



Special Board Meeting Facilities Update February 26, 2019

Josh Savage, Executive Director of Facilities, Maintenance and Operations

Robert Marical, Chief Business Official

Tony Roehrick, Interim Superintendent

Agenda

- Master Planning Process
- Completed Projects
- Current Projects
- Remaining Bond Funds
- Prioritize Projects

Master Planning Process

Cotati-Rohnert Park Master Plan

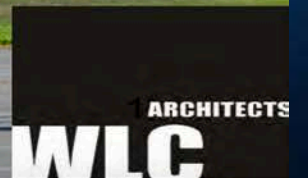
DRAFT

Cotati-Rohnert Park Unified School District

Presentation by WLC Architects, Inc.

January 27, 2014

(Revised 1-31-14)



Master Planning Process

- Planning – 2013
 - Parent/Staff/Community Meeting at each site
 - 3 Site Committee Meetings
 - Facility Committee Meetings
 - Site Visits to Other Districts

Cotati-Rohmert Park Unified School District Master Plan
Campus: Marguerite Hahn Elementary School
Date: November 5, 2013

GOALS

1. 21st Century Education
 - Technology/Custom Core/Team Teaching
2. Energy Efficiency
3. Sustainability

1. CODE COMPLIANCE
Seismic / Fire and Life Safety / Accessibility

- a. Energy Efficiency Title 24
- b. Additional Drinking Fountains, Student / Staff Restrooms ADA compliance upgrade
- c. Coverwork ADA compliance upgrade
- d. Columbia locks at all classrooms

2. FUNCTION
Do utility systems work, water, HVAC, phone, electrical, lighting, security, etc. Are systems standardized and maintainable in the envelope of the building (wood, masonry, walls, doors, etc.)

- a. **Infrastructure**
Upgrade all HVAC equipment with energy management system (Clock Bell / PA and intercom system, lighting with dimming, fire control safety upgrade, new cooling, replace microchips in classroom testing)
- b. Replace temporary portable classrooms to a new permanent classroom building
- c. Walkway canopies to all classrooms
- d. Outdoor lunch shelter / Shade structure with outdoor tables and concrete shade on the playground
- e. Add classroom windows or skylights for natural daylighting with automatic shades for daylight control
- f. Parking strip off circulation

3. EDUCATIONAL SUITABILITY
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, etc. labs and specialty spaces.

- a. **Technology Upgrades**
Acquire server room/switch, Wi-Fi access points, new technology, sound enhancement system, ceiling mounted projectors connected to computers, smart boards.
- b. Performing Arts Center
- c. Collaborative Learning Environment
- d. Outdoor learning environment
- e. Larger classrooms with movable sound proof walls
- f. Durable and movable furniture
- g. Sliding white boards (Learning Walls) with storage space
- h. Food Facility for healthy food

Master Planning Process

- Staff Inspections

- Site Conditions and Building Conditions

- Deferred Maintenance

- Building Systems

- Safety and security

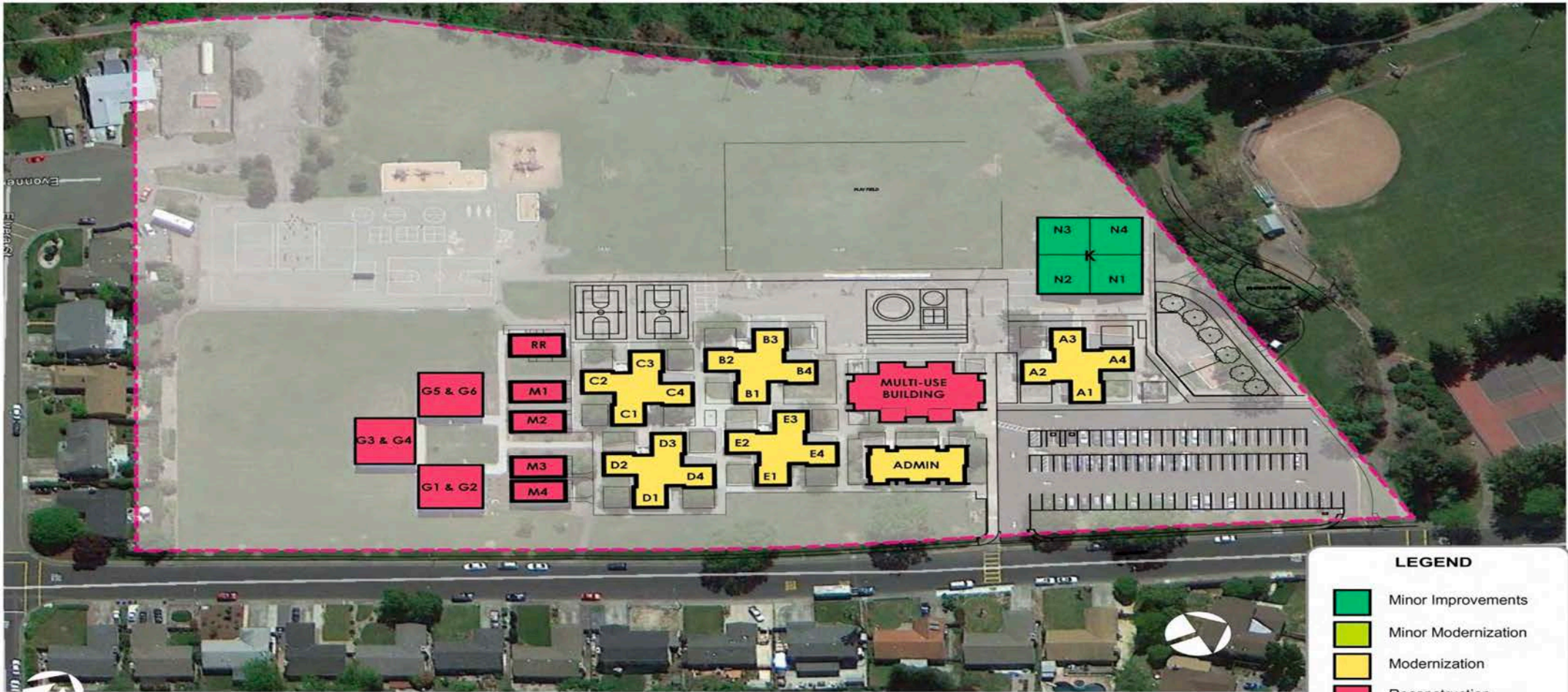
- Classroom Functionality

- Kindergartens

- Furniture

- Overall Educational Suitability and 21st Century Readiness

Master Planning Process

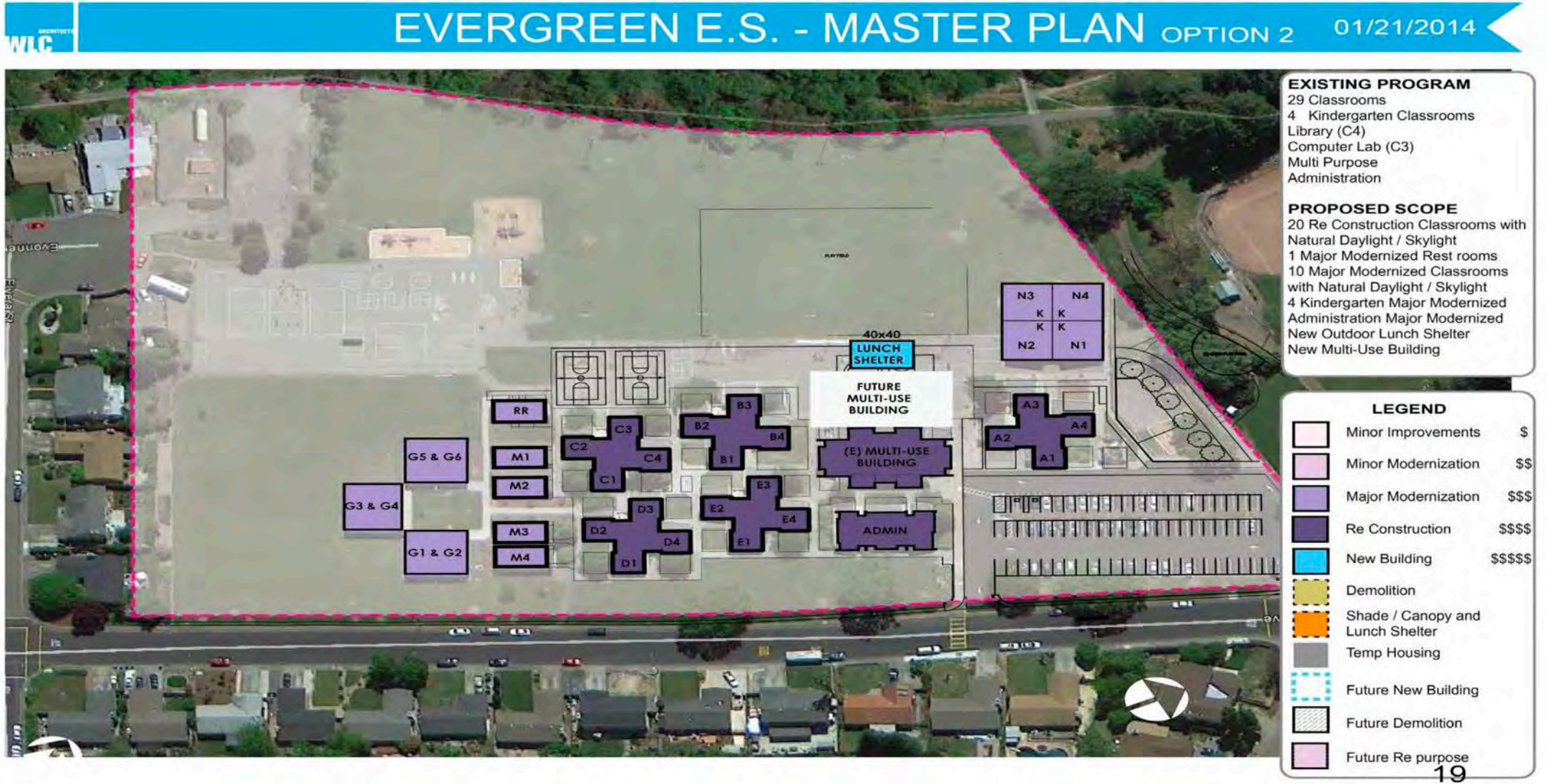


LEGEND

- Minor Improvements
- Minor Modernization
- Modernization
- Reconstruction

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Master Planning Process



Master Planning Process

Cotati-Rohnert Park USD Master Plan

		Estimated Cost/SF		
		Elementary	Middle	High
Cost Model				
WLC Architects, Inc.				
January 21, 2014				
Cost Basis - High				
Existing Buildings		Estimated Cost/SF		
Exist	MP	Elementary	Middle	High
	Minor Improvements	\$ 25	\$ 25	\$ 25
	Minor Modernization	\$ 100	\$ 125	\$ 175
	Major Modernization	\$ 160	\$ 205	\$ 255
	Reconstruction	\$ 260	\$ 305	\$ 355
New Buildings		Estimated Cost/SF		
		Elementary	Middle	High
Portables		\$ 52	\$ 52	\$ 52
Modulars			\$ 250	\$ 280
New				
	Low	\$ 250	\$ 300	\$ 350
	Medium	\$ 300	\$ 350	\$ 400
	High	\$ 350	\$ 400	\$ 450
Demolition		\$ 12	\$ 14	\$ 16
Temporary Housing		\$ 30	\$ 30	\$ 45
Project Costs				
Design Contingency		10%		
Escalation Per Year		4%		
Change Orders		10%		
Soft Costs		20%		
Bond Program Costs				
Overall Bond Contingency		10%		
Program Management		5%		
Furniture and Equipment		10%		
Moving Expenses		1.0%		

Cotati-Rohnert Park USD Master Plan

		Estimated Cost/SF		
		Elementary	Middle	High
Cost Model				
WLC Architects, Inc.				
January 21, 2014				
Cost Basis - Low				
Existing Buildings		Estimated Cost/SF		
Exist	MP	Elementary	Middle	High
	Minor Improvements	\$ 10	\$ 10	\$ 10
	Minor Modernization	\$ 50	\$ 75	\$ 125
	Major Modernization	\$ 100	\$ 125	\$ 225
	Reconstruction	\$ 180	\$ 205	\$ 255
New Buildings		Estimated Cost/SF		
		Elementary	Middle	High
Portables		\$ 52	\$ 52	\$ 52
Modulars			\$ 250	\$ 280
New				
	Low	\$ 250	\$ 300	\$ 350
	Medium	\$ 300	\$ 350	\$ 400
	High	\$ 350	\$ 400	\$ 450
Demolition		\$ 12	\$ 14	\$ 16
Temporary Housing		\$ 30	\$ 30	\$ 45
Project Costs				
Design Contingency		6%		
Escalation Per Year		4%		
Change Orders		8%		
Soft Costs		20%		
Bond Program Costs				
Overall Bond Contingency		5%		
Program Management		2%		
Furniture and Equipment		5%		
Moving Expenses		0.5%		

Master Planning Process

Cotati-Rohnert Park USD Master Plan - DRAFT

Total Bond Program Cost Model			(High)
WLC Architects, Inc. January 27, 2014			
Option 1 - Full Master Plan			
School	Estimated Project Cost		
Evergreen Elementary School		\$	20,682,324
Hahn Elementary School		\$	18,192,783
Monte Vista Elementary School		\$	16,083,341
Page Academy		\$	27,262,932
Reed Elementary School		\$	5,771,251
University Elementary School at La Fiesta Ed Center		\$	8,897,495
Waldo Intermediate School		\$	9,033,485
Jones Middle School		\$	17,063,654
Technology Middle School at Mountain Shadows Ed Center		\$	22,405,379
Rancho Cotate High School		\$	135,877,371
Technology High School at SSU		\$	5,312,124
Richard Crane School		\$	4,501,087
Labath School		\$	5,944,074
Subtotal Schools		\$	297,027,301
District Office, Maintenance & Operations		\$	11,881,800
Total Project Cost for all Sites		\$	308,909,101
Bond Program Costs			
Overall Bond Contingency	10%	\$	30,890,910.10
Program Management	5%	\$	15,445,455.05
Furniture and Equipment	10%	\$	30,890,910.10
Moving Expenses	1.0%	\$	3,089,091.01
Technology High School Lease		\$	3,500,000.00
Subtotal Bond Program Costs		\$	83,816,366
Total Bond Program Cost		\$	392,725,467

Cotati-Rohnert Park USD Master Plan - DRAFT

Total Bond Program Cost Model			(Low)
WLC Architects, Inc. January 27, 2014			
Option 1 - Full Master Plan			
School	Estimated Project Cost		
Evergreen Elementary School		\$	15,422,698
Hahn Elementary School		\$	15,869,043
Monte Vista Elementary School		\$	14,304,407
Page Academy		\$	23,952,811
Reed Elementary School		\$	4,658,053
University Elementary School at La Fiesta Ed Center		\$	4,159,517
Waldo Intermediate School		\$	5,498,857
Jones Middle School		\$	12,229,905
Technology Middle School at Mountain Shadows Ed Center		\$	15,755,487
Rancho Cotate High School		\$	112,971,244
Technology High School at SSU		\$	4,404,348
Richard Crane School		\$	3,025,942
Labath School		\$	4,488,624
Subtotal Schools		\$	236,740,936
District Office, Maintenance & Operations		\$	9,055,800
Total Project Cost for all Sites		\$	245,796,736
Bond Program Costs			
Overall Bond Contingency	5%	\$	12,289,836.79
Program Management	2%	\$	4,915,934.71
Furniture and Equipment	5%	\$	12,289,836.79
Moving Expenses	0.5%	\$	1,228,983.68
Technology High School Lease		\$	3,500,000.00
Subtotal Bond Program Costs		\$	34,224,592
Total Bond Program Cost		\$	280,021,328

Completed Projects & Bond Expenditures



Bond Expenditures – As of January 31, 2019

<u>Elementary Schools</u>	<u>2014 Bond</u>	<u>2016 Bond</u>	<u>Total Project Costs</u>
<i>Evergreen Elementary Administration Building (1)</i>	\$ 2,151,158	\$ 120,643	\$ 2,271,801
Evergreen Elementary Kinder Zone, Lunch Shelter & Computer Lab	\$ 267,420	\$ -	\$ 267,420
Evergreen Elementary Modernization	\$ 76,097	\$ -	\$ 76,097
Evergreen Elementary MU Room Project	\$ 108,168	\$ 331,773	\$ 439,941
John Reed Modernization	\$ 296,743	\$ -	\$ 296,743
John Reed/Waldo Conversion	\$ 1,766,418	\$ -	\$ 1,766,418
Marguerite Haun Portable Relocation from Thomas Page	\$ 7,212	\$ -	\$ 7,212
Marguerite Haun Roof Project	\$ -	\$ 6,295	\$ 6,295
Monte Vista Elementary Gutter Replacement	\$ -	\$ 9,635	\$ 9,635
Portable Building Leases	\$ 40,010	\$ 1,750	\$ 41,760
Richard Crane Elementary MU Room Project	\$ 120	\$ 146,622	\$ 146,742
<i>Richard Crane Reconstruction, Kindergarten & Playground (1)</i>	\$ 75,380	\$ 15,800,665	\$ 15,876,045
Richard Crane Modernization for Re-Opening	\$ 862,271	\$ -	\$ 862,271
Thomas Page Academy HVAC Replacement	\$ -	\$ 40,733	\$ 40,733
Thomas Page Academy Modular Building Campus Modernization	\$ 12,276,447	\$ -	\$ 12,276,447
University Elementary MU Building	\$ 117,079	\$ 14,942	\$ 132,021
University Elementary Playground	\$ -	\$ 494,326	\$ 494,326
<u>Middle Schools</u>			
Lawrence Jones MS Exterior Renovation	\$ -	\$ 1,734	\$ 1,734
Lawrence Jones MS Alarm System and Modernization	\$ 3,600	\$ 1,284,120	\$ 1,287,720
Lawrence Jones MS Fire Alarm System Replacement	\$ 1,408,637	\$ -	\$ 1,408,637
Lawrence Jones MS Main Office Flooring	\$ 24,378	\$ -	\$ 24,378
<i>Lawrence Jones MS Performing Arts Classroom (2)</i>	\$ 73,572	\$ 564,403	\$ 637,975
Lawrence Jones MS Presentation Hall Roof	\$ 102,351	\$ -	\$ 102,351
Lawrence Jones Walk In Freezer Replacement	\$ 87,460	\$ -	\$ 87,460
Technology Middle School Design Labs	\$ 198,757	\$ -	\$ 198,757
Technology Middle School Exterior Renovation and Modernization	\$ -	\$ 893,391	\$ 893,391
<i>Technology Middle School Field Renovation (1)</i>	\$ 678,759	\$ 10,708	\$ 689,467
Technology Middle School HVAC Replacement	\$ 53,566	\$ -	\$ 53,566
Technology Middle School Portables and Campus Rehabilitation	\$ 657,310	\$ 78,629	\$ 735,939
Technology Middle School Boiler Replacement - Kitchen	\$ 31,084	\$ -	\$ 31,084
Technology Middle School Roofing	\$ 79,478	\$ -	\$ 79,478

Bond Expenditures – As of January 31, 2019

<u>High Schools</u>	<u>2014 Bond</u>	<u>2016 Bond</u>	<u>Total Project Costs</u>
Rancho Cotate High School CTE Computers	\$ -	\$ 20,586	\$ 20,586
Rancho Cotate High School Furniture	\$ 23,353	\$ -	\$ 23,353
Rancho Cotate High School Library	\$ -	\$ 126,405	\$ 126,405
Rancho Cotate High School Roof Projects	\$ 499,927	\$ 493,241	\$ 993,168
Rancho Cotate High School Scoreboard	\$ 3,757	\$ 470	\$ 4,227
<i>Rancho Cotate High School Theater/Academic/Gymnasium Building (2) (3)</i>	\$ 42,047,448	\$ 10,147,575	\$ 52,195,023
<i>Technology High School - Waldo Conversion (2)</i>	\$ 952,114	\$ 1,850	\$ 953,964
<u>Districtwide</u>			
Bond Project Management and Support	\$ 707,185	\$ 27,466	\$ 734,651
Deferred Maintenance Projects	\$ 302,388	\$ 849,763	\$ 1,152,151
Districtwide Elementary Playgrounds	\$ 3,820,682	\$ -	\$ 3,820,682
Districtwide Lunch Tables	\$ -	\$ 106,905	\$ 106,905
Districtwide Marker Boards	\$ -	\$ 3,233	\$ 3,233
Districtwide Support Costs (Audit Fees, Legal, Ads, etc.)	\$ 1,328	\$ 18,214	\$ 19,542
Districtwide Technology For Teachers, Students and Computer Labs	\$ 3,484,211	\$ 1,715,281	\$ 5,199,492
Districtwide Transitional Kindergarten	\$ 178,369	\$ -	\$ 178,369
DW - Replacement Lunch Tables for MU Rooms	\$ -	\$ 364,022	\$ 364,022
Energy Projects: Lighting, HVAC	\$ 1,080,129	\$ -	\$ 1,080,129
<u>Other</u>			
District Office Conference Room Furniture	\$ -	\$ 28,427	\$ 28,427
District Office HVAC Replacement	\$ -	\$ 45,000	\$ 45,000
<i>Labath Renovation (1)</i>	\$ -	\$ 1,183,563	\$ 1,183,563
Maintenance Facility - Martin and Burton Network Operations Center	\$ 753,904	\$ -	\$ 753,904
Technology High School - Sonoma State Lease	\$ 446,784	\$ 223,392	\$ 670,176
Technology Infrastructure	\$ 5,125,763	\$ 3,009,874	\$ 8,135,637
Total Expenditures as of January 31, 2019	\$ 80,870,817	\$ 38,165,636	\$ 119,036,453

(1) Project Completed - Final Payments Pending

(2) Current Project - Costs to Date

(3) Total cost to date does not include \$500k paid from Developer Fees 17/18

Current Projects



Tech High

TAG Building



Lawrence Jones Band Room

Current Projects

Estimated Costs for the Theater/Academics/Gymnasium Building Project

- Guaranteed Maximum Price - \$48,672,712
- Miscellaneous Construction Costs (PG&E, Utility Locating, Network, District Performed Work) - \$100,000
- Architect - \$4,867,271
- Remaining Soft Costs (IOR, Special Inspector, DSA Fees, Surveying, CEQA, CGS, Geotech, SWPP) - \$1,336,575
- Total Soft Costs - \$6,203,846 or 12.7%
- Furniture and Equipment (Network, Weight Room, Computers, Video Production Room, etc.) - \$1,391,710
- Estimated Total Project Cost - \$56,368,268

Current Projects

Estimated Operating Costs for the TAG Building

- Electricity Cost Per Year - \$99,750
- Gas Costs Per Year - \$8,250
- Water/Sewer Costs Per Year - \$26,250
- Custodial Supplies Per Year - \$11,250
- Estimated Total Annual Operating Costs - \$145,500

Current Projects

Estimated Costs for the Technology High School Conversion Project

- Guaranteed Maximum Price (Demolition, Inc 1 and Inc 2) - \$11,742,809
- Estimated Guaranteed Maximum Price for Inc 3 – \$4,750,000
- Miscellaneous Construction Costs - \$250,000
- Architect Fees - \$1,649,280
- Remaining Soft Costs - \$824,640
- Furniture and Equipment - \$750,000
- Estimated Total Cost - \$19,966,729

Current Projects

Estimated Costs for the Lawrence Jones Band Room Addition Project

- Guaranteed Maximum Price - \$3,838,744
- Architect Fees - \$383,874
- Remaining Soft Costs – \$191,937
- Furniture and Equipment - \$150,000
- Estimated Total Cost - \$4,564,555

Prioritize Projects



 **MOUNTAIN SHADOWS EDUCATIONAL CENTER SITE IMPROVEMENTS**
ROHNERT PARK, CA
COTATI-ROHNERT PARK UNIFIED SCHOOL DISTRICT

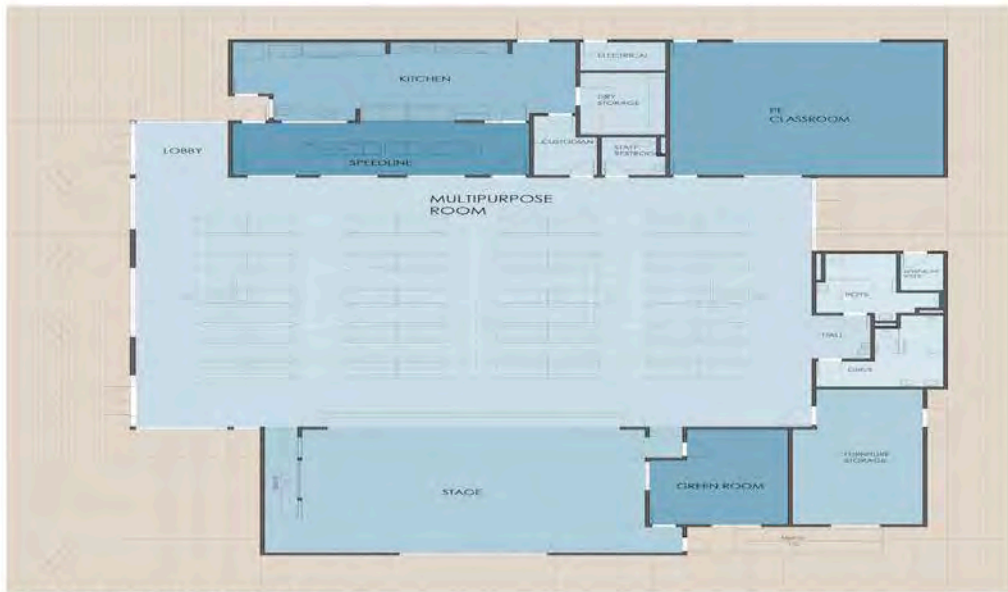


MULTIPURPOSE BUILDING

 **UNIVERSITY ELEMENTARY SCHOOL at La Fiesta**
8511 Liman Way, Rohnert Park, Ca 94628
COTATI ROHNERT PARK UNIFIED SCHOOL DISTRICT

Prioritize Projects

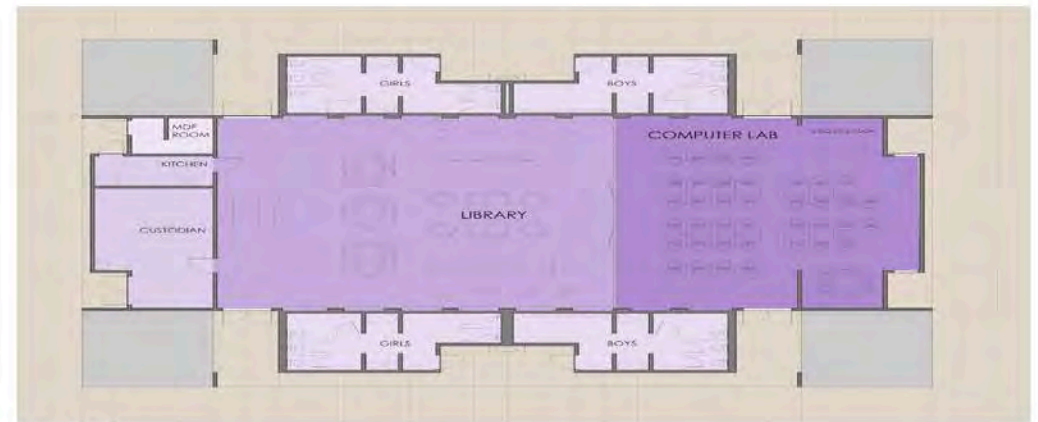
Evergreen Elementary School Multi-Purpose Room Addition



MULTIPURPOSE BUILDING
INCREMENT 2



ADMINISTRATION
INCREMENT 1



LIBRARY
INCREMENT 2



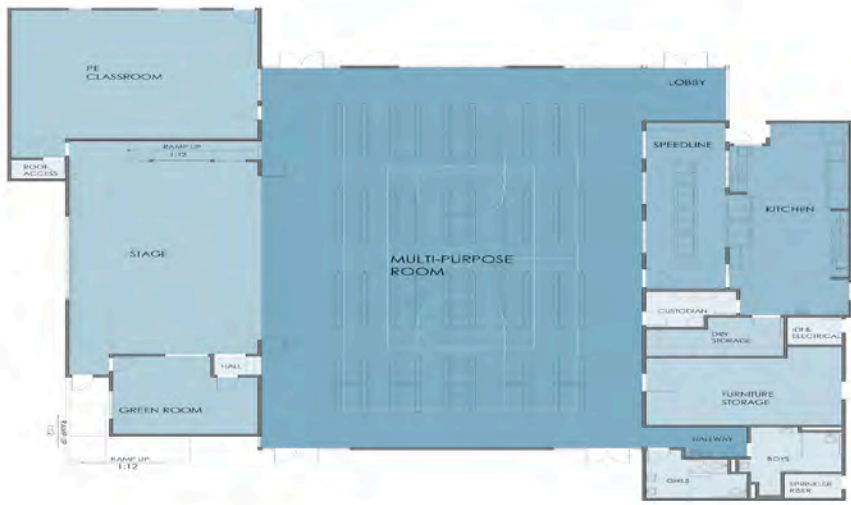
FLOOR PLANS



EVERGREEN ELEMENTARY SCHOOL
1125 Emily Ave, Rohnert Park, CA 94628
COTATI ROHNERT PARK UNIFIED SCHOOL DISTRICT

Prioritize Projects

University Elementary School Multi-Purpose Room Addition and Office Modernization Project



MULTIPURPOSE BUILDING



ADMINISTRATION BUILDING



LIBRARY



FLOOR PLANS



NEW LANDSCAPING



UNIVERSITY ELEMENTARY SCHOOL at La Fiesta
8511 Liman Way, Rohnert Park, Ca 94628
COTATI ROHNERT PARK UNIFIED SCHOOL DISTRICT

Prioritize Projects

Mountain Shadows Educational Center Site Improvements

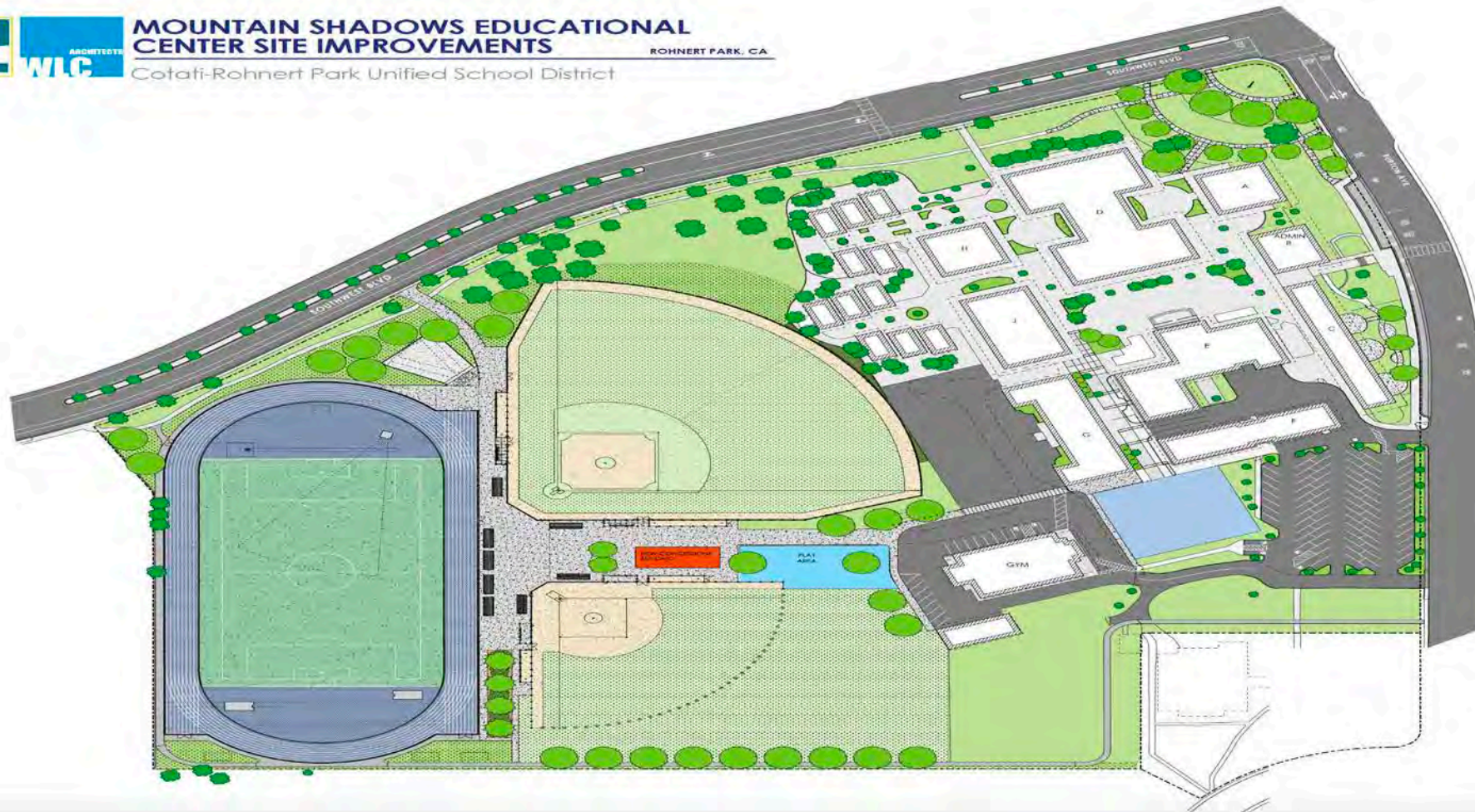


ARCHITECTS
WLC

MOUNTAIN SHADOWS EDUCATIONAL CENTER SITE IMPROVEMENTS

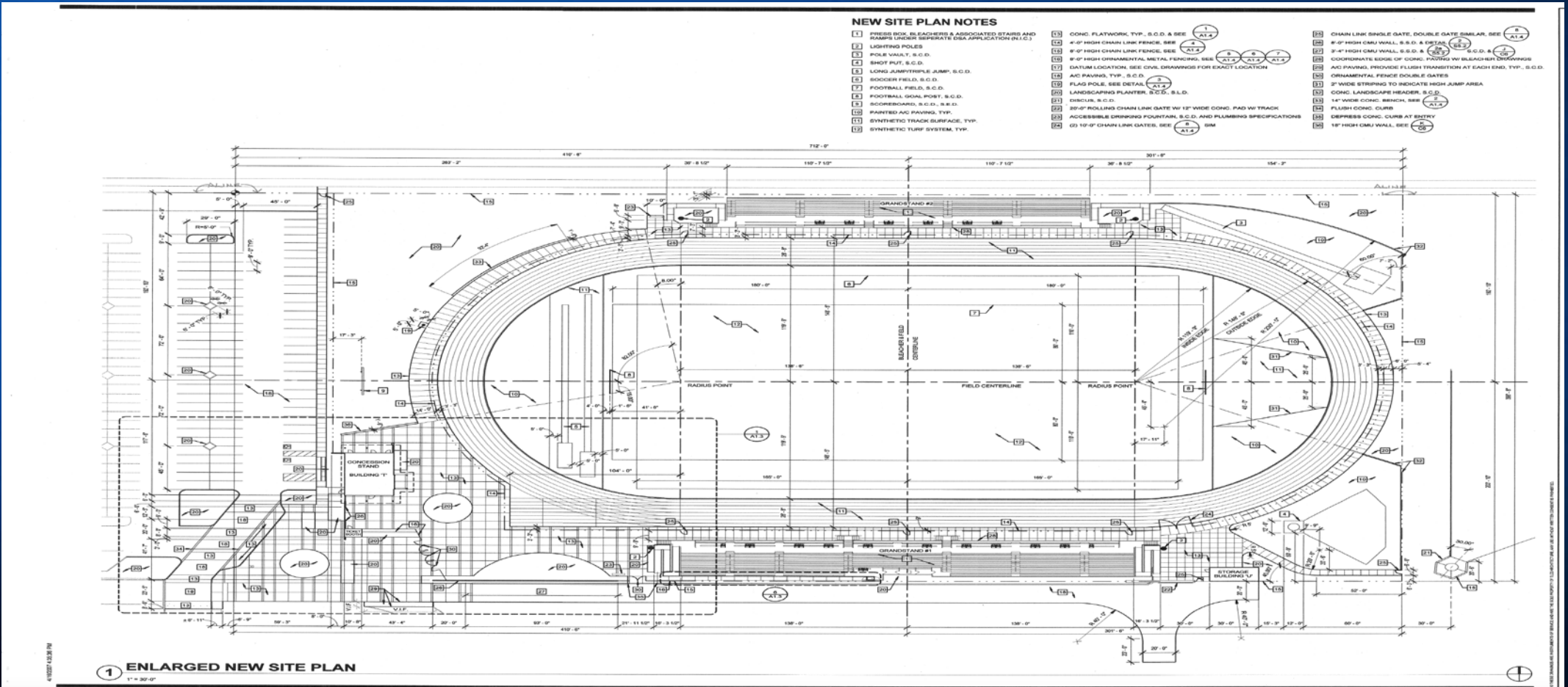
ROHNERT PARK, CA

Cotati-Rohnert Park Unified School District



Prioritize Projects

Rancho Cotate High School Football Field and Track Replacement Project



Prioritize Projects

Estimated Costs

- Evergreen Elementary School Multi-Purpose Room Addition – DSA Approved
 - Estimated Guaranteed Maximum Price - \$ 10,430,988
 - Architect Fee - \$1,430,988
 - Remaining Soft Costs - \$521,550
 - Furniture and Equipment - \$208,620
 - Estimated Total Cost- \$12,592,146 (spent to date \$439,941)
- University Elementary School Multi-Purpose Room Addition and Office Modernization – DSA Approved
 - Estimated Guaranteed Maximum Price - \$10,360,743
 - Architect Fee - \$1,036,074
 - Remaining Soft Costs - \$518,037
 - Furniture and Equipment - \$208,620
 - Estimated Total Cost- \$12,123,474 (spent to date \$132,021)

Prioritize Projects

Estimated Costs

- Mountain Shadows Educational Center Site Improvements – Ready to be submitted to DSA (Athletic Field Complex, Site Landscaping, Marquees)
 - Estimated Guaranteed Maximum Price - \$14,500,000
 - Architect Fee - \$1,450,000
 - Remaining Soft Costs - \$725,000
 - Furniture and Equipment - \$290,000
 - Estimated Total Project Cost – \$16,965,000 (spent to date \$689,467)
- Rancho Cotate High School Football Field and Track Replacement Project
 - Estimated Replacement Cost (Delivery Method Not Decided) - \$2,000,000
 - Architect Fee - \$200,000
 - Remaining Soft Costs – \$100,000
 - Estimated Total Project Cost- \$2,300,000

Prioritize Projects

● Deferred Maintenance

- District does not contribute ½% from Routine Restricted Maintenance budget to fund 14 for deferred maintenance. State no longer matches district's contribution
- Roofs
 - Monte Vista, RCHS, Hahn and Evergreen
- Flooring
 - Evergreen, Hahn, Monte Vista, LJMS, RCHS
- Asphalt
- HVAC

● District Wide Technology Replacement and Licensing

- Chromebooks
- Technology Middle School iPads (1 to 1)
- LJMS Computer Lab
- Radios
- Network Licensing (5 Year Renewal)
- Hardware Support Agreement
- Estimated Cost - \$1,750,000

Remaining Bond Funds

Estimated Cash Projection for Projects

Total Available Jan 31, 2019		\$	24,087,710	
Revenues from SSU - Tech High	Expected June 2019	\$	2,000,000	
Est 2016 Bond Series D (Less COI)	Early Spring 2020	\$	18,414,000	
Future Interest Revenue (Est)		\$	200,000	
Developer Fees (Est)		\$	5,300,000	
Total Cash Available for Projects				\$ 50,001,710

Projects Complete - Est. Outstanding Payments

			<u>Est Balance</u>	
Tech Middle School Exterior Renovation/Modernization		\$	426,213	
Richard Crane Elementary - Lease Payments		\$	361,350	
Evergreen Admin Building		\$	485,164	
Evergreen Elem MU- Architect Fees		\$	713,829	
University Elem MU/Office - Architect Fees		\$	723,067	
Technology MS Educational Center - Architect Fees		\$	887,102	
Labath Renovation		\$	160,000	
Total Est. Outstanding Payments				\$ 3,756,725

Ongoing and Current Projects

			<u>Est Balance</u>	
RCHS TAG Building	Balance incl \$500k paid from Dev Fees	\$	3,673,245	
Lawrence Jones MS Performing Arts		\$	3,926,580	
Technology High School Conversion		\$	19,012,765	
Support Costs - Salaries	Est Through June 2020	\$	150,000	
Deferred Maintenance		\$	200,000	
Est Total for Ongoing and Current Projects				\$ 26,962,590

Balance Available		\$ 19,282,395
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Remaining Bond Funds

Balance Available

\$ 19,282,395

Future Projects to Prioritize

Est Costs

Evergreen Elem MU **

\$ 12,592,146

University Elem MU/Office **

\$ 12,123,474

Technology MS Educational Center **

\$ 16,965,000

RCHS Field Replacement

\$ 2,300,000

DW Technology Replacement Through Summer 2020

\$ 1,750,000

Deferred Maintenance Ongoing Need

\$ 500,000

Estimated Cost for Future Projects

\$ 46,230,620

** Includes Architect Fees in Outstanding Payments

Future Projects and Needs

- Project identified on Facilities Master Plan
 - Marguerite Hahn Elementary Project
 - Monte Vista Elementary Project
 - Other items identified in Master Plan
- Future Technology
 - Teacher Laptops (7 year Cycle) 2022-23
 - Teacher iPads (5 Year Cycle) 2022-23
 - Replacement Flat Panels 2022-23
 - Network 2025-26
 - Computer Labs 2026-27

Future Funding for Projects and Needs

- 2016 Bond – Series D
- Developer Fees -TBD
- Future Bond Sale:
 - 2020?
 - 2022?

- Discussion and Questions