

AS PRESENTED

TO THE

MARIN COUNTY BOARD OF EDUCATION

ON

JULY 11, 2023

Marin County Board of Education Deer Park School Purchase Decision

TIMELINE:

July 11, 2023

- Update on the Due Diligence Study

August 8 , 2023

- Due Diligence Study Final Report
- Final Plan for Modernization and Future Uses of Deer Park School

August -TBD- 2023 MCBE Special Board Meeting

- Purchase Decision Regarding Deer Park School



Due Diligence Study of Deer Park School



Update to Marin County
Board of Education

July 11, 2023



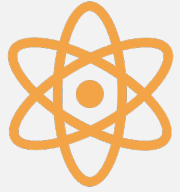
Phase 1 Environmental Review & Geohazard Report

Phase 1 Environmental Review has been completed by Rincon Consultants. A 40-page report has been generated and submitted to School and College Legal Services.

No significant environmental findings were noted for the site. A recommendation to complete a comprehensive lead and asbestos survey was presented; this work has taken place and lab analysis has been completed.

Miller Pacific Engineering Group has completed their on-site review and are working to generate the Geohazard report currently. The report will note the presence of alluvial soils and the increased potential for liquefaction.

Drainage concerns will be noted. Bridge presence and potential concerns may be noted. Campus review suggests that no major concerns are expected.



NorBay Consulting has completed materials sampling for lead, asbestos and polychlorinated biphenyls (PCBs). Findings have identified lead and asbestos within some building materials, but none of the levels or materials identified are unusual for buildings constructed in this era. No PCB containing materials were identified.



Old Republic Title Company has completed a title report for the site.



Three firms have been contacted regarding boundary surveying proposals for the site using the legal description generated in the title report.

Two firms have expressed interest, one proposal has been received to date. This work will be completed by the end of July.

Materials Survey, Title Report & Boundary Survey





Title 5/ California Department of Education (CDE) Analysis

Two architecture firms with experience in Master Planning and Title 5/CDE Analysis have submitted proposals for title 5/CDE analysis.

A firm has been selected and initial research is in progress.

Title 5 Analysis will seek to determine whether DSA and CDE will treat the acquisition of the site as being a 'new campus' for planning purposes, and if so, what triggers this determination.

This analysis will also assess vulnerability to potential improvements that may be required.

Cursory structural review will be packaged with this work.

Needs Assessment



Greystone West Company has completed two site reviews and gathered thorough documentation of existing conditions.



Challenges exist concerning site grades; significant accessibility and drainage improvements will be required.



Incoming electrical service to the site is insufficient and should be upgraded. This process can take 2+ years to complete.



Bathrooms are likely insufficient to support the capacity of the campus.



The site requires a cleanup and sitework project paired either with facilities modernization, or planned replacement with new buildings.

Assumed Purchase: Next Steps

In the event no significant and unexpected concerns are discovered with the balance of exploratory work it is assumed that MCOE will proceed with the acquisition of the site. A CEQA filing may be recommended.



Following site acquisition, design work can begin toward multiple conclusions and future uses.



Determination of acceptable final product should be conducted prior to purchase to inform next steps.



EB-4 in its current form will likely prevent complete and comprehensive modernization. A reasonable point of comparison is Marindale School; safe, warm and dry are achievable- but buildings constructed in the early 1950s will not be equivalent to new construction.

Assumed Purchase: Pros & Cons

Modernization Pros: Less capital investment, potential avoidance of interim housing, reduced environmental impact, faster process.

Modernization Cons: EB-4 places limits on scope. Modernization will improve existing facilities up to a certain ceiling- but will not be equivalent to new construction. Periodic maintenance will be needed, and needs will exceed those of a newly constructed campus.

New Construction Pros: Purpose-built design. Reduced need for ongoing maintenance.

New Construction Cons: Significant capital investment. Requirement for relocation of FSACC. 2+ year planning process likely required.



Timelines

Pursuit of a modernization pathway allows Department of State Architect (DSA) exempt work to begin as soon as summer 2024. This may include selective roof replacement, painting, flooring or other scopes subject to exemption under DSA IR-A22.

For modernization scopes **not** subject to DSA exemption, design development could occur following site acquisition with a construction target for summer 2025 or staged over multiple years.

To the extent feasible and permissible by weather & FSACC impacts, work could also occur during spring and fall seasons.





Timelines Continued...

Pursuit of a new construction pathway will require significantly more planning. An environmental impact report will likely be required and may require a year for completion following site acquisition.

Electrical service upgrades will be needed to support new buildings and may require 2 years from inception. Modernization allows this path to occur while maintaining current infrastructure; new construction will require a completed service upgrade to serve new buildings (Concurrent timeline vs Semi-concurrent timeline).

Construction Timelines



New Construction would likely begin in summer 2025 and require one (1) year for completion of work in 2026 (depending on plan).

Both Modernization and New Construction pathways will require a significant sitework project to either demolish and regrade the site completely (New Construction) or to improve accessibility, drainage, parking and site boundaries (Modernization).



Considerations

Identifying preliminary preferences for modernization or new construction will allow for expedited planning.

Certain approval processes carry extensive review times; the sooner these processes can begin following site acquisition, the faster work can begin.

Market escalation is a factor in the current economy; year-over-year figures place this value in the range of 7% or more; on a five-million-dollar project, this total reaches \$350k for a one-year difference in construction. On a \$35M project, this total reaches \$2.45M for a one-year difference in construction.

Outline of Plan for Modernization & Future Uses of Deer Park School

Statement of Purpose for Consideration of Deer Park School Purchase

- Why MCOE?
- Why Now?
- Who Benefits?

Best Practices for School Modernization Work

- Principles for Smart Modernization
- Strategies for Reducing On-going Property Operations Expenses

MCOE Plan for Modernization & Future Uses of Deer Park School

Optimum Use of School Facilities

- -Maximizing Best Facility Use
- -Possible Realignment of Current MCOE Programs/Services

Assumptions for Capital and Routine Maintenance Expense Projections

- -Deferred Maintenance Planning
- -One Time and on-going Expenses

Assumptions for Revenue Income Projections

- -Lease Charges and Rental Fees
- -Other Funding Sources

Questions/Feedback??

