

**ALBANY UNIFIED SCHOOL DISTRICT
BOARD AGENDA BACKUP**

Regular Meeting of March 11, 2025

**ITEM: CORNELL ELEMENTARY SCHOOL RESTROOM
RENOVATIONS**

PREPARED BY: SCOT JAFFE, DIRECTOR OF MAINTENANCE & OPERATIONS

TYPE OF ITEM: REVIEW AND ACTION

PURPOSE: The purpose of this item is for the Board of Trustees to review and discuss the projects at Cornell Elementary for restroom renovations and provide direction for District Staff to move forward with the projects.

BACKGROUND INFORMATION: Triggered by the Cornell playground renovation, the Division of the State Architect (DSA) reviewed the accessibility of adjacent student restrooms. The DSA determined that the existing restroom facilities need to be modified to meet current accessibility standards. These modifications require the removal of one toilet from the girl's restroom and two urinals from the boy's restroom along with other modifications. Direction from the Board at the 10/22/24 meeting was to identify replacement facilities prior to undertaking the renovations of the existing restrooms.

The Director of Maintenance and Operations (M&O) engaged an architect to tour the school site with Principal Floresca to determine which areas might be repurposed as restrooms. Three possibilities were identified and preliminary diagrams were developed. Principal Floresca then reviewed these options with her Instructional Leadership Team, Staff, Student Council, School Site Council, PTA, and parents for input. The resulting recommendation was to pursue all three options if financially feasible.

The Director of M&O developed cost estimates for each of the three (3) options. Discussions with Superintendent Stone and Interim CBO Thomas provided direction to move forward with two of the three options, the third remaining a possibility for future construction.

DETAILS: The two options for restroom build-outs under consideration are 1) a renovation of the existing bathroom adjacent to the multi-purpose room (MPR) and 2) new construction in the boiler room which was emptied as part of the recent HVAC installation.

Currently the MPR restrooms are only available to students during lunch when their use can be monitored. This is due to their proximity to an emergency exit. Option (1) would reorient the restroom entrance toward the playground. The existing doors would be sealed, preventing access to the emergency exits. This would allow student use throughout the school day with the added benefit of providing restrooms for outdoor events without allowing access to the building's interior. There is no increase in the number of fixtures here; rather the gain is in increased access to the facilities.

Option (2) will provide an additional two all gender toilets in the interior of the building utilizing the boiler room which was emptied of its equipment as part of the HVAC installation. This is located on the first floor in the middle of the building without exterior access.

If the Board supports this approach to restroom renovations at Cornell Elementary, every attempt will be made to complete the construction during summer 2025. These are the steps that precede construction:

- A. Award contract with architect to develop construction drawings (March, 2025)
- B. Design development and DSA submittal (March-April, 2025)
- C. DSA approval can take six to eight weeks
- D. Formal bid process to select General Contractor (May-June, 2025)
- E. Award contract (June, 2025)
- F. Procurement, construction, inspections (July-August, 2025)

Note: this is a very aggressive schedule with several variables that could affect the outcome.

FINANCIAL INFORMATION: Funds for this project will come from a combination of State Modernization funds and Bond Proceeds.

Cost estimates:

- Renovation of existing restrooms: \$ 80,000
 - Construction contingency: \$ 8,000
 - Soft costs*: \$ 24,000
 - MPR restrooms: \$172,500
 - Design contingency: \$ 17,250
 - Construction contingency: \$ 17,250
 - Soft costs*: \$ 50,000
 - Boiler room restroom: \$166,000
 - Design Contingency: \$ 16,600
 - Construction contingency: \$ 16,600
 - Soft costs*: \$ 50,000
- \$618,200

*Design fees, consultant fees, inspections, hazardous materials, etc.

STRATEGIC OBJECTIVES ADDRESSED:



Objective #1: *Assess and Increase Academic Success. Goal: We will provide a comprehensive educational experience with expanded opportunities for engagement, assessment, and academic growth so that all students will achieve their fullest potential.*



Objective #2: *Support the Whole Child. Goal: We will foster the social and emotional growth of all students, implement an array of strategies to increase student engagement, identify individual socio-emotional and behavioral needs, and apply collaborative appropriate interventions.*



Objective #3: *Communicate and Lead Together. Goal: All stakeholders will collaborate and communicate about decisions that guide the sites and district.*

RECOMMENDATION: Review and discuss the projects at Cornell Elementary for restroom renovations and provide direction for District Staff to move forward with the projects