

# **BOUSD**

## **Damage Update**

**from the March 28 - 29  
Earthquakes**

**Board Meeting – May 5, 2014**

**Information, Discussion, & Direction**



# Earthquake Damage Update: May 5, 2014

- Two BOUSD Schools Sustained Damage Beyond Major Clean-Up Efforts
- Fanning:
  - Damage to the Asbestos Encapsulation requires significant mitigation
  - Should the AB 300 inspection and upgrade be done at this time while the roof structures are exposed?
- Brea Olinda High School
  - Glulam beams in the PAC may have been damaged.
  - Kitchen/Student Cafeteria floor needs inspection and tile repair



# Earthquake Damage Update: May 5, 2014

- Current Repair Estimates for Fanning:
  - Full Asbestos Abatement = \$1.05 Million
  - AB 300 Seismic Inspection and Upgrade = \$875,000
    - Includes structural/seismic upgrades PLUS new roof structure fireproofing, new ceiling system, new carpet and base, fresh paint, exterior column repairs, and some interior wall covering
- Current Repair Estimates for Brea Olinda H. S.
  - PAC Glulam Repairs = \$750,000 to \$900,000
  - Kitchen/Student Cafeteria Floor = \$150,000
    - Floor needs inspection and tile repair



# Earthquake Damage Update: May 5, 2014

- Fanning:
  - Asbestos Abatement Possible Funding Sources
    - Negotiate early release of CorporatePlace sale deposit: \$1 Million
    - Use Tier 3 flexibility to reallocate \$500,000+ in grant funding and delay other scheduled Deferred Maintenance Projects
      - Currently scheduled Deferred Maintenance projects include:
        - Laurel Roofing = \$230,000  
(Repair and major maintenance)
        - Arovista Asphalt = \$205,000  
(Parking lot and Playground surface)
  - Note: Developer Fees cannot be used for Asbestos Abatement, Routine Maintenance or Deferred Maintenance.



# Earthquake Damage Update: May 5, 2014

- Other Projects could be funded from Developer Fees...
  - Beginning Balance: \$ 6,497,078
  - 2013-14 Collections: \$ 4,247,627
    - Interest \$ 15,500
  - Current Available Balance: \$10,760,205
- Current Budgeted/Estimated Expenditures...
  - Complete 3<sup>rd</sup> Classroom Wing at Olinda for Projected Growth: \$ 4,375,000
  - Enrollment Projection Study: \$ 22,500
  - Network Infrastructure Upgrade
    - Phase I done this year: \$ 335,188
    - Phase II Summer, 2014 \$ 1,300,000
  - “Uncommitted” Developer Fee Balance: \$ 4,727,517



# Earthquake Damage Update: May 5, 2014

- “Uncommitted” Developer Fee Balance: \$ 4,727,517
- Set Asides for Planned Projects...
  - La Floresta collections to date for the Permanent MPR at Olinda \$ 1,563,963
    - Total DF Estimate for this project about \$4.4 million
  - La Floresta/Birch Golf Course collections to date for improvements at Country Hills \$ 445,542
    - Total DF Estimate for this project about \$1.3 million
- Actual Uncommitted Developer Fee Balance: \$ 2,718,012
- Developer Fees needed for Earthquake Damage Repairs: \$ 2,000,000
  - Approximately \$700,000 in Developer Fees collected from projects in the Fanning attendance area (Blackstone/West)
- Developer Fee balance for other projects\*\*: \$ 718,012

\*\* Additional Developer Fees to be collected as Building Permits are submitted for approval.



# Earthquake Damage Update: May 5, 2014

What are the projected Developer Fees for future projects (that may or may not happen in the near term)

- Remaining Blackstone: \$0.5 million
- La Floresta \$2.9 million
  - Reserved for Olinda MPR at this time
- La Floresta Birch Golf Course Project: \$1 million
  - Reserved for Country Hills project at this time
- Madrona \$3.3 million
- Brea Hospital Site: \$1.7 million
- Aera Projects: TBD
  - Project scope needs further definition
  
- Long Term Developer Fee Collections: \$10+ million (est.)



# Earthquake Damage Update: May 5, 2014

- Are there any grants available to cover the almost \$3 million in repair costs?
  - State Hardship Funding and State Seismic Upgrade Funding may be available at a 60% State/40% District matching program, but...
    - There are no current State dollars allocated to either of these funds
    - A new State Bond Sale or “decertified” projects are needed for funding to become available
      - Decertified projects are those previously approved for funding from the State under other programs that are not built or progress made during the approved funding window
    - Hardship and Seismic Upgrade projects move to the top of the priority list when approved
    - BOUSD will be bringing those applications to the Board for approval on May 19<sup>th</sup>
    - Actual approval and receipt of funds will not occur in time to complete these projects before fall, 2014.





# Board Direction for these projects:

- Fanning:
  - Full Asbestos Abatement = \$1.05 Million
  - AB 300 Seismic Inspection and Upgrade = \$875,000
    - Includes structural/seismic upgrades PLUS new roof structure fireproofing, new ceiling system, new carpet and base, fresh paint, exterior column repairs, and some interior wall covering
- Brea Olinda High School
  - PAC Glulam Repairs = \$750,000 to \$900,000
  - Kitchen/Student Cafeteria Floor = \$150,000
    - Floor needs inspection and tile repair



# Other estimates of interest...

- Cost to construct a new main building for the Fanning campus?
  - Approximately \$10.5M+ in 2014 dollars
- Cost to install additional 12 portable classrooms and a double-wide for a temporary Library/Media Center for perhaps 3-4 years while waiting for other funding sources for a new building or other upgrades for the current main building? (Location on the campus and impact TBD)
  - Approximately \$2.8M in 2014 dollars to purchase
  - Approximately \$50-75K for set up per unit, including water, sewer, electricity, fire alarm, telephone and network
  - \$6,500 annual lease payment per classroom. Removal part of lease cost.

Total for 12+2 for three years = \$700,000 + \$273,000

Total for four years = \$700,000 + \$364,000

