
Facility Needs Assessment

A Presentation to the
Colusa Unified School District
Board of Education

Prepared February 22, 2014
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BACKGROUND

- Colusa USD has long history of excellent ongoing regular facility maintenance
 - Economic downturn has impacted staff's ability to adequately address major building system concerns in areas of both Deferred and Major Maintenance
- In order to begin a process of facility rehabilitation, a full Facility Needs Assessment was commissioned

BACKGROUND – Goals & Parameters

- Goal of the Facility Needs Assessment
 - Develop and implement a long-range facilities improvement plan using a comprehensive physical plant evaluation of each existing school campus
- Evaluation Parameters
 - Identify physical building system and general plant deficiencies
 - Classify these observations and assign estimated costs for repair
 - Create a database which will assist the District in developing short- and long-term repair strategies

BACKGROUND – Observation Criteria

- Deficiencies placed into categories based upon the assessed nature of their condition
 - Unsafe
 - Broken
 - No longer perform the functions for which they were originally intended
 - Do not conform to current codes
 - Approaching or have exceeded their useful life span

BACKGROUND – Areas of Review

- HVAC/Mechanical Systems (including controls)
- Signal Systems (fire, intercom/bell system, intrusion)
- Flooring
- Painting
- Casework & Finishes
- Lighting
- General Electrical
- Windows
- Doors/Hardware
- Roofing (including gutters)
- Grounds (including fencing, asphalt areas, sidewalks, playfields, stadium, other sports venues)
- Portable Classrooms
- Accessibility Issues
- Technology
- Abatement Issues
- Campus Security
- Capital Outlay Projects

BACKGROUND – Rating Categories

- Rating categories are defined as follows, in priority order

DEFICIENCY NEED RATING CATEGORIES	DEFINITION
Critical	Items and/or systems that require immediate action to correct a cited safety hazard, stop accelerated deterioration, or return a facility to full operation.
Potentially Critical	Items and/or systems that, if not corrected expeditiously, will become critical. Situations within this category include intermitted operations, rapid deterioration, and potential life safety hazards.
Necessary (Not yet Critical)	Items and/or systems that require appropriate attention to preclude predictable deterioration, potential downtime, and increased cost if deferred.
Recommended	Items and/or systems in this category include issues that represent a sensible improvement to existing facility conditions. They are not required for the most basic function of the facility, but will either improve overall usability or reduce long-term maintenance costs.

FINDINGS

- Each site was reviewed by the project team
 - Building-by-building, room-by-room inspections
 - Relevant District data also incorporated when developing this analysis
- Grand totals for all noted facility renovation work equals an estimated **\$35,307,134** in FY13 dollars

FINDINGS – Burchfield Elementary School

- Ford Wing/Annex Hall rehabilitation
- Standard classroom modernization
 - Flooring, wall coverings, and marker boards
- Restroom rehabilitation
- Accessibility upgrades
- Site security and life/safety signal system upgrades
- Technology upgrade
- Window replacement
- HVAC replacement
- Lighting upgrade
- Grounds improvements
- Expansion of the kitchen storage area
- Space reconfiguration of the library areas into one common area
- Remodel/expansion of the administrative offices
- **TOTAL ESTIMATED NEED - \$5,544,161**

FINDINGS – Egling Middle School

- HVAC replacement
- Restroom rehabilitation
- Accessibility Upgrades
- Rehabilitation of Band Room
- Replacement of Choir Room Portable
- Gym flooring and wall coverings
- Locker room reconfiguration
- Multipurpose room modernization
 - Removal of unused in-wall pockets/tables
- Renovation of kitchen area
- Lighting upgrade
- Grounds improvements
- Standard classroom modernization
 - Flooring, wall coverings, and marker boards
- Technology upgrade
- Accessibility upgrades
- Site security and life/safety signal system upgrades
- **TOTAL ESTIMATED NEED - \$7,557,658**

FINDINGS – Colusa High School

- Abatement/replacement of vinyl asbestos tile (VAT)
- HVAC Replacement
 - New duct work
- Standard classroom modernization
- Restroom rehabilitation
- Accessibility Upgrades
- Roof replacements
- Restroom rehabilitation
- Ag-support building conditions
- Gym bleacher replacement and flooring repair
- Parking lot placements/reconfiguration
- Window replacement
- Weight Room Portable Replacement
- Locker room renovation
- Science classroom upgrades
- Site security and life/safety signal system upgrades
- Technology upgrade
- Lighting upgrade
 - New suspended ceilings
- **TOTAL ESTIMATED NEED - \$19,924,054**

FINDINGS – District Office

- HVAC/Mechanical Systems
- Windows
- Plumbing
- Accessibility issues
- Technology upgrade
- Possible relocation to new modular space
 - Consolidation with District Warehouse Operations
- **TOTAL ESTIMATED NEED - \$2,281,290**

FINDINGS – Ranking Summary

PRIORITY RANKING	SITE				GRAND TOTALS ¹ (ALL RANKINGS)
	BURCHFIELD ELEMENTARY	EGLING MIDDLE	COLUSA HIGH	DISTRICT OFFICE	
CRITICAL	\$1,482,873	\$1,383,286	\$6,224,118	\$524,700	\$9,614,977
POTENTIALLY CRITICAL	\$560,589	\$363,028	\$2,102,928	\$0	\$3,026,546
NECESSARY	\$2,873,369	\$3,133,114	\$7,161,032	\$785,400	\$13,952,915
RECOMMENDED	\$627,330	\$2,678,231	\$4,435,976	\$971,190	\$8,712,726
SITE TOTALS	\$5,544,161	\$7,557,658	\$19,924,054	\$2,281,290	\$35,307,164

1 - Includes General Conditions (20%), Contingency (15%) and Soft Costs (30%)

RECOMMENDATIONS

- Critically ranked issues should be addressed
 - Allocation of moneys from general fund sources, as possible
 - Consideration of alternate potential funding sources
 - State School Building Program
 - Prop 39 Program - Clean Energy Jobs Act
 - Federal School Facility Support Programs
 - Qualified Zone Academy Bonds
 - Qualified School Construction Bonds
 - Local General Obligation Bond

NEXT STEPS

- Develop a comprehensive facility work plan based on priority rankings
- Begin a discovery process designed to identify and access alternate funding sources
- Continue current excellent regular maintenance practices