



Three Rivers Charter School

Facilities Proposal

To Mendocino College

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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.