

Sausalito Marin City School District

Facilities Needs Analysis

DRAFT

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Completed by

Greystone West Construction Project Management

Martin Luther King Jr. Academy

Middle School

The Middle School was constructed in 2008 with an overall area of 28,500 SF. The building contains six classrooms, a learning center and two resource rooms spread between the two floors. There are also two pairs of student restrooms, one on each floor. One of the classrooms is structured for life science; it has casework with sinks as well as an eye wash / emergency shower and a prep room. One classroom is suitable for art with casework, four sinks and good north light. The other four classrooms range from 960-1275 SF and are suitable for general education. These rooms suffer from a lack of storage and could benefit from added casework. The Learning Center is average in size at 511 SF.

The Multipurpose Room has a gross area of 6019 SF including a lobby, one pair of toilet rooms, a small kitchen and a storage room. The kitchen is small with limited equipment. It is suitable for re-heat or catered events, but not adequate for a full prep and serve program. The main room is very lively and would benefit significantly from acoustical treatments.

The Administration area encompasses 4380 SF. It contains a Staff Lounge and Workroom with two toilet rooms, a Nurses Station with a toilet room, two reception areas with a single occupancy toilet, private offices and a conference room.

As expected the buildings are in near new condition, however, they do suffer from some design and construction issues. The Multipurpose room and School Corridor are covered by exposed metal decking and both areas have hard floors; as a result, both areas suffer from poor acoustics. We recommend the installation of a spray-on acoustic insulation at the metal deck. This will reduce reverberation and improve R-value in the spaces. The high walls at the Multipurpose room would also benefit from the installation of some acoustic panels.

The Corridor was constructed as non-conditioned space and with a south facing glass wall it becomes a sauna on sunny days. Additionally, the MOT Director reports that the heating and ventilation system at the MP Room has been problematic throughout his tenure. We recommend replacing the existing duct furnace with packaged heating and cooling units capable of conditioning both spaces. There are also circulation issues and exiting with the MP Lobby that need to be reviewed. The likely solution will involve relocation of exit doors.

Four of the six classrooms have no cabinetry. We assume that it was left out of the original construction due to cost. We recommend adding approximately 40 LF of casework to each classroom.

We also recommend adding a drinking fountain at the second floor. There are some space planning issues with the Learning Center / Resource Rooms and Staff Lounge / Workroom that may result in some minor relocation of walls. The work is non-structural and will be treated as an allowance for the purposes of this report. We have also added an allowance for miscellaneous repairs based on conversations with your MOT Director.

Annex / Elementary School

The Annex Building was constructed in 1960-1961 . The building contains five classrooms; two standard and two kindergarten rooms with toilets on either side of a central corridor. The building has an overall area of 6160 SF. The building is constructed of precast concrete panels which typically perform poorly in seismic activity. We anticipated that this building would

appear on the Division of State Architects AB-300 list but interestingly, it appears they overlooked it. The building is in relatively poor condition. The systems and finishes have all outlived their useful life and the building would require a complete modernization. In our opinion the cost of modernization coupled with the required seismic retrofit would easily exceed 70% of the replacement cost which, per State guidelines; indicates demolition and replacement.

The replacement building could serve as the elementary school in a K-8 configuration. The proposed building could be relocated adjacent to the Middle School in the area of the existing portables. For cost modeling purposes we assumed five standard classrooms and one kindergarten with internal toilet rooms, one administration space with a small conference room and a staff toilet, two student restrooms and a custodial closet. If the buildings were externally loaded with no central corridor, the building would need to be approximately 7,000 SF.

For cost modeling purposes we assumed you would continue the design theme initiated by the Middle School. The building structure would be concrete and steel with cement board and corrugated metal siding for durability and large amounts of glass to maintain the contemporary styling. Interior finishes would be on par with the middle school but more age appropriate. Lighting and technology would be state of the art. We assumed that area around the existing basketball / volleyball court would be developed into playground space and that a kindergarten playground would be developed on the south side of the building. Based on the site plans it appears there may be an opportunity for a one-way drop off lane between Philips Drive and Drake Avenue along the west property line.

Portable Complex / Preschool

The portable classroom complex consists of 5 buildings manufactured in 2001 by American Modular Systems. State guidelines indicate that portable classroom buildings have a typical life expectancy of fifteen years. 3 of the 5 buildings are in poor condition, showing evidence of roof failure or advanced wear and tear. Based upon their current condition and relative age, capital investment in these structures is not recommended. As such, the buildings can either be sold or demolished as indicated by market conditions. Portables of this age generally do not generate much interest and the District would be lucky to defray the cost of relocation.

We understand that the campus requires two preschool classrooms and a parent center. To maintain flexibility for future enrollment fluctuations, these buildings could be modular construction. For cost modeling purposes we assumed approximately 3,840 SF. Two oversized classrooms with internal toilet rooms, (preschools) and one standard classroom with a single occupancy toilet room, (parent center). We assumed these buildings would be sited directly south of new elementary school building with the potential to share playground space with the kindergarten.

We believe it is important to differentiate between portable and modular construction. The modular buildings we have modeled have a concrete slab floor, rigid steel frames and finishes identical to standard construction, however, they provide the flexibility to add or remove buildings to accommodate future changes in enrollment. We assume that styling would again follow the design theme established by the middle school.

Site Development

As indicated above, we recommend demolition of the existing Annex building and removal of the existing portable complex. This potentially creates an opportunity to construct a one way drop off lane between Phillips Drive and Drake Avenue along the west property line with opportunities to expand parking on either side. The area between the middle school and proposed new building would be developed as a mix hard court and playfield leading up to the edge of the existing ball field.

The baseball field at MLK is in poor condition to the point of being unusable. The area is adequate to house a regulation football / soccer / lacrosse field and a 400 meter running track, although the track cannot be a symmetrical oval. With the high salinity levels and heavy rodent population we would suggest an artificial turf field surrounded by an all-weather rubberized track. This should reduce operational cost and provide much needed recreational facilities for the community.

Bayside Elementary School

Bayside Elementary is comprised of two campuses, the upper campus or Willow Creek Academy built in 1989 and the lower campus comprised of three classroom buildings a gym / multi-purpose building and the new K-pod built in 2007.

Lower Campus

Lower campus buildings A,B & C do not show up in the DSA tracker however, based on the DSA application number and construction methodology we would assume were each constructed sometime in the late 1970's or early 1980's and then modernized in 1991.

Building A, AKA "the Garden Building" encompasses just over 2000 SF and contains two classrooms. The basic structure is sound and the 1991 modernization addressed ADA issues and upgraded technology and systems. Lighting was upgraded however some of the original recessed fixtures were left in place. Heating and ventilation is via 80% efficient condensing furnaces. The finishes are a bit tired and the accent and exterior lighting needs replacement. On the exterior, the gutters and downspouts have rusted through and need complete replacement. The metal roof is showing signs of oxidation and lichen growth. It is now 21 years old and on the bubble as to whether to refinish or replace. A metal roof should last for 30-40 years but the salt air and trees have taken their toll. A pressure wash, etch and re-paint would probably net another 10 years of use at about 1/3 the cost of replacement. However; if the funds are available it might be better to replace the roof with aluminum to reduce the impact of the salt air.

Building B, AKA "Office / Music" is just over 2200 SF and contains a Reception, Office, Nurses Office, three single occupancy toilet rooms and the original Staff Room that now houses music. The original construction and modernization dates are the same as Building A as is the scope of work.

Building C, AKA "the Tree House" is just under 4500 SF and contains four classrooms and two student toilet rooms. The scope of work is very similar to buildings A & B. The toilet rooms are showing a bit of wear and tear, especially the doors and frames and the toilet partitions.

The Multi-purpose room appears to have been originally built at the same time as buildings A-C but was modernized and expanded in 2005. The original building was 3,635 SF and included the MP Room, Kitchen, two small toilet rooms, the stage platform and a storage rooms. The 2005 addition added 755 SF plus another 220 SF of walk-in cooler. The expanded building replaced the two small toilet rooms with larger accessible bathrooms, extended the stage platform, converted the old toilet rooms to custodial closet and added the walk-in cooler. As expected the building is in good condition. The exterior siding, roofing and downspouts require the same work as the balance of the campus and there are some miscellaneous minor repairs but nothing significant at this time.

The original kindergarten classrooms were demolished in 2007 and replaced with the K-Pod. The K-pod include two kindergarten classrooms with a shared toilet room, two standard classrooms, three resource rooms, two staff restrooms and a pair of student toilets

encompassing just over 6,000 SF. The buildings are less than five years old and staff does not report any design or construction issues.

Upper Campus

The upper campus or Willow Creek Academy was built in 2000. It contains five standard classrooms plus specialty classrooms for art, science and computers, a library, a learning center, two student and two staff restrooms and a staff workroom / lounge totaling approximately 12,500 SF. There is also a 960 SF portable dating from 2004.

The buildings are now twelve years old and beginning to show some signs of wear. There are numerous locations where the siding exhibits water damage and dry rot. Metal elements such as railings and brace rods are beginning to rust and the gutters and downspouts are in need of replacement. A thorough exterior paint job with extensive preparation is due in short order.

The toilet rooms are constructed on a wood substrate and the floors are beginning to fail. We recommend stripping them down to the joist and rebuilding with a substantial mortar bed under ceramic tile or epoxy surfacing. The remaining systems and finishes appear to be in good condition and should not require any significant work for the next 10-15 years.

Willow Creek Academy has expressed a desire for a covered eating structure at the courtyard to provide protection from the weather and the seagulls.

Portable Campus

Sometime around 2006 the District installed five portables between the ball field and Buchanan Drive. The buildings themselves have a manufacture date of 2004 and appear in relatively good condition aside from some failing HVAC units. In 2010 the site was upgraded with new paving and a new deck that should also last another 10-15 years. We did note some drainage issues behind the buildings that should be addressed to avoid water damage to the foundation and skirt boards.

Site

The Bayside Campus et al is approximately 19 acres a substantial amount of which is undeveloped hillside. This area has been left natural, however, it does need some work to avoid becoming a burden on the grounds keepers. We recommend the District obtain an arborist report to assess the health of the many trees and begin an annual maintenance plan. Open areas can be mulched or planted with native vegetation to keep weeds down.

There are numerous locations where drainage could be improved especially along the main entry. Using the existing topography the bulk of the system could be surface drainage as opposed to underground pipes. This would help restore and maintain the natural state of the undeveloped area.

The railroad tie staircase and lower playground are not to code and need to be replaced. The handrails at some of the other staircases are in need of repair or replace to avoid becoming a safety issue. The softball field is in fair condition but has a non-compliant press box and the fences and backstop are at the end of their useful life. The original contours of the field have been lost due to dragging and top dressing, pushing it towards replacement as opposed to repair, provided funds are available.

33 Buchanan

The building at 33 Buchanan was built in the 1940's and served as offices for the ship yard during the war. The building has charm and character and was certainly well built but at 70+ years of age it is in need of a full restoration. The building is approximately 4000 SF and currently houses the offices for Willow Creek Academy. Given the hillside construction and the historic nature of the building, our recommendation would be demolition and replacement. The WCA offices could likely be housed in a smaller more efficient space located closer to the campus. Modular construction would provide flexibility for future expansion or contraction as the case may be.

Old District Office

Like 33 Buchanan, the "Old District Office" was built in the 1940's. It encompasses approximately 3,000 SF and currently receives limited use by the District. As expected, this building is in similar condition to 33 Buchanan however it shows more signs of differential settlement. The building could certainly be restored but the cost would likely exceed that of new construction. With no current use, the site might be better suited for parking, especially if the District were to construct a new gym at the 33 Buchanan location.

Other Projects

We understand that the District and the Community have interest in construction of a gym / multi-purpose room at the Bayside Campus. Based on a preliminary review, we believe that a gym sized adequately to accommodate a regulation basketball court with a small lobby and restrooms can be constructed behind 33 Buchanan with parking along Buchanan and, if desired; extending over to the Old District Office site.

With the budgetary challenges facing school districts any opportunity to use Capital Facilities monies to create General Fund relief has to be considered. With that in mind we believe that the MLK Campus is an excellent candidate for solar photo-voltaic panels. At Bayside, the terrain will make it more of a challenge but we believe the northeast corner of the campus may be suitable for at least a small system either in the parking lot or on the roof of the gymnasium, should the District pursue this option.

Conclusions

The District has made a considerable effort to upgrade their facilities over the past 20 years, and with a few notable exceptions the buildings are in pretty good shape. The MLK Annex and old District Office are, however, at a point that deterioration will escalate and efforts should be made to safeguard this investment.

The balance of the projects may not appear urgent until you consider impact on the General Fund. With school funding at crisis level, any capital project that can reduce deferred maintenance or offset operating costs allows more of those precious dollars to make it to the classroom.

The artificial turf field would reduce workload for the groundskeeper; eliminate watering costs, fertilizer and pest control.

Replacement of outdated lighting and HVAC Equipment combined with installation of solar photo voltaic panels could reduce natural gas bills and virtually offset the cost of electricity.

Minor modernization including replacement of finishes will reset the clock on deferred maintenance providing a window of relief allowing those funds accrue for future need and making them available in an emergency. Careful selection of finishes can make custodial crews more efficient, leaving more time for non-routine activities.

A general obligation bond of \$10-15M could fund some or all of these projects with an almost immediate impact on the General Fund, and a lasting impacting on the District and the community.

Martin Luther King Jr. Academy					
#	Description	Quantity	Unit	Units \$	Value
1	Spray-on Acoustic Treatment	11,303	sf	\$ 8.00	\$ 90,424.00
2	Acoustical Wall Panels at Gym	1728	sf	\$ 15.00	\$ 25,920.00
3	Add Casework @ Classrooms	170	lf	\$ 300.00	\$ 51,000.00
4	Add drinking fountain @ second floor	1	ea	\$ 5,500.00	\$ 5,500.00
5	Minor wall relocations	1	ls	\$ 23,000.00	\$ 23,000.00
6	HVAC system at Corridor / Gym	35	tons	\$ 5,000.00	\$ 175,000.00
7	Relocate storefront doors at Gym Lobby	1	LS	\$ 6,500.00	\$ 6,500.00
8	Construct drop-off / expand parking	47520	sf	\$9.45	\$ 449,064.00
9	Abate / Demolish Annex	6160	sf	\$ 12.00	\$ 73,920.00
10	Remove Portables	5	ea	\$ 6,500.00	\$ 32,500.00
11	Construct New K-5 Building	7000	sf	\$ 387.00	\$ 2,709,000.00
12	Modular Preschool / Parent Center	3840	sf	\$ 325.00	\$ 1,248,000.00
13	Baseball Field	170000	sf	\$ 8.00	\$ 1,360,000.00
14	All-weather Track	1	ls	\$ 450,000.00	\$ 450,000.00
15	Miscellaneous Minor Repairs	1	allowance	\$ 50,000.00	\$ 50,000.00
Total Martin Luther King Jr. Academy Site					\$ 6,749,828.00

Bayside Elementary School Lower Campus					
#	Description	Quantity	Unit	Units \$	Value
1	Siding Repair / Replacement 20%	2,878	sf	\$ 7.50	\$ 21,585.00
2	Exterior Paint	18709	sf	\$ 2.25	\$ 42,095.25
3	Gutter Replacement (aluminum)	1147	lf	\$ 24.00	\$ 27,528.00
4	Downspout Replacement (sch. 40 pipe)	29	ea	\$ 800.00	\$ 23,200.00
5	Replace Roof	11,136	sf	\$ 17.00	\$ 189,312.00
7	Lighting Upgrades	1	ls	\$ 60,000.00	\$ 60,000.00
6	Toilet Room Doors	2	ea	\$1,000.00	\$ 2,000.00
7	Toilet Partitions	1	ls	\$ 8,000.00	\$ 8,000.00
8	Miscellaneous Minor Repairs	1	allowance	\$ 50,000.00	\$ 50,000.00
Total Bayside ES Lower Campus					\$ 423,720.25
Willow Creek Academy					
#	Description	Quantity	Unit	Units \$	Value
1	Siding Repair / Replacement 20%	5,200	sf	\$ 12.00	\$ 62,400.00
2	Exterior Paint	23400	sf	\$ 3.50	\$ 81,900.00
3	Gutter Replacement (aluminum)	1300	lf	\$ 24.00	\$ 31,200.00
4	Downspout Replacement (sch. 40 pipe)	16	ea	\$ 800.00	\$ 12,800.00
5	Toilet Rooms Floors	780	sf	\$ 48.00	\$ 37,440.00
6	Toilet Room Doors	3	ea	\$1,000.00	\$ 3,000.00
7	Fabric Shade Structure	1	ls	\$ 65,000.00	\$ 65,000.00
8	Miscellaneous Minor Repairs	1	allowance	\$ 50,000.00	\$ 50,000.00
Total Willow Creek Academy					\$ 343,740.00
WCA Lower Campus (Portables)					
#	Description	Quantity	Unit	Units \$	Value
1	Replace Bard HVAC Units	5	ea	\$ 4,000.00	\$ 20,000.00
2	Drainage Improvements	1	ls	\$ 5,000.00	\$ 5,000.00
3	Miscellaneous Minor Repairs (Skirt Boards)	1	ls	\$ 5,000.00	\$ 5,000.00
Total WCA Lower Campus (Portables)					\$ 30,000.00
Sitework					
#	Description	Quantity	Unit	Units \$	Value
1	Arborist Report/Recommendations	1	ls	\$ 25,000.00	\$ 25,000.00
2	Re-work Out of Bounds Areas	440869	sf	\$ 0.65	\$ 286,564.85
3	Drainage Improvements	1	ls	\$ 100,000.00	\$ 100,000.00
4	Replace Railroad Tie Staircase	22	ea	\$ 350.00	\$ 7,700.00
5	Replace Lower Playground	1	allowance	\$ 50,000.00	\$ 50,000.00
6	Miscellaneous Railing Upgrades	1	allowance	\$35,000.00	\$ 35,000.00
7	Modernize Softball Field/Press Boxes	34413	sf	\$ 12.00	\$ 412,956.00
8	Miscellaneous Minor Repairs	1	allowance	\$ 50,000.00	\$ 50,000.00
Total Sitework					\$ 967,220.85

33 Buchanan/Old DO/ Gym					
#	Description	Quantity	Unit	Units \$	Value
1	Abatement/Demolition 33 Buchanan	4,000	sf	\$ 12.00	\$ 48,000.00
2	Abatement/Demolition Old D.O.	3000	ls	\$ 12.00	\$ 36,000.00
3	Sitework / Parking	33743	sf	\$ 8.00	\$ 269,944.00
4	New Gym / Multi-use Room	9096	sf	\$ 375.00	\$ 3,411,000.00
5	New WCA Offices	1440	sf	\$ 325.00	\$ 468,000.00
Total 33 Buchanan/Old DO/ Gym					\$ 4,232,944.00
Solar					
#	Description	Quantity	Unit	Units \$	Value
1	MLK Academy	250	kW	\$ 5,000.00	\$ 1,250,000.00
2	Lower Bayside	150	kW	\$ 5,000.00	\$ 750,000.00
3	WCA Academy	125	sf	\$ 5,000.00	\$ 625,000.00
Total Solar					\$ 2,625,000.00
Total Bayside Elementary School Site					\$ 8,622,625.10
Total Direct Costs					\$ 15,372,453.10
Administrative and Indirect Costs					\$ 461,173.59
Escalation @ 6% (Assumes 3 Year Program Beginning 2014)					\$ 1,797,108.00
Program Reserve					\$ 881,536.73
Total					\$ 18,512,271.43