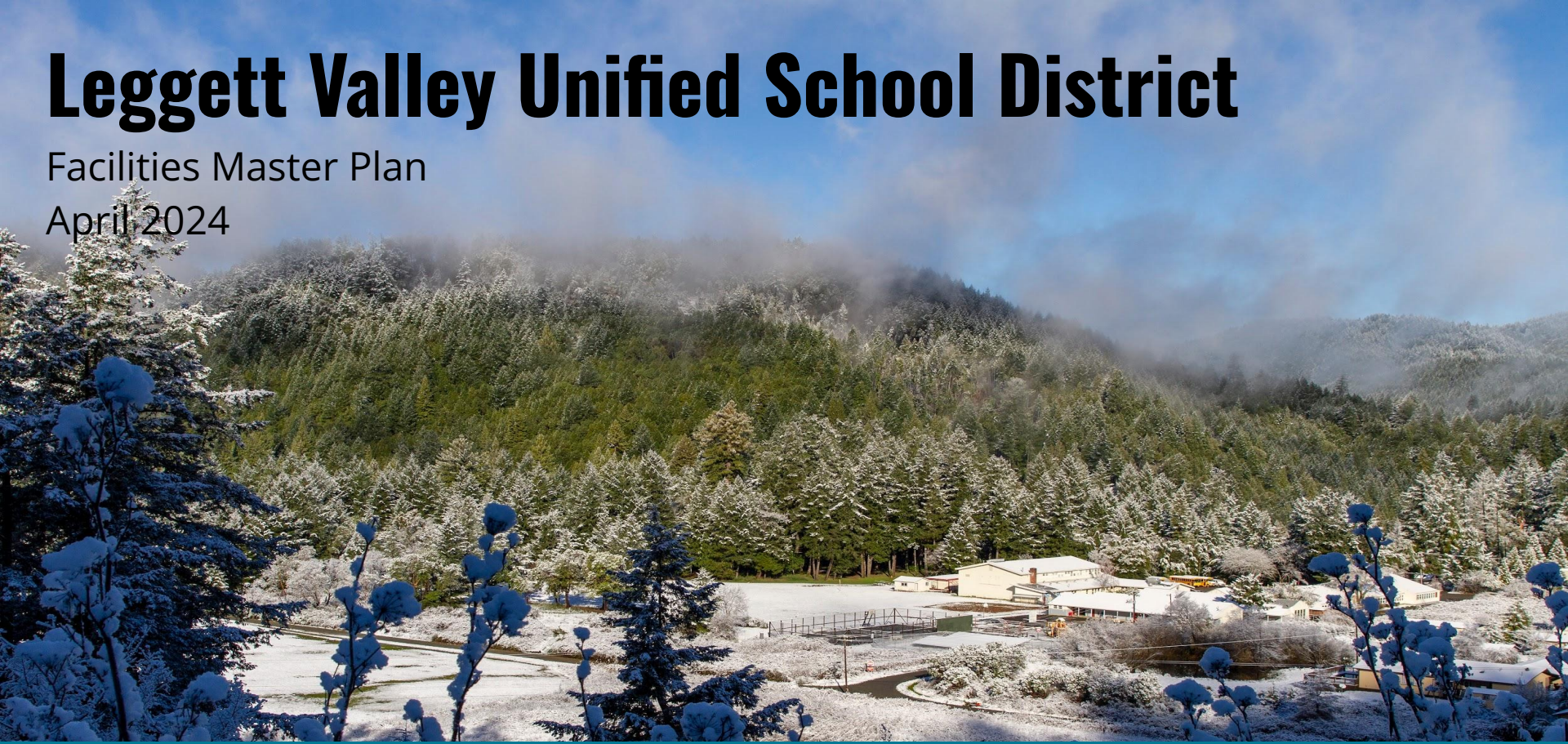
Leggett Valley Unified School District

Facilities Master Plan

April 2024



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LEGGETT VALLEY

Leggett Valley Unified School District

Facilities Master Plan
April 2024

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Executive Summary

The Leggett Valley Unified School District has two main sites; Leggett Valley School and Whale Gulch School, although this report focuses on Leggett Valley School alone. Serving Preschool through 12th grade on one site, Leggett Valley School is unique in its close community and individual attention for all students. It is the desire of the District to create a Facilities Master Plan in order to address ongoing facilities improvement needs at the school site and recommendations on how to begin long range planning for them.

This Facilities Master Plan shows that there is significant need for modernization and repair of many buildings and exterior spaces as well, however the ability to fund such projects is an ongoing obstacle for the District. By utilizing the State Facility Program, it is possible that the District could qualify for Financial and/or Facility Hardship funding from the State for modernization and it is recommended that the District explore that with their Financial Advisor. In addition, discussions with the District Financial Advisor could include any possible forms of financing that could fund needed repairs and reconstruction.

Much of Leggett Valley School has gone without need deferred maintenance and in addition the site has experienced drainage issues.

A Facilities Master Plan is truly meant to be a “living document”, being regularly revisited and amended as the needs of the District change or as funding opportunities become available. The priorities of projects are always in safety, but the District should be prepared to take advantage of State grants, facility funding programs, and other sources of funding which can dictate projects that are eligible.

Purpose of a Master Plan

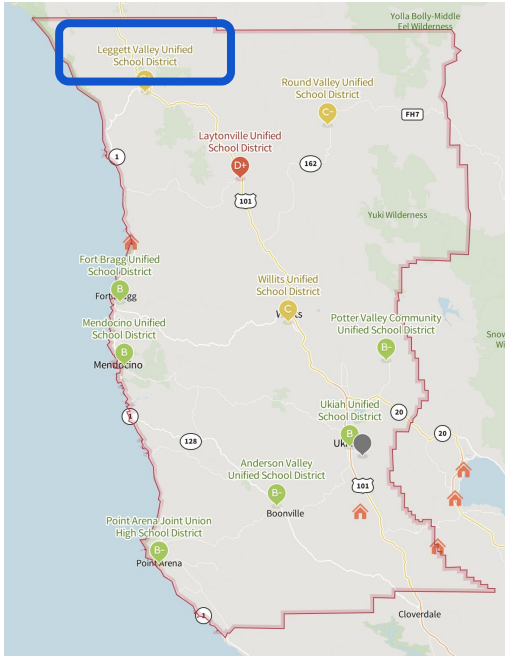
The California Department of Education's publication, "Guide for the Development of a Long-Range Facilities Plan," defines a long range facilities plan as a "compilation of information, policies, and statistical data about a district." A Long-Range Facilities Plan, also commonly referred to as a Facility Master Plan, is organized to provide a continuous basis for planning educational facilities that will meet the needs of a changing community and provide alternatives in allocating facility resources to achieve the District's goals and objectives.

A Facility Master Plan is essential in planning for growth expected to occur within a school district's boundaries over the next 10 to 15 years. A Master Plan is intended to be a flexible document that will be revisited and updated periodically to serve as the framework for the construction of facilities necessary to serve as an effective district.

About the District

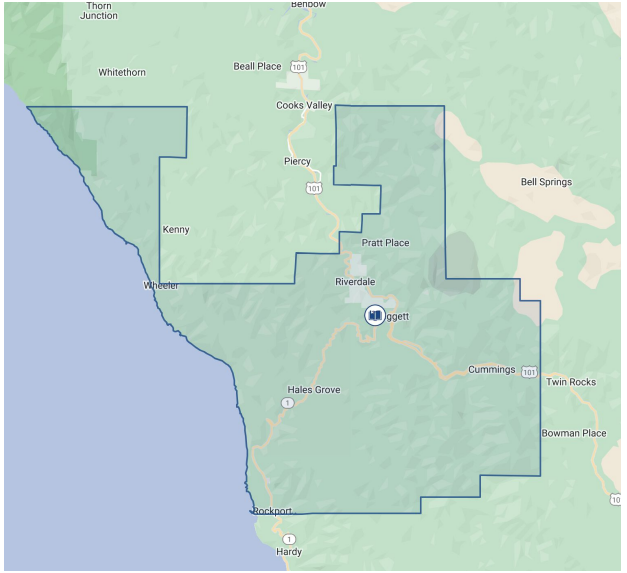
Leggett School was originally established in the 1930's as a part of Fort Bragg Unified School District, before becoming an independent school district in the late 1980's. Since then it has maintained as a small community school District serving students in the "Gateway to the Redwoods". Currently it serves two sites; Leggett Valley School and Whale Gulch School, which are 90 minutes apart. Leggett Valley Unified has always remained a small and vibrant piece of Leggett history.

Site Maps



Leggett Valley Unified School District within Mendocino County

Aerial View Leggett Valley Unified School District



Leggett Valley Unified School District Attendance Zone

Education Specifications

Mission Statement

Leggett Valley School is a small, rural school nestled in the beautiful coastal hills of Northern California. Our school benefits from small class size and a strong sense of community. Our students often stay at Leggett for the majority of their school age years. Because our community is so small, students know all of their classmates well, and they often go to school with friends and neighbors as well as brothers, sisters, cousins and other relatives. Because the school is K-12 and students often attend for all 13 years, the teaching staff is familiar with every student, their individual academic needs and their social and emotional state. This allows the school to create a truly individualized program for each student and to support each student in fully to reach their vocational and/or academic goals.

The mission of LVUSD is to provide academic excellence in a safe, responsible, and respectful environment. Our commitment is to ignite motivation, creativity, self-discipline, and a love of learning by providing students with the necessary tools that will enable them to become adults who contribute responsibly in the global community. Over the last few years we have focused on social and emotional health and increasingly building rigorous academic programs. The adoption of the STAR system as a means of assessing and tracking student progress has allowed the staff to build programs tailored to address specific academic needs. We have also introduced an intervention program. The school is currently piloting new math curriculums and focusing energy on formative and summative assessment.

Education Specifications

Leggett Valley Elementary School has kept its curriculum up-to-date with the latest state adoptions across all subjects over the past six years, ensuring each student has access to appropriate textbooks and one-to-one Chromebooks for online materials. Plans are underway to evaluate and adopt a new math curriculum aligning with the new California Math standards for the 2024-2025 school year.

The school comprises classrooms for grades K-6, with the junior high housed within the high school building. Various class combinations exist, with a resource program classroom and an After School Program classroom. Shared facilities include a common cafeteria and gym with Leggett Valley High School.

The District Advisory Committee, inclusive of community, parent, and staff representatives, is tasked with reviewing priorities and recommending facility upgrades to the Board. Safety measures are well-maintained, with regular safety meetings and a Comprehensive School Safety Plan in place. Community involvement opportunities are diverse, including volunteering, participation in councils and committees, attending board meetings, assisting with events and field trips, sharing talents, and supporting booster club.

The district offers general and special education services, counseling, psychological support, and academic intervention programs funded by State and Federal categorical funds, overseen by the School Site Council. Social and Emotional Health Support is provided to students through collaboration with MCOE and Tapestry. The instructional curriculum aligns with Common Core State Standards, with professional development focusing on instructional strategies and technology skills enhancement. Staff development includes collaborative team meetings, curriculum planning, student progress discussions, and participation in various training programs throughout the year.

Facility Assessment and Needs

Facility Inventory

Leggett Valley School is mostly a permanent construction, with additional portables that were previously used as classrooms. Construction dates back to the 1950's for most of the buildings with office additions in the 1970's and 80's.

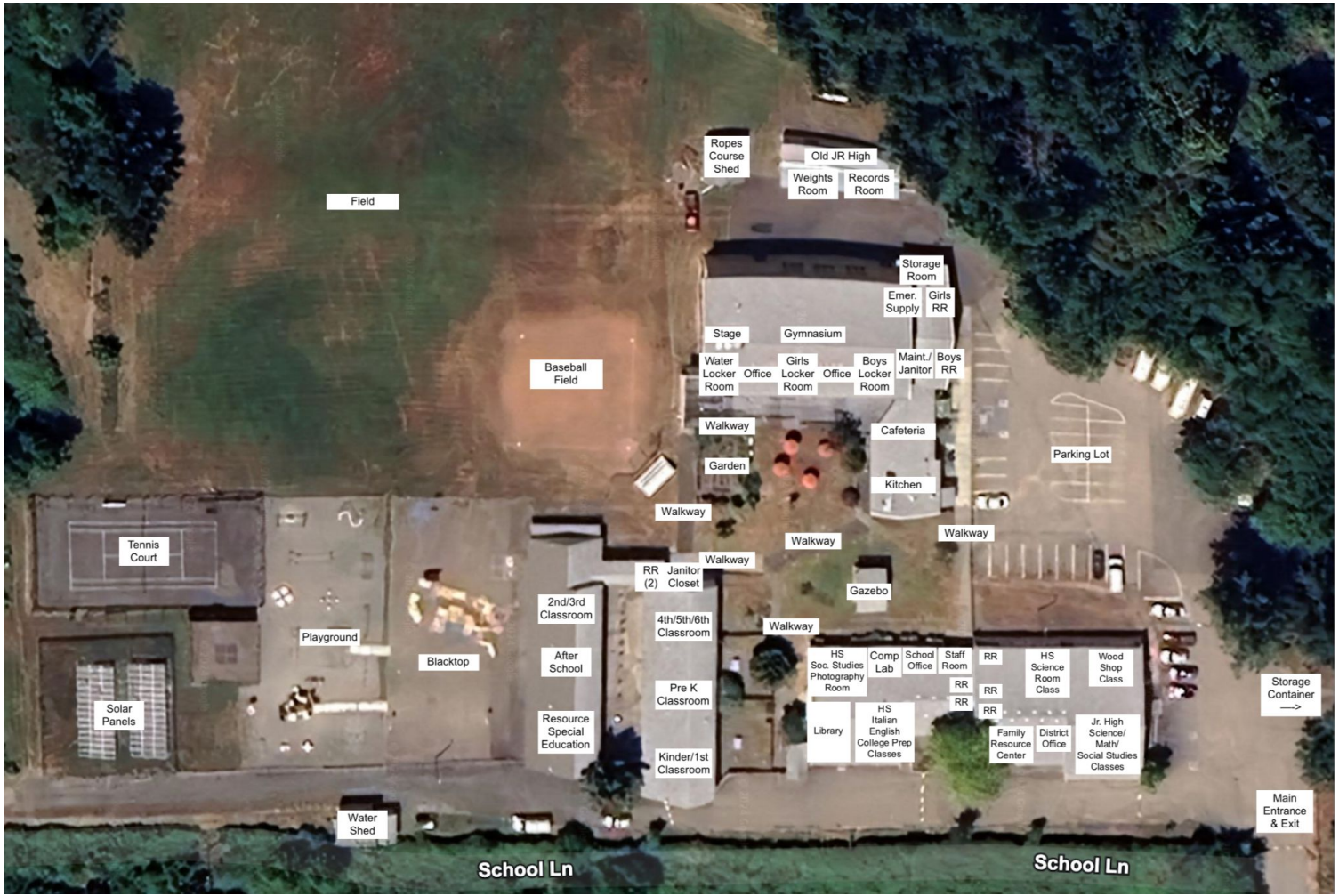
Building	Approx. Square Footage	Teaching Stations
Gym/Kitchen/Cafe Building	12,090	0
Old Jr. High (Weights/Records) Portable Construction	1580	0
Admin/Classroom Building	12,746	6
Classroom Building 1-6	9,218	6

Leggett Valley School

Located walking distance to the “Drive Thru Tree”, this school site serves Preschool -12th grades on one campus in approximately 35,600 square feet of conditioned space. This site contains a gymnasium with stage, adjoining kitchen and cafe service area, as well as locker rooms. Enrollment in 2023-2024 is 74 students.

While this school site has served the community for some time, the buildings and site itself are very much in need of critical repairs and modernization, as well as basic infrastructure upgrades.

Facility Site Map



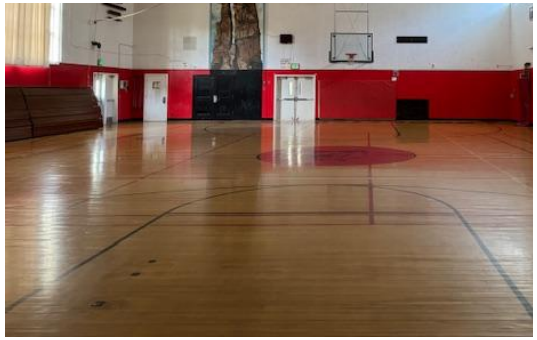
Prior and Evolving Capital Projects

With the aid of the CalSHAPE grant, the District has embarked on evaluations of its Heating, Ventilation, and Air Conditioning (HVAC) systems. While potential improvements can be made through the grant's phases, it's noted that achieving air conditioning in all rooms may not be fully covered. Presently, engineering reports are being compiled to explore the replacement of window air conditioning units to ensure optimal room temperatures.

In 2023, adverse weather conditions and drainage issues resulted in flooding within the Gym and adjoining spaces. The District is actively collaborating with FEMA to facilitate the replacement of the gym's wooden floor and ongoing repairs in areas affected by water damage. Additionally, attention is directed towards addressing the recurring issue of sewage backup onto the campus due to frequent leach field failures, rendering fields unusable and posing contamination risks.

Given the prevalent need for flooring replacement across the site, concerns have emerged regarding the presence of asbestos in flooring materials or adhesives from prior installations. While acknowledging this risk, the District is actively assessing flooring for friable asbestos and devising plans for its safe removal in conjunction with abatement measures.

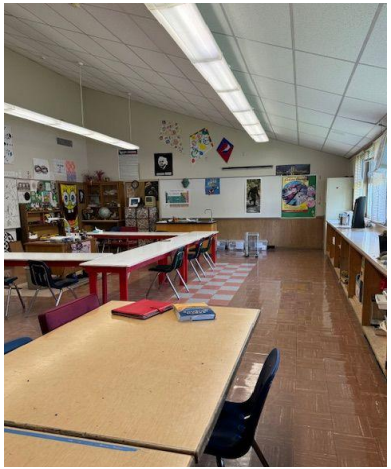
Approximately 12 years ago, solar panels were installed on the site, marking a positive step towards energy efficiency. However, the lack of a battery storage system at that time, coupled with recent changes in power pricing tiers, means that the District does not fully maximize the benefits of the system. The district can explore upgrading solar capacity not only to reduce longer-term utility costs but also to ensure the school remains operational during frequent power outages experienced.

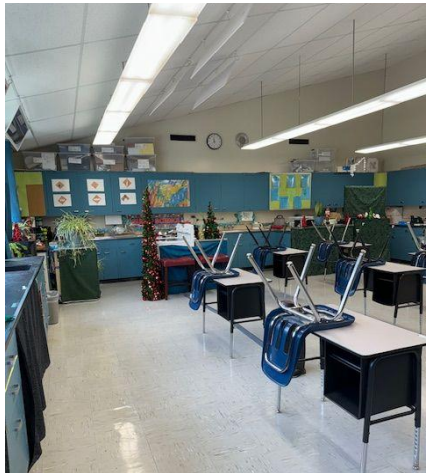


Administrative and Classroom Building

This building is the first building on campus upon entry and hosts not only the school office, the District office and library, but also electives and the junior and high school classes. Construction of these additions to this building occured in the 1970's. While functional, there is a great deal of abatement, repair, and modernization that needs to take place. Assessments of the building systems and abatement requirements for interior finishes have been done previously, but this work could also be folded into a larger project.

All rooms have antiquated access to electrical and the heating systems are beyond useful life with no air conditioning in many rooms, or simple window A/C units that do not adequately cool.





Classroom Building Rooms 1-6

The other classroom wings on campus house various programs, inclusive of the Preschool class and Kindergarten - 5th grades. This building also seems to age with construction in the 1970's and mirrors many of the same concerns as the neighboring classrooms with interior finishes cracking and requiring replacement, limited access to electrical outlets, heating units at end of useful life, no air conditioning, and exterior repairs overdue. The same exterior concerns are evident in this set of rooms as well, with roofing beyond replacement timeline as well as siding and painting.

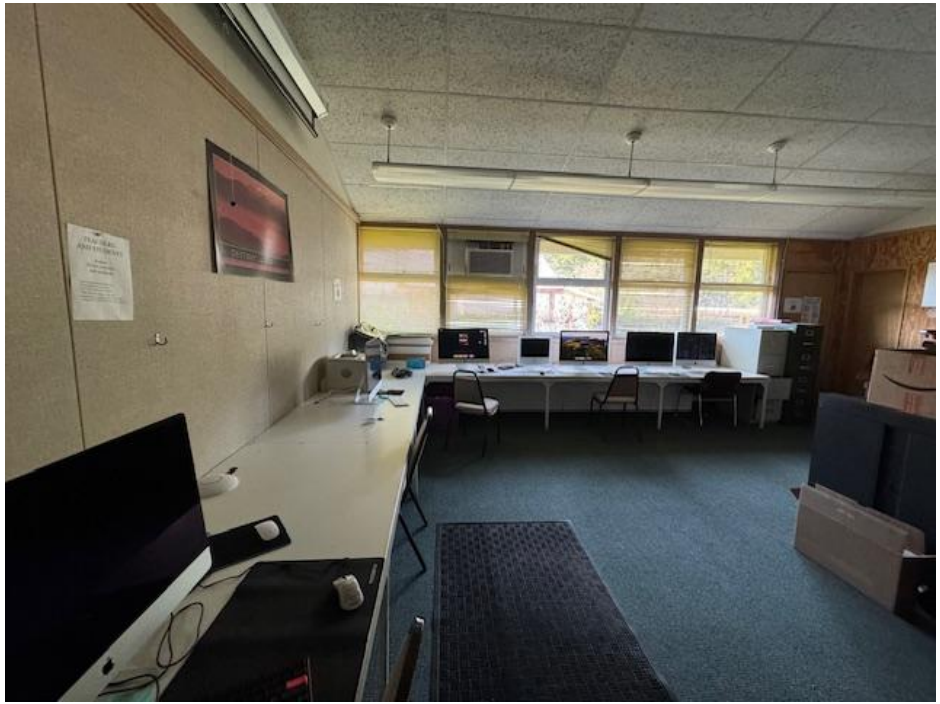
Library & Classroom 10

Currently the library is a shared space with a makeshift accordion wall separating it from Room 10. The finishes in Room 10 appear to be newer with the space reconfiguration, but the library finishes are aging and in need of replacement. To avoid classes that visit the library causing distraction from instruction in Room 10, a more permanent wall should be installed. Also, with the separation of the rooms, air balancing will be a challenge for heating and ventilation. This can be restructured with a system replacement.

Computer Lab

The computer lab is the one of the rooms on campus that contain a window air conditioner to be mindful of the technology inside creating heat as well as keeping the operating systems running. While this functions enough during the summer months, as seasons are warming up in Northern California, a more effective and energy efficient system will be needed.

With a revisioning of this room, it is possible to convert it to more of a media area and lab over simply computers in order to provide students with exposure to more project based technology courses.

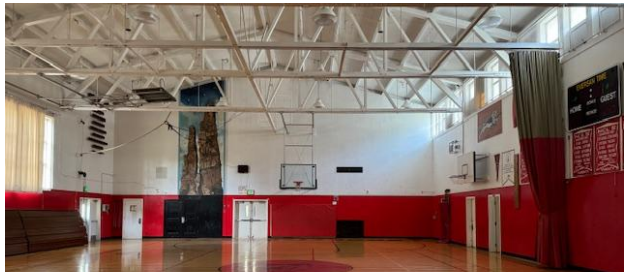


Student Restrooms

The student restrooms on campus are more up to date as far as Americans with Disabilities Act compliance (ADA compliance), but still are not in line with current code. Should any future modernization or reconstruction projects take place it is noted that revisions inside the restrooms would also be required. Finishes inside of the restrooms show signs of wear and to a point that daily cleaning and sanitation will not remove staining from age and within the floor grout.

Multipurpose/Gym

Serving through high school grade levels, the Gym at Leggett Valley School contains locker rooms, in addition to having adjacent kitchen and food service areas. K-12 sports, including youth basketball, are also accommodated here, along with PE classes. As noted, flooding occurred recently in the gym and some surrounding areas as overflow from the field area and into this building. The gym sustained significant damage to the flooring. Aside from the flooding, the gym is also in need of modernization, with various leaks in roofing above stage, chipping of interior paint, the telescoping bleachers are in need of replacement, and interior sound and lighting installations for performing arts.



Cafe (Cafeteria) and Kitchen

Students are served meals that are cooked on site within the school kitchen, which also houses a comprehensive Career and Technical Education (CTE) program. The kitchen is capable of serving the number of students efficiently, although the equipment and ventilation systems are due for replacement to enhance energy efficiency and safety standards. The Cafe area is brightly lit, offering ample space for students to sit indoors during inclement weather. Although the interior finishes are in fair condition, there is potential for refurbishment within scope.

Portable Buildings - Weight Room and Records

In approximately 2002, two portable buildings were placed on the West side of the campus, originally intended to house the Junior High School grade levels. Currently, the buildings serve dual purposes: as a weight room and for record storage. Additionally, the weight room is used for PE at times.

Being portable buildings, these rooms are particularly susceptible to water damage, and the ramps tend to deteriorate in harsh weather conditions. As evident in the photos to the right, these rooms are no exception, with extensive dry rot evident on all sides of the buildings, and the ramps showing signs of rusting through. The interiors are also beginning to break down, and once shelving is installed, further evaluation will be necessary, especially for the records room which houses student records.

Site Infrastructure

As noted throughout this master plan, the heating systems throughout the site have been in use for 20 to 30 years, and have reached the end of their lifespan, with individual heat-packed classes and overhead furnace units requiring replacement for energy savings and compliance with fresh air ventilation. Efforts are underway to acquire additional or more effective air conditioning units following last year's experience of extreme heat. With doing so the boiler room area will need demolition, abatement, and refurbishing to be put to use.

The site functions on a septic system and a well. The well does not have adequate backup power for water system utilization, nor does it have sufficient water storage to serve the site when there is prolonged loss of power. The site's septic system has leach lines that run through the field. While this has been functioning, the continued drainage problems in the field area are worth exploring to ensure that the lines are not compromised and exacerbating the over saturation of the area.

Playground

Current playground safety standards list many fall surface materials that are recommended depending on the type of apparatus and heights. Pea gravel, as noted in the photos below is not a safety rated material for this purpose. While general inspections do not address playground structures or surfaces, a playground safety inspection by a certified consultant or company will be able to recommend appropriate alternatives. The district has ordered wood chips to replace the pea gravel, improving safety and aesthetics while addressing accessibility concerns. It is recommended the district works with a third party to undergo an ADA study. Because of rising temperatures in the area, it is noted that a shade structure could enhance the comfort of students when on the playground.

Field Improvements

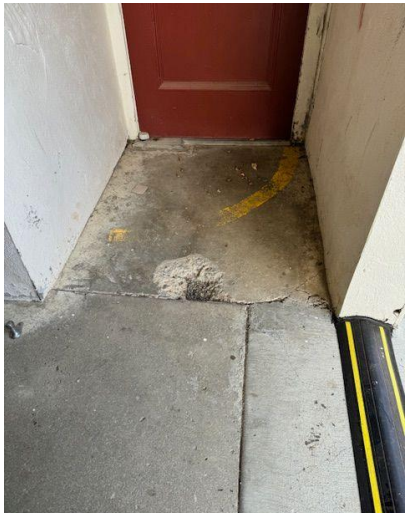
The field serves all grade levels, including sports for 6th-12th grades. The site is sloped naturally where runoff and watershed move through the field area causing flooding and fields that are not usable for much of the year. In order to alleviate this, engineering of the area must be undertaken in order to install drainage and address grading, as well as ensuring that the underground septic leach lines are working properly. With this work, field replacement would need to occur as well. The District is also passionate about creating a more community-centered field area, with safer and expanded covered seating, revised dugouts with seating, and a track area. Considering the involvement of little league on the field and K-12 sports, co-funded improvements such as bleachers could also serve as great ways to improve the field and bring the community together. The field is a cornerstone of community and recreation use, therefore the District can explore joint use agreements with parks or other organizations.

Exterior Assessment

There are significant concerns regarding non-compliant ADA paths of travel on the sidewalks and throughout campus, leading to both accessibility and safety issues. These revisions would be a substantial part of any modernization or construction project. It is recommended the district works with a third party to undergo an ADA study.

The janitor's closet in the elementary building lacks a drain, causing flooding along the path of travel, posing safety hazards and maintenance challenges. Recent installations in the gymnasium/garden area to alleviate storm flooding require further evaluation for effectiveness and compliance.

Additionally, the blacktop surface needs sealing to prevent worsening cracks, with plans to redesign the state map on it. Timely addressing of these issues is crucial to maintain safety and accessibility, although asphalt replacement may be necessary within 2-3 years.



Parking Lot

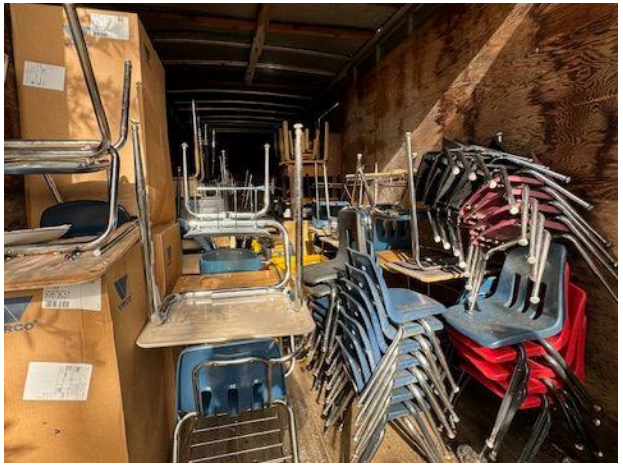
The entrance/exit and parking lot areas have been a matter of discussion in the District. Traffic getting in and out of the site is difficult, and parking is limited. Current codes require that student bus lanes have distinct barriers to separate pedestrians from the vehicles for safety. The layout for busses and parent pick up and drop off do not have these distinctions at present. The District can work with their selected architect in order to find ways of modifications to the current traffic flow or find ways to revise site access.

It is also important to note that there are many instances of flooding in the parking lot, which then presents further safety concerns for not only students, but also those driving on the site. This can be addressed with any changes to the parking lot or when area has asphalt replaced.

Other Site Structures and Storage

The Leggett Valley School site also has a gazebo in the center of campus that allows for outdoor learning and additional seating during warmer months. While the gazebo itself does not have documentation of construction, it would be important to include it in any future painting and regular upkeep of the siding and railing.

Storage on site is another concern. Maintenance equipment is often exposed to the weather and storage containers that hold new and in shape furniture pieces that can be used with fluctuating enrollment have leaking roofs and are getting rust through to the interior. Replacement of these types of structures are not typically funded by State grants or programs, however the District may be able replace some utilizing maintenance funding or future capital funding sources. These are areas to include when consulting with funding specialists and the District's Financial Advisor.



District Enrollment and Projections

Town of Leggett Development

In its prime, Leggett thrived as a prominent logging community within North West Mendocino County, benefiting from its proximity to the abundant California Redwood Forests. The logging industry fueled the town's economy, attracting settlers and entrepreneurs who established businesses to support the growing population of loggers and their families.

However, with changes in agricultural legislation, particularly regarding cannabis cultivation, the logging industry began to decline. Tightened regulations and shifting economic priorities led to a downturn in business activity, resulting in economic challenges for the town.

Today, while the natural beauty of the Redwood Forests still draws visitors, Leggett has experienced a decline in population and economic vitality. Despite efforts to stimulate growth, the town's future remains uncertain.

The Mendocino General Plan offers little indication of significant development projects in the unincorporated areas, leaving Leggett's fate largely dependent on its remaining residents and potential newcomers. As the town navigates these changes, it continues to be shaped by its rich history and the evolving landscape of California's industries.

Enrollment Projections

For the purposes of this report, enrollment back to 2017-18 is utilized, with an average cohort survival methodology for enrollment projections through the 2026-27 school year. It is important to note that these projections do not include any potential housing developments, or significant change to the surrounding community. Leggett Valley Unified serves much of the unincorporated area in the Northwestern corner of Mendocino County, but as there is currently no plans for expansion, it is anticipated that enrollment will remain consistent. While this eliminates the need for expansion on the school site, it does also bring its own challenges in funding facility improvements.

Leggett Valley	TK	K	TK+K	1st	2nd	3rd	TK-3	4th	5th	6th	4-6	7th	8th	7-8	9th	10th	11th	12th	9-12	Totals
2017-18 CBEDS	-	5	**5**	6	6	8	**25**	7	5	11	**23**	7	4	**11**	3	6	5	4	**18**	**77**
2018-19 CBEDS	-	7	**7**	4	7	4	**22**	6	9	6	**21**	15	8	**23**	4	3	4	5	**16**	**82**
2019-20 CBEDS	-	12	**12**	5	4	9	**30**	3	5	10	**18**	7	11	**18**	7	4	2	5	**18**	**84**
2020-21 CBEDS	-	6	**6**	11	4	5	**26**	5	4	4	**13**	13	8	**21**	8	9	4	2	**23**	**83**
2021-22 CBEDS	-	7	**7**	7	10	5	**29**	4	4	7	**15**	6	10	**16**	5	4	8	3	**20**	**80**
2022-23 CBEDS	-	6	**6**	8	10	11	**35**	6	3	4	**13**	6	4	**10**	9	3	3	8	**23**	**81**
2023-24 CBEDS	-	4	**4**	6	8	10	**28**	12	4	3	**19**	4	5	**9**	2	8	5	2	**17**	**73**
2024-25 Projected	-	2	**2**	4	6	7	**19**	8	10	4	**22**	3	4	**7**	5	2	8	5	**20**	**68**
2025-26 Projected	-	3	**3**	2	4	6	**15**	7	8	10	**25**	4	3	**7**	4	5	2	8	**19**	**66**
2026-27 Projected	-	4	**4**	3	2	4	**13**	6	7	8	**21**	10	4	**14**	3	4	5	2	**14**	**62**

Fiscal Planning for Facility Construction

Project and Construction Costs

A project or construction budget is an estimate of project cost based on; what is known of the project at the time, assumptions of basic design, and typical costs at the time of the estimate. **A budget will consist of three components:**

Hard Costs: Include all costs connected to physically building a project. Inclusive of all trade contractor's labor and materials, as well as the general contractor's expenses (e.g. management, supervision, equipment, and other costs).

Soft Costs: Include all work required to complete the project *outside* the construction costs. Early in process: design and architectural fees, surveys, permits, legal expenses, etc. During project: project management, special inspections, inspector of record, State fees and costs, and internal costs to the lead agency or district. Furnishings are also often included in the soft costs. ***Typically soft costs will run about 30% of the construction costs, or more for rural areas.***

Project Contingencies: Less definitive, as there are various unknown circumstances that could affect a project. However, if there are known possibilities of additional expenses, a project contingency is the best way to budget to ensure a district is not relying on general funds to complete a project.

Potential additional costs: unexpected conditions during project (e.g. prior structures not built to plans or rock underground), late design changes due to State or permitting agency requirements, or unforeseen cost increases due to the changing economy.

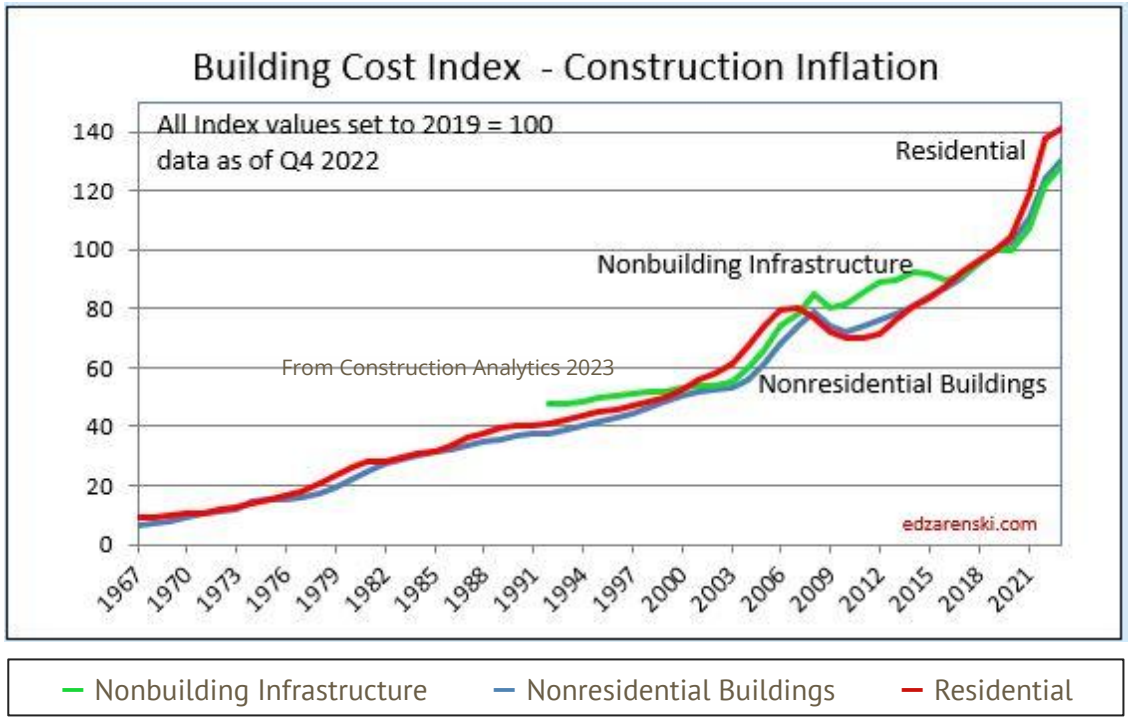
Typically, a safe estimate for contingencies is 10% of the project cost (hard and soft costs combined). However, if specific concerns are known, separate contingencies can be placed in a contract or budget.

Project and Construction Costs

Cost Escalation: The other hidden cost in any construction project, public or private, is cost escalation. Typically, this would be estimated at 2-3% or slightly higher depending on trends in costs for labor and materials.

In the last few years, construction cost escalation has been closer to 10-15% and sometimes higher. This has been due to a combination of less available labor, material and equipment delays, increased costs of materials, and higher interest rates on borrowing.

This master plan does not factor in estimated cost escalation, but it should be discussed when working with the District's Financial Advisor and and Construction Planner for timing of projects and financing.



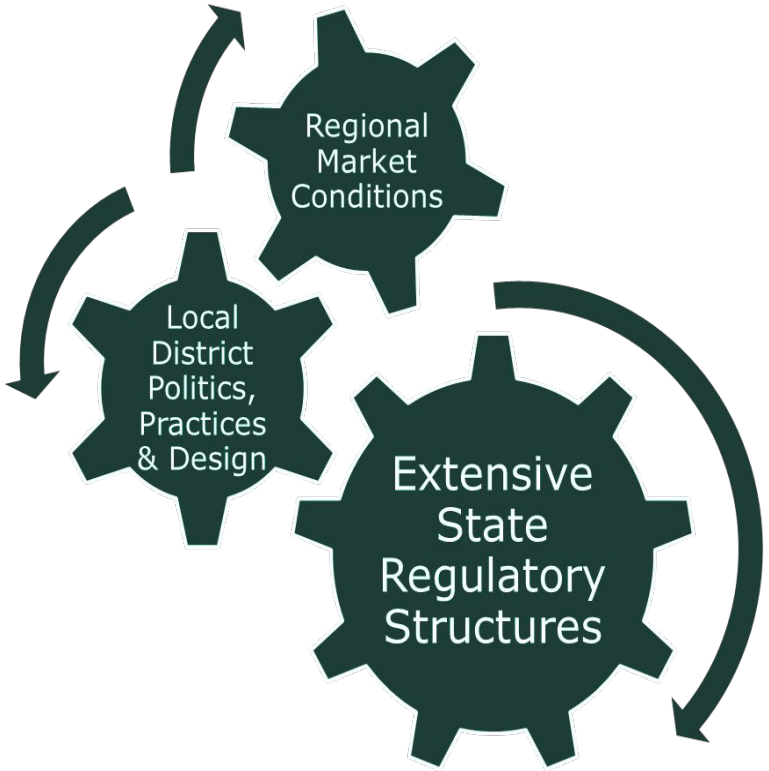
Project and Construction Costs

But why does school construction cost so much??

State of California requirements and regulation are the primary factor in the public school construction process. They set/enforce minimums of design and construction & planning standards.

- Multi-agency approval process, involving 6 main agencies
  Can take upwards of 18 months for all approvals
- State law requires schools to be compliant with:
  - The Field Act/Title 24/Title 5
    Requires heightened structural safety standards
  - Prevailing Wage Laws and Contractor Registration
    Set minimum pay and benefits for all workers on public school projects

School construction is a very complex & lengthy process!



Potential Funding Sources

Project Funding

A project can be funded all from one source, or by using many sources together. Sometimes, particular grant funding becomes available for specific capital or safety improvements. It is encouraged even after prioritizing projects, that funding availability and opportunities lead in project completion.

A summary of funding sources are:

- *State School Facility Program (SFP)*, which is either based on eligibility or by need (in the case of Facility or Financial Hardship). This would include new construction and modernization grants.
- *Local General Obligation Bonds*, the District's Financial Advisor calculates bond capacity, subject to a voter approval of a Prop 39 bond requiring only a 55% vote, despite being presented as a 2/3rd's vote.
- *Developer Fees*, which are collected at the time of commercial or residential construction approval.
- *Mello-Roos or Community Facilities District (CFD) special taxes*. These are levied on identified parcels and are voted on by land owners which requires a 2/3rd's vote passage. Or, these can be levied on areas that have less than twelve (12) registered voters with a signed agreement.

Deferred Maintenance and Maintenance Funding

While the roofing repairs, painting, field drainage, interior finish replacements and re-paving are considered to be Maintenance and Deferred Maintenance projects typically, their cost can be prohibitive and require either an addition to a State funded project, or special reservation of general funds in order to address. Because of the limited general fund budgets in districts, and the increasing cost of construction, these types of projects are often addressed in a local bond or other facilities funding grants. The District's Financial Advisor can assist in these discussions to ensure leverage of all possibilities to support these critical learning facilities.

Projects with Potential Funding Sources

The projects listed below generally fall under immediate needs, or correlate with an existing funding mechanism that the District can apply for or utilize.

Project	Estimated Cost * (2024 $, including soft costs)	Notes
Sitewide HVAC Evaluation	$13,800,000	This figure represents full HVAC replacement sitewide. Areas with window air conditioning will be evaluated to ensure that proper temperatures can be maintained. If not, replacements or air conditioning installations may be funded with CalSHAPE as well as Facility Hardship. The District is currently utilizing CO2 monitors to collect data on air quality in classrooms with window units.
Flooring Abatement	$165,908	Throughout the site there is original flooring that is deteriorating and either contains asbestos, or has asbestos mastic as an adhesive. The flooring will be evaluated for any damages that could lead to unhealthy conditions. If this is found, flooring removal and abatement will occur. This also is potentially a Facility Hardship project.
Gym Flooring (5,000 sq ft.)	$786,200	Funding for replacement of gym flooring is still in process from flooding with the Federal Emergency Management Agency (FEMA) or possibly Facility Hardship.
Field Drainage	$1,259,000	A review of the septic leach lines can be conducted to ensure that this is not a contributing factor to the often flooded and unusable field areas. If there are concerns, this can also be a Facility Hardship as key infrastructure and safety.
Water System Power and Storage	$989,000	This project including storage, backup power, and replumbing may also be explored as a hardship due to the possibility of water shortage in a prolonged power outage.

Additional Identified Immediate Facility Needs - Sitewide

Project	Estimated Cost * (2024 $, including soft costs)	Notes
Electrical expansion Administration/Classroom Building Classroom Building (1-6) Gym/Kitchen	 $2,647,217 $1,914,486 $2,510,972	Abatement may increase costs, as well as any other unforeseen conditions. Assumes ample power to site. If additional power needs to be pulled, costs will be based with electric provider. Approximately $208 per square foot.
Solar Panel Upgrade	$1,200,000	Rough order of magnitude for new solar and battery backup. Federal and state incentives and grants could potentially be applied to offset the costs.
Improvements to "Old Jr. High" Portables and ramps	$616,200	Assumes $300/square foot for portable renovations, plus 30% soft costs
Gym Interior Modernization	$6,286,800	This would include all interior finishes, except flooring, improved stage area, improvements to kitchen and Cafe.
Total Additional Site Needs	***$15,175,975***	****scope of project after engineering requirements could alter costs these are only estimates***

Facility Needs for Deferred Maintenance Planning

Project	Estimated Cost * (2024 $, including soft costs)	Notes	Life Expectancy Timelines
Sitewide roofing	$925,600	Roofing can be done in areas of highest need as priority.	Exceeds life expectancy
Painting Interior/Exterior	$855,200	Painting can be done on an as needed basis, or as work is completed on individual buildings. Estimate cost at $12 per square foot, counting interior and exterior.	1 year
Playground Safety Improvements	$12,300	Includes new ground cover and minor improvements. New play structures would be additional.	Exceeds life expectancy
Walkways and Sidewalk Repair Path of Travel	$38.00 per square foot of sidewalk	ADA compliance for path of travel. This can be done in sections by area of most need, when required to adjacent project, and so on.	Exceeds life expectancy
Parking lot revisions and resurfacing	$455,000	Approx 25,000 sq ft of asphalt, engineering and surveys will be more extensive if revised layout and entrance/exits are pursued. This can also be done by area of need.	Exceeds life expectancy
Storage and Surplus	$76,000	A plan for replacing the storage units that are failing. May not be subject to Field Act Requirements if they meet criteria.	Exceeds life expectancy

Recommendations

1) Prioritize facility needs and potential projects using input from the Board of Trustees, staff, and community partners.

2) Pursue State Facility Funding for Financial and/or Facility Hardship as qualified for modernization of all buildings.

3) Consult with District Financial Advisor for any need for bridge financing, when required, while awaiting State funding allocations or alternative funding methods or borrowing.

4) Select and engage with District Architect in order to outline needs and scope for future modernization and field revisions in order to be prepared for facility grants and funding, as well as to be able to more definitively estimate project cost.

5) Although no longer required by the State of California, formulate a five year Deferred Maintenance Plan in order to plan for larger repairs and estimate annual costs.

6) Review with Board of Trustees the possibility of either committing fund balance monies towards specific Deferred Maintenance or Maintenance projects, or contributing additional general funds to restricted routine maintenance resource to address smaller projects.

7) Conduct a playground safety audit with a certified safety inspector to reduce risk liability.

8) Review Master Plan annually, and update for changes to site needs, funding opportunities, and revise every five years.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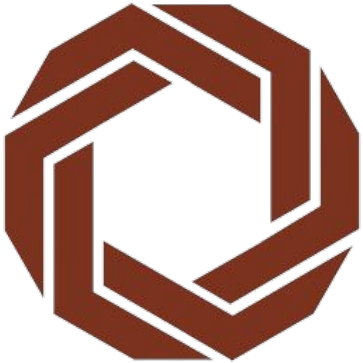
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