



Possible Facility Options- Navajo Elementary

October 16, 2018

Jeff Gadd, Interim Chief Financial Officer



Possible Facility Options- Navajo Elementary

OPTIONS

TOTAL COST ESTIMATE

Option 1: Construct a New School on Site similar to Hopi/Pima

\$15 - \$20 Million

Option 2: Refurbish all interior spaces; retain roof and exterior walls,
Interior classroom remodel, new office remodel

\$10 - \$15 Million

Option 3: Refurbish only those spaces that were damaged in the fire

\$5 - \$10 Million

Option 4: Do nothing – Establish facility consolidation process
to determine final plan or reopen with Insurance repair of damage only

N/A

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.



Insurance Information

Navajo Elementary

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?

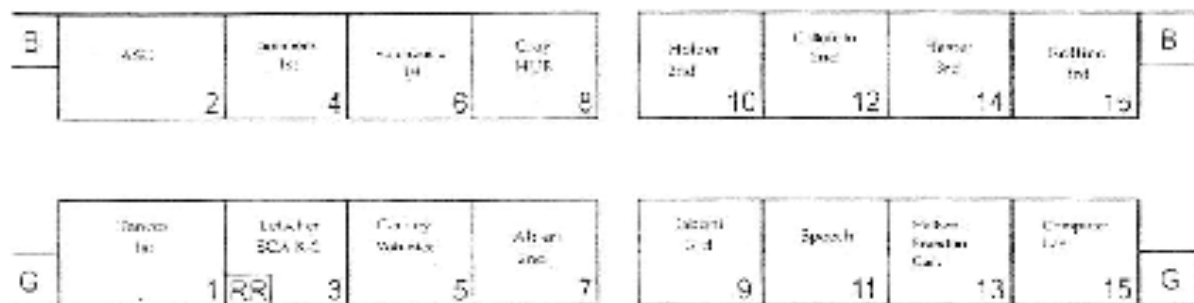
by WATER?

by SMOKE?

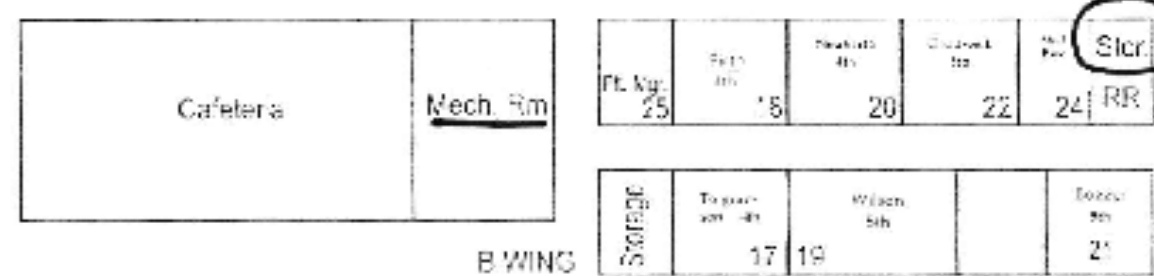
DAMAGED BUILDINGS

UNDAMAGED BUILDINGS

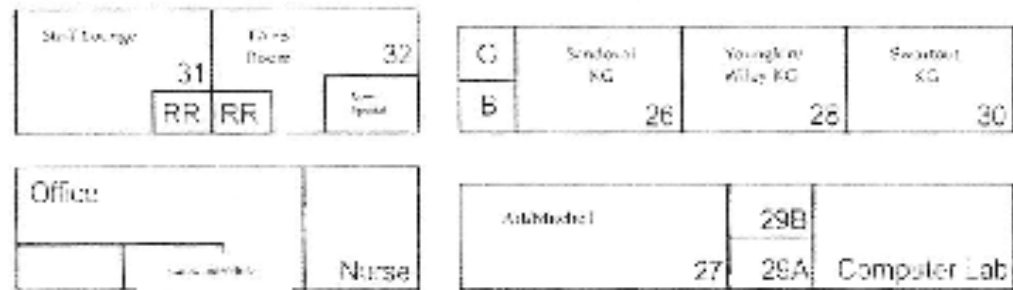
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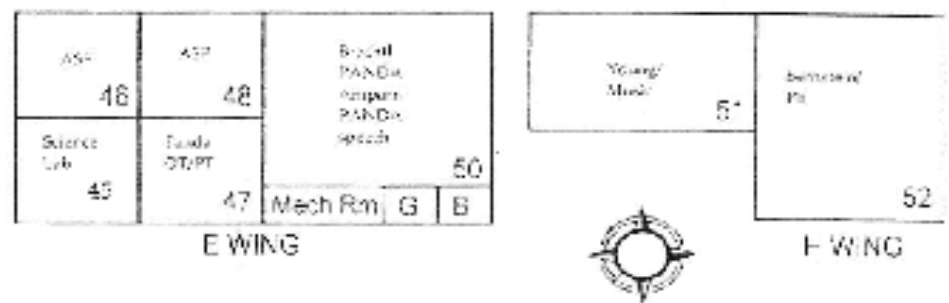
C WING



B WING

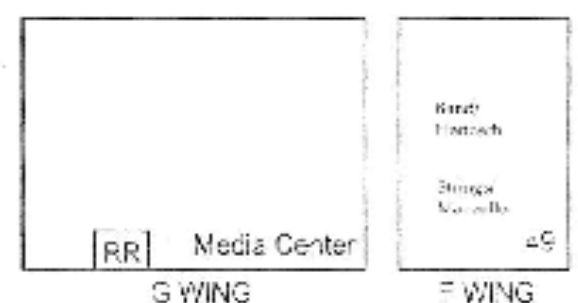


A WING



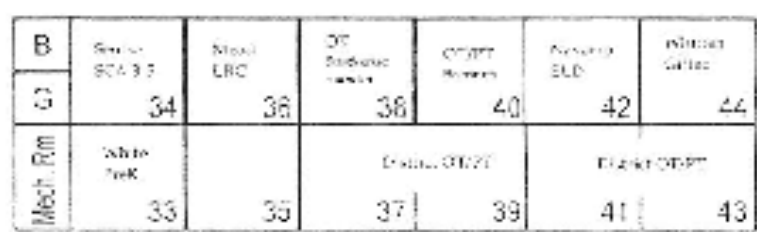
E WING

F WING



G WING

F WING



D WING

DAMAGE

NO DAMAGE



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