



Covillaud Elementary School Feasibility Study FINAL REPORT

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Introduction:

Marysville Joint Unified School District (MJUSD) contracted with Dixon Smart-School-House to conduct a study to develop a feasibility plan for improving the facilities at Covillaud Elementary School. The scope of the study consists of site visits, staff interviews, records review, and research into best business practices.

Covillaud Elementary School is located at 628 F Street in the heart of downtown Marysville. It is the site of the first elementary school in the Marysville area. Currently there are 518 students of which over 90 percent are eligible for free or reduced meal rates.

The physical plant is comprised of 3 main components:

Building A: Includes office, staff room, 7 classrooms, and other offices

Building B: Includes cafeteria, reading center, psychologist office, 6 classrooms, and other offices

Portables Classrooms: Includes conference room, computer lab, STARS, and 10 classrooms

An important aspect of this review is understanding that any work on the site is sensitive to the ongoing instructional program. With that in mind, the plan must include building technologies that minimize site interference while also providing competitive value and long-lasting construction. As studies have shown, good facilities increase student achievement, and Marysville Joint Unified School District's Board of Education must be commended for considering improvement of the Covillaud Elementary School campus.

Site visits/observations:

March 7/8

March 7th (Sunday) the school was closed and the gate allowing traffic to transverse the school site was open. No cars were observed utilizing the street for over 2 hours. Initial observation included the following:

1. Lack of a true front entry
2. No drop off/pick up area per Title 5
3. Chain link fencing
4. Dumpsters in parking lot were easily accessible to the public
5. Power poles ran across the middle of the school

March 8th a meeting was held with Travis Barnett, Director of Buildings & Grounds. We toured the site with the school principal. The following observations were observed and staff input included the following:

1. The administration office is not conducive to necessary administrative functions
2. Social distancing is not possible
3. Insect infestation apparent
4. Building A lacks several code requirements (typically “grandfathered in” but necessary if the building were to be modernized or rehabilitated)
5. Building B includes the kitchen and multi-purpose room, both of which can be improved
6. TK/Kinder classrooms are of sufficient size and isolated well from the rest of the campus

Portable classrooms have been painted recently (exterior) and look good, however there are several deficiencies as noted below:

1. Built in 2001, mostly installed in 2005
2. No foundation or slab – installed over native soil
3. Floors and walls have “soft” spots indicating organic growth
4. Heat pump units are not sufficient to meet ventilation requirements
5. Teacher complained of smell in the classroom

March 23

Discussed initial findings and recommendations with the Principal. Verified the information as reported above, and discussed potential solutions. Inspected the classrooms in Building A more thoroughly, especially as concerns the HVAC systems. Although it would be standard to have a testing and balance report, it is obvious that the design is such that ventilation standards cannot be met. Additionally, after having reviewed the as-built architectural plans, verification of hazardous materials was made (these materials do not pose an immediate threat, but would have to be abated prior to any modernization work).

Covillaud Enrollment/ Capacity Study

Per 2019-20 CBEDS

K	1	2	3	4	5
110	92	83	82	72	61

Per 2018-19 CBEDS

K	1	2	3	4	5
112	94	80	82	68	73

2 year Average

K	1	2	3	4	5
111	93	82	82	70	67

Classrooms Required Per Collective Bargaining Agreement

K	1	2	3	4	5
5	4	4	4	2*	2

Total classrooms required per capacity study = 21

***2 students over but agreement is an average for all grades**

Note: 2020/21 school year is not valid for enrollment studies.

Funding Options

Two funding sources are the Elementary and Secondary School Emergency Relief Fund (ESSER Funds) and the Governor's Emergency Education Relief Fund (GEER Funds). Other funds available include reopening funds per SB 86.

America Rescue Plan Federal Allocation (EdSource)

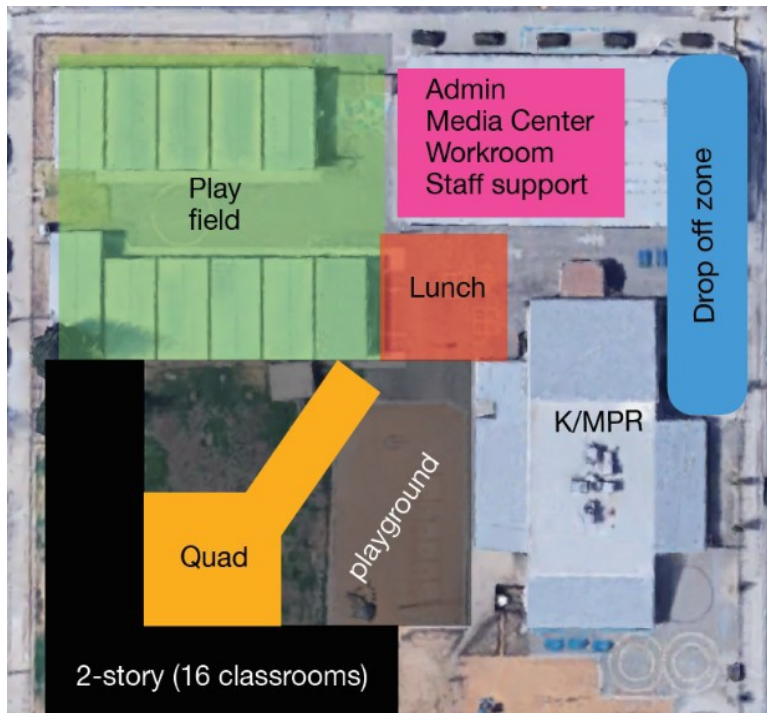
- **\$30,199,860 – Recommended Funding Source**

State School Facility Program

- **\$2,775,023 – will require a new state bond or other state facility funding**
- **Modernization program allows for reimbursement of eligible facilities**

Please note: All of these funding sources are one-time funds that should not be used, generally, for ongoing expenditures, but rather to reduce future expenditures.

Strategic Plan to Address Site Deficiencies



17,300 square foot 2- Story Classroom Building \$9 million

New Support Building \$1.5 million

Demo portables \$250,000

Demo Admin/classroom building \$400,000

Site work \$1,200,000

F & E \$150,000

So ~~costs~~ (20%) \$2,500,000Sub

total \$15 million































Contingencies (20%) \$3,000,000

Phasing as follows:

Construct 16 classroom, 2-story building
 Demo and construct new facility to replace Building A
 Modernize Building B
 Demo portables, complete site work

New buildings – Recommendation is to utilize the CUUBE (or equal) pre-engineered structural steel building. The CUUBE has pre-approved designs from the Division of State Architect, procurement available through California Multiple Award Schedule bid, and flexibility. With just-in-time delivery, site impacts are lessened which is an important consideration on active school sites. CUUBE also provides price stability as components are built off-site in controlled environments. See Building Comparison Matrix.

Building Comparison Matrix

	Stick-Build Construction	Traditional Modular	Pre-engineered Steel
Program Accommodation and Flexibility Accommodate program goals and District specifications			
Image and Identity Enhance surrounding community & provide outdoors connectivity			
Site Impact Minimize construction waste & impact on surrounding community			
Schedule Ensure accelerated project completion			
Building Quality and Durability Provide high-quality, high-efficiency & longlasting systems/structures			
First Cost Analysis Minimize initial upfront cost			
Operational Costs Minimize lifecycle costs and ensure ease of long term maintenance			
Building Performance Optimize learning via superior acoustics, indoor air quality & daylighting			
Procurement and Permitting Expedite design process and streamline procurement			
Emergency Place of Refuge Maintain safe occupancy before, during and after a natural disaster			

Recommendations

- 1. Approve utilization of pre-engineered CUUBE Building or equal**
- 2. Prepare a Facility Hardship Application and Modernization Application - State School Facility Program**
- 3. Utilize America Rescue Plan Funds - Conduct a Public Hearing and Board Resolution to adopt use**
- 4. Notify California Department of Education of the project/project goals**
- 5. Arrange meeting with City of Marysville to discuss project including street closure**
- 6. Contact holder of easement to discuss putting power lines underground**
- 7. Approve a budget of \$20 million**
- 8. Utilize California Multiple Award Schedule (CMAS) bid to procure pre-engineered building components**
- 9. Pre-qualify contractors to perform labor on the project**
- 10. Bid the project (do not use lease-leaseback or other alternative delivery methods)**

Thank you for the opportunity to work with Marysville Joint Union School District on this important project. I am always available for clarifications on this report.

Sincerely,



Joe Dixon, President

DIXON SmartSchoolHouse LLC