

# COVILLAUD ELEMENTARY SCHOOL

## Facility Feasibility Study

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# SITE VISITS/OBSERVATIONS

March 7<sup>th</sup> (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:

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

# SITE VISITS/OBSERVATIONS - continued

March 8<sup>th</sup> a meeting was held with Travis Barnett, Director of Buildings & Grounds. We toured the site with Kari Ylst, Covillaud Elementary School Principal. The following observations were observed and staff input included the following:

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

# SITE VISITS/OBSERVATIONS - continued

March 8 continued . . .

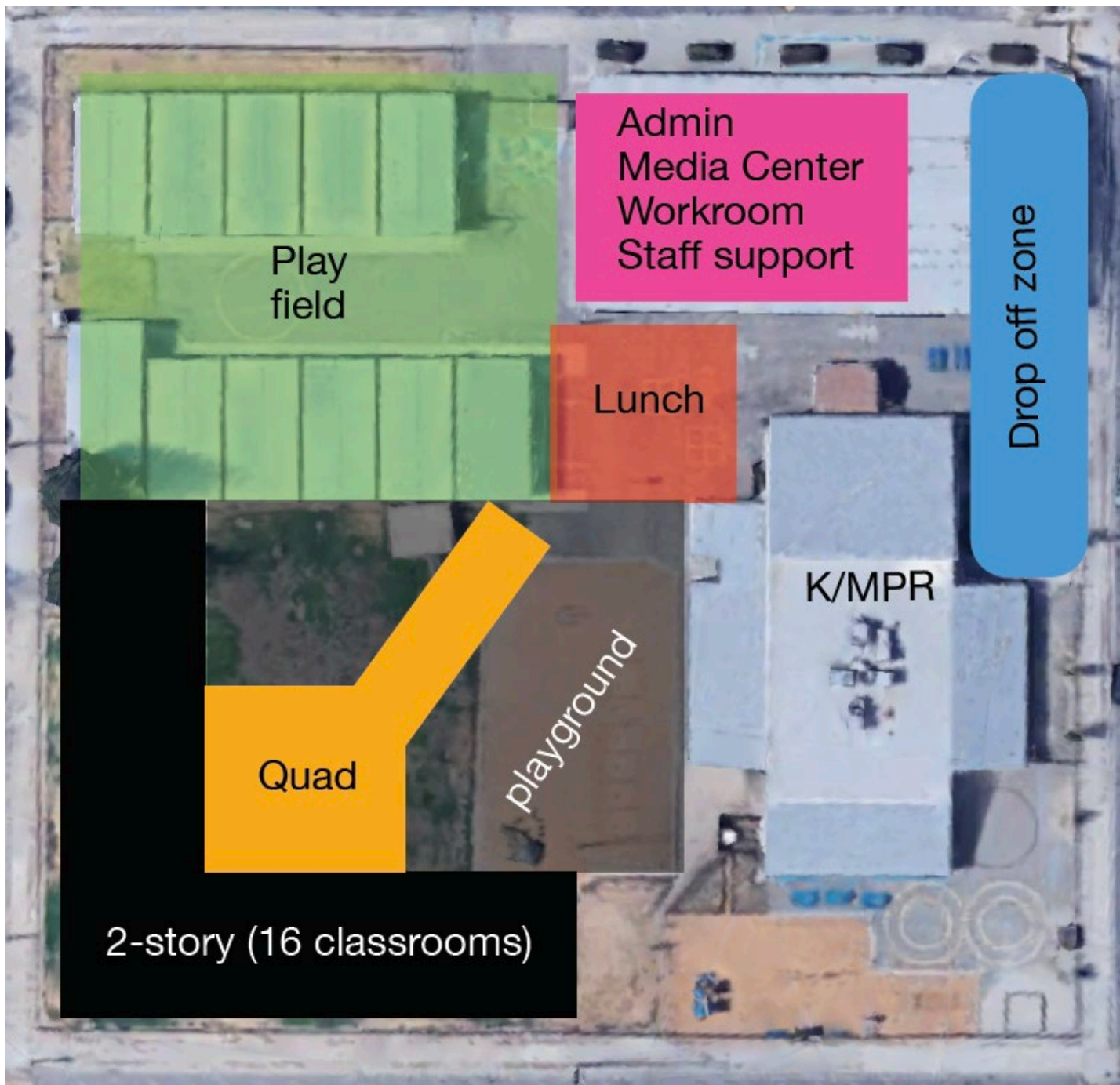
Portable classrooms have been painted recently (exterior) and look good, however there are several deficiencies as noted below:

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

# SITE VISITS/OBSERVATIONS - continued

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).



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

Soft costs (20%) \$2,500,000

Sub total \$15 million

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

# Funding Sources To Consider

## Estimated American Rescue Plan Federal Allocation (*EdSource*)

- Total \$30,199,869
  - Recommended funding source

## State School Facility Program

- \$2,775,023
  - Will require a new state bond or other state facility funding

# 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



# RECOMMENDATIONS

- 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

# QUESTIONS & CLARIFICATIONS

# THANK YOU