

2024

FACILITIES PLANNING ASSESSMENT



**Maxwell Unified
School District**





INTRODUCTION

The Facilities Planning Assessment (FPA) is a crucial initial step designed to provide the District with a baseline understanding of the various needs across its facilities. This assessment is often the first phase in a larger process, potentially leading to the development of a detailed and comprehensive facilities master plan. The primary objective of the FPA is to document and evaluate the condition of essential infrastructure components.

By conducting this preliminary assessment, the District can gather critical data on the current state of its facilities. This information is vital for identifying areas that require immediate attention and for planning long-term improvements. The FPA serves as a foundational layer of data that informs decision-making processes and helps prioritize investments in infrastructure upgrades and maintenance.

Furthermore, the FPA enables the District to make informed choices about resource allocation, ensuring that funds are available and directed towards the most pressing needs. This strategic approach helps in maintaining safe, efficient, and effective facilities that support the District's educational mission.

COST ESTIMATES METHODOLOGY

The cost estimates outlined in this report are to be used as a guideline for future planning. Because this report is meant to establish a foundation for future goals and objectives, there will be certain factors that cannot be accounted for until a project goes out to bid or starts construction.

Our approach to cost estimating starts with the Saylor's Construction Cost Estimating Guide. This system for estimating is endorsed by the State of California and the (OPSC) Office of Public School Construction for its cost guidelines. This ensures that our cost estimates align with industry standards and are rooted in a recognized framework.

By recognizing the importance of local context, we engage in discussions with District staff and local construction contractors. This collaborative approach allows us to tailor cost estimates to reflect specific conditions, such as the availability of qualified subcontractors in particular specialties or the impact of State apprenticeship and pre-qualification requirements on construction pricing in the area.

To provide a holistic view, our estimate totals encompass both construction costs and support costs, offering a realistic projection of the financial considerations involved in the proposed projects. The result of this process is a comprehensive project cost matrix covering all identified proposed work. It serves as a valuable guide for the District in developing a long-range plan. However, we acknowledge that unexpected or unforeseen scope of work variances, material costs, code compliance, and availability of local contractors can impact costs significantly.



FREQUENTLY ASKED QUESTIONS

What is the K12 Partners needs assessment methodology?

K12 Partners has compiled this report with collaborative input from both administration and staff, drawing upon their firsthand knowledge of the facilities. The assessment involved field visits conducted by K12 Partners to assess the buildings, infrastructure, and amenities. Throughout this process, detailed notes and photographs were collected to document the condition of the facilities, which were then evaluated against contemporary building codes and standards.

Why are projected cost estimates higher than typical commercial construction costs?

School buildings and sites are classified as “Essential Facilities” under State building standards due to the critical nature of their occupants and their frequent use as disaster relief sites, particularly in the event of earthquakes or fires. This designation necessitates a higher standard of construction and engineering. Coupled with the State’s prevailing wage laws, this leads to significantly higher construction costs compared to typical commercial buildings.

Why does the report include holding allowances for future ADA and path of travel improvements?

ADA upgrades and path of travel improvements will be required and attached to any future DSA (Division of State Architect) projects the District pursues. The minimum and maximum requirements will be determined by the quantity and location on campus of future DSA projects. In general, DSA requires the restroom & drinking fountain closest to the project location be ADA compliant. An ADA compliant path of travel will also be required between the specific project location and the Administration Building, as well as to the nearest point of emergency egress. Because the scope of ADA upgrades can become a financial burden on project budgets, there are limitations that ADA upgrades usually cannot exceed 20% of the adjusted construction cost of alterations, structural repairs or additions. With this requirement in place, the more DSA projects the school pursues, the more of the recommended ADA path of travel allowance the District should expect to spend.

How do you estimate costs for new construction?

Future new facilities or new construction cost estimates are based on a per square foot calculation rather than a specific design. During the needs assessment our team will collaborate with District stakeholders to determine specific spatial requirements for a future new construction project. Final design and ultimately the final budget will be determined once the District’s architect designs the project. It is our hope that this document will be used to guide the chosen architect to design a plan that does not exceed the District’s limited budget.



ASSESSMENT FINDINGS

The Facilities Planning Assessment has identified a total of **\$24,693,890** in potential future projects.

Critical Infrastructure: During the needs assessment, several critical issues were observed, including:

- Leaking roofs
- Failing HVAC systems
- Deteriorating restrooms
- Outdated electrical, plumbing, and utilities

Safety Concerns: Safety remains a top priority for the District, with many safety systems outdated and in need of upgrades. The following areas require enhancement or replacement to strengthen safety and security measures:

- Fire and intrusion alarms
- Surveillance cameras
- Communications systems (Intercom, Bell, Phone)

ADA Compliance: Compliance with ADA requirements is crucial, particularly for:

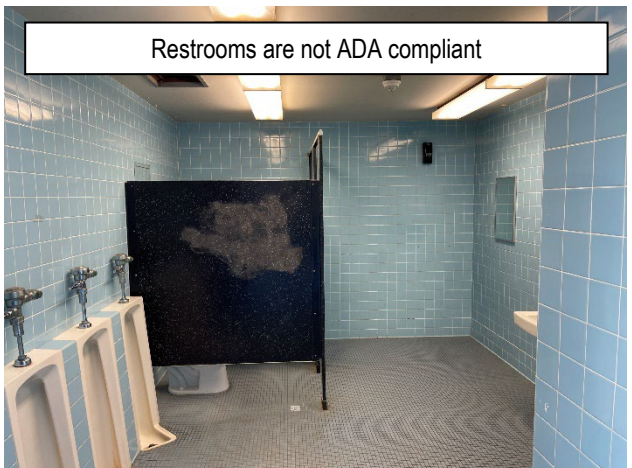
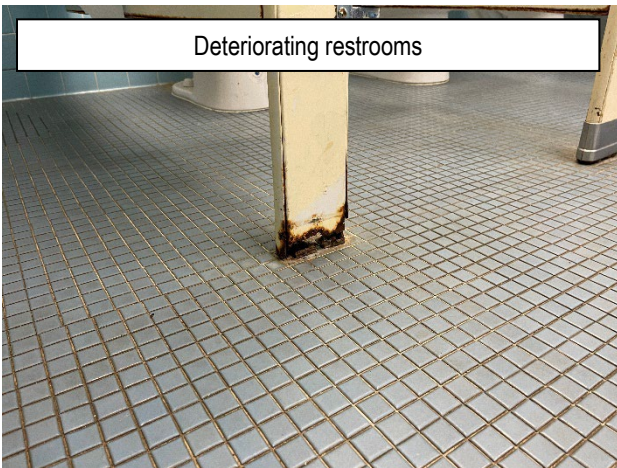
- Restrooms
- Drinking fountains
- Accessible pathways

Modernization Needs: Many interior spaces throughout the District are outdated and lack modern amenities and technology crucial for effective learning in today's educational landscape. To address this challenge, it is vital to focus on renovating and modernizing:

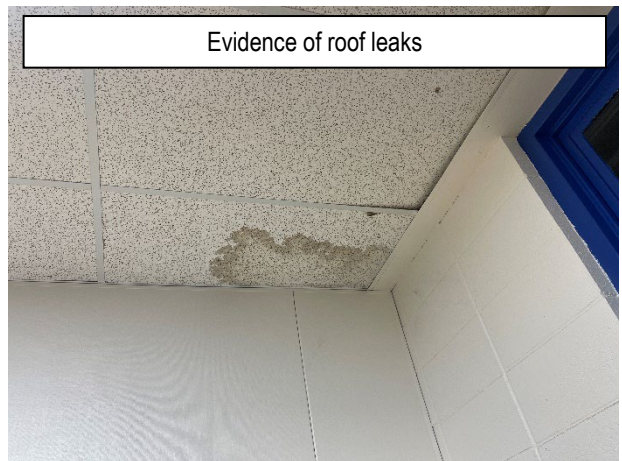
- Classrooms
- Laboratories
- Support facilities

These upgrades will not only enhance the educational experience but also better equip students for future challenges. Prioritizing these improvements will help ensure a safe, secure, and accessible environment that fosters effective learning and development.

MAXWELL ELEMENTARY ASSESSMENT PHOTOS



MAXWELL HIGH SCHOOL ASSESSMENT PHOTOS





Maxwell Elementary	Task & Description	Cost by Item	Total Cost
Health, Safety, & Security	• Security & Intrusion Alarm	-	\$1,168,544
	• Fire Alarm System	\$476,840	
	• Communications, Bell, Intercom, Phone	\$286,104	
	• Surveillance Cameras	\$13,000	
	• Security Fencing & Gates	\$16,900	
	• Doors, Locks & Hardware	\$265,200	
	• Hazardous Materials Abatement	-	
	• ADA Compliance	\$110,500	
Major Modernization	• Roofing	\$1,227,200	\$3,128,450
	• Heating, Ventilation & Air Conditioning (HVAC)	\$390,000	
	• Windows	\$126,750	
	• Remodel Restrooms or Shower/Locker	\$994,500	
	• Interior Wall Reconfiguration & Remodel	\$390,000	
	• Indoor Athletic Facilities	-	
Basic Modernization	• Interior & Exterior Paint	\$279,500	\$1,936,792
	• Exterior Wall & Trim Repairs	-	
	• Interior Wall & Ceiling Repairs	\$319,800	
	• Rain Gutters	-	
	• Flooring	\$342,992	
	• Interior & Exterior Lighting	\$552,500	
	• Casework & Cabinets	\$442,000	
Site Infrastructure	• Utilities (Power, Electrical, Water, Drainage, Etc.)	-	\$1,434,550
	• Technology Upgrades	-	
	• Landscaping	-	
	• Signage & Marquees	\$58,500	
	• Playground Equipment & Fall Surfaces	\$269,100	
	• Asphalt & Concrete Flatwork	\$1,049,100	
	• Playfields & Outdoor Athletic Facilities	\$57,850	
	• Parking & Traffic Flow	-	
Future New Construction Projects			-
		Total	\$7,668,336



Maxwell High	Task & Description	Cost by Item	Total Cost
Health, Safety, & Security	• Security & Intrusion Alarm	-	\$1,344,590
	• Fire Alarm System	\$627,900	
	• Communications, Bell, Intercom, Phone	\$396,240	
	• Surveillance Cameras	\$13,000	
	• Security Fencing & Gates	\$15,600	
	• Doors, Locks & Hardware	\$208,000	
	• Hazardous Materials Abatement	-	
	• ADA Compliance	\$83,850	
Major Modernization	• Roofing	\$932,828	\$5,568,108
	• Heating, Ventilation & Air Conditioning (HVAC)	\$975,000	
	• Windows	\$293,280	
	• Remodel Restrooms or Shower/Locker	\$2,210,000	
	• Interior Wall Reconfiguration & Remodel	\$1,157,000	
	• Indoor Athletic Facilities	-	
Basic Modernization	• Interior & Exterior Paint	\$351,364	\$1,544,556
	• Exterior Wall & Trim Repairs	-	
	• Interior Wall & Ceiling Repairs	\$397,800	
	• Rain Gutters	-	
	• Flooring	\$197,392	
	• Interior & Exterior Lighting	\$260,000	
	• Casework & Cabinets	\$338,000	
Site Infrastructure	• Utilities (Power, Electrical, Water, Drainage, Etc.)	\$111,800	\$1,613,300
	• Technology Upgrades	-	
	• Landscaping	-	
	• Signage & Marquees	-	
	• Playground Equipment & Fall Surfaces	-	
	• Asphalt & Concrete Flatwork	\$1,306,500	
	• Playfields & Outdoor Athletic Facilities	\$195,000	
	• Parking & Traffic Flow	-	
Future New Construction Projects	• New Pool Facility	\$6,240,000	\$6,955,000
	• New Concessions/Restrooms near football & baseball fields	\$715,000	
		Total	\$17,025,554



Maxwell Unified School District	Task & Description	Cost by Item	Cost Estimate
Health, Safety, & Security	• Security & Intrusion Alarm	-	\$2,513,134
	• Fire Alarm System	\$1,104,740	
	• Communications, Bell, Intercom, Phone	\$682,344	
	• Surveillance Cameras	\$26,000	
	• Security Fencing & Gates	\$32,500	
	• Doors, Locks & Hardware	\$473,200	
	• Hazardous Materials Abatement	-	
	• ADA Compliance	\$194,350	
Major Modernization	• Roofing	\$2,160,028	\$8,696,558
	• Heating, Ventilation & Air Conditioning (HVAC)	\$1,365,000	
	• Windows	\$420,030	
	• Remodel Restrooms or Shower/Locker	\$3,204,500	
	• Interior Wall Reconfiguration & Remodel	\$1,547,000	
	• Indoor Athletic Facilities	-	
Basic Modernization	• Interior & Exterior Paint	\$630,864	\$3,481,348
	• Exterior Wall & Trim Repairs	-	
	• Interior Wall & Ceiling Repairs	\$717,600	
	• Rain Gutters	-	
	• Flooring	\$540,384	
	• Interior & Exterior Lighting	\$812,500	
	• Casework & Cabinets	\$780,000	
Site Infrastructure	• Utilities (Power, Electrical, Water, Drainage, Etc.)	\$111,800	\$3,047,850
	• Technology Upgrades	-	
	• Landscaping	-	
	• Signage & Marquees	\$58,500	
	• Playground Equipment & Fall Surfaces	\$269,100	
	• Asphalt & Concrete Flatwork	\$2,355,600	
	• Playfields & Outdoor Athletic Facilities	\$252,850	
	• Parking & Traffic Flow	-	
Future New Construction Projects	• New Pool Facility (Maxwell High)	\$6,240,000	\$6,955,000
	• New Concessions/Restrooms near football & baseball fields (Maxwell High)	\$715,000	
Total			\$24,693,890