Welcome & Introductions

Dr. Rosanna Mucetti
Superintendent of Schools

Rob Mangewala
Asst. Superintendent - Business Services

Michael Pearson
Asst. Superintendent - Operational Services
Facilities Engagement

Sessions Calendar

- Ed Center/District Office Staff/Parent Liaisons, 10/5
- Principals & Office Managers, 10/6
- Union Leaders, 10/12
- Extended Union Leadership Teams for CSEA, NAPS, & NVEA, 10/26
- Teacher Union Site Representatives, 10/25
- Superintendent Teacher Advisory Representatives, 11/4
- Superintendent Parent Advisory Representatives, 11/8
Failing to plan is planning to fail.
WHY WERE YOU INVITED TO THIS SESSION?
Goal #4: Tactical, Proactive and Efficient Asset Management

Board Annual Priority #4: Ongoing Financial Stabilization in a Declining Enrollment Environment
DID YOU KNOW?
63% of NVUSD students or 10,406 students attend schools that are at least 50 years or older.

**When NVUSD Schools were built.**

- **1940s - mid 1960s:** 17 schools (63%) (does not count schools closed)
- **Mid 1960s - 1990:** 2 schools (7%)
- **1991 - 2010:** 3 schools (11%)
- **2011 - 2021:** 5 schools (19%) (includes schools affected by earthquakes & consolidation)

Phillips ES - 1952
30 - 40% of NVUSD Students

4,900 - 6,607 Students
HEATING, VENTILATION & AIR CONDITIONING (HVAC)

17 OUT OF 27 SCHOOL SITES WITH HVAC SYSTEMS THAT ARE OVER 20 YEARS OR
63% OF NVUSD STUDENTS (10,406 STUDENTS)
“The classrooms with the most amount of daylighting are seen to be associated with a 20% to 26% faster learning rate, as evidenced by increased student test scores over one school year, compared to classrooms with the least amount of daylighting.”

Heschong Mahone Group Daylighting Study 1999

DAILIGHTING AND/OR INTERIOR LIGHTING
Basic Modernization

78% of NVUSD students or about 12,884 students currently attend schools that were last modernized over 20 years ago.

Modernization scope from 20+ years ago included electrical, flooring, some HVAC, interior finishes, computer wiring.
Creating a safe and welcoming environment that encourages the student to be present and positive along with supporting the students well being.
1. Warm, Safe and Dry
2. Modernize and upgrade our Schools
3. Meet changing Educational Program needs and ensure facilities support for evolving extracurricular programs at every level
4. Remove or replace aging portables
5. Ensure equity in school facilities at each of our campuses
ASSESSMENTS
Modernization Program Plan - January & February 2021
- Facilities Condition Index (FCI)
- Priority to make campuses warm or cool, safe and dry, focusing on modernization and/or rehabilitation data and the associated costs.

Aging Portables - February 2021
- Elementary, Middle and High School
- Future enrollment

School Site Standards - March to August 2021
- Educational Program Standards - Examples include:
  - Makerspace/Arts Integration, etc.
  - Renovated libraries
- Operational Support Facilities - Examples include:
  - Multi Purpose Room (MPR)
  - Finishing kitchens
  - Modernize administration office

Site Capacity and Declining Enrollment - March to August 2021
- Understanding net classroom needs at individual school sites over the next 5 years.
Let's look at an example
Bel Aire Park Elementary School
3580 Beckworth Drive, Napa, CA 94558
Bel Aire Elementary School
00.0000 Executive Summary

Bel Aire Elementary School is located on a 9.9 acre site. The campus includes over 25,500 sf of permanent construction that houses the majority of the uses including administration, classrooms and support facilities. In addition the site includes over 16,000 sf of portable classrooms which are approaching the end of their estimated useful life.

The weighted FCI of the campus is 0.29 which indicates there is a need for modernization of the permanent buildings and need to address the relocatable and modular buildings.

The projected costs to modernize the permanent facilities at Bel Aire Elementary School are estimated as follows:

<table>
<thead>
<tr>
<th></th>
<th>Short Term Needs (Current - 2024)</th>
<th>Intermediate Needs (2025 - 2027)</th>
<th>Long Term Needs (2028 and beyond)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs</td>
<td>$2,515,734</td>
<td>$1,426,868</td>
<td>$160,513</td>
</tr>
<tr>
<td>ADA Upgrades</td>
<td>$503,147</td>
<td>$285,374</td>
<td>$32,103</td>
</tr>
<tr>
<td>Project Soft Costs</td>
<td>$754,720</td>
<td>$428,060</td>
<td>$48,154</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>$3,773,600</td>
<td>$2,140,302</td>
<td>$240,769</td>
</tr>
</tbody>
</table>

In addition to these costs the projected costs to address the relocatable and modular buildings at Bel Aire Elementary School are estimated as follows:

<table>
<thead>
<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs</td>
<td>$6,134,569</td>
<td>$9,201,854</td>
<td>$16,358,852</td>
</tr>
<tr>
<td>Project Soft Costs</td>
<td>$1,840,371</td>
<td>$2,760,556</td>
<td>$4,907,655</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>$7,974,940</td>
<td>$11,962,410</td>
<td>$21,266,507</td>
</tr>
</tbody>
</table>
## SITE SUMMARY OF FACILITY NEED

### Level 1: Modernization Program Plan - **Permanent Buildings**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Modernization Costs</td>
<td>$2,515,734</td>
</tr>
<tr>
<td>Campus Wide ADA upgrades</td>
<td>$503,147</td>
</tr>
<tr>
<td>Project Soft Costs</td>
<td>$754,720</td>
</tr>
<tr>
<td>Total Estimated MPP costs</td>
<td>$3,773,601</td>
</tr>
<tr>
<td>Cost Escalation &amp; Scope Contingency @12%</td>
<td>$452,632</td>
</tr>
<tr>
<td>Total Site Estimated Modernization</td>
<td>$4,226,433</td>
</tr>
</tbody>
</table>

Scope includes: Roofing, Flooring, HVAC Systems, Doors, Hardware, Electrical, Plumbing, Fire Alarm, Painting, Interior Finishes

### Level 2: Aging Portables & Modulars

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolish 4 oldest portables, including site repair</td>
<td>$325,000</td>
</tr>
<tr>
<td>8 Modular Classrooms (2 - 4 classroom permanent modular wings)</td>
<td>$7,500,000</td>
</tr>
<tr>
<td>Total</td>
<td>$7,825,000</td>
</tr>
</tbody>
</table>

### Level 3: Campus Renovations To Meet District Facilities Standards

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovation of old Art Studio to create Program Support Offices, Family Resource Center in Admin Wing</td>
<td>$700,000</td>
</tr>
<tr>
<td>Play Field and Playground Rehabilitation</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Upgrades and New Site Quad Area</td>
<td>$1,960,000</td>
</tr>
<tr>
<td>Total Facility Standards Renovations</td>
<td>$3,650,000</td>
</tr>
</tbody>
</table>
FACILITIES FUNDING
Funding School Repair and Construction of School Buildings is Largely a Local Responsibility

Ongoing
- Developer Fees
- Routine Restricted Maintenance

One Time
- Sale of surplus property

Voter Approved
- Parcel Tax (when approved by voters at 66.67%)
- State Facilities Fund
  - These funds are intended to match District Bond Funds
- Local Bond Funds (55% vote required by the District Voters)

The vast majority of funding for School Repair and School Construction and repair are funded by local bonds and State Facilities matching funds (if available).
Developer Fees (Fund 25)

Developer Fees

• NVUSD qualifies for level I Developer Fees based on a residential rate of $4.08 and commercial rate based on $.66 per year.
  • Greater building equals greater revenues
  • On average, we receive about $1.6 million in Developer Fees per year
Routine Restricted Maintenance Account

**RRMA**
- School Districts are required to put aside 3% of expenses for RRMA (Resource 8150)
- On average, we allocated about $5.5 million dollars per year
  - Pay for a combination of salaries for employees that complete routine restricted maintenance activities and money for project
Other Sources

General Obligation Bonds

Prop 39 GO Bonds are voter approved at 55% and can support capital facility projects as well as technology, if included in the general list of projects at time of election.

Parcel Tax (Mello-Roos)

A voter approved tax that is not directly based on property values, usually more expensive than GO Bonds and COPs.

Sale or Lease of Surplus Sites

7-11 Committee Required, Options to use for Operational Funding (temporary).
LET’S LOOK IN THE REARVIEW MIRROR FOR JUST A MOMENT.
Measure M  
(2002, $95 million)

Measure G  
(2006, $183 million)

Measure H  
(2016, $269 million)

- **Measure M & G**: new MPR’s, modernize restrooms, all weather track and fields, Second gyms, modernize science classrooms - secondary, Lunch/Shade structures, student furniture, storage buildings

- **Measure H**: Willow ES, Snow ES, River MS, Napa Junction ES, technology, security fencing, Central Kitchen, finishing kitchens, synthetic fields, modernizations (Roof, HVAC, ADA, Paint).
WHY ARE YOU HERE?
Transforming lives by instilling and inspiring lifelong learning in every student.
WE MUST CLOSE THE GAP BETWEEN OUR FACILITIES NEEDS AND THE LIMITED RESOURCES AVAILABLE FOR OUR KIDS!
NVUSD Facility Needs & Costs
Districtwide
To Scale

- Modernization Program Plan: Approximately $260M
- Portable/Modular Demolition & Replacements Approximately $85M
- NVUSD Facility Standards Approximately $152M
- District-Wide Technology Typically Costs About 10% of Overall Facilities Need
- Cost of Construction and Project Management
NEED = APPROXIMATELY $500,000,000
Needs vs Funding

Facilities Needs vs Funding from Non Voter Approved Debt

- Total Needs: $500,000,000.00
- Developer Fees (5 years): $8,000,000.00
- Routine Restricted Maintenance (5 years): $27,500,000.00
WE WILL NEED TO PRIORITIZE IN RESPONSE TO HOW MUCH AND WHAT THE COMMUNITY WILL SUPPORT.
HELP AND SUPPORT FROM NVUSD’S OWN
NEXT STEPS...WHAT’S COMING UP?

NAPA VALLEY UNIFIED SCHOOL DISTRICT
QUESTIONS
ANSWERS AND
INPUT
OUR FACILITIES DIRECTLY IMPACT STUDENT ACHIEVEMENT

- Building age and condition
- Acoustics
- Indoor air quality (IAQ)
- Daylighting
Devices

a. Front of the classroom (Promethean Boards)

b. Devices for students
   i. Ipads
   ii. Chromebooks

c. Devices for employees
   i. Laptops
   ii. Desktop computers
Technologies that are Part of the Facilities

a. Internet Infrastructure
   i. Switches
   ii. Fiber (connects switches to WIFI Access Point)
   iii. WIFI Access Points

b. Data
   i. Servers
   ii. Firewall

c. Safety
   i. Fire Alarms
   ii. Video Cameras

d. Communications
   i. Phones
   ii. Intercom
   iii. Radios
   iv. Voice amplification for teachers
Technology Needs

- Technology for schools can be split into two categories:
  a. Technologies that are part of the facilities
     - Vast majority of the needs are related to facilities
  b. Devices
Facilities Condition Index: 0.29, rated "Fair Condition"

LEVEL 1: MODERNIZATION PROGRAM PLAN

BEL AIRE PARK Modernization Costs MPP 2021-2024

Site Work - Fencing and Paving
$36,575

Demolish Portables no longer needed for capacity

Recommendation

Cost

Justification/Reference Standard

LEVEL 2: AGING PORTABLES & MODULARS

UPGRADES AND NEW SITE QUAD AREA

Quad area associated with new Classroom Wings. And upgrades to entry off east parking. With staff parking reconfigured.

Total Facilities Standards Renovations
$3,650,000

LEVEL 3: CAMPUS RENOVATIONS TO MEET DISTRICT FACILITIES STANDARDS

"SAFE, WARM, DRY" Modernization of Permanent Buildings

MPP Option 2 Replace Aging Portables

5 classrooms - Daycare.

Total Portables & Aging Mods.: $7,825,000

Site Total Estimated Modernization: $4,226,434

MPP Priority Modernization Examples of Scope:

Roofing, Flooring, HVAC Systems, Doors, Windows, Electrical, Lighting, Fire Alarm, Painting, Lighting, Interiors Finishes

Site Summary of Facility Need

Need just a picture/Map of Bel Aire
Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining
Common Facility Fund Expenditures

• Modernization of Existing Facilities:
  • Painting
  • Roofing
  • Heating and Air Conditioning Replacement/Repair
  • Fencing

• Construction of New Facilities
  • Replacement of Schools
  • New Classroom Buildings
  • Installation of Relocatable Classrooms
  • Ancillary Facilities: Administration, Gyms, Multi-Purpose Rooms

• Routine Restricted Maintenance
  • Carpet and Flooring
  • Lighting
  • Asphalt/Parking Lot Replacement/Repair
CONSTRUCTION & SOFT COSTS

1. Prevailing Wages
2. Square Footage - New Construction
3. Painting, HVAC, Asphalt, Soft Costs
4. Roofing, Modular
5. Hard Construction costs based on industry standard, which is cost per square foot
6. Direct construction costs represent 75% of the total cost, which includes 20% for ADA upgrades
7. 25% is allocated to soft costs (architectural, fees, inspection,
**Bel Aire Park Elementary School**

3580 Beckwourth Drive, Napa, CA 94558

**Site Summary of Facility Need**

**Site: Bel Aire Park Elementary School**

**Area:** Napa north

**Facilities Condition Index:** 0.29, rated "Fair Condition"

**Campus Educational Program and Operational Facility Support**

Based on Modernization Program Plan Assessments

**Level 1: Modernization Program Plan**

- "Safe, Warm, Dry" Modernization of Permanent Buildings
- Demolish Portables no longer needed for capacity

**Level 2: Aging Portables & Modulars**

- Upgrades and New Site Quad Area

**Level 3: Campus Renovations to Meet District Facilities Standards**

- Total Estimated Costs: $3,773,601

**Total Projected Modernization Costs:** $2,816,734

- Campus-Wide ADA Upgrades: $603,147
- Project Soft Costs: $764,720
- Total Estimated Costs from MPP: $3,772,891

- Site Total Estimated Modernization: $4,226,433

**School Site Worksheet: Summary of Facility Need**

<table>
<thead>
<tr>
<th>Building</th>
<th>SF</th>
<th>Last Mod</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>6,415</td>
<td>2001</td>
<td>1959</td>
</tr>
<tr>
<td>B/Admin</td>
<td>4,102</td>
<td>2001</td>
<td>1957</td>
</tr>
<tr>
<td>Library</td>
<td>3,925</td>
<td>2020</td>
<td>1957</td>
</tr>
<tr>
<td>Multi-Use</td>
<td>5,060</td>
<td></td>
<td>2006</td>
</tr>
<tr>
<td>D</td>
<td>6,695</td>
<td>2001</td>
<td>1957</td>
</tr>
<tr>
<td>F</td>
<td>1,600</td>
<td>2001</td>
<td>1962</td>
</tr>
<tr>
<td>Reloc 2</td>
<td></td>
<td></td>
<td>2001</td>
</tr>
<tr>
<td>Reloc 9-11</td>
<td></td>
<td></td>
<td>1991</td>
</tr>
<tr>
<td>Reloc 18</td>
<td></td>
<td></td>
<td>1993</td>
</tr>
<tr>
<td>Reloc 19-20</td>
<td></td>
<td></td>
<td>1996</td>
</tr>
<tr>
<td>Reloc 28-29</td>
<td></td>
<td></td>
<td>1998</td>
</tr>
<tr>
<td>Reloc 30-31</td>
<td></td>
<td></td>
<td>1995</td>
</tr>
</tbody>
</table>

**Map Index**

- Building A: 6,415 sf
- Building B: 4,102 sf
- Library: 3,925 sf
- Multi-Use: 5,060 sf
- Building D: 6,695 sf
- Building F: 1,600 sf
- Relocatable: 6,415 sf
- Relocatable: 4,102 sf
- Relocatable: 3,925 sf
- Relocatable: 5,060 sf
- Relocatable: 6,695 sf
- Relocatable: 1,600 sf
- Relocatable: 2,415 sf
- Relocatable: 4,102 sf
- Relocatable: 3,925 sf
- Relocatable: 5,060 sf
- Relocatable: 6,695 sf
- Relocatable: 1,600 sf

**Justification/Reference Standard**

- Demolition or replacement of 4 Portable classrooms
- 2-4 Classroom wings

**Campus Educational Program and**

- Administration
- Family Resource Center
- Assessments

**Building A - 6,415 sf**

- Built 1959
- Last Mod 2001

**Building B/Admin - 4,102 sf**

- Built 1957
- Last Mod 2001

**Building C/Library - 3,925 sf**

- Built 1957
- Last Mod 2020

**Multi-Use - 5,060 sf**

- Built 2006

**Building D - 6,695 sf**

- Built 1957
- Last Mod 2001

**Building F - 1,600 sf**

- Built 1962
- Last Mod 2001

**Relocatable Buildings**

- 2001
- 1991
- 1995
- 2000
- 2001
- 2001
- 2001
- 2001
- 2001

**Recommendation**

- Total Portables & New Site Quad Area: $2,650,000

**Total Facilities Standards Renovations**

- $3,650,000

**Total Projected Modernization Costs**

- $2,816,734

**Total Estimated Modernization**

- $4,226,433

**MPP Priority Modernization Examples of Scope**

- Roofing, Flooring, HVAC Systems, Doors,
- Windows, Restroom, Library, Cafeteria, Art Room

**Project Soft Costs**

- $764,720

**Total Estimated Costs from MPP**

- $3,772,891

**Site Total Estimated Modernization**

- $4,226,433
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Age of NVUSD Campuses

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Mid 1960s - 1990: 2 schools (7%)
1991 - 2010: 3 schools (11%)
2011 - 2021: 5 schools (19%) (includes schools affected by earthquakes & consolidation)

Phillips ES - 1952
Vichy ES - 1953, 1961
NVLA ES - 1948-52
Napa HS - 1947, 1961, 1972
Redwood MS - 1957, 1962
COLOR SELECTION: 7 COLOR OPTIONS PRESENTED

1ST PLACE

2ND PLACE