Possible Facility Options - Navajo Elementary
October 16, 2018

Jeff Gadd, Interim Chief Financial Officer
### Possible Facility Options - Navajo Elementary

<table>
<thead>
<tr>
<th>OPTIONS</th>
<th>TOTAL COST ESTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1: Construct a New School on Site similar to Hopi/Pima</td>
<td>$15 - $20 Million</td>
</tr>
<tr>
<td>Option 2: Refurbish all interior spaces; retain roof and exterior walls,</td>
<td>$10 - $15 Million</td>
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<tr>
<td>Interior classroom remodel, new office remodel</td>
<td></td>
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<tr>
<td>Option 3: Refurbish only those spaces that were damaged in the fire</td>
<td>$5 - $10 Million</td>
</tr>
<tr>
<td>Option 4: Do nothing – Establish facility consolidation process</td>
<td>N/A</td>
</tr>
<tr>
<td>to determine final plan or reopen with Insurance repair of damage only</td>
<td></td>
</tr>
</tbody>
</table>

**ASSUMPTIONS**

- Cost estimates do not include a reduction for insurance proceeds (not available for another 1-2 months)
- Cost estimates are ranged due to the lack of a specific scope of work
- Navajo students remain at Oak for most, if not all, of the 2019/2020 school year.
1. Insurance Dollar Amounts Available in 2-4 Weeks
2. Date of Fire 8/22/2018 – One year to decide – two years to finish
3. Not Covered – See next slide – Only applicable if repairs are made
4. Covered – See next slide- Only applicable if repairs are made
5. Cash Value (No Repair)= Replacement Value Minus Depreciation and Code Compliance
• COVERED (Only Area Damaged by Fire/Water/Smoke)
  1. Surfaces
  2. Records
  3. Code upgrades if necessary
  4. System Replacements if damaged or contaminated/Removal of Asbestos
     Generally put back as before

• NOT COVERED
  1. Wear and Tear (If it can be cleaned – Retain it)
  2. Deductible ($10,000)
  3. Pre Existing Conditions
  4. Rodent Infestations
RECOMMENDATION IF OPTION 2 or 3 IS SELECTED
to maximize Insurance $ and District Bond $

1. Below Plan Agreed to by Trust- Not $
2. Joint Bid by Trust – Package A – Repairs (Trust $)
   Package B –District Scope (Bond $) (District selected architect for
   District Scope)
3. District Scope (Approximately $5 Million)
4. Total Budget (Approximately $10 Million - Shared
   somewhat equally between Trust and District)
Shaded Buildings Damaged by Smoke
Scope of Repairs and Refurbishing limited to these areas for both Option 2 & 3

Which areas were affected...

by FIRE?
by WATER?
by SMOKE?