



September 12, 2019

Dr. Keith Flamer
7351 Tompkins Hill Rd
Eureka, CA 95501
RE: CR Vacant Buildings and Land Analysis

Dear Dr. Flamer,

In early Spring 2019, College of the Redwoods (Client) contracted with Greenway Partners (Greenway) to assess development options for the Creative Arts Building, Physical Sciences Building, Life Sciences Building, and Old Library.

Client Goals

The Client stated the goal of identifying development options for the underutilized facilities should meet the following criteria:

- Options fit the existing Mission, Vision, and Values.
- Options do not strain the school's financial resources.
- Options could be completed in a timely manner.
- Options meet regulatory requirements and obligations.

Greenway analyzed the existing body of knowledge about the facilities, engaged the community through surveys, interviews, and meetings, and evaluated potential upgrades and associated cost estimates with a team of experts, including an architect, landscape architect, and general contractor.

Influencing Factors

Greenway's analysis uncovered numerous factors with the potential to influence the options available to the Client. Below are findings with significant probable impacts on the campus culture, construction and operational costs, and/or timeline.

The Alquist-Priolo Act (1972) requires that school facilities be set back 50 ft from a fault line, which is affirmed in CEQA documents from previous Client projects.

Multiple communications with the State refer to the buildings as "it was determined that there is no mitigation that can be done to these buildings to make them completely life safe" (Capital Outlay Budget Change Proposal, 2007; 2019-2023 Capital Outlay Plan).

The Physical and Life Sciences Buildings each contain asbestos, requiring costly mitigation in the event of either renovation or demolition (PS Asbestos Report; LS Asbestos Report).



The Life Sciences Building contains mold, requiring costly mitigation in the event of either renovation or demolition (LS Mold Report).

Based on the construction time period, lead is suspected in building materials and requires additional testing and potential added mitigation costs in the event of renovation or demolition.

The planned wastewater treatment facility does not factor the buildings in the project area into its capacity (Wastewater Treatment Report, GHD). Any use of the buildings would need to include the creation of additional wastewater capacity.

Based on conversations with the Client's commercial realtor, a year of active effort to present CR's vacant buildings to larger developers in the statewide market, yielded zero inquiries.

Comparisons of property costs showed that the facilities' likely rental or sale costs would be substantially higher than commercial property in neighboring communities.

The Division of the State Architect (DSA) limits the available funding sources if renovation costs exceed 50% of the total value of a building. In 2005, a structural engineer determined that renovation work could exceed the 50% value of the buildings in question (Dasse Letter). Updated cost analyses confirm that surpassing the limit remains likely.

Students, staff, faculty, administration, and community members submitted numerous ideas for the facilities.

Options

The next step of analysis compared the ideas generated by the broader Client community against the Client goals and influencing factors. The results were synthesized into four primary options, including potential impacts of each option on the Client.

1. Demolish the buildings
 - 1.1. Leave the land as is
 - 1.1.1. This option requires funding for demolition (minimum \$1m).
 - 1.2. Implement curriculum programming ideas to use the land for additional learning opportunities for students
 - 1.2.1. This option requires funding for demolition (minimum \$1m) and a process to evaluate faculty and staff ideas for utilizing the land.
2. Renovate the facilities to meet current California Building Code
 - 2.1. CR serves as renovator
 - 2.1.1. This option requires funding for renovation (minimum \$5.9m) and additional research on access to water and wastewater systems. This option also requires an evaluation of legal liability following completion of improvements.
 - 2.2. Outside party serves as renovator

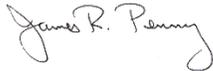


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2.2.1. This option requires a tenant with the ability to pay for renovations and a careful evaluation of the tenant's impact on the campus culture.

Greenway presented the findings and options to the CR Board of Trustees on July 9th, 2019. The presentation and associated documents, including those referenced here, were submitted to the Client for their records.

Sincerely,



James Penny
Project Manager
Greenway Partners



Aristea Saulsbury
Associate Project Manager
Greenway Partners

