Twin Rivers Unified
District Facilities Improvements
Options for Consideration
Board of Trustees Workshop
May 23, 2018

Inspiring each student to extraordinary achievement every day!
Agenda for May 23, 2018

- Review Materials from May 22, 2018 Board Meeting
- Discuss Facilities Needs within the District
- Exercise to Determine Board Direction
- Final Board Direction
- Discuss Next Steps
Results from the April 3rd Board Workshop:

- Total without ENEC: $60.1 Million
- Grand Total of all Priorities 1 & 2: $104.3 Million
Facilities – Options for Consideration

- Administrative Recommendation $506 Million
  - All Priority One and Two Items
- Administrative Recommendation (Revised) $335 Million
  - Presented Tonight
- Option I - $285 Million (Includes Escalation and Rounded Up)
  - Not Including: East Natomas Education Center (ENEC)
- Option II - $250 Million (Includes Escalation and Rounded Up)
  - Not Including: ENEC and Greenbriar (GB)
- Option III - $195 Million (Includes Escalation and Rounded Up)
  - Not Including: ENEC, GB, Fencing, Plumbing, Cameras, Card Readers and ADA Upgrades
- Option IV - $175 Million (Includes Escalation and Rounded Up)
  - Including: Building Envelope (BE), HVAC, Fire Alarm and Keys Only
- Option V - $140 Million - (Includes Escalation and Rounded Up)
  - Including: BE, HVAC and Keys Only
G.O. Bonds and “ESTIMATED” Tax Rates

- Administrative Recommendation $506 Million
  - Two Bond Elections – Combined Tax Rate $120 per $100K of AV
- Administrative Recommendation (Revised) $335 Million
  - Two Bond Elections – Combined Tax Rate $98 per $100K of AV
- Option I - $285 Million (Includes Escalation)
  - Two Bond Elections – Combined Tax Rate $86 per $100K of AV
- Option II - $250 Million (Includes Escalation)
  - Two Bond Elections – Combined Tax Rate $78 per $100K of AV
- Option III - $195 Million (Includes Escalation)
  - Two Bond Elections – Combined Tax Rate $64 per $100K of AV
- Option IV - $175 Million (Includes Escalation)
  - Two Bond Elections – Combined Tax Rate $58 per $100K of AV
- Option V - $140 Million – (Includes Escalation)
  - Two Bond Elections – Combined Tax Rate $50 per $100K of AV

Two Bond Elections in Nov. 2018 – One Secondary Schools & One Elementary SFID
Building Wood Rot
Interior Classroom Water Damage
Interior Water Damage
Exterior Building Envelope Damage – Wood Dry Rot
Classroom Water Damage and Electrical & Safety Systems Connections
Drainage Issues - Path of Travel
Interior Water Damage - Wall
Interior Classroom Water Damage
Interior Water Damage and Electrical Connections
Wood Fascia Damage
Exterior Breezeway-Canopy Damage
Water Damage
Classroom Water Damage
Classroom Moisture/Water Damage
Gym Floor Water Damage-Stucco Issues
Pool Decking Cracking
Wood Fascia Deterioration
ADA Compliance Issue and Concrete Safety Issues
Wood Trim Canopy Deterioration
Damaged Cafeteria Flooring
Damaged Cafeteria Flooring
Site Drainage Issue
Site Concrete Issues
Water inside of Lighting Fixture
Water inside of Lighting Fixture
Wood Canopy Deterioration
Interior Water Damage
Restroom deterioration “ADA Non-Compliance”
Site Drainage Issues
### Work Orders from July 2017 – May 2018 – “Critical Only”

<table>
<thead>
<tr>
<th>Category</th>
<th>Work Orders</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Alarms</td>
<td>653</td>
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<tr>
<td>Clocks &amp; Bells</td>
<td>111</td>
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<tr>
<td>Intercoms</td>
<td>182</td>
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<tr>
<td>HVAC</td>
<td>1,547</td>
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<tr>
<td>Electrical &amp; Lighting</td>
<td>1,580</td>
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<tr>
<td>Carpentry</td>
<td>959</td>
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<tr>
<td>Roofing</td>
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<td>Plumbing</td>
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<td>Pool</td>
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<tr>
<td>Door Hardware</td>
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<tr>
<td>Locks</td>
<td>1,181</td>
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<tr>
<td>Playground Equipment</td>
<td>55</td>
</tr>
</tbody>
</table>

Total: 8,617

Mission Critical Work Orders in these areas only
Board of Trustees Recommendations (List 1 to 8 in order)

- Admin I - $506 Million
- Admin Revised - $335 Million
- Option I - $285 Million
- Option II - $250 Million
- Option III - $195 Million
- Option IV - $175 Million
- Option V - $140 Million
- Other Options - $?? Million
Board of Trustees Recommendations (List 1 to 9 in order)

Other Options - $?? Million

- BE/Roofing – $69.5 Million
- HVAC – $64.6 Million
- Fire – $31.9 Million
- Clocks/Bells – $21.7 Million
- Cameras – $17.6 Million
- Fencing – $11.8 Million
- Keys – $5.5 Million
- Card Readers – $4.1 Million
- Plumbing – $2.6 Million
- ADA – $18.4 Million
- ENEC – $48.6 Million
- GreenBriar – $38.5 Million

(All Include 10% Escalation)
Next Steps

- Board of Trustees’ Meeting – June 19, 2018
- Board of Trustees’ Meeting – June 26, 2018
- Board of Trustees’ Meeting – July 10, 2018
Thank You!

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