 20, 2016

Site Work, Utilities & Accessible Upgrades - Does not include lease cost of buildings

Assume concrete foundations set at grade - no stairs or ramps

<i>Item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>total cost</i>
deliver & place leased modular classrooms on wood crib foundations	3	ea	\$5,400.00	\$16,200
misc. site demolition, clear & grub/ac removal	3	ea	\$300.00	\$900
staking & layout	3	ea	\$75.00	\$225
rough grading	0	sf	\$0.10	\$0
finish grading	0	sf	\$0.50	\$0
pad prep - 2" aggregate base/compact	3	ea	\$300.00	\$900
sanitary sewer (1 building only)	75	lf	\$30.00	\$2,250
sanitary sewer poc to existing	1	ea	\$750.00	\$750
sanitary sewer cleanout	1	ea	\$500.00	\$500
domestic water - hand dig	100	lf	\$26.00	\$2,600
domestic water poc to existing	1	ea	\$500.00	\$500
domestic water isolation valve	1	ea	\$350.00	\$350
100 amp electrical service	3	ea	\$3,000.00	\$9,000
sawcut, trench & cover for electrical service	300	lf	\$15.00	\$4,500
concrete flatwork	1,030	sf	\$8.00	\$8,240
chain link fencing	86	lf	\$25.00	\$2,150
building closure panels	4	ea	\$100.00	\$400
turf repair - sod	3000	sf	\$1.25	\$3,750
Irrigation modifications	3000	sf	\$1.50	\$4,500
new room identification signage	3	ea	\$125.00	\$375
building fire/intrusion alarm system	2880	sf	\$3.50	\$10,080
building phone/intercom system	2880	sf	\$2.00	\$5,760
building clock/bell/intercom	2880	sf	\$2.00	\$5,760
building data	2880	sf	\$5.00	\$14,400
Subtotal Site Work Cost				\$94,090
design contingency (30%)				\$28,227
contractor's general conditions (7%) - on site work only				\$6,586
contractor's bonds & insurance (2%) - on site work only				\$1,882
contractor's overhead & profit (10%) - on site work only				\$9,409
Subtotal Site Work				\$140,194
DSA Required Accessible Upgrades (20% construction cost for projects under \$150,000)				\$28,039
Sub Total Site Work with Accessible Upgrades				\$168,233