



Three Rivers Charter School

Special Board Meeting

to discuss Facilities Proposal to Mendocino College

Date and Time

Tuesday January 25, 2022 at 5:30 PM PST

Location

Join Zoom Meeting

<https://us02web.zoom.us/j/86282301134?pwd=T3MrREtjbGFsRFFOZkw3R2UrRzJxUT09>

Meeting ID: 862 8230 1134

Passcode: trcs

This Board meeting is being held virtually. The agenda provides any citizen an opportunity to directly address the Board under the section entitled "Community Comment" on any item under the subject matter jurisdiction of the Board that is not on the agenda. The Public will be provided an opportunity to address the Board on agenda items before or during the Board's deliberation. Each public member will have 3 minutes for comment. Members who wish to comment may use the "raise hand" option. To request a matter within the jurisdiction of the Board be placed on the agenda of a regular meeting, please submit your request in writing to the School Director or Board President at least 10 days before the scheduled meeting date.. In compliance with Government Code section 54954.2(a) Three Rivers Charter School will, on request, make agendas available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof.

Individuals who need this agenda in an alternative format or who need a disability-related modification or accommodation in order to participate in the meeting should contact the school at (707) 964-1128 at least 72 hours prior to the meeting. The Board reserves the right to mute or remove a member of the public for inappropriate behavior which is disruptive.

Join Zoom Meeting

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Agenda

	Purpose	Presenter	Time
I. Opening Items			5:30 PM
Opening items			
A. Call the Meeting to Order		Jade Tippett	1 m
B. Record Attendance and Guests		Jaime Ries	2 m
C. Changes to the Agenda?	Discuss	Jade Tippett	2 m
II. Community Comment			5:35 PM
A. Community Comment	Discuss	Jade Tippett	10 m
<p>Each person wanting to speak may have 3 minutes to make their statements. The Board will not comment unless it is to quickly clarify a procedure, process or policy.</p>			
III. Closed Session -			5:45 PM
A. Facilities Proposal Negotiations (54954.5)	Vote	Kim Morgan	15 m

	Purpose	Presenter	Time
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IV. Disclosure of Actions Taken During Closed Session			6:00 PM
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A. Closed Session Action Items	FYI	Jade Tippett	5 m
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V. Closing Items			6:05 PM
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A. Adjourn Meeting	FYI	Jade Tippett	1 m
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Coversheet

Facilities Proposal Negotiations (54954.5)

Section: III. Closed Session -
Item: A. Facilities Proposal Negotiations (54954.5)
Purpose: Vote
Submitted by:
Related Material: 2022 Facilities Proposal .pdf
Attachment 1- Renovation Budget .pdf
Attachment II -Additional Items (1).pdf



Three Rivers Charter School

Facilities Proposal

To Mendocino College

January XX, 2022

Kimberly Morgan, School Director

1211 Del Mar Dr. Ste. 301, Fort Bragg, CA 95437

(707) 964-1128 • Director@trcschool.org

Purpose

The purpose of this proposal is to negotiate a long term lease of the buildings located at the Mendocino College Coast Center that are currently leased by Three Rivers Charter School. In exchange for the long term lease Three Rivers would provide funds to repair the existing structures and restore them to better condition.

History & Current State

Three Rivers has been leasing the modular buildings, Rooms 300-309, since July 1, 2013. The buildings were originally leased from the Redwood Community College District until Mendocino College took over in 2018. Each year the lease has been renewed for one year. Three Rivers wishes to have a more certain future and to secure a longer term lease. Currently the buildings are falling into disrepair as they are aging in our coastal environment. Generally speaking, some of the main issues include the HVAC units, rusted out gutter system, rotting siding, electrical deficiencies, and other issues.

Cost & Terms

Three Rivers engaged Steve Clark of Owner Builder Advisors (OBA) to obtain professional opinion on the condition of the buildings and an estimate of the cost of improving and repairing them. We also had an estimate developed on the cost to replace the modular buildings with new units or with leased units. The results of OBA's report indicate that the most cost effective option is to repair the existing structures. Below is a snapshot of estimates provided by OBA's surveyors. We recognize that these may be low numbers particularly considering current inflation.

Three Rivers is prepared to spend up to \$400,000 to cover contingencies uncovered during actual construction. For the investment and repairs that Three Rivers Charter School is putting into the buildings, Three Rivers would like a 15 year lease, that is non-terminable unless either party is in violation of the lease agreement.

Summary Breakdown of Necessary Repair Costs

Roof Repair: Includes gutters, downspouts, vents	\$124,109
Exterior: Includes siding, flashing, trim, exterior door frames, eaves, soffits, fascia	\$102,272
HVAC: Replace Existing HVAC units	\$11,950
Electrical: Includes Main and sub panels, branch circuits, lighting, receptacles, switches, GFCI/AFCI	\$22,448
Misc. Repairs	\$2,364
Total	\$263,143

Next Steps

This proposal is a starting point to begin discussions and negotiations with Mendocino College leadership. It is our desire to secure a longer term lease in exchange for providing funds and collaborating on a facilities improvement project.

Attachments

- I. *Statement of Probable Costs* from OBA that includes qualifications and assumptions, construction costs that compare the cost to repair existing buildings, replace them with leased modulares or purchase new modulares, as well as a detailed breakdown of the costs.
- II. List of items not included in the OBA summary that Three Rivers would like to address.



Three Rivers Charter School

1211 Del Mar Dr., Fort Bragg, CA, 95437

Statement of Probable Cost

11/12/2021



QUALIFICATIONS & ASSUMPTIONS



Project: Three Rivers Charter School
Architect: N/A
Location: 1211 Del Mar Dr., Fort Bragg, CA, 95437
Estimate No.: 1 - Rev. 01

Date: 11/12/2021
Subject: Qualifications

1. This estimate is based on the following:
 - A. Property Condition Assessment report based on field observations on 10/03/2021 and within the Standards of Practice (pages 30-36 of 36)
 - B. Additional options have been provided for a full demolition of existing structures and replacement with new modular buildings. Lease options have been provided for both 5-year and 10-year terms. Pricing utilized in this budget is based on an average current market price and may vary upon final selection of modular supplier/installer.

2. The following items are excluded from this estimate:
 - A. Work and/or modifications to existing elements that have been installed without required permits in the past are excluded unless specifically noted as included within the inspection report.
 - B. All items indicated as "Excluded" and/or "N/A" within the detailed breakdown of this estimate suggest that specific elements were either not accessible during site inspection or that items were inspected but were not required to be repaired/replaced.
 - C. Builders Risk Insurance and any related policy deductible costs.
 - D. All utility company fees and/or assessments.
 - E. The cost of all building permits and fees.
 - F. Testing and inspection costs.
 - G. Offsite work except for items shown on the documents or noted below.
 - H. All costs attributable to the removal of contaminated soil or hazardous materials.

 - I. The cost of rock excavation or removal of unsuitable soils.
 - J. Parking meter fees.
 - K. General Contractor Performance and Payment Bond premiums.
 - L. A&E fees.
 - M. Traffic control fees required by the City (N/A)
 - N. Signage
 - O. Prevailing wage pricing.
 - P. All exterior building signage or identifying devices.
 - Q. Cost Escalation



TOTAL CONSTRUCTION COSTS



Project: **Three Rivers Charter School**
 Architect: **N/A**
 Location: **1211 Del Mar Dr., Fort Bragg, CA, 95437**

Estimate No.: **1 - Rev. 01**
 Date: **11/12/2021**
 Subject: **CSI Budget Summary**

Description	Unit	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	
		Total	Total	Total	
Roof Area (per Google Earth) of Buildings 1 & 2	SF	7,262	7,262	7,262	
Enclosed Area (Approximate)	SF	5,447	5,447	5,447	
Perimeter of Buildings	LF	526	526	526	
Exterior Wall Area	SF	7,364	7,364	7,364	
Height of Buildings	FT	14	14	14	

	Rates	Total	\$/GSF	Total	\$/GSF	Total	\$/GSF	Comments
2.1	Roof Covering	\$ 96,948	\$ 13.35	\$ -	\$ -	\$ -	\$ -	
2.2	Roof Drainage Systems	\$ 11,262	\$ 1.55	\$ -	\$ -	\$ -	\$ -	
2.3	Flashings	\$ 6,899	\$ 0.95	\$ -	\$ -	\$ -	\$ -	
2.4	Skylights, Chimneys & Other Roof Penetrations	\$ 9,000	\$ 1.24	\$ -	\$ -	\$ -	\$ -	
3.1	Siding, Flashing & Trim	\$ 77,105	\$ 10.62	\$ -	\$ -	\$ -	\$ -	
3.2	Exterior Doors	\$ 15,000	\$ 2.07	\$ -	\$ -	\$ -	\$ -	
3.3	Eaves, Soffits, & Fascia	\$ 10,167	\$ 1.40	\$ -	\$ -	\$ -	\$ -	
3.4	Vegetation, Grading, Drainage & Retaining Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
4.1	Foundation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.1	Equipment	\$ 11,950	\$ 1.65	\$ -	\$ -	\$ -	\$ -	
5.2	Normal Operating Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.3	Distribution Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.4	Presence of Installed Heat Source in Each Room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
6.1	Drain, Waste & Vent Systems	\$ 1,500	\$ 0.21	\$ -	\$ -	\$ -	\$ -	
6.2	Water Supply, Distribution Systems & Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
6.3	Hot Water Systems, Controls, Flues & Vents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.1	Service Entrance Conductors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	\$ 1,000	\$ 0.14	\$ -	\$ -	\$ -	\$ -	
7.3	Branch Wiring Circuits, Breakers & Fuses	\$ 8,170	\$ 1.13	\$ -	\$ -	\$ -	\$ -	
7.4	Lighting Fixtures, Switches & Receptacles	\$ 4,716	\$ 0.65	\$ -	\$ -	\$ -	\$ -	
7.5	GFCI & AFCI	\$ 8,562	\$ 1.18	\$ -	\$ -	\$ -	\$ -	
7.6	Smoke Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.7	Carbon Monoxide Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.1	Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.2	Windows	\$ 864	\$ 0.12	\$ -	\$ -	\$ -	\$ -	
8.3	Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.4	Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.5	Ceilings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.6	Steps, Stairways & Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.1	Storage of Flammable and Combustible Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.2	No Smoking Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.3	Fire Alarm Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.4	Portable Fire Extinguishers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.5	Emergency Lighting Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.6	Exit Signs, Doors, Stairwells and Handrails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Mod	Full Replacement Costs (Lease)	\$ -	\$ -	\$ 887,283	\$ 162.91	\$ 1,442,283	\$ 264.81	See list of Inclusions

Subtotal - Hard Cost		\$ 263,142	\$ 36.24	\$ 887,283	\$ 162.91	\$ 1,442,283	\$ 264.81	
General Conditions	8.000%	\$ 21,051	\$ 2.90	Included		Included		
General Requirements	3.000%	\$ 7,894	\$ 1.09	\$ 26,618	\$ 4.89	\$ 43,268	\$ 7.94	
Design fee	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
General insurance	1.500%	\$ 3,947	\$ 0.54	\$ 13,309	\$ 2.44	\$ 21,634	\$ 3.97	
Builder's Risk	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
Gross receipts tax (GRT)	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
P&P Bond	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
Overhead & profit	12.000%	\$ 31,577	\$ 4.35	Included		Included		
TOTAL		\$ 327,611	\$ 45.11	\$ 927,211	\$ 170.24	\$ 1,507,186	\$ 276.73	

Modular - One Time Costs: (4) Classrooms + (1) Restroom				\$ 161,250	Delivery + Install	\$ 161,250	Delivery + Install	
Modular - One Time Costs: Demolition + Site Preparation				\$ 171,033	Demo + Site Prep	\$ 171,033	Demo + Site Prep	
Modular - Monthly Costs: (4) Classrooms + (1) Restroom				\$ 9,250	Monthly	\$ 9,250	Monthly	Potential savings and/or discount for longer term rates
Modular - Annual Costs: (4) Classrooms + (1) Restroom				\$ 111,000	Annual	\$ 111,000	Annual	Potential savings and/or discount for longer term rates



TOTAL CONSTRUCTION COSTS
(DETAILED BREAKDOWN)



Project: **Three Rivers Charter School**
 Architect: **N/A**
 Location: **1211 Del Mar Dr., Fort Bragg, CA, 95437**

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		Quantity	Quantity	Quantity			Total	Total	Total	
	Roof Area (per Google Earth) of Buildings 1 & 2	7262	7262	7262	SF		7,262	7,262	7,262	
	Enclosed Area (Approximate)	5447	5447	5447	SF		5,447	5,447	5,447	
	Perimeter of Buildings	526	526	526	LF		526	526	526	
	Exterior Wall Area	7364	7364	7364	SF		7,364	7,364	7,364	
	Parking gross area				SF		0	0	0	
	Number of parking spaces				EA		0	0	0	
	Terrace & Balcony area				SF		0	0	0	
	Height of Buildings	14	14	14	FT		14	14	14	

2. Roof										
2.1	Roof Covering - Remove & Replace Metal Roofing (Full Replacement)	7262	0	0	SF	\$ 13.35	\$ 96,948	\$ -	\$ -	
2.2	Roof Drainage Systems - Remove & Replace Roof Gutters (Corroded)	526	0	0	LF	\$ 16.06	\$ 8,448	\$ -	\$ -	
2.2	Roof Drainage Systems - Remove & Replace Roof Downspouts	196	0	0	LF	\$ 14.36	\$ 2,815	\$ -	\$ -	
2.3	Flashings - Allowance (2.5 SF per 100 SF of Metal Roofing Repaired)	182	0	0	SF	\$ 38.00	\$ 6,899	\$ -	\$ -	
2.4	Skylights, Chimneys & Other Roof Penetrations - Replace Rusted Roof Vents	12	0	0	ALLW	\$ 750.00	\$ 9,000	\$ -	\$ -	
2. Roof							\$ 124,109	\$ -	\$ -	

3. Exterior										
3.1	Siding, Flashing & Trim - Exterior Siding/Water Intrusion Repairs - Replace 50% of Siding Area	3682	0	0	SF	\$ 11.58	\$ 42,649	\$ -	\$ -	
3.1	Siding, Flashing & Trim - Exterior Siding/Water Intrusion Repairs - Re-Finish Remaining 50% of Siding Area	3682	0	0	SF	\$ 4.62	\$ 17,011	\$ -	\$ -	
3.1	Siding, Flashing & Trim - Perimeter Siding and Ground Clearance - Repair/Waterproof Allowance	1052	0	0	SF	\$ 16.58	\$ 17,445	\$ -	\$ -	
3.2	Exterior Doors - Replace Exterior Door Frames (Allowance)	12	0	0	EA	\$ 1,250.00	\$ 15,000	\$ -	\$ -	
3.3	Eaves, Soffits, & Fascia - Repair Damaged Eaves and Fascia throughout Perimeter	1452	0	0	SF	\$ 7.00	\$ 10,167	\$ -	\$ -	
3.4	Vegetation, Grading, Drainage & Retaining Walls - Excluded (N/A)	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Other	Glazing / Windows - Excluded	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Other	Exterior wall insulation - Excluded	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Other	Signage - Excluded	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
3. Exterior							\$ 102,272	\$ -	\$ -	

4. Basement, Foundation, and Crawlspace										
4.1	Foundation - Excluded (Not Accessible)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded - Not Accessible
4. Basement, Foundation, and Crawlspace							\$ -	\$ -	\$ -	



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 Subject: **Budget Breakdown**

CSI Code	Description	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	Unit	Unit Rate	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	Comments
		Quantity	Quantity	Quantity			Total	Total	Total	
	Roof Area (per Google Earth) of Buildings 1 & 2	7262	7262	7262	SF		7,262	7,262	7,262	
	Enclosed Area (Approximate)	5447	5447	5447	SF		5,447	5,447	5,447	
	Perimeter of Buildings	526	526	526	LF		526	526	526	
	Exterior Wall Area	7364	7364	7364	SF		7,364	7,364	7,364	
	Parking gross area				SF		0	0	0	
	Number of parking spaces				EA		0	0	0	
	Terrace & Balcony area				SF		0	0	0	
	Height of Buildings	14	14	14	FT		14	14	14	
5. Heating and Ventilation										
5.1	Equipment - Replace Existing Outdoor HVAC Units (Forced Air Furnace) - up to (3) TN each	5	0	0	EA	\$ 2,390.00	\$ 11,950	\$ -	\$ -	
5.2	<i>Normal Operating Controls - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
5.3	<i>Distribution Systems - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
5.4	<i>Presence of Installed Heat Source in Each Room - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
5. Heating and Ventilation							\$ 11,950	\$ -	\$ -	
6. Plumbing										
6.1	Drain, Waste & Vent Systems - Repair Improper Drain: (1) Location	1	0	0	ALLW	\$ 1,500.00	\$ 1,500	\$ -	\$ -	Allowance
6.2	<i>Water Supply, Distribution Systems & Fixtures - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
6.3	<i>Hot Water Systems, Controls, Flues & Vents - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
6. Plumbing							\$ 1,500	\$ -	\$ -	
7. Electrical										
7.1	<i>Service Entrance Conductors - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device - Replace/Seal Missing Knockouts at Panels	1	0	0	ALLW	\$ 1,000.00	\$ 1,000	\$ -	\$ -	Allowance
7.3	Branch Wiring Circuits, Breakers & Fuses - Re-Wiring (General Safety Allowance)	5447	0	0	SF	\$ 1.50	\$ 8,170	\$ -	\$ -	Allowance
7.4	Lighting Fixtures, Switches & Receptacles - Add'l Receptacles throughout Classrooms (1 per 500 SF)	12	0	0	EA	\$ 393.00	\$ 4,716	\$ -	\$ -	
7.5	GFCI & AFCI - Install GFCI Receptacles at All Areas (Replacement Allowance - Assumed 1 per 250 SF)	22	0	0	EA	\$ 393.00	\$ 8,562	\$ -	\$ -	
7.6	<i>Smoke Detectors - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
7.7	<i>Carbon Monoxide Detectors - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
7. Electrical							\$ 22,448	\$ -	\$ -	
8. Doors, Windows, and Interior										
8.1	<i>Doors - Excluded (N/A) - See Exteriors</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
8.2	Windows - Failed Seal Repair (1 Location)	1	0	0	EA	\$ 863.75	\$ 864	\$ -	\$ -	
8.3	<i>Floors - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
8.4	<i>Walls - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
8.5	<i>Ceilings - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
8.6	<i>Steps, Stairways & Railings - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	<i>Excluded (N/A)</i>
8. Doors, Windows, and Interior							\$ 864	\$ -	\$ -	



Project: **Three Rivers Charter School**
 Architect: **N/A**
 Location: **1211 Del Mar Dr., Fort Bragg, CA, 95437**

Estimate No.: **1 - Rev. 01**
 Date: **11/12/2021**
 Subject: **Budget Breakdown**

CSI Code	Description	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	Unit	Unit Rate	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	Comments
		Quantity	Quantity	Quantity			Total	Total	Total	
	Roof Area (per Google Earth) of Buildings 1 & 2	7262	7262	7262	SF		7,262	7,262	7,262	
	Enclosed Area (Approximate)	5447	5447	5447	SF		5,447	5,447	5,447	
	Perimeter of Buildings	526	526	526	LF		526	526	526	
	Exterior Wall Area	7364	7364	7364	SF		7,364	7,364	7,364	
	Parking gross area				SF		0	0	0	
	Number of parking spaces				EA		0	0	0	
	Terrace & Balcony area				SF		0	0	0	
	Height of Buildings	14	14	14	FT		14	14	14	

9. Life Safety										
9.1	Storage of Flammable and Combustible Materials - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.2	No Smoking Signs - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.3	Fire Alarm Systems - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.4	Portable Fire Extinguishers - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.5	Emergency Lighting Systems - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.6	Exit Signs, Doors, Stairwells and Handrails - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9. Life Safety							\$ -	\$ -	\$ -	

Modular Replacement										
Modular Structures - 60 Month & 120 Month Option										
Mod	(4) 24' x 40' Modular Classrooms ~ 5,760 SF	0	60	120	Month	\$ 7,000.00	\$ -	\$ -	420,000	\$ 840,000
Mod	(1) 12' x 40' Modular Restroom ~ 480 SF	0	60	120	Month	\$ 2,250.00	\$ -	\$ -	135,000	\$ 270,000
Mod	Delivery, Installation, & Return - Classrooms & Restrooms	0	5	5	EA	\$ 20,000.00	\$ -	\$ -	100,000	\$ 100,000
Mod	Anchors per Building	0	5	5	EA	\$ 2,500.00	\$ -	\$ -	12,500	\$ 12,500
Mod	Foundations/Concrete	0	5	5	EA	\$ 3,750.00	\$ -	\$ -	18,750	\$ 18,750
Mod	Project Management (Modular)	0	1	1	EA	\$ 30,000.00	\$ -	\$ -	30,000	\$ 30,000
Modular (Plumbing) - Fixture Total Count										
Mod	Water Closet: Main Restrooms - (4) ADA & (4) Standard per Restroom Bldg.	0	8	8	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Urinal: Main Restrooms - (1) at Men's Half of Bldg.	0	1	1	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Lavatory: Main Restrooms - (4) per Restroom Bldg.	0	4	4	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Modular (HVAC)										
Mod	Ducted HVAC System and T-Stat	0	5	5	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Classroom Ventilators	0	5	5	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Modular (Electrical)										
Mod	Electrical Panel - (1) 125 AMP at Classrooms, Restrooms	0	5	5	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Classrooms - Int. 2 x 4 (2-40W) Fluorescent Fixture Allowance (10 per Classroom & Restroom)	0	50	50	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Classrooms - Ext. Light Fixture Count - (1 per Classroom & Restroom)	0	5	5	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Classrooms - Switches/Junction Box (10 per Classroom)	0	50	50	EA	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Mod	Fire Alarm and Pull Station (Conduit & Outlet Boxes only)	0	1	1	ALLW	\$ -	\$ -	\$ -	\$ -	Included w/ Modular Price
Modular (Add'l Scope & Prep Items)										
Mod	MEPF - HVAC Condensate, Water/Waste Tie-in, Electrical Service Tie-in and Fire Sprinklers	0	6240	6240	SF	\$ 18.00	\$ -	\$ -	112,320	\$ 112,320
Mod	Demolition of Existing Structures & Site Preparation	0	5447	5447	SF	\$ 10.78	\$ -	\$ -	58,713	\$ 58,713
Modular Replacement							\$ -	\$ -	\$ 887,283	\$ 1,442,283

Subtotal							\$ 263,142	\$ 887,283	\$ 1,442,283	
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Attachment II

Below is a list of items that are not included in the OBA Statement of Probably Costs that Three Rivers seeks to address.

- Fencing
- Flooring
 - Repairs to floor rot in exterior doorways.
 - Floor covering in one building to replace carpet.
- Parking lot sealed
- Internet hardwired underground
- Urinal installed in boy's bathroom