
Facility Needs Assessment

A Presentation to the
Colusa Unified School District
Board of Education

Prepared February 22, 2014
By Full Business² Solutions



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

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		BURCHFIELD PRIMARY SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$5,852,714		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
HVAC/Mechanical Systems (including controls) PERMANENT BUILDINGS ONLY	22,733 Sq Ft in 26 Total Systems	\$15 /Sq Ft	\$340,995	Heating, Ventilation, Air-Conditioning systems old and ready for life-cycle replacement in all permanent buildings. Energy management controls (central monitoring/adjustment, sensed room on/off controls) should be considered for all permanent building areas.	CRITICAL	
	22,733 Sq Ft for EMS Controls	\$5 /Sq Ft	\$113,665			
SUB-TOTAL			\$454,660			\$795,655
Signal Systems (fire, intercom/bell system, intrusion)	33,293 Sq Ft Total Area	\$6 /Sq Ft	\$199,758	Fire alarm system old, outdated, in need of replacement. Install new intercom/bell system and intrusion systems site wide.	CRITICAL	
SUB-TOTAL			\$199,758			\$349,577
Flooring	8,950 /Sq Ft - Carpet	\$5 /Sq Ft	\$44,750	Flooring generally in good shape. Replacement carpet needed in Admin Wing and Annex Hall. Other areas should also be considered on room-by-room basis. Tile replacement needed in Cafeteria and Kitchen areas.	NECESSARY	
	4,500 Sq Ft - VCT	\$4 /Sq Ft	\$18,000		NECESSARY	
	600 Sq Ft - Ceramic Tile	\$16 /Sq Ft	\$9,600		NECESSARY	
SUB-TOTAL			\$72,350			\$126,613
Painting	22,733 Sq Ft - Interior	\$1 /Sq Ft	\$22,733	Masonry exterior walls in good shape. Interior finishes vary by building and classroom as to condition. Consider full interior repaint at all permanent buildings.	NECESSARY	
SUB-TOTAL			\$22,733			\$39,783
Casework/Finishes	200 Estimated Linear Ft	\$250 /Linear Ft	\$50,000	Casework appears to be in good general condition. Consider patch, repair and refinish on a room-by-room basis. Ceiling tile replacements as needed.	RECOMMENDED	
SUB-TOTAL			\$50,000			\$87,500
Lighting	611 Fixtures	\$90 /Fixture	\$54,990	Site-wide lighting upgrades required using energy-efficient fixtures/ballasts and motion sensors.	NECESSARY	
SUB-TOTAL			\$54,990			\$96,233
General Electrical	Electrical Sub Panels - 4 Ford Wing, Annex Hall, Admin Wing	\$6,000 /Panel	\$24,000	Wiring appears to be in passable condition, though that in the Ford Wing should be reviewed. Electrical panels in Ford Wing, Annex Hall and Admin Wing should be considered for upgrade. Full site may need power increase/redistribution depending on technology improvements and impact of site-wide HVAC replacement.	CRITICAL	
SUB-TOTAL			\$24,000			\$42,000
Windows	789 Sq Ft- Ford Wing	\$60 /Sq Ft	\$47,340	Windows generally in good shape. Replacements needed at Annex Hall and Ford Building.	POTENTIALLY CRITICAL	
	1,185 Sq Ft - Annex Hall	\$60 /Sq Ft	\$71,100		POTENTIALLY CRITICAL	
SUB-TOTAL			\$118,440			\$207,270

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		BURCHFIELD PRIMARY SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$5,852,714		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Doors/Hardware	12 Replacement Doors	\$1,500 /Door	\$18,000	Doors generally in good shape, though some replacement required on a site-wide basis. However, hardware (locks, strikers, closers, hinges) should be replaced to reduce maintenance, improve both afterhours and school time security.	NECESSARY	
	78 Hardware Sets	\$600 /Set	\$46,800		NECESSARY	
SUB-TOTAL			\$64,800			\$113,400
Plumbing	24 Lavatories	Each - \$2,000 Existing Location	\$48,000	Overall maintenance of restrooms is good, but fixtures generally, old, worn and non-HDCP compliant. Replace as part of DSA Accessibility Upgrade requirements. Replace water heater in Kindergarten Wing, review all others.	NECESSARY	
	47 Sinks	Each - \$2,000 Existing Location	\$94,000		NECESSARY	
	6 Urinals	Each - \$4,000 Existing Location	\$24,000		NECESSARY	
	24 Partitions	\$1,500 /Set	\$36,000		NECESSARY	
	1 Water Heaters	\$3,500 /Unit	\$3,500		POTENTIALLY CRITICAL	
SUB-TOTAL			\$205,500			\$359,625
Roofing (including gutters)	22,733 Sq Ft - Roofing	\$4 /Sq Ft	\$90,932	Site-wide roofing concerns exist, with particular focus on the Ford and Admin Wings. Consider full roof replacement (with new gutters) on all wings. Asbestos content of current roofing materials unknown at this time.	POTENTIALLY CRITICAL	
	1,500 Linear Ft - Gutters	\$18 /Linear Ft	\$27,000		POTENTIALLY CRITICAL	
SUB-TOTAL			\$117,932			\$206,381
Grounds (including fencing, asphalt areas, sidewalks, playfields, stadium, other sports venues)	98,388 Sq Ft - Asphalt	\$4.35 /Sq Ft	\$427,988	Asphalt play areas cracked and breaking apart. All need to be lifted and fully replaced. Playfield areas are in good, usable condition, but need automated, monitored sprinkler systems to improve maintenance and water conversation.	NECESSARY	
	6 Irrigation Stations	\$2,500 /Station	\$15,000		RECOMMENDED	
SUB-TOTAL			\$442,988			\$775,229
Portable Classrooms	10,560 Sq Ft - 11 Units	\$20 /Sq Ft	\$211,200	All classrooms in need of general renovation (Interior wall covering paint or replace, Exterior siding repair/painting, flooring, lighting, ramp repair), Flooring in some rooms appears to be in adequate condition and could be considered to remain.	RECOMMENDED	
SUB-TOTAL			\$211,200			\$369,600
Accessibility Issues ¹	78 Thresholds	\$750 /Each	\$58,500	Accessibility campus-wide will need to be addressed. Threshold heights, restroom HDCP compliance, path of travel issues. Scope will depend on extent of final site wide improvement projects.	NECESSARY	
	1,630 Sq Ft Restrooms	\$250 /Sq Ft	\$407,500		NECESSARY	
SUB-TOTAL			\$466,000			\$815,500

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		BURCHFIELD PRIMARY SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$5,852,714		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Technology	33,293 Site-wide Wi-Fi Installation	/Sq Ft \$3 Covered Area	\$99,879	Site-wide Wi-Fi installation required to support Common Core rollout. SmartBoard or similar teaching aide desired in each classroom. Fiber network demands should also be revisited on a programmatic-driven, classroom-by-classroom basis.	POTENTIALLY CRITICAL	
	26 Smart Boards	\$4,000 /Each	\$104,000		RECOMMENDED	
SUB-TOTAL			\$203,879			\$356,788
Abatement	22,733 Sq Ft Floor Tile/Mastic	\$7.50 /Sq Ft	\$170,498	Significant asbestos issues in the Ford Wing, with floor tile and mastic being the primary source of concern. Asbestos flooring, mastic and wall-system taping mud are also present throughout the campus. They must be addressed whenever disturbed.	NECESSARY	
	13,875 Sq Ft Lead Based Paint	\$5 /Sq Ft	\$62,438		NECESSARY	
SUB-TOTAL			\$232,935			\$407,636
Campus Security ²	250 Linear Ft Chain Link Fencing/Gates	\$28 /Linear Ft	\$7,000	Campus is very open, with multiple public access points. Extensive work required to develop monitored and controlled "one point entry" scenario (fencing, security cameras, lock modifications, emergency notification system).	CRITICAL	
	33,293 4 Security Cameras - Campus Wide	\$1 /Sq Ft	\$33,293		CRITICAL	
SUB-TOTAL			\$40,293			\$70,513
Capital Projects	1,440 Library Areas Consolidation (New 1,440 Sq Ft Portable Building)	\$60 /Sq Ft	\$86,400	Increase available library area to accommodate full program (currently housed in two separate locations). Kitchen remodel/expansion needed that will provide additional storage areas and upgraded equipment. Remodel and expand administrative office within existing building footprint.	NECESSARY	
	600 Kitchen Remodel/Expansion (600 Sq Ft Permanent Building Addition)	\$300 /Sq Ft	\$180,000		CRITICAL	
	637 Administration Office Remodel (637 Sq Ft of Total Area)	\$150 /Sq Ft	\$95,550		NECESSARY	
SUB-TOTAL			\$361,950			\$633,413
TOTAL SIMPLE CONSTRUCTION COST			\$3,344,408			
GENERAL CONDITIONS COST³ @ 25%			\$836,102			
CONTINGENCY @ 15%			\$501,661			
SOFT COSTS⁴ @ 35%			\$1,170,543			
TOTAL ESTIMATED COST OF FACILITY NEEDS			\$5,852,714			

- 1 - Costs for lavatories, sinks and partitions included in other areas
- 2 - Lock modifications, signal system changes included in other areas
- 3 - Includes bonds, insurance, profit & overhead, and related general conditions
- 4 - Includes architect fees, construction management fees, testing, inspection and furniture & equipment
- 5 - Includes General Condition, Contingency and Soft Costs

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		EGLING MIDDLE SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$8,011,453		
ITEM	QUANTITIES	UNIT COST	ESTIAMTED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
HVAC/Mechanical Systems (including controls) PERMANENT BUILDINGS ONLY	40,699 Sq Ft in 13 Total Systems	\$15 /Sq Ft	\$610,485	Heating, Ventilation, Air-Conditioning systems old and ready for life-cycle replacement in all permanent buildings. Energy management controls (central monitoring/adjustment, sensed room on/off controls) should be considered for all permanent buildings areas. Also, existing supply/return configuration in Kitchen area needs to be upgraded and exhaust fans replaced in Kitchen and restroom areas.	CRITICAL	
	40,699 Sq Ft for EMS Controls	\$5 /Sq Ft	\$203,495			
SUB-TOTAL			\$813,980			\$1,424,465
Signal Systems (fire, intercom/bell system, intrusion)	49,339 Sq Ft Total Area	\$6 /Sq Ft	\$296,034	Fire alarm system old, outdated, in need of replacement. Install new intercom/bell system and intrusion systems site wide.	CRITICAL	
SUB-TOTAL			\$296,034			\$518,060
Flooring	31,800 Sq Ft - Carpet	\$5 /Sq Ft	\$159,000	Carpet and tile showing signs of extreme wear. Replacement should be undertaken in all areas of campus. Gym floor material delaminating and needs replacement with either new, similar material or conventional hardwood flooring. Band room wood floor needs patch, repair and refinishing	NECESSARY	
	11,343 Sq Ft - VCT	\$4 /Sq Ft	\$45,372		NECESSARY	
	2,196 Sq Ft Wood Floor (Band Room)	\$16 /Sq Ft	\$35,136		CRITICAL	
	4,000 Sq Ft Rubberized	\$10 /Sq Ft	\$40,000		CRITICAL	
SUB-TOTAL			\$279,508			\$489,139
Painting	40,699 Interior Square Feet	1 /Sq Ft	\$40,699	Exterior masonry walls in good shape. Interior walls need to be repainted or recovered with new wall surfacing materials, campus-wide.	NECESSARY	
SUB-TOTAL			\$40,699			\$71,223
Casework/Finishes	950 Estimated Linear Ft	\$250 /Linear Ft	\$237,500	Casework throughout the site showing signs of age. Refinish or replace in conjunction with any wall repainting/recovering project undertaken. Ceiling tiles should be replaced site-wide.	RECOMMENDED	
SUB-TOTAL			\$237,500			\$415,625
Lighting	807 Fixtures	\$90 /Fixture	\$72,630	Site-wide lighting upgrades required using energy-efficient fixtures/ballasts and motion sensors.	CRITICAL	
SUB-TOTAL			\$72,630			\$127,103
General Electrical	1 Electrical Sub Panel - Band Room	\$6,000 /Panel	\$6,000	Wiring appears to be in passable condition. Electrical panels in Band Room should be considered for upgrade. Also, full site may need power increase/redistribution depending on technology improvements and impact of site-wide HVAC replacement.	CRITICAL	
SUB-TOTAL			\$6,000			\$10,500
Windows	266 Sq Ft - Band Room	\$60 /Sq Ft	\$15,960	Windows in good shape, though replacement required in Band Room.	NECESSARY	
SUB-TOTAL			\$15,960			\$27,930
Doors/Hardware	22 Replacement Doors	\$1,500 /Door	\$33,000	Doors generally in good shape, though some replacement required on a site-wide basis. However, hardware (locks, strikers, closers, hinges) should be replaced to improve both afterhours and school time security.	NECESSARY	
	150 Hardware Sets	\$600 /Set	\$90,000		NECESSARY	

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		EGLING MIDDLE SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$8,011,453		
ITEM	QUANTITIES	UNIT COST	ESTIAMTED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
SUB-TOTAL			\$123,000			\$215,250
Plumbing	31 Lavatories	Each - \$2,000 Existing Location	\$62,000	Overall maintenance of restrooms is good, but fixtures generally, old, worn and non-HCP compliant. Replace as part of DSA Accessibility Upgrade requirements. Boiler replacement needed at gym/locker room. Review condition of all others.	NECESSARY	
	26 Sinks	Each - \$2,000 Existing Location	\$52,000		NECESSARY	
	16 Urinals	Each - \$4,000 Existing Location	\$64,000		NECESSARY	
	31 Partitions	\$1,500 /Set	\$46,500		NECESSARY	
	720 MBHU Boiler	\$100 /MBHU	\$72,000		POTENTIALLY CRITICAL	
SUB-TOTAL			\$296,500			\$518,875
Roofing (including gutters)	4,000 Sq Ft - Roofing	\$4 /Sq Ft	\$16,000	Roofing in good condition except for Band Room building. Full replacement required here. Gutter system site wide in poor condition and should be replaced. Asbestos content of current roofing materials unknown at this time.	FUTURE	
	2,022 Linear Ft - Gutters	\$18 /Linear Ft	\$36,396		NECESSARY	
SUB-TOTAL			\$52,396			\$91,693
Grounds (including fencing, asphalt areas, sidewalks, playfields, stadium, other sports venues)	113,623 Sq Ft - Asphalt	\$4.35 /Sq Ft	\$494,260	Asphalt play areas cracked and breaking apart. All need to be lifted and fully replaced. Playfield areas are in good, usable condition, but need automated, monitored sprinkler systems to improve maintenance and water conversation. Fencing repairs needed at various areas.	NECESSARY	
	8 Irrigation Stations	\$2,500 /Station	\$20,000		RECOMMENDED	
SUB-TOTAL			\$514,260			\$899,955
Portable Classrooms	8,640 Sq Ft - 9 Units	\$20 /Sq Ft	\$172,800	All classrooms in need of general renovation. Paint or replace interior wall-coverings. Exterior siding needs repair/painting. Lighting and ramps also need repair. Note flooring in some rooms appears to be in adequate condition and could be considered to remain. Choir Room unit should be replaced.	RECOMMENDED	
SUB-TOTAL			\$172,800			\$302,400
Accessibility Issues ¹	150 Thresholds	\$750 /Each	\$112,500	Accessibility campus-wide will need to be addressed. Threshold heights, restroom HDCP compliance, path of travel issues. Scope will depend on extent and scope of final site wide improvement projects.	NECESSARY	
	2,121 Sq Ft Restrooms	\$250 /Sq Ft	\$530,250		NECESSARY	
SUB-TOTAL			\$642,750			\$1,124,813
Technology	49,339 Site-wide Wi-Fi Installation	/Sq Ft \$3 Covered Area	\$148,017	Site-wide Wi-Fi installation required to support Common Core rollout. SmartBoard or similar teaching aide desired in each classroom. Fiber network demands should also be revisited on a programmatic-driven, classroom-by-classroom basis.	POTENTIALLY CRITICAL	
	35 Smart Boards	\$4,000 /Each	\$140,000		RECOMMENDED	
SUB-TOTAL			\$288,017			\$504,030
Abatement	40,699 Sq Ft Floor Tile/Mastic	\$7.50 /Sq Ft	\$305,243	All flooring mastic is asbestos-containing and will need to be abated during carpet/tile replacement. Additionally, asbestos-containing transit panels in various location window/door locations through campus.	NECESSARY	
	1,547 Sq Ft Transit Panels	\$2.50 /Sq Ft	\$3,868		NECESSARY	
SUB-TOTAL			\$309,110			\$540,943

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		EGLING MIDDLE SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$8,011,453		
ITEM	QUANTITIES	UNIT COST	ESTIAMTED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Campus Security ²	262 Linear Ft Ornamental Iron Fencing/Gates	\$90 /Linear Ft	\$23,580	Campus is very open, with multiple public access points. Extensive campus-side work required to develop monitored and controlled One Point Entry scenario (fencing, security cameras, lock modifications, emergency notification system).	CRITICAL	
	49,339 6 Security Cameras - Campus Wide	\$1 /Sq Ft	\$49,339		CRITICAL	
SUB-TOTAL			\$72,919			\$127,608
Capital Projects	Remove Cafeteria 36 Table Pockets (36 Linear Ft)	\$160 /Linear Ft	\$5,760	Cafeteria tables need to be replaced and the existing tables/ pockets removed from the cafeteria to recreate more usable room. The locker rooms also are in need of a reconfiguration in the shower/ dressing rooms. Address the condition of the Band and Choir Rooms. Choir Room (portable classroom) should be considered for demolition, with the program moving to another on-site location. The Band Room is housed in a 1940's era building that needs major renovation if it is to continue to serve in its present capacity.	RECOMMENDED	
	Locker Room 767 Renovation (767 Sq Ft)	\$250 /Sq Ft	\$191,750		NECESSARY	
	Choir Room Portable Replacement (New 1,440 Sq Ft Portable Building)	\$60 /Sq Ft	\$86,400		CRITICAL	
	Band Room 400 Renovation (400 Sq Ft)	\$150 /Sq Ft	\$60,000		CRITICAL	
SUB-TOTAL			\$343,910			\$601,843
TOTAL SIMPLE CONSTRUCTION COST			\$4,577,973			
GENERAL CONDITIONS COST³ @ 25%			\$1,144,493			
CONTINGENCY @ 15%			\$686,696			
SOFT COSTS⁴ @ 35%			\$1,602,291			
TOTAL ESTIMATED COST OF FACILITY NEEDS			\$8,011,453			

- 1 - Costs for lavatories, sinks and partitions included in other areas
- 2 - Lock modifications, signal system changes included in other areas
- 3 - Includes bonds, insurance, profit & overhead, and related general conditions
- 4- Includes architect fees, construction management fees, testing, inspection and furniture & equipment
- 5- Includes General Condition, Contingency and Soft Costs

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		COLUSA HIGH SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$20,349,637		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
HVAC/Mechanical Systems (including controls) PERMANENT BUILDINGS ONLY	52,005 Sq Ft in 28 Total Systems	\$15 /Sq Ft	\$780,075	Heating, Ventilation, Air-Conditioning systems old and ready for life-cycle replacement in all permanent buildings. This replacement work should include the removal of the old, abandoned central heating system and the addition of new duct work in each classroom. Gym needs full HVAC installation to replace current heat-only system. Energy management controls (central monitoring/adjustment, sensed room on/off controls) should be considered for all permanent buildings areas. Existing supply/return configuration in Kitchen area needs to be upgraded and exhaust fans replaced in Kitchen and restroom areas.	CRITICAL	
	11,167 Sq Ft in 4 Heat Only Systems	\$10 /Sq Ft	\$111,670			
	2,000 Linear Ft Duct Work - Campus Wide	\$55 /Linear Ft	\$110,000			
	1,152 Sq Ft in 1 Kitchen Exhaust Fans	\$10 /Sq Ft	\$11,520			
	66,324 Sq Ft for EMS Controls	\$5 /Sq Ft	\$331,620			
SUB-TOTAL			\$1,344,885			\$2,353,549
Signal Systems (fire, intercom/bell system, intrusion)	74,834 Sq Ft Total Area	\$6 /Sq Ft	\$449,004	Fire alarm system old, outdated, in need of replacement. Install new intercom/bell system and intrusion systems site wide.	CRITICAL	
SUB-TOTAL			\$449,004			\$785,757
Flooring	12,932 Sq Ft - Carpet	\$5 /Sq Ft	\$64,660	Campus-wide vinyl asbestos tile (VAT) and carpet should be replaced with a combination of carpet and vinyl composite tile (VCT) as appropriate to space utilization. Gym floor should be repaired or replaced.	NECESSARY	
	51,392 Sq Ft - VCT	\$4 /Sq Ft	\$205,568		CRITICAL	
	8,320 Sq Ft Wood Floor (Gym)	\$16 /Sq Ft	\$133,120		NECESSARY	
SUB-TOTAL			\$403,348			\$705,859
Painting	64,324 Interior Square Feet	1 /Sq Ft	\$64,324	Exterior masonry walls in good shape. Exterior stucco also in good condition. Interior walls need to be repainted or recovered with new wall surfacing materials, campus-wide.	NECESSARY	
SUB-TOTAL			\$64,324			\$112,567
Casework/Finishes	811 Estimated Linear Ft	\$250 /Linear Ft	\$202,750	Casework throughout the site showing signs of age. Refinish or replace in conjunction with any wall repainting/recovering project undertaken. Ceiling tiles should be replaced site-wide.	NECESSARY	
SUB-TOTAL			\$202,750			\$354,813
Lighting	968 Fixtures	\$90 /Fixture	\$87,120	Site-wide lighting upgrades required using energy-efficient fixtures/ballasts and motion sensors. Consider the install of full suspended ceiling at the time of lighting change/upgrade.	CRITICAL	
SUB-TOTAL			\$87,120			\$152,460
General Electrical	10 Electrical Sub Panel	\$6,000 /Panel	\$60,000	Wiring appears to be in passable condition. Electrical panels throughout entire site should be considered for upgrade. Also, full site may need power increase/redistribution depending on technology improvements and impact of site-wide HVAC replacement.	CRITICAL	
SUB-TOTAL			\$60,000			\$105,000

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		COLUSA HIGH SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$20,349,637		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Windows	13,000 Sq Ft	\$60 /Sq Ft	\$780,000	Windows replacement recommended in many areas, including the 100, 200, 300, 400 & 500 wings. Site-wide replacement might also be considered for reasons of maintenance standardization.	POTENTIALLY CRITICAL	
SUB-TOTAL			\$780,000			\$1,365,000
Doors/Hardware	26 Replacement Doors	\$1,500 /Door	\$39,000	Doors generally in good shape, though some replacement required on a site-wide basis. However, hardware (locks, strikers, closers, hinges) should be replaced to improve both afterhours and school time-use security.	NECESSARY	
	171 Hardware Sets	\$600 /Set	\$102,600		NECESSARY	
SUB-TOTAL			\$141,600			\$247,800
Plumbing	44 Lavatories	Each - \$2,000 Existing Location	\$88,000	Overall maintenance of restrooms is good, but fixtures generally, old, worn and non-HCP compliant. Replace as part of DSA Accessibility Upgrade requirements. Boiler replacement needed at gym/locker room. Review condition of all others.	NECESSARY	
	68 Sinks	Each - \$2,000 Existing Location	\$136,000		NECESSARY	
	19 Urinals	Each - \$4,000 Existing Location	\$76,000		NECESSARY	
	44 Partitions	\$1,500 /Set	\$66,000		NECESSARY	
	2,700 MBHU Boiler	\$100 /MBHU	\$270,000		POTENTIALLY CRITICAL	
SUB-TOTAL			\$636,000			\$1,113,000
Roofing (including gutters)	64,324 Sq Ft - Roofing	\$4 /Sq Ft	\$257,296	Roof replacement required in Wings 100 – 500. Gutter replacement/repair as required recommended at this time. Skylights in the 200-500 Wings should be replaced and/or abandoned during any reroofing project.	CRITICAL	
	2,742 Linear Ft - Gutters	\$18 /Linear Ft	\$49,356		CRITICAL	
	531 Sq Ft - Skylights	\$120 /Sq Ft	\$63,720		RECOMMENDED	
SUB-TOTAL			\$370,372			\$648,151
Grounds (including fencing, asphalt areas, sidewalks, playfields, stadium, other sports venues)	111,315 Sq Ft - Asphalt	\$4.35 /Sq Ft	\$484,220	Asphalt areas cracked and breaking apart. All need to be lifted and fully replaced, including tennis courts. Playfields need automated, monitored sprinkler systems to improve maintenance and water conversation. Fencing repairs needed at various areas. Parking areas need rehabilitation and reorganization to improve venue accessibility, traffic flow and security.	NECESSARY	
	8 Irrigation Stations	\$2,500 /Station	\$20,000		NECESSARY	
	28,800 Sq Ft - Tennis Courts (4)	\$5.50 /Sq Ft	\$158,400		NECESSARY	
SUB-TOTAL			\$504,220			\$882,385
Portable Classrooms	4,800 Sq Ft - 5 Units	\$20 /Sq Ft	\$96,000	All classrooms in need of general renovation (Interior wall covering - paint or replace, Exterior siding repair/painting, flooring, lighting, ramp repair). Note flooring in some rooms appears to be in adequate condition and could be considered to remain. Weight Room portable in bad condition and should be relocated to a structure designed to support this function.	RECOMMENDED	
SUB-TOTAL			\$96,000			\$168,000

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		COLUSA HIGH SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$20,349,637		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Accessibility Issues ¹	171 Thresholds	\$750 /Threshold	\$128,250	Accessibility campus-wide will need to be addressed. Threshold heights, restroom HDCP compliance, path of travel all a concern. Scope will depend on extent of final site wide improvement projects	NECESSARY	
	2,121 Sq Ft Restrooms	\$250 /Sq Ft	\$530,250		NECESSARY	
SUB-TOTAL			\$658,500			\$1,152,375
Technology	74,834 Sq Ft - Site-wide Wi-Fi Installation	/Sq Ft \$3 Covered Area	\$224,502	Site-wide Wi-Fi installation required to support Common Core rollout. SmartBoard or similar teaching aide desired in each classroom. Fiber network demands should also be revisited on a programmatic-driven, classroom-by-classroom basis.	POTENTIALLY CRITICAL	
	30 Smart Boards - 30 Classrooms	\$4,000 /Each	\$120,000		NECESSARY	
SUB-TOTAL			\$344,502			\$602,879
Abatement	32,920 Sq Ft Floor Tile/Mastic	\$7.50 /Sq Ft	\$246,900	Large amounts of asbestos-containing materials are present on site. Site-wide vinyl asbestos tile (VAT) and mastic, pipe insulation (particularly at the gym/locker rooms and the science classrooms), transit panels and plaster ceilings will need to be abated in conjunction with campus modernization or renovation.	NECESSARY	
	16,330 Sq Ft Plaster Ceilings	\$2.50 /Sq Ft	\$40,825		NECESSARY	
SUB-TOTAL			\$287,725			\$503,519
Campus Security ²	475 Linear Ft Ornamental Iron Fencing/Gates	\$90 /Linear Ft	\$42,750	Campus is very open, with multiple public access points. Extensive campus-wide work required to develop monitored and controlled One Point Entry scenario (fencing, security cameras, lock modifications, emergency notification system).	CRITICAL	
	3,000 Linear Ft Chain Link Fencing/Gates	\$36 /Linear Ft	\$108,000		CRITICAL	
	74,834 8 Security Cameras - Campus Wide	\$1 /Sq Ft	\$74,834		CRITICAL	
SUB-TOTAL			\$225,584			\$394,772

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		COLUSA HIGH SCHOOL		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$20,349,637		
ITEM	QUANTITIES	UNIT COST	ESTIMATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Capital Projects	1,363 Sq Ft - Ag Support Building Replacement	\$150 /Sq Ft	\$204,450	Track and football field surfaces are aged and in need of significant repair. Consider replacing with all-weather surfaces. Ag barns are generally in bad repair and should be replaced. Parking lot reconfiguration/expansion should be explored in conjunction with site security review. Science Labs do not adequately support current program needs and should be fully upgraded. Shops do not adequately support current program needs and should be fully upgraded. Locker rooms do not adequately support current program needs and should be fully upgraded. Kitchens refrigeration equipment and the bleachers at the gym could also be replaced. New ductwork and suspended ceilings in all regular classrooms might also be considered.	NECESSARY	
	100,800 Sq Ft - Stadium Turf	\$11 /Sq Ft	\$1,108,800		RECOMMENDED	
	39,600 Sq Ft - Stadium Track	\$13 /Sq Ft	\$514,800		RECOMMENDED	
	500 Gym Bleacher Seats	\$200 /Seat	\$100,000		NECESSARY	
	65,000 Sq Ft - Parking Lot Reconfiguration	\$7 /Sq Ft	\$455,000		NECESSARY	
	1,440 Sq Ft - Weight Room Portable Replacement	\$250 /Sq Ft	\$360,000		CRITICAL	
	3,349 Sq Ft - Locker Room Renovation	\$300 /Sq Ft	\$1,004,700		NECESSARY	
	31,936 Sq Ft - New Suspended Ceilings	\$5 /Sq Ft	\$159,680		RECOMMENDED	
	3,550 Sq Ft - Science Classroom Upgrades	\$300 /Sq Ft	\$1,065,000		CRITICAL	
SUB-TOTAL			\$4,972,430			\$8,701,753
TOTAL SIMPLE CONSTRUCTION COST			\$11,628,364			
GENERAL CONDITIONS COST³ @ 25%			\$2,907,091			
CONTINGENCY @ 15%			\$1,744,255			
SOFT COSTS⁴ @ 35%			\$4,069,927			
TOTAL ESTIMATED COST OF FACILITY NEEDS			\$20,349,637			

- 1 - Costs for lavatories, sinks and partitions included in other areas
- 2 - Lock modifications, signal system changes included in other areas
- 3 - Includes bonds, insurance, profit & overhead, and related general conditions
- 4 - Includes architect fees, construction management fees, testing, inspection and furniture & equipment
- 5 - Includes General Condition, Contingency and Soft Costs

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		DISTRICT OFFICE		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$2,419,550		
ITEM	QUANTITIES	UNIT COST	ESTIATED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
HVAC/Mechanical Systems (including controls) PERMANENT BUILDINGS ONLY	21,200 Sq Ft in Conditioned Space	\$15 /Sq Ft	\$318,000	Heating, Ventilation, Air-Conditioning systems old and ready for life-cycle replacement.	CRITICAL	
SUB-TOTAL			\$318,000			\$556,500
Signal Systems (fire, intercom/bell system, intrusion)	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Flooring	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Painting	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Casework/Finishes	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Lighting	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
General Electrical	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Windows	5,350 Sq Ft	\$60 /Sq Ft	\$321,000	Windows in poor condition and should be replaced.	NECESSARY	
SUB-TOTAL			\$321,000			\$561,750
Doors/Hardware	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Plumbing	6 Lavatories	Each - \$2,000 Existing Location	\$12,000	Overall maintenance of restrooms is good, but fixtures generally, old, worn and non-HCP compliant. Replace as part of DSA Accessibility Upgrade requirements.	NECESSARY	
	11 Sinks	Each - \$2,000 Existing Location	\$22,000		NECESSARY	
	3 Urinals	Each - \$4,000 Existing Location	\$12,000		NECESSARY	
	6 Partitions	\$1,500 /Set	\$9,000		NECESSARY	
SUB-TOTAL			\$55,000			\$96,250

COLUSA UNIFIED SCHOOL DISTRICT - FACILITY NEEDS ASSESSMENT

COLUSA UNIFIED SCHOOL DISTRICT		DISTRICT OFFICE		TOTAL ESTIMATED COST OF FACILITY NEEDS: \$2,419,550		
ITEM	QUANTITIES	UNIT COST	ESTIAMTED SIMPLE COST	COMMENTS	PRIORITY RANKING	EXPANDED COST ⁵
Roofing (including gutters)	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Grounds (including fencing, asphalt areas, sidewalks, playfields, stadium, other sports venues)	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Portable Classrooms	N/A	N /A		Adequate at this time.	N/A	
SUB-TOTAL						
Accessibility Issues ¹	400 Sq Ft Restrooms	\$250 /Sq Ft	\$100,000	Restroom HDCP compliance a concern.	NECESSARY	
SUB-TOTAL			\$100,000			\$175,000
Technology	21,200 Sq Ft - Site-wide Wi-Fi Installation	/Sq Ft \$3 Covered Area	\$63,600	Site-wide Wi-Fi installation would assist staff in performance of their assigned responsibilities.	RECOMMENDED	
SUB-TOTAL			\$63,600			\$111,300
Abatement	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Campus Security ²	N/A	N /A	N/A	Adequate at this time.	N/A	
SUB-TOTAL						
Capital Projects	3,500 Sq Ft - Administration Office/Warehouse Consolidation	\$150 /Sq Ft	\$525,000	Current administrative office old and inefficient. Warehouse operation spread among several locations. Consider consolidation of these functions to one central location.	RECOMMENDED	
SUB-TOTAL			\$525,000			\$918,750
TOTAL SIMPLE CONSTRUCTION COST			\$1,382,600			
GENERAL CONDITIONS COST³ @ 25%			\$345,650			
CONTINGENCY @ 15%			\$207,390			
SOFT COSTS⁴ @ 35%			\$483,910			
TOTAL ESTIMATED COST OF FACILITY NEEDS			\$2,419,550			

1 - Costs for lavatories, sinks and partitions included in other areas

2 - Lock modifications, signal system changes included in other areas

3 - Includes bonds, insurance, profit & overhead, and related general conditions

4- Includes architect fees, construction management fees, testing, inspection and furniture & equipment

COLUSA UNIFIED SCHOOL DISTRICT FACILITY NEEDS ASSESSMENT

SUMMARY OF COSTS		ESTIMATED COSTS (BY ITEM AND SITE)			TOTAL ESTIMATED COST: \$36,633,354		
ITEM	BURCHFIELD PRIMARY	EGLING MIDDLE	COLUSA HIGH	DISTRICT OFFICE	SUB TOTALS -SIMPLE	SUB -TOTALS - EXPANDED ¹	
HVAC/Mechanical Systems	\$454,660	\$813,980	\$1,344,885	\$318,000	\$2,931,525	\$5,130,168.75	
Signal Systems	\$199,758	\$296,034	\$449,004		\$944,796	\$1,653,393.00	
Flooring	\$72,350	\$279,508	\$403,348		\$755,206	\$1,321,610.50	
Painting	\$22,733	\$40,699	\$64,324		\$127,756	\$223,573.00	
Casework/Finishes	\$50,000	\$237,500	\$202,750		\$490,250	\$857,937.50	
Lighting	\$54,990	\$72,630	\$87,120		\$214,740	\$375,795.00	
General Electrical	\$24,000	\$6,000	\$60,000		\$90,000	\$157,500.00	
Windows	\$118,440	\$15,960	\$780,000	\$321,000	\$1,235,400	\$2,161,950.00	
Doors/Hardware	\$64,800	\$123,000	\$141,600		\$329,400	\$576,450.00	
Plumbing	\$205,500	\$296,500	\$636,000	\$55,000	\$1,193,000	\$2,087,750.00	
Roofing	\$117,932	\$52,396	\$370,372		\$540,700	\$946,225.00	
Grounds	\$442,988	\$514,260	\$504,220		\$1,461,468	\$2,557,569.18	
Portable Classrooms	\$211,200	\$172,800	\$96,000		\$480,000	\$840,000.00	
Accessibility Issues	\$466,000	\$642,750	\$658,500	\$100,000	\$1,867,250	\$3,267,687.50	
Technology	\$203,879	\$288,017	\$344,502	\$63,600	\$899,998	\$1,574,996.50	
Abatement	\$232,935	\$309,110	\$287,725		\$829,770	\$1,452,097.50	
Campus Security	\$40,293	\$72,919	\$225,584		\$338,796	\$592,893.00	
Capital Projects	\$361,950	\$343,910	\$4,972,430	\$525,000	\$6,203,290	\$10,855,757.50	
SUB-TOTALS BY SITE	\$3,344,408	\$4,577,973	\$11,628,364	\$1,382,600	\$20,933,345	\$36,633,353.93	
GRAND TOTALS¹	\$5,852,714	\$8,011,453	\$20,349,637	\$2,419,550	\$36,633,354		

1 - Includes costs for General Conditions (25%), Contingencies (15%) and Soft Costs (35%)