



# Board Study Session:

Facility Update  
June 24, 2019

# Old Redmond Schoolhouse

- ▶ 2015 Long-Term Facility Task Force recommend this district owned facility be renovated so that it can be used for preschool classrooms.
  - ▶ April 2016 – Voters approved a bond that included the Old Redmond Schoolhouse remodel project.
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# Old Redmond Schoolhouse Project

- ▶ Spring 2014: Third-party building condition assessment recommends only minor envelope repairs
  - ▶ November 2018: Contractor selected for project
  - ▶ January 2019: Began interior demolition
  - ▶ Spring 2019: Contractor determined additional maintenance needed to ensure the building is secure from moisture
  - ▶ Spring 2019: Third-party envelope assessment performed
  - ▶ Spring 2019: Project team identifies necessary solutions to secure project area from moisture
  - ▶ Timeline needed for this work results in delayed opening until Fall 2020
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# Old Redmond Schoolhouse Project

- ▶ Original Project Budget \$7.8 million
  - Interior remodel of 1922 historic building
  - 10 classrooms and program space
  - Project scope reflects approximately 49% of building area
  - Original scheduled opening – Fall 2019
  
- ▶ Additional Maintenance Required
  - Roof repair
  - Tuck and point repair (grout between bricks)
  - Exterior cladding
  - Replace windows
  - Additional interior framing and drywall

# Old Redmond Schoolhouse Project

## Additional Maintenance Estimates

Item	Remodel area (\$millions)
Roof repair	\$1.310
Tuck and Point	\$.389
Exterior Cladding	\$.306
Windows	\$2.300
Interior Drywall	\$.590
Total	\$4.895

\*49% of building interior is being remodeled for preschool classrooms. Remaining area that includes Gym, kiln room, studio, etc. is not used for preschool and will be leased to the City of Redmond for community programming.

# Old Redmond Schoolhouse Project

## Additional Maintenance Estimates

Item	Remodel area (\$millions)	Area not remodeled* (\$millions)
Roof repair	1.310	\$.840
Tuck and Point	\$.389	\$.312
Exterior Cladding	\$.306	\$.244
Windows	\$2.300	1.000
Interior Drywall	\$.590	\$.530
Total	\$4.895	2.926

\*49% of building interior is being remodeled for preschool classrooms. Remaining area that includes Gym, kiln room, studio, etc. is not used for preschool and will be leased to the City of Redmond for community programming.

# Old Redmond Schoolhouse Project

## Additional Maintenance Estimates

Item	Remodel area (\$millions)	Area not remodeled* (\$millions)	Total (\$millions)
Roof repair	\$1.310	\$.840	\$2.150
Tuck and Point	\$.389	\$.312	\$.701
Exterior Cladding	\$.306	\$.244	\$.550
Windows	\$2.300	1.000	\$3.300
Interior Drywall	\$.590	\$.530	\$1.120
Total	\$4.895	2.926	\$7.821

\*49% of building interior is being remodeled for preschool classrooms. Remaining area that includes Gym, kiln room, studio, etc. is not used for preschool and will be leased to the City of Redmond for community programming.

# Old Redmond Schoolhouse Project

## Additional Maintenance Estimates

Item	Remodel area (\$millions)	Area not remodeled* (\$millions)	Total (\$millions)	Recommend Phase I
Roof repair	\$1.310	\$0.840	\$2.150	\$2.150
Tuck and Point	\$0.389	\$0.312	\$0.701	\$0.701
Exterior Cladding	\$0.306	\$0.244	\$0.550	\$0.550
Windows	\$2.300	\$1.000	\$3.300	\$2.300
Interior Drywall	\$0.590	\$0.530	\$1.120	\$0.590
<b>Total</b>	<b>\$4.895</b>	<b>\$2.926</b>	<b>\$7.821</b>	<b>\$6.291</b>

\*49% of building interior is being remodeled for preschool classrooms. Remaining area that includes Gym, kiln room, studio, etc. is not used for preschool and will be leased to the City of Redmond for community programming.



# Old Redmond Schoolhouse Project Funding

2016 Bond Program	Dollars in millions
Program Contingency Remaining*	\$5.2
Estimated reserve needed for change orders on uncompleted building projects	(\$3.2)
Balance Remaining	\$2.0
Additional Impact Fee/Interest Revenues received to-date	\$15.0
Funds Available	\$17.0
Use for Phase I Maintenance on Old Redmond Schoolhouse	(\$6.3)
Remaining Funds Available*	\$10.7

\*Assumes full collection of State Construction Assistance Funds

# Old Redmond Schoolhouse Project

## Revised Budget

- ▶ Original Project Budget – \$7.8 million
  - ▶ Phase I Maintenance Recommended – \$6.3 million
  - ▶ Revised Project Costs – \$14.1 million
  - ▶ Need to move foreword in Phase I Maintenance in order to open building by Fall 2020
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- ▶ Phase II Maintenance – \$1.5 million – timeline TBD
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