

Transportation & Maintenance Site Consideration



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Consider the possibility of including the current Central Distribution Center (CDC) and CDC Annex into the design and development of the new Transportation and Maintenance facility.

Building Information

Central Distribution Center (CDC)	Central Distribution Center Annex (CDC Annex)
School nutrition, warehouse, and AlphaBest	Custodial services, print shop, and records
28,000 square foot	8,000 square foot
Pre-engineered Metal Building	Pre-engineered Metal Building
Average lifespan: 40-50 years	Average lifespan: 40-50 years
Built around 1985 (36 years)	Built around 2002 (19 years)
Facility Condition Index 71%	Facility Condition Index 55%

Consideration of Project Adjustment

Original Plan	Adjustment Consideration (Pending continued review & Board discussion)
<p>Facility assessment needs: Priority 1 and MEP Priority 2 at the CDC and CDC Annex with a total of \$5,729,859. Priority 1 through Priority 4 projects total \$6,885,690</p>	<p>Possible relocation of CDC and CDC Annex into the Maintenance and Transportation Facility project for an estimated project cost of around \$9,720,000 (including soft costs of 20%)</p>
<p>The current facility condition index (FCI) for CDC is 71% and CDC Annex is 55% FCI Breakdown: 10% or less - considered Very Good condition; 11-30% - considered Good condition; 46-59% - considered Average condition; 60%+ - considered Poor condition and to look at replacement.</p> <p>The CDC building is considered poor and to look at replacement versus repairs and the CDC Annex building is very close to the same status. The FCI has caused us to look into the option of adding to the footprint of the Maintenance and Transportation site and relocating those departments to this site. PBK is working new site plans to accommodate this development to see if we could make everything fit on the site.</p>	

Priority 1-2 MEP Items for CDC and CDC Annex

Priority 1: 1-2 years life expectancy (\$3,207,794)
Priority 2 MEP: 3-5 years life expectancy (\$2,522,065)
Total \$5,729,859

Priority 1

- Add ADA ramp to front of building (CDC)
- Construct a 2 hour fire wall at several locations (CDC)
- Replace metal walls and re-insulate (CDC)
- Pavement repairs (CDC and CDC Annex)
- Upgrade electrical services and replace electrical panels (CDC Annex)
- Replace freezer/cooler (28+ years old) (CDC)
- Install fire sprinkler system (CDC and CDC Annex)
- Add security vestibule at school nutrition services center (CDC)
- Provide secure, welcoming entry (CDC Annex)
- Provide site wayfinding signage (CDC Annex)

Priority 2 MEP

- Provide additional receptacles to the training space for computer charging (CDC)
- Replace existing AC system with variable refrigerant flow system (CDC)
- Add HVAC to areas that are not climate controlled (CDC)
- Upgrade electrical service and electrical panels (CDC)
- Provide mechanical direct digital controls (CDC)
- Provide additional ventilation in front shop area (CDC Annex)
- Replace existing HVAC split systems (CDC Annex)
- Connect all exterior lighting to mechanical controls (CDC Annex)
- Overlay existing metal roof (CDC Annex)

Priority 2-4 Items for CDC and CDC Annex

Priority 2: 3-5 years life expectancy (\$1,152,220)

Priority 3: 6-10 years life expectancy (\$3,611)

Priority 4: 11+ years life expectancy (\$0)

Total \$1,155,831

Priority 2

- Remove and replace sidewalk
- Install awning above side door entry area school nutrition
- Coat concrete floor in library processing area
- Provide additional climate controlled storage for paper products and uniforms
- Renovate existing restroom with new fixtures and ADA
- Remodel entry/waiting area in order to accommodate computers for customers at school nutrition
- Add enclosed area to store small wares
- Access control upgrades
- Add washer/dryer for district kitchen laundry
- Provide new parking lot behind facility
- Install new canopy
- Paint all interior door and window frames
- Provide new security lighting around building
- Provide fencing around the rear perimeter of Annex

Priority 3

- Install ceramic tile in restrooms

Other Building Issues

Ongoing Maintenance Issues

- Undersized electrical main service
 - Changes in operation have pushed to the fullest potential on amperage
- Freezer/cooler is outdated and requires lots of hands on maintenance
- Inverter loads are pushing the maximum capacity
- Conduits are showing signs of aging and rust
- Many main shut offs are showing rust and wear
- Warehouse is under-wired per today's national electrical code
- Interior electric panels are poorly located causing issues with equipment bumping and hitting them
- Several stress cracks in the foundation throughout the building slab
- Height of building not adequate for storage

Summary of Costs for Consideration

- \$6,885,690 To repair all priority 1-4 at the existing CDC
- \$9,720,000 (rough estimate including 20% soft costs) To move CDC to the new transportation & maintenance facility
- \$ 2,834,310 Difference

This information was shared with the 2020 Bond Oversight Committee at the September 21, 2021 meeting. They advised us to continue to explore the option and to provide them with findings.

CDC Pictures



CDC Pictures



CDC Pictures



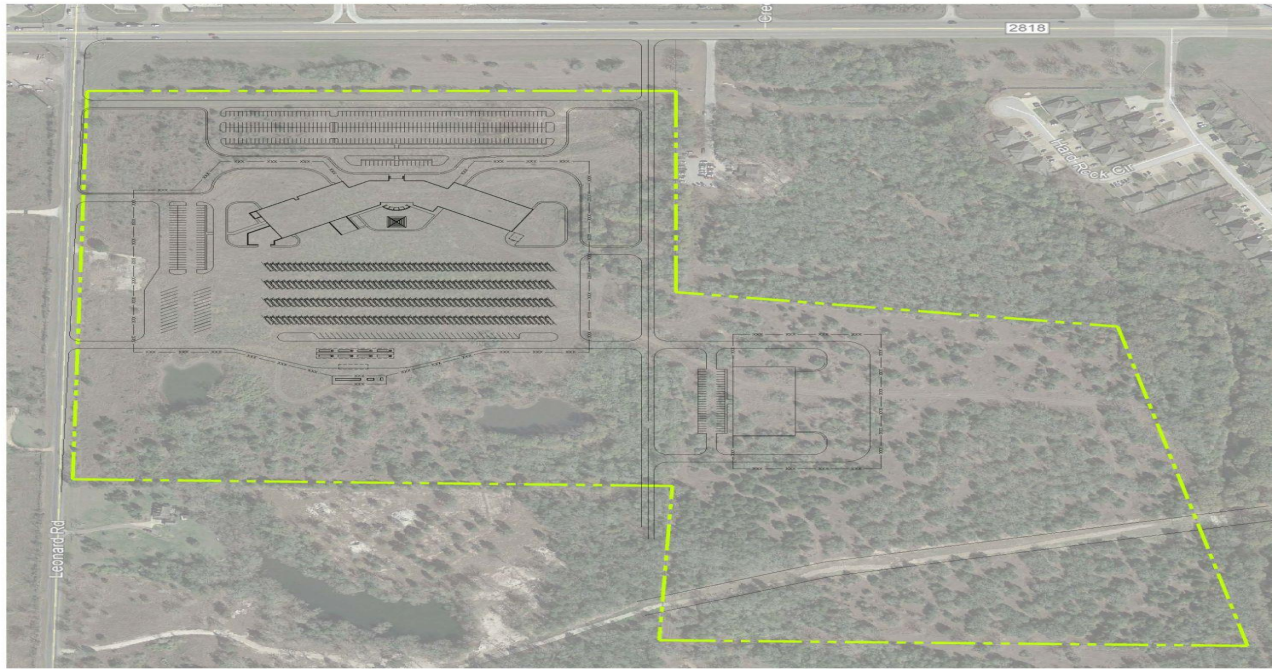
CDC Annex Pictures



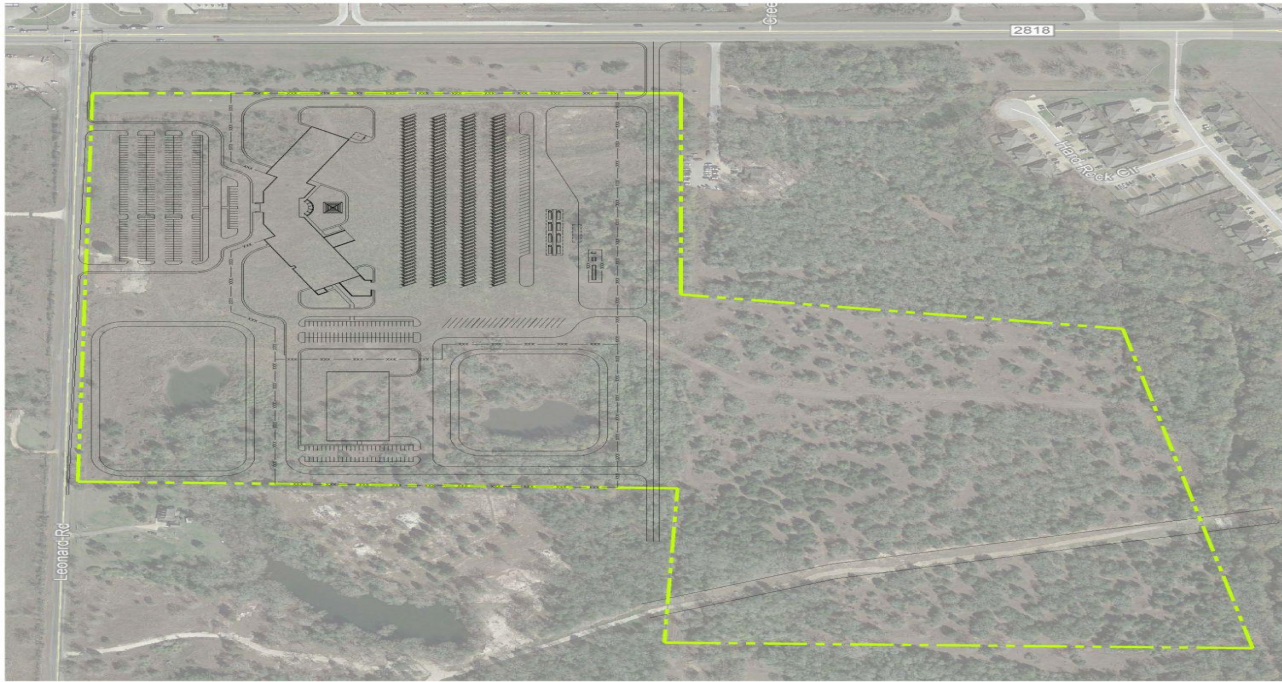
CDC Annex Pictures



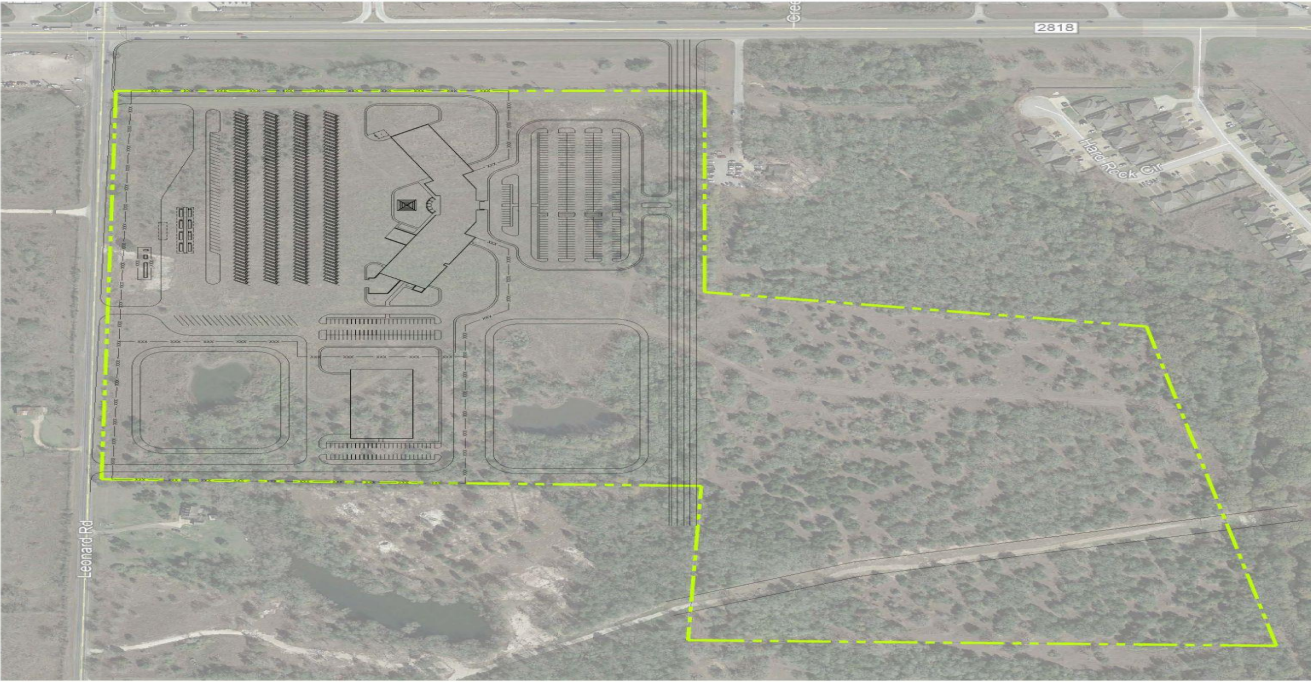
Transportation & Maintenance Site Plans Option A



Transportation & Maintenance Site Plans Option B



Transportation & Maintenance Site Plans Option C



Questions?

