

Deer Park School Planning and Due Diligence Measures



Update to Marin County
Board of Education

August 8, 2023



History and Background



The Marin County Office of Education has had a leadership role in providing Early Childhood Education, Professional Development and Supports for Teachers and Paraprofessionals throughout Marin County since 2012.

Fairfax San Anselmo Children's Center

Providing high quality childcare services in a State Pre-school Model since 1980.

The Marin County Office of Education and Fairfax San Anselmo Children's Center have been working collaboratively for the past 12 years on projects and trainings to support students, staff and families.



Examples of Collaboration

Marin County Office of Education & Fairfax San Anselmo Children's Center

**Professional
Learning
Opportunities**



Coaching



**Professional
Growth
Advising**



**Academic
Supports**



**Stipend
Awards and
Block Grants
Managed by
MCOE and
ECE
Department**

Vision for Deer Park School

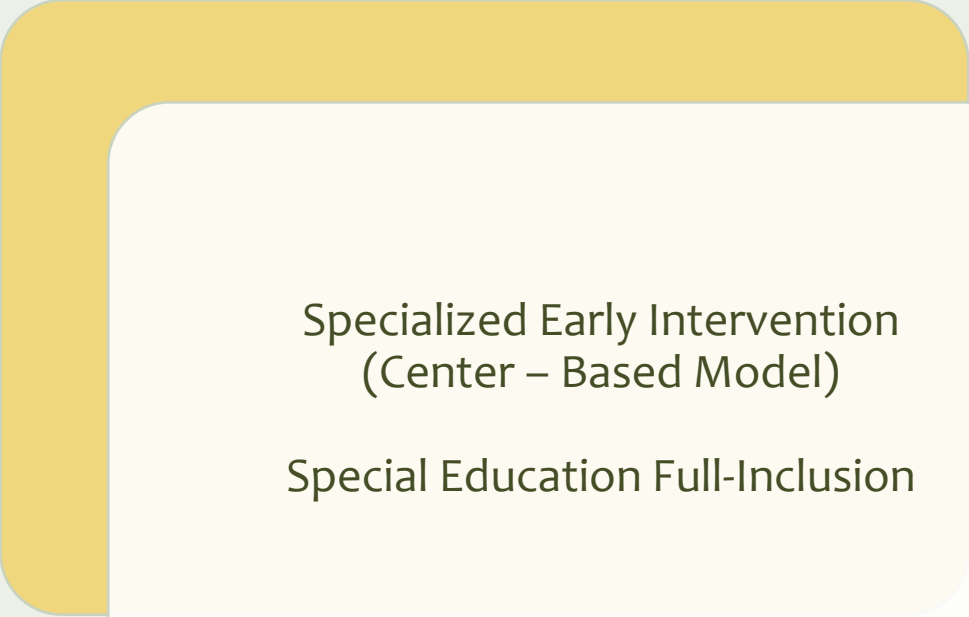
The Acquisition of Deer Park School will provide opportunities to deepen and broaden the MCOE/FSACC relationship benefiting students on-site at the center and throughout the County of Marin.

- Increased Professional Development Support by MCOE
- Collaboration on State/Federal/Local grants to support FSACC County Wide MCOE/ECE Efforts
- Expansion of Parent Supports through MCOE/ECE
- Direct School to Career Services



New ECE Services

Strategic use of program space at Deer Park School will continue to serve the needs of FSACC with high quality modernized facilities and allow for potential expansion in new areas of ECE innovation such as:



Specialized Early Intervention
(Center – Based Model)

Special Education Full-Inclusion



New Teacher Observation
Facility Collaboration

School to Career
(STC) Education Pathway

- An architectural review and preliminary structural evaluation of the site have been completed. In general, the site is noted to be in poor condition with some potentially significant structural concerns.
- Lateral strength along window walls is questionable and evidence of differential settlement at the upper classroom wing are noted concerns. The Multi Purpose Building may have significant structural issues.
- Door heights across the campus are insufficient as a result of threshold construction.
- Most of these items can likely be addressed as voluntary structural upgrades with DSA; notably voluntary upgrades are not counted against EB4 limits.

Update on Due Diligence Report: Deer Park School Site



Update on Due Diligence



- A finalized Geohazard report has now been received. Findings are not atypical for bay area school sites and recommend mitigation measures if future work is implemented. Grading and drainage improvements are recommended considerations.
- A boundary survey and limited scope topographic survey have been completed for the site. It appears that campus property lines extend into areas frequently used as bicycle and walking trails. Future site improvements may need to evaluate mixed use solutions or work with the Deer Park property for mutually beneficial solutions.
- Fire Hydrant testing has been completed. Results indicate 95PSI for all three hydrants with flow rates between 220-225 gallons per minute.

Estimated Costs – New Construction

- The Deer Park site has 9770 square feet of classroom space, 4001 square feet of MPR space, and a combined utility/bathroom building of roughly 458 square feet. Portable classrooms are not included in this analysis.
- The total projected cost of a 1:1 new construction replacement for Deer Park School, including sitework and two years of escalation reaches a project cost of nearly \$40M. This is based on a current classroom new construction cost of \$1200 per square foot and a sitework project in the range of \$6M.

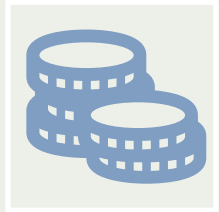


Estimated Costs - Modernization



- A complete modernization including sitework and two years of escalation would traditionally reach a project cost of nearly \$28M. This is based on a current classroom modernization cost of \$750 per square foot and a sitework project in the range of \$4M.
- DSA IR EB4 caps investment at \$260.50 per square foot. Some work, such as roof replacement, HVAC and projects categorized as maintenance under DSA IR A22, are considered exempt from IR EB4 calculations. Based on this, a limited modernization cost to cover “safe, warm & dry” totals to the \$12-14M range. This is based on IR EB4 cost limitations, a sitework project in the range of \$4M and separate pursuit of exempt work up to \$2.5M in value.

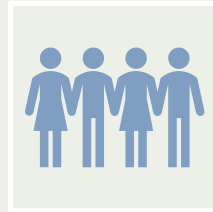
Funding Sources



Marin COE

Special Reserve for Capital Outlay

- Balance June 30, 2023
\$15.6 million



Community Partners

Capital Drive

County of Marin

Marin's Community Foundation



Debt Financing

Financing of COE Construction Projects



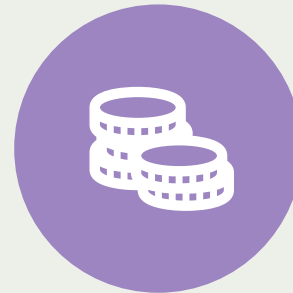
The County Office of Education is not authorized to issue general obligation bonds to finance construction projects



Certificates of Participation are an alternative to bonds



Any debt to finance the project would therefore largely be paid for in the annual operating budget for the county school service fund



The anticipated lease fees are insufficient to support any debt

Maintaining the site

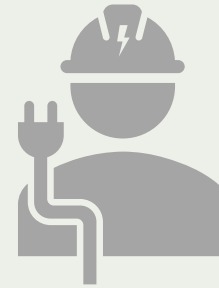


Operations

Maintenance Grounds worker

0.25 Full time Equivalent

Grounds water and Common Area Utilities



Maintenance

Roofing systems

Electrical

Plumbing

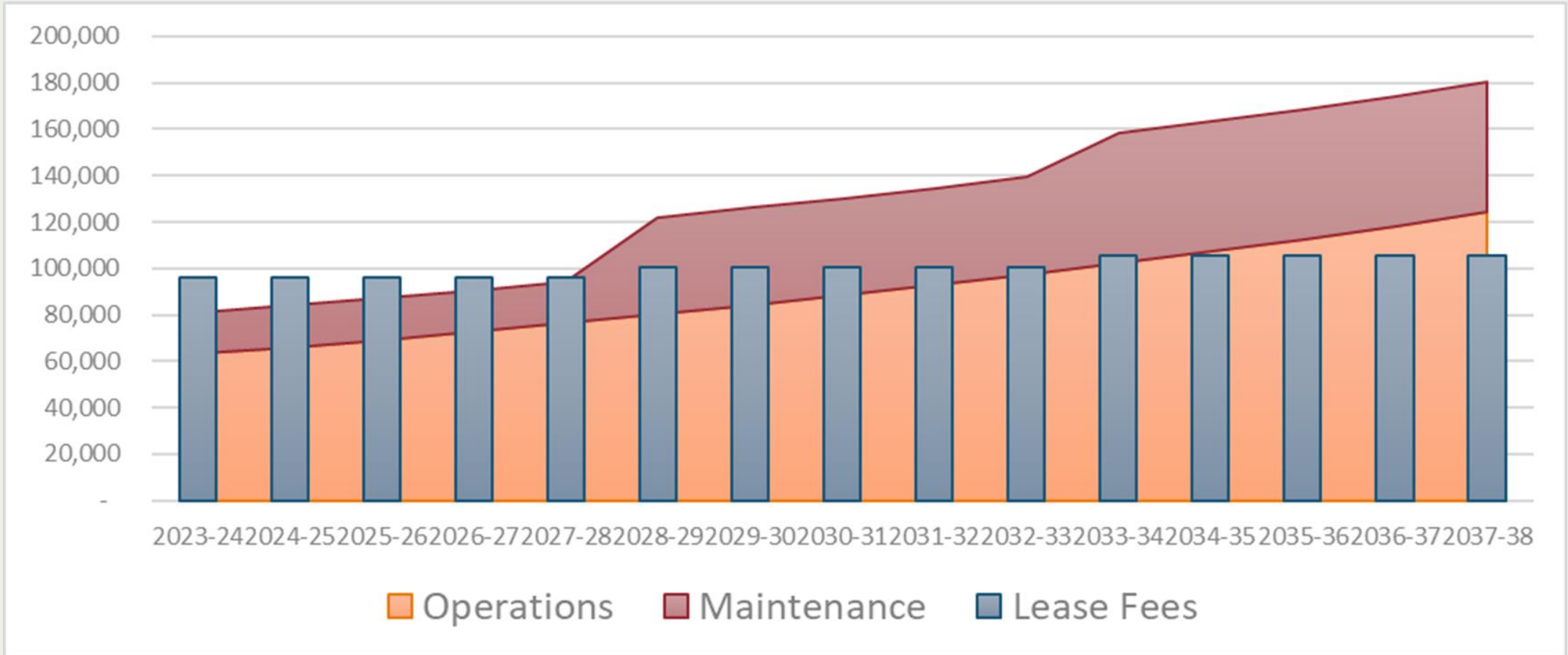
Landscape

Flooring

Mechanical

Paint/Siding

Pro-forma financials



Next Steps/Timelines

- August 8th - Due Diligence Report Update
- August 29th (Special Meeting) - Due Diligence Final Report
- September 12th - Q&A Response
- October 10th - Deer Park Property Acquisition Action



Thank you!

Questions/Answers & Discussion

