

Deer Park Property Acquisition: Due Diligence Final Report Update



Decision Not to Pursue the Acquisition of the Deer Park School



Study Results: Summary of Findings

| Due Diligence Study Area | Finding |
|---|-------------------------|
| Axia Final Draft Report | Significant |
| Boundary Survey & Preliminary Topographic Information | Moderate |
| Facilities Needs Assessment | Significant |
| Geohazard Report | Moderate |
| Hazardous Materials Assessment Report | Insignificant |
| Hydrant Flow Testing | Primarily Informational |
| Phase 1 Environmental Site Assessment | Insignificant |
| Roof Assessment | Primarily Informational |
| Title Report | Primarily Informational |

Construction Cost Projections

Total New Construction: 1:1 Replacement

| Description | Square Feet | 2023 Replacement: \$ Per Square Foot | 7% Escalation: 2 Years | Extended Cost |
|--|-------------|---|---------------------------|-----------------|
| Classroom Buildings | 9,770 | \$1,200.00 | \$1,698,808.00 | \$13,422,808.00 |
| MPR/Kitchen Construction | 4,001 | \$1,525.00 | \$884,111.00 | \$6,985,636.00 |
| Bathroom Building Construction | 469 | \$1,600.00 | \$108,733.00 | \$859,133.00 |
| Rough Sitework Total: 2.5 Acres | 108,900 | \$55.00 | \$871,200.00 | \$6,860,700.00 |
| Subtotal: Construction Cost | 14,240 | | | \$28,128,277.00 |
| Soft Costs at 42% | | | | \$11,813,876.00 |
| TOTAL ESTIMATED PROJECT COST 2025: 1-1 REPLACEMENT | | | | \$39,942,153.00 |

Construction Cost Projections

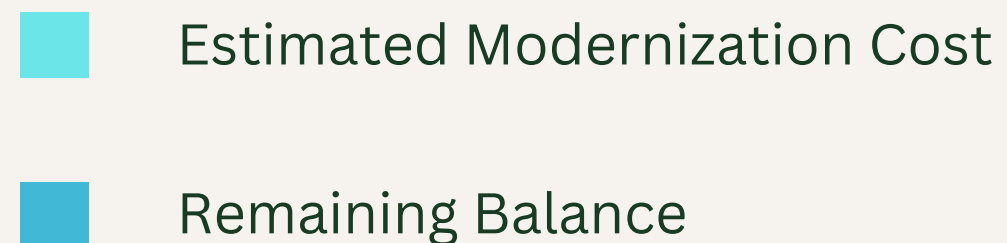
Total EB4 Limit with Complete Covered Walkway Footage

| Description | Quantity | Unit | EB4 Limit | Extended Cost |
|-----------------------------|-------------------------------------|-------------|-----------|-----------------|
| Building 1 Lower Classroom | 4147 | Square Feet | 260.5 | \$1,080,293.50 |
| Building 1 Covered Walkway | 1190 | Square Feet | 260.5 | \$309,995.00 |
| Building 1 Covered Alcoves | 584 | Square Feet | 260.5 | \$152,132.00 |
| Building 2 Upper Classrooms | 5623 | Square Feet | 260.5 | \$1,464,791.50 |
| Building 2 Covered Walkway | 2362 | Square Feet | 260.5 | \$615,301.00 |
| Building 2 Covered Alcoves | 930 | Square Feet | 260.5 | \$242,265.00 |
| Utility Room | 167 | Square Feet | 260.5 | \$43,503.50 |
| Multipurpose Room | 4001 | Square Feet | 260.5 | \$1,042,260.50 |
| Toilet Rooms | 302 | Square Feet | 260.5 | \$141,789.00 |
| | EB4 Construction Cost Limit | | | \$5,092,331.00 |
| | Sitework (non EB4) | | | \$4,000,000.00 |
| | Typical Soft Costs (42%) | | | \$2,138,779.02 |
| | EB4 Exempt Work - Limited Soft Cost | | | \$1,350,000.00 |
| | Subtotal EB4 Project Cost | | | \$12,581,110.02 |
| | Non Exempt Escalation: 2 Years @ 7% | | | \$1,317,479.00 |
| | TOTAL ESTIMATED PROJECT COST | | | \$13,898,589.02 |

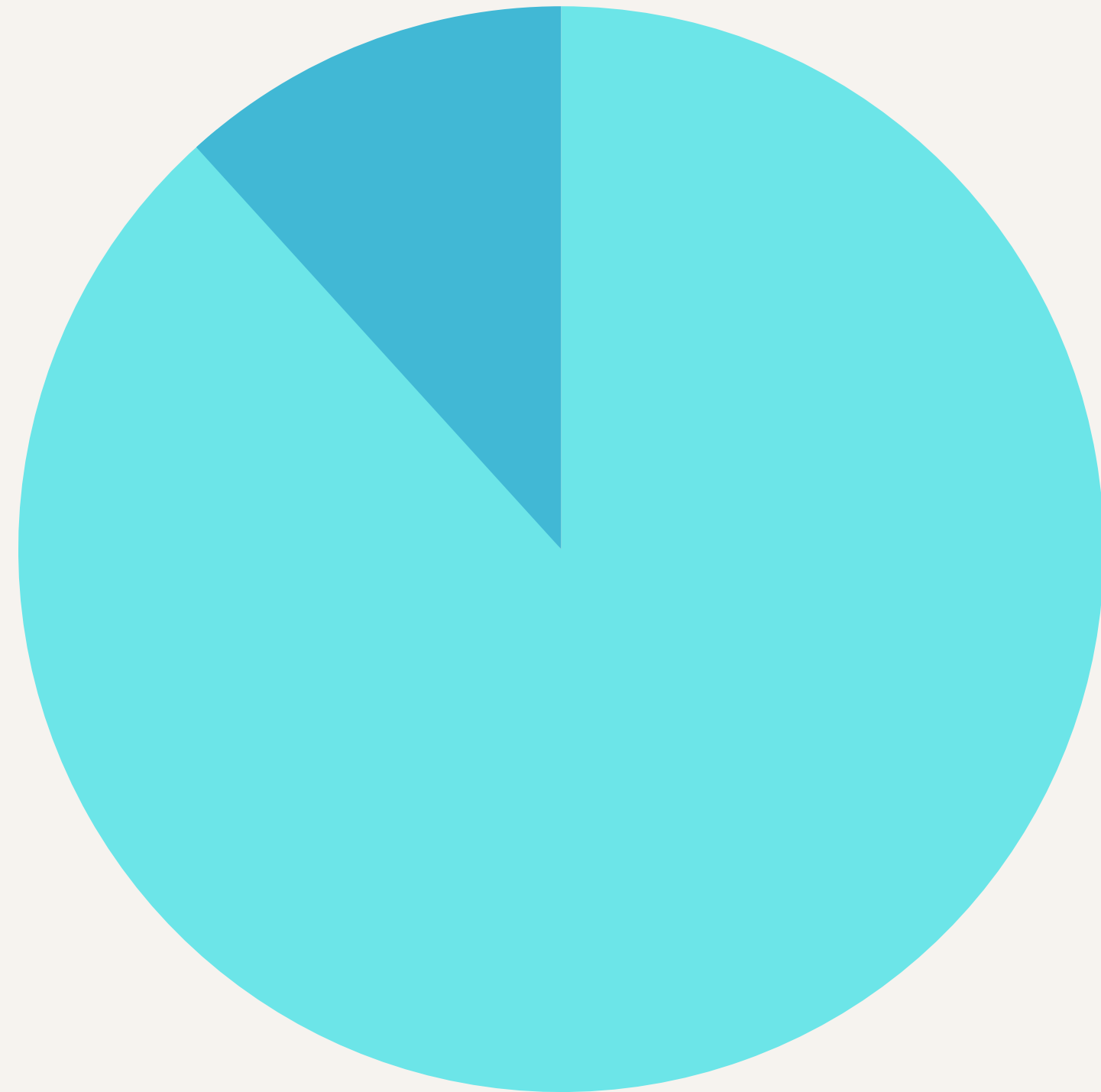
Financials

The estimated cost to perform a limited modernization of the site would utilize almost 90% of available reserves.

There is a **SIGNIFICANT** risk this project would trigger EB4 requirements to bring the site up to current code - which would **FAR** exceed available resources.

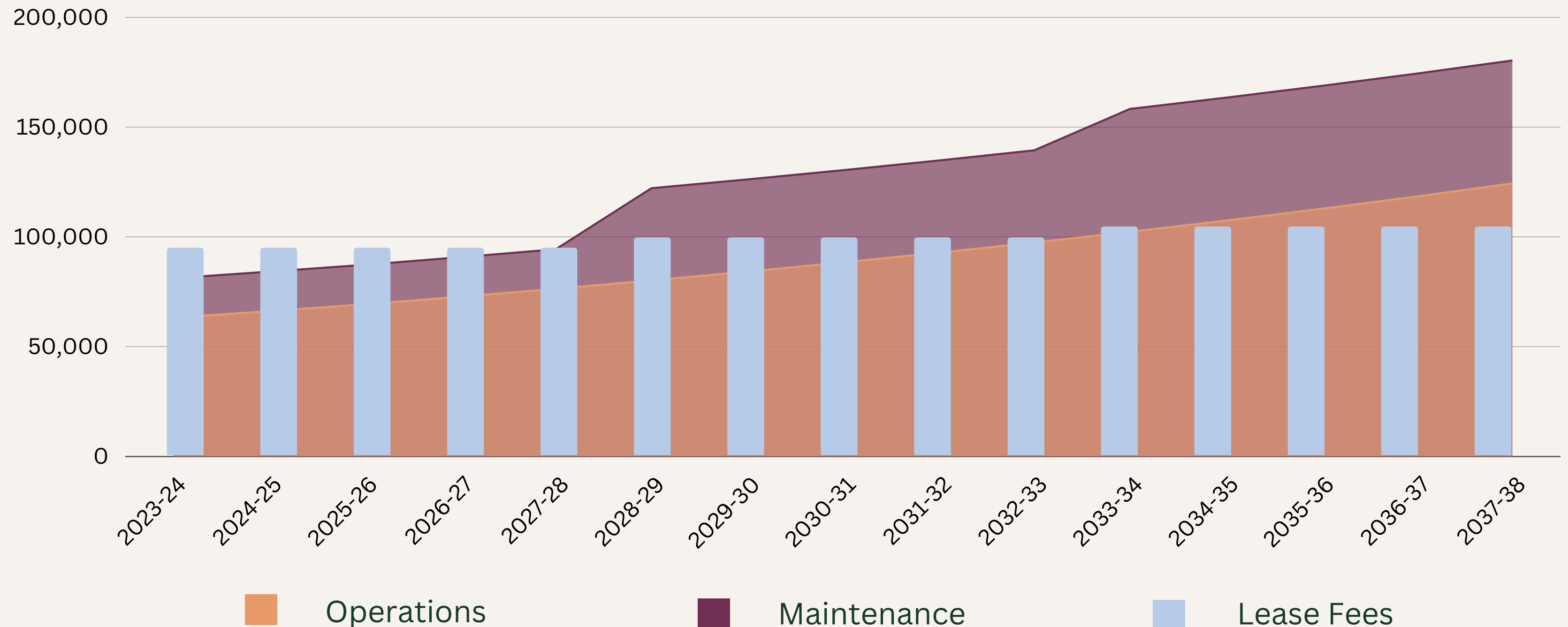


Special Reserve Fund for Capital Outlay



Financials

Maintenance and operations of the site would exceed available lease revenues, causing an ongoing impact to the county school service annual operating budget.



Ongoing Support for ECE and the FSACC



- Discussions with FSACC Leadership Team to strategize around short-term and long-term operational plans
- Discussion with Ross Valley School District on current/future coordination
- Contacts with Marin school districts to survey surplus properties
- Discussions with government/non-governmental organizations/private agencies on sustainable funding options
- Review of suitable commercial properties for lease/sale

Ongoing Support

The Marin County Superintendent of Schools will convene a meeting of all Marin County ECE leaders and other partners to work collaboratively on solutions for short-term and long-term housing for the FSACC program with a focus on resource identification and commitments for funding.



Comments, Questions, and Closure

